ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: AUGUST 28. 2023

TO: CHAIRMAN PHIL D. MILLER, Douglas County Comission
ATTN TO: ALLISON DUNCAN, PLANNING AND ZONING MANAGER, Douglas County
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC23-01-DC Riverview Building 2 Douglas County
Submitting Local Government: Douglas County

Date Opened: August 14, 2023	**Date Closed: August 28, 2023**

FINDING: ARC's finding is that the project, while not consistent with the Chattahoochee River Corridor Plan in all respects, provides a level of land and water resource protection equivalent to a land-distrubing activity consistent with the Plan.

Additional Comments: No other comments were received.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE	GEORGIA CONSERVANCY	CITY OF SOUTH FULTON
CITY OF DOUGLASVILLE	CITY OF CHATTAHOOCHEE HILLS	DOUGLAS COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at https://atlantaregional.org/plan-reviews.

ALLISON DUNCAN, AICP
Planning & Zoning Manager

PHIL SHAFER
Zoning Administrator

JACQUALLE JOHNSON
Senior Planner

JOHANNAH WOMACK
Clerk of the Planning & Zoning Board

KIMBERLY WATTERS
Department Secretary

DOUGLAS COUNTY BOARD OF COMMISSIONERS
PLANNING & ZONING DEPARTMENT
8700 Hospital Drive • Douglasville, GA 30134
Telephone (770) 920-7241 • Fax (678) 715-5366

July 18, 2023

Jim Santo
c/o Atlanta Regional Commission
229 Peachtree Street
Ste 100
Atlanta GA 30303

Dear Mr. Santo:

Douglas County is in receipt of an application for Metro River Review for a distribution facility located in Land Lots 146 and 158, District 1, Section 5, off Highway 166/154 - Fairburn Road (Parcel # 01590150001 and 01470150001). I am enclosing information to initiate the required review on Metropolitan River Protection Act, including a completed application, as well as supporting documentation submitted by the applicant. The required review fees have been sent to you directly by the applicant. If you need any additional information at this time, please contact me at your convenience.

Sincerely,

Allison Duncan, AICP
Planning and Zoning Manager

APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** Douglas County

2. **Owner(s) of Record of Property to be Reviewed:**
   Name(s): PDC Atlanta LPIV, LLC
   Mailing Address: 9040 Roswell Road Suite 420
   City: Atlanta **State:** GA **Zip:** 30350
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 404-921-2011 **Fax:** _____
   Other Numbers: _____

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): Eberly and Associates
   Mailing Address: 2951 Flowers Road South Suite 119
   City: Atlanta **State:** GA **Zip:** 30341
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 770-452-7849 **Fax:** _____
   Other Numbers: _____

4. **Proposed Land or Water Use:**
   Name of Development: Riverview Site (updated)
   Description of Proposed Use: Existing 798,000 S.F. and a new 368,000 S.F. distribution facility with associated truck court, auto parking, utilities and storm water conveyance system.

5. **Property Description (Attach Legal Description and Vicinity Map):**
   Land Lot(s), District, Section, County:
   146,147,157 & 158, 1st District, 5th Section, Douglas County
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
   Georgia Highway 166
   Size of Development (Use as Applicable):
   Acres: **Inside Corridor:** 125.0 acres
   Outside Corridor: 112.0 acres
   Total: 237 acres
   Lots: **Inside Corridor:** _____
   Outside Corridor: _____
   Total: _____
   Units: **Inside Corridor:** _____
   Outside Corridor: _____
   Total: _____
   Other Size Descriptor (i.e., Length and Width of Easement):
   Inside Corridor: _____
   Outside Corridor: _____
   Total: _____

Using the category areas provided by the applicant, the allowed maximums for each category for the maximum consistent project were calculated:

Maximum Consistent Project:

Category	Total Area	Land Disturbance	Impervious Surface
C	211,011 SF	147,708 SF (70%)	94,955 SF (45%)
D	1,435,626 SF	717,813 SF (50%)	430,688 SF (30%)
E	3,481,444 SF	1,044,433 SF (30%)	522,217 SF (15%)
F	305,583 SF	30,688 SF (10%)	6,112 SF (2%)
TOTALS:	5,433,664 SF	1,940,512 SF	1,053,972 SF

Using the totals from this table, the areas used in the runoff coefficient test were calculated:

5,433,664 SF (total area) – 1,940,512 SF (disturbed area) = 3,493,152 SF (natural/undisturbed)

1,940,512 SF (disturbed) – 1,053,972 SF (impervious) = 886,540 SF (landscaped)

1,053,972 (impervious)

Next, the percentage of the total site in each area was calculated, expressed as a decimal. Then, each percentage was multiplied by the appropriate runoff coefficient:

3,493,152 / 5,433,664 = 0.643 x 0.30 = 0.1929
886,540 / 5,433,664 = 0.163 x 0.35 = 0.0571
1,053,972 / 5,433,664 = 0.194 x 0.95 = 0.1843
Average weighted runoff coefficient: 0.4343

Using the numbers in the application, the process was repeated for the proposed project:

Proposed Project:

Category	Total Area	Land Disturbance	Impervious Surface
C	211,011 SF	129,301 SF (59%)	0 SF (0%)
D	1,435,626 SF	916,719 SF (64%)	257,597 SF (18%)
E	3,481,444 SF	2,038,315 SF (59%)	670,301 SF (19%)
F	305,583 SF	135,993 SF (45%)	6,112 SF (3%)
TOTALS:	5,433,664 SF	3,220,328 SF	937,977 SF

Again, using the totals from the proposed project table, the areas for this portion of the runoff coefficient test were calculated:

9. **Is any of this Land within the 100-Year Floodplain of the Chattahoochee River?** Yes
   If "yes", indicate the 100-year floodplain elevation: 754
   NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
   NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. **Is any of this land within the 500-year floodplain of the Chattahoochee River?** Yes
    If "yes", indicate the 500-year flood plain elevation: 760
    NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.
    NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. **The following is a checklist of information required to be attached as part of the application. Individual items may be combined.**

FOR ALL APPLICATIONS:

✓ **Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).**

✓ **Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)**

✓ **Written consent of all owners to this application. (Space provided on this form)**

✓ **Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)**

✓ **Description of proposed use(s). (Space provided on this form)**

____ **Existing vegetation plan.**

✓ **Proposed grading plan.**

____ **Certified as-builts of all existing land disturbance and impervious surfaces.**

____ **Approved erosion control plan.**

____ **Detailed table of land-disturbing activities. (Both on this form and on the plans)**

____ **Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.**

____ **Documentation on adjustments, if any.**

____ **Cashier's check or money order (for application fee).**

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

__✓__ **Site plan.**

__✓__ **Land-disturbance plan.**

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ **Concept plan.**

____ **Lot-by-lot and non-lot allocation tables.**

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary) Joe Guion - Senior Development Manager

Joe Guion

7/18/2023

Signature(s) of Owner(s) of Record **Date**

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Brian Brumfield, P.E.

05/17/2023

Signature(s) of Applicant(s) or Agent(s) **Date**

14. The governing authority of Douglas County, GA **requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.**

7/19/23

Signature of Chief Elected Official or Official's Designee **Date**

Memorandum

Date: August 10, 2023

To: File

From: Jim Santo, ARC

Subject: Equivalent Consistent Finding for Riverview Logistics Building 2 in Douglas County

This is the second phase of a project that was reviewed under MRPA in early 2023. The total area of the project property is about 237 acres, with 125 acres in the Corridor, which includes land in the C, D, E, and F vulnerability categories. The property is crossed by a power line easement that, under the terms of the Chattahoochee Corridor Plan is automatically considered land disturbance and must be included as part of the total land disturbance proposed in any Corridor (or MRPA) review of the property. The easement area in the D and E category uses up most of the available land disturbance maximum in both categories and does not allow for consistent use on the remainder of the property.

Under the Chattahoochee Corridor Plan, pre-existing legal, physical, biological or hydrological conditions that prevent achievement of consistency are considered hardships, making properties affected by these conditions eligible for an equivalent consistency finding.

It is ARC staff opinion that the power line easement constitutes such a hardship, making the property eligible for equivalent consistency. We use an average weighted runoff coefficient test to determine equivalent consistency.

