

3. ALL WORK SHALL COMPLY WITH CITY OF TYRONE AND FAYETTE COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE CONTRACTOR IS TO VERIFY ALL PERMITS ARE OBTAINED AND ARE READILY AVAILABLE PRIOR TO COMMENCEMENT OF ANY WORK DONE BY THE AGENCY BY WHICH THE REMOVAL OF SUCH STRUCTURE OR UTILITY IS AFFECTED.
3. THIS PROJECT WILL BE PRIVATELY FUNDED.
4. TOTAL AREA - 0.93 ACRES.
5. TOTAL DISTURBED AREA - 0.025 ACRES
6. PARCEL(S) 0738 001 IS ZONED C-3
7. ANY REVISIONS TO THE PLANS AFTER THE INITIAL SUBMITTAL, OTHER THAN THE RESPONSE TO THE PLAN REVIEW COMMENTS, WILL BE INDICATED AS REVISIONS AND SUBMITTED WITH A WRITTEN EXPLANATION OF THE REVISIONS AND THE REASONS THEREFORE.
8. ANY VARIATIONS FROM THE PERMITTED PLANS, CHANGES IN DESIGN RESULTING FROM FIELD CONDITIONS, OR SUBSTITUTION OF CONSTRUCTION MATERIALS ARE TO BE REVIEWED AND APPROVED BY THE RESPONSIBLE DESIGN ENGINEER AND CITY OF TYRONE / FAYETTE COUNTY.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES THAT WILL NOT BE DEMOLISHED
10. IF ANY EXISTING CONDITIONS WERE NOT ACCOUNTED FOR DURING THE DESIGN PROCESS GRADING CAN BE MINIMALLY ADJUSTED IN THE FIELD AFTER CONFIRMING SUCH CHANGES WITH THE ENGINEER AND WITH THE APPROPRIATE CITY/COUNTY.
11. CONTRACTOR SHALL PROVIDE DETAILED PLANS FOR AN APPROVED SITE THAT MEETS LOCAL PERMITTING REQUIREMENTS AT WHICH WASTE SOIL WILL BE DISPOSED, AS WELL AS A DETAILED PLAN FOR ROUTE TO BE USED FOR HAULING PURPOSES.
12. THE DESIGN PROFESSIONAL DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE EXISTING UTILITY INFORMATION IS CORRECT, ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE FIELD LOCATION AND PROTECTION OF ALL OVERHEAD AND SUBSURFACE LINES AND FACILITIES WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE EXCAVATION, DEMOLITION OR UTILITY WORK.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE INSTALLATION OF ANY PROPOSED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AS WELL AS WITH THE DESIGN ENGINEER/ ARCHITECT.
14. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
15. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
16. CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.
17. ANY CONSTRUCTION BEYOND THE PROPERTY LINES, ONTO ADJACENT PRIVATE PROPERTY, REQUIRES ADJACENT PROPERTY OWNER PERMISSION AND NECESSARY EASEMENTS PRIOR TO PERFORMING ANY WORK. THE CONTRACTOR IS TO VERIFY OWNER HAS OBTAINED SUCH EASEMENTS AND PERMISSIONS PRIOR TO DISTURBING ANY OFF-SITE PROPERTY.

TOTAL SITE AREA = 0.93 AC.
DISTURBANCE AREA = 0.025 AC.

AS SHOWN ON FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA PANEL
NUMBER: 13113C0076E EFFECTIVE DATE : 09/26/2008
THIS PROPOSED SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA

THERE ARE NO STATE WATERS LOCATED WITHIN 200' OF THE PROPOSED LIMITS OF DISTURBANCE

BASED UPON FIELD INSPECTION AND OBSERVATIONS OF THE PROPERTY, AND SUPPORTED BY THE NATIONAL WETLANDS INVENTORY MAPPING, PRODUCED BY THE U.S. DEPARTMENT OF THE INTERIOR/ FISH AND WILDLIFE SERVICE, THERE ARE NOT WETLANDS CONTAINED WITHIN THE PROJECT LIMITS OF THIS SITE.



