



Tyrone Planning Commission Agenda

February 25, 2021

7:00 PM

Planning Commission

David Nebergall
Chairman

Dia Hunter
Vice-Commissioner

Carl Schouw
Vice-Chairman

Jeff Duncan
Commissioner

Scott Bousquet
Commissioner

Staff

Phillip Trocquet
Town Planner

Patrick Stough
Town Attorney

Meeting Information

2nd & 4th Thursday
of each month

950 Senoia Road
Tyrone, Ga 30290
770-487-4038
www.tyrone.org

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from *February 11th, 2021*

IV. Public Hearing

V. New Business

1. Consideration to approve a site plan for a new commercial structure from applicant Christopher Marosey for 1500 Senoia Road. **Phillip Trocquet, Town Planner**

VI. Staff Comments

VII. Commission Comments

VIII. Adjournment

**Town of Tyrone
Planning Commission Meeting Minutes
February 11, 2021
7:00PM**

Present:

Chairman, David Nebergall
Vice-Chairman, Dia Hunter
Commission Member, Jeff Duncan
Commission Member, Scott Bousquet
Commission Member, Carl Schouw
Town Attorney, Patrick Stough
Town Planner, Phillip Trocquet
Planning and Zoning Assistant, Dakota Hammock

Call to Order:

Chairman Nebergall called the meeting to order at 7:02pm, the meeting was also available via YouTube Live.

Approval of Agenda:

Commissioner Schouw made a motion to approve the agenda.
Vice-Chairman Hunter seconded the motion. Motion was approved 4-0.

Approval of Minutes:

Commissioner Schouw made a motion to approve the minutes from January 28, 2021
Commissioner Bousquet seconded the motion. Motion carried 4-0.

Public Hearing:

1. *The consideration of a rezoning from applicant Earnie Johnson of a 10-acre tract with parcel number 0726 014 at property address 414 Jenkins Road from Educational Institutional (E-1) to Downtown Commercial (C-1).* **Phillip Trocquet, Town Planner**

Town Planner Trocquet stated that the first item for the commission's consideration would be for the rezoning of address 414 Jenkins Road from E-1 to C-1. He stated that the applicant, Ernie Johnson, submitted a petition on behalf of Living Proof Church to rezone the property. He stated that staff recommends the approval of the rezoning request, but with conditions that a lone trailer

located just south of the property be removed or moved onto the property in question before the rezoning is brought before the Town Council for public hearing.

Trocquet stated that the existing land use was for a pre-existing church building used for assembly with public water and an assembly structure located on the property. He stated that the properties surrounding were zoned as follows: to the North, M-1, to the South O-1, to the East, unincorporated Fayette County, and to the west, C-1.

Trocquet stated that the petition is consistent with the Town's Future Development Map and Comprehensive Plan and that the property also lies within the Town's Commercial Corridor character area which permits the C-1 zoning change.

Trocquet stated that the zoning is suitable with surrounding properties. The uses allowed in C-1 are compatible with the surrounding commercial properties. He also stated that any commercial uses requiring distancing or conditions due to proximity to school property would be held to those standards. He gave the example of alcohol sales and the state distancing requirements from school properties.

Trocquet also stated that the zoning would not adversely affect adjacent properties and that it is staff's opinion that this rezoning will not increase a negative impact on surrounding properties as well. He also stated that the property does have some reasonable economic use as currently zoned only if there is a demand for Educational or Institutional development, giving the example of a church or school. He stated that due to the zoning, if there is demand for other commercial uses present in the same character area, this property would be deprived economic use currently enjoyed by other properties in similar situations.

Trocquet went on to say that the proposed zoning would not result in a use which will or could be excessively burdensome on existing infrastructure due to the intensity of C-1 uses being compatible with the character area and existing infrastructure. He stated that staff recommends approval of the rezoning.

Chairman Nebergall opened the floor to the public hearing portion of the topic. He asked that anyone in favor of the zoning change please step forward. The applicant, Ernie Johnson, stated that the property would be used for a pet rescue and they were seeking to move the trailer that existed outside of the property lines to within the property lines. Trocquet stated that the property to the south was owned by the Town which meant that the trailer could not be outside of the property lines. Mr. Johnson then stepped away from the podium.

Chairman Nebergall then asked for anyone who opposed to the rezoning to come forward. No one came. He then asked for any commission comments or questions, no one spoke.

Vice-Chairman Hunter made a motion to approve the rezoning with staff's conditions that the trailer be moved to within the property lines.

Commissioner Schouw seconded the motion. Motion was approved 4-0.

*2. Consideration of a text amendment to the Town of Tyrone Code of Ordinances pertaining to Sec. 113-211, Off Street Automobile Parking. **Phillip Trocquet, Town Planner***

Mr. Trocquet stated that the Town's parking ordinance has been an item of interest since the Town has begun focusing on downtown development and ordinance revisions. He stated that many cities across Georgia and the rest of the Country have been focusing on revising and updating their parking ordinances in order to facilitate economic development.

Trocquet stated that staff believes that a two-phased approach to revising the parking ordinance is ideal. He stated that the first phase would include brief, quick-fixes that allow more flexibility particularly for businesses downtown. He stated that the second phase would likely be presented as part of the LCI (Livable Centers Initiative) and the Council Retreat as a more comprehensive revision to the whole ordinance.

Trocquet went on to stated that the primary revisions suggested for phase one are to allow shared-parking agreements between property owners and to provide a parking reduction waiver for properties within a proposed distance of one thousand (1,000) feet from public parking. He stated that these revisions would allow property owners to reduce the required parking spaces by a proposed twenty (20) percent. He stated that it was Staff's recommendation to approve to add shared parking agreements and proximity to public parking reductions.

Trocquet stated that revisions would be made to the following portions of the ordinance:

(b)(2) He stated that the design standards would include access drive(s) and, as determined by the Town Engineer and the Town Environmental Specialist, proper curb and effective drainage would be put into place.

(b)(7) He stated that this subsection would be removed to allow for parking in the rear of businesses which would coincide with the TCMU zoning.

(d) He stated that this subsection would be removed to allow for shared parking agreements between businesses and adjacent property owners.

(e) He stated that this subsection would be added which allowed for shared parking agreements. He stated that based on state and nationwide research, most cities had an ordinance of one thousand (1,000) feet walking distance from public parking to downtown businesses. He stated that the hours of operation for businesses with shared parking agreements would not be able to overlap tremendously and that the agreement would be some type of easement for a life span of twenty (20) years.

Chairman Nebergall opened the public hearing for anyone to speak in favor or in opposition of the changes to the current parking ordinances, no one spoke. Chairman Nebergall closed the public hearings.

He then asked the commission if they had any comments or questions. Vice-Chairman Hunter brought attention to subsection (b) as to why there is a set twenty (20) foot width buffer between

parking and residential areas, and why it was not a percentage. Trocquet stated that this was a simpler way than having a percentage of the property considering the setbacks for commercial areas is within twenty feet. Commissioner Duncan asked if all of the changes that were being proposed were from other cities, to which Trocquet stated that the changes were, in fact, already being used in other cities.

