

CITY OF DOUGLASVILLE
PLANNING AND DEVELOPMENT COMMITTEE
AGENDA

Conference Center Auditorium

April 22, 2014

4:30 p.m.

- I. Call meeting to order.**
- II. Approval of minutes for Planning and Development Committee from February 11, 2014.**
- III. Development Plan:**
 - a). Request approval of a development plan for Cornerstone Package Store Addition, plans dated 3/26/14, at 5990 Fairburn Road, located in Land Lot 50, District 1, Section 5, Parcel 5. Application by Riverside Construction (Todd Merritts).
- V. Meeting Adjourned.**

THE PLANNING AND DEVELOPMENT COMMITTEE OF THE CITY OF DOUGLASVILLE MET TUESDAY, FEBRUARY 11, 2014 AT 4:30 P.M. IN THE CONFERENCE CENTER AUDITORIUM WITH CHAIRMAN CARL POPE PRESIDING.

Members Present:

Councilman Carl Pope
Mayor Harvey Persons
Councilman Mark Adams
Mayor Pro Tem Larry Yockey

Members Absent:

Councilwoman LaShun Burr-Danley

Staff Present:

Building Official/Development Official, Mike Mettler
Building Clerk, Jackie Pendley

1. Mayor Pro Tem Larry Yockey made a motion to approve minutes as presented for the meeting of January 14, 2014. Motion to approve was seconded by Councilman Mark Adams. Upon the vote, all voted for and the motion was approved.
2. Mayor Harvey Persons made a motion to approve the development plan for Bank of America Remote ATM, plans dated 12/17/13, at 3000 Chapel Hill Road, located in Land Lot 47, District 1, Section 5, Parcel 215. Application by H & T Consultants, Inc. Motion to approve was seconded by Mayor Pro Tem Larry Yockey. Upon the vote, all voted for and the motion was approved.

Stipulation: Provide brick water table in proportion to structure height on sides and rear.

3. Mayor Pro Tem Larry Yockey made a motion to approve the development plan for Wells Fargo ATM, plans dated 01/13/14, at 9559 Highway 5, located in Land Lot 160, District 2, Section 5, Parcel 19. Application by Security Vault Works (Matt Kiger). Motion to approve was seconded by Councilman Mark Adams. Upon the vote, all voted for and the motion was approved.
4. Mayor Harvey Persons made a motion to approve the development plan for Douglas County High School Classroom Addition, plans dated 12/12/13, at 8705 Campbellton Street, located in Land Lot 21, District 1, Section 5A, Parcel 28. Application by Douglas County School System (Jack Gardner). Motion to approve was seconded by Mayor Pro Tem Larry Yockey. Upon the vote, all voted for and the motion was approved.

5. Mayor Harvey Persons made a motion to approve the development plan for Brighten Academy Charter School Addition, plans dated 01/08/14, at 5897 Prestley Mill Road, located in Land Lot 49, District 1, Section 5, Parcel 20. Application by Hogan Construction Group, LLC (Christopher M. Ryan). Motion to approve was seconded by Mayor Pro Tem Larry Yockey. Upon the vote, all voted for and the motion was approved.

6. The meeting was adjourned at 5:00 p.m.

Chairman Carl Pope

Zoning Clerk, Jackie Pendley

278 873 3119

City of Douglasville



Application Number 14-05
Date of Submission 4-8-14

Development Plan Application

Note: No development or construction drawings will be reviewed until the City of Douglasville's Planning and Zoning Committee has approved a Development Plan for said project. Development Code 9.03.01

Applicant

Name: Riverside Construction
Address: 5469 Duke Rd Douglasville Ga. 30135
Contact: Todd Merritt
Telephone: 770-778-7939 Cell # _____
E-mail: riversideconst@att.net

Owner

Name: Rushmi Patel
Address: 5990 Fairburn Rd Douglasville, GA 30134
Contact: Rocky
Telephone: 770-942-7084 Cell # 912-536-3431
E-mail: rockydf83@yahoo.com

Project Name: Corner Store Addition
Project Address: 5990 Fairburn Rd

Land Lot(s): _____ District: _____ Section: _____
Parcel #(s): _____
Re-Zoning Case #: _____

Signature of applicant: Todd Merritt

Printed Name: Todd Merritt Date: 3/25/14



Located on O'Neal Plaza in Historic Downtown Douglasville
P.O. Box 219 • 6695 Church Street • Douglasville, Georgia 30133-0219
770-920-3000 • Fax 770-920-0499

www.ci.douglasville.ga.us

A Georgia Classic



Main Street City

Requirement Confirmation

9.03.01. **Development plan approval required.** No preliminary plat or site plan shall be approved by the engineering department until the zoning and development committee has approved a development plan. Every development plan shall show the following:

- Name and address of the property owner.
- Name, address, and telephone number of the applicant.
- Date of survey, north point and graphic scale, source of datum, date of plan drawing, and revision dates, as appropriate.
- Proposed use of the property, if known.
- Location (land district and land lot) and size of the property in acres (or in square feet if less than an acre).
- Location sketch of the property in relation to the surrounding area with regard to well-known landmarks such as arterial streets or railroads. Location sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than one inch equal to 2,000 feet. U. S. Geological Survey maps may be used as a reference guide for the location sketch.
- Zoning district classification of the subject property and all adjacent properties, and zoning district boundaries as appropriate.
- Man-made features within and adjacent to the property, including existing streets and names, city and county political boundary lines, and other significant information such as location of bridges, utility lines, existing buildings to remain, and other features as appropriate to the nature of the request.
- The proposed project layout including the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, buffers, parking areas and driveways.
- A statement as to the source of domestic water supply.
- A statement as to the provision for sanitary sewage disposal.
- The approximate location of proposed storm water detention facilities.
Statement
- A rendering or elevation such that façade materials can be determined.
- Such additional information as may be useful to permit an understanding of the proposed use and development of the property.



Applicant Signature

*By Signing you confirm that all of the above items are included in your development plan.

NOTES:

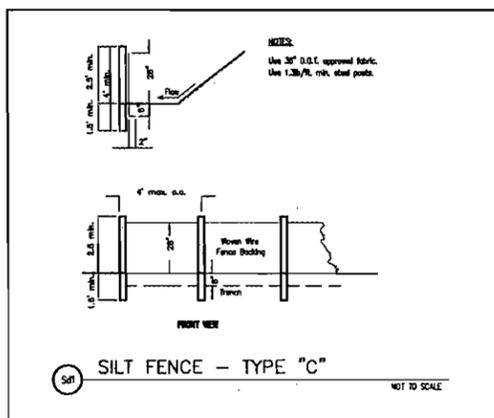
1. THIS PROJECT IS LOCATED IN LAND LOT 50 & 51, 1st DISTRICT, 5th SECTION, DOUGLAS COUNTY, GEORGIA.
2. ALL EROSION CONTROL FEATURES SHALL BE IN ACCORDANCE WITH THE "MANUAL FOR EROSION AND SEDIMENT CONTROL FOR THE STATE OF GEORGIA", LATEST EDITION.
3. NO ACTIVITY IS PERMITTED IN THE 25' (OR AS NOTED) STREAM BUFFER SHOWN ON THE ES&PC PLAN SHEETS.
4. A COPY OF THIS PLAN MUST BE SUBMITTED TO SECONDARY PERMITTEES (IF ANY).
5. THE DESIGN PROFESSIONAL WILL INSPECT THE INSTALLED ES&PC MEASURES NO MORE THAN 7 DAYS AFTER THEIR INSTALLATION TO INSURE PROPER INSTALLATION AND FUNCTION OF THE MEASURES.
6. ANY ADDITIONS TO THIS PLAN WHICH ALTER THE HYDRAULIC CHARACTERISTICS, OR PERFORMANCE OF THE ES&PC MEASURES MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
7. CLEARING AND GRADING SHALL BE LIMITED TO AREAS DESIGNATED AS DISTURBED AND THOSE AREAS REQUIRED FOR STORM DRAINAGE, DETENTION FACILITIES, AND UTILITIES.
8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY PERMITS THAT MAY BE REQUIRED FOR LAND DISTURBANCES AND/OR BUFFER REQUIREMENTS.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
10. THIS PROPERTY CONSISTS OF A RETAIL STORE BUILDING AND ASSOCIATED PARKING.
11. ELEVATION DATUM IS APPROXIMATE MEAN SEA LEVEL.
12. DOMESTIC WATER IS SUPPLIED BY DOUGLASVILLE-DOUGLAS COUNTY WATER AND SEWER AUTHORITY.
13. SANITARY SEWER TREATMENT IS PROVIDED BY DOUGLASVILLE-DOUGLAS COUNTY WATER AND SEWER AUTHORITY.

STORMWATER DETENTION:

DUE TO THE FACT THAT THERE WILL BE NO CHANGE IN THE AMOUNT OF IMPERVIOUS SURFACE AREA AS A RESULT OF THIS PROJECT THERE IS NO PROPOSED STORMWATER DETENTION FACILITY. STORMWATER RUNOFF WILL NOT BE IMPACTED BY THIS PROJECT.

