GENERAL NOTES

1) ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH THE FORSYTH COUNTY, GEORGIA CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
2) ALL STRUCTURES WILL COMPLY WITH THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE GA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES.
3) ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
4) MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
5) ALL LAYOUT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT OR TO FACE OF BUILDING UNLESS OTHERWISE NOTED.
6) ALL CURB RADII NOT DIMENSIONED SHALL HAVE A 3' RADIUS.
7) ALL SIGNAGE AND STRIPING TO MEET M.U.T.C.D. AND FORSYTH COUNTY, GA. STANDARDS AND SPECIFICATIONS.
8) ADEQUATE SITE LIGHTING SHALL BE PROVIDED BY OWNER.
9) THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
10) IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
11) TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
12) CHEMICALS AND/OR RAW MATERIALS ARE NOT PROPOSED TO BE STORED AT THIS SITE.
13) FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN A DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
14) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL, CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS: (A) A MECHANICALLY ENGINEERED STABILIZED SLOPE IS APPROVED BY THE FORSYTH COUNTY DIRECTOR OF ENGINEERING; OR (B) THE DESIGNED AND CONSTRUCTED SLOPES AREA CERTIFIED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.
15) ALL FILL AREAS AND DITCH WORK ON THIS SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
16) REFER TO THE LANDSCAPE PLANS PREPARED BY OWNER FOR LANDSCAPE AREA.
17) THIS SITE DOES NOT CONTAIN WETLANDS.
18) THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
19) FOR EACH STREET, A THREE INCH DIAMETER ASPHALT CORE SAMPLE WILL BE TAKEN FOR EACH SIX HUNDRED LANE FEET OF TRAVEL LANE OR ONE PER TRAVEL DIRECTION IF THE STEET LENGTH IS LESS THAN THREE HUNDRED FEET.
20) IF THE CORE SAMPLE IS FOUND TO BE DEFICIENT IN OVERALL THICKNESS GREATER THAN 1/8 INCH, THEN ADDITIONAL CORES WILL BE TAKEN IN BOTH DIRECTIONS AWAY FROM THE ORIGINAL CORE AT FIFTY-FOOT INTERVALS UNTIL A CORE WITH MINIMUM REQUIRED REQUIRED PLAN THICKNESS IS OBTAINED.
21) EACH CORE SAMPLE THICKNESS WILL THEN BE AVERAGED WITH ALL THE CORE SAMPLES FROM THE SAME STREET TO OBTAIN AN OVERALL AVERAGE STREET PAVEMENT THICKNESS. IF THE OVERALL PAVEMENT THICKNESS IS DEFICIENT BY 1/8 INCH FROM THE REQUIRED PLAN THICKNESS, THEN CORRECTIVE MEASURES WILL HAVE TO BE TAKEN OR BONDED PRIOR TO THE FINAL PLAT BEING RECORDED.
22) CORE DATA WILL BE GATHERED UTILIZING AN INDEPENDENT TESTING COMPANY OF THE DEVELOPER'S CHOICE, WITH ALL DATA BEING FURNISHED TO THE DEPARTMENT OF ENGINEERING DIRECTLY FROM THE TESTING FIRM. ONCE THE DATA HAS BEEN COLLECTED, THE DEVELOPER WILL MAKE A PROPOSAL FOR THE ENGINEERING DEPARTMENT'S APPROVAL AS TO HOW ANY CORRECTIVE WORK WILL BE ACCOMPLISHED.
23) NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 781-2165.
24) AS-BUILT REQUIRED FOR CO's ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING INSPECTION.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY FORSYTH COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES AND ALONG ROADSIDE FOR A PORTION OF THE SCOPE OF WORK ON THIS SITE.

NO STRUCTURE, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.

FULL SERVICE DRIVES WILL REVERT TO RIGHT IN/RIGHT OUT DRIVES IF FORSYTH COUNTY DETERMINES THEY ARE CREATING TRAFFIC PROBLEMS AND/OR ACCIDENTS OR IF ROAD IS WIDENED TO A MULTILANE HIGHWAY WITH MEDIAN.

CERTIFICATE OF OCCUPANCY NOTE

CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FINAL INSPECTIONS ARE COMPLETED BY FORSYTH COUNTY.