Average Weighted Runoff Coefficient Test

The average weighted runoff coefficient test compares the proposed project to a hypothetical maximum consistent project, which assumes that the condition causing the hardship does not exist. The test handles disturbance and undisturbed areas differently than in a review. Undisturbed areas are identified as "natural", and the non-impervious portion of the disturbed area (impervious is always land disturbance as well) is separated out and called "landscaped". Impervious is unchanged. The calculations average out the areas and percentages of the natural, landscaped and impervious land across the entire site, combining the totals of each in all categories. The percentages are multiplied by a runoff coefficient (0.30 for natural, 0.35 for landscaped and 0.95 for impervious). The results for each factor are then added together and the resulting sum is the average weighted runoff coefficient for the maximum consistent project. The test is run again for the proposed project. If the proposed average weighted runoff coefficient is the same or lower than the maximum consistent project, then it is determined to be equivalent to a consistent project.

6. **Related Chattahoochee Corridor Development:**
   A. **Does the total development include additional land in the Chattahoochee Corridor that is not part of this application?** No
   If "yes", describe the additional land and any development plans: _____

   B. **Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval?** Yes
   If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s):
   RC-22-04DC, River Logistics Park 1, Logistics Center at 3945 Highway 166

7. **How Will Sewage from this Development be Treated?**
   A. **Septic tank** _____
   Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.
   B. **Public sewer system** Tie into Douglas County Sewer System

8. **Summary of Vulnerability Analysis of Proposed Land or Water Use:**

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)_____	(75)____
B				(80)_____	(60)____
C	211,011 s.f.	129,301 s.f.	0 s.f.	(70) 59	(45) 0
D	1,435,626 s.f.	916,719 s.f.	257,597 s.f.	(50) 64	(30) 18
E	3,481,444 s.f.	2,038,315 s.f.	670,301 s.f.	(30) 59	(15) 19
F	305,583 s.f.	135,993 s.f.	10,079 s.f.	(10) 45	(2) 3
Total:	125 acres	73.9 acres	21.5 acres	N/A	N/A

NOTE: The property in this review includes 125 acres in the Chattahoochee River Corridor, with land in the C,D, E and F categories. The Corridor portion of the property is crossed by a power easement, which is land disturbance as defined in the Chattahoochee Corridor Plan and must be included as part of the total land disturbance in any Metropolitan River Protection Act (MRPA) review of the property. In this case, the easement areas in the D and E categories are close to the allowed maximums in these categories, severely limiting what can be done on the parcel.

Part 1.B.9. of the Chattahoochee Corridor Plan allows pre-existing legal, physical, biological or hydrological conditions that prevent achievement of consistency with the standards of the corridor Plan to be considered hardships, allowing properties affected by such conditions to be eligible for an equivalent consistent finding. ARC staff has determined that the existing easement is a hardship under the Corridor Plan.

The proposed project was then determined to be equivalent to a consistent project as provided for in Section 12-5-445(a)(1)(B) of the Metropolitan River Protection Act, using an average weighted runoff coefficient test. This test compares the proposed project to a fully consistent project developed at category maximums on the property, assuming no easement exists. Projects with average weighted runoff coefficients the same or lower than the consistent project are considered to be equivalent to a fully consistent project. The proposed project meets the test and, while not consistent with the Plan in all respects, is equivalent to a consistent project.

The test and determination are described in the memo attached to this application.

5,433,664 SF (total area) – 3,220,328SF (disturbed area) = 2,213,336 SF (natural/undisturbed)

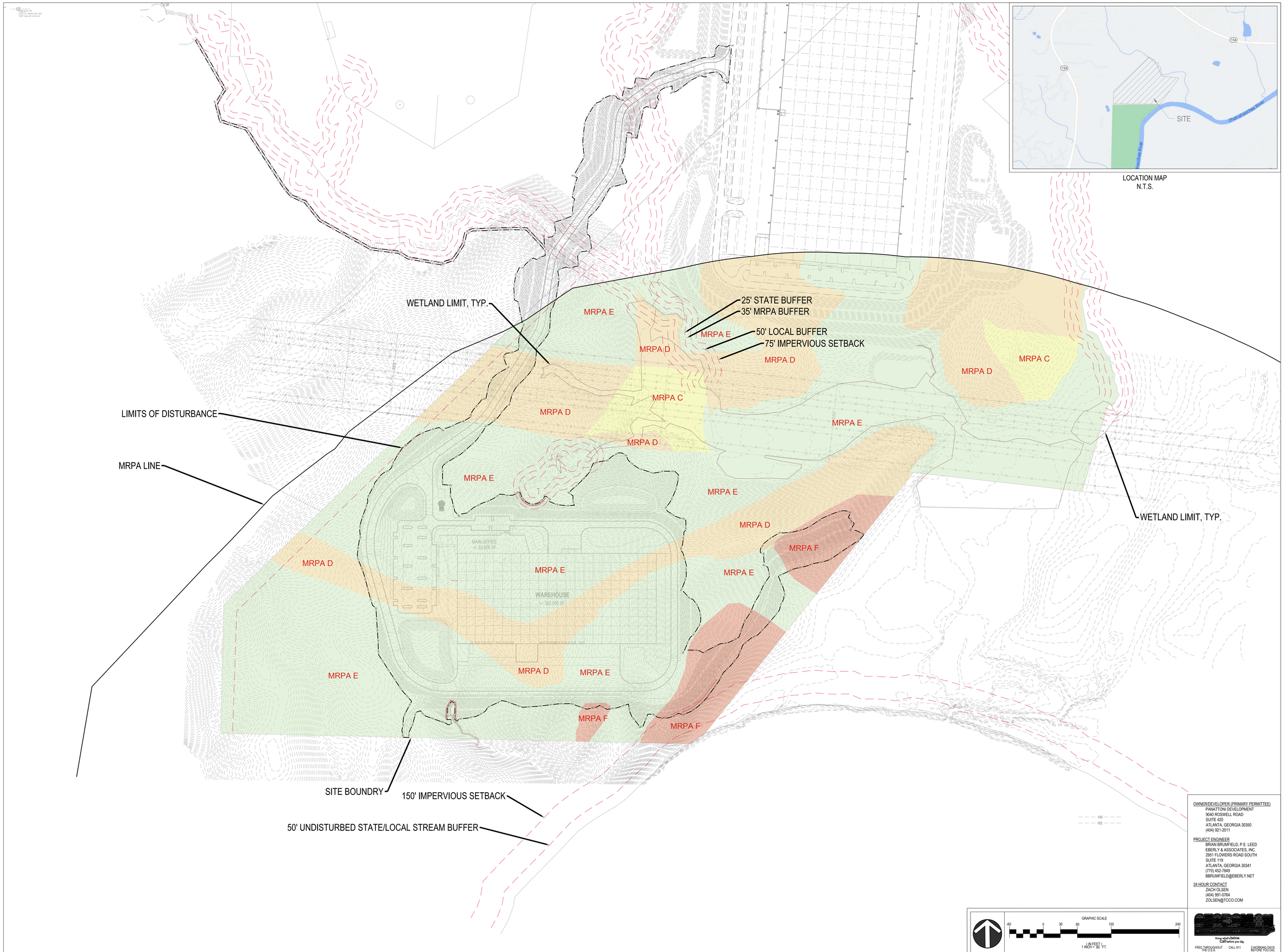
3,320,328 SF (disturbed) – 937,977 SF (impervious) = 2,282,351 SF (landscaped)

937,977 (impervious)

Next, the percentage of the total site in each area was calculated, expressed as a decimal. Then, each percentage was multiplied by the appropriate runoff coefficient:

2,213,336 / 5,433,664 = 0.407 x 0.30 = 0.1221
2,282,351 / 5,433,664 = 0.420 x 0.35 = 0.1470
937,977 / 5,433,664 = 0.173 x 0.95 = 0.1644
Average weighted runoff coefficient: 0.4335

As the average weighted runoff coefficient for the proposed project is less than coefficient for the maximum consistent project, the proposed project passes the coefficient test and will be considered equivalent to a consistent project if submitted as shown.



