

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF CARROLLTON REGULATIONS AND CODES AS WELL AS O.S.H.A. AND G.A. DOT STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO REMAIN UNLESS OTHERWISE NOTED. ADJUST TOPS AS NECESSARY TO MATCH RESURFACED ASPHALT.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- ALL FACE OF CURB AND STRIPED RADII ARE TO BE 4' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- ALL TRAFFIC CONTROL DESIGN, DEVICES, SIGNS, AND PROCEDURES MUST BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (CURRENT EDITION).
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR STAIR DETAILS SIDEWALK DETAILS AND PROTECTION OF THE STAIRS.
- REFER TO THE STRUCTURAL PLANS FOR THE COLUMN GRID LAYOUT AND INFORMATION REQUIRED TO LAYOUT THE BUILDING WITHIN THE FOUNDATIONS.
- THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
- NOTIFY CITY OF CARROLLTON INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
- PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
- CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 P.S.I.
- HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
- ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING SECTION, I.E., SUBMISSION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
- ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. CITY OF CARROLLTON ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.
- CURBING SHALL BE PER THE SITE.

SITE ANALYSIS

TOTAL SITE ACREAGE	±2.85 ACRES
ZONING	O & 1
PROPOSED TOTAL PARKING	75 SPACES
NET REQUIRED PARKING	66 SPACES

PARKING CALCULATIONS

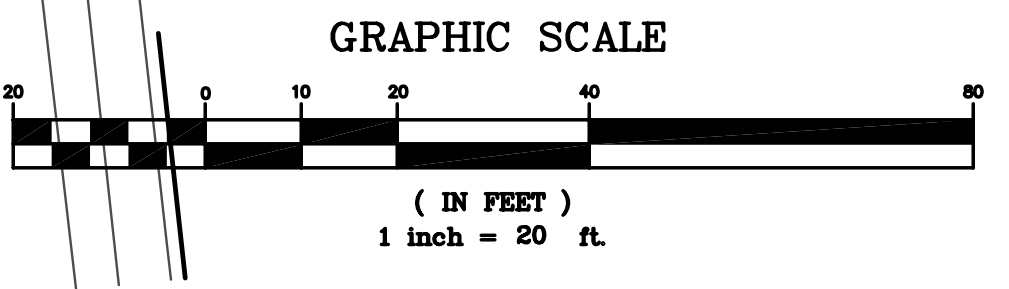
BUILDING OFFICE 1 SPACE / 300 SQ FT
 20,000 SQFT * .0033 = 66 SPACES

SITE PLAN LEGEND

EXISTING	PROPOSED
	TRAFFIC CONTROL ARROW
	CURB & GUTTER
	STANDARD PARKING QUANTITY
	ACCESSIBLE PARKING SPACE
	STRIPED ISLAND
	CURBED ISLAND
	CONCRETE SURFACE
	STANDARD DUTY ASPHALT PAVING
	HANDICAP RAMP

1" SYSL - X" WIDE SINGLE YELLOW SOLID LINE
 1" DYSL - X" WIDE DOUBLE YELLOW SOLID LINE
 1" SYDL - X" WIDE SINGLE YELLOW DASHED LINE
 1" SWSL - X" WIDE SINGLE WHITE SOLID LINE
 1" SWDL - X" WIDE SINGLE WHITE DASHED LINE

ORIGINAL SITE AREA
 2.85 ACRES
 ADDITIONAL R/W FOR TANNER STREET
 0.05 ACRES
 FINAL SITE AREA
 2.80 ACRES



(ANNEX ALTERNATE DRAWINGS)

Released for Bid/Permit 2/11/2010
 RELEASED FOR CONSTRUCTION

REVISIONS

3/18/10 Addendum #2 (Annex Alternate)



Gardner
 Spencer
 Smith
 Tench &
 Jarbeau

PROJECT NO
 09-276

SHEET TITLE
 SITE PLAN PH I

SHEET NO

C01

LAND LOT 128, 10th DISTRICT, CARROLL COUNTY, GEORGIA

24-HOUR CONTACT
 RANDY SIMPKINS
 770-830-5901