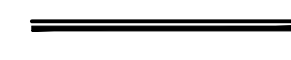

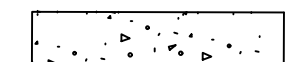

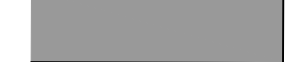
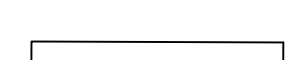
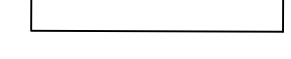



**SITE LEGEND**

-  PROPOSED BUILDING
-  PROPOSED CURB AND GUTTER
-  PROPOSED CONCRETE
-  PROPOSED HEAVY DUTY ASPHALT PARKING PAVING
-  PROPOSED ASPHALT PARKING PAVING
-  PARKING COUNT
-  STANDARD DIRECTIONAL ARROW
-  STANDARD SIGN

**GENERAL SITE NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE JACKSON COUNTY/CITY OF BRASELTON, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
2. THE EXISTING CONDITIONS SHOWN ARE BASED ON EXISTING MAPS, RECORDS AND SITE VISIT. BOUNDARY INFORMATION SHOWN PER SURVEY BY ATLAS TECHNICAL CONSULTANTS, LLC. LATEST REVISION 07-11-2022. TOPOGRAPHICAL INFORMATION BY ACCURA ENGINEERING PERFORMED ON 04-16-24.
3. ACCORDING TO THE SURVEY PREPARED, "THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON F.I.R.M. NO. 13157C0250C, DATED 12/17/2010".
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS, FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS, DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
7. CONTRACTOR IS TO NOTIFY COUNTY/CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. (INCLUDING GA DOT UTILITY ENCROACHMENT PERMIT).
9. ALL SIGNAGE SHALL COMPLY WITH THE JACKSON COUNTY/CITY OF BRASELTON ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
11. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.
12. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
13. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
14. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

**SITE PLAN NOTES:**

- (A) 24-INCH CURB AND GUTTER TYPICAL.
- (B) ACCESS RAMP
- (C) PAINTED ISLAND.
- (D) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- (E) TAPER CURB FROM 6" TO 0" OVER 3-FEET.
- (F) SAW CUT CURB AND GUTTER. REMOVE TO ACCOMMODATE NEW DRIVEWAY. MATCH IN GRADE AND ALIGNMENT.
- (G) 2' RETAINING WALL

**SITE ANALYSIS**

	Existing/Req'	Proposed
Zoning	C3	C3
Use Allowed		-
Use Specific Req'		-
Flood Zone	NO	NO
National Wetlands Inventory	NO	NO
Overlay District	YES	YES
Area 1	2.42	2.42
Area 2	1.79 AC	1.79 AC
Total Site Area	4.22 AC	4.22 AC
Building Setbacks	50'	50'
Major		
Minor		
Side	10'	10'
Rear		
Landscape Strips	15'	15'

	Existing/Req'	Proposed
Parking Ratio		1/300 SQ.FT.
Parking Spaces		33
Parking Size		9'x18"
Compact Parking %		
Max Contiguous Spaces		
Loading Spaces		
LS - Open Space %	10	10
LS - Parking Screening		
LS - Vehicle Use Area		
Minimum Lot Size	1.0	1.0
Minimum Frontage	150'	150'
Stormwater Requirements		
Adjacent Zoning North		-
Adjacent Zoning South	A-2	A-2
Adjacent Zoning East	R-1	R-1
Adjacent Zoning West	GI	GI
Water Sewer Proximity		-
Overlay District		-
Overlay Requirements		

**LEWIS BRASELTON BLVD**  
A.K.A. STATE ROUTE 124  
R/W VARIES  
55 MPH

1-STORY. BRICK OFFICE BUILDING

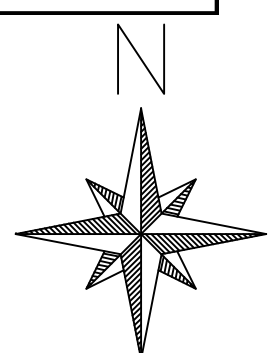
**1-STORY OFFICE BUILDING C**  
F.F.E. 890.00'  
9,750 SQ.FT.

**DAVIS STREET**  
100' R/W

**PAINT STRIPING LEGEND**

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- YSYL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- YSYL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

SCALE: 1" = 20'  
0 20 40 60 FEET



**SITE PLAN**  
BRASELTON WAREHOUSE  
11335 LEWIS BRASELTON BLVD  
BRASELTON, GA 30517

**C201**  
**40069**

**JUL 19, 2024**  
REVISIONS