

19-02-CU

GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

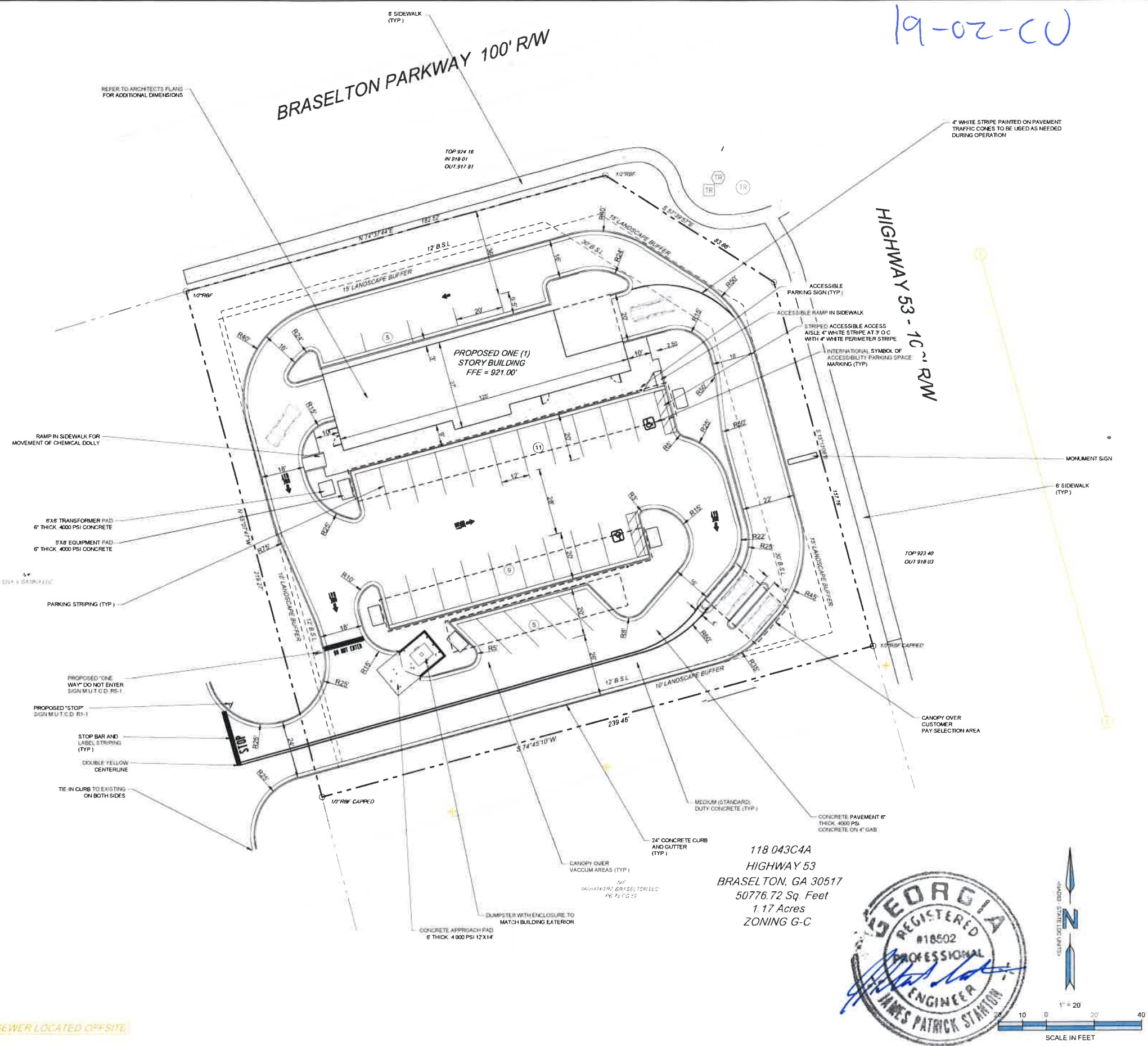
- 1) TRACT IS ZONED GC (GENERAL COMMERCIAL) HWY 53 (OVERLAY DISTRICT).
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC (SEE PHOTO METERICS PLAN IN ARCH PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN THE CITY OF BRASELTON RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO GDOT SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) ALL EROSION, SEDIMENT CONTROL, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) MAXIMUM CUT OR FILL SLOPE=2H:1V.
- 12) THE CITY OF BRASELTON ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 13) 24 HOUR CONTACT: RICK MAXSON, 770-294-6437.
- 14) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND

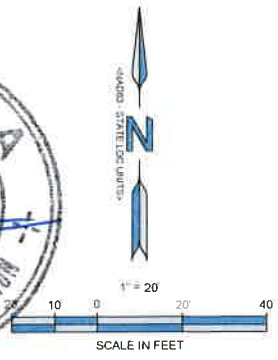
[Symbol]	STANDARD DUTY ASPHALT PAVING
[Symbol]	HEAVY DUTY ASPHALT PAVING
[Symbol]	DOT SPECIFICATION ASPHALT PAVING
[Symbol]	CONCRETE SIDEWALK PAVING
[Symbol]	HEAVY DUTY CONCRETE PAVING
[Symbol]	PROPERTY LINE
[Symbol]	PARKING COUNT
[Symbol]	SPILL CURB
[Symbol]	TRAFFIC SIGN
[Symbol]	PAINTED TRAFFIC ARROWS
[Symbol]	TRAFFIC FLOW LANE DESIGNATION
[Symbol]	VEHICLE STACKING POSITION

SITE DATA

ZONING	GC (GENERAL COMMERCIAL)
OVERLAY DISTRICT	HWY 53 (OVERLAY DISTRICT)
TOTAL SITE AREA	0.988 AC
PROJECT SITE AREA	0.988 AC
DISTURBED AREA	0.9
LANDSCAPE STRIP:	
FRONT 1	15 FT
FRONT 2	15 FT
SIDE	10 FT
REAR	10 FT
BUILDING SETBACK:	
FRONT 1	30 FT
FRONT 2	12 FT
SIDE	12 FT
REAR	12 FT
BUILDING FLOOR AREA:	
TOTAL GROUND	3,890 S.F.
CANOPIES & OVERHANGS	9,133 S.F.
CAR WASH	3,890 S.F.
PARKING RATIO REQUIRED:	1 SPACE / 200 S.F.
PARKING REQUIRED	20 SPACES
PARKING PROVIDED	25 VACUUM SPACES + 5 EMPLOYEE SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
OFF-STREET LOADING REQUIRED	1 SPACE
OFF-STREET LOADING PROVIDED	1 SPACE



118 043C4A
 HIGHWAY 53
 BRASELTON, GA 30517
 50776.72 Sq. Feet
 1.17 Acres
 ZONING G-C



ENGINEER
FORESITE group
 Foresite Group, Inc. w | www.fg-inc.net
 3740 Davinci Ct o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092

DEVELOPER
 FSA Development GA5, LLC
 125 Athens Hwy
 Loganville, GA 30052
 CONTACT: RICK MAXSON

PROJECT
FOUR SEASONS AUTO WASH EXPRESS
 HWY. 52 AND BRASELTON PARKWAY
 BRASELTON, GA
 PARCEL #118 043C4A

SEAL

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REVISIONS	DATE

PROJECT MANAGER: JPS
 DRAWING BY: JCW
 JURISDICTION: THE CITY OF BRASELTON
 DATE: 2019-07-10
 SCALE: 1" = 20'
 TITLE:

SITE & PAVING PLAN
 SHEET NUMBER
C-1
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOBSITE NUMBER: 1324.001

SEWER LOCATED OFF-SITE