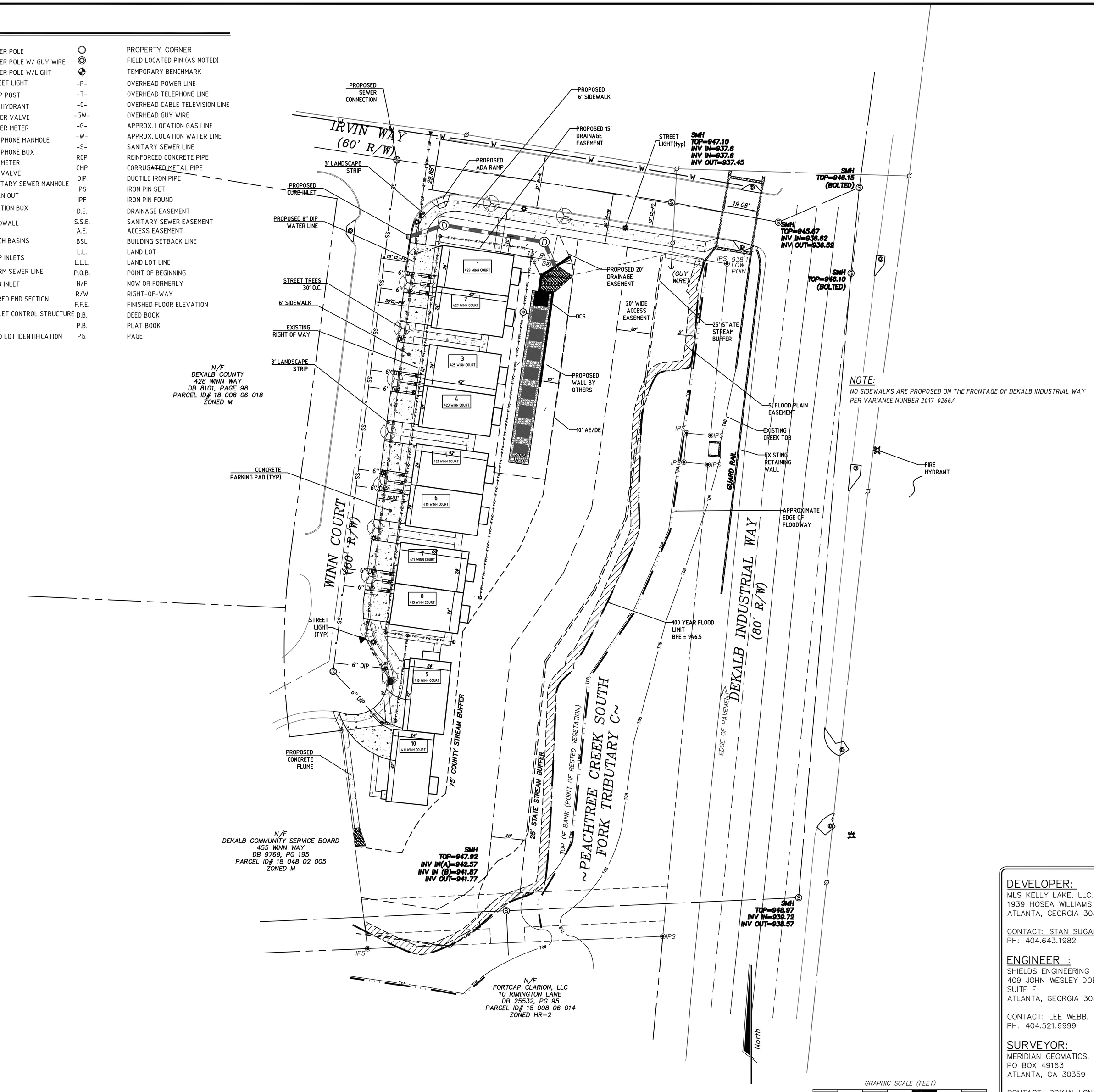
LEGEND

	POWER POLE		PROPERTY CORNER
	POWER POLE W/ GUY WIRE		FIELD LOCATED PIN (AS NOTED)
	POWER POLE W/LIGHT		TEMPORARY BENCHMARK
	STREET LIGHT	-P-	OVERHEAD POWER LINE
	LAMP POST	-T-	OVERHEAD TELEPHONE LINE
	FIRE HYDRANT	-C-	OVERHEAD CABLE TELEVISION LINE
	WATER VALVE	-GW-	OVERHEAD GUY WIRE
W	WATER METER	-G-	APPROX. LOCATION GAS LINE
T	TELEPHONE MANHOLE	-W-	APPROX. LOCATION WATER LINE
T	TELEPHONE BOX	-S-	SANITARY SEWER LINE
G	GAS METER	RCP	REINFORCED CONCRETE PIPE
	GAS VALVE	CMP	CORRUGATED METAL PIPE
	SANITARY SEWER MANHOLE	DIP	DUCTILE IRON PIPE
C	CLEAN OUT	IPS	IRON PIN SET
JB	JUNCTION BOX	IPF	IRON PIN FOUND
	HEADWALL	D.E.	DRAINAGE EASEMENT
		S.S.E.	SANITARY SEWER EASEMENT
		A.E.	ACCESS EASEMENT
	CATCH BASINS	BSL	BUILDING SETBACK LINE
		L.L.	LAND LOT
	DROP INLETS	L.L.L.	LAND LOT LINE
	STORM SEWER LINE	P.O.B.	POINT OF BEGINNING
	CURB INLET	N/F	NOW OR FORMERLY
		R/W	RIGHT-OF-WAY
	FLARED END SECTION	F.F.E.	FINISHED FLOOR ELEVATION
	OUTLET CONTROL STRUCTURE	D.B.	DEED BOOK
		P.B.	PLAT BOOK
L.L. 000	LAND LOT IDENTIFICATION	PG.	PAGE



NOTE:
NO SIDEWALKS ARE PROPOSED ON THE FRONTAGE OF DEKALB INDUSTRIAL WAY PER VARIANCE NUMBER 2017-0266/

SITE PLAN SPECIFICATIONS

LOCATION: 422 DEKALB INDUSTRIAL WAY
LAND LOT 48, 18TH DISTRICT,
DEKALB COUNTY, GA.