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TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME

PANATTONI
PROJECT HAMMER

LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

MRPA EXHIBIT

SCALE	1" = 150'
DATE:	02/22/2023
DRAWN BY:	FEI LI E.I.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

OWNER/DEVELOPER (PRIMARY PERMITTEE)
PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 400
ATLANTA, GEORGIA 30350
(404) 921-2011

PROJECT ENGINEER
BRIAN BRUMFIELD, P.E. LEED
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
BBRUMFIELD@EBERLY.NET

24 HOUR CONTACT
ZACH OLSEN
(404) 991-0764
ZOLSEN@TCCO.COM

GRAPHIC SCALE
-60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

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EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
CX.0
NOT ISSUED FOR CONSTRUCTION

G:\PROJECTS\2023\23-030 Panattoni Project Hammer\10.0 Chase Design\MRPA 2023\07\23-030 Base MRPA.dwg July 17, 2023

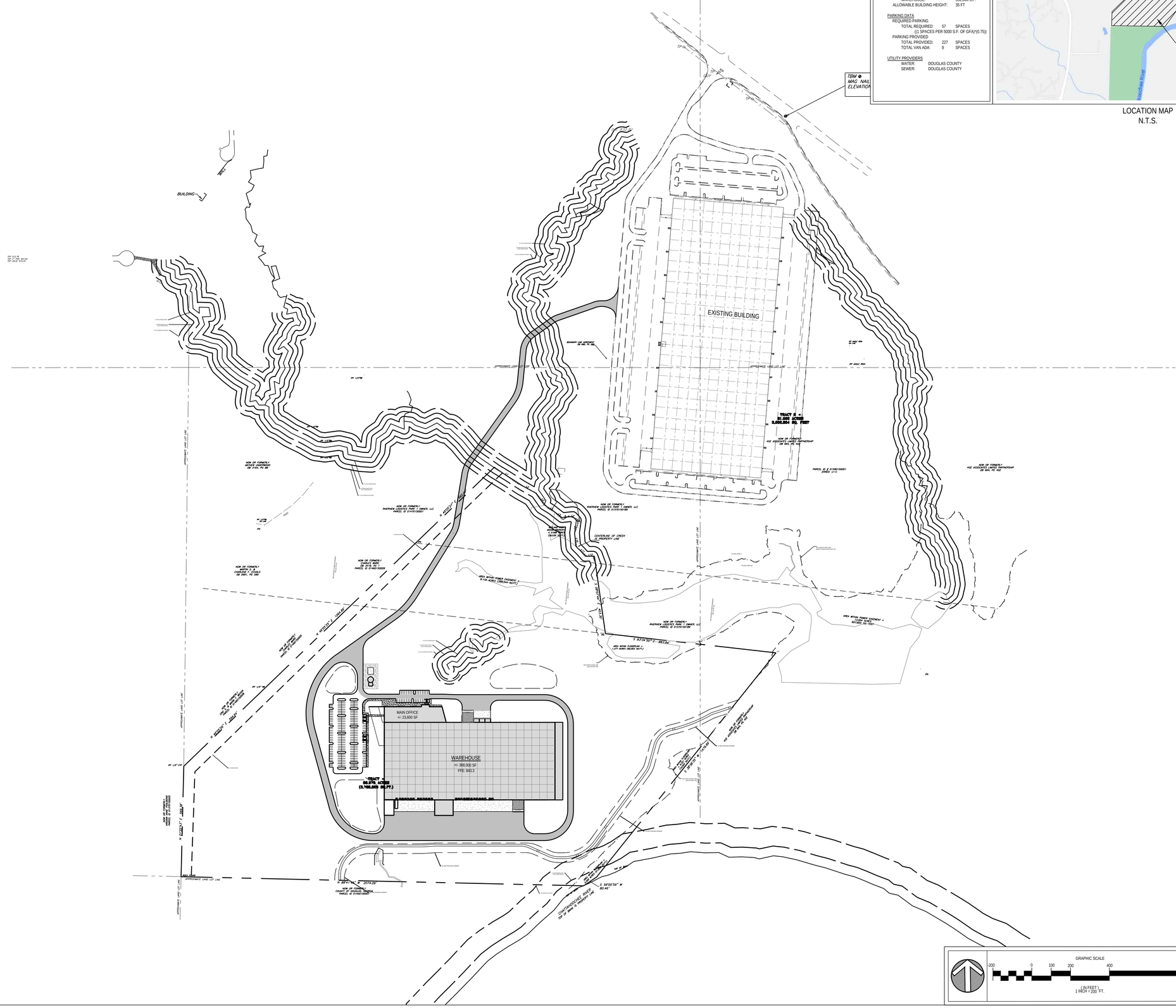
SITE DATA
ZONING USE: LI-R-C
TOTAL AREA: 87.0 ACRES
DISTURBED AREA: 46.1 ACRES
DOUGLAS COUNTY, GA
LAND LOT: 146, 158 DISTRICT 1ST
PARCEL (IDS): 0159015001
BUILDING SETBACKS:
FRONT: 35 FT SIDE: 10 FT BACK: 15 FT

BUILDING DATA
BUILDING SQUARE FOOTAGE: 375,600 S.F.
OFFICE: 23,600 S.F.
WAREHOUSE: 352,000 S.F.
ALLOWABLE BUILDING HEIGHT: 35 FT

PARKING DATA
REQUIRED PARKING
TOTAL REQUIRED: 57 SPACES
((1 SPACES PER 5000 S.F. OF GFA)*(0.75))
PARKING PROVIDED
TOTAL PROVIDED: 227 SPACES
TOTAL VAN ADA: 8 SPACES

UTILITY PROVIDERS
WATER: DOUGLAS COUNTY
SEWER: DOUGLAS COUNTY

LOCATION MAP
N.T.S.



LAYOUT LEGEND

- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED GDOT ASPHALT PAVING
- PROPOSED L.D. ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED GRAVEL PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FENCING
- PROPOSED GUARDRAIL
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- PROPOSED RAILROAD
- EXISTING RAILROAD
- BUILDING SETBACK LINE
- EXISTING BUFFER
- PROPOSED BUFFER
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN

NOTES
1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER (PRIMARY PERMITTEE)
PANATTONI DEVELOPMENT
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SUITE 420
ATLANTA, GEORGIA 30350
(404) 921-2011

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REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

OVERALL
LAYOUT & STAKING PLAN

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DRAWN BY:	FEI LI, E.I.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC-REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
C3.0
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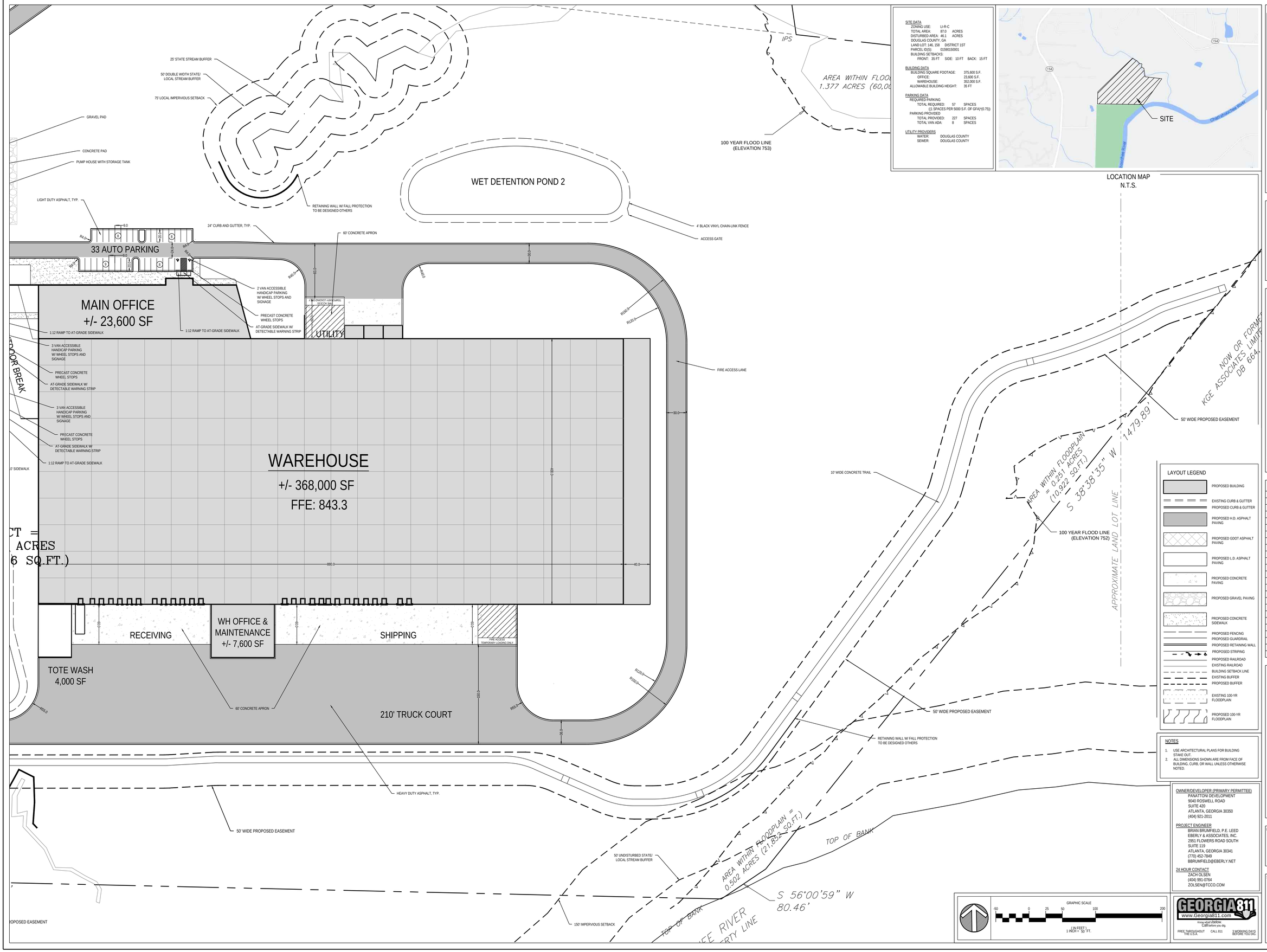