EROSION CONTROL SCHEDULE:

- INITIAL PHASE:**
-INSTALL SILT FENCE, CONSTRUCTION ENTRANCE, ALL OTHER PERIMETER CONTROLS.
- INTERMEDIATE PHASE:**
-ROUGH GRADE SITE
- FINAL PHASE:**
-CONSTRUCT STRUCTURES
-STRIPE LOT AND DRIVES
-FINISH ENTRANCE
-REMOVE TEMPORARY EROSION DEVICES, CLEAN PERMANENT EROSION DEVICES



EROSION CONTROL PLAN LEGEND

- Bf** = BUFFER ZONE
- Cd-Hb** = Hay Bale Check Dam
- Cd-St** = Stone (Rock) Check Dam
- DI** = Diversion Structure
- Rd** = Rock Check Dam
- Rt** = Retrofit
- Sd1** = Silt Fence (TYPE A or C)
- Sd2** = Inlet Protection (CB & DI)

SOIL CLEANUP AND CONTROL PRACTICES:

LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.

MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIAL AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.

SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.

FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER) THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-428-2675.

FOR SPILLS OF AN UNKNOWN AMOUNT THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-428-2675.

FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPO WILL BE CONTACTED WITHIN 24 HOURS.

FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL SHALL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

PARKING
EXISTING PARKING SPACES - 20
SPACES RESULTING FROM RE-STRIPING - 22

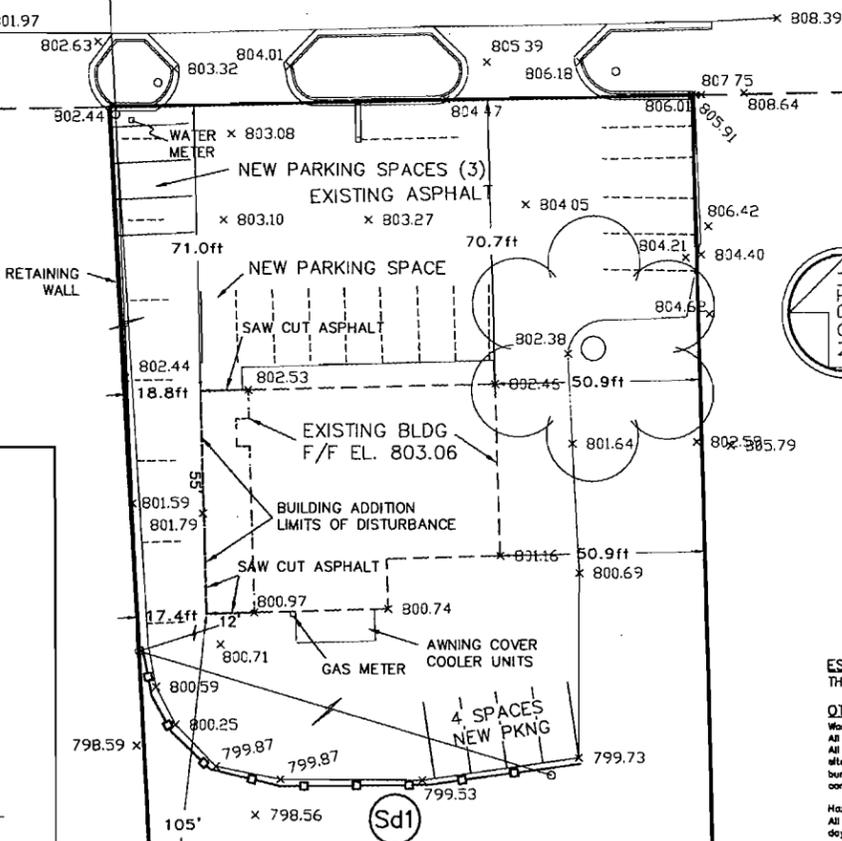
24 HOUR EMERGENCY CONTACT:

ROCKY
770-942-7084
912-536-3431
OWNER & DEVELOPER
RSDP HOSPITALITY, LLC
5990 FAIRBURN ROAD
DOUGLASVILLE, GA 30134
770-942-7084



LOCATION MAP

GA. HWY 92 - FAIRBURN ROAD 125'R/W



SITE NARRATIVE:

EXISTING LAND USE FOR THIS SITE IS A DEVELOPED RETAIL BUILDING WITH ASPHALT PARKING THE SITE AND PARKING DRAINS TOWARDS A CREEK THAT IS THE REAR PROPERTY LIMITS OF THE SITE.

