August 18, 2020

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Re: 2547 Lithonia West Dr, Lithonia, GA 30058
Parcels 16 104 04 024 & 16 104 04 024

To Whom It May Concern:

We would like to request rezoning from M to M-2.

404Concrete will be a mobile concrete plant, designed as a portable mixing plant offering a localized facility to keep trucks off arterial roads. The proposed location will offer an additional localized advantage and will employ 25 to 30 people in the local community. The area is currently industrial and zoned light industrial. All sides of the site border against other industrial zoned properties. There are two heavy industrial uses that have been grandfathered in; although they are not zoned M-2. These two heavy industrial use parcels are each only two parcels away from the subject property, one in the southerly direction and the other in the northerly direction. One of the parcels is zoned M and the other is zoned C-2. We feel that the approval of the mobile concrete plant compliments the nearby uses in the community. The actual M-2 zoning cluster parcels start at 2,761 feet from the site. There are no residential sites that border the subject site. The applicant will use equipment to produce concrete and concrete products by batching or mixing cements. The hours of operation will be 7am-7pm. Casswell Design Group, LLC (CDG) feels that the proposed use would be an acceptable use for the property and would contribute to the local community development and overall growth of the surrounding area.

The design team (CDG) is a LEED certified company. Please reach out if you have questions.

Best regards,

Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766

THE CITY OF STONECREST GEORGIA

– Required

Site Plan Checklist

(***All items must be included on the Site Plan; separate sheets may be used***)

- ☐ Key and/or legend and site location map with North arrow
- ☐ Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- ☐ Acreage of subject property
- ☐ Location of land lot lines and identification of land lots
- ☐ Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
- ☐ Proposed streets on the subject site
- ☐ Current zoning of the subject site and adjoining properties
- ☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
- ☐ Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement on adjacent properties within 200 feet of the subject property.
- ☐ Location of proposed buildings with total square footage
- ☐ Layout and minimum lot size of proposed single family residential lots
- ☐ Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects
- ☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines
- ☐ Required and/or proposed setbacks.
- ☐ 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- ☐ Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- ☐ Required and proposed parking spaces; Loading and unloading facilities.
- ☐ Lakes, streams, wetlands, and Waters of the State and associated buffers.
- ☐ Proposed stormwater management facilities. See C301
- ☐ Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- ☐ Availability of water system and sanitary sewer system.
- ☐ Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. (*A specimen tree is any hardwood (oak, hickories, poplars, etc.) or softwood (pines, evergreens, etc.) tree with a diameter at breast height (DBH) of 30 inches and larger, or a small tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches and larger. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.*)

THE CITY OF STONECREST GEORGIA

Rezoning Application

Owner Information

Owner's Name: 404 Concrete, LLC

Owner's Address: 2547 Lithonia West Dr Lithonia, GA 30058

Phone: 706-564-4663 Fax: Email:

Property Address: 2547 Lithonia West Dr. Parcel Size: 2.212

Parcel ID: 16 104 04 024

Current Zoning Classification: M (CZ-85125)

Requested Zoning Classification: M-2

Property Information

Name: Ron Kennebrew

Address: 2547 Lithonia West Dr. Lithonia, GA 30058

Phone: Fax:

Cell: 706-564-4663 Email: ron@404concrete.com

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements?

☐ Yes ☐ No

Questionnaire

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes, the site is located in an industrial area and will contribute to local growth.

2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?

Yes, will contribute to the local community's economy workforce and commerce

3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No, surrounding property is industrial

4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? No historical buildings located on or near the site

6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? no schools or transportation facilitities located along the industrial drive accessing the site.

Affidavit

To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Ron Kennebrew NORMAN

Applicant's Name: NORMAN Kennebrew

Applicant's Signature: N.L. Kennebrew | Date: 14 Feb 2020

Sworn to and subscribed before me this: 14 Day of: Feb 20 20

Notary

Notary Public: Jalah Ayjah Sonia Falcher

Signature:

Jalah Ayjah Sonia Falcher
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires 7/17/2023

My Commission Expires:

Fee

☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ | Payment: ☐ Cash ☐ Check ☐ CC | Date:

☐ Approved ☐ Approved with Conditions ☐ Denied | Date:

*One sign is required per street frontage and/or every 500 feet of street frontage

STONECREST
GEORGIA

Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)

Signature: N. L. Kennedy | Date: 14 Feb 2020

Address: 2547 Lithonia West Drive | City, State: Stone crest Georgia | Zip: 30058

Phone: 404 873-3626

Sworn to and subscribed before me this 14th day of Feb. 20 20

Notary Public: Jalah Ayjah Sonia Falcher
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires 7/17/2023

Property Owner (If Applicable)

Signature: | Date:

Address: | City, State: | Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

Property Owner (If Applicable)

Signature: | Date:

Address: | City, State: | Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

THE CITY OF STONECREST GEORGIA

Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this_____day of_____, 20_____ Notary Public:		
Attorney / Agent	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this_____day of_____, 20_____ Notary Public:		

Campaign Disclosure Ordinance

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions *38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

(Current through 2000 General Assembly)

36-67Disclosure of campaign contributions.

a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

   1) The name and official position of the local government official to whom the campaign contribution was made; and
   2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating $250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:

   1) The name and official position of the local government official to whom the campaign contribution was made; and
   2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.

