

GENERAL NOTES:

OWNER/DEVELOPER: 702 HARRY McCARTY RD
WINDER, GA 30519

ENGINEER: PLAND ENGINEERING AND ARCHITECTURE
CONTACT: REGINALD CRAYTON, P.E.
PHONE: 404-428-3445

SITE ADDRESS: 702 HARRY McCARTY RD
WINDER, GA 30620

1. PARCEL NUMBER: WN16 046 & WN16 04A
2. PARCEL AREA: .847 ACRES (36,911 S.F.)
3. ZONING: B-2 (GENERAL COMMERCIAL ZONE)
4. LAND LOT: RES/
5. SURVEY OBTAINED FROM BUSBEE & POSS LAND SURVEYING CO.
3480 HOWELL STREET, DULUTH, GA 30096
6. ALL CONTRACTORS UTILIZING THIS PLAN SET AND THE INFORMATION CONTAINED THEREON SHOULD CALL 1800-282-7411 3 DAYS BEFORE BEGINNING CONSTRUCTION.

7. PROPOSED BUILDINGS USE:
CONVENIENCE STORE: PULSE
NUMBER OF STORIES: 1
PROPOSED BUILDING AREA = 5,000 SF

- RETAIL: GLOSS CARWASH
NUMBER OF STORIES: 1
PROPOSED BUILDING AREA: 4,400 SF

8. MIN LOT AREA: 30,000 SF

9. MINIMUM FRONT YARD SET BACK: 35 FEET

10. MINIMUM SIDE YARD SETBACK: 15 FEET

11. MINIMUM REAR YARD SETBACK: 15 FEET

12. MAX BUILDING HEIGHT: 75 FEET

13. PARKING REQUIREMENT:
CAR WASH:
1 PER 1,000 SQUARE FEET:
4,400 SF/1,000 = 4.4 x 1 = 4.4 REQUIRED
25 PROPOSED

- GENERAL RETAIL/GAS STATION
3 PER 1,000 SQUARE FEET:
6,600 SF/1,000 = 6.6 x 3 = 19.8 REQUIRED
47 PROPOSED

GENERAL NOTES:

