

SITE WORK CONSTRUCTION DRAWINGS

FOR

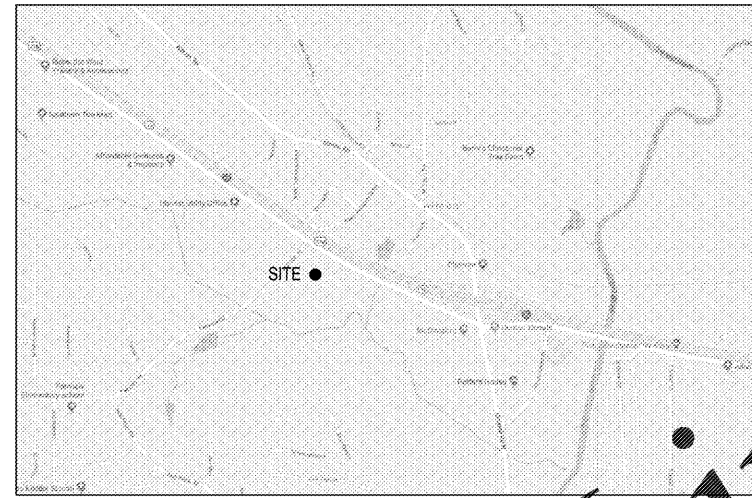
GINN CDR & J DEALERSHIP

0025-041, 0025-042, & PORTION OF 0025-042B
INTERSECTION OF ACCESS ROAD AND FAIRVIEW ROAD
COVINGTON GA, 30014
NEWTON COUNTY

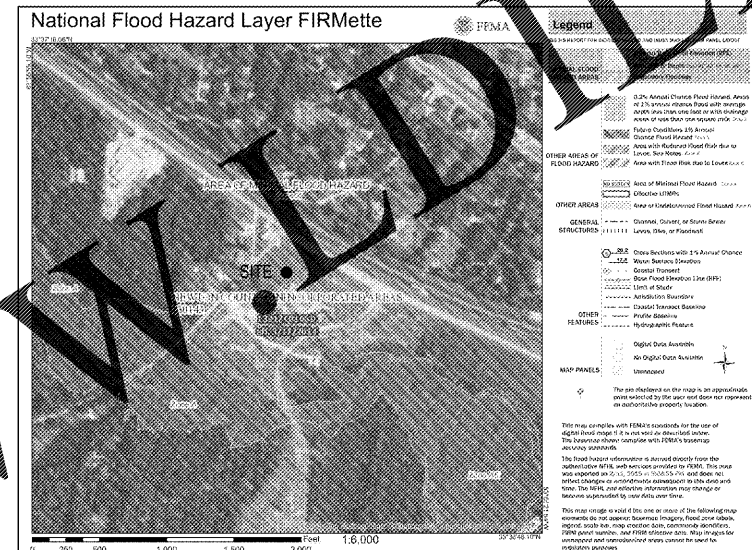
ZONING (COUNTY): CG - GENERAL COMMERCIAL

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VICINITY MAP NOT TO SCALE
GPS COORDINATES
N 33° 37' 01.17" W 83° 55' 38.64"
N 33.61699 W 83.92740



