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 RADII 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: T-4 OPEN (DEERFIELD/HIGHWAY 9 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 PHOTOMETRICS 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 MILTON RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO CITY OF MILTON 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:IV

12) THE CITY OF MILTON 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: RUPESH MANUGULA, 201-519-6037

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.

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSTAND, HEREBY CERTIFY THE SITE DISTANCE FOR THE WEBB ROAD DAY CARE PROJECT LOCATED AT 2865 WEBB ROAD IS DESIGNED WITH ADEQUATE DISTANCE. THE POSTED SPEED LIMIT ALONG WEBB ROAD IS 35 MPH. THE DESIGN SIGHT DISTANCE PROVIDES VISIBILITY OF 500' TO THE LEFT AND 500' TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT 15' FROM THE EDGE OF PAVEMENT AND AN OBJECT HEIGHT OF 3.5'

[signature] 1/13/21

SIGNATURE OF ENGINEER — DATE

DENSITY CALCULATION

MAXIMUM DENSITY REQUIREMENT BY RIGHT:
5 UNITS PER ACRE - 2,250 SF PER UNIT X 5 UNITS = 11,250 SF
11,250 SF X 1.359 ACRES = 15,288.8 SF PERMITTED BY RIGHT

PROPOSED DENSITY:

6,323 SF

PARKING CALCULATION

PARKING SPACE REQUIREMENTS:
DAY CARE FACILITY: 3.5 SPACES PER 1000 SF = 22.13 SPACES

PARKING SPACES REQUIRED = 22.13 SPACES = USE 22 SPACES

10% ADMINSTRATIVE VARIANCE: 22 SPACES X 0.10 = 2.2 SPACES
22 SPACES - 2.2 SPACES = 19.8 SPACES USE 20 SPACES

PARKING SPACES PROVIDED:
PROPOSED SPACES: 20 SPACES INCLUDING 1 ACCESSIBLE SPACE

PROPOSED DOMESTIC WATER / SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY WATER AND SEWER.
PROPOSED PROJECT DOES DISTURB MORE THAN 1.0 ACRE THEREFORE THE NPDES PERMIT IS REQUIRED FOR THIS SITE.
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0057 G DATED 06/19/2020
NOTIFY CITY OF MILTON INSPECTOR 24 HOURS PRIOR TO THE BEGINNING PHASE OF CONSTRUCTION.
THERE ARE NO WETLANDS OR STATE WATERS ON THIS SITE OR WITHIN 200 FEET OF THIS PROJECT SITE.
THE PROPOSED BUILDING WILL BE SPRINKLED TO NFPA TYPE 13 R STANDARDS.