THE CITY OF STONECREST GEORGIA

Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes ☑ No

Applicant / Owner	
Signature:	N. L. Kemell
Address:	2547 Lithonia West Drive Stonecrest Ga. 30058
Date:	14 Feb 2020

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

August 20, 2020

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

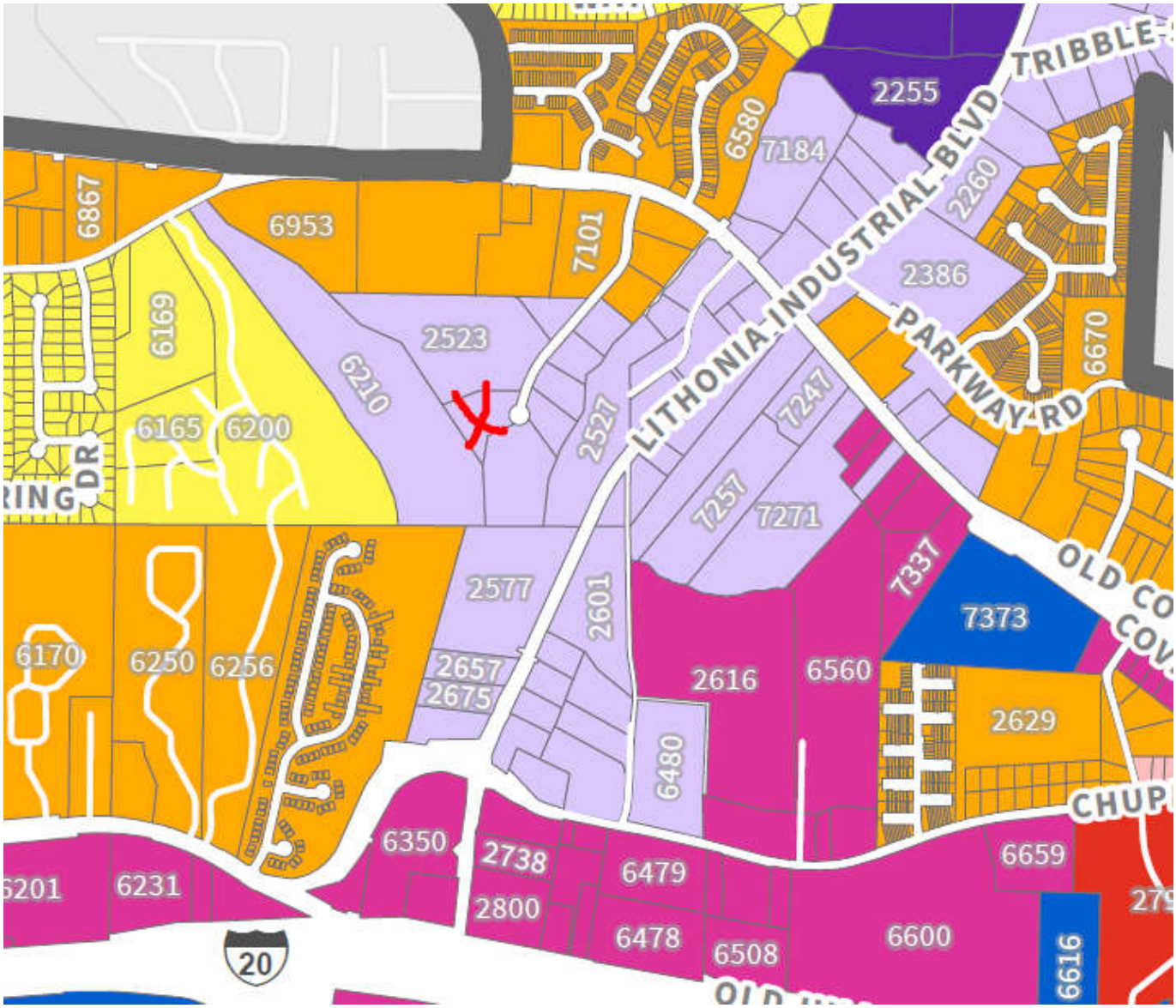
Re: **Environmental Site Analysis**
2547 Lithonia West Dr, Lithonia, GA 30058
Parcels 16 104 04 024 & 16 104 04 024

To Whom It May Concern:

We would like to request rezoning from M to M-2. As part of this process, an Environmental Site Analysis is required.

404Concrete will be a mobile concrete plant, designed as a portable mixing plant offering a localized facility to keep trucks off arterial roads. The two nearest concrete facilities are located at Jimmy Carter in Norcross and Covington. The new proposed location would offer an additional localized advantage. Casswell Design Group, LLC (CDG) feels that the proposed use would be an acceptable use for the property and would contribute to the local community development and overall growth of the surrounding area. The area is currently industrial.

1. Conformance to the Comprehensive Plan:
a. Describe the proposed project and the existing environmental conditions on the site.
b. Describe adjacent properties. Include a site plan that depicts the proposed project. **Adjacent properties are industrial**
c. Describe how the project conforms to the Comprehensive Land Use Plan.
The use will be industrial manufacturing with portable equipment
d. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. **Please see the portion of the plan on the next page that shows the entire property is surrounded by Light Industrial**



e. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands – **Wetlands are located within 200' of the site. Buildings and structures are not proposed within wetland area**

- U.S. Fish and Wildlife Service, National Wetlands Inventory **N/A**(http://wetlands.fws.gov/downloads.html
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain **Please see attached Survey. No Buildings are proposed within the floodplain**

- Federal Emergency Management Agency (http://www.fema.org)

- Field observation and verification. **Several Site visits have been made and documented as follows:**

c. Streams/stream buffers
- Field observation and verification

d. Slopes exceeding 25 percent over a 10-foot rise in elevation **No slopes exceeding 25% within property lines**
- United States Geologic Survey Topographic Quadrangle Map – **Topographic Survey provided in lieu**
- Field observation and verification

e. Vegetation
- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Existing Vegetation is noted and bank vegetation will be improved under the proposed development as part of the landscape perimeter

f. Wildlife Species (including fish)
- United States Fish and Wildlife Service **N/A**
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

g. Archeological/Historical Sites
- Historic Resources Survey – **N/A**
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification

Additional Information:

1.The specific operations to be performed are as follows:

Use equipment to produce concrete and concrete products by batching or mixing cements.

2.The hours of operation are as follows: 7am-7pm

3.Operations will be indoors or outdoors. Plant mixing will be outdoors. Office will be indoors. Mr. Kennebrew is willing to enclose the plant as much as regulations allow in order to make the community feel as comfortable as legally allowable.

4.Materials will be stored on the property.

Aggregate (sand rock gravel) and cementitious material (Concrete powder, fly ash) will be stored on site.

5.Whether any hazardous wastes will be involved in the operation, including an explanation of how safety measures will ensure that there is no air or water contamination and how the operators will safely dispose of such hazardous materials.

