

VACINITY MAP



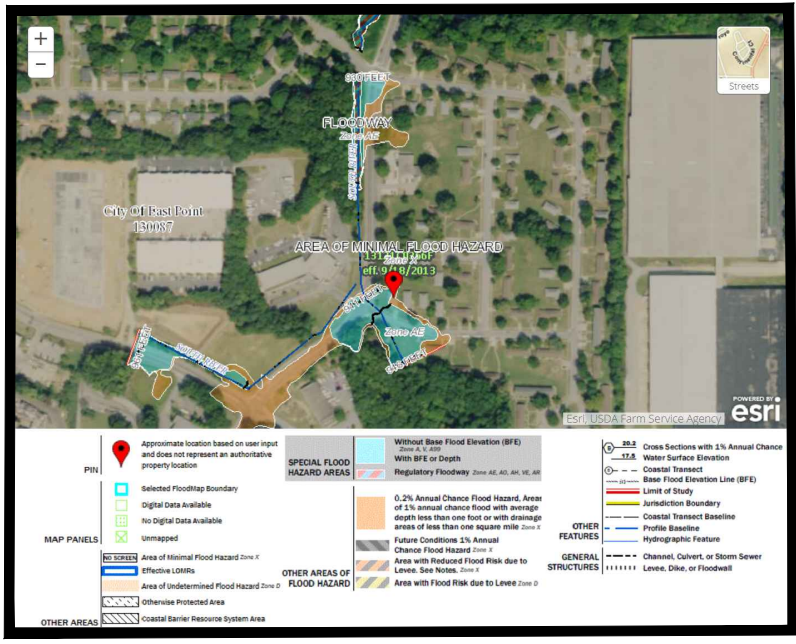
# SITE CONSTRUCTION PLANS

## FOR

# EPHA building addition

### 3056 Norman Berry Dr, East Point, GA 30344

### CITY OF EAST POINT, GEORGIA



FEMA FLOOD PANEL MAP  
13121co366f 9/08/2013

1"=2000'

- GENERAL NOTES:**
- TOTAL SITE AREA = 28.647 ACRES
  - IMPERVIOUS AREA CALCULATIONS:
    - PROPOSED IMPERVIOUS AREA: 0.06 ACRES
    - PROPOSED IMPERVIOUS PERCENTAGE FOR TOTAL SITE: .02 %
  - PROPOSED LAND DISTURBANCE: .06 ACRES
  - PROPOSED USE: EXPANSION TO MULTIFAMILY CLUBHOUSE
  - ZONING: R-3
  - PARKING:
    - REQUIRED: 12 SPACES
    - PROPOSED: 18 SPACES ALREADY EXISTING - NO CHANGE
  - ASBUILT AND BOUNDARY SURVEY PROVIDED BY LANDO LP. SURVEYING DATED 1-12-16
  - A PORTION OF THIS SITE SITS WITHIN A FLOOD PLAIN - SEE FEMA MAP.
  - 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 THEREFORE.
  - ANY VARIATION FROM THE PERMITTED PLANS, CHANGES IN DESIGN RESULTING FROM FIELD CONDITIONS, OR SUBSTITUTIONS OF CONSTRUCTION MATERIALS ARE TO BE REVIEWED AND APPROVED BY THE RESPONSIBLE ENGINEER.
  - 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING (WWW.GEORGIA811.COM)
  - PROVIDE A RECORDED STORMWATER DETENTION FACILITY INSPECTION AND MAINTENANCE AGREEMENT WHICH MUST INCLUDE TWO EXHIBITS AS WELL AS THE POST CONSTRUCTION INSPECTION, OPERATION AND MAINTENANCE PLAN.
  - COMPACTION OF ALL FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES TO BE 95% STANDARD PROCTOR MUST BE CERTIFIED BY GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF CURB. THIS CERTIFICATION WILL BE SUBMITTED TO THE CHIEF OF DEVELOPMENT INSPECTIONS. LOTS WITH 2' OF FILL OR GREATER, AS DELINEATED ON THE CONSTRUCTION PLANS, WILL REQUIRE A COMPACTION CERTIFICATIONS PRIOR TO ISSUANCE OF BUILDING PERMITS. THE ENGINEER WILL ALSO PROVIDE A LETTER LISTING THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION. THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAT.
  - THIS PROPERTY IS NOT LOCATED IN A DESIGNATE FLOOD AREA PER THE FEMA PANEL 13121co36f
  - CITY OF EAST POINT LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
  - ALL CONSTRUCTION MUST CONFORM TO CITY STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, CALL 811
  - THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATIONS AND LIASON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATING AND TIE IN TO PUBLIC UTILITIES.
  - REFER TO ARCHITECTURE PLANS FOR ALL DIMENSION AND SPECIFICATIONS FOR BUILDING STRUCTURES.
  - CUT AND FILL SLOPES NOT TO EXCEED 2:1
  - CONTRACTOR TO REMOVE ANY DIRT FROM THE TIRES OF ANY CONSTRUCTION VEHICLE PRIOR TO LEAVING SITE.
  - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESARRY BY ON SITE INSPECTIONS.
  - EROSION CONTROL MEASURES ARE TO BE COMPLETE PRIOR TO ANY OTHER CONSTRUCTION ON SITE AND MAINTAIN UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
  - ALL CONSTRUCTION SHALL COMPLY WITH THE SPECIFICATIONS AND PROCEDURES DETAILED IN THE CURRENT DEVELOPMENT REGULATIONS OF CITY OF EAST POINT AND THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GA.
  - TWO ROWS OF GA. DOT. EROSION TYPE C SILT FENCE SHALL BE INSTALLED ADJACENT TO STATE WATERS AND WILL PROTECT STATE WATERS FROM ANY LAND DISSTURBANCE ACITIVITY.
  - IRRIGATION SPRINKLERS ARE NOT ALLOWED IN THE ROAD ROW.
  - APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF EAST POINT OF ANY LAND DISTURBANCE ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
  - ALL DRAINAGE STRUCTURES SHALL BE BUILT ACCORDING TO GA. DOT. STANDARDS.
  - ANY FILL MATERIAL SUPPORTING STRUCTURAL LOADS SHALL BE ENGINEERED WITH PROPER DOCUMENTATION INCLUDING A GEORGIA REGISTERED PE STAMP. SUBMIT THIS DOCUMENTATION TO THE CITY BUILDING DEPT. PRIOR TO FOUNDATION INSPECTION.