FLOOD MAP NOT TO SCALE

STANDARD ABBREVIATIONS		STANDARD SYMBOLS	
APPROX = APPROXIMATE	DA = DIAMETER	BM = BENCHMARK	GP = GUY WIRE
BLDG = BUILDING	DN = DOWNPOUT	CO = CO	HVC = HVC WIRE
BR = BRANCH BANK	DNB = DRAINAGE BASIN	CS = CORRUGATED METAL PIPE	HP = HYDROPHONE
CBG = CURB AND GUTTER	ESB = EROSION, SEDIMENTATION AND POLLUTION CONTROL	CL = CHANNEL	ICV = INTERIOR CURB VALVE
CI = CURB INLET	FDC = FIBER OPTIC	CM = CORRUGATED METAL PIPE	IP = INTERIOR POWER
CL = CHANNEL	FE = FIBER OPTIC	CP = CORRUGATED PLASTIC PIPE	IS = INTERIOR SINK
CM = CORRUGATED METAL PIPE	FT = FIBER OPTIC	CS = CORRUGATED PLASTIC PIPE	IS = INTERIOR SINK
CP = CORRUGATED PLASTIC PIPE	FT = FIBER OPTIC	CS = CORRUGATED PLASTIC PIPE	IS = INTERIOR SINK
CS = CORRUGATED PLASTIC PIPE	FT = FIBER OPTIC	CS = CORRUGATED PLASTIC PIPE	IS = INTERIOR SINK
CS = CORRUGATED PLASTIC PIPE	FT = FIBER OPTIC	CS = CORRUGATED PLASTIC PIPE	IS = INTERIOR SINK

CONSTRUCTION SEQUENCE SCHEDULE	
ACTIVITY	DATE
LAND DISTURBING ACTIVITY SHALL NOT COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE ENGINEERING DEPARTMENT.	MAY 2019
NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION	JUNE 2019
PERFORM INITIAL MONITORING	JULY 2019
INSTALL CONSTRUCTION EXIT	AUG 2019
INSTALL PERIMETER SILT FENCE	SEP 2019
INSTALL ANY INITIAL INTERIOR SILT FENCE	OCT 2019
INSTALL SEDIMENT TRAPS	NOV 2019
PROVIDE ANY INITIAL MULCHING, GRASSING OR OTHER GROUND COVER	
INSTALL TOP SOIL FILE LOCATION SILT FENCE	
INSTALL WHEEL WASH AND FUEL STORAGE LOCATION	
COORDINATE SITE REVIEW MEETING WITH ENGINEER AND LOCAL ISSUING AUTHORITY	
INSTALL DIVERSION BERM AND STORM DISCHARGE	
INSTALL STORM DRAIN LINES WITH INLET PROTECTION AT INLETS	
PERFORM GRADING	
ADJUST STORM RISERS WITH GRADE CHANGE AND ADJUST ALL SD23	
INSTALL WATER LINES	
INSTALL GAS AND BINDER THROUGHOUT PARKING AREA	
INSTALL GRASSING ON ALL EXPOSED SOILS	
BUILDING CONSTRUCTION	
PAVEMENT TOP COURSE INSTALLATION	
MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AND GRASSING	
CLEAN SILT FROM STORM SYSTEM	
INSTALL PERMANENT VEGETATION (SOB AND LANDSCAPING)	
SITE INSPECTION FOR STABILIZATION	
REMOVAL OF TEMPORARY EROSION CONTROL MEASURES	

SITE INFORMATION		
TYPE	STATS	ADD. INFO.
ZONING	CG - GENERAL COMMERCIAL	
PROPERTY AREA	15.97 AC	885,633 SQ. FT.
DISTURBED AREA	14.5 AC	631,650 SQ. FT.
IMPERVIOUS AREA ADDED ON SITE	7.8 AC (49% OF SITE)	
MAX. IMPERVIOUS SURFACE RATIO:	ALLOWED: 75% REQUIRED: 49%	PROVIDED: 49%
MIN. LOT FRONTAGE	REQUIRED: 10 FT	PROVIDED: 157 FT
FRONT SETBACK	REQUIRED: 10 FT	PROVIDED: 104 FT
SIDE SETBACK	REQUIRED: 5 FT	PROVIDED: 607 FT
REAR SETBACK	REQUIRED: 5 FT	PROVIDED: 41%
OPEN SPACE EQUIVALENT	REQUIRED: 20%	PROVIDED: 41%

