

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

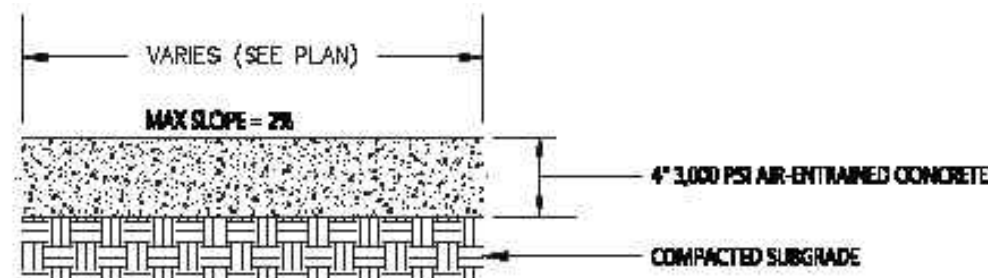
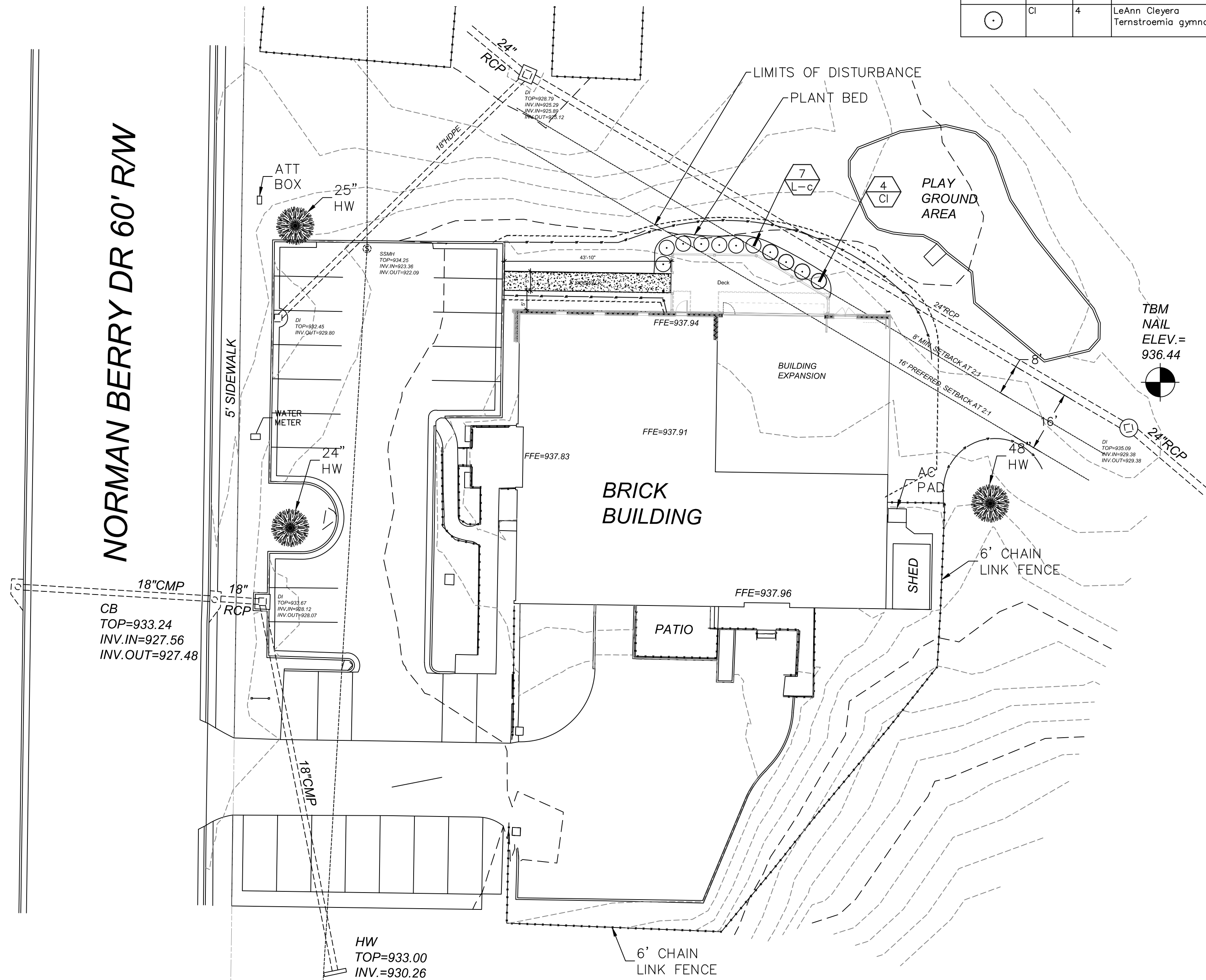
PROJOECT NARRATIVE: ADD NEW BUILDING ADDITION AND NEW
CONCRETE DECK TO EXISTING BUILDING