Commissioner Schouw asked if there was anything about rear parking in the ordinance, to which Trocquet stated that rear parking is stated in the TCMU and downtown classification ordinances with the specific provisions.

Commissioner Duncan made a motion to recommend approval of the changes to the current off street automobile parking ordinance.

Commissioner Bousquet seconded the motion. Motion carried 4-0

New Business

1. *Consideration to approve a site plan for a commercial addition from applicant John Kaufman for 993 Senoia Road. **Town Planner, Phillip Trocquet***

Mr. Trocquet stated that the applicant, John Kaufman, submitted a site plan approval for a 1-acre tract with parcel number 0738 036 at the property address of 993 Senoia Road. He stated that the preliminary site plan approval is to accommodate a future proposed restaurant addition to the property. He stated that no impervious surface area is to be added to the lot and no trees are proposed to be cut down.

Trocquet stated that was staff's recommendation to approve the site plan with conditions until the TRC comments have been resolved and until CSX provides easement within their right of way for buildings encroaching on the property line. Trocquet stated that the easement has been recorded at the tax assessor's office, but the Town is still waiting for a copy of the documentation. He also stated that it is Staff's knowledge that the addition would be a large outdoor deck area for the restaurant.

Trocquet stated that the site plan is compatible with zoning ordinances, but the site is short twelve (12) parking spaces required by the ordinances. He stated that even though the site is short these spaces, the hours of operation would coincide with the closure of other business tenants located within the facility. He stated that Mr. Kaufman has provided information that surrounding businesses would be willing to share parking if the Town's ordinances permitted it.

Trocquet stated that it was Staff's recommendation to approve the site plan with conditions in anticipation of the Town's parking ordinance be changed and any outstanding TRC comments be met.

Commissioner Bousquet asked Kaufman if the proposed addition would be to the side and rear of the building. Kaufman answered that the deck would be to the side of the building, but the rear would have an enclosed area that would house bathrooms and other restaurant facilities.

Vice- Chairman Hunter made a motion to approve the site plan with the conditions recommended by staff.

Commissioner Duncan seconded the motion. Motion carried 4-0.

Staff Comments

Mr. Trocquet stated that the new Town Hall facility was connected to sewer today and that the pump station on Valleywood Road is up and running as well.

He also stated that Staff had their first meeting with POND in regards to the LCI. He stated that they transferred some GIS information to them and that the walk audit would be scheduled to begin soon. He also stated that a public outreach would be conducted with downtown business owners and residents. Trocquet stated that they plan to have a website specific to the LCI and were hoping to have that up and running soon.

Trocquet continued to say that the Town would be reaching out to homeowner's association (HOA) presidents as well. Commissioner Duncan asked how HOA's would be contacted and Trocquet stated that the Town has a HOA presidents list with their contact information. He also stated that the information for public engagement would be posted on the Town's Social Media sites as well as sent out on the Email list.

Commission Comments

Adjournment

Commissioner Duncan made a motion to adjourn.

The meeting adjourned at 7:37 pm.

Chairman David Nebergall

Phillip Trocquet, Town Planner

Staff Report

Town of Tyrone, Department of Planning & Zoning
950 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Zoning Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108

Date: February 25, 2021

DOCKET/CASE/APPLICATION NUMBER

PZ 02282021

APPLICANT/PROPERTY OWNER

Applicant: Chris Marosey

PLANNING COMMISSION MEETING DATE

February 25, 2021

TOWN COUNCIL MEETING DATE

NA

ADDRESS/LOCATION

1500 Senoia Road

Summary

Applicant Christopher Marosey has submitted a Site Plan application for 1500 Senoia Road on behalf of American Freedom Heating and Air. The proposed building is a metal structure designed to accommodate a specialty trade contractor.

Staff has noted a few comments that have yet to be resolved, but there are no fundamental issues that would significantly alter the site plan as proposed.

Staff recommends approval with conditions that all TRC comments be resolved.



MAP SOURCE: Fayette County Tax Assessor

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
C-2 Highway Commercial	Vacant	North: O-1 South: C-2 East: Town-Owned West: C-2	Public Water	1.46 Acres

COMPATIBILITY WITH FUTURE DEVELOPMENT MAP & COMPREHENSIVE PLAN

The site plan is largely compatible with the Future Development Map and Comprehensive Plan. This property lies within the Town's Commercial Corridor character area which permits C-2 developments such as the one proposed.

The development strategy for Commercial Corridor "promotes high standards of architecture, landscaping, and sign controls." In keeping with this strategy, staff recommends that the developer strive to improve the facade of the structure if a simple metal structure is being pursued.

PROPERTY HISTORY

None of record.

COMPATIBILITY WITH ZONING ORDINANCE

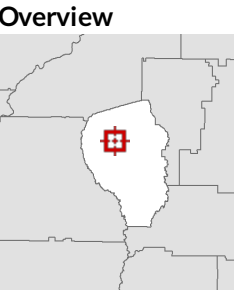
The proposed commercial structure is compatible with the zoning ordinance. Setbacks are improperly labeled on the site plan, but are listed over what is required by our ordinance. A revision of this error will not substantially change the site plan or make it non-conforming with the standards of the C-2 Zoning District. Staff does recommend conditional approval of the site plan that any outstanding TRC comments be resolved before an LDP is issued.

APPROVE

STAFF RECOMMENDATION

APPROVE W/CONDITIONS

DENY



- Legend
- Parcels
 - Roads
 - Contours
 - <all other values>
 - Index Contours
 - Intermediate Contours

PROJECT NAME:

NEW STORAGE / OFFICE BUILDING

PROJECT SCOPE/DESCRIPTION:

NEW BUILDING 1 STORY w/ MEZZANINE IN OFFICE AREA
THE FINISHES ARE IN ACCORDANCE WITH NFPA 101 CODE

PROJECT OWNER

AMERICAN FREEDOM HEATING AND AIR
118 Palmetto Rd. Suite E
Tyrone, GA 30290

TEL: (404)-259-4443

24 HOUR CONTACT:

Stephan Tremblay, PE
TEL: (404)-218-9579
stephan@vestengineering.com

PROJECT ADDRESS

1500 Senoia Rd, Tyrone, GA 30213
Lot 14

ENGINEER:

Vest Engineering Inc.
Stephan Tremblay, PE
227 Sumac Trl, Woodstock, GA 30188

TEL: (404)-218-9579
stephan@vestengineering.com
www.vestengineering.com

GENERAL NOTES

SITE DATA:

EXISTING ZONING:
C-2 HIGHWAY COMMERCIAL DISTRICT

PROPERTY AREA = 63,844 sq ft OR 1.466 ac

TOTAL DISTURBED AREA = 40,958 OR 0.94 ac

LOT COVERAGE:

C-2 MAXIMUM HEIGHT OF STRUCTURE =35 ft / MAXIMUM BUILDING SIZE
FOOTPRINT= 30,000 sq ft :

