

SITE DEVELOPMENT NOTES:

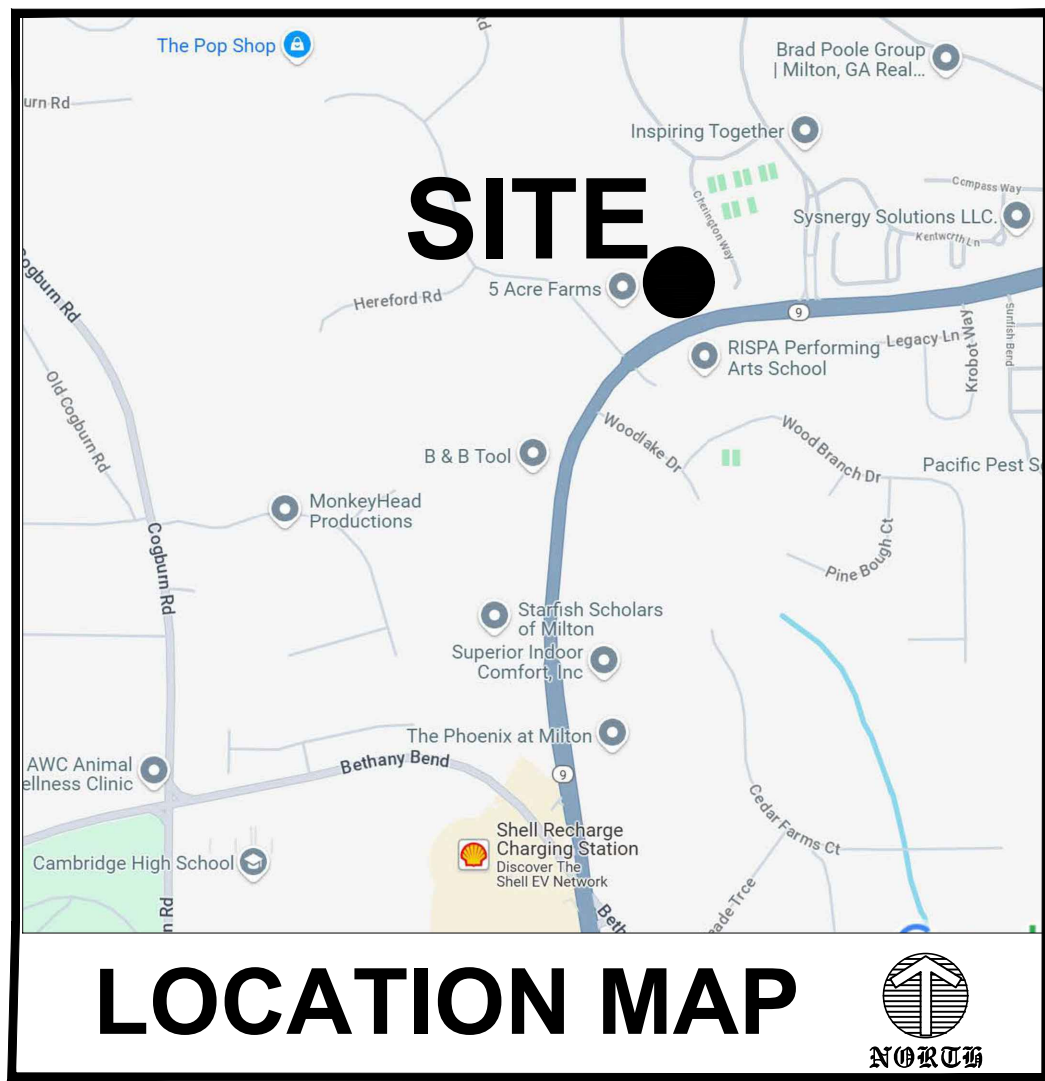
1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
2. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
3. OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM. TO 7:00 PM. MONDAY TO FRIDAY; 8:00 AM. TO 6:00 PM. ON SATURDAY; AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
4. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. ALL SIDEWALK (AS APPLICABLE) FOR AND SUB-GRADE SHALL BE INSPECTED PRIOR TO POURING.
6. ALL STORM WATER SHALL REDIRECTED AWAY FROM THE NEW BUILDING AND DOWNSTREAM PROPERTIES. REAR YARD STORM WATER SHALL BE DIVERSTED TO THE COMMON DOWNSTREAM SWALE.
7. ALL DRAINAGE SWALES SHALL CONTAIN SOD OR BE SUPPLEMENTED WITH MATTING, (MD).

