

N/F DANIEL J. FREEMAN, et al  
M/P #291-011  
ZONED A1  
25.849 AC REMAIN IN  
PARENT PARCEL  
DB 8168 PAGE 134

#### GENERAL NOTES:

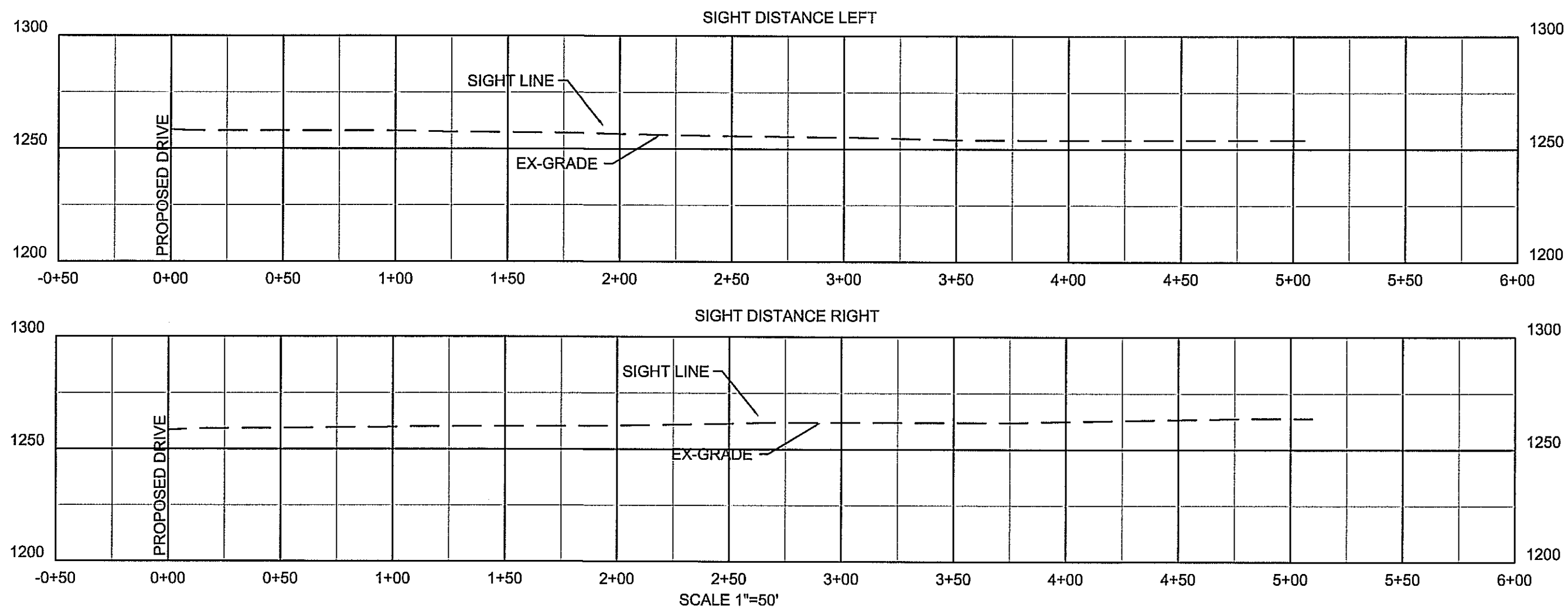
1. NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS PRIOR TO BEGINNING EACH PHASE OF CONSTRUCTION (770) 781-2165.
2. ALL CONSTRUCTION TO CONFORM WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. PROPOSED PARKING:  
RESTAURANT: 1 SPACE/ 100 SF  
1559 SF/ 100 = 16 SPACES REQUIRED

