

SITE NOTES:

- SITE AREA - 8.378 ACRES
- TOTAL NUMBER OF LOTS/UNITS - 79
- DENSITY - 84 UNITS PER ACRE
- ZONING - RM-100
- PROPOSED LAND USE - TOWNHOMES
- MAXIMUM BUILDING HEIGHT - 48 FEET
- OPEN SPACE - 1.88 AC (20%)
- LOT COVERAGE (70% MAX) - 4.72 AC (56%)
- IMPERVIOUS AREA ANALYSIS:
 - MAXIMUM IMPERVIOUS AREA: 5.86 AC (70%)
 - EXISTING IMPERVIOUS AREA: 4.86 AC (58%)
 - PROPOSED IMPERVIOUS AREA: 4.76 AC (57%)
 - EXISTING IMPERVIOUS BUFFER ENCROACHMENT: 52.9%
 - PROPOSED IMPERVIOUS BUFFER ENCROACHMENT: 44%
- PARKING ANALYSIS:
 - REQUIRED: 188 SPACES (2 PER UNIT + 10 GUEST)
 - PROVIDED: 171 SPACES (2 PER UNIT + 13 GUEST)
- EXTERIOR SETBACKS:
 - FRONT: 10' FROM R-O-W
 - SIDE: 20'
 - REAR: 50'
- BUILDING SEPARATION:
 - FRONT TO FRONT/BACK: 40' (VARIANCE)
 - REAR TO REAR (EXCLUDES DECK): 30' (VARIANCE)
 - SIDE TO SIDE: 20'
 - FRONT/REAR TO SIDE: 35' (VARIANCE)
- APPROVED VARIANCES:
 - A. REAR TO REAR MINIMUM BUILDING SEPARATION TO BE REDUCED FROM 40' TO 30'
 - B. SIDE TO REAR MINIMUM BUILDING SEPARATION TO BE REDUCED FROM 40' TO 35'
 - C. MINIMUM DRIVE LENGTH TO BE REDUCED TO 18' FOR FRONT-ENTRY UNITS AND 10' FOR REAR-ENTRY UNITS
 - D. ALLOW FOR THE PROPOSED DEVELOPMENT, LANDSCAPING, AND STREAM BUFFER ENCROACHMENT AND/OR REDUCTION AS SHOWN ON THE ZONING PLAN, AS SUPPORTED BY THE PREVIOUSLY APPROVED STREAM BUFFER VARIANCE
- SLIP APPROVAL TO ALLOW A REDUCTION OF THE DUNWOODY VILLAGE OVERLAY SIDEWALK REQUIREMENT FROM 12 TO 8' SIDEWALK.

FIRE DEPARTMENT NOTES:

- (GROUND & FLOOR SURFACES) ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM & SLIP-RESISTANT.
- CURB RAMPS SHALL COMPLY WITH 2010 ADA SECTION 406 AND BE COORDINATED BETWEEN THE PROPOSED SIDEWALKS AND EXISTING.
- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT "NO PARKING-FIRE LANE" SIGNS COMPLYING WITH FIGURE D103.6. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305mm) WIDE BY 18 INCHES (457mm) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED BY SECTION D103.6.1 OR D103.6.2.
- PHYSICAL PROTECTION, WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POST OR OTHER APPROVED MEANS SHALL COMPLY TO SECTION 912 VEHICLE IMPACT PROTECTION.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 mm), EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN OBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET (4115 mm).
- IF BUILDING IS GREATER THAN 30' IN HEIGHT THEN THE WIDTH SHALL BE 26'. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM), WHERE ACCESS IS BY A MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED.
- STREETS AND OR ROAD SIGNS, STREETS OR ROADS SHALL BE INSTALLED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
- FIRE HYDRANT SYSTEMS SHALL BE SUBJECT TO PERIODIC TESTS AS REQUIRED BY THE FIRE CODE OFFICIAL. FIRE HYDRANT SYSTEMS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND SHALL BE REPAIRED WHERE DEFECTIVE. ADDITIONS, REPAIRS, ALTERATIONS AND SERVICES SHALL COMPLY WITH APPROVED STANDARDS.
- THE FIRE APPARATUS ACCESS ROAD FOR THIS SITE DOES NOT EXCEED 7% IN GRADE.