SITE PLAN / PARKING EXHIBIT FOR *TOWNSEL PROPERTY*

859 SENOIA RD.
TYRONE, GA 30290



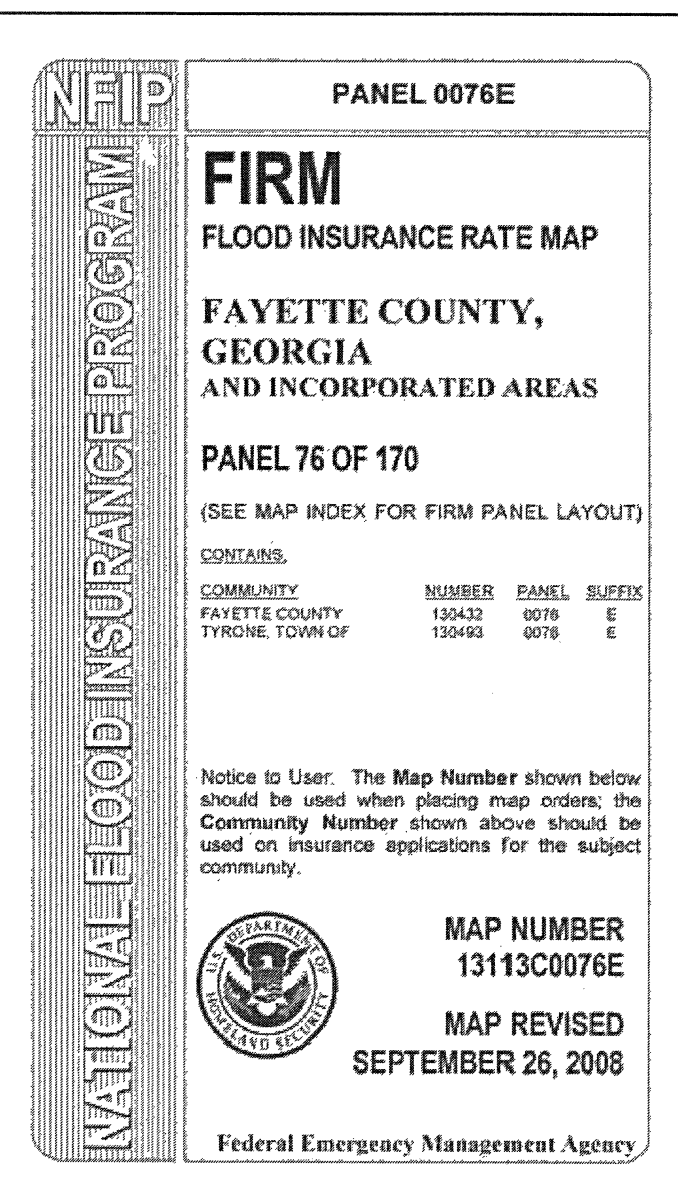
--VICINITY MAP--

NTS



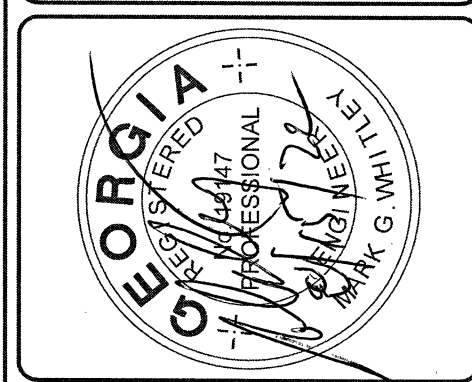
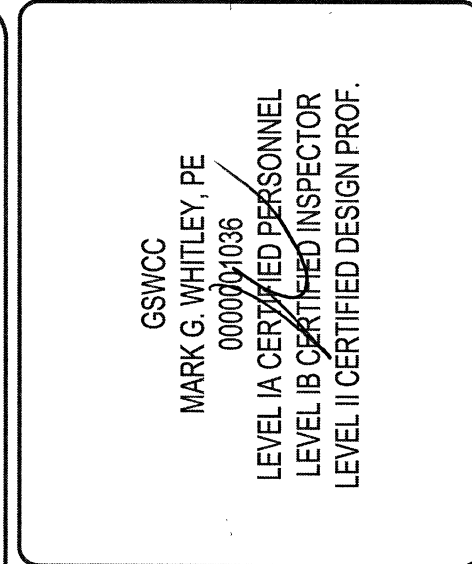
--FEMA FIRM MAP--

NTS



- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE 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 CONTRACTOR'S 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.