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION. MINIMUM SLOPE 2:1.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
4. A 25' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
5. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
6. THERE ARE NO CRITICAL EROSION AREAS ON SITE.
7. THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
8. THERE IS NO WETLAND, OR LAKE WITHIN 500' ON PROPERTY.
9. THERE IS NO STREAM BUFFER WITHIN 200' ON PROPERTY.

DEVELOPMENT DATA:

GENERAL:	
CURRENT ZONING:	TOWNHOMES
DEVELOPMENT TYPE:	MULTI FAMILY RESIDENTIAL
ZONING:	10,000 SF. HEATED A./ACRE
PROJECT DATA:	
TOTAL AREA:	168,710 SF. = 3.87 ACRES
TOTAL DISTURBED AREA:	42,097 SF. = 1.97 ACRES
SANITARY SERVICE: FULTON COUNTY PUBLIC SEWER.	
WATER SERVICE: FULTON COUNTY PUBLIC WATER.	
BUILDING SETBACKS:	
FRONT BUILDING LINE:	(SEE PLAN)
REAR BUILDING LINE:	(SEE PLAN)
SIDE BUILDING LINE:	(SEE PLAN)
LOT ADDRESS:	
3265 HWY. 9, MILTON, GA.	



HVAC. UNITS NOTE:

1. THE "HVAC" UNITS SHALL BE INSIDE BUILDING SETBACK LINE AND SHALL BE COMPLETE SCREEN.

STORM WATER FACILITY AS-BUILT NOTE:

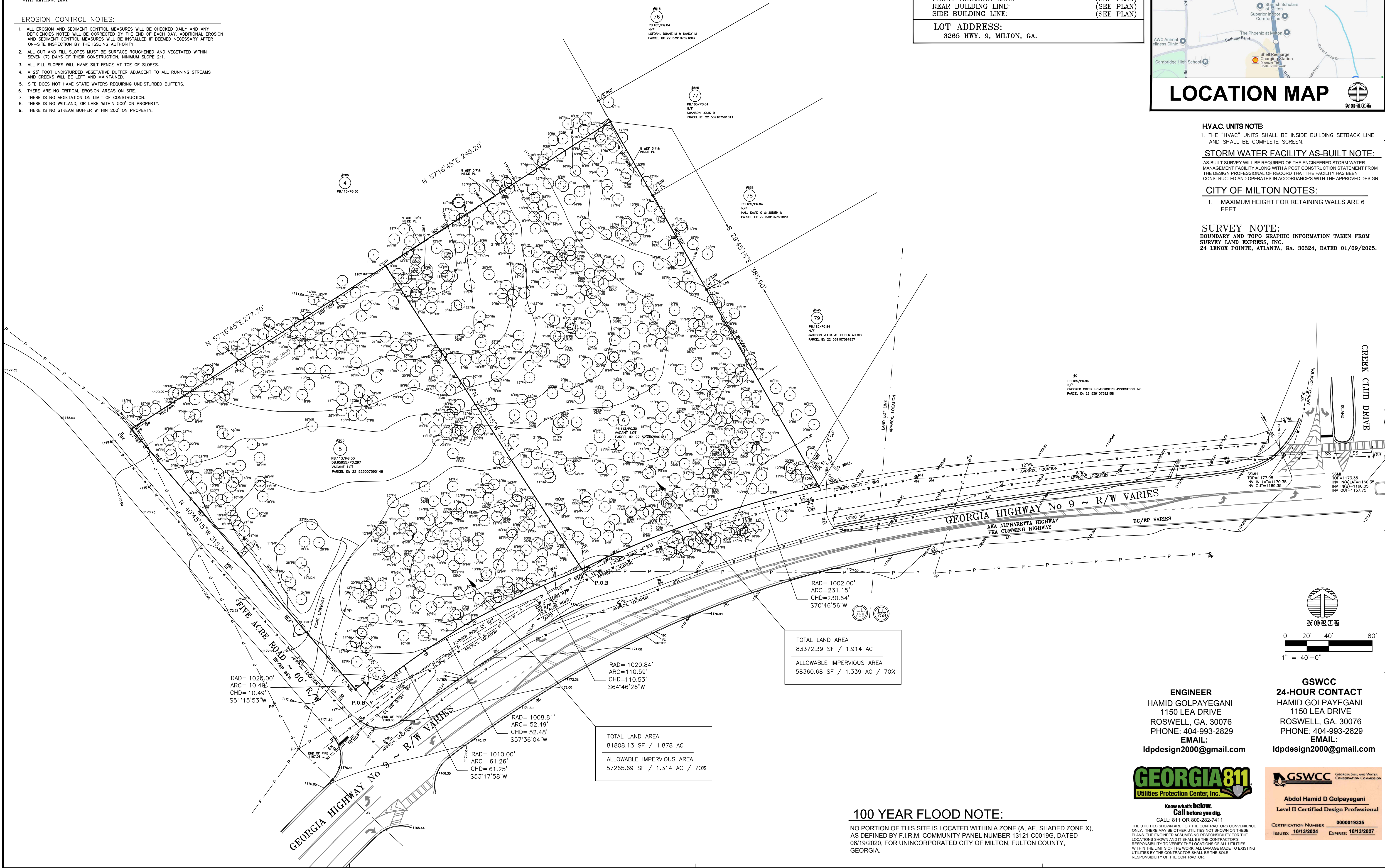
AS-BUILT SURVEY WILL BE REQUIRED OF THE ENGINEERED STORM WATER MANAGEMENT FACILITY ALONG WITH A POST CONSTRUCTION STATEMENT FROM THE DESIGN PROFESSIONAL OF RECORD THAT THE FACILITY HAS BEEN CONSTRUCTED AND OPERATES IN ACCORDANCE WITH THE APPROVED DESIGN.