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	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

LAYOUT & STAKING PLAN

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DRAWN BY:	FE/ LE/ E.T.
PROJECT ENGINEER:	TELASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

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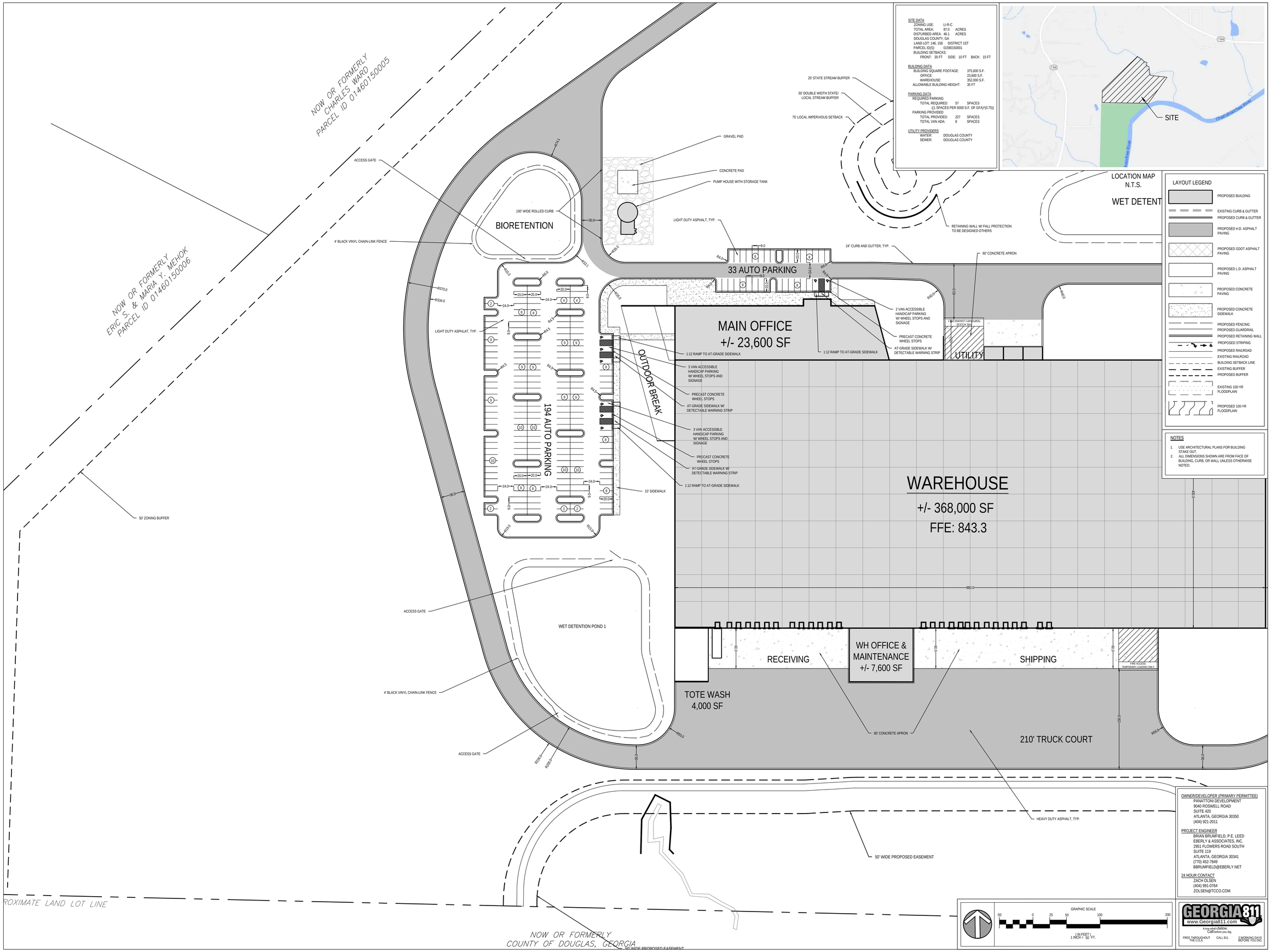

SITE DATA
ZONING USE: LI-R-C
TOTAL AREA: 87.0 ACRES
DISTURBED AREA: 46.1 ACRES
DOUGLAS COUNTY, GA
LAND LOT: 146, 158 DISTRICT 1ST
PARCEL (S)(S): 0150015001
BUILDING SETBACKS:
FRONT: 35 FT SIDE: 10 FT BACK: 15 FT

BUILDING DATA
BUILDING SQUARE FOOTAGE: 375,600 S.F.
OFFICE: 23,600 S.F.
WAREHOUSE: 352,000 S.F.
ALLOWABLE BUILDING HEIGHT: 35 FT

PARKING DATA
REQUIRED PARKING
TOTAL REQUIRED: 57 SPACES
((1 SPACES PER 5000 S.F. OF GFA)^(0.75))
PARKING PROVIDED
TOTAL PROVIDED: 227 SPACES
TOTAL VAN ADA: 8 SPACES

UTILITY PROVIDERS
WATER: DOUGLAS COUNTY
SEWER: DOUGLAS COUNTY

NOTES
1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER (PRIMARY PERMITTEE)
PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 420
ATLANTA, GEORGIA 30350
(404) 921-2011

PROJECT ENGINEER
BRIAN BRUMFIELD, P.E. LEED
EBERLY & ASSOCIATES, INC.
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WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:
PANATTONI
PROJECT HAMMER
LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

LAYOUT & STAKING PLAN

SCALE:	1" = 50'
DATE:	02/22/2023
DRAWN BY:	FE/ LE/ E.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
C3.2
NOT ISSUED FOR CONSTRUCTION

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SITE DATA
ZONING USE: LI-R-C
TOTAL AREA: 87.0 ACRES
DISTURBED AREA: 46.1 ACRES
DOUGLAS COUNTY, GA
LAND LOT: 146, 158 DISTRICT 1ST
PARCEL (S)(S): 015901500001
BUILDING SETBACKS:
FRONT: 35 FT SIDE: 10 FT BACK: 15 FT

BUILDING DATA
BUILDING SQUARE FOOTAGE: 375,600 S.F.
OFFICE: 23,600 S.F.
WAREHOUSE: 352,000 S.F.
ALLOWABLE BUILDING HEIGHT: 35 FT

PARKING DATA
REQUIRED PARKING
TOTAL REQUIRED: 57 SPACES
((1 SPACES PER 5000 S.F. OF GFA)*(0.75))
PARKING PROVIDED
TOTAL PROVIDED: 227 SPACES
TOTAL VAN ADA: 8 SPACES

UTILITY PROVIDERS
WATER: DOUGLAS COUNTY
SEWER: DOUGLAS COUNTY

LAYOUT LEGEND
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED GDOT ASPHALT PAVING
- PROPOSED L.D. ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FENCING
- PROPOSED GUARDRAIL
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- PROPOSED RAILROAD
- EXISTING RAILROAD
- BUILDING SETBACK LINE
- EXISTING BUFFER
- PROPOSED BUFFER
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN

NOTES
1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER (PRIMARY PERMITTEE)
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PROJECT NAME:
PANATTONI
PROJECT HAMMER
LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

LAYOUT & STAKING PLAN

SCALE:	1" = 50'
DATE:	02/22/2023
DRAWN BY:	FEILI, E.I.T
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
C3.3
NOT ISSUED FOR CONSTRUCTION

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SITE DATA
ZONING USE: LI-R-C
TOTAL AREA: 87.0 ACRES
DISTURBED AREA: 46.1 ACRES
DOUGLAS COUNTY, GA
LAND LOT: 146, 158 DISTRICT 1ST
PARCEL (S)(S): 0159015001
BUILDING SETBACKS:
FRONT: 35 FT SIDE: 10 FT BACK: 15 FT

BUILDING DATA
BUILDING SQUARE FOOTAGE: 375,600 S.F.
OFFICE: 23,600 S.F.
WAREHOUSE: 352,000 S.F.
ALLOWABLE BUILDING HEIGHT: 35 FT

PARKING DATA
REQUIRED PARKING
TOTAL REQUIRED: 57 SPACES
((1 SPACES PER 5000 S.F. OF GFA)*(0.75))
PARKING PROVIDED
TOTAL PROVIDED: 227 SPACES
TOTAL VAN ADA: 8 SPACES

UTILITY PROVIDERS
WATER: DOUGLAS COUNTY
SEWER: DOUGLAS COUNTY

LOCATION MAP
N.T.S.