Concrete as a building material is not a waste material; therefore, it is not a waste material. Concrete has an MSDS due to its potentially corrosive nature (high pH) and the need to take proper precautions. According to the EPA, if the waste material has a pH greater than 12.5, it is by nature a corrosive material, and by default, a hazardous waste. 404Concrete eliminates waste by using cement dust in crushed concrete or running through a

reclaimer and essentially is not a waste at all. However, we have taken several precautions and design measures for any waste that may occur in capturing the dust.

One form of capturing the concrete waste particles is the 3-bay concrete washout. The EPA regulations for concrete washouts are to contain concrete and liquids when the chutes of concrete mixers and hoppers of concrete pumps are rinsed out after delivery. The washout facilities consolidate solids for easier disposal and prevent runoff of liquids. The washout prevents any runoff into the ground and prevents contaminating the groundwater. It also prevents the migration into any of the storm drains, which ensures that the pH of area waters do not increase and that there is no harm to aquatic life. We also propose the installation of a Cascade filter for additional protection. The filter is designed downstream the concrete washout and upstream from the detention/water quality pond. This location ensures that solids are not able to clog the storm drain pipes or cause flooding.

An additional method of dust control for air quality is dust collection from particles in the air. Our on-site state of the art dust collectors use a pulse of compressed air controlled by a timer and designed to specify the air inlet pressure to the manifold and pulse valves necessary for effective dust removal. Any cement dust will be collected in a fleece bag with a multi-ply fabric design that helps manage air equilibrium while collecting 0.3 micron or larger dust particles. The fleece bags have port-closing mechanisms for containment. This keeps the dust contained after removing the bag from the vacuum canister's port. The fleece bag has enough structural integrity to withstand the weight of the collected dust and prevent tearing. We only fill the bags 80% full to prevent busting.

6.A description of any solid wastes handled, produced, or disposed of, including whether the operations will require a solid waste handling permit. Dekalb County Sanitation Department, Account in place

7.How many employees there will be. 25 to 30

8.Whether the operation will be open to the public. Open to serve public via delivery.

9.What types of vehicles will be delivering materials to the property; and, how many and how often, what thoroughfares or major route plan the trucks will take to get to and from the site to minimize any impact on residential area, and whether trucks will be covered to minimize dust/odor impacts on adjacent roadways used to get to the site. 15 ready mix trucks per day. Lithonia Industrial to Covington Hwy. There are no residential parcels bordering the site. As the trucks are travelling along Covington Hwy, they do pass some residential parcels; however, so do many other industrial vehicles. Cleaning trucks and reducing any odor that a concrete truck may produce (although this is not a common problem) we implore Synpro Products, which are all acid free and they clean concrete off mixer trucks and are safe for equipment, employees and the environment. They are also an approved truck wash and concrete remover that have EPA approval.

10.Whether the proposed use requires the submittal of a development of regional impact (DRI). N/A

This is actually from the Rules of the Georgia Department of Natural Resources. DNR & DCA share responsibilities in this area. DCA is responsible for ensuring that local governments have adopted development regulations consistent with the Rules for Environmental Planning Criteria. Federal and State requirements shall be complied with.

State EPD

Facility and/or Equipment Design Restrictions and/or Requirements

A. Production on the plant site shall be limited to 800,000 cubic yards during any twelve consecutive months.

B. Facility may not have any fuel burning equipment (i.e., no diesel generators).

C. The facility shall include no other equipment that is subject to Georgia air quality permitting requirements.

D. Must report the hourly production capacity

Federal EPA

If construction, modification or operation of a concrete batch plant does not comply with all conditions of this regulation, the owner must apply for and obtain an air emission license. A Concrete Batch Plant General Permit Number (GPN) for each unit may be obtained by submitting an application with Notification of Intent to Comply (NOITC)

C.Data from reputable industry sources on current industry standards regarding the proposed land use and how the proposed operation will comply with industry standards to ensure that surrounding properties are not adversely impacted. The Environmental Protection Act, which it does not override or replace federal, state or local government legislation, regulation, plans or policies. The standards include duty to notify, environmental protection, clearly labelling waste containers, minimizing waste, reducing the generation of waste, reusing as much as possible, recycling as much as possible. Where noise sensitive receptors are nearby, ensure that noise emissions from noisy equipment are managed appropriately, including using measures such as acoustic shielding or enclosures, and silencers, ensuring that reversing alarms are of the squawker type rather than beepers, only operating within your approved operating hour; ensuring that all equipment and vehicles are adequately maintained, reusing water captured water for slumping and dust suppression, developing a site storm water management plan that describes the correct management of all water on the site and designing the batching plant so that it is segregated into contaminated (alkaline), dirty (sand and aggregate storage) and clean areas to assist with water management; diverting clean stormwater away from contaminated and dirty operational areas.

D.For any of the following uses, certification by an environmental professional that the proposed operation will not have any adverse air or water quality impacts on surrounding properties: State of the art dust collectors on the concrete plant, mobile and mounted.

1.Any use requiring a solid waste handling permit. N/A

2.Any use which utilizes burning, melting, or degasification. N/A

3.Any use which involves the emissions of particulate matter. Cement dust

4.Any use which processes or stores hazardous materials. At certain levels, cement dust waste (if not properly disposed or re-used) can be hazardous.

5.Any landfill. N/A

E.Detailed information on proposed methods to minimize any adverse air/water quality impacts based on current industry standards.

3-bay concrete washout to capture particle

The washout prevents any runoff into the ground and prevents contaminating the groundwater. It also prevents the migration into any of the storm drains, which ensures that the pH of area waters do not increase and that there is no harm to aquatic life.

We also propose the installation of a Cascade filter for additional protection. The filter is designed downstream the concrete washout and upstream from the detention/water quality pond. This location ensures that solids are not able to clog the storm drain pipes or cause flooding.

Our on-site state of the art dust collectors.
Any cement dust will be collected in a fleece bag.

