PROPOSED O'REILLY AUTO PARTS STORE
6464 STATE ROUTE 42/HIGHWAY 23, REX,GA 30273
CLAYTON COUNTY, GEORGIA

PROJECT NARRATIVE

PROJECT NAME:	PROPOSED O'REILLY AUTO PARTS STORE
SITE ADDRESS/LOCATION	6464 STATE ROUTE 42/U S HIGHWAY 2 P X GA 0027

PARCLL NO.. 12120A b010

CURRENT ZONING: GB – GENERAL BUSINESS

PROJECT IS LOCATED IN THE HIGHWAY 42 OVERLAY DISTRICT

PROPOSED USE OF LAND:	COMMERCIAL RETAIL
TOTAL SITE AREA:	1.34 AC
TOTAL DISTURBED SITE AREA:	1.20 AC
EXISTING IMPERVIOUS AREA	0.31 AC
NEW IMPERVIOUS AREA	0.54 AC
TOTAL IMPERVIOUS AREA FOR LOT	0.85 AC
TOTAL GRASSED AREA FOR LOT	0.48 AC
TOTAL IMPERVIOUS AREA TO EX POND	4.46 AC
TOTAL ALLOWABLE IMPERVIOUS AREA TO EX POND	5.93 AC

THE PROJECT IS TO BE PRIVATELY FUNDED (9)

THE PROPOSED PROJECT WILL CONSIST OF A 1-STORY O'REILLY AUTO PARTS STORE AT THE PROPERTY LOCATED ALONG STATE ROUTE 42. THE SITE HAS BEEN A PREVIOUSLY GRADED PARCEL AS PART OF AN OVERALL COMMERCIAL DEVELOPMENT. THE PARCEL IS APPROXIMATELY 1.34 ACRES AND 1.20 ACRES WILL BE DISTURBED. THE SITE WORK WILL INCLUDE ASPHALT PAVEMENT, CURB AND GUTTER, SIGNAGE, ADA COMPLAINT PARKING SPACES, STRIPING, UTILITIES AND CONNECTION, MINOR LANDSCAPE IMPROVEMENTS AND ADDITION OF DUMPSTER WITH ENCLOSURE.

CLAYTON COUNTY TRANSPORTATION NOTES:

THERE ARE NO STATE WATERS, UNDISTURBED BUFFERS, OR IMPERVIOUS AREA SETBACK REQUIREMENTS FOR THE PROJECT

PROPOSED IMPROVEMENTS ARE TO BE DESIGNED AND CONSTRUCTED AS PER CLAYTON COUNTY LAND DISTURBANCE RIGHT-OF-WAY CONSTRUCTION GUIDELINES AND STANDARDS

THE PERSON ULTIMATELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES ON THIS SITE AND WHO IS TO BE CONTACTED IN THE EVENT OF A STOP WORK ORDER, IS: NAME: TIM ZAY, PHONE 404-247-7690.

NO BURIAL PITS ALLOWED ON SITE.

ANY REVISION TO THE PLANS AFTER THE INITIAL SUBMITTAL, OTHER THAN THE RESPONSE TO THE PLAN REVIEW COMMENTS, WILL BE INDICATED ON REVISIONS AND SUBMITTED WITH A WRITTEN EXPLANATION OF THE REVISIONS AND THE REASONS.

ANY VARIATIONS FROM THE PERMITTED PLANS, CHANGES IN DESIGN RESULTING FROM FIELD CONDITIONS, OR SUBSTITUTION OF CONSTRUCTION MATERIALS ARE TO BE REVIEWED AND APPROVED BY THE RESPONSIBLE DESIGN ENGINEER AND CLAYTON COUNTY LAND DEVELOPMENT.