LAYOUT LEGEND
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED GDOT ASPHALT PAVING
- PROPOSED L.D. ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FENCING
- PROPOSED GUARDRAIL
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- PROPOSED RAILROAD
- EXISTING RAILROAD
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- PROPOSED BUFFER
- EXISTING 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN

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GRAPHIC SCALE
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(IN FEET)
1 INCH = 50 FT.

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PROJECT NAME:
PANATTONI
PROJECT HAMMER
LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

LAYOUT & STAKING PLAN

SCALE:	1" = 50'
DATE:	02/22/2023
DRAWN BY:	FE/ LE/ E.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
C3.4
NOT ISSUED FOR CONSTRUCTION

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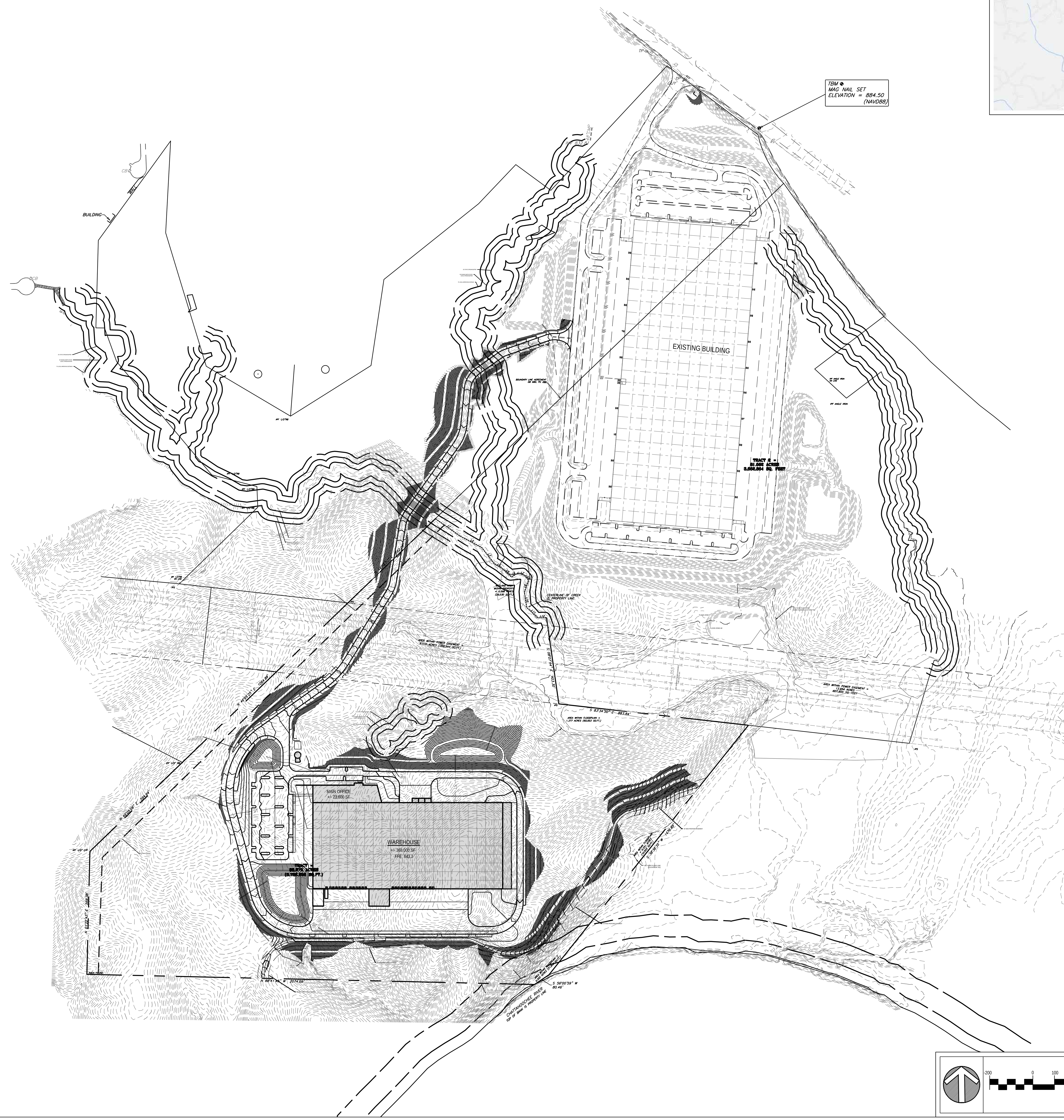

LOCATION MAP
N.T.S.

GENERAL NOTES

1. RAMP RUNS SHALL HAVE RUNNING SLOPE NOT STEEPER THAN 1:12.
2. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
3. CHANGES IN LEVEL OTHER THAN RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
4. RAMPS SHALL HAVE LANDING AT THE TOP AND THE BOTTOM OF EACH RAMP RUN
5. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM
6. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM
7. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING
8. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS
9. A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.
10. LANDING SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
11. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS OR RAMPS
12. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
13. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
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15. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIRS NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAL OF AN ADJACENT STAIR FLIGHT.
16. USE VULCAN V-5736 ASSEMBLY, AND WHERE APPLICABLE, V4140 HOOD FOR ALL INLETS IN TRUCK COURT AND TRAILER PARKING AREAS
17. USE GDOT STD 1019-A TYPE "E" WITH HOOD FOR ALL OTHER CURB INLETS IN A SAG CONDITION
18. USE GDOT STD 1019-B, TYPE "V-1" WITH HOOD FOR ALL CURB INLETS ON GRADE.
19. ALL SPOT ELEVATIONS ARE AT BOTTOM OF CURB UNLESS NOTED OTHERWISE.

GRADING LEGEND

— — — 100 — — —	EXISTING MAJOR CONTOUR
— — — 102 — — —	EXISTING MINOR CONTOUR
✕101.1	EXISTING SPOT ELEVATION
——100——	PROPOSED MAJOR CONTOUR
——102——	PROPOSED MINOR CONTOUR
✕BW: 101.1 ✕ 01.1	PROPOSED SPOT ELEVATION
→	PROPOSED DRAINAGE ARROW
═══	PROPOSED RETAINING WALL

SPOT ELEVATION LEGEND
BW: GROUND ELEVATION AT BOTTOM OF WALL
TW: GROUND ELEVATION AT TOP OF WALL

SPOT ELEVATIONS SHOWN REPRESENT THE ELEVATION AT THE FACE OF THE CURB UNLESS OTHERWISE NOTED

OWNER/DEVELOPER (PRIMARY PERMITTEE)
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(404) 921-2011

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GRAPHIC SCALE
-200 0 100 200 400 800
(IN FEET)
1 INCH = 200 FT.