**WHITLEY ENGINEERING
INC.**

DESIGN	NPDES	PROJECT MANAGEMENT
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38 E. MAIN STREET N.
HAMPTON, GA 30228
TEL: (770)946-0256

REV.	DATE:	DESCRIPTION:
-1	07/20/2022	CITY COMMENTS
-2	08/15/2022	CITY COMMENTS

☒

Not Released For Construction

☐

Released For Construction

CITY OF TYRONNE		FINNETTE COUNTY	
TOWNSEL PROPERTY			
LAND LOT(S)	COVER	SCALE: N.T.S.	DATE 07/11/2022
OLD SENOIA RD @ CAROUSE LN			

859 SENOIA RD.LLC.
859 SENOIA RD.
TYRONE, GEORGIA 30290
24 HOUR CONTACT
EDGAR TOWNSEL
770-480-4666
LTOWNSEL2@GMAIL.COM

SHEET
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- PER TOWN OF TYRONE'S STORMWATER MANAGEMENT ORDINANCE, WHICH HAS ADOPTED THE GEORGIA STORMWATER MANAGEMENT MANUAL (GA BLUE BOOK) STANDARDS, THE ORDINANCE APPLIES TO "[R]EDEVELOPMENT THAT INCLUDES THE CREATION , ADDITION, OR REPLACEMENT OF 5,000 SQUARE FEET OR MORE OF IMPERVIOUS COVER, OR THAT INVOLVES OTHER LAND DEVELOPMENT ACTIVITY OF ONE ACRE OR MORE."

- TOTAL IMPERVIOUS AREA ADDED: 1,150 SQ. FT.
- TOTAL IMPERVIOUS AREA ADDED IS LESS THAN 5,000 SQ. FT. THEREFORE A STORMWATER MANAGEMENT PLAN IS NOT REQUIRED. FUTURE PERMIT APPLICATIONS FOR THIS PROPERTY WILL TAKE INTO ACCOUNT THE CUMULATIVE, PERMITTED CREATIONS, ADDITIONS, OR IMPROVEMENTS OF IMPERVIOUS SURFACES ON THE PROPERTY.

THIS PROPERTY IS LOCATED IN A SIGNIFICANT
GROUNDWATER RECHARGE AREA PER THE GA DNR
HYDROLOGIC ATLAS 18 (1989 EDITION)

- TOTAL SITE AREA: 0.93 ACRES
- IMPERVIOUS AREA: 0.82 ACRES
- PERVIOUS AREA: 0.11 ACRES

- TOTAL SITE IMPERVIOUS PERCENTAGE : 88.2%

- SHOPPING CENTERS: FIVE AND ONE-HALF SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
- BUSINESS, PROFESSIONAL OFFICES AND CLINICS: ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA
- BUILDING SQUARE FOOTAGE: SHOPPING CENTER = 7,218 SQ. FT.
BUSINESS = 4,482 SQ. FT.
- PARKING REQUIRED FOR SHOPPING CENTER: $7,218 / 1,000 = 7.21 \times 5.5 = 39.6 = \underline{39 \text{ SPACES}}$
- PARKING REQUIRED FOR BUSINESS: $4,482 / 250 = 17.92 = \underline{18 \text{ SPACES}}$
- TOTAL PARKING REQUIRED = 57 SPACES
- TOTAL PARKING REQUIRED WITH 20% REDUCTION VARIANCE: 46 SPACES

- EXISTING SPACES: 34 SPACES
- ADDITIONAL PARKING PROVIDED: 12 SPACES
- TOTAL PARKING PROVIDED: 46 SPACES

- SENOIA RD. SETBACK: 0'-15' MAXIMUM
- CABOOSE LANE SETBACK: 0'-15' MAXIMUM
- SIDE YARD SETBACK : 5'

