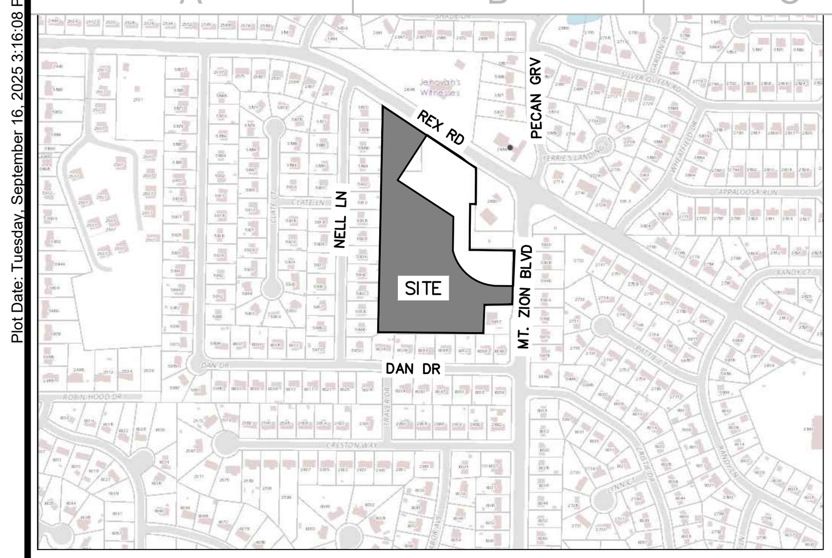
24-HOUR CONTACT: HUSEIN HAMIRANI
24-HOUR PHONE: (678) 267-0587

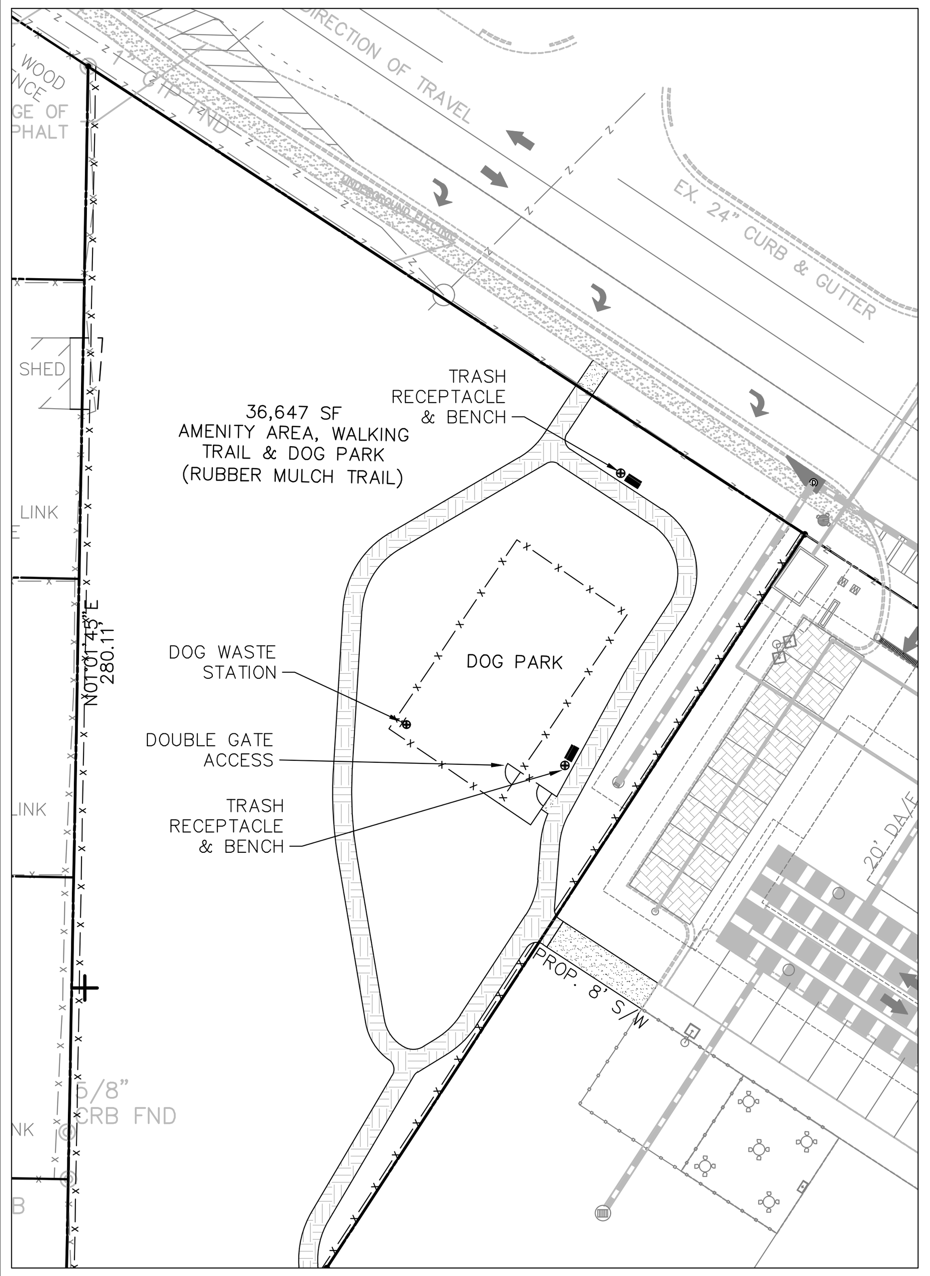
CONTRACTOR PLEASE NOTE THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY AND PROPOSED UTILITY AND STORM DRAIN CROSSINGS. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS



VICINITY MAP

N.T.S

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 13063C0081F DATED JUNE 7, 2017 & 13063C0083F DATED JUNE 7, 2017.

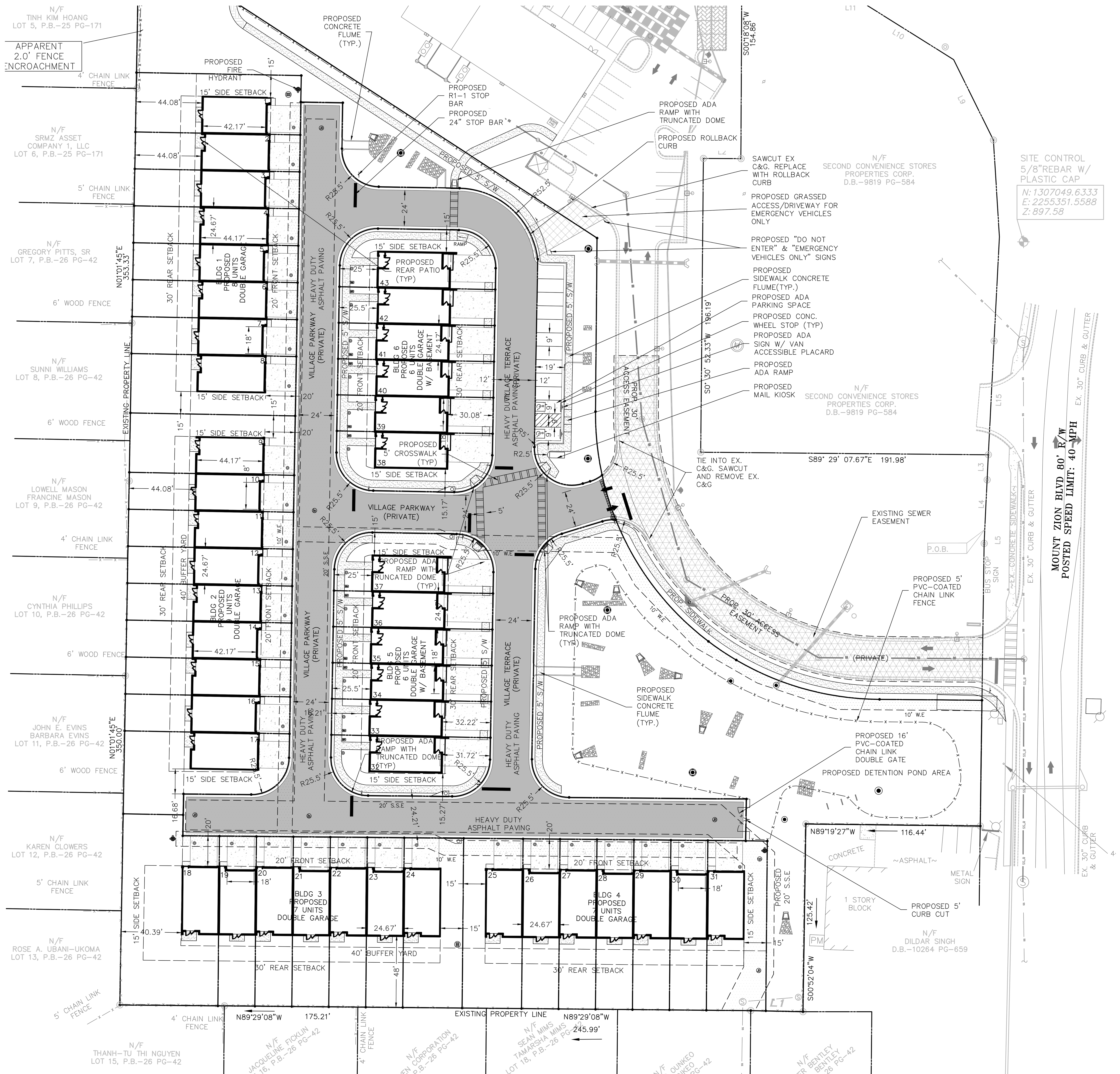


LEGEND PROPOSED

PROPOSED CONCRETE SIDEWALK
PROPOSED RUBBER MULCH
PROPOSED CONCRETE PAVING
PROPOSED HEAVY DUTY ASPHALT PAVING
PROPOSED STANDARD DOT PAVING
PROPOSED EASEMENT
PROPOSED ACCESS EASEMENT
LANDSCAPE STRIP/SETBACK LINE
PROPERTY LINE
CURB & GUTTER
WATER METER (W)
TRANSFORMER PAD (T)
ADA RAMP
SIGN
CONCRETE WHEEL STOP
ADA PARKING SYMBOL
DIRECTIONAL ARROWS
24" STOP BAR
PROPOSED LIGHT POLE
TRASH RECEPTACLE & BENCH

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.



SITE AREA CALCULATIONS

	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	273,450	6.28	100.0
EXISTING ONSITE IMPERVIOUS AREA	0	0.00	0.0
EXISTING PERVIOUS AREA	273,450	6.28	100.0
PROPOSED ONSITE IMPERVIOUS AREA	128066	2.94	46.8
BUILDING(S)	47,342	1.09	17.3
SIDEWALK	10,320	0.24	3.8
PAVEMENT/DRIVEWAYS/GRAVEL	70,404	1.62	25.7
PROPOSED PERVIOUS AREA	145,384	3.34	53.2
TOTAL DISTURBED AREA	55,514	1.27	N/A

SITE DATA

PARCEL ID: (REFERENCE):	12149D A007
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOME DEVELOPMENT
PROPOSED # OF LOTS:	43
CURRENT ZONING CLASSIFICATION:	RTH SINGLE-FAMILY RESIDENTIAL ATTACHED TOWNHOME
OVERLAY DISTRICT	N/A
CURRENT LOCAL JURISDICTION:	CLAYTON COUNTY
FLOOD ZONE CLASSIFICATION:	ZONE X

BUILDING DATA

DWELLING UNIT(S) AREA	
GROSS FLOOR AREA	±46,964 SQ. FT.
BUILDING COVERAGE:	± 17.20%
MAX BUILDING HEIGHT (BY CODE):	50 FEET
ALL TOWNHOMES TO BE SPRINKLED	

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	20 FEET	SEE PLAN
REAR	30 FEET	SEE PLAN
SIDE	15 FEET	SEE PLAN
SIDE	15 FEET	SEE PLAN

PROPOSED PARKING DATA

COUNTY PARKING REQUIRED:	
DWELLING UNIT(S)	
1.75 SPACES PER DWELLING UNIT	76 SPACES
TOTAL PARKING REQUIRED	76 SPACES
PROVIDED PARKING	
RESIDENT SPACES	76 SPACES
STANDARD VISITOR SPACES 9'X19'	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	90 SPACES

NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
4. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
5. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
6. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
8. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
11. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
13. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
14. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
16. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
17. LIGHT POLE BASES SHALL BE PAINTED PER SITE WORK SPECIFICATIONS.
18. ALL STOP BARS, DIRECTIONAL ARROWS AND DOUBLE YELLOW STRIPING ARE TO BE THERMOPLASTIC, BOTH ON SITE AND WITHIN THE DOT RIGHT OF WAY. PARKING STALL STRIPING IS TO BE 6" WIDE WHITE PAINT.
19. LOADING AND UNLOADING OF ANY TRUCKS MUST TAKE PLACE ONSITE. NO LOADING OR UNLOADING WILL BE ALLOWED IN THE COUNTY RIGHT OF WAY.
20. THE PERSON ULTIMATELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRACTICES ON THIS SITE AND WHO IS TO BE CONTACTED IN THE EVENT OF A STOP WORK ORDER, IS:
    NAME: HUSEIN HAMIRANI
    PHONE: 678-267-0587
21. NO BURY PITS ALLOWED ON SITE.
22. ANY REVISIONS TO THE PLANS AFTER THE INITIAL SUBMITTAL, OTHER THAN THE RESPONSE TO THE PLAN REVIEW COMMENTS, WILL BE INDICATED ON REVISIONS AND SUBMITTED WITH A WRITTEN EXPLANATION OF THE REVISIONS AND THE REASONS.
23. 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 CLAYTON COUNTY LAND DEVELOPMENT.
24. PLANS ARE REVIEWS IN GENERAL. SPECIFIC DETAILS AND CALCULATIONS MAY NOT BE CHECKED. THE ENGINEERS STAMP AND SIGNATURE GUARANTEES THE ACCURACY OF THE CALCULATIONS AND DESIGN. PLAN APPROVAL DOES NOT OBLIGATE THE COUNTY TO ACCEPT THE WORK, NOR DOES IT RELIEVE THE DEVELOPER AND/OR ENGINEER FROM COMPLIANCE WITH ANY OTHER COUNTY, STATE OR FEDERAL ORDINANCES AND LAWS. PLAN APPROVAL DOES NOT RELIEVE THE DEVELOPER FROM THE RESPONSIBILITY FOR DAMAGES TO ADJACENT OR DOWNSTREAM PROPERTY RESULTING FROM THIS DEVELOPMENT.
25. PLAN APPROVAL IS SUBJECT TO THE PROPER IMPLEMENTATION OF SEDIMENT CONTROL & OFFSITE DRAINAGE PROCEDURES.
26. MUD AND SILT ARE STRICTLY PROHIBITED FROM LEAVING THE SITE.
27. APPROVED IN GENERAL AND SPECIFIC DETAILS NOT CHECKED. APPROVAL DOES NOT RELIEVE OWNER FROM COMPLYING WITH SPECIFICATIONS OR REGULATIONS.

LJA
130 E. MAIN STREET
SUITE 204
CANTON, GA 30114
470-863-1070

GEORGIA REGISTERED No. 27020 PROFESSIONAL ENGINEER TERRY S. BOOMER

9/16/2025
ENGINEER OF RECORD
TERRY S. BOOMER, P.E.
NO. 27020

NO.	DATE	DESCRIPTION	BY	CHK	APV
1					

CIVIL PLANS
THE VILLAGE AT MOUNT ZION
2631 REX ROAD ELLENWOOD, GA 30294
L.L. 149 ~ DISTRICT 12, PARCEL # 12149D A007

1618 LAND HOLDINGS, LLC
1654 MORNING DALE CIRCLE, NW
DULUTH,GA 30097

0 40' 60' 80'
SCALE: 1"=40'

ISSUE DATE
03/10/2025

PROJECT NUMBER
2023-042

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1

Plot Date: Tuesday, September 16, 2025 3:16:08 PM
File Location: s:\sed\archive_01-civil_projects\03-projects_canton_ga_office_assigned_lja\2023-042 village at mt zion clayton co. ga\cad\the village prj1 0418