PARKING INFORMATION		
PARKING SPACES REQUIREMENTS	NO CLEAR CATEGORY IN ZONING ORDINANCE FOR AUTOMOBILE DEALERSHIP. SEE SHEET C-2 FOR DETAILED PARKING INFORMATION.	
MIN. PARKING SPACES PROVIDED	CUSTOMER: 1M SPACE (INCLUDING 5 HANDICAP) EMPLOYEE: 82 SPACES INVENTORY: 383 SPACES	
ADA PARKING SPACES (MIN.)	REQUIRED: 5	PROVIDED: 5 (OF WHICH 2 ARE VAN ACCESSIBLE)
LOADING DOCK(S)	REQUIRED: N/A	PROVIDED: N/A

MISCELLANEOUS INFORMATION	
SIGNAGE	SIGNAGE SHALL BE HANDLED UNDER A SEPARATE PERMIT.
SITE LIGHTING	ALL SITE LIGHTING SHALL BE DESIGNED BY OTHERS.
SOIL SERIES	CCA - Calhoun and Chocoma soils, Presently Flooded CvC - Cecil Urban and complex, 2% TO 10% SLOPES HbH - Habersham Sandy Loam, 2% TO 8% SLOPES MaE - Madison Sandy Loam, 10% TO 25% SLOPES PaC - Palmetto Sandy Loam, 8% TO 10% SLOPES TCA - Toccoa and Congaree soils, Frequently Flooded WvC - Wilkesboro Sandy Loam, 0% TO 10% SLOPES
FLOOD PLAIN	A PORTION OF THIS SITE LIES WITHIN A FEMA FLOOD HAZARD AREA. REFER TO FEMA MAP SHOWN, FIRM PANEL 0124700460 DATED 3/17/2014
STATE WATERS	THERE ARE STATE WATERS PRESENT ON THIS SITE. THERE ARE STATE WATERS WITHIN 200' OF THIS SITE. THERE ARE STREAM BUFFERS ON THIS PROPERTY.
HYDROLOGY	STORMWATER WILL BE ROUTED TO A WET EXTENDED DETENTION BASIN WHICH INCLUDES A WET POOL AND AQUATIC BENCH WITH TOTAL WET WATER QUALITY VOLUME AND CHANNEL PROTECTION VOLUME THROUGH INFILTRATION, ADSORPTION, AND EVAPORATION. POST DEVELOPMENT PEAK FLOW RATES WILL BE ATTENUATED TO LESS THAN PRE-DEVELOPMENT PEAK FLOW RATES FOR THE 2-100 YR STORM EVENT.
WETLAND	THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE. THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET, DOKS, 3) DOES NOT INDICATE WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED. IF WETLANDS ARE IMPACTED BY THIS DEVELOPMENT, A CORPUS OF ENGINEER'S PERMIT SHALL BE OBTAINED PRIOR TO DISTURBANCE. ONCE ATTAINED, A COPY OF THE WETLAND PERMIT SHALL BE KEPT ON SITE AT ALL TIMES. UPON THE CORPUS OF ENGINEER APPROVAL, A SEPARATE COPY OF THE PERMIT WILL BE SUBMITTED TO THE LIA.

AT EASEMENT SHOWN AS RECORDED. NEW FIELD LOCATE FOR AT-T TRANSMISSION LINE WAS RESEARCHED BY AT-T IN 2016. THIS NEW FIELD LOCATION IS AS SHOWN ON THIS PLAN. IT IS BEING RESEARCHED IF THERE ARE OTHER UTILITIES LOCATED WITHIN THE RECORDED EASEMENT AND THE EASEMENT RELOCATION TO THE ACTUAL FIELD LOCATION IN THE PROCESS. NO WORK SHALL BE PERFORMED WITHIN THE EASEMENT AREA WITHOUT WRITTEN APPROVAL FROM AT-T AND CROWNE CASTLE. THE OWNERS OF THE CELL TOWER, IT IS ALSO BEING RESEARCHED IF THERE ARE ANY OTHER UNKNOWN TO DATE UNDERGROUND UTILITIES OR EASEMENTS THAT SERVE THE CELL TOWER. NO WORK ON THE SITE SHALL BE PERFORMED UNTIL WRITTEN APPROVAL FROM CROWNE CASTLE. ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH ANY UTILITY OR UTILITY EASEMENT ADJUSTMENTS OR RELOCATIONS. ENGINEER HAS SHOWN UTILITIES KNOWN TO EXIST AND DOES NOT GUARANTEE THERE ARE NOT ADDITIONAL UTILITIES ON SITE. OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DAMAGE AND REPAIR, RELOCATION, OR OTHER REQUIRED ALTERATIONS TO EXISTING UTILITIES.