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▼ LAND PLANNING
▼ CIVIL ENGINEERING
▼ LANDSCAPE ARCHITECTURE

PROJECT NAME:
PANATTONI
PROJECT HAMMER
LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

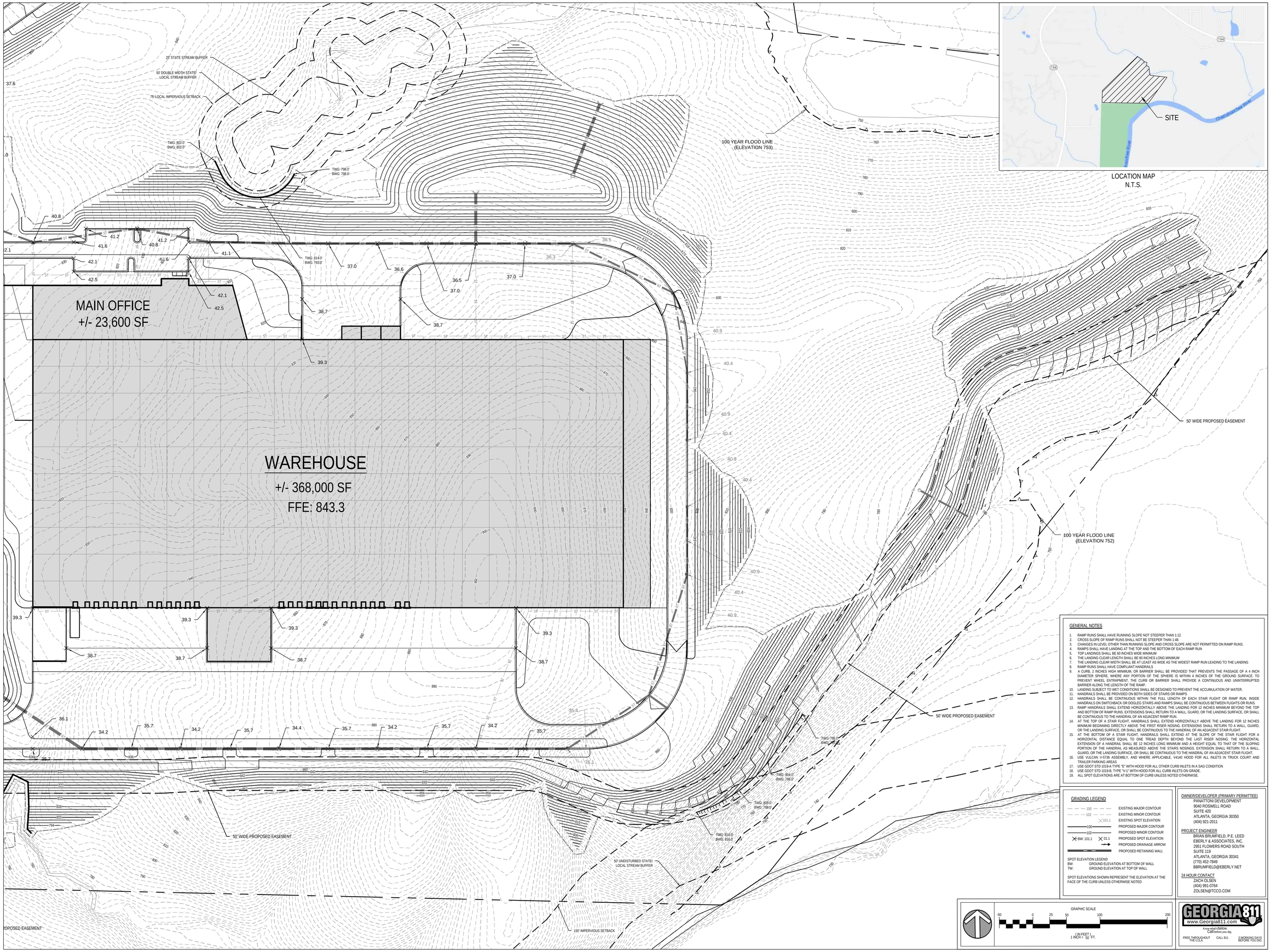
01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

OVERALL GRADING PLAN

SCALE: 1" = 200'
DATE: 02/22/2023
DRAWN BY: FEI LI, E.I.T.
PROJECT ENGINEER: TEJASH PATEL
QA/QC REVIEWER: BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
C4.0
NOT ISSUED FOR CONSTRUCTION



GENERAL NOTES

1. RAMP RUNS SHALL HAVE RUNNING SLOPE NOT STEEPER THAN 1:12.
2. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
3. CHANGES IN LEVEL OTHER THAN RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
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GRADING LEGEND

100	EXISTING MAJOR CONTOUR
102	EXISTING MINOR CONTOUR
101.1	EXISTING SPOT ELEVATION
100	PROPOSED MAJOR CONTOUR
102	PROPOSED MINOR CONTOUR
BW: 101.1 / 01.1	PROPOSED SPOT ELEVATION
	PROPOSED DRAINAGE ARROW
	PROPOSED RETAINING WALL

SPOT ELEVATION LEGEND
BW: GROUND ELEVATION AT BOTTOM OF WALL
TW: GROUND ELEVATION AT TOP OF WALL

SPOT ELEVATIONS SHOWN REPRESENT THE ELEVATION AT THE FACE OF THE CURB UNLESS OTHERWISE NOTED

OWNER/DEVELOPER (PRIMARY PERMITTEE)
PANATTONI DEVELOPMENT
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SUITE 400
ATLANTA, GEORGIA 30350
(404) 921-2011

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PROJECT NAME
PANATTONI
PROJECT HAMMER
LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

GRADING PLAN

SCALE	1" = 50'
DATE:	02/22/2023
DRAWN BY:	FEIJI, E.I.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
C4.1
NOT ISSUED FOR CONSTRUCTION

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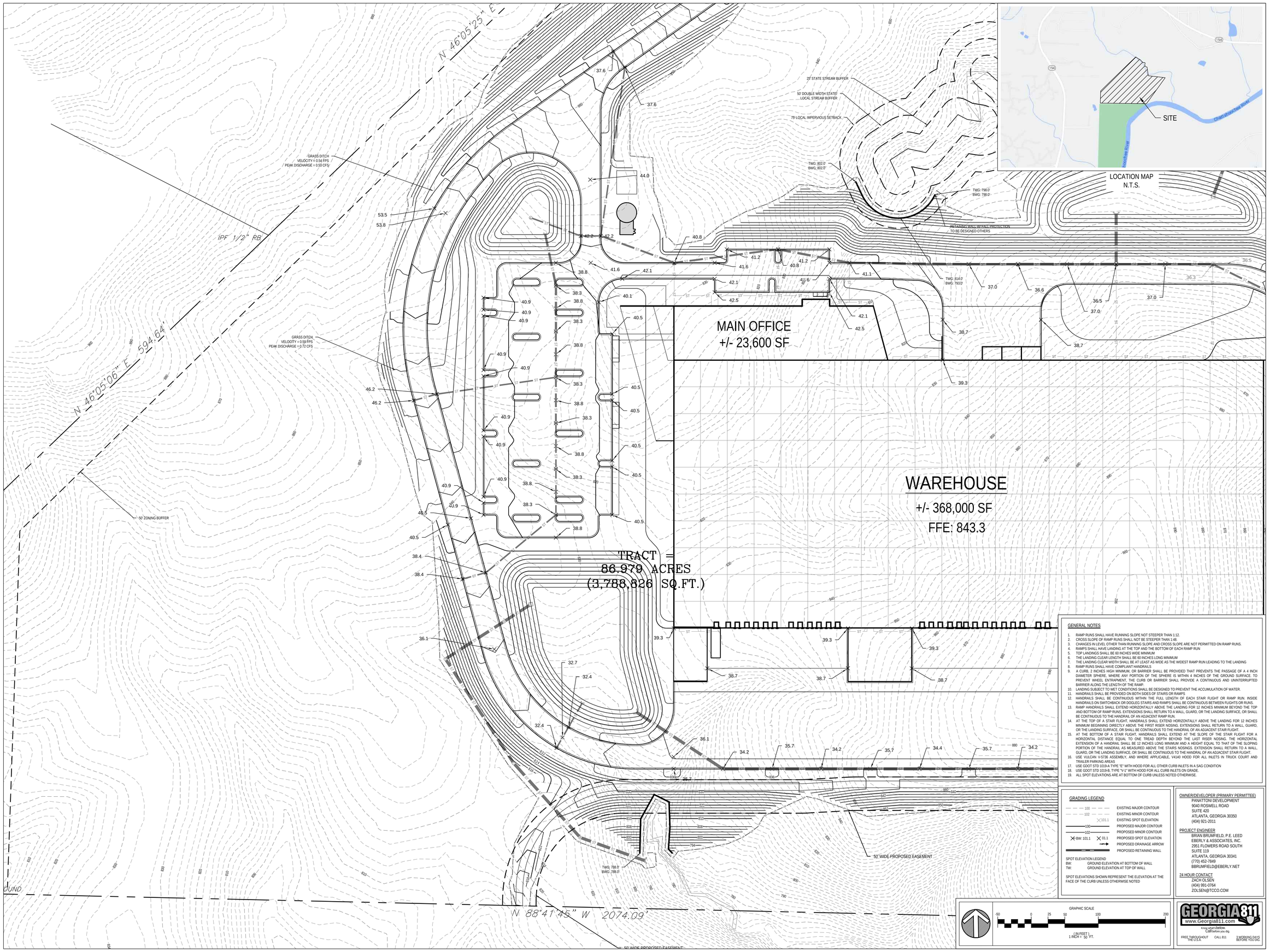

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LAND PLANNING
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LANDSCAPE ARCHITECTURE

PANATTONI
PROJECT HAMMER

LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

PROJECT NAME:

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

GENERAL NOTES

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15. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIRS NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
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19. ALL SPOT ELEVATIONS ARE AT BOTTOM OF CURB UNLESS NOTED OTHERWISE.