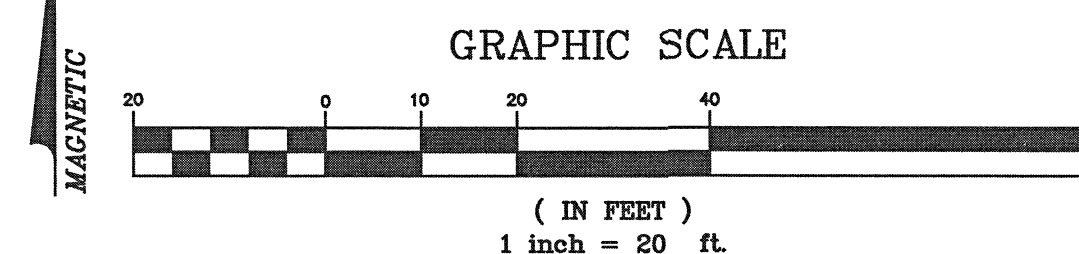
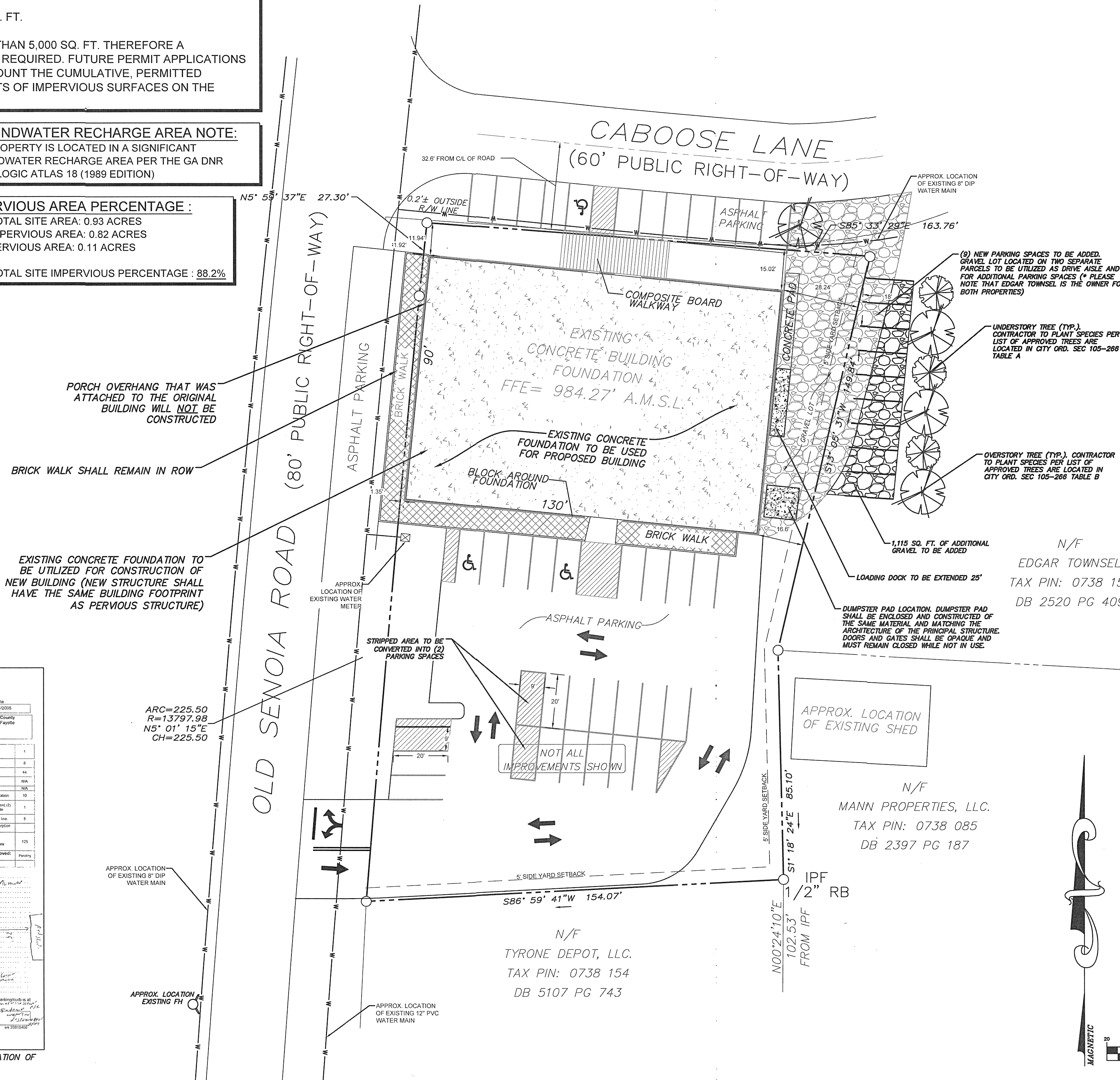
THE OVERALL PURPOSE OF THIS PROJECT IS TO RE-BUILD THE RED DOOR CONSIGNMENT SHOP THAT WAS DESTROYED IN A FIRE. THE NEW BUILDING WILL BE THE SAME SIZE AS THE ORIGINAL AND SHALL RE-USE THE EXISTING FOUNDATION AS THE BUILDING LOCATION. THIS SITE PLAN IS PROVIDED TO SHOW THAT ADEQUATE PARKING WILL BE PROVIDED AND MINIMAL LAND DISTURBANCE IS NEED TO COMPLETE THIS PROJECT.

