



PARKING CALCULATION

PARKING SPACE REQUIREMENTS:

PHASE 1 PARKING REQUIREMENTS:
 RETAIL FLOOR AREA: 4,200 S.F. + 3,250 S.F. = 7,450 S.F.
 RETAIL PARKING CALC.: 7,450 S.F. X 4 SPACE / 1000 S.F. = 29.8 SPACES (30 SPACES)

PHASE 2 PARKING REQUIREMENTS:
 RETAIL FLOOR AREA: 5,590 S.F. + 6,300 S.F. + 6,525 S.F. = 18,415 S.F.
 RETAIL PARKING CALC.: 18,415 S.F. X 4 SPACE / 1000 S.F. = 73.7 SPACES (74 SPACES)

TOTAL PARKING REQUIREMENTS:
 RETAIL FLOOR AREA: 4,200 S.F. + 3,250 S.F. + 5,590 S.F. + 6,300 S.F. + 6,525 S.F. = 25,865 S.F.
 RETAIL PARKING CALC.: 25,865 S.F. X 4 SPACE / 1000 S.F. = 103.46 SPACES (104 SPACES)

ADA PARKING REQUIREMENTS:
 FOR (101-150) REQUIRED PARKING SPACES: 5 ACCESSIBLE SPACES

PARKING SPACES PROVIDED:
 EXISTING SPACES: 42 SPACES INCLUDING 2 ACCESSIBLE SPACES
 PROPOSED SPACES: 69 SPACES INCLUDING 3 ACCESSIBLE SPACES
 TOTAL PARKING SPACES: 107 SPACES INCLUDING 5 ACCESSIBLE SPACES
 IMPERVIOUS / PERVIOUS SPACES: 96 / 12 SPACES

PROPOSED DOMESTIC WATER / SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY WATER AND SEWER.
 PROPOSED PROJECT DOES NOT 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 13121C0032G DATED 2020-06-19.
 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 BUILDINGS WILL BE SPRINKLED TO NFPA TYPE 13 R STANDARDS.

LEGEND

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE SIDEWALK PAVING
- HEAVY DUTY CONCRETE PAVING
- PERVIOUS CONCRETE PAVING
- PROPERTY LINE
- PARKING COUNT
- TRAFFIC SIGN
- PAINTED TRAFFIC ARROWS
- TRAFFIC FLOW LINE DESIGNATION

SITE DATA

ZONING: C-1 (COMMUNITY BUSINESS)
 OVERLAY DISTRICT: THE RURAL MILTON OVERLAY
 PARCEL IDENTIFICATION NUMBER: 22 341009290547 & 22 341008720536

PROJECT SITE AREA (LOT 1): 1.87 AC.
 PROJECT SITE AREA (LOT 2): 3.96 AC.
 DISTURBED AREA: 2.17 AC.

LOT 2 - OPEN SPACE AREA MINIMUM: 0.38 AC (40.0%)
 LOT 2 - OPEN SPACE AREA: 2.41 AC (61.4%)
 LOT 2 - IMPERVIOUS AREA: 1.55 AC (38.6%)

LANDSCAPE BUFFER FRONT: 15 FT
 SIDE: 15 FT
 REAR: 10 FT

BUILDING SETBACK - FRONT: 20 FT
 SIDE: 20 FT
 REAR: 75 FT

LANDSCAPE BUFFER - REAR: 50 FT

BUILDING FLOOR AREA: EXISTING C-STORE (LOT 1): 4,200 S.F.
 EXISTING COMMERCIAL (LOT 1): 3,250 S.F.
 PROPOSED BUILDING 1 (LOT 2): 5,590 S.F.
 PROPOSED BUILDING 2 (LOT 2): 6,187 S.F.
 PROPOSED BUILDING 3 (LOT 2): 6,220 S.F.
 TOTAL: 25,447 S.F.

- 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: C-1 (COMMUNITY BUSINESS), THE RURAL MILTON OVERLAY.
 - 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - 3) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - 4) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
 - 5) ALL PAVEMENT MARKING WITHIN CITY OF MILTON, GA RIGHT-OF-WAY SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - 6) 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.
 - 7) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - 8) CITY OF MILTON, GA 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.
 - 9) 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.
 - 10) THE DESIGN, PERMITTING, AND INSTALLATION OF SEGMENTAL BLOCK RETAINING WALL IS THE RESPONSIBILITY OF THE PROJECT GENERAL CONTRACTOR.

ENGINEER:
FORESITE group
 Foresite Group, Inc.
 3470 Davinci Court
 Suite 100
 Peachtree Corners, GA 30092 w | www.fg-inc.net
 o | 770.368.1399
 f | 770.368.1944

DEVELOPER:
JAKE SHERRILL
 2600 ABBEY CT.
 ALPHARETTA, GA 30004
 (678) 374-6200
 CONTACT: MR. JAKE SHERRILL

CHADWICK VILLAGE
 PHASE II
 13625 & 13645 ARNOLD MILL ROAD
 CITY OF MILTON, GA 30075
 LL: 872, 928 & 929; 2ND DIST., 2ND SECT.
 PARCEL # 22 341009290547 & 22 341008720536



REVISIONS

REVISIONS	DATE
OWNER COMMENTS	06/19/2024
JURISDICTIONAL COMMENTS	07/26/2024
JURISDICTIONAL COMMENTS	07/31/2024

PROJECT MANAGER: JMJ
 DRAWING BY: SC
 JURISDICTION: CITY OF MILTON, GA
 DATE: 06/05/2024
 TITLE: SITE & PAVING PLAN

SHEET NUMBER: **C-1.1**
 COMMENTS:
 JOB/FILE NUMBER: 1372.001

