

Site Notes:

- THE SITE CONTAINS: 1.852 ACRES
TOTAL DISTURBED ACREAGE: TBD ACRES
- SITE ADDRESS: 9330 NESBIT FERRY ROAD, ROSWELL, GA 30022
- ZONING: OR (OFFICE RESIDENTIAL)
- SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY GEORGIA LAND SURVEYING COMPANY DATED 3-14-17
- NO PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0069 F DATED SEPT 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF ROSWELL, FULTON COUNTY, AND GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY (GDOT SR 9).
- THERE ARE NO WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATERS PER THESE CONSTRUCTION DOCUMENTS.
- TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE THE EXISTING CEMETERY TO THE NORTH OF THE SITE HAS NO MONUMENTS LOCATED ONSITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

City of Roswell General Construction Notes:

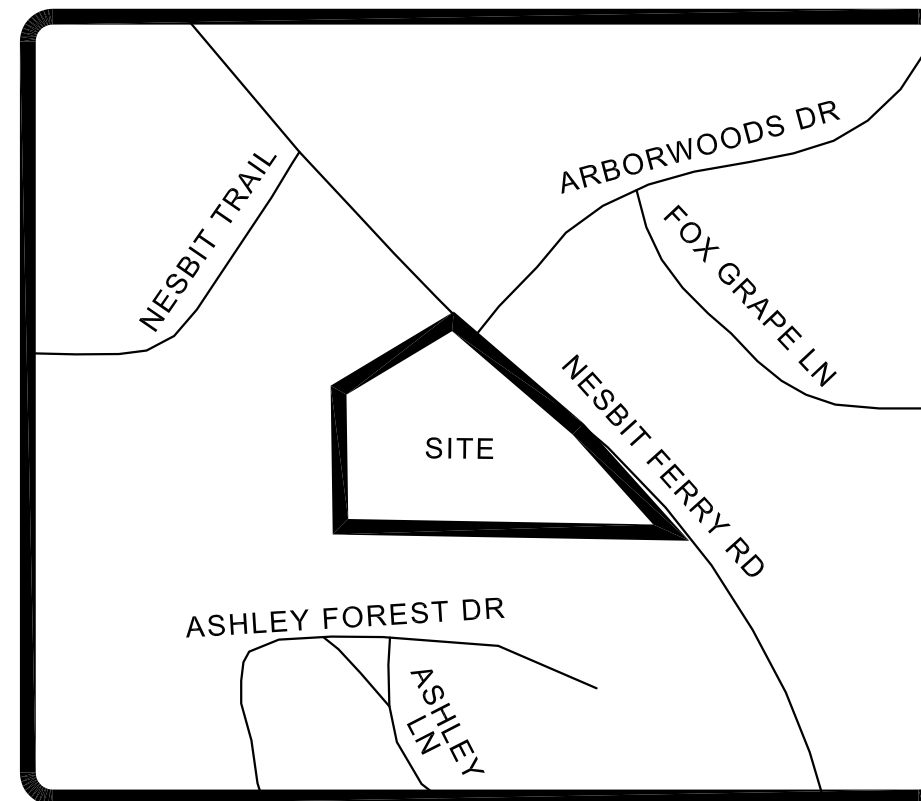
- A PRECONSTRUCTION MEETING WITH THE LAND DISTURBANCE INSPECTOR IS REQUIRED PRIOR TO RELEASE OF THE LAND DISTURBANCE PERMIT.
- ALL BUFFERS MUST BE CLEARLY DELINEATED INSTALLED PRIOR TO ISSUANCE OF THE LAND DISTURBANCE PERMIT.
- ALL TREE SAVE FENCING MUST BE INSTALLED AND APPROVED BY THE CITY ARBORIST PRIOR TO ISSUANCE OF THE LAND DISTURBANCE PERMIT. CONTACT THE CITY ARBORIST AT 770-594-6293.
- ALL SILT BARRIERS AND CONSTRUCTION ENTRANCE PADS MUST BE PLACED PRIOR TO ANY CLEARING AND/OR GRADING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE AND A GRADING PERMIT IS ISSUED BY THE LAND DEVELOPMENT INSPECTOR.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY FROM THE ROSWELL DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE. CONTACT JOHN WOOTEN FOR ENCROACHMENT PERMITS AND TRAFFIC CONTROL PLAN APPROVAL AT 770-594-6108.
- CONTRACTOR MUST NOTIFY LAND DEVELOPMENT INSPECTOR (770-594-6100) TWENTY-FOUR (24) HOURS PRIOR TO BEGINNING CONSTRUCTION AND AT THE BEGINNING OF EACH NEW PHASE OR AFTER A LULL OF MORE THAN 14 DAYS.
- CONSTRUCTION WILL BE ALLOWED MON-SAT. BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM ONLY. ANY SPECIAL EXCEPTIONS REQUIRE PRIOR APPROVAL OF THE CHIEF BUILDING OFFICIAL WHO MAY BE CONTACTED AT 770-641-3780. ALLOW AT LEAST ONE WEEK FOR APPROVAL.
- OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- BURNING OF DEBRIS OR CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF ROSWELL.
- BURIAL OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF ROSWELL.
- THE OWNER/DEVELOPER IS RESPONSIBLE TO COORDINATE WITH THE US ARMY CORPS OF ENGINEERS CONCERNING PERMITS OR REQUIREMENTS WHEN WETLANDS ARE PROPOSED TO BE DISTURBED ON THE PROPERTY. FAILURE TO REQUEST A DETERMINATION OF PERMIT REQUIREMENT BEFORE DISTURBING ANY WETLANDS COULD RESULT IN PENALTIES BEING IMPOSED BY THE CORPS OF ENGINEERS.
- A CITY OF ROSWELL TRENCHING PERMIT IS REQUIRED PRIOR TO ANY TRENCHING ACTIVITY. CONTACT YOUR CITY OF ROSWELL LAND DEVELOPMENT INSPECTOR AT 770-594-6100 TO OBTAIN A PERMIT.
- NO ADDITIONAL DRAINAGE AREAS SHALL BE DIVERTED ONTO CITY RIGHT-OF-WAY.
- ALL CORRUGATED METAL STORM DRAINPIPE SHALL BE FULLY BITUMINOUS-COATED GALVANIZED STEEL OR ALUMINIZED TYPE II WITH RE-ROLLED ENDS AND BANDS.
- ALL OPEN DRAINAGE SWALES MUST BE GRASSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 LB. STONE SHALL BE PLACED AT ALL HEADWALLS OR FLUMES.
- ALL EXTERIOR LIGHTING SHALL BE PLACED SO AS NOT TO DIRECTLY ILLUMINATE ADJACENT PROPERTY.
- ALL LAND DEVELOPMENT CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION SPECIFICATIONS AND SUBDIVISION REGULATIONS AND WHICH ARE AVAILABLE ON THE CITY WEBSITE AT WWW.ROSWELLGOV.COM.

City of Roswell Transportation Notes:

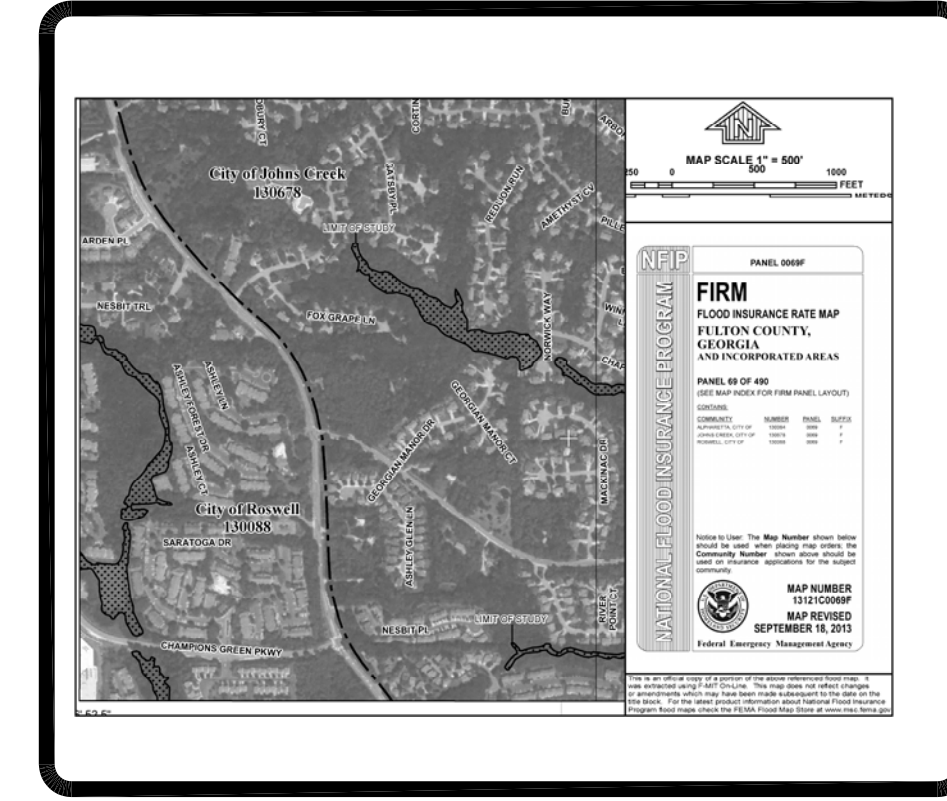
- THESE CONSTRUCTION DRAWING APPROVALS DO NOT ALLOW ANY WORK ON CITY RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, POWER, TELEPHONE, GAS, ETC). CITY OF ROSWELL DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK PERFORMED WITHIN THE CITY RIGHT-OF-WAY. CONTACT CITY OF ROSWELL TRANSPORTATION DEPARTMENT AT 770-594-6108 FOR ADDITIONAL INFORMATION.
- CALL BEFORE YOU DIG (800) 282-7411 OR 811.
- NO ADVERTISING SIGNS, DISPLAYS, OR ANY OTHER STRUCTURES, WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM, ARE PERMITTED INSIDE CITY RIGHT-OF-WAY.
- THESE CONSTRUCTION DRAWINGS ARE APPROVED WITH THE UNDERSTANDING THAT ALL EASEMENTS AND RIGHT-OF-WAY ARE GRANTED TO THE CITY OF ROSWELL ALONG ALL ROAD FRONTAGES FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
5' OR MORE - NOT LESS THAN 2 TO 1 SLOPE
- DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE AND SLOPED PER GEORGIA HIGHWAY STANDARD 9031-J. CURB SHALL NOT BE BROKEN FROM GUTTER. CURB AND GUTTER TO BE REMOVED TO EXISTING CONSTRUCTION JOINTS OR NEW JOINTS SAIED.
- APPLICANT SHALL RE-GRASS TO STATE HIGHWAY DEPARTMENT SPECIFICATIONS ALL CITY RIGHT-OF-WAY AREAS THAT ARE DAMAGED OR DISTURBED DURING WORK AUTHORIZED HEREIN.
- SANITARY SEWER AND WATER LINES MUST PASS INSPECTION BEFORE STREETS CAN BE PAVED.
- ALL HANDICAP RAMP SHALL BE A MINIMUM OF 3.0' IN WIDTH AND AT A MAXIMUM 12:1 SLOPE AND SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- FIVE (5) FOOT WIDE SIDEWALK IS REQUIRED ALONG ALL PUBLIC STREETS, AND IN SOME CASES 10' WIDE, WITH 5 FOOT GRASS STRIP. ALL SIDEWALKS WITHIN THE HISTORIC DISTRICT SHALL BE BRICK.
- BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL SIDEWALK IS INSPECTED AND ACCEPTED.
- ANY NEW SECTION OF ROADWAY TO BE DEDICATED TO THE CITY OR REQUIRED TO BE BUILT TO CITY STANDARDS MUST BE TESTED FOR THICKNESS OF CRUSHER RUN BASE AND ASPHALT; AND THE ASPHALT MUST BE CORED, TO DETERMINE PERCENTAGE OF COMPACTION. CORES SHALL BE TAKEN NO LESS THAN THREE HUNDRED FEET (300') APART AT STAGGERED INTERVALS.
- COMPACTION REPORTS SHALL BE FURNISHED TO THE CITY ON ALL UTILITY EXCAVATIONS WITHIN ROADWAY.
- WHEN NECESSARY, EXISTING STRIPING SHALL BE REMOVED BY HYDROBLASTING (PREFERRED) OR GRINDING, UNLESS SPECIFIED OTHERWISE BY ROSWELL TRAFFIC ENGINEER.
- ALL ROAD STRIPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRE-MARKED AND APPROVED BY THE CITY OF ROSWELL TRANSPORTATION DEPARTMENT, PRIOR TO FINAL STRIPING. CONTACT THE ROSWELL TRAFFIC ENGINEER (770-594-6428) ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK. ALL PAVEMENT STRIPING ON COLLECTORS OR HIGHER CLASSIFIED ROADS MUST BE THERMOPLASTIC, UNLESS OTHERWISE SPECIFIED BY THE TRAFFIC ENGINEER.
- ALL FINAL SIGNAGE MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.

24 HOUR EMERGENCY CONTACT: CRAIG SCRUTON 770-309-1700

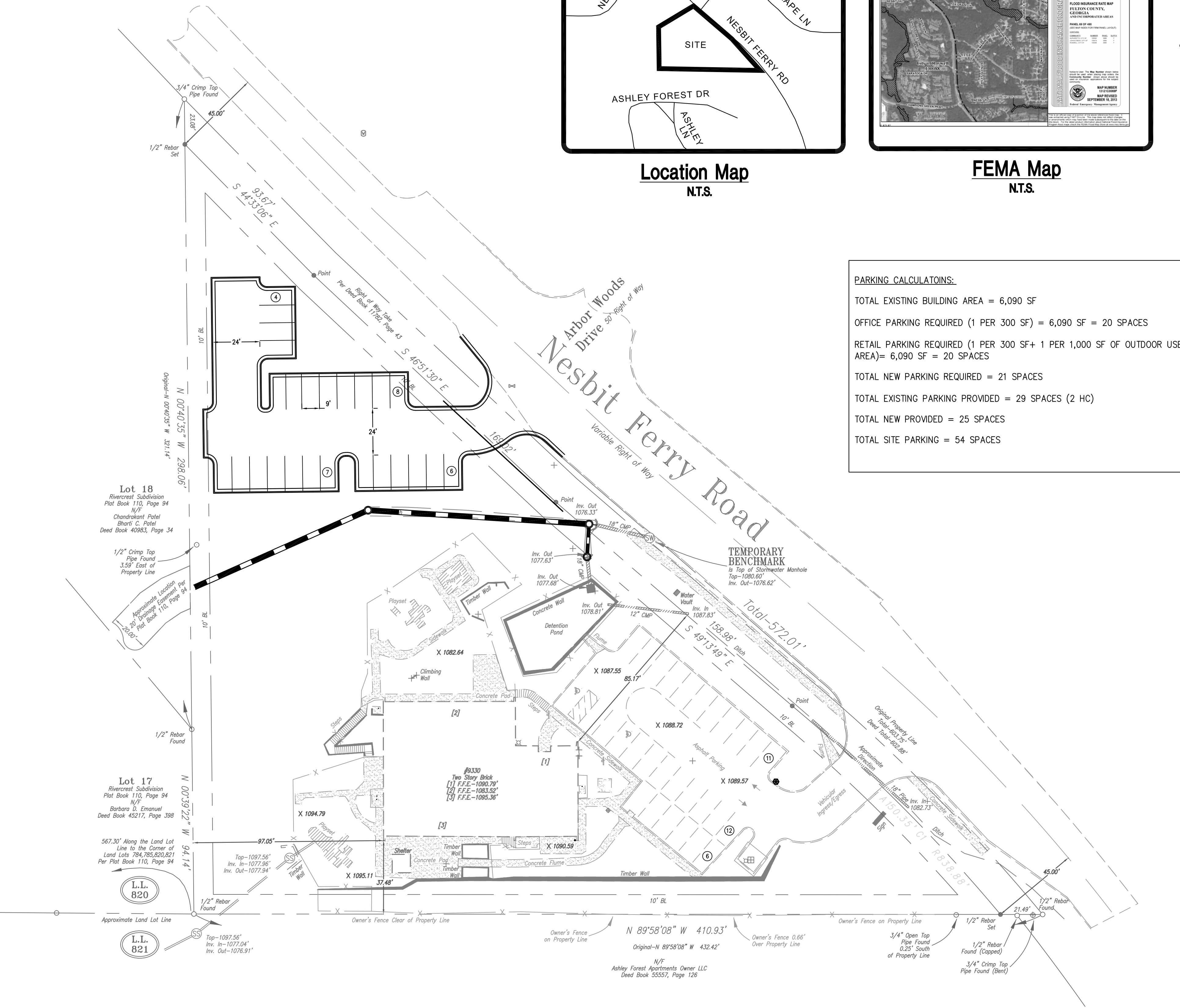
TOTAL SITE ACRES = 1.852 ACRES / 80,688
 TOTAL DISTURBED AREA = 0.XXX ACRES / XXX SF
 TOTAL DISTURBED AREA - ON SITE = 0.XXX ACRES / XXXSF
 PERCENT OF DISTURBANCE OF ENTIRE SITE = XX%



Location Map
N.T.S.



FEMA Map
N.T.S.



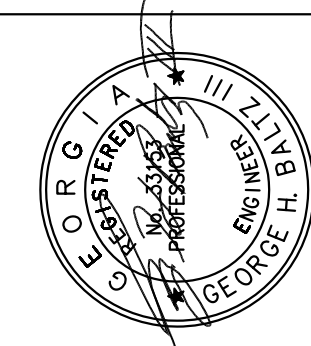
PARKING CALCULATIONS:	
TOTAL EXISTING BUILDING AREA	= 6,090 SF
OFFICE PARKING REQUIRED (1 PER 300 SF)	= 6,090 SF = 20 SPACES
RETAIL PARKING REQUIRED (1 PER 300 SF + 1 PER 1,000 SF OF OUTDOOR USE AREA)	= 6,090 SF = 20 SPACES
TOTAL NEW PARKING REQUIRED	= 21 SPACES
TOTAL EXISTING PARKING PROVIDED	= 29 SPACES (2 HC)
TOTAL NEW PROVIDED	= 25 SPACES
TOTAL SITE PARKING	= 54 SPACES

Prepared By:
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Prepared For
Craig Scruton
1252 Nesbit Ferry Place
Roswell, GA 30350
Phone: 770-308-1700

DATE	SCALE	AS SHOWN	1-9-2015	REVISIONS		Addr City Comments
				PZ	GHB	
5-1-17						

Site Plan Alt 2



Construction Plans For
9330 Nesbit Ferry Road
Land Lot 820 - 1st & 2nd District
City of Roswell, Fulton County, Georgia

CVE PI # 17-089

Sheet No.
C-1

