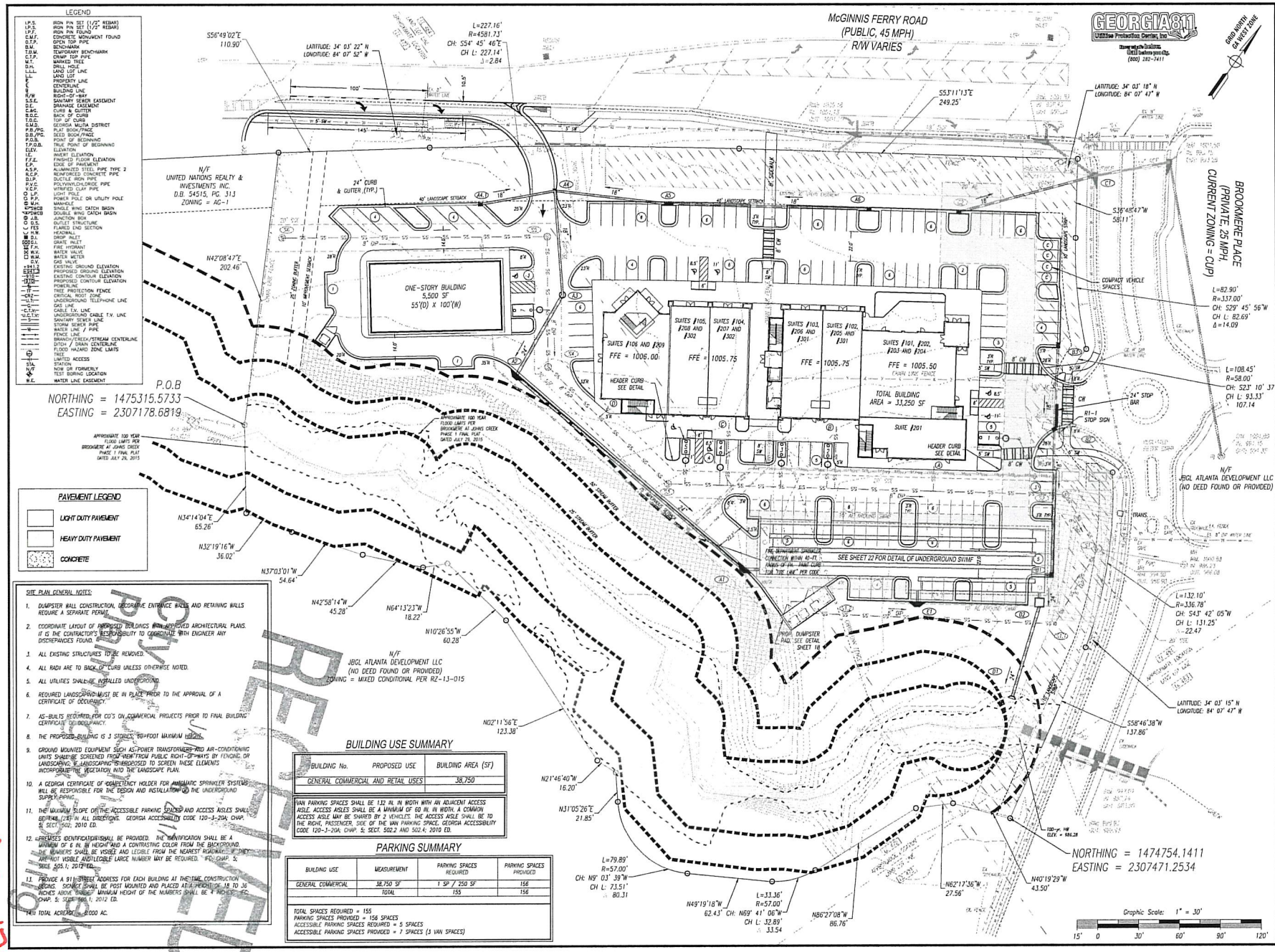

SITE PLAN GENERAL NOTES:

1. DUMPSTER WALL CONSTRUCTION, DECORATIVE ENTRANCE WALLS AND RETAINING WALLS REQUIRE A SEPARATE PERMIT.
2. COORDINATE LAYOUT OF PROPOSED BUILDINGS WITH APPROVED ARCHITECTURAL PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ENGINEER ANY DISCREPANCIES FOUND.
3. ALL EXISTING STRUCTURES TO BE REMOVED.
4. ALL RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. REQUIRED LANDSCAPING MUST BE IN PLACE PRIOR TO THE APPROVAL OF A CERTIFICATE OF OCCUPANCY.
7. AS-BUILTS REQUIRED FOR CO'S ON COMMERCIAL PROJECTS PRIOR TO FINAL BUILDING CERTIFICATE OF OCCUPANCY.
8. THE PROPOSED BUILDING IS 1 STORIES, 50-FOOT MAXIMUM HEIGHT.
9. GROUND MOUNTED EQUIPMENT SUCH AS POWER TRANSFORMERS AND AIR-CONDITIONING UNITS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAYS BY FENCING OR LANDSCAPING. IF LANDSCAPING IS PROPOSED TO SCREEN THESE ELEMENTS INCORPORATE THE VEGETATION INTO THE LANDSCAPE PLAN.
10. A GEORGIA CERTIFICATE OF COMPETENCY HOLDER FOR AUTOMATIC SPRINKLER SYSTEMS WILL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE UNDERGROUND SUPPRESSION.
11. THE MAXIMUM SLOPE ON THE ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE 1:48 (2%) IN ALL DIRECTIONS. GEORGIA ACCESSIBILITY CODE 120-3-20A; CHAP. 5; SECT. 502; 2010 ED.
12. A PREMISES IDENTIFICATION SHALL BE PROVIDED. THE IDENTIFICATION SHALL BE A MINIMUM OF 6 IN. IN HEIGHT AND A CONTRASTING COLOR FROM THE BACKGROUND. THE NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE NEAREST ROADWAY. IF THEY ARE NOT VISIBLE AND LEGIBLE LARGE NUMBER MAY BE REQUIRED. IFC; CHAP. 5; SECT. 505.1; 2012 ED.
13. PROVIDE A 911 STREET ADDRESS FOR EACH BUILDING AT THE TIME CONSTRUCTION BEGINS. SIGNAGE SHALL BE POST MOUNTED AND PLACED AT A HEIGHT OF 48 TO 60 INCHES ABOVE GRADE. MINIMUM HEIGHT OF THE NUMBERS SHALL BE 4 INCHES. IFC; CHAP. 5; SECT. 505.1; 2012 ED.
14. TOTAL ACREAGE = 8.000 AC.

BUILDING USE SUMMARY

BUILDING No.	PROPOSED USE	BUILDING AREA (SF)
	GENERAL COMMERCIAL AND RETAIL USES	38,750

VAN PARKING SPACES SHALL BE 132 IN. IN WIDTH WITH AN ADJACENT ACCESS AISLE. ACCESS AISLES SHALL BE A MINIMUM OF 60 IN. IN WIDTH. A COMMON ACCESS AISLE MAY BE SHARED BY 2 VEHICLES. THE ACCESS AISLE SHALL BE TO THE RIGHT, PASSENGER, SIDE OF THE VAN PARKING SPACE. GEORGIA ACCESSIBILITY CODE 120-3-20A; CHAP. 5; SECT. 502.2 AND 502.4; 2010 ED.

PARKING SUMMARY

BUILDING USE	MEASUREMENT	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
GENERAL COMMERCIAL	38,750 SF	1 SP / 250 SF	156
	TOTAL	155	156

TOTAL SPACES REQUIRED = 155
PARKING SPACES PROVIDED = 156 SPACES
ACCESSIBLE PARKING SPACES REQUIRED = 5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 7 SPACES (3 VAN SPACES)

dpe
Development Planning & Engineering, Inc.
civil · sanitary · transportation · survey
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868
www.dpengr.com

PREPARED FOR:

SHOPS AT CREEKSIDE, LLC
5720 BUFORD HIGHWAY
SUITE 301
NORCROSS, GA 30071
24 HOUR CONTACT:
MR. SAM LEE
(770) 441-9998

PROJECT NAME:

PARK VILLAGE AT BROOKMERE

TASK:

SITE PLAN ALT. No. 3

PROJECT INFORMATION:

PARK VILLAGE AT BROOKMERE	Project Name
16-079	Project Number
7775 McGINNIS FERRY ROAD	Project Address
472 AND 484	Land Lot No.(s)
1ST DISTRICT, 1ST SECTION	
CITY OF JOHNS CREEK FULTON COUNTY, GEORGIA	District County, State

No.	REVISION	DATE
1	ADD RIGHT-IN ACCESS FOR CITY APPROVAL.	01/20/17
2	COMBINE GREASE TRAPS 4 AND 5 PER CLIENT DIRECTION.	01/31/17
3	ADD GREASE TRAPS 4 AND 5. REMOVE 6.	02/02/17
4	COMBINE GREASE TRAPS 7 AND 8 TO ONE 3,000 GALLON TANK.	02/02/17
5		
6		
7		
8		
9		

CJG DESIGN	AS SHOWN SCALE
CJG DRAWN	1 of 1
JCG CHECKED	SHEET
01/04/17 DATE	16-079 PROJECT No.

CITY OF JOHNS CREEK
BUILDING PLAN
APPROVED
VALID FOR 12 MONTHS FROM DATE OF APPROVAL
17-085
17-221