

SITE DEVELOPMENT PLANS FOR MARKET PLACE AT LOCUST GROVE SHOPS

4958 BILL GARDNER PKWY., LOCUST GROVE, GA.
CONSTRUCTION ENTRANCE
LAT: N 33.356579, LON: W-84.119571



CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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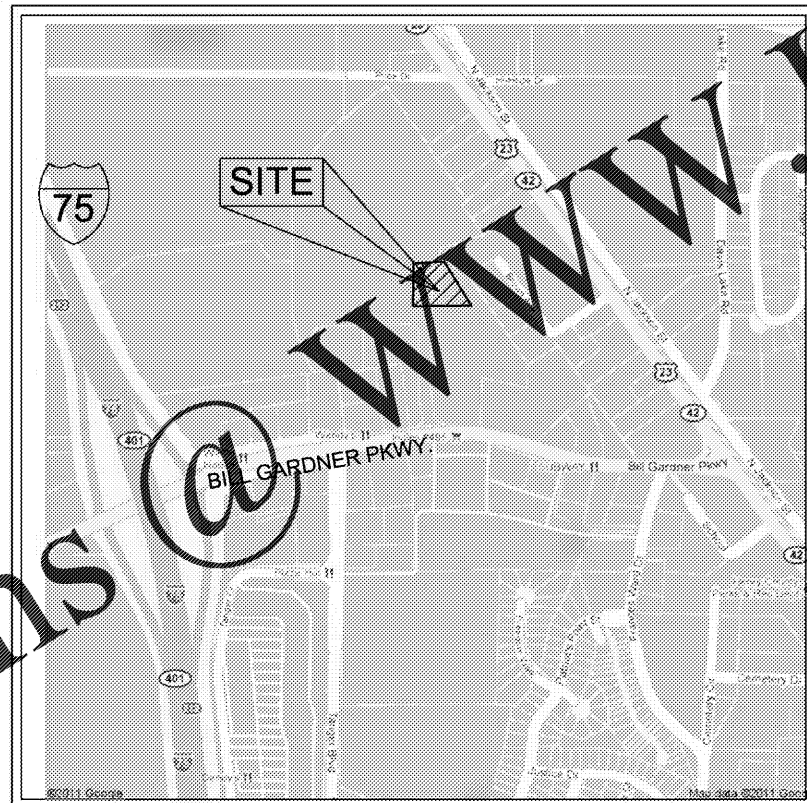
REV.	DATE	DESCRIPTION

DRAWING NO: 200907 - LOCUST GROVE SHOPS
PROJECT: MARKET PLACE @ LOCUST GROVE SHOPS
SHEET: COVER SHEET
2ND DISTRICT
HENRY COUNTY
SCALE: NTS
DRAWN BY: GPH
DATE: 09/16/2020
LL 200 & 201

INDEX

- C1. COVER SHEET.
- ES-1. INITIAL PERIMETER ES&PC PLAN.
- ES-2. INTERMEDIATE ES&PC PLAN.
- ES-3. FINAL ES&PC PLAN.
- ES-4. EROSION CONTROL DETAILS.
- ES-5. NPDES NOTES.