#### SITE DESCRIPTION:

TOTAL ACRES = 28.647

ZONING = R-3

SETBACKS:  
FRONT SETBACK = 35'  
SIDE SETBACK = 6'  
REAR SETBACK = 25'

DISTURBED AREA = 2650 SF; (0.06 ACRES)

TOTAL SF OF OF NEW IMPERVIOUS = 2250 SF

MINIMUM PARKING = 1 PER 500 SF (12)  
1916 SQ FT ADDED, 4 NEEDED  
18 AT BUILDING EXISTING

#### SHEET INDEX

SHEET #	TITLE
C0.0	COVER
C 1	EXISTING CONDITIONS
C 2	DEMOLITION PLAN
C 3	SITE PLAN
C 4	GRADING AND EROSION CONTROL

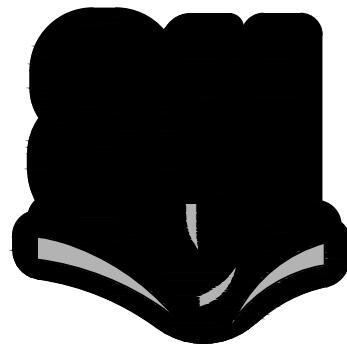
#### PROJECT SCOPE

CONSTRUCT NEW BUILDING ADDITION AND NEW DECK TO BE ADDED TO EXISTING BUILDING AS SHOWN

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL MEASURES SHALL BE ADDED TO TREAT THE SEDIMENT SOURCE.

#### REVISION DESCRIPTIONS

#### SHEETS REVISED



CALL  
BEFORE  
YOU DIG!

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN(10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT TELEPHONE NUMBER 811 PER O.C.G.A. § 25-9-1 (2007)

This site plan review is limited in scope to site preparation for construction. The egress components have not been reviewed. All building(s), structure(s), egress components, including ramps and stairs must be submitted separately to the fire marshal's office for review and approval prior to construction. Independent building permits are required in addition to the Land Disturbance Permit. The person identified below is designated at the design professional responsible for all means of egress components outside of the building.

Name ROBERT SKROBOT Phone (404) 226-6795

CURRENT OWNER/DEVELOPER CONTACT:  
EAST POINT HOUSING AUTHORITY

ENGINEER CONTACT:  
ROBERT SKROBOT, P.E.  
RASK CIVIL ENGINEERING, PC  
409 ROSE LANE  
WOODSTOCK, GA 30188  
PH: 404-226-6795  
EMAIL: robert@raskce.com

SITE CONSTRUCTION PLANS

FOR

EPHA building addition

3056 Norman Berry Dr, East Point, GA 30344

CITY OF EAST POINT, GEORGIA



No.	Revision/Issue	Date

## RASK

CIVIL ENGINEERING

409 ROSE LANE  
WOODSTOCK, GA 30188  
(404) 226-6795

#### OWNER/DEVELOPER:

EAST POINT HOUSING AUTHORITY  
3056 NORMAN BERRY DR, EAST POINT, GA

#### CONTACT:

DEBRA STEPHENS  
dstephens@eastpointha.org

Project	Sheet
Date 11-20-2020	COVER
Scale as shown	C-0