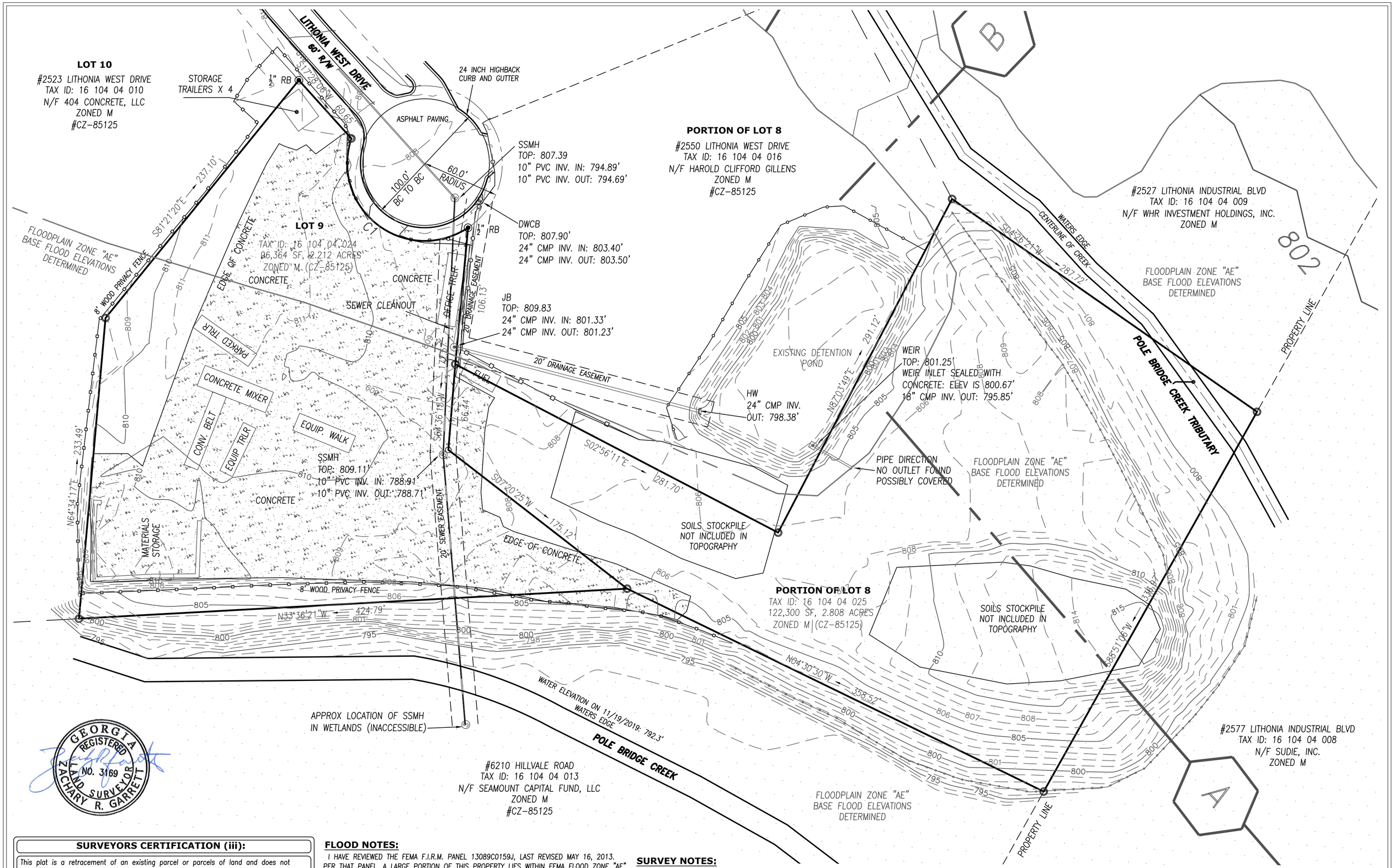
Water Quality:

- Stormwater Detention and Water Quality will protect Pole Bridge Creek
- 3-bay washout settling pool
- Larger enhanced detention water quality pond with gravel base for water quality filtering and infiltration
- Adding a cascade separator filter for additional water quality
- Storm water quality design meets GA current Stormwater Manual
- 25 feet, 50 feet and 75 feet buffers are preserved and completely vegetated with trees and plants
- Complies with GSWCC and GA EPD standards

The design team (CDG) is a LEED certified company. Please reach out if you have questions.

Best regards,

Hanna Casswell, LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766



SURVEYORS CERTIFICATION (iii):

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcles are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONSOR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND, Furthermore, the undersigned land surveyorcertifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulationsof the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

11/21/2019

ZACHARY R. GARRETT
GEORGIA REGISTERED LAND SURVEYOR #3169 DATE

GEORGIA REGISTERED NO. 3169 LAND SURVEYOR ZACHARY R. GARRETT

FLOOD NOTES:

I HAVE REVIEWED THE FEMA F.I.R.M. PANEL 13089C0159J, LAST REVISED MAY 16, 2013. PER THAT PANEL, A LARGE PORTION OF THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE "AE". ZONE "AE" IS DEFINED AS A FLOOD ZONE WITH BASE FLOOD ELEVATIONS DETERMINED.

SAID FLOOD PANEL INFORMATION INCLUDING LIMITS OF FLOODING AND THE FLOOD STUDY CROSS SECTION LINES HAVE BEEN DIGITIZED AND OVERLAID ON TO THIS PLAT.

ZONING NOTES:

THIS PROPERTY IS ZONED M WITH CONDITIONS PERSUANT TO ZONING CASE CZ-85125

DEED AND PLAT REFERENCES:

1. LOT 9: WARRANTY DEED FOR NORMAN L. KENNEBREW, RECORDED IN DEED BOOK 26884, PG 11 OF DEKALB COUNTY, GEORGIA LAND RECORDS.
2. SOUTHERN PORTION OF LOT 8: CORRECTIVE QUITCLAIM DEED FOR NORMAN L. KENNEBREW, RECORDED IN PLAT BOOK 27290, PAGE 229 OF DEKALB COUNTY, GEORGIA LAND RECORDS.

SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION AND A CARLSON SURVEYOR 2 NETWORK GPS ROVER.
4. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THE THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
7. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A "GROUND RUN" TOPOGRAPHIC SURVEY. HORIZONTAL DATUM IS NAD 83 (GA WEST ZONE). VERTICAL DATUM IS NAVD 88.

GRAPHIC SCALE
1 inch = 50 ft.
50 0 25 50

N
RECORD NORTH

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH.BEARING	CHORD
C1	149.42	60.00	S06°54'57"W	113.70

LEGEND

R/W	RIGHT-OF-WAY	CMF/⊠	CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	℄	CENTER LINE
B/L	BUILDING LINE	DB	DEED BOOK
CTP	CRIMPED TOP PIPE	PB	PLAT BOOK
OTP	OPEN TOP PIPE	FFE	FINISHED FLOOR ELEVATION
IPF/◉	IRON PIN FOUND	EOP	EDGE OF PAVEMENT
IPS/○	IRON PIN SET	BC	BACK OF CURB
○	COMPUTED CORNER	RB	REBAR

GARRETT LAND SURVEYING, LLC
604 WARREN WAY
WINDER, GA 30680
770-883-2609
garrettlandsurvey@gmail.com

STATE: GEORGIA		REVISION INDEX:
COUNTY: DEKALB	LANDLOT: 104	
CITY: N/A	TAX ID: AS SHOWN	
LAND DISTRICT: 16	DRAFTED BY: ZRG	
DATE OF FIELD WORK : 11/14/2019		

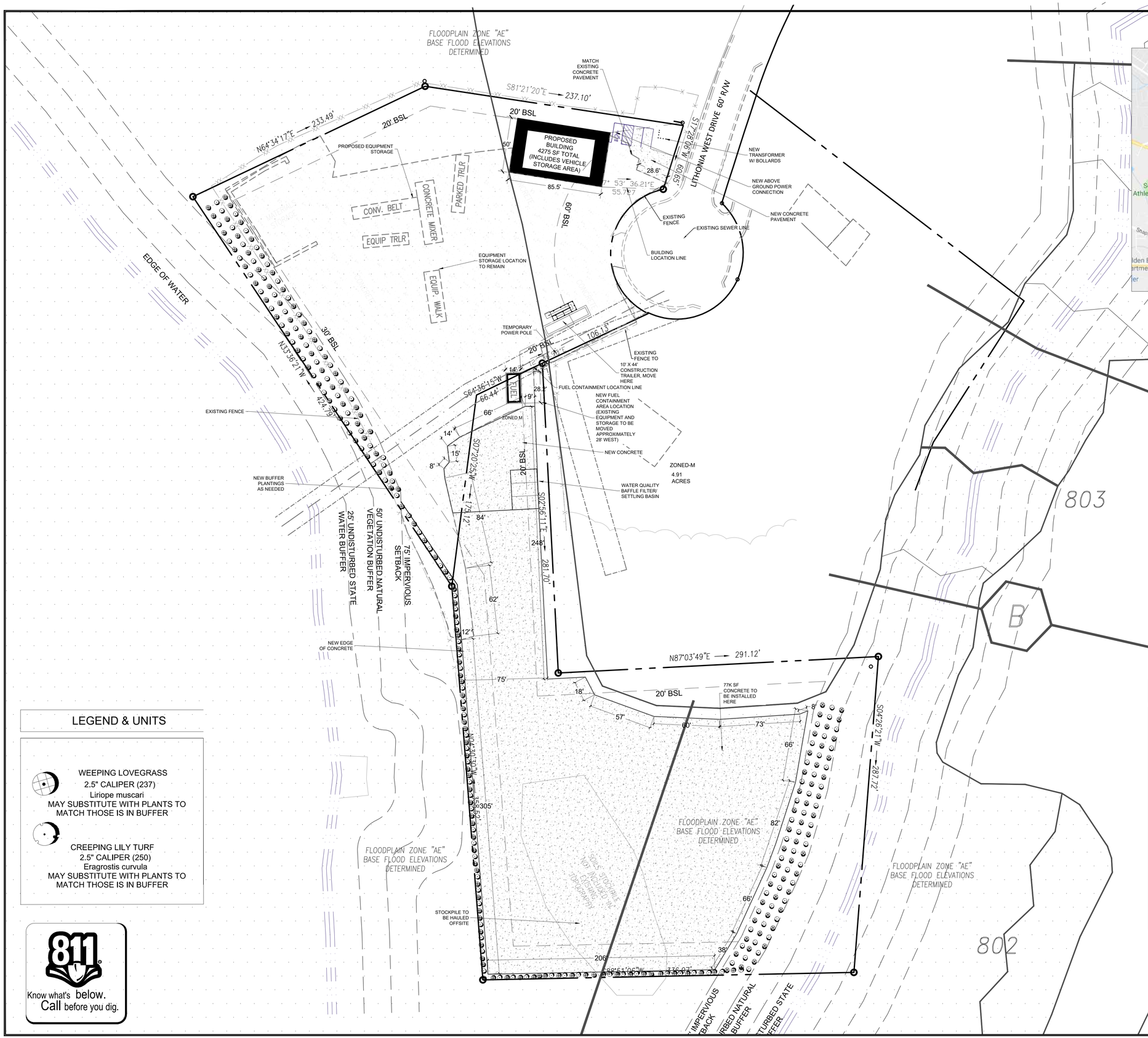
RETRACEMENT AND TOPOGRAPHIC SURVEY FOR:

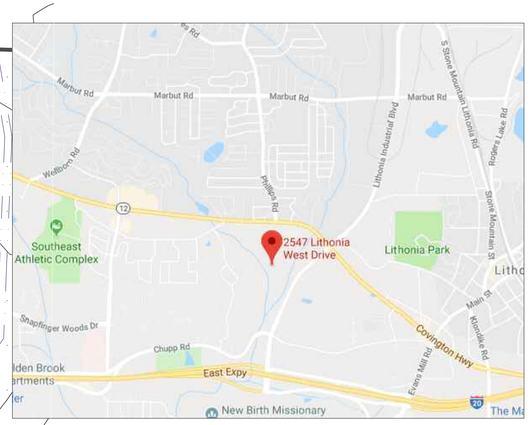
OWNERS NAME: ***404 CONCRETE, LLC***

2547 LITHONIA WEST DRIVE, LITHONIA, GA 30058

SHEET#

1 of 1





SITE ANALYSIS

PARCEL ID	15 046 03 002
JURISDICTION	CITY OF STONE CREST
ZONING	M
STATE WATERS	YES
USE: CONTRACTOR/HEAVY CONSTRUCTION OUTDOOR STORAGE	
FLOOD ZONE	YES
LAND LOT	104
DISTRICT	80
PROPOSED OPEN SPACE	75%
PROPOSED BLDG. SQUARE FOOTAGE	5,000 S.F
PROPOSED BUILDING SETBACKS	FBSL: 60 SBL: 20 , RBSL: 30
PROPOSED LOT IMPERVIOUS COVERAGE	69%
FLOOD MAP #	13089C0159J
PROPOSED DISTURBED AREA	2.32 ACRES
TOTAL LOT AREA	5.02 ACRES

SYMBOLS LEGEND

CONCRETE PAVEMENT STANDARD DUTY
5" PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE 4,000 PSI (28 - DAY COMPRESSIVE STRENGTH) & 6" x 6" W2.9/W2.9 WELDED WIRE FABRIC
6" GRADED AGGREGATE BASE

GRAVEL PARKING LOT & DRIVE
3"CRUSHED AGGREGATE WITH STABILIZER
MAX SIZE 3/4" STONE
6" GRADED AGGREGATE BASE

NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. HOT MIX ASPHALTIC COURSES PER GDOT 828 OR EQUIVALENT.
3. PORTLAND CEMENT CONCRETE PER GDOT 830 OR EQUIVALENT.

LEGEND & UNITS

WEEPING LOVEGRASS
2.5" CALIPER (237)
Liriope muscari
MAY SUBSTITUTE WITH PLANTS TO MATCH THOSE IS IN BUFFER

CREEPING LILY TURF
2.5" CALIPER (250)
Eragrostis curvula
MAY SUBSTITUTE WITH PLANTS TO MATCH THOSE IS IN BUFFER

811
Know what's below.
Call before you dig.

SCALE: 1" = 40'
40 0 40 80 120 FEET
N

CASSWELL DESIGN GROUP LLC
279 W. CROGAN ST, LAWRENCEVILLE, GA. 30046
[404] 317-9766 casswelldesigngroup.net

SHEET TITLE
SITE PLAN

PROJECT
404 CONTRACTOR OFFICE
2550 LITHONIA WEST DRIVE
LITHONIA, GA 30058

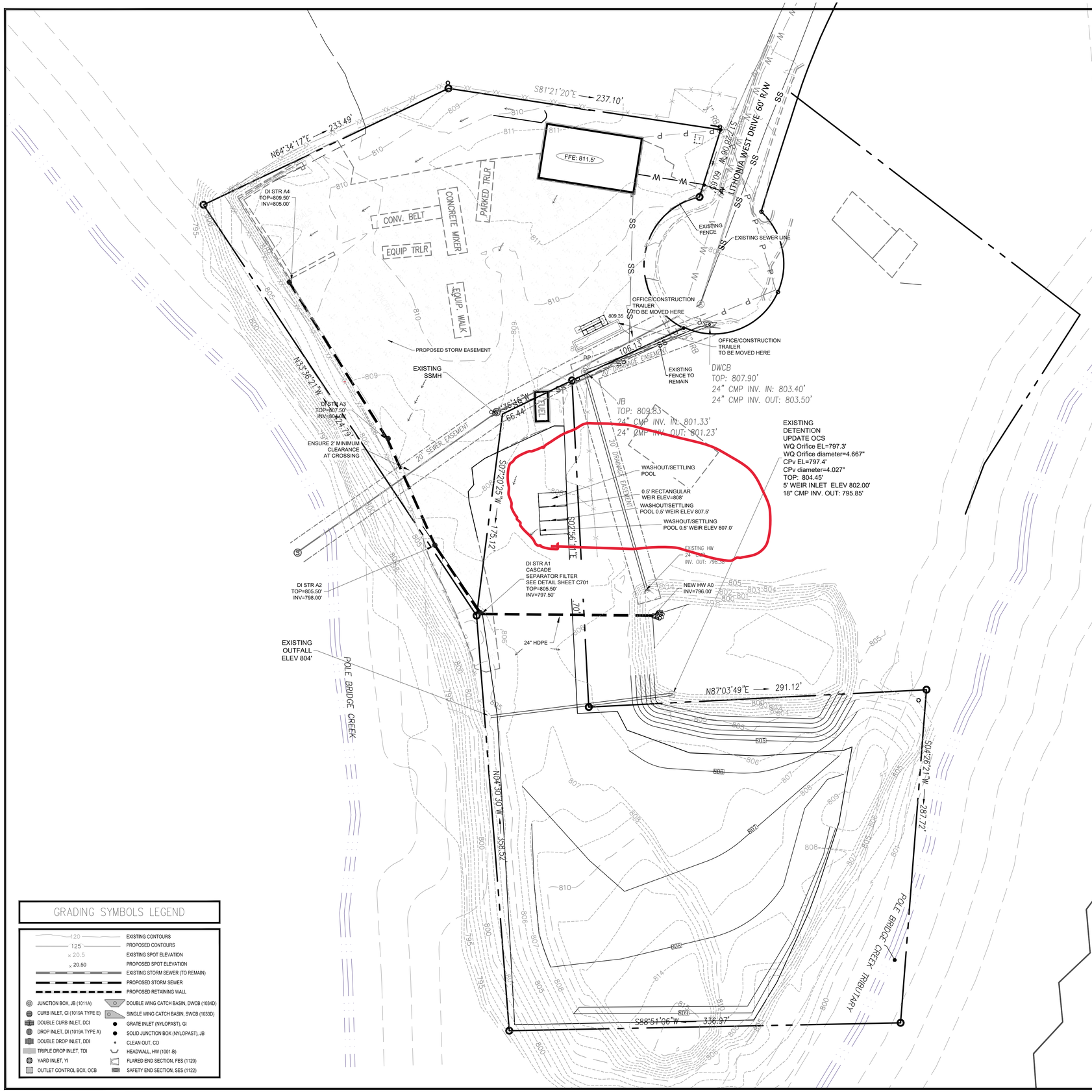
FOR
Kennebrew Norman L
2547 Lithonia West Dr
Lithonia GA 30058