IMPERVIOUS SURFACES PROPOSED:

OFFICE + FUTURE TENANT:	2,732 sq ft
WAREHOUSE:	2,317 sq ft
GARAGE TENANT=	451 sq ft
TOTAL FOOTPRINT BUILDING=	5,500 sq ft<30,000 sq ft

SIDEWALK=	899 sq ft
INTERIOR STREETS=	15,150 sq ft
TOTAL PROPOSED IMPERVIOUS=	16,049 sq ft

CALCULATE LOT COVERAGE= 21,549 sq ft / 63,844 sq ft =33%

CALCULATED OCCUPANT LOAD
(NFPA 101/TABLE 7.3.1.2)

BUSINESS USE:	100GROSS
STORAGE USE:	300 GROSS

FINISHED INTERIOR AREAS:	
OFFICE AREA:	2,631 sq ft/100=26.31
MEZZANINE OFFICE STORAGE:	2,631 sq ft/300=8.77
STORAGE AREA:	2,207 sq ft/300=7.36
TOTAL:	7,469 sq ft = 43 PERSONS

CALCULATED PARKING

ARTICLE VIII. - TRAFFIC AND PARKING REQUIREMENTS,
ORDINANCES TYRONE

Sec. 113-211. - Off-street automobile parking

(5) Commercial, manufacturing and industrial establishments . One
space per 2,000 square feet of gross office, plant and storage area;

TOTAL AREA= 8,131 sq ft/2000=4.1 = 4 spaces
PROVIDED 4 + 1 ADA space= 5 spaces

CALCULATED CONSUMPTION PER OCCUPANT

BUSINESS USE: 15 GPD
43 PERSONS X 15 GPD= 645 GPD

CHAPTER 16 ORDINANCES TYRONE
SEC. 16-28 GENERAL PROVISIONS
(h) Design limits on conventional septic tank systems.
MIN. SEPTIC TANK 750 GALLONS

FIXTURE	QTY.	MAX. FLOW RATE (gpm)	CONSUM. (gpm)
LAVATORY	6	2.2*	13.2
W.C. w/ TANK	6	1.6*	9.6
SHOWER	1	2.5*	2.5
SINK	1	2.2*	2.2
SINK SERVICE	1	2.2*	2.2
TOTAL			29.7

NOTE (*):
FROM TABLE 604.4 MAXIMUM FLOW RATES AND
CONSUMPTION FOR PLUMBING FIXTURES
IPC INTERNATIONAL PLUMBING CODE

FLOOD HAZARD MAP:



THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA
PER FIRM PANEL 13077C0180D DATED 2/6/2013 COWETA COUNTY

DRAINAGE NOTES:

- THIS PARCEL IS PART OF A MASTER DEVELOPMENT THAT WAS DESIGNED, APPROVED AND CONSTRUCTED IN THE PAST.
- THE PREVIOUS MASTER DEVELOPMENT INCLUDED A MASTER DETENTION FACILITY THAT TREATED THE RUNOFF OF THE SITE IN THE FUTURE CONDITIONS.
- DUE TO THE DIFFICULTY OF OBTAINING OLD RECORDS, THE NEIGHBORING TRACTS WERE USED TO PROVIDE AN IMPERVIOUS AREA USED FOR EACH TRACT TO COMPARE WITH THE LOT COVERAGE USED ON THIS PROJECT.

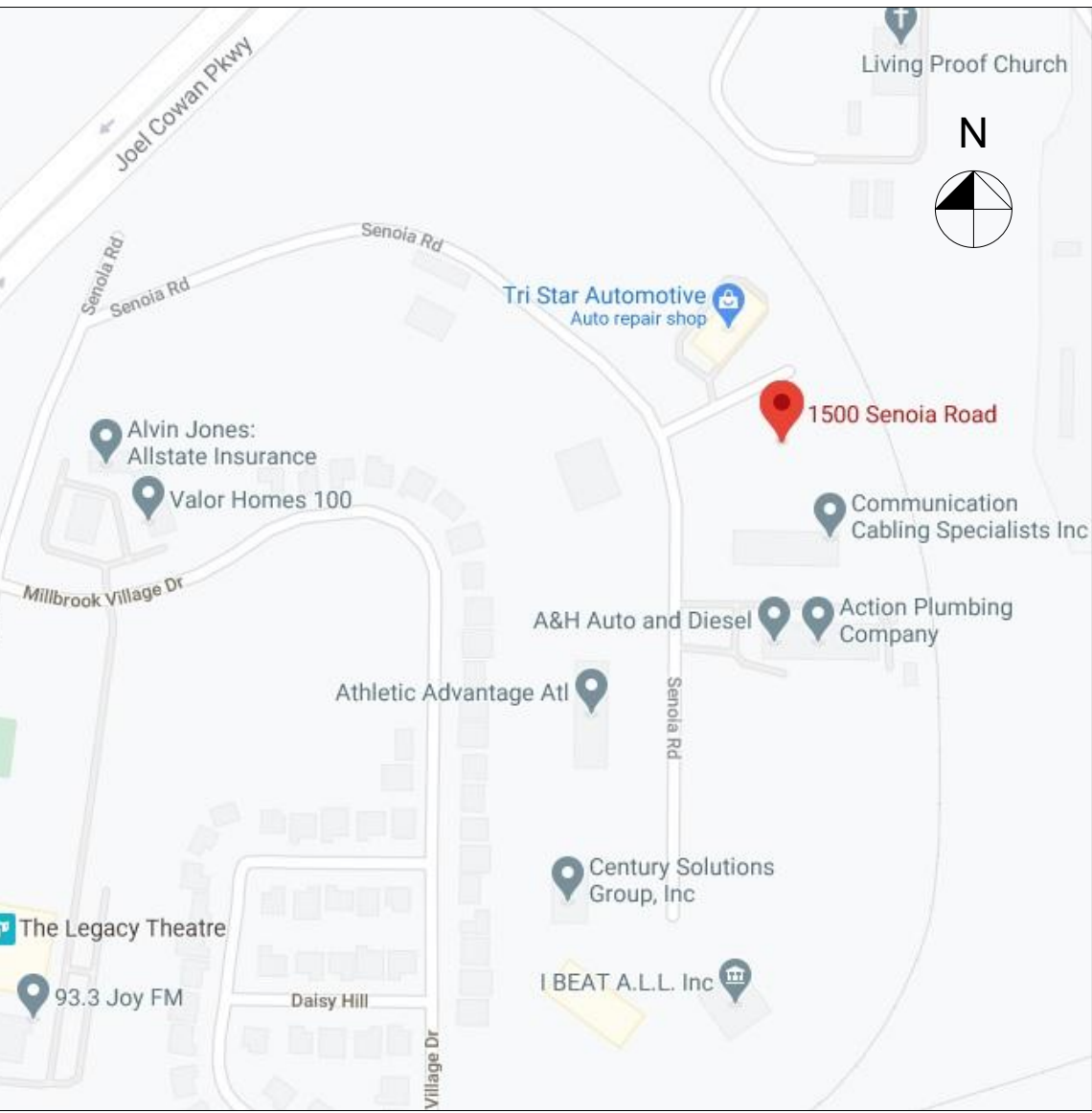
PARCEL 1: PARCEL ID 072604005 LOCATED AT 1510 SENOIA ROAD IS APPROXIMATELY 1.43 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 1.01 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 70% OF THE TOTAL LOT AREA.