GRADING LEGEND

100	EXISTING MAJOR CONTOUR
102	EXISTING MINOR CONTOUR
101.1	EXISTING SPOT ELEVATION
100	PROPOSED MAJOR CONTOUR
102	PROPOSED MINOR CONTOUR
BW: 101.1 / 01.1	PROPOSED SPOT ELEVATION
	PROPOSED DRAINAGE ARROW
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SPOT ELEVATION LEGEND
BW: GROUND ELEVATION AT BOTTOM OF WALL
TW: GROUND ELEVATION AT TOP OF WALL

SPOT ELEVATIONS SHOWN REPRESENT THE ELEVATION AT THE FACE OF THE CURB UNLESS OTHERWISE NOTED

OWNER/DEVELOPER (PRIMARY PERMITTEE)
PANATTONI DEVELOPMENT
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SUITE 420
ATLANTA, GEORGIA 30350
(404) 921-2011

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24 HOUR CONTACT
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ZOLSEN@TCCO.COM

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

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GRADING PLAN

SCALE	1" = 50'
DATE:	02/22/2023
DRAWN BY:	FEI LI, E.I.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
C4.2
NOT ISSUED FOR CONSTRUCTION

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LOCATION MAP
N.T.S.

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LANDSCAPE ARCHITECTURE

PROJECT NAME:

PANATTONI PROJECT HAMMER

LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

GRADING PLAN

SCALE	1" = 50'
DATE:	02/20/2023
DRAWN BY:	FEI / E.E.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:

23-030

SHEET NUMBER:

C4.3

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GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

OWNER/DEVELOPER (PRIMARY PERMITTEE)
PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 420
ATLANTA, GEORGIA 30350
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PROJECT ENGINEER
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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:

PANATTONI
PROJECT HAMMER

LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

GRADING PLAN

SCALE	1" = 50'
DATE:	02/22/2023
DRAWN BY:	FE/ LE E.I.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:

23-030

SHEET NUMBER:

C4.4

NOT ISSUED FOR CONSTRUCTION

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ITEM # 10 LOCATION MAP - N.T.S.

EBERLY & ASSOCIATES
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WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
5. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
6. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
7. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
8. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOD.
9. (ITEM # 39) STATE WATERS WERE LOCATED ON THE SITE.
10. THERE ARE WETLANDS LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY ALTA/NSPS LAND TITLE SURVEY DATED 3/17/2023.
11. (ITEM # 20) SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.
12. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY
13. (ITEM # 21) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING
14. (ITEM # 14) THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
15. (ITEM # 15) NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
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18. RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND THE TEMPORARY SEDIMENT PONDS AND RETROFITS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUCK FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.

PROJECT NAME:

PANATTONI
PROJECT HAMMER

LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

ITEM # 6
TOTAL SITE AREA = 83.8 ACRES
DISTURBED AREA = 43.3 ACRES

OWNER/DEVELOPER (PRIMARY PERMITTEE)
ITEM # 5
PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 420
ATLANTA, GEORGIA 30350
(404) 921-2011

PROJECT ENGINEER
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24 HOUR CONTACT
ITEM # 4
ZACH OLSON
(404) 991-0764
ZOLSEN@TCCO.COM

ITEM # 2 LEVEL II CERTIFICATION

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ITEM # 37 GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 INCH = 200 FT.

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INITIAL ES&PC PLAN

SCALE	1" = 200'
DATE:	02/22/2023
DRAWN BY:	FEI LI, E.I.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
EC2.0
NOT ISSUED FOR CONSTRUCTION

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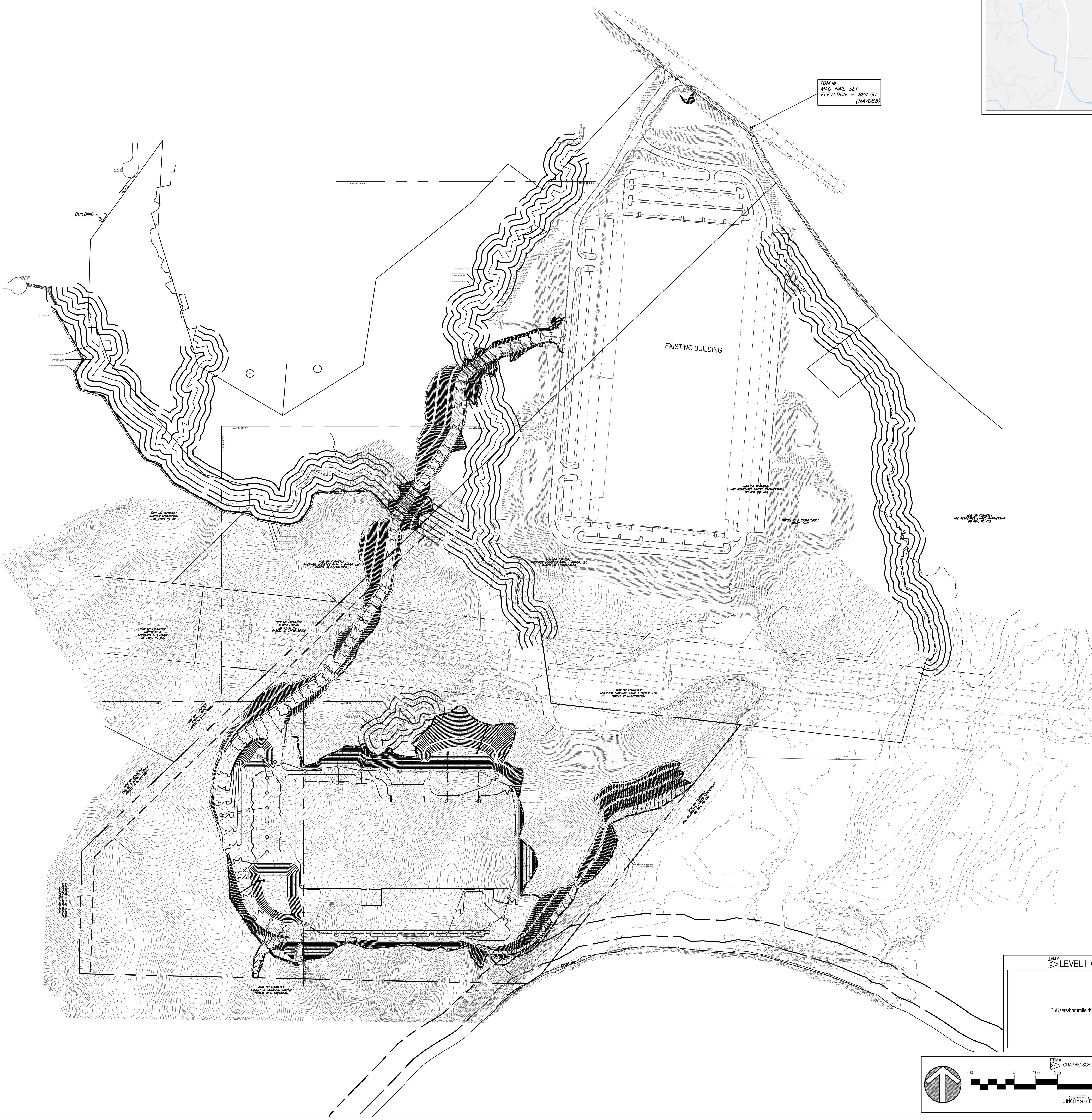