PLANT SCHEDULE

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	REMARKS
	L-c	7	Ever Red Fringe Flower Laropetalum chinense 'Chang Nian Hong'	3 gal	48" o.c.	Evergreen
	CI	4	LeAnn Cleyera Ternstroemia gymnanthera 'LeAnn' TM	3 gal	72" o.c.	Evergreen

GENERAL SITE NOTES

- SEE ARCHITECTURE AND STRUCTURAL DETAILS FOR BUILDING SUPPORT SYSTEM ON THE CORNER CLOSEST TO ANGLE OF REPOSE NEAR EXISTING PIPE.
- EXISTING UTILITIES TO BE EXTENDED FROM EXISTING BUILDING INTO THE NEW BUILDING ADDITION, SEE ARCHITECTURAL PLANS
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- SIDEWALK FROM THE PARKING LOT TO THE DECK DOES NOT REQUIRE ADA ACCESSIBILITY. ADA ACCESSIBILITY FOR ENTRY IS PLANNED TO REMAIN FROM THE FRONT OF THE BUILDING
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING PAVEMENT, CONCRETE, AND UNSUITABLE MATERIAL FROM THE SITE. ALL AREAS UNDER EXISTING PAVEMENT SHALL BE SCARIFIED BEFORE PLACING STRUCTURAL FILL MATERIAL.
- ALL PROPOSED CUT OF FILL SLOPES TO BE 2.5:1 OR FLATTER.
- ANY EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN PAVED AND NATURAL AREAS AND ENSURE POSITIVE DRAINAGE TO COLLECTION STRUCTURES.
- ALL POSITIVE DRAINAGE SHALL SHED ACROSS SIDEWALKS AT NO GREATER THAN 2% SLOPE TO REACH INLETS.
- CONTRACTOR TO FIELD VERIFY GRADES AND EXISTING CONDITIONS AND ALERT OWNERS IF VARIANCE CAUSING CHANGES IN CONSTRUCTION TO BE NEEDED
- ALL PROPOSED BUILDING ROOF DRAINS ARE TO BE TIE TO UNDERGROUND STORMWATER DRAINAGE SYSTEM SUCH THAT ALL PROPOSED BUILDING IMPERVIOUS AREA IS CAPTURED WITHIN THE DETENTION AND WATER QUALITY FACILITY.
- NO CHANGES TO EXISTING THE PARKING LOT OR STORM DRAINS ARE PLANNED OR REQUIRED PER CODE
- ALL EROSION MEASURES TO BE IN PLACE UNTIL FINAL INSPECTION APPROVAL



NOTES:

- CONSTRUCTION JOINTS SPACE SHALL BE EQUAL TO SIDEWALK WIDTH 1-1/2 INCHES DEEP.
- MASTIC EXPANSION JOINTS SHALL BE PROVIDED WHEREVER THE SIDEWALK ADJUTS EXISTING/PROPOSED PAVEMENT.
- ACCESSIBLE RAMPS, PER DOT SPECIFICATIONS, TO BE PROVIDED AT ALL LOCATIONS SHOWN ON PLANS.
- 4\"/>

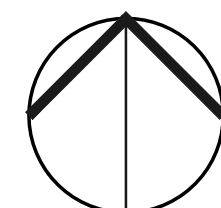
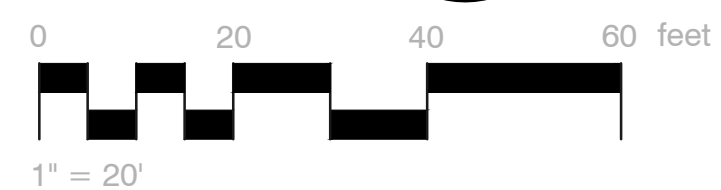
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



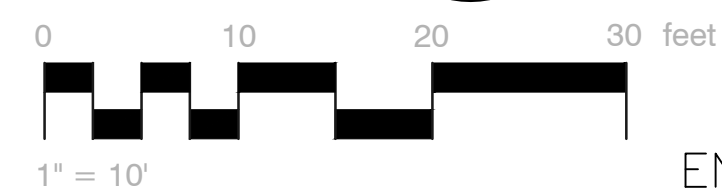
CALL
BEFORE
YOU DIG!

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)



REFER TO ARCHITECTURAL DWGS
FOR DECK EXPANSION

REFER TO ARCHITECTURAL DWGS
FOR BLDG EXPANSION



ENGINEER CONTACT:

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SITE PLAN

SITE CONSTRUCTION PLANS

FOR

EPHA building addition

3056 Norman Bery Dr, East Point, GA 30344
CITY OF EAST POINT, GEORGIA



GSWCC No. 0000005766

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
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Project	Sheet
Date	C-3
11-20-2020	
Scale	