PARCEL 2: PARCEL ID 072605008 LOCATED AT 1520 SENOIS ROAD IS APPROXIMATELY 3.33 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 1.82 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 55% OF THE TOTAL AREA.

PARCEL 3: PARCEL ID 072605003 LOCATED AT 1545 SENOIA ROAD IS APPROXIMATELY 1.13 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 0.54 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 48% OF THE TOTAL LOT AREA.

4. THIS PROPOSED DEVELOPMENT IS 1.466 ACRES AND PROPOSED IMPERVIOUS AREA OF 0.62, LOT COVERAGE COMPRISES APPROXIMATELY 42% OF TOTAL LOT AREA.

VICINITY MAP



SHEET INDEX:

- COVER SHEET
- C-1.0 SITE PLAN
- C-1.1 GRADING PLAN
- C-1.2 EROSION CONTROL PLAN
- C-1.3 STORMWATER PLAN
- C-1.4 STORMWATER DETAILS

VEST

ENGINEERING INC.

227 SUMAC TRL,
WOODSTOCK, GA 30188
404-218-9579
www.vestengineering.com



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PROJECT SHOWN AND MAY NOT BE
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THE CONSENT OF ENGINEER.

ISSUES & REVISIONS

PROJECT:
New Storage/Office Building
1500 Senoia Rd, Tyrone, GA 30213

CONTENTS:

COVER SHEET

DATE:

1-4-21

SHEET No:

COVER

OF:

SHEETS:

APPLICABLE CODES:

ALL ALTERATIONS AND NEW EQUIPMENT INSTALLATIONS SHALL BE DONE IN CONFORMANCE WITH THE FOLLOWING CODES:

- (IBC) INTERNATIONAL BUILDING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- (IFC) INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- (IPC) INTERNATIONAL PLUMBING CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- (IMC) INTERNATIONAL MECHANICAL CODE , 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- (IFGC) INTERNATIONAL FUEL GAS CODE , 2018 EDITION WITH GEORGIA AMENDMENTS (2020)
- (NEC) NATIONAL ELECTRICAL CODE, 2017 EDITION (NO GEORGIA AMENDMENTS)
- (IECC) INTERNATIONAL ENERGY CONSERVATION CODE , 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE, 2018 EDITION WITH GEORGIA AMENDMENTS (2020)

ABBREVIATIONS:

DR= DOOR
OVH DR= OVERHEAD DOOR
WDW= WINDOW
SLD WDW= SLIDING WINDOW
FG WDW= FIXED GLASS WINDOW
CLG=CEILING



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ISSUES & REVISIONS

[illegible]

PROJECT: New Storage/Office Building
1500 Senoia Rd, Tyrone, GA 30213

CONTENTS:

SITE PLAN

DATE: _____

1-4-21

SHEET No:

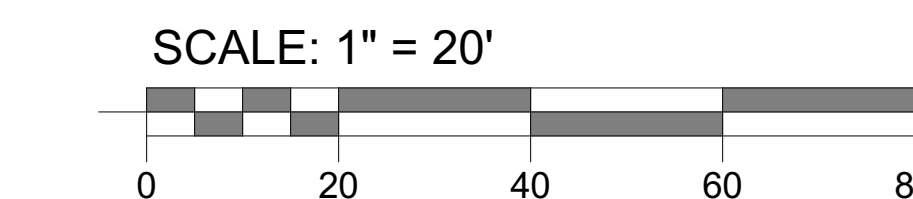
C-1.0

OF:

SHEETS:

SURVEY LEGEND

rbf =Rebar Found
R/W =Right of Way
P.O.B.=Point of Beginning
B/L =Building Line
 =Fire Hydrant
 =Light Pole



THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. VEST ENGINEERING INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

SURVEY LEGEND

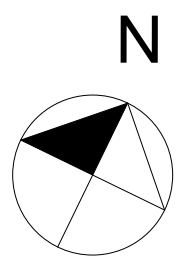
rbf =Rebar Found
 R/W =Right of Way
 P.O.B.=Point of Beginning
 B/L =Building Line
 =Fire Hydrant
 =Light Pole

LINETYPES:

NEW	EXISTING	
		CONTOUR LINE

UTILITY LEGEND

	EXIST. CATCH BASIN CURB INLET
	STORMWATER CATCH BASIN (NYLOPLAST OR SIMILAR)
	EXIST. STORMWATER PIPE
	NEW STORMWATER PIPE



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ISSUES & REVISIONS

PROJECT:

CONTENTS:

GRADING PLAN

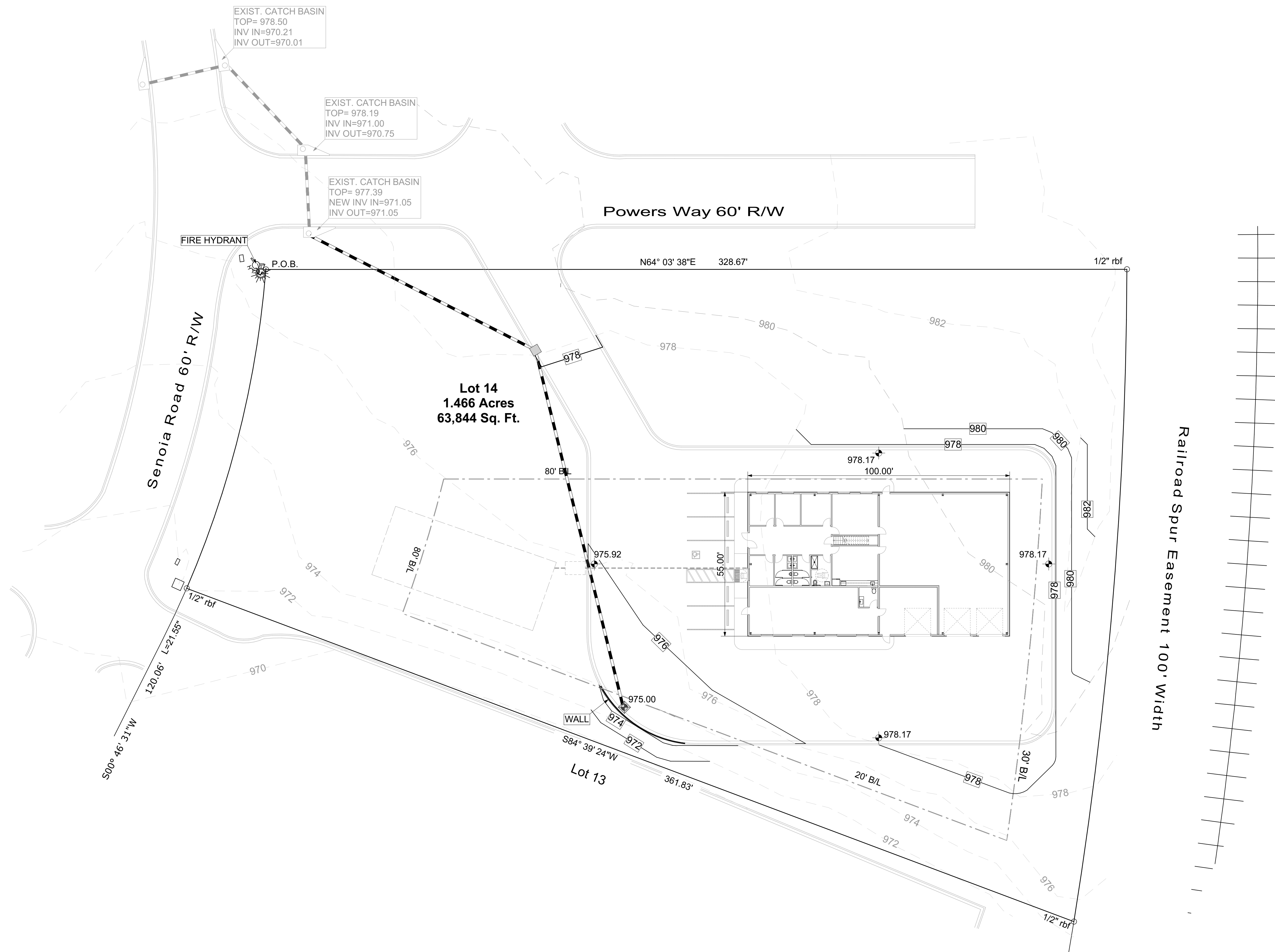
DATE: _____

1-4-21

SHEET No:

C-1.1

OF: SHEETS:

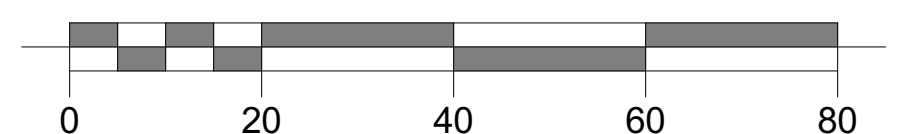


1 GRADING PLAN
C-1.1 1" = 20'



Know what's below.
Call before you dig.

SCALE: 1" = 20'



DRAWING TO BE PRINTED TO SCALE ON PAPER SIZE 24"X36" ONLY

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. VEST ENGINEERING INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

Diagram illustrating the vertical curve dimensions for a sag curve. The dimensions shown are:

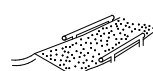
- 48' MIN. (Total length of the curve)
- 18' MIN. (Approach length)
- 30' MIN. (Sag length)
- 28' (Height of the curve)
- 6' (Offset from the approach to the curve)
- 2' (Offset from the curve to the approach)

The diagram also shows a 'FLOW' arrow indicating the direction of traffic.

1. USE 36" D.O.T. APPROVED FABRIC.
2. USE WOOD POST.

EROSION AND SEDIMENT CONTROL MEASURES

VEGETATIVE PRACTICES & STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Co	CONSTRUCTION EXIT		 (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1-C	SEDIMENT BARRIER		 (INDICATE TYPE)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

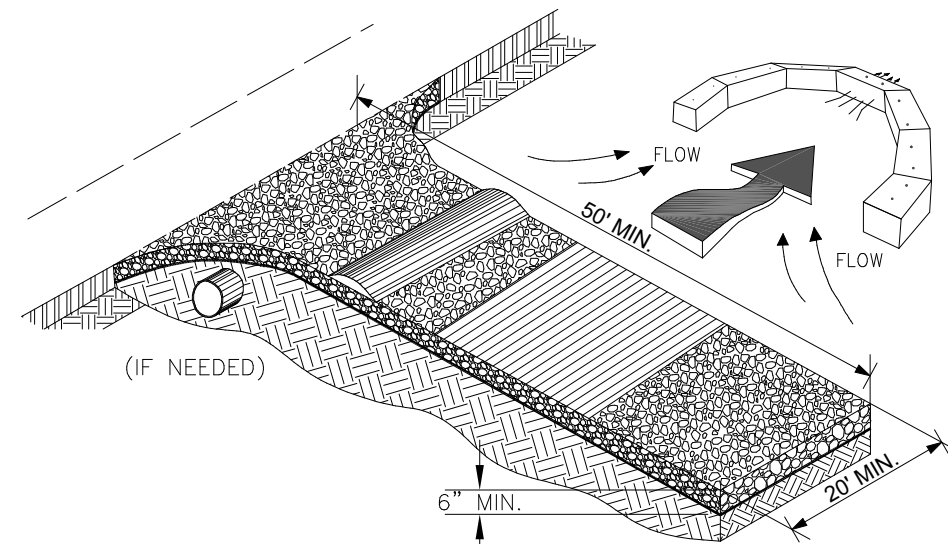
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3. DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION

4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED A LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY

5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION

6. SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED



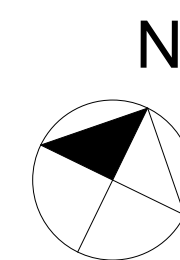
EXIST. CATCH BASIN
TOP= 978.50
INV IN=970.21
INV OUT=970.01

EXIST. CATCH BASIN
TOP= 978.19
INV IN=971.00
INV OUT=970.75

EXIST. CATCH BASIN
TOP= 977.39
NEW INV IN=971.05
INV OUT=971.05

Powers Way 60' R/W

NOTE:
THERE ARE NO TREES LARGER THAN 6"
CALIPER ON THE PROPERTY



227 SUMAC TRL,
WOODSTOCK, GA 30188
404-218-9579
www.vestengineering.com



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[illegible]

PROJECT:

New Storage/Office Building
1500 Senoia Rd, Tyrone, GA 30213

CONTENTS:

EROSION CONTROL PLAN

DATE: _____

SHEET No:

C-1.2

OF: SHEETS:

DRAINAGE NOTES:

1. THIS PARCEL IS PART OF A MASTER DEVELOPMENT THAT WAS DESIGNED, APPROVED AND CONSTRUCTED IN THE PAST.
2. THE PREVIOUS MASTER DEVELOPMENT INCLUDED A MASTER DETENTION FACILITY THAT TREATED THE RUNOFF OF THE SITE IN THE FUTURE CONDITIONS.
3. DUE TO THE DIFFICULTY OF OBTAINING OLD RECORDS, THE NEIGHBORING TRACTS WERE USED TO PROVIDE AN IMPERVIOUS AREA USED FOR EACH TRACT TO COMPARE WITH THE LOT COVERAGE USED ON THIS PROJECT.

PARCEL 1: PARCEL ID 072604005 LOCATED AT 1510 SENOIA ROAD IS APPROXIMATELY 1.43 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 1.01 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 70% OF THE TOTAL LOT AREA.