SHEET NUMBER
C201

PROJECT NUMBER
18465

DATE
JANUARY 04. 2020

REVISIONS



GRADING SYMBOLS LEGEND

120	EXISTING CONTOURS
125	PROPOSED CONTOURS
× 20.5	EXISTING SPOT ELEVATION
× 20.50	PROPOSED SPOT ELEVATION
	EXISTING STORM SEWER (TO REMAIN)
	PROPOSED STORM SEWER
	PROPOSED RETAINING WALL
JUNCTION BOX, JB (1011A)	DOUBLE WING CATCH BASIN, DWCB (1034D)
CURB INLET, CI (1019A TYPE E)	SINGLE WING CATCH BASIN, SWCB (1033D)
DOUBLE CURB INLET, DCI	GRATE INLET (NYLOPAST), GI
DROP INLET, DI (1019A TYPE A)	SOLID JUNCTION BOX (NYLOPAST), JB
DOUBLE DROP INLET, DDI	CLEAN OUT, CO
TRIPLE DROP INLET, TDI	HEADWALL, HW (1001-B)
YARD INLET, YI	FLARED END SECTION, FES (1120)
OUTLET CONTROL BOX, OCB	SAFETY END SECTION, SES (1122)

GRADING NOTES

1. ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHALL BE STRIPPED OF ORGANIC MATERIAL, TOPSOIL, AND DEBRIS PRIOR TO CONSTRUCTION.

2. ONCE STRIPPING HAS BEEN COMPLETED, ALL AREAS TO RECEIVE FILL SHOULD BE PROOF-ROLLED IN THE PRESENCE OF A REPRESENTATIVE OF THE SOILS ENGINEER. SOFT AREAS ENCOUNTERED DURING PROOF-ROLLING SHALL BE STABILIZED BY COMPACTION OR UNDERCUT.

3. ALL FILL AREAS SHALL BE FREE OF ORGANIC OR OTHERWISE UNSUITABLE MATERIALS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT AS LISTED BELOW. THE TOP TWO (2) FEET OF FILL UNDER STRUCTURES AND PAVEMENT SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT AS LISTED BELOW.

5. ALL SITE PREPARATION SHOULD BE MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. INSPECTIONS AND TESTING FOR ALL UNDERCUT AND FILL OPERATIONS AS WELL AS THE UTILIZATION OF ACCEPTABLE OFF-SITE BORROW MATERIALS SHOULD BE PERFORMED (IF NEEDED). THE OWNER, AT HIS OPTION, MAY HAVE DENSITY TESTS PERFORMED TO VERIFY THAT SPECIFIC COMPACTION IS OBTAINED.

6. CUT OR FILL SLOPE SHOULD NOT BE STEEPER THAN 2H:1V. ALL PROPOSED SLOPES SHOULD BE OVERBUILT AND CUT BACK TO THE PROPOSED GRADES, EXPOSING THE FIRM COMPACTED INNER CORE. THE EXCAVATION FOR THE SLOPES SHOULD BE MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. VERTICAL CUTS EXCEED 5 FEET SHOULD BE BRACED AS REQUIRED BY OSHA REGULATIONS FOR SAFETY.

7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES.

8. IF STRUCTURAL FILL IMPORT IS REQUIRED PREPARE THE BUILDING PAD, THE COMPACTED BUILDING PAD(S) MUST EXTEND A MINIMUM OF TEN (10) FEET BEYOND THE BUILDING FOOTPRINT, INCLUDING CANOPIES OR OTHER STRUCTURAL APPENDAGES, UNTIL THE PERIMETER FOUNDATIONS AND WALLS ARE CONSTRUCTED AND BACKFILLED. THE EXTENDED PORTION OF THE BUILDING PAD SUBGRADE MAY THEN BE REMOVED/REGRADED TO MEET THE FINAL GRADE AND MATERIAL REQUIREMENTS .

9. CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL MEASURES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

10. THE CONTRACTOR SHALL ADJUST ALL MANHOLE COVERS, VALVE COVERS, CLEAN OUTS, VAULTS, BOXES, AND GRATES, EXISTING AND PROPOSED, TO "AS-CONSTRUCTED" FINISHED GRADE. IF GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO INVESTIGATE SUCH ADJUSTMENTS.

11. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL VERIFY THE INVERTS OF EXISTING STRUCTURES AND INFORM THE OWNER AND THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

12. ALL PROPOSED DRAINAGE STRUCTURES ARE TO BE INSTALLED PER DEKALB COUNTY STANDARDS AND SPECIFICATIONS AS REQUIRED.

13. THE CONTRACTOR SHALL PROVIDE TO THE OWNER AND ENGINEER OF RECORD, A SURVEYED "AS-BUILT" DRAWING OF EACH DETENTION FACILITY SHOWING POND TOPOGRAPHY (2' CONTOURS AND SPOT ELEVATIONS) AND SIZES AND INVERTS OF ALL OUTLET CONTROLS, AND APPURTENANCES. ADDITIONALLY, THE CONTRACTOR SHALL INCLUDE IN THE AS-BUILT DRAWINGS ALL NECESSARY IMPROVEMENTS, NOTES & CERTIFICATIONS REQUIRED BY THE PERMITTING AUTHORITY.

14. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/ OR THE CITY/COUNTY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS.