PROPOSED USE FOR THIS SITE DEVELOPMENT IS TO CONSTRUCT A 12' X 55' ADDITION ON THE WEST SIDE OF THE EXISTING BUILDING FOR WAREHOUSE AND OFFICE USE. THE PROPOSED ADDITION WILL BE BUILT ON THE SPACE CURRENTLY OCCUPIED BY ASPHALT. THERE WILL BE NO CHANGES TO THE AMOUNT OF IMPERVIOUS SURFACE OF THE SITE. CURRENTLY ALL RUNOFF TRAVELS IN SHEET FLOW ACROSS THE UNDEVELOPED PORTION OF THE SITE TO THE SOUTH AND INTO THE EXISTING CREEK. CONSTRUCTION RUNOFF AND ANY RESULTING SILT WILL BE TREATED BY A SILT FENCE ALONG THE SOUTHERN EDGE OF THE EXISTING PARKING AND THE EXISTING VEGETATION BETWEEN THE PARKING LOT AND

DESCRIPTION OF CONSTRUCTION ACTIVITY:
THE PROPOSED DEVELOPMENT OF THIS COMMERCIAL SITE WILL INCLUDE CONSTRUCTION OF A 12' X 55' BUILDING ADDITION. THE PROPOSED CONSTRUCTION IS ACCOMPANIED BY A VERY RIGOROUS EROSION CONTROL PROGRAM TO ENSURE THAT STORMWATER ASSOCIATED WITH THE CONSTRUCTION DOES NOT CAUSE EROSION, SEDIMENTATION AND/OR POLLUTION WITHIN THE RECEIVING WATERS OF THIS DRAINAGE AREA.

DESCRIPTION OF INTENDED SEQUENCE OF MAJOR ACTIVITIES:
THE GENERAL ORDER OF ACTIVITIES WILL BE AS FOLLOWS BARRING ANY WEATHER OR OTHER UNFORESEEN CONDITIONS:
(1) INSTALL EROSION AND SEDIMENT CONTROL FEATURES,
(2) CLEARING AND GRUBBING, GRADING OF PARKING/BUILDING PADS AND UTILITIES,
(3) MAINTAIN EROSION CONTROL FEATURES IN PLACE,
(4) TEMPORARY VEGETATION WILL BE APPLIED WHERE WORK HAS CEASED, CONSTRUCTION OF BUILDINGS/PARKING AREAS TO BE COMPLETED,
(5) PERMANENT VEGETATION/RE-GRASSING OF DISTURBED AREAS,
(6) REMOVE EROSION CONTROL FEATURES AFTER COMPLETION OF CONSTRUCTION,
(7) FINAL CLEANUP. THE PROPOSED DEVELOPMENT IS EXPECTED TO BE COMPLETED JUNE 2014.

MAINTENANCE STATEMENT:
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.

EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT, AND AT A MINIMUM OF ONCE A WEEK, AND ALL DEFICIENCIES CORRECTED WITHIN THREE DAYS OF INSPECTION. ALL DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY HAS CEASED, SHALL HAVE TEMPORARY OR PERMANENT VEGETATION APPLIED WITHIN 14 DAYS.

EROSION AND SEDIMENT CONTROLS STATEMENT:
THE FOLLOWING EROSION CONTROL DEVICES, BOTH VEGETATIVE AND STRUCTURAL BEST MANAGEMENT PRACTICES, SHALL BE IMPLEMENTED THROUGHOUT THE DEVELOPMENT, AS DETAILED ON THE FOLLOWING PLAN SHEETS: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SILT FENCES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, HAY BALE FILTER DAMS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, STILL BASINS & DETENTION/SEDIMENT BASINS.

ALL ELEMENTS OF EROSION CONTROL SHALL CONFORM TO THE STANDARDS SET FORTH BY "MANUAL OF EROSION AND SEDIMENT CONTROL IN GEORGIA" LATEST EDITION.

SEDIMENT BASINS SHALL CONTAIN 67 CY PER DISTURBED ACRE DRAINED.

RUNOFF COEFFICIENT STATEMENT:
THE EXISTING LAND IS AN ACTIVE COMMERCIAL TRACT WITH GENTLY SLOPING PAVED PARKING (C=0.95). FOR THE PROPOSED DEVELOPMENT AREA, THE OVERALL FINAL RUNOFF COEFFICIENT WILL BE APPROXIMATELY C=0.95.

GSWCC CERTIFICATION:

LEVEL II CERTIFIED DESIGN PROFESSIONAL: WILLIAM B. SIMS CERTIFICATION NUMBER: 0000004518

"I CERTIFY THAT THIS SITE WAS VISITED PRIOR TO ES&PC PLAN DESIGN."