PARCEL 2: PARCEL ID 072605008 LOCATED AT 1520 SENOIS ROAD IS APPROXIMATELY 3.33 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 1.82 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 55% OF THE TOTAL AREA.

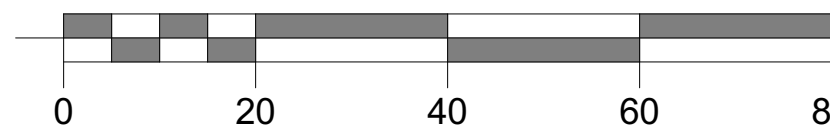
PARCEL 3: PARCEL ID 072605003 LOCATED AT 1545 SENOIA ROAD IS APPROXIMATELY 1.13 ACRES WITH A LOT COVERAGE OF APPROXIMATELY 0.54 ACRES, LOT COVERAGE COMPRISES APPROXIMATELY 48% OF THE TOTAL LOT AREA.

4. THIS PROPOSED DEVELOPMENT IS 1.466 ACRES AND PROPOSED IMPERVIOUS AREA OF 0.62. LOT COVERAGE COMPRISES APPROXIMATELY 42% OF TOTAL LOT AREA.

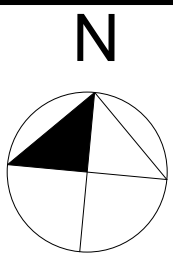


Know what's below.
Call before you dig.

SCALE: 1" = 20'



DRAWING TO BE PRINTED TO SCALE ON PAPER SIZE 24"X36" ONLY



VEST

ENGINEERING INC.

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ISSUES & REVISIONS

PROJECT:
New Storage/Office Building
1500 Senoia Rd, Tyrone, GA 30213

CONTENTS:

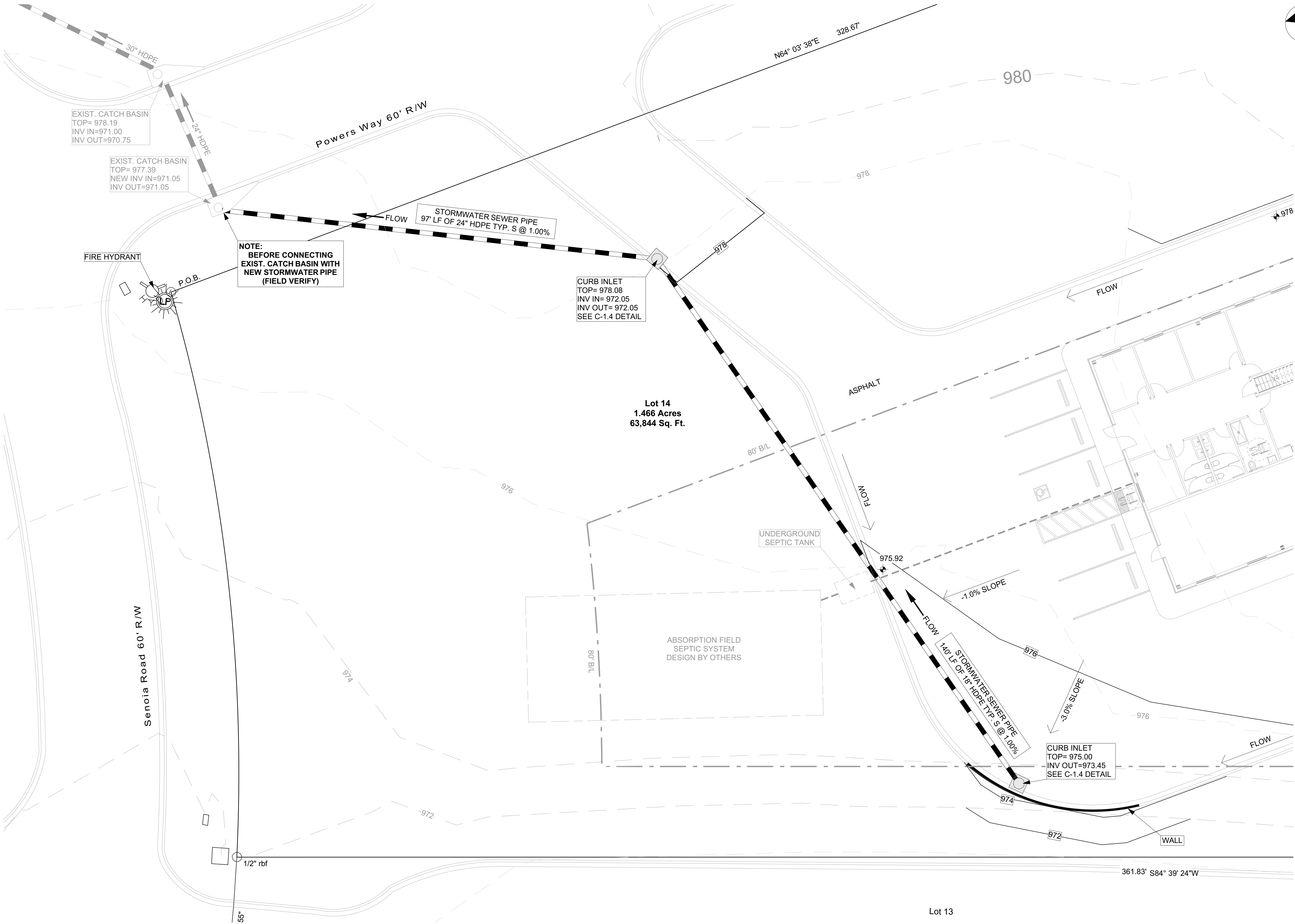
STORMWATER PLAN

DATE:
1-4-21

SHEET No:

C-1.3

OF: SHEETS:



Section 2723

Engineered Surface Drainage Products

GENERAL

PVC surface drainage inlets shall be of the curb inlet structure type as indicated on the contract drawings and referenced within the contract specifications. The **ductile iron frame, grate and hood** for each of these structures are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The curb inlet structure shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc. or prior approved equal.