FLOOD HAZARD NOTE

THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ELEVATION AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF FORSYTH COUNTY, GA. COMMUNITY PANEL NUMBER 13117C0120F, DATED MARCH 2013.

REFERENCE

-BOUNDARY INFORMATION TAKEN FROM SURVEY FOR OTHALEE & SHIRLEY SOSEBEE, PREPARED BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED 04/23/08.
-TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY GIS.

PROJECT BENCHMARK

TBM IS AN IRON PIN FOUND AT THE SOUTHEASTERN PROPERTY CORNER.
ELEVATION: 1195.33

DESCRIPTION OF EXISTING LAND USE

THE SUBJECT SITE CURRENTLY DEVELOPED AS A FACILITY FOR FIRE WOOD SALES.

DESCRIPTION OF PROPOSED LAND USE

THE PROPOSED PROJECT WILL CONTINUE TO BE A FACILITY FOR FIRE WOOD SALES. THE PROJECT INCLUDES A NEW 800 SF TEMPORARY TRAILER OFFICE, A NEW SIGN, AND SEVERAL SPLIT WOOD DISPLAYS.

TOTAL SITE: 2.127 ACRES
AREA DISTURBED: 0.154 ACRES

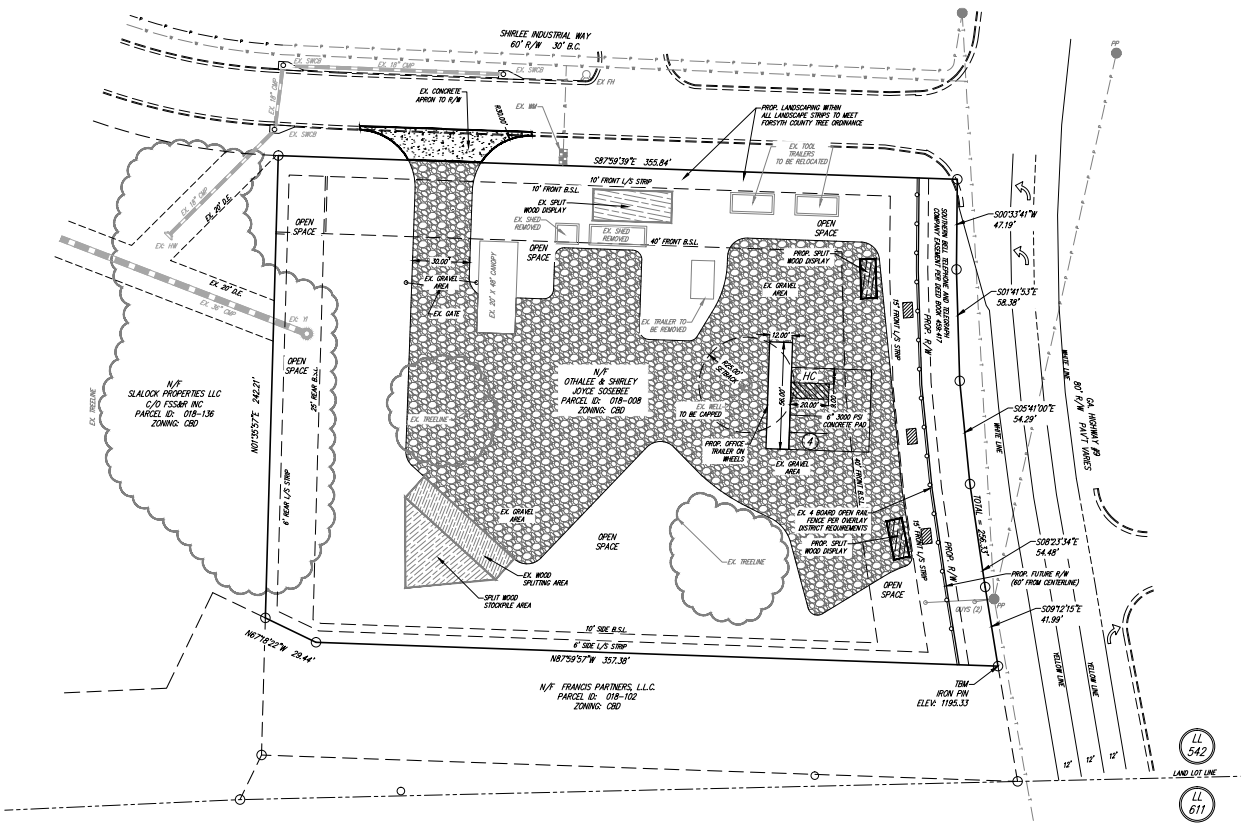
SITE DEVELOPMENT DATA

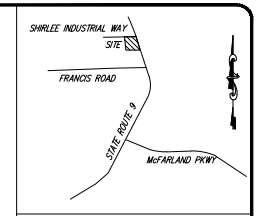
PROPOSED ZONING:	CBD WITH CUP
SITE ACREAGE:	2.127 ACRES
MAX. GROSS SQUARE FOOTAGE:	N/A
BUILDING (GROSS) SQUARE FOOTAGE:	1750 SF (TOTAL)
BUILDING COVERAGE:	1.89%
MIN. LANDSCAPED OPEN SPACE:	0.32 ACRES (15%)
LANDSCAPED OPEN SPACE PROVIDED:	0.64 ACRES (30%)
MIN. FRONT YARD LANDSCAPE STRIP (HWY 9):	15 FEET
MIN. FRONT YARD LANDSCAPE STRIP:	10 FEET MIN.
SIDE YARD LANDSCAPE STRIP:	6 FEET MIN.
FRONT YARD SETBACK (HWY 9):	40 FEET MIN.
FRONT YARD SETBACK:	10 FEET MIN.
SIDE YARD SETBACK:	10 FEET MIN.
REAR YARD SETBACK:	25 FEET

CONSTRUCTION SCHEDULE

ACTIVITY	WEEKS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26