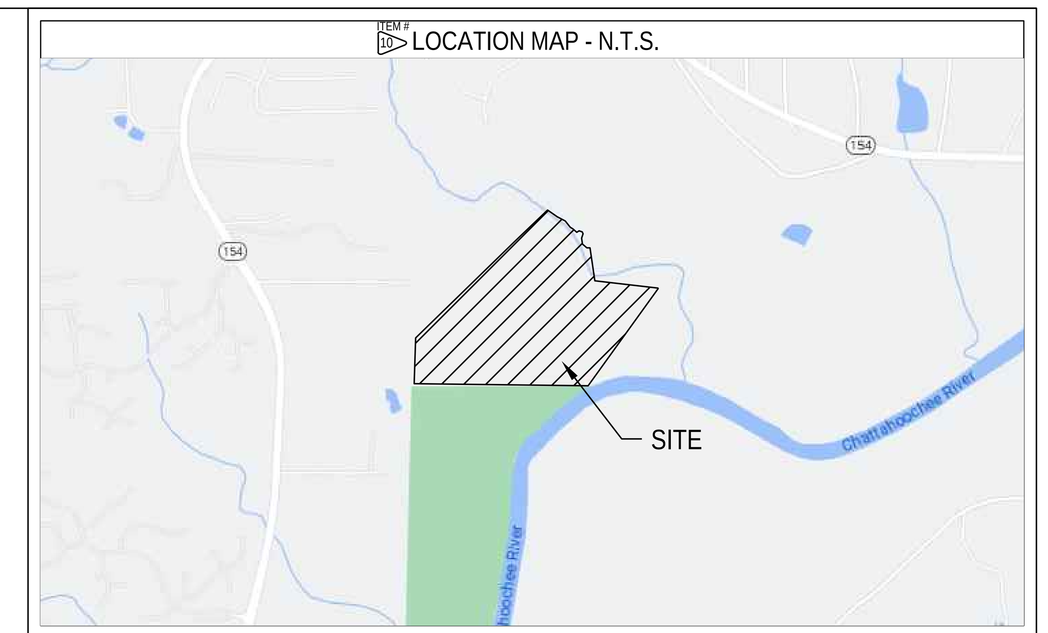

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REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

INTERMEDIATE ES&PC PLAN

SCALE	1" = 200'
DATE:	02/22/2023
DRAWN BY:	FEI LI, E.I.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

EBERLY PROJECT NUMBER:
23-030

SHEET NUMBER:
EC3.0
NOT ISSUED FOR CONSTRUCTION

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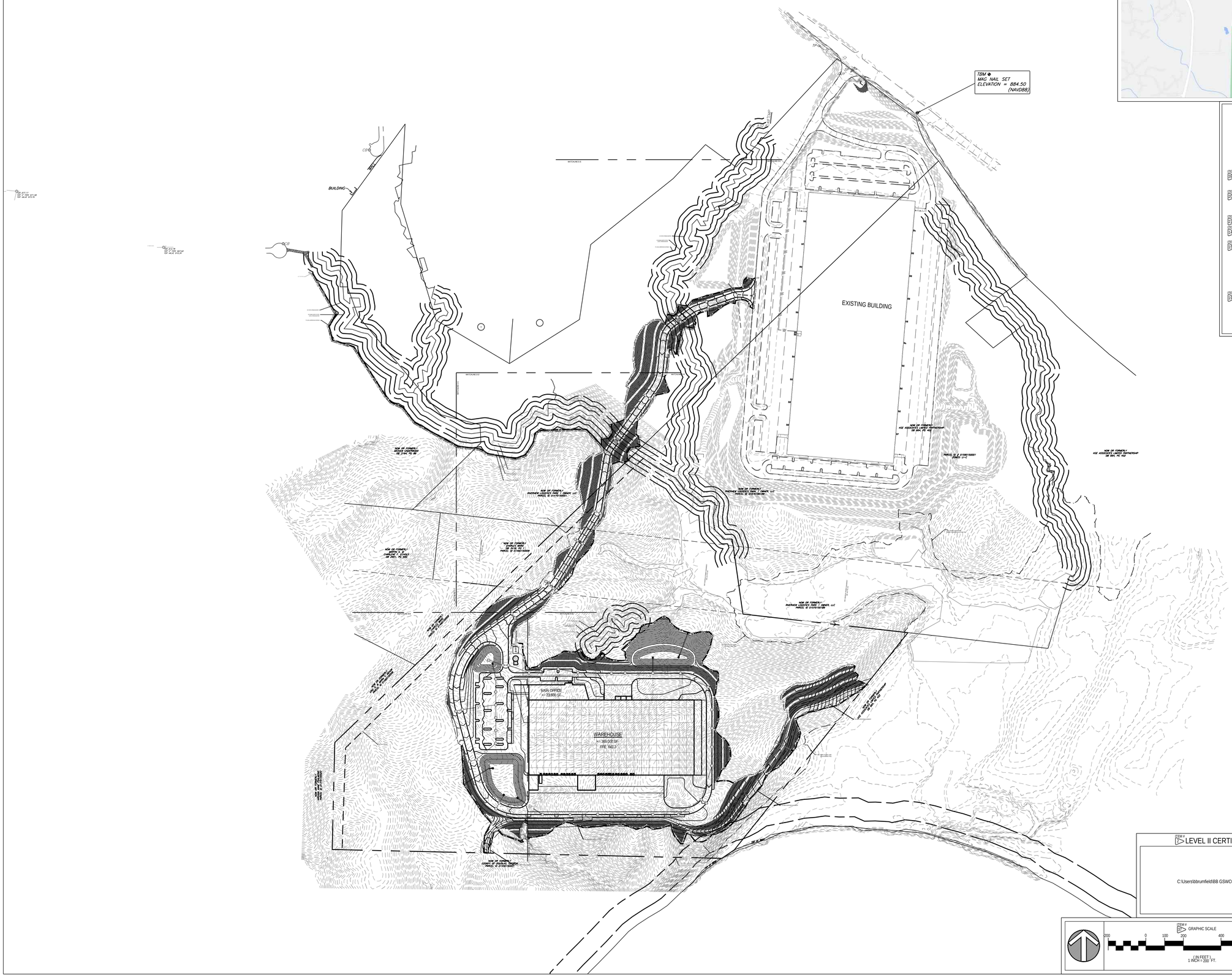

LOCATION MAP - N.T.S.

EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
2. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
4. WITHIN THE CLEARING LIMITS, THE SITE IS TO BE TIMBERED.
5. ALL STUMPS, LIMBS, AND TOPS ARE TO BE DISPOSED OF OFF-SITE AND THE SOIL IS TO BE CLEANED BY USE OF A ROOT RAKE OR SIMILAR IMPLEMENT.
6. ALL TOPSOIL IS TO BE MOVED TO A STOCKPILE LOCATION.
7. AFTER ROUGH GRADING IS COMPLETE, THE TOPSOIL IS TO BE RE-SPREAD IN THE FRONT AND REAR YARDS, SLOPES, AND OTHER NON-LOAD BEARING LOCATIONS. CARE MUST BE TAKEN TO REMOVE THE TOPSOIL FROM AREAS WHERE DRIVEWAYS AND PATIOS OCCUR.
8. ALL TOPSOIL IS TO BE COMPACTED AND WALKED-IN PRIOR TO APPLICATION OF SEED OR SOD.
9. STATE WATERS WERE LOCATED ON THE SITE.
10. THERE ARE WETLANDS LOCATED ON THE SITE PER INVESTIGATION CONDUCTED BY ALTANSFG LAND TITLE SURVEY DATED 3/17/2023.
11. SEE TREE PROTECTION AND REPLACEMENT PLAN FOR TREE REMOVAL WITHIN THE LIMITS OF DISTURBANCE.
12. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY.
13. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING
14. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
15. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
16. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
17. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND -DISTURBING ACTIVITIES.
18. RESTORE DETENTION PONDS TO ORIGINAL DESIGN CONDITIONS ONCE SITE HAS BEEN STABILIZED AND THE TEMPORARY SEDIMENT PONDS AND RETROFITS HAVE BEEN REMOVED. THIS INCLUDES REMOVING SILT AND MUCK FROM THE BOTTOM OF THE PONDS AND INSTALLING PERMANENT GRASS.

TOTAL SITE AREA = 83.8 ACRES
DISTURBED AREA = 43.3 ACRES

LEVEL II CERTIFICATION

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OWNER/DEVELOPER (PRIMARY PERMITTEE)
PANATTONI DEVELOPMENT
9040 ROSWELL ROAD
SUITE 420
ATLANTA, GEORGIA 30350
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PROJECT ENGINEER
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ZOLSEN@TCCO.COM

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 INCH = 200 FT.

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LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:

PANATTONI
PROJECT HAMMER

LAND LOT 146, 158
1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA
HWY 166 - FAIRBURN RD

REVISION

01	02/28/2023	DD SET
	05/25/2023	EROSION
	07/18/2023	MRPA SUBMITTAL

FINAL ES&PC PLAN

SCALE:	1" = 50'
DATE:	02/22/2023
DRAWN BY:	FEI LIE E.I.T.
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRIAN BRUMFIELD, P.E. LEED

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