ZONING = M

LAND USE = OP

LOT AREA:
NET LOT AREA = 72,108 SF (1.655 AC)

SETBACKS
FRONT = 60 FEET
SIDE = 20 FEET
IRWIN WAY = 15 FEET PER VARIANCE (A 08 15052)
WINN COURT = 0 FEET PER VARIANCE (A 08 15052)

PROPOSED USE:
LIVE WORK

PROPOSED LIVE WORK UNITS = 10

PROPOSED FLOOR AREA:

ALLOWABLE FLOOR AREA RATIO

OPEN SPACE REQUIREMENTS

PARKING SPACE REQUIREMENTS:
MINIMUM = 2 SPACES PER DWELLING
MAXIMUM = 4 SPACES PER DWELLING

SITE NOTES:

1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND THE SITE WORK SPECIFICATIONS, AND SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.

2) ALL ASPHALTIC MATERIALS, SIGNAGE AND STRIPING PAINT, AND RELATED CONSTRUCTION SHOULD BE IN COMPLIANCE WITH THE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. STRIPING AND OTHER PAVEMENT MARKINGS WILL BE PAINTED WITH TWO COATS OF PAINT, NON-THERMOPLASTIC. STRIPE WIDTHS WILL BE 4 INCHES, UNLESS OTHERWISE NOTED.

3) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PEDESTRIAN AND TRAFFIC SIGNAGE, AND FOR ALL STRIPING.

4) ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO THE OUTSIDE FACE OF THE BUILDING.

5) ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE AND LOCAL REQUIREMENTS.

6) THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE TO ANY EXISTING CONDITIONS DURING CONSTRUCTION, ON-SITE OR OFF-SITE, SUCH AS, BUT NOT LIMITED TO PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE OWNER OR PUBLIC AUTHORITY AND THE ENGINEER, AND MUST MEET OR EXCEED EXISTING CONDITION SPECIFICATIONS.

7) SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTORS SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTORS ELECTRICAL CONTRACTOR AND SHALL SUPPLY A MINIMUM ONE-YEAR WARRANTY CERTIFICATE.

8) THE CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

9) THE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS AT PROJECT CLOSEOUT INDICATING ALL CHANGES AND DEVIATIONS TO THE ORIGINALLY ISSUED PLANS.

10) ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE DEEMED UNACCEPTABLE.

11) ANY UNFORESEEN CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE REPORTED IN WRITING TO THE ENGINEER IMMEDIATELY.

12) ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 POUNDS PER SQUARE INCH, UNLESS OTHERWISE NOTED.

13) THE CONTRACTOR SHALL SUPPLY A LIST OF SUBCONTRACTORS TO THE OWNER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

14) THE CONTRACTOR SHALL MATCH PROPOSED PAVEMENTS TO EXISTING PAVEMENT IN BOTH GRADE AND ALIGNMENT. GRADE TRANSITIONS WHERE PAVEMENT JOINS WILL BE AT A RATE OF NO MORE THAN 2% PER 5 FEET.

15. CONSTRUCT ALL ADA RAMPS PER GDOT DETAIL A3 ON PAGE C18

16. ALL ADA RAMPS TO HAVE DETECTABLE WARNING SURFACE PER GDOT DETAIL A4

NOTE:
DEKALB COUNTY SANITATION DEPARTMENT WILL BE RESPONSIBLE FOR HANDLEING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL
CONTACT: CHARLES GILL
PHONE: 404-536-0859
EMAIL: cwgill@dekalbcountyga.gov

NOTE:
NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON DEKALB COUNTY ROADS.

NOTE:
ALL PROPOSED SIDEWALKS TO BE ADA COMPLIANT UNLESS OTHERWISE NOTED.

NOTE:
72 HOUR NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.

NOTE:
DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.

DEVELOPER:
MLS KELLY LAKE, LLC.
1939 HOSEA WILLIAMS DRIVE
ATLANTA, GEORGIA 30317

CONTACT: STAN SUGARMAN
PH: 404.643.1982

ENGINEER :
SHIELDS ENGINEERING GROUP
409 JOHN WESLEY DOBBS AVE.
SUITE F
ATLANTA, GEORGIA 30312

CONTACT: LEE WEBB, P.E.
PH: 404.521.9999

SURVEYOR:
MERIDIAN GEOMATICS, LLC
PO BOX 49163
ATLANTA, GA 30359

CONTACT: BRYAN LONG
PH: 404.316.9929

CIVIL • RESIDENTIAL • COMMERCIAL • L.E.E.D.

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REVISIONS

NO.	DATE	DESCRIPTION
1	3/8/2018	released for const
2	5/7/2018	county comments
3	7/9/2018	county comments
4		
5		
6		

GEORGIA REGISTERED No. 039882 PROFESSIONAL ENGINEER LEE P. WEBB

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SEAL

422 DEKALB INDUSTRIAL LIVE WORK

422 DEKALB INDUSTRIAL WAY
LAND LOT 48, 18th DISTRICT
DEKALB COUNTY, GEORGIA

TITLE

SITE PLAN

DATE	10/2/2018
JOB NO.	SE16122
DWG FILE	SE16122CW
DRAWN BY	LPW
CHECKED	MDS
SCALE	1"=30'
SHEET	C4

AP# 22173