CITY OF MILTON NOTES:

1. MAXIMUM HEIGHT FOR RETAINING WALLS ARE 6 FEET.

SURVEY NOTE:

BOUNDARY AND TOPO GRAPHIC INFORMATION TAKEN FROM SURVEY LAND EXPRESS, INC.
24 LENOX POINTE, ATLANTA, GA. 30324, DATED 01/09/2025.



100 YEAR FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0019G, DATED 06/19/2020, FOR UNINCORPORATED CITY OF MILTON, FULTON COUNTY, GEORGIA.

DATE	DESCRIPTION
01/20/2025	FOR REVIEW
01/29/2025	REVISION
02/03/2025	REVISION
02/04/2025	REVISION
02/11/2025	PRELIMINARY SUBMITTAL

EPIC TOWNHOMES

HIGH WAY 9
MILTON, GA.

LAND LOT 759, 2ND, DISTRICT, 2ND SECTION,
CITY OF MILTON, FULTON COUNTY, GEORGIA

PROJECT NAME:

SHEET TITLE:

EXISTING
SITE PLAN

LDP Design Group

LAND DEVELOPMENT &
PLANNING ENGINEERS DESIGN
GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS

1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYING

SURVEY LAND EXPRESS, INC.
24 LENOX POINTE, ATLANTA, GA. 30324
DATED: 06/13/2023
PHONE: (404) 252-5747
EMAIL: info@surveylandexpress.com

OWNER/DEVELOPER
& CONTRACTOR

EPIC DESIGN & BUILD, LLC
ALMASOOD QURESHI
& AHSAN ALREFAI

12285 BERARIGO PLACE
ALPHARETTA, GA. 30004
PHONE: (800) 996-4051
PHONE: (770) 474-1555
epicdesignllc@gmail.com

SEAL



Date:

01/20/2025

PROJECT NUMBER:

Scale:

25-117

AS SHOWN

DRAWN:

M.G.

CHECKED:

H.G.

ISSUED:

SHEET NUMBER:

ORIGINAL DRAWINGS SIZES 24"x36"

P-1.1



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THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVEINENCE 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 CONTRACTORS 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.



Abdol Hamid D Golpayegani

Level II Certified Design Professional

CERTIFICATION NUMBER: 0000019335

Issued: 10/13/2024 Expires: 10/13/2027