- NOTES:
- ALL WORK SHALL COMPLY WITH CITY OF LOCUST GROVE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 - PROPERTY IS ZONED C-2: GENERAL COMMERCIAL.
 - PROPOSED CONSTRUCTION: CONSTRUCT 13,286 SF BUILDING AND PARKING LOT.
 - TOTAL SITE AREA- 6.29 Acres, DISTURBED AREA- 1.58 Acres
 - CONTRACTOR WILL BE RESPONSIBLE TO CALL UTILITY PROTECTION CENTER PRIOR TO ANY EXCAVATION: 811.
 - CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
 - FILL MATERIAL IS TO BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY.
 - WATER & SEWER SERVICE PROVIDED BY CITY OF LOCUST GROVE WATER & SEWER AUTHORITY.
 - MAXIMUM CUT/FILL 2.0H:1V.
 - AREAS TO RECEIVE FILL SHALL BE CLEARED OF TOPSOIL, TREES, VEGETATION, AND ANY ORGANIC MATERIAL PRIOR TO FILLING.
 - "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES."
 - "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."
 - TEMPORARY VEGETATION WILL BEGIN TWO WEEKS FROM THE INITIAL DISTURBANCE.
 - ANY AREAS ON SITE LEFT INACTIVE FOR MORE THAN TWO WEEKS MUST BE STABILIZED WITH GRASS.
 - BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS.
 - TOPOGRAPHY FIELD RUN BY POINT TO POINT LAND SURVEYORS, CONTOUR INTERVAL 2 FT. DATE: 01/26/2016.
 - SETBACKS: FRONT-40', SIDE-40' & REAR-40'
 - THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200' OF THE SITE.
 - THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200' OF THIS SITE.
 - NO BURIAL PITS WILL BE ALLOWED ON THIS SITE.
 - ALL RADII ARE MEASURED TO THE FACE OF CURB.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CONSTRUCTING ALL UTILITY RELOCATIONS AS NECESSARY.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO WORK ALL APPLICABLE DRAWINGS AND APPROPRIATE SPECIFICATIONS AS A UNIT, ANY OMISSIONS, DELETIONS, OR CONFLICTS WITH ARISING AS A RESULT OF FAILURE TO INCORPORATE ALL DRAWINGS AND SPECIFICATIONS WHICH APPLY SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER AND/OR ENGINEER.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND ELEVATIONS OF EXISTING AND PROPOSED STRUCTURES.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL APPLICABLE CODES, FIRE MARSHAL, AND HANDICAP REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FEDERAL FAIR HOUSING ACT, LOCAL AND STATE ACCESSIBILITY, DEPT. OF COMMUNITY AFFAIRS, AND ALL LENDING INSTITUTION REQUIREMENTS, THE AMERICANS WITH DISABILITIES ACT AND ALL AMENDMENTS.
 - SOIL COMPACTION TESTS TO BE PERFORMED (BY OTHERS) PRIOR TO CONSTRUCTION.
 - THIS SITE LIES OUTSIDE WATERSHED DISTRICTS.
 - TOTAL IMPERVIOUS AREA: 48,484 SF (1.11 AC.)

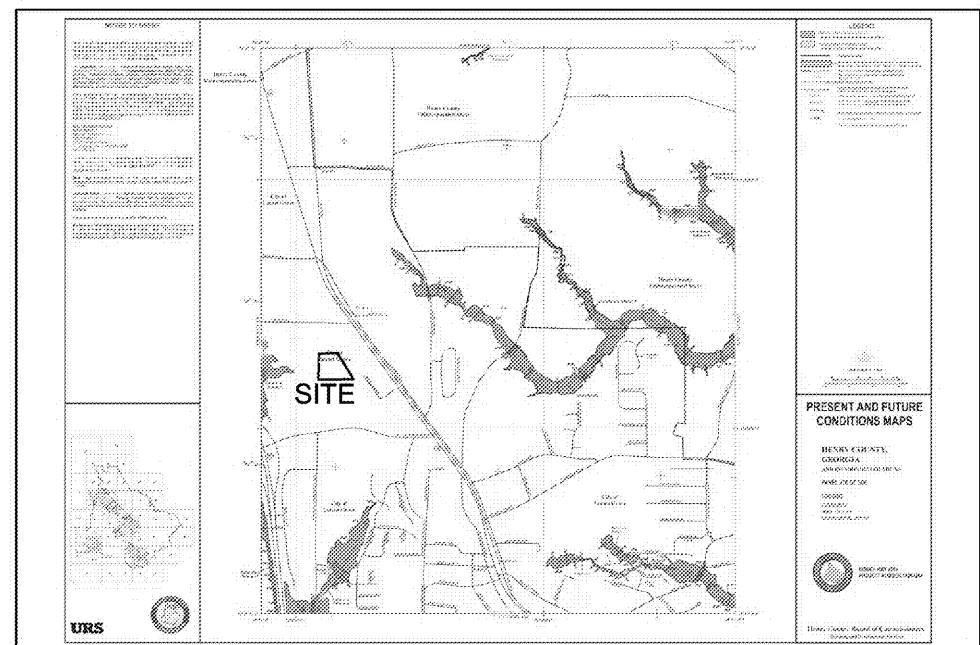


MUD AND SILT ARE STRICTLY PROHIBITED FROM LEAVING THIS SITE.

OWNER/DEVELOPER:
24 HOUR CONTACT
PRIMARY PERMITTEE
STLC, LLC C/O VERDURA RESOURCES
1835 SAVOY DRIVE, SUITE 107
ATLANTA, GA 30341
JACOB LANG
PH: 912 655-3438
E: jacob@LangCRE.com

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF ANY FLOOD HAZARD AREA.
COMMUNITY PANEL 13151C 0276D DATED: OCTOBER 6, 2016

THIS SITE IS INCLUDED AS PART OF THE APPROVED HYDROLOGY STUDY FOR WAL-MART STORE #5709-00 PREPARED BY WOLVERTON AND ASSOC., DATED: 10-20-09



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