PARKING PROVIDED:  
15 STANDARD SPACES  
+ 1 HANDICAP SPACE  
TOTAL PARKING SPACES: 16 SPACES

4. METHOD OF SEWAGE DISPOSAL: SEPTIC
5. PROPOSED USE: RESTAURANT

6. STORMWATER CONSIDERATIONS: ALL DEVELOPMENTS MUST COMPLY WITH ORDINANCE 75. STORMWATER MANAGEMENT AND ORDINANCE 55, FLOOD DAMAGE PREVENTION.
7. NO PROPOSED OUTSIDE STORAGE FOR THE SITE.
8. ENTRANCE MONUMENTS ARE TO BE LOCATED A MINIMUM OF 10 FEET OUTSIDE R/W.
9. NO EXTERIOR LIGHTING PROPOSED FOR THIS PHASE OF DEVELOPMENT.
10. ALL SIGNAGE IS REVIEWED AND APPROVED UNDER A SEPARATE SIGN PERMIT.
11. GROUND MOUNTED EQUIPMENT SUCH AS POWER TRANSFORMERS AND AIR-CONDITIONING UNITS SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT-OF-WAYS BY FENCING OR LANDSCAPING.
12. ALL GARBAGE DUMPSTERS AND OTHER AREAS DEVOTED TO THE STORAGE OF WASTE MATERIALS SHALL BE SCREENED ON THREE (3) SIDES OF DUMPSTER AREA WITH A MINIMUM SIX (6) FOOT HIGH SOLID WOODEN FENCE, OR WALL CONSTRUCTED OF MATERIALS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BUILDING ON SITE THAT COMPLIES WITH THE ARCHITECTURAL REQUIREMENTS OF THESE REGULATIONS. IN ADDITION, SAID DUMPSTER AREAS SHALL BE GATED ON THE FOURTH SIDE, AND THE GATE SHALL BE ARCHITECTURALLY FINISHED.
13. DUMPSTER WALL CONSTRUCTION, DECORATIVE ENTRANCE WALLS AND RETAINING WALLS REQUIRE A SEPARATE PERMIT.

AREA IN BUILDING: 0.07 ACRES (4% LOT COVERAGE)  
AREA IN PARKING/DRIVES: 0.26 ACRES (13% LOT COVERAGE)  
AREA IN DETENTION FACILITY: N/A  
AREA IN LANDSCAPING/ OPEN SPACE: 1.69 ACRES (83% COVERAGE)



#### SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 50 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF 555± FT TO THE LEFT, AND 555± FT TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT 15 FEET FROM THE TRAVEL LAND AT AN EYE LEVEL OF 3.5 FEET LOOKING AT AN OBJECT 3.5 FEET ABOVE THE CENTERLINE.

ENGINEER'S SIGNATURE

MYLES MONTGOMERY  
PRINTED NAME

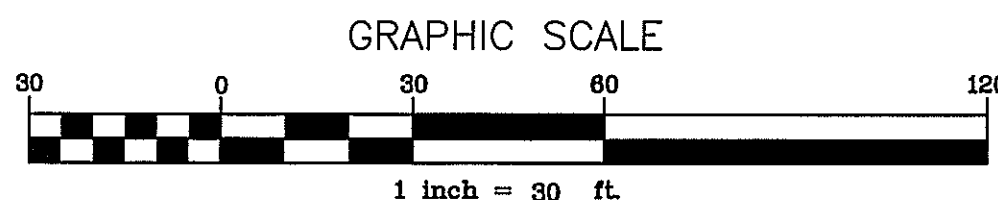
5/2/25  
DATE

CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES  
THE RELOCATING AND/OR INSTALLATION OF ALL EXISTING/PROPOSED UTILITIES.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF CIVILSCAPES, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



Civilscapes, Inc.

CIVIL DESIGN & LANDSCAPE ARCHITECTURE  
P.O. BOX 2115 CUMMING, GEORGIA 30028  
OFFICE: 678-513-8836 CELL: 770-715-8274

SITE PLAN  
FOR  
FREEMAN COMMERCIAL TRACT  
LAND LOT 990 \* 14TH DISTRICT \* 1ST SECTION  
FORSYTH COUNTY, GEORGIA

SHEET  
NUMBER

C3.0  
of 17

SCALE

1" = 30'

DATE

12/17/2024

PROJECT NO.

REVISIONS

NO. DATE

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.