THE CURRENT SEPTIC SYSTEM IS GOOD WORKING ORDER AND WILL NOT BE MODIFIED DURING THE BUILDING CONSTRUCTION DUE TO FACT THAT THE SAME SIZE BUILDING WITH THE SAME USE AS THE ORIGINAL BUILDING IS BEING CONSTRUCTED.

- TREES SELECTED SHALL MEET MINIMUM CALIPER REQUIREMENTS FOR EVERY 1,000 SQUARE FEET OF PERMANENTLY DISTURBED AREA AS OUTLINED IN SEC. 105-194. (C) AND (D).
- AN APPROVED LANDSCAPE PLAN MUST BE IMPLEMENTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, OR THE DEVELOPER MAY CHOOSE TO PROVIDE THE TOWN CLERK WITH A PERFORMANCE BOND OR OTHER ACCEPTABLE SECURITY IN AN AMOUNT EQUAL TO 110 PERCENT OF THE TOWN'S ESTIMATED COST OF THE REQUIRED IMPROVEMENTS WHICH HAVE NOT BEEN INSTALLED OR ARE NOT INSTALLED IN A SATISFACTORY MANNER.
- UPON POSTING THIS BOND OR SECURITY, THE DEVELOPER SHALL HAVE A ONE-YEAR PERIOD IN WHICH TO COMPLETE THE REQUIRED IMPROVEMENTS IN A SATISFACTORY MANNER, OR THE BOND OR OTHER SECURITY SHALL BE FORFEITED AND REVOKED, AND THE TOWN SHALL THEN TAKE WHATEVER ACTION IS NECESSARY TO HAVE THE DEVELOPER COMPLETE THE REQUIRED IMPROVEMENTS AS SOON AS POSSIBLE THEREAFTER.

[illegible]

NOTE: THIS REPORT IS PROVIDED TO SHOWN THE LOCATION OF
THE EXISTING SEPTIC FIELD



GSWCC
MARK G. WHITLEY, PE
0000001036
LEVEL I A CERTIFIED PERSONNEL
LEVEL I B CERTIFIED INSPECTOR
LEVEL II CERTIFIED DESIGN PROF.



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DESIGN	NPDES	PROJECT MANAGEMENT
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CITY OF TYRONE		FAYETTE COUNTY	
TOWNSEL PROPERTY			
LAND LOT(S)		OLD SENOIA RD @ CAROUSE LN	
EXISTING CONDITIONS / PARKING EXHIBIT		SCALE: 1" = 20'	DATE 07/11/2022
THESE DRAWINGS ARE THE PROPERTY OF WHITLEY ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED AND OR INCORPORATED INTO ANOTHER WORK FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF THE DESIGN PROFESSIONAL.			

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