DEMOLITION	
CLEARING & GRUBBING	
EROSION CONTROL INSTALLATION	
EARTHWORK (CUT & FILL)	EROSION CONTROL MAINTENANCE
GRADING (UNIT EXPOSURE TO 7 DAYS)	
UTILITY CONSTRUCTION	
CONSTRUCTION	
FINISH GRADING	
FINAL STABILIZATION	

ANTICIPATED START DATE: DEC 2, 2014 — ANTICIPATED COMPLETION DATE: DEC 2, 2015





LOCATION MAP

N.T.S.

OWNER/DEVELOPER

N/F OTHALEE & SHIRLEY JOYCE SOSEBEE
15905 THOMPSON ROAD
ALPHARETTA, GA 30004
PARCEL ID: 018-008

24-HOUR CONTACT

MR. MIKE SOSEBEE
MOBILE: (770) 364-2563

OFFICE/ONSITE STAFF 4 PEOPLE
4 X 25 GAL/DAY = 100 GAL/D
FLOW CALCULATION
C=0/5*SQRT(1)/3 = 100/3*(SQRT(45)/3) =44.7
THEREFORE USE 100 L.F. LINE

PARKING CALCULATIONS:

OPEN AIR SALES:
PARKING REQUIRED: ONE PER 600 SQUARE FEET OF AREA DEVOTED TO SALES
(1400 S.F. OF SALES AREA/600 S.F. = 4 SPACES
PARKING PROVIDED: 4 SPACES
(1 HC SPACES INCLUDED)

"ALL IMPROVEMENTS TO CONFORM WITH FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION."

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

GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NORTH

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

DEVELOPMENT PLAN

PARCEL ID: 018-008, SHIRLEE INDUSTRIAL WAY
LAND LOT: 542
2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA
PREPARED FOR
MR. MIKE SOSEBEE

GEORGIA REGISTERED PROFESSIONAL ENGINEER BRIAN W. COLE
04/12/17

DRAWN BY:	TB	REVISION	DATE:
CHECKED BY:	BWC	–	–
DATE:	2/10/14	1	4/12/17
SCALE:	1" = 30'		
LAND LOT:	542		
DISTRICT:	2ND		
SECTION:	1ST		

DESCRIPTION
– REVISED PER OWNER

SHEET NO. 2 OF 4

JOB NO. 2013-025

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