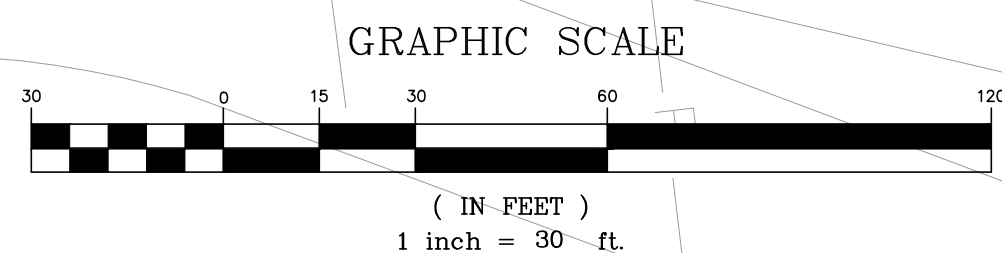
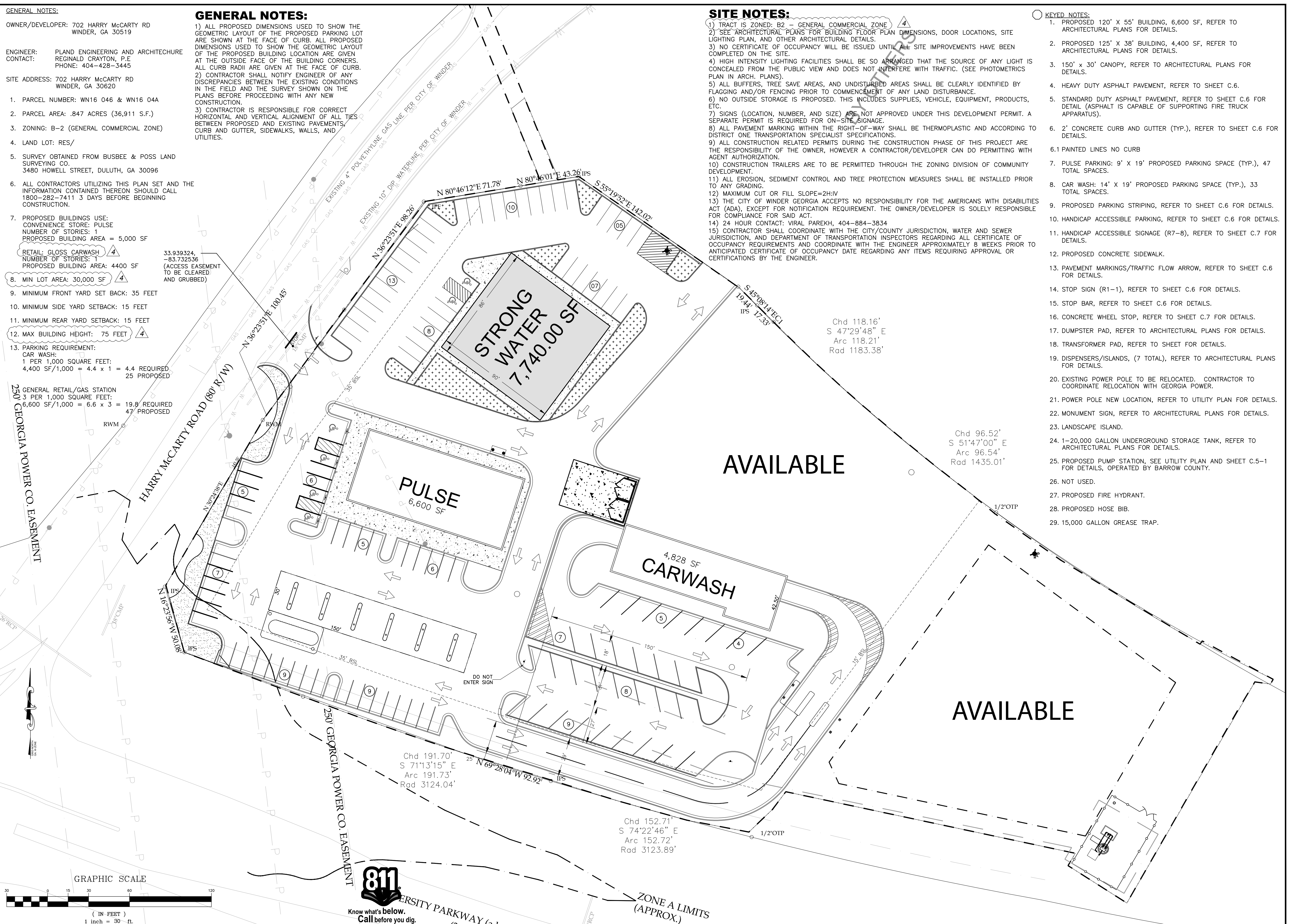
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED: B2 - GENERAL COMMERCIAL ZONE
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO DISTRICT ONE TRANSPORTATION SPECIALIST SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
- 11) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 12) MAXIMUM CUT OR FILL SLOPE=2H:1V
- 13) THE CITY OF WINDER GEORGIA ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 14) 24 HOUR CONTACT: VIRAL PAREKH, 404-884-3834
- 15) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

KEYED NOTES:

1. PROPOSED 120' X 55' BUILDING, 6,600 SF, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED 125' X 38' BUILDING, 4,400 SF, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. 150' x 30' CANOPY, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
4. HEAVY DUTY ASPHALT PAVEMENT, REFER TO SHEET C.6.
5. STANDARD DUTY ASPHALT PAVEMENT, REFER TO SHEET C.6 FOR DETAIL (ASPHALT IS CAPABLE OF SUPPORTING FIRE TRUCK APPARATUS).
6. 2' CONCRETE CURB AND GUTTER (TYP.), REFER TO SHEET C.6 FOR DETAILS.
- 6.1 PAINTED LINES NO CURB
7. PULSE PARKING: 9' X 19' PROPOSED PARKING SPACE (TYP.), 47 TOTAL SPACES.
8. CAR WASH: 14' X 19' PROPOSED PARKING SPACE (TYP.), 33 TOTAL SPACES.
9. PROPOSED PARKING STRIPING, REFER TO SHEET C.6 FOR DETAILS.
10. HANDICAP ACCESSIBLE PARKING, REFER TO SHEET C.6 FOR DETAILS.
11. HANDICAP ACCESSIBLE SIGNAGE (R7-8), REFER TO SHEET C.7 FOR DETAILS.
12. PROPOSED CONCRETE SIDEWALK.
13. PAVEMENT MARKINGS/TRAFFIC FLOW ARROW, REFER TO SHEET C.6 FOR DETAILS.
14. STOP SIGN (R1-1), REFER TO SHEET C.6 FOR DETAILS.
15. STOP BAR, REFER TO SHEET C.6 FOR DETAILS.
16. CONCRETE WHEEL STOP, REFER TO SHEET C.7 FOR DETAILS.
17. DUMPSTER PAD, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
18. TRANSFORMER PAD, REFER TO SHEET FOR DETAILS.
19. DISPENSERS/ISLANDS, (7 TOTAL), REFER TO ARCHITECTURAL PLANS FOR DETAILS.
20. EXISTING POWER POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE RELOCATION WITH GEORGIA POWER.
21. POWER POLE NEW LOCATION, REFER TO UTILITY PLAN FOR DETAILS.
22. MONUMENT SIGN, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
23. LANDSCAPE ISLAND.
24. 1-20,000 GALLON UNDERGROUND STORAGE TANK, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
25. PROPOSED PUMP STATION, SEE UTILITY PLAN AND SHEET C.5-1 FOR DETAILS, OPERATED BY BARROW COUNTY.
26. NOT USED.
27. PROPOSED FIRE HYDRANT.
28. PROPOSED HOSE BIB.
29. 15,000 GALLON GREASE TRAP.



E-SEAL AND SIGNATURE
E-SEALED: 02/20/2020



6075 BARFIELD ROAD
SANDY SPRINGS, GA 30328
DIRECT: 404-644-2457
RYAN@getpland.net
www.getpland.net

| # | DATE | REVISION DESCRIPTION | BY | | | | | |
|---|-----------|-------------------------------------|----|------|----|----|----|----|
| | | | RC | RC/M | RC | RC | RC | RL |
| 1 | 2-01-2021 | FIRST SUBMITTAL | | | | | | |
| 2 | 3-14-2022 | SECOND SUBMITTAL | | | | | | |
| 3 | 4-28-2022 | THIRD SUBMITTAL PER COMMENTS | | | | | | |
| 4 | 6-20-2022 | REVISED PER CITY OF WINDER COMMENTS | | | | | | |
| 5 | 7-26-2022 | REVISED PER CITY OF WINDER COMMENTS | | | | | | |
| 6 | 5-31-2023 | REVISED PER CITY SEWER COMMENTS | | | | | | |

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OWNER'S RESPONSIBILITY: THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED IN CONNECTION WITH THIS PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED IN CONNECTION WITH THIS PROJECT.

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| SHEET DESCRIPTION: SITE PLAN |
| LOCATION: 702 HARRY McCARTHY RD WINDER, GA 30620 |
| CHECKED BY: RJ |
| DRAWN BY: SW |

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|--------------------|--------------|
| CIVIL | |
| JOB NO: ##### | SHEET C.1 |
| DATE: 5/31/2023 | |

RELEASED FOR CONSTRUCTION