MATERIALS

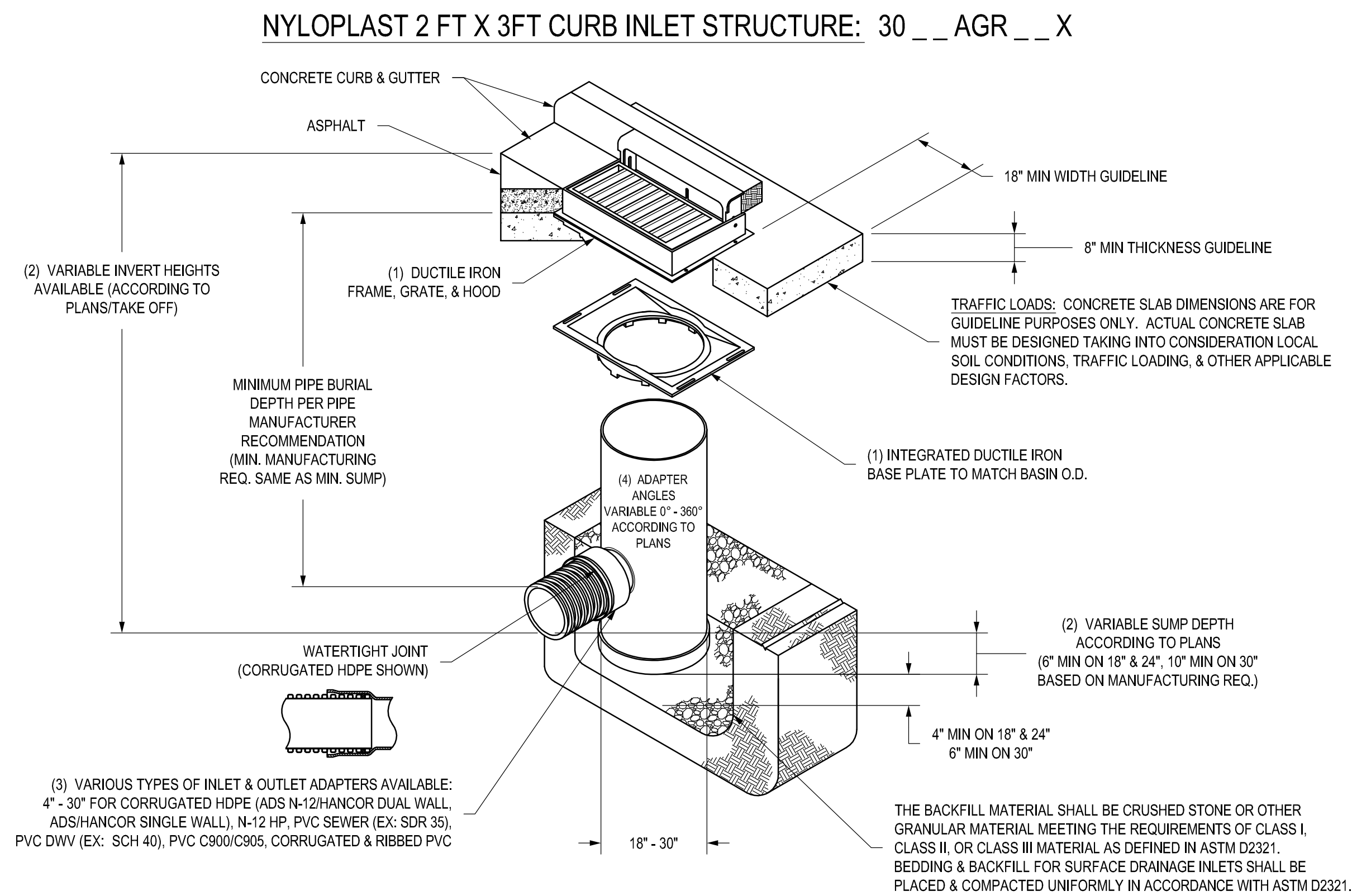
The curb inlet structure required for this contract shall be manufactured from PVC pipe stock, utilizing a thermo-molding process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the structure. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

The grate, frame and hood for all curb inlet structures shall be ductile iron and shall be made specifically for each so as to provide a round bottom flange that closely matches the diameter of the PVC structure body. The grate, frame and hood shall be capable of supporting H-20 wheel loading for traffic areas. The hood section will have a solid back and be adjustable by use of three (3) locking hex head bolts. The metal used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05 for ductile iron.

INSTALLATION

The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in [ASTM D2321](#). Bedding and backfill for the curb inlet structure shall be placed and compacted uniformly in accordance with [ASTM D2321](#). The curb inlet structure body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For H-20 load rated installations, a concrete ring will be poured under the frame, grate, and hood. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to [ASTM D2321](#) guidelines.

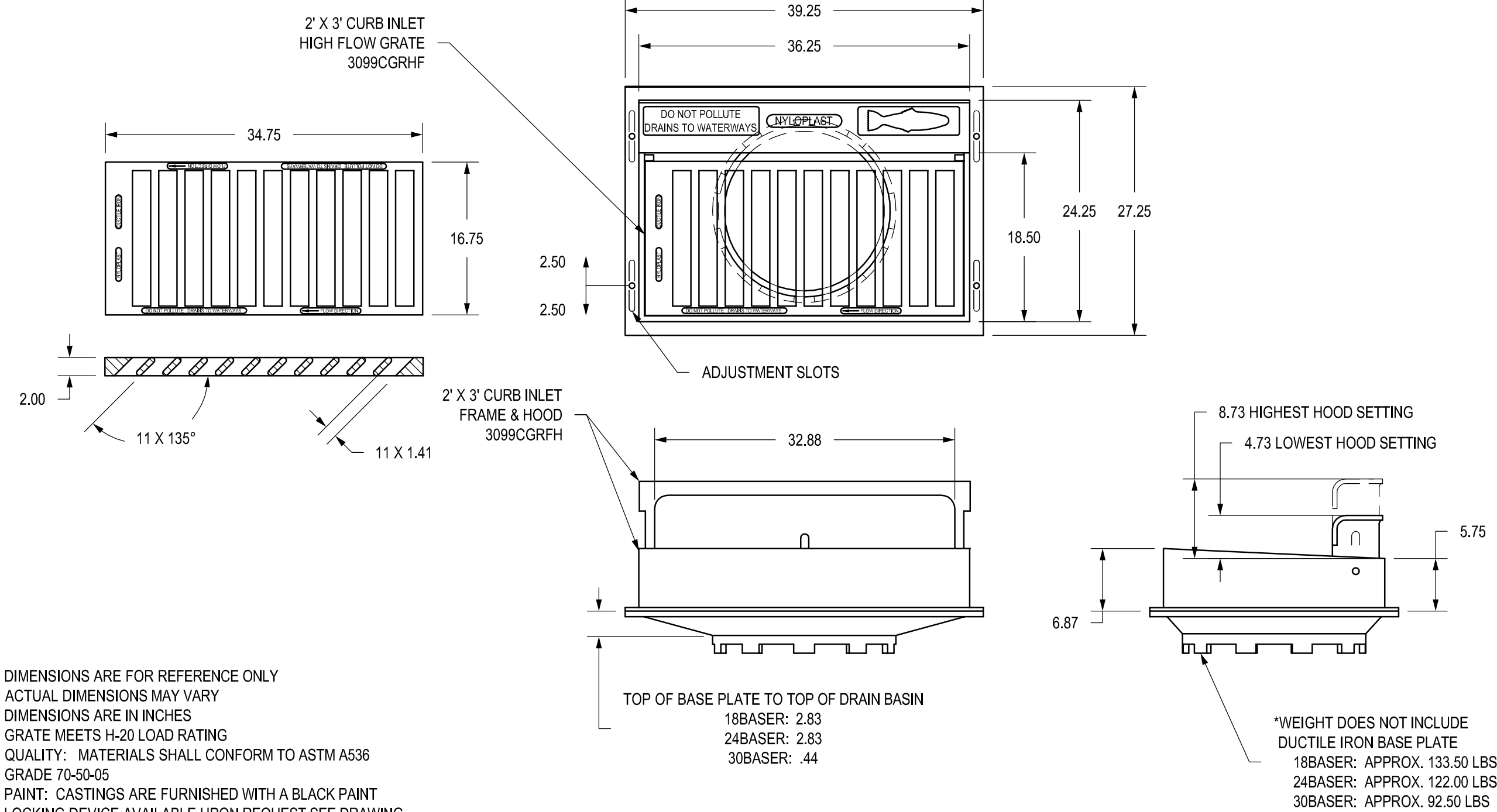
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.		DRAWN BY CJA	MATERIAL	 3150 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2440 www.nyroplast-us.com
		DATE 03-10-00		
		REVIEWED BY MMH	PROJECT NO. NAME	
		DATE 03-10-16		TITLE 2 FT X 2 FT X 2 FT X 3 FT CURB INLET STRUCTURE SPECIFICATIONS DWG NO. 70021-10-005 REV. H
		DWG SIZE A	SCALE 1:1	
		SHEET 1	OF 1	