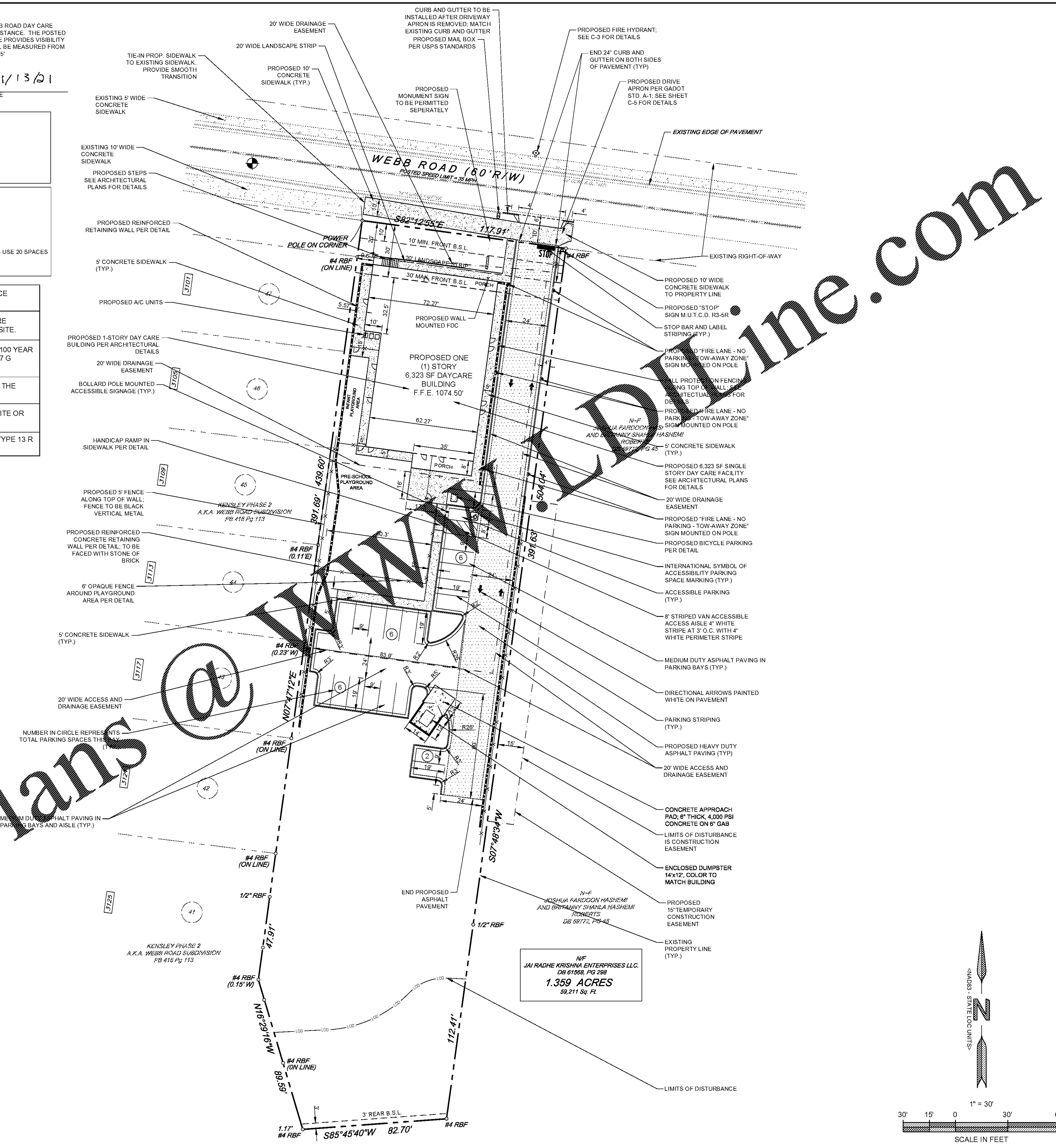
LEGEND

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

SITE DATA

ZONING:		T-4 OPEN
OVERLAY DISTRICT:		(DEERFIELD/HIGHWAY 9 OVERLAY DISTRICT)
TAX PARCEL I.D.		22 527010482814
TOTAL SITE AREA:		1.359 AC.
DISTURBED AREA:		1.3
MAX. LOT COVERAGE		70%
IMPERVIOUS SURFACE AREA PROPOSED (%):		0.54 (51%)
PERVIOUS SURFACE AREA PROPOSED (%):		0.520 AC. (49%)
REQUIRED MAXIMUM DENSITY BY TDR		5 UNITS PER ACRE 2,250 SF. PER UNIT X 5 UNITS PER ACRE = 11,250 SF 11,250 SF X1.359 ACRES = 15,288.8 SF PERMITTED BY RIGHT
PROPOSED DENSITY		6,323 SF
REQUIRED FRONTAGE BUILDOUT	50%	117.91 LF *0.5 = 58.96 LF
PROPOSED FRONTAGE BUILDOUT		72.27 LF
LANDSCAPE STRIP -	FRONT 1:	20 FT
	SIDE:	[illegible]
	REAR:	0 FT
BUILDING SETBACK -	FRONT MINIMUM:	10 FT
	FRONT MAXIMUM:	[illegible]0 FT
	SIDE:	[illegible] FT
	REAR:	[illegible] FT
MAXIMUM BUILDING HEIGHT		3 STORIES
PROPOSED BUILDING HEIGHT		1 STORY
BUILDING FLOOR AREA:	TOTAL GROUND:	6,323 S.F.
	DAY CARE FACILITY	6,323 S.F.
PARKING RATIO REQUIRED -	DAY CARE FACILITY - 3.5 SPACES PER 1000 SF	3.5 SPACES / 6,323 S.F.
PARKING REQUIRED BEFORE ADMINISTRATIVE VARIANCE:		(6,323 SF/1000S.F *3.5 SPACES) = 22.13 USE 22 SPACES
10% ADMINISTRATIVE VARIANCE		22 SPACES * 0.10 = 2.2 SPACE REDUCTION
PARKING REQUIRED:		22 SPACES - 2.3 SPACES = 19.8 SPACES = 20 SPACES
PARKING PROVIDED:		20 SPACES
ACCESSIBLE PARKING REQUIRED:		1 SPACE
ACCESSIBLE PARKING PROVIDED:		1 SPACE

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.



Order Plans @ www.LDDLine.com

ENGINEER:

FORESITE group

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

DEVELOPER:

JAI RADHE KRISHNA ENTERPRISES, LLC
568 PEACHTREE PARKWAY
CUMMING, GA 30041

CONTACT: RUPESH MANUGULA

PROJECT:

DAY CARE FACILITY - WEBB ROAD

2865 WEBB ROAD
MILTON, GA 30004
L.L. 1048, 2ND DISTRICT, 2ND SECTION
PARCEL #:22 527010482814, FULTON CO PERMIT # 20-050WR

SEAL:

GEORGIA REGISTERED #18502 PROFESSIONAL ENGINEER JAMES PATRICK STANTON
[signature] 1/13/21

REVISIONS	DATE
ENVIRONMENTAL HEALTH	08-12-2020
CITYS COMMENTS	10-7-2020

PROJECT MANAGER:	JPS
DRAWING BY:	JCW
JURISDICTION:	MILTON, GA
DATE:	07-15-2020
SCALE:	1" = 30'

TITLE:

SITE AND PAVING PLAN

SHEET NUMBER: **C-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1418.001

F:\1418.001 2865 WEBB ROAD - MILTON, GA\DWG\C-1 SITE & PAVING PLAN.DWG Plotted on: 1/13/2021 5:00:43 PM By: JEFF WALKER Sheet Scale: 1" = 1'