"I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that the qualified professional property gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the State Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR 100001."

"I certify that the permittee's Comprehensive Monitoring Program provides for the monitoring of: (a) all perennial and intermittent streams and other water bodies shown on the USGS topographic map and all other field verified perennial and intermittent streams and other water bodies, or (b) where any such specific identified perennial or intermittent stream and other water body is not proposed to be sampled. I have determined in my professional judgement, utilizing the factors required in the General NPDES Permit No. GAR100003, that the increase in the turbidity of each specific identified sampled receiving water will be representative of the increase in the turbidity of a specific identified un-sampled receiving water."

William B. Sims
William B. Sims, R.L.S. 2996 3/26/2014
Date

ESTIMATE OF TOTAL SITE AREA AND DISTURBED AREA:
THE TOTAL AREA FOR THIS PROJECT IS 1.24 ACRES. THE TOTAL DISTURBED AREA FOR THE PROJECT IS APPROXIMATELY 0.015 ACRE (660 S.F.).

OTHER CONTROLS THE CONTRACTOR IS RESPONSIBLE FOR:

- Waste Materials:**
All waste materials will be collected and stored in a secured, locked, metal Dumpster, rented from a licensed solid waste disposal company. The materials shall be placed in dumpsters which meets all State and local regulations. All trash and construction debris from the site will be placed in the dumpster or transported to the authorized disposal area. All construction waste shall be hauled off-site a minimum of once a week or as needed to keep site safe during and after working hours. No large piles of debris shall be left that would allow children or adults to climb to a height over five feet above the existing grade on site. No construction waste materials will be buried on-site. All personnel will be instructed regarding the correct procedure(s) for waste disposal. Notices and information regarding these procedures will be posted and/or provided to appropriate personnel by the contractor or the person responsible for the day-to-day construction activities and operations at this site. The contractor is responsible for the implementation of these procedures throughout his contract for construction.
- Hazardous Waste:**
All hazardous waste material will be disposed of in a manner specified by state or local regulation or by the manufacturer. Site personnel will be instructed in any special procedures and/or practices by the contractor's day-to-day manager of site operations.
- Sanitary Waste:**
All sanitary waste will be collected from the portable restroom units a minimum of once per week by a sanitary waste contractor and hauled to a location approved for disposal by state and local regulations.
- Offsite Vehicle Tracking:**
A stabilized construction exit is required (more than one if needed) to reduce vehicle tracking of sediments. Dump trucks hauling material from the construction site will be covered with a tarpaulin.
- Timing of Controls/Measures**
The sequence of major activities gives the general timing for the completion of construction activities. Sediment and erosion controls identified in the plan will be installed immediately upon commencement of land disturbance activities being initiated. Grading and stabilization of the site shall commence as soon as other improvements have been completed. Permanent grading of the areas indicated will take place as soon as final grading has been completed. Temporary controls and measures will be removed when project has been inspected and approved by the building department.
- Maintenance / Inspection Procedures**
Erosion and Sediment control Inspection and Maintenance practices
These are the inspection and maintenance practices contractor will use to maintain erosion and sediment controls.

• All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
• All measures will be maintained in good working order. If a repair is necessary, it will be initiated within 24 hours of report.
• Built up sediment will be removed from all fences when it has reached one-third the height of the fence.
• SR fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
• Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
• A maintenance inspection report will be made after each inspection. A copy of the report-form to be completed by the inspector shall be in accordance with guidelines of EPD.
• Contractors site superintendent will be responsible for filling out inspection and maintenance reports. Another individual will be selected as an alternate to be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report should the superintendent be unavailable.
• Personnel selected for inspection and maintenance responsibilities will receive training from contractor. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

Non-Storm Water Discharges: It is expected that the following non-storm water discharges will occur from site during the construction period:



DRAWING NO.	17 FEBRUARY 2014
DATE	17 FEBRUARY 2014
REVISION DESCRIPTION	REVISION DESCRIPTION
CHECKED BY	DOUGLASVILLE COMMENTS
DATE	
SCALE	1" = 30'

SITE DEVELOPMENT PLAN
EROSION CONTROL PLAN
WATER QUALITY CONTROL PLAN
RSDP HOSPITALITY, LLC
5990 FAIRBURN ROAD, DOUGLASVILLE, GA.
LAND LOT 50 & 51, 1st DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

PREPARED BY
SIMS & ASSOCIATES
Land Surveying - Land Planning
971 CENTER POINT RD., Conley, GA 30117 (678) 673-3118