MATERIAL NOTES

1. STORM SEWER MATERIALS SHALL BE INSTALLED AS SHOWN ON THE PLANS.

2. STORM SEWER MATERIAL DESIGNATIONS SHALL BE FURTHER DEFINED AS FOLLOWS :
"HDPE" - HIGH DENSITY POLYETHYLENE PER AASHTO M294 OR ASTM F2306 (ADS N-12 OR EQUIVALENT), INSTALLED PER ASTM D2321
"HDPEWT" - HDPE WATER TIGHT PER AASHTO M294 OR ASTM F2306 AND WITH JOINTS PER ASTM D3212 (ADS N-12 WT OR EQUIVALENT), INSTALLED PER ASTM D2321
"RCP" - REINFORCED CONCRETE PIPE, CLASS PER ASTM C76/AASHTO M170 (MIN. CLASS III) AND JOINTS PER ASTM C443
"SRP" - ALUMINIZED STEEL, TYPE 2, SPIRAL RIB (CORRUGATED METAL) PIPE PER AASHTO M36 AND M274 OR ASTM A760 AND A929, INSTALLED PER ASTM A798
"CMP" - ALUMINIZED STEEL, TYPE 2 CORRUGATED METAL PIPE PER AASHTO M36 AND M274 OR ASTM A760 AND A929, INSTALLED PER ASTM A798
"BCCMP" - BITUMINOUS COATED CORRUGATED METAL PIPE PER AASHTO M36 AND M274 OR ASTM A760 AND A929, COATED PER ASTM A798, AND INSTALLED PER ASTM A798
"PVC" - SDR 26 PVC PER ASTM D3034

3. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.

4. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. UNLESS OTHERWISE NOTED.

5. PROVIDE ANTI-SEEP COLLARS ON ALL PIPES AT OR EXCEEDING 20% SLOPE.

6. PROVIDE WATER-TIGHT JOINTS ON ALL STORM SEWER PIPES AT OR EXCEEDING 20% SLOPE.

7. PROVIDE ANTI-SEEP COLLARS ON ALL PIPES DISCHARGING THROUGH DETENTION POND EMBANKMENT.

SCALE: 1" = 40'

40 0 40 80 120 FEET

N

GRADING PLAN

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2550 LITHONIA WEST DRIVE
LITHONIA, GA 30058

FOR
Kennebrew Norman L
2547 Lithonia West Dr
Lithonia GA 30058

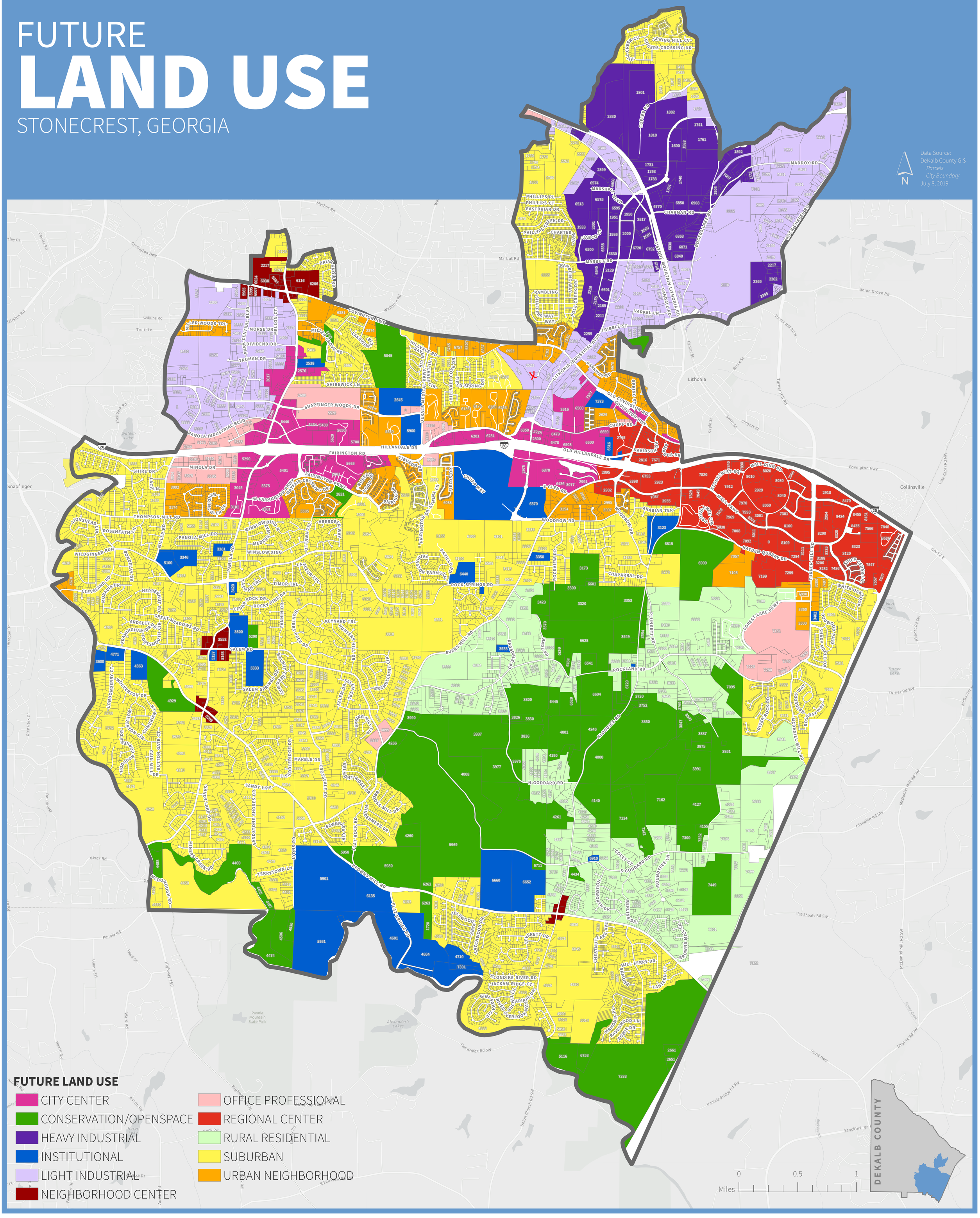
SHEET NUMBER
C301

PROJECT NUMBER
18465

DATE
JANUARY 09. 2020

REVISIONS

ADOPTED JULY 8th 2019

FUTURE LAND USE

STONECREST, GEORGIA