

GENERAL NOTES:

- THE "ENGINEER" SHALL BE UNDERSTOOD TO MEAN EVANS DESIGN GROUP, INC., WHO IS THE AUTHORIZED REPRESENTATIVE OF THE OWNER.
- ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.
- THE PROJECT IS LOCATED IN LAND LOT 323, 18th DISTRICT, CITY OF CHAMBLEE, GA. PARCEL ID: 18-323-06-037 & 18-323-06-038. TOTAL ACREAGE: 3.59 ACRES. DISTURBED AREA: 0.714 ACRES. ZONING: CC.
- THE PROPOSED DEVELOPMENT IS A PROPOSED TWO-STORY BUILDING ADDITION TO THE EXISTING AUTO SALES SHOWROOM BUILDING. THE EXISTING PROPERTY IS DEVELOPED WITH AN EXISTING AUTO SALES SHOWROOM AND SERVICE BUILDING, AS WELL AS CUSTOMER, EMPLOYEE, AND INVENTORY PARKING.
- BOUNDARY SURVEY PREPARED BY TERRAMARK LAND SURVEYING, INC. FOR JBE REALTY HOLDINGS LLLP, DATED JANUARY 23, 2018. THE BEARINGS SHOWN ARE BASED ON (GA WEST ZONE) NAD83. TOPOGRAPHIC SURVEY PREPARED BY TERRAMARK LAND SURVEYING, INC. FOR PRO BUILDING SYSTEMS, INC, DATED APRIL 2, 2016. ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 13099C 0016 J, EFFECTIVE DATE MAY 16, 2013.
- ALL CURB DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED.
- HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBTAINED BY VEHICLES PARKING IN THE SPACES.
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. THE CONTRACTOR, AT HIS EXPENSE, SHALL OBTAIN LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS.
- ALL CONSTRUCTION TO COMPLY WITH CITY OF CHAMBLEE STANDARDS.
- ALL ROAD CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO CITY OF CHAMBLEE & GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE WITH GA STATE AMENDMENTS (BC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
- EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOURS VISIBILITY.
- THESE SITE PLANS COMPLY WITH ALL LATEST APPLICABLE SECTIONS OF THE STATE AND FEDERAL ADA GUIDELINES.

FIRE DEPT. NOTES:

- BUILT UP CURB RAMPS SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-19(6) GEORGIA ACCESSIBILITY CODE.
- CURB RAMPS SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-18 GEORGIA ACCESSIBILITY CODE.
- PLACEMENT OF FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FT. AND A MAXIMUM OF 15 FT. FROM THE BACK OF CURB OR ROAD EDGE WITH THE LARGE FIRE DEPARTMENT CONNECTION FACING THE NEAREST FIRE DEPARTMENT ACCESS POINT AND SET A MINIMUM OF 18" AND A MAXIMUM OF 36" ABOVE FINISHED GRADE TO THE CENTER OF THE LARGE FIRE DEPARTMENT CONNECTION. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIER THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES (NFA 1141 3-6.5 AND 3-6.6).
- FIRE HYDRANT(S) AND WATER MAIN(S) ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE COMBUSTIBLE CONSTRUCTION IS STARTED.
- FIRE HYDRANT SPACING IN INDUSTRIAL AND COMMERCIAL DEVELOPMENTS SHALL NOT EXCEED 300 FT. ALONG DEDICATED ROADWAYS. ADDITIONAL HYDRANTS MAY BE REQUIRED TO PERMIT ALL PORTIONS, OF ALL BUILDINGS, TO BE REACHED BY HOSE LAYS NOT TO EXCEED 400 FT. BY ROAD TRAVEL.
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 LBS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, E-1022.1, LATEST EDITION.
- THE CLEARANCE HEIGHT FOR FIRE VEHICLE ACCESS IS 13'-6" PER INTERNATIONAL FIRE CODE, 203.2.1, LATEST EDITION.
- THE MAXIMUM SLOPE OF THE ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE 2% IN ALL DIRECTIONS (GEORGIA ACCESSIBILITY CODE).
- ALL ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH RULE 120-3-20-14(7) GEORGIA ACCESSIBILITY CODE.
- THE MINIMUM WATER SIZE, FOR INDUSTRIAL AND COMMERCIAL PROJECTS, SHALL BE 8" DIP FROM THE POINT THE MAIN IS TAPPED UNTIL IT ENDS.
- DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAY WIDTHS SHALL BE 20 FEET MINIMUM PER INTERNATIONAL FIRE CODE, LATEST EDITION.
- A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH RULE 120-3-20-40. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP INCLUDING FLARES. RULE: 120-3-20-19(7) GEORGIA ACCESSIBILITY CODE.

DEKALB CO. UTILITY NOTES:

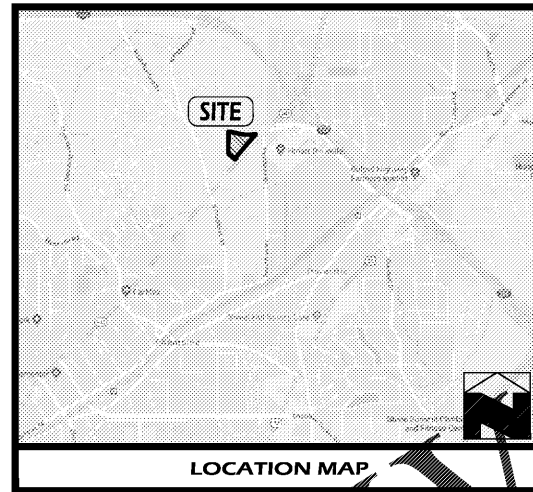
- NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRE LINES. ALL FIRE LINES ARE TO BE INSPECTED BY DEKALB FIRE SERVICE PRIOR TO COVERING. CALL 404-294-2348 FOR INSPECTIONS.
- NOTIFY WATER AND SEWER INSPECTOR AT 404-371-2135 PRIOR TO START OF CONSTRUCTION.
- CABLE TV LINES CANNOT BE INSTALLED WITHIN PRIVATE STREET DEVELOPMENTS UNLESS THE COST IS BORNE BY THE INDIVIDUAL PROPERTY OWNERS.
- NOTE ON PLAN AND PROVIDE A LETTER FROM THE OWNER STATING THE OWNER WILL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER/WATER/DRAINAGE EASEMENT(S) DUE TO MAINTENANCE OF SEWER/WATER/STORM DRAIN OF DEKALB COUNTY.
- BACKFLOW PREVENTER REQUIRED ON ALL DOMESTIC AND FIRE LINES.
- WHERE TIE-INS TO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY.
- THE SITE IS DEVELOPED WITH AN EXISTING AUTOMOTIVE DEALERSHIP CONSISTING OF THREE SERVICE AND SHOWROOM BUILDINGS. THE PROPOSED BUILDING ADDITION IS FOR OFFICES AND SERVICE RECEPTION FOR THE EXISTING DEALERSHIP.
- THERE ARE NO CROSS CONNECTIONS ON SITE.
- THERE ARE NO HAZARDOUS OR NON-HAZARDOUS CHEMICALS TO BE CONNECTED WITH THE DEKALB COUNTY WATER SYSTEM.
- ALL WATER AND SEWER CONSTRUCTION TO COMPLY WITH DEKALB COUNTY WATER AND SEWER STANDARDS.

WETLAND CERTIFICATION:

- THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
- THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED.
 - THE APPROPRIATE PLAN SHEET DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS.
 - IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.

CONSTRUCTION PLANS FOR: JIM ELLIS CADILLAC

5880 PEACHTREE BOULEVARD



LAND LOT 323, 18th DISTRICT
CITY OF CHAMBLEE, GEORGIA
PARCEL ID: 18 323 06 037
18 323 06 038

ANTICIPATED CONSTRUCTION SCHEDULE

| ACTIVITY | 2018-2019 | | | | | | | | | | | | | | | |
|---|-----------|---|---|---------|---|---|----------|---|---|---------|---|---|---|---|---|---|
| | DECEMBER | | | JANUARY | | | FEBRUARY | | | MAR-APR | | | | | | |
| | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 |
| EROSION CONTROL INSTALLATION | | | | | | | | | | | | | | | | |
| EROSION CONTROL MAINTENANCE* | | | | | | | | | | | | | | | | |
| SEDIMENT STORAGE BMP INSTALLATION | | | | | | | | | | | | | | | | |
| DEMOLITION | | | | | | | | | | | | | | | | |
| GRADING | | | | | | | | | | | | | | | | |
| UTILITY INSTALLATION | | | | | | | | | | | | | | | | |
| BUILDING | | | | | | | | | | | | | | | | |
| PARKING SUBBASE | | | | | | | | | | | | | | | | |
| FINAL PAVING | | | | | | | | | | | | | | | | |
| APPLICATION OF PERMANENT GRASSING & LANDSCAPING | | | | | | | | | | | | | | | | |
| TEMPORARY GRASSING | | | | | | | | | | | | | | | | |

*MAINTENANCE OF EROSION AND SEDIMENT CONTROL WILL BE MONITORED DAILY AND INSPECTED WEEKLY THROUGHOUT PROJECT.
** SOIL MUST NOT BE BARE FOR MORE THAN 14 DAYS.

CONSTRUCTION HOURS:

CONSTRUCTION AND DEMOLITION ACTIVITY SHALL NOT BE PERFORMED BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM ON WEEKDAYS, BEFORE THE HOUR OF 9:00 AM OR AFTER THE HOUR OF 5:00 PM ON SATURDAY, OR AT ANY TIME SUNDAY.



EXISTING VEGETATION:

THE SITE CONTAINS AN EXISTING AUTOMOTIVE DEALERSHIP SHOWROOM AND SERVICE BUILDING WITH CONCRETE AND ASPHALT PAVING AND PARKING. THE SITE CONTAINS SOME LANDSCAPE ISLANDS WITH EXISTING TREES AROUND THE EXISTING BUILDING AND PARKING AREA. THERE IS EXISTING VEGETATION WITHIN A 40' ZONING BUFFER ALONG THE WESTERN PROPERTY LINE. THERE IS NOT STREAM ON THIS SITE. THIS SITE DOES NOT CONTAIN WETLANDS.

CRITICAL AREAS:

THERE ARE NO CRITICAL EROSION AREAS PROPOSED AND THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

PAINT / CHEMICAL STORAGE CLEANUP AND DISPOSAL:

PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO EMPLOYEES ONLY. CLEANUP AND DISPOSAL OF THIS MATERIAL SHALL BE ACCORDANCE WITH ALL RELEVANT LOCAL AND FEDERAL REGULATIONS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL.

SCS PROJECT NARRATIVE:

JIM ELLIS CADILLAC
5880 PEACHTREE BOULEVARD
LAND LOT 323 - 18th DISTRICT - TAX PARCELS 037 & 038
CITY OF CHAMBLEE, GEORGIA

EXISTING PROPERTY IS DEVELOPED WITH AN EXISTING AUTOMOTIVE DEALERSHIP SHOWROOM AND SERVICE BUILDING AS WELL AS CONCRETE AND ASPHALT PAVING FOR CUSTOMER, EMPLOYEE, AND INVENTORY PARKING. THE PROPOSED DEVELOPMENT IS FOR A TWO-STORY ADDITION TO THE EXISTING SHOWROOM BUILDING AND FOR A FOUR-STORY PARKING DECK FOR INVENTORY CAR STORAGE. THE SHOWROOM BUILDING ADDITION WILL CONSIST ENTIRELY OF VEHICLE SALES AREA. THE TOTAL AREA OF THE SITE IS 3.59 ACRES WITH APPROXIMATELY 0.714 ACRES OF DISTURBANCE ON-SITE.

THE ZONING OF THE SUBJECT IS CC. ADJACENT PROPERTIES ARE ZONED CC AND NR-1.

THE EXISTING SITE TOPOGRAPHY HAS GRADES RANGING FROM 1.0 TO 50.0 PERCENT THROUGHOUT THE PROPERTY. THERE ARE NO STATE WATERS ON-SITE. THERE ARE NO WETLANDS ON-SITE. THERE ARE NO BUFFERS ON SITE AND NO BUFFER VARIANCE IS REQUIRED.

WE HAVE DESIGNED VARIOUS EROSION CONTROL MEASURES AT EACH OF THE LOCATIONS WHERE STORMWATER RUN-OFF HAS BEEN DIRECTED OR NATURALLY LEAVES THE PROPERTY. SILT FENCE BARRIERS ARE TO BE INSTALLED AT THE TOE OF ALL FULL SLOPES ON THE DOWNSTREAM SIDE AROUND THE PERIMETER OF THE PLANNED LAND DISTURBANCE. DISTURBED AREAS OF THE SITE ARE TO BE STABILIZED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.

THE SITE WORK CONSTRUCTION IS TO BE COMPLETED IN STRICT ACCORDANCE WITH THE "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA". PERMANENT STABILIZATION WILL BE ACCOMPLISHED BY PLANTING COMMON BERMUDA AND OTHER GRASS COVERS. PERMANENT STABILIZATION IS TO BE ACHIEVED IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. EROSION CONTROL DEVICES WILL BE ROUTINELY INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

ALL EROSION CONTROL DEVICES SHALL BE CLEANED OUT BEFORE ACHIEVING A LEVEL OF 1/3 FULL.

UTILITY PROVIDERS:

POWER/ELECTRIC PROVIDED BY:
GEORGIA POWER COMPANY
(888)655-5888

GAS PROVIDED BY:
ATLANTA GAS LIGHT
1-800-599-3770

WATER & SEWER PROVIDED BY:
DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT
(770)621-7200

**OWNER/DEVELOPER/
PRIMARY PERMITTEE:**

JBE REAL ESTATE HOLDINGS, LLLP
5880 PEACHTREE BOULEVARD
ATLANTA, GA 30341
770.454.8200 (Ph)

24-HR CONTACT:

STEVE ELLIS
770.455.1791 (Ph)

ENGINEER:

EVANS DESIGN GROUP, INC
4755 SUMMER SONG COURT
BUFORD, GEORGIA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.

3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 / Fax 455-4123
www.probuildingsystems.com

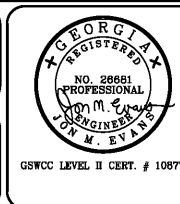
UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVICTION OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE ISSUING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED BY THE CONTRACTOR AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

| DATE | NO. | DESCRIPTION |
|----------|-----|-----------------|
| 10-16-18 | 1 | FIRST SUBMITTAL |
| 11-16-18 | 2 | CITY COMMENTS |

- Not Released For Construction
- Released For Construction

| DESIGN BY | DRAWN BY | CHECKED BY |
|-----------|----------|------------|
| JME | JME | JME |



Evans Design Group, Inc.
Civil Engineering / Site Planning
Land Development Services

4755 Summer Song Court
Buford, Georgia 30519
(Ph) 678.207.6830
jevans@evansdg.com

**JIM ELLIS
CADILLAC**

LAND LOT 323, 18th DISTRICT
CITY OF CHAMBLEE, GEORGIA

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03-26-18
DATE

18-011
JOB NUMBER

C-1