CITY OF DUNWOODY RESIDENTIAL PAVING

- 1" - ASPHALTIC CONCRETE # TOPPING
- 2" - ASPHALTIC CONCRETE # MODIFIED
- 6" - GAB

SEE DEKALB COUNTY STANDARD DETAIL 700 SHEET C13.6 TYPICAL FOR ALL ROADS AND ALLEYS

- 3" MINIMUM ASPHALT THICKNESS REQUIRED PER CITY OF DUNWOODY

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OWNER/DEVELOPER

CaAtlantic Group, Inc.
 1000 Mansell Exchange West, Suite 200
 Alpharetta, GA 30022
 770-587-1667

24 HOUR EMERGENCY CONTACT
 Dan Smedley
 770-862-9870

SITE ZONING: RM-100
SITE AREA: 8.378 ACRES
DISTURBED AREA: ± 7.0 ACRES
TAX PARCEL ID: 183660061 & 183660065

POLICE DEPARTMENT NOTES:

PER DUNWOODY GATED COMMUNITIES ORDINANCE 2015-03-01, ALL GATED COMMUNITIES ARE REQUIRED TO INSTALL A GATE ACCESS SYSTEM ON EACH ROADWAY ENTRANCE GATE.

THE COMPANY IS SIREN-OPERATED SENSORS, INC. (HTTP://WWW.SOSGATE.COM)

THE DUNWOODY POLICE DEPARTMENT REQUIRES THIS PRODUCT WITH THE SIREN OPTION ON IT.
 HTTP://WWW.SOSGATE.COM/INDEX.PHP/PRODUCTS/GATE/STRIGGER

POINT OF CONTACT IS: MCKAY LUNDGREN (208)-543-8228.

DUNWOODY POLICE DEPARTMENT SHOULD BE MENTIONED WHEN ORDERING. A DEVICE IS REQUIRED FOR EACH GATE. POLICE DEPARTMENT CODE DOESN'T CHANGE THE FIRE DEPARTMENT REQUIREMENT FOR A KNOX BOX.

CITY OF DUNWOODY NOTES:

- ALL TRAFFIC CONTROL AND WARNING DEVICES MUST BE SHOWN AND PLACED PER MUTCD.
- TEMPORARY TRAFFIC CONTROL AND WARNING DEVICES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF ANY ROAD IMPROVEMENT WORK ON CITY ROADS AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL SIGNING AND STRIPING WORK.
- ALL SIGNS SHALL CONFORM TO THE MUTCD STANDARDS AND DUNWOODY FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
- STRIPING (WHITE AND YELLOW) AND ARROW MARKINGS SHALL BE APPLIED USING GDOT STANDARDS FOR THERMOPLASTIC STRIPING.
- WHEN NECESSARY, EXISTING STRIPING SHALL BE REMOVED BY GRINDING, UNLESS SPECIFIED BY DUNWOODY TRAFFIC ENGINEER.
- ALL FINAL SIGNAGE MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.
- CONTACT THE DUNWOODY PUBLIC WORKS (678-382-6700) ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK.

NOTE: ALL GRASS AREAS SHALL BE SODED.

HOMEOWNERS ASSOCIATION MUST BE ESTABLISHED FOR THIS DEVELOPMENT. ALL COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOA.

THIS DEVELOPMENT IS SUBJECT TO MANDATORY MASTER ASSOCIATION, COVENANTS AND MAINTENANCE.

NO LOTS ARE NON-CONFORMING, OR WILL RESULT IN ANY NON-CONFORMING LOTS

FIRE HYDRANT NOTE:

507.5.4 OBSTRUCTION. UNOBSTRUCTED ACCESS TO FIRE HYDRANT SHALL BE MAINTAINED AT ALL TIMES. THE FIRE DEPARTMENT SHALL NOT BE DEFERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR FIRE HYDRANTS.

507.5.5 CLEAR SPACE AROUND HYDRANTS. A 3-FOOT (914MM) CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.

507.5.6 PHYSICAL PROTECTION WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE. GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 912.

ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

SEE ADDITIONAL NOTES SHEET FOR GENERAL NOTES

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

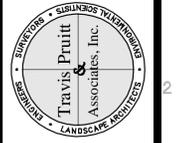


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NO.	DATE	DESCRIPTION
1	07/29/2016	RELEASE FOR PERMIT ONLY

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 www.travispruit.com
 Contact Person: TIMOTHY M. MAADDIX



SITE PLAN
DUNWOODY VILLAGE
TOWNHOMES
 LAND LOT 366, 18th DISTRICT, CITY OF DUNWOODY



For The Firm
 Travis Pruitt & Associates, Inc.
DATE: 07-29-2016
SCALE: 1" = 50'
CN: 150405PN
LSV: SITE PLAN
JN: 1-15-0405
FN: 160-D-180
SHEET No. C2