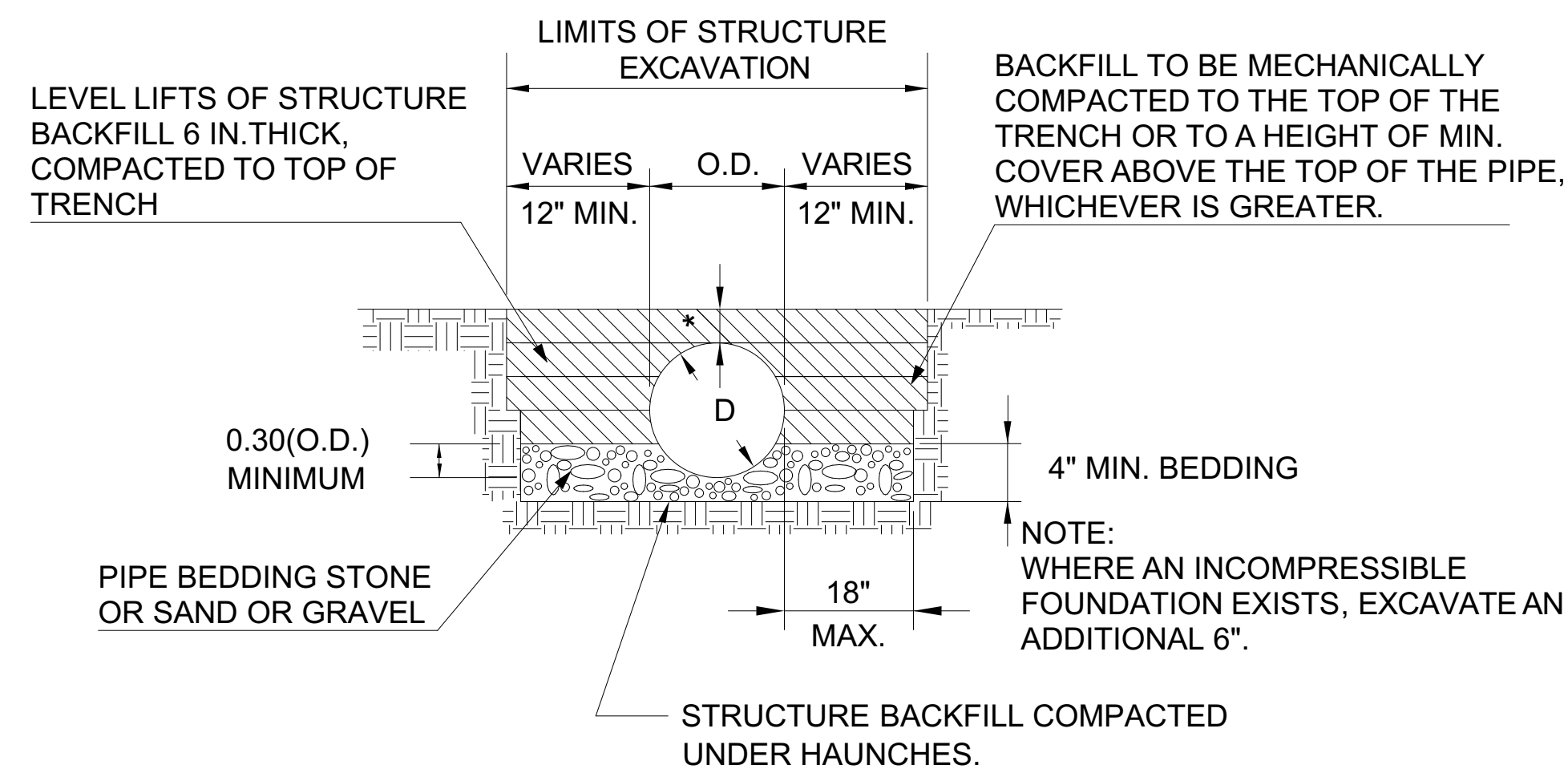
1. 16" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-02. 2. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. 3. DRAINAGE CONNECTION STUD JOINT THICKNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N12-H2ANCOR DUAL WALL, 14-12 P. & PVC SEWER (4" - 24"). 4. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 90° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 1101-110-01. 5. ALL CURB INLET GRATE OPERATIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, UNLESS AUTHORIZED BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC MATERIAL DATE 03-22-10 REVISED BY NMH PROJECT NO. NAME	 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2490 FAX (770) 932-2490 www.nyloplast-usa.com
DWG SIZE A SCALE 1:40 SHEET 1 OF 1	DATE 03-10-16	DWG NO. 1102-110-087	TITLE DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL REV C

3099CGRHF & 3099CGRFH

APPROX. GRATE DRAIN AREA = 327.25 SQ IN
*APPROX. WEIGHT WITH FRAME & HOOD = 354.50 LBS



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		DATE	04-10-06	DUCTILE IRON			
		REVISED BY	CCA	PROJECT NO./NAME		TITLE	
		DATE	09-05-13				
		DWG SIZE	A	SCALE	1:16	SHEET	1 OF 1
		DWG NO.					7002-110-047
		REV					D



NOTE: PIPE SHALL BE BEDDED IN A FOUNDATION
SHAPED TO FIT THE LOWER PART OF THE PIPE.

* NOTE: MINIMUM COVER OF STRUCTURE BACKFILL IS D/8 OR 12 IN. WHICHEVER IS GREATER.

NOTE: BACKFILL MATERIAL TO BE PER SITE WORK SPECIFICATIONS.

2 STORM SEWER TRENCHING & BACKFILLING
C-1.4 N.T.S.

227 SUMAC TRL,
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404-218-9579
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ISSUES & REVISIONS

PROJECT: New Storage/Office Building
1500 Senoia Rd, Tyrone, GA 30213

CONTENTS:

STORMWATER DETAILS

DATE:	1-4-21
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SHEET No:

C-1.4

OF: SHEETS: