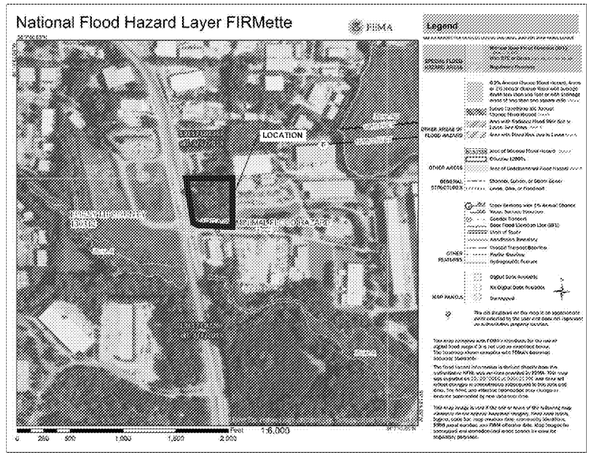
ISSUED FOR CONSTRUCTION

SITE DEVELOPMENT PLANS FOR

Pop's Wine and Spirits

2nd District, 1st Section, Land Lot 764

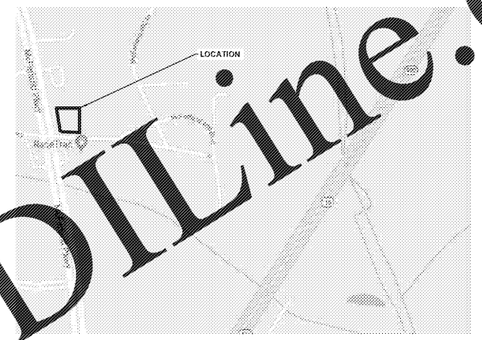
Forsyth County, Georgia



FEMA Flood Map

FLOOD STATEMENT

THE SUBJECT PROPERTY SHOWN ABOVE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X
AS IDENTIFIED ON FIRM
COMMUNITY PANEL NUMBER 13117C0228F DATED 3/4/2013



Site Location Map

CBD PERFORMANCE STANDARDS			
STANDARD	ALLOWED	PROPOSED	NOTES
Max bldg coverage %	70%	24.6%	MET
Max height (stories)	5	1	MET
Min landscaped open space %	25%	25%	MET
Min front landscape strip	25 feet	25 feet	MET (OVERLAY DISTRICT REQUIREMENT)
Min setback abutting right-of-way	40 feet	40 feet	MET
Min side setback	25 feet	25 feet	MET
Min rear setback	10 feet	10 feet	MET

SHEET INDEX

SHEET NO.	TITLE
C1.01	COVER SHEET
C1.02	ZONING INFORMATION
C2.01	EXISTING CONDITIONS
C3.01	DEMOLITION PLAN
C4.01	SITE PLAN
C5.01	GRADING PLAN
C6.01	UTILITY PLAN
C7.01	EROSION CONTROL - INITIAL
C8.01	EROSION CONTROL - INTERMEDIATE
C9.10	EROSION CONTROL - FINAL
C10.01	NPDES NOTES
C11.01-C11.08	EROSION CONTROL NOTES & DETAILS
C12.01	STORM PROFILES AND TABLES
C13.01-C13.03	CONSTRUCTION DETAILS
C14.01	DETENTION FACILITY
C15.01	SANITARY SEWER
C16.01	PAVING PLAN
L-1.01	LANDSCAPE DEVELOPMENT

NOTE:

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION
CALL (770) 781-2165

Fire hydrants shall be installed within 6' of the edge of the avement with the "steamer" connection facing the roadway above the final surface grade a distance not less than 18" nor more than 24" Forsyth County Ordinance Chapter 38 Section 8(g)(h).

NOTES:

1. SITE PLAN IDENTIFICATION NUMBER FOR PREVIOUS ZONING REVIEW - AZ180018
2. PARCEL IDENTIFICATION NO. 064-023
3. SITE ADDRESS - 905 McFarland Parkway
4. TOTAL SITE AREA - 1.822 AC.
   DISTURBED AREA - 1.752 AC
5. PROPERTY ZONING - CBD (ATLANTA HIGHWAY-MCFARLAND PARKWAY OVERLAY DISTRICT)
6. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL
7. OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM MONDAY TO FRIDAY; 8:00 AM TO 6:00 PM SATURDAY; AND THERE SHALL BE NO OUTSIDE CONSTRUCTION ON SUNDAY
8. ALL STRUCTURES WILL COMPLY WITH THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES.
9. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
10. REQUIRED LANDSCAPING MUST BE IN PLACE PRIOR TO THE APPROVAL OF AN AS-BUILT.
11. AS-BUILT REQUIRED FOR C.O.S. ON COMMERICAL PROJECTS PRIOR TO FINAL BUILDING CERTIFICATE OF OCCUPANCY.

IF YOU DIG GEORGIA
CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 526-5000
(METRO ATLANTA ONLY)
IT'S THE LAW

Disclaimer

THESE PLANS AND DRAWINGS ARE NOT TO BE CHANGED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ROEUS, LLC. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF ROEUS, LLC ARE UNAUTHORIZED, AND SHALL RELIEVE ROEUS, LLC OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGE(S).

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PROJECT TITLE
POPS WINE & SPIRITS
FORSYTH COUNTY, GA

NOTE

NO	DESCRIPTION	DATE

ISSUES & REVISIONS

DRAWING NAME

COVER SHEET

DRAWN BY	ARCHITECT NO.
BSR	20122
CHECKED BY	SCALE
BSR	NTS
APPROVED BY	DATE
BSR	01/15/2019

DRAWING NO.
C1.01