PLANS ARE REVIEWED IN GENERAL. SPECIFIC DETAILS AND CALCULATIONS MAY NOT BE CHECKED. THE ENGINEERS STAMP AND SIGNATURE GUARANTEES THE ACCURACY OF THE CALCULATIONS AND DESIGN. PLAN APPROVAL DOES NOT OBLIGATE THE COUNTY TO ACCEPT THE WORK, NOR DOES IT RELIEVE THE DEVELOPER AND / OR ENGINEER FROM COMPLIANCE WITH ANY OTHER COUNTY, STATE OR FEDERAL ORDINANCES AND LAWS. PLAN APPROVAL DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR DAMAGES TO ADJACENT OR DOWNSTREAM PROPERTY RESULTING FROM THIS DEVELOPMENT.

PLAN APPROVAL IS SUBJECT TO THE PROPER IMPLEMENTATION OF SEDIMENT CONTROL & OFFSITE DRAINAGE PROCEDURES.

MUD AND SILT ARE STRICTLY PROHIBITED FROM LEAVING THE SITE.

APPROVED IN GENERAL AND SPECIFIC DETAILS NOT CHECKED. APPROVAL DOES NOT RELIEVE OWNER FROM COMPLYING WITH SPECIFICATIONS OR REGULATIONS.

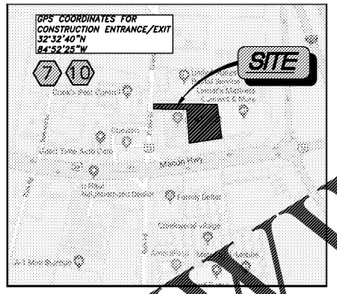
CONTACT CLAYTON OFFICE OF PLANNING, ZONING & SUSTAINABILITY, MADOLYN SPANN @ 770-477-3577, FOR ALL ZONING AND BUILDING RELATED ITEMS PERTAINING TO THIS PROJECT.

CONTACT CLAYTON COUNTY WATER AUTHORITY, CATHERINE SAMAY @ 770-960-3607, FOR ALL STORM WATER RELATED ITEMS PERTAINING TO THIS PROJECT.

GEORGIA811 www.Georgia811.com

811 NOTE:

THE CONTRACTOR/INSTALLER SHALL ADHERE TO THE GEORGIA UTILITIES PROTECTION CENTER "GEORGIA 811 CALL BEFORE YOU DIG" LAW BY CALLING THE UNDERGROUND PROTECTION CENTER AT 1.800.282.7411 OR 811 48 HOURS PRIOR TO BEGINNING ANY GROUND DISTURBING ACTIVITIES.



VICINITY MAP
N.T.S.

SUBMITTAL DATE:

SUBMITTAL TO COUNTY - OCTOBER 25, 2019
RE-SUBMITTAL TO COUNTY - DECEMBER 17, 2019

ENGINEERS CONTACT INFORMATION

MASS ENGINEERING AND CONSULTANT, LLC.

CONTACT ENGINEER:	JEFF MASISAK
PHONE:	404.403.5224
ADDRESS:	3459 ACWORTH DUE WEST ROAD SUITE 565
	ACWORTH, GEORGIA 30101

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10/1/2019
JEFFREY P. MASISAK, PE, CPESC — DATE
GSWCC LEVEL II CERTIFICATION NO. 0000001217
EXPIRES: 05/02/2021
jeff@mass-eng.com

GEORGIA REGISTERED No. 001742 PROFESSIONAL ENGINEER JEFFREY P. MASISAK

(2)

(1) 2019 EROSION CONTROL CHECKLIST ITEM

WWW.LDILine.com
Order Plans @

MASS ENGINEERING AND CONSULTANTS, LLC.
3459 ACWORTH DUE WEST RD. SUITE 565
ACWORTH, GEORGIA 30101
PHONE: 404.850.7790
WWW.MASS-ENG.COM

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REVISIONS

DATE:	DESCRIPTION

COVER

PROJECT NUMBER: 19-0103

DATE: OCTOBER 1, 2019

C-01