OWNER/DEVELOPER COMPANY: GINN CDR&J ADDRESS: 8153 ACCESS ROAD COVINGTON GA, 30014 CONTACT: BILLY FORTSON PHONE: N/A FAX: N/A EMAIL: bfortson@ginncdr.com	STEPHENS PAUL OGLESBY LEVEL II CERTIFIED DESIGN PROFESSIONAL #31913 - EXP. 1/27/2022 24-HOUR CONTACT STEPHENS PAUL OGLESBY (706) 717-1367 CONTACT WILL CHANGE ONCE CONTRACT IS AWARDED
CONTRACTOR COMPANY: TBD ADDRESS: TBD CONTACT: TBD PHONE: TBD FAX: TBD EMAIL: TBD	SURVEYOR COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650 CONTACT: G. BRIAN SLATE PHONE: 706-342-1104 FAX: N/A EMAIL: bslate@georgiacivil.com
SITE DESIGNER COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650 PHONE: 706-342-1104	Know what's below. Call before you dig.

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Professional Seal

GINN CDR&J
0025-041, 0025-042, PORTION OF 0025-042B
ACCESS ROAD - FAIRVIEW ROAD INTERSECTION
COVINGTON, GA
NEWTON COUNTY
CG-GENERAL COMMERCIAL (NEWTON COUNTY)

DRAWING DATE: 2/15/2019
DRAWN BY: SPO
CHECKED BY: SPO
REVISIONS
DATE: DESCRIPTION:
COVER SHEET
CV-1.1

DEPARTMENT OF DEVELOPMENT SERVICES
1113 Usher Street, Covington, Georgia 30014
Phone (678) 625-1659

September 20, 2018

Mr. Billy Fortson
Fortson Properties, LLC
8153 Access Rd.
Covington, Ga. 30014

Re: CUP18-000002 (Fairview Rd./Access Rd., Map & Parcel Number 25-441, 42, 42B)

Dear Applicant,

The Board of Commissioners at its meeting held on September 18, 2018 approved your request for a Conditional Use Permit for the purpose of establishing an auto sales dealership located in the Albion Overlay District.

This approval of CUP18-000002 was conditioned to the attached stipulations (page 2).

This letter does not serve in place of any required permit/license. If you have any questions you may contact me at 770-784-2018.

Sincerely,
Scott L. Kimball
Zoning Administrator

cc: Steven Ellis
File

CUP18-000002
BOC MEETING
September 18, 2018

DEPARTMENT OF DEVELOPMENT SERVICES
1113 Usher Street, Covington, Georgia 30014
Phone (678) 625-1659

CUP18-000002
CONDITIONS FOR CONDITIONAL USE PERMIT

If this petition is approved by the Board of Commissioners, it should be approved for a Conditional Use Permit for an Auto Sales Dealership in the Albion Overlay District subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the regulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

To the owner's agreement to abide by the following development standards and regulations:

- Prior to the issuance of any required permits, the owner shall obtain a plat showing the new commercial lot configuration.
- All activities for automobile repair shall be carried on entirely within the enclosed building.
- Outdoor storage is limited to 25% of the total lot or 4 acres of the 12-acre tract.
- Wrecker service, salvage, abandonment or demolition, recovery or repossession of automobiles and trucks, and temporary storage of said vehicles is prohibited.
- Any Outside speakers shall be located at least 250 feet from any residential district, and meet the Newton County Noise Ordinance.

CUP18-000002
BOC MEETING
September 18, 2018