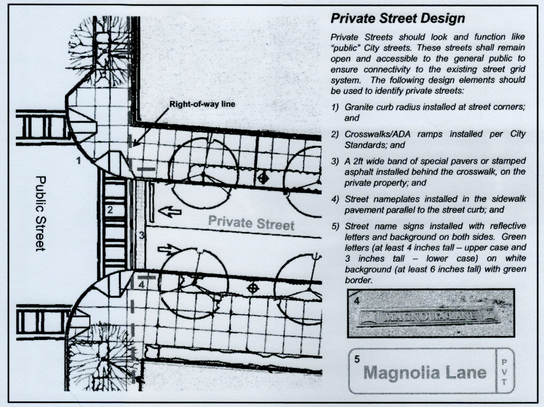
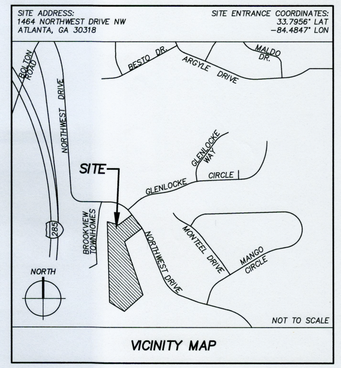
BBH024
RESUBMITTAL
8/13/19



Private Street Design

Private Streets should look and function like "public" City streets. These streets shall remain open and accessible to the general public to ensure connectivity to the existing street grid system. The following design elements should be used to identify private streets:

1) *Granite curb radius installed at street corners; and*
2) *Crosswalks/ADA ramps installed per City Standards; and*
3) *A 2ft wide band of special pavers or stamped asphalt installed behind the crosswalk, on the private property; and*
4) *Street nameplates installed in the sidewalk pavement parallel to the street curb; and*
5) *Street name signs installed with reflective letters and background on both sides. Green letters (at least 4 inches tall – upper case and 3 inches tall – lower case) on white background (at least 6 inches tall) with green border.*



VICINITY MAP

PROJECT NOTES

SITE INFORMATION

1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOT 258, DISTRICT 17 OF CITY OF ATLANTA, FULTON COUNTY, GEORGIA.
2. THE TOTAL SITE AREA IS 4.502 ACRES.
3. THE SITE IS CURRENTLY ZONED RG–3 FOR MEDIUM DENSITY RESIDENTIAL USE.
4. THE SITE RESTRICTIONS ARE:
   FRONT BUILDING SETBACK – 40 FEET
   SIDE BUILDING SETBACK – 0 FEET
   REAR BUILDING SETBACK – 0 FEET
5. SURVEY INFORMATION IS PROVIDED BY GA LAND SURVEYOR, DATED 3/13/18.
6. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
7. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER FIRM PANEL 13121C0236F, DATED 9/18/2013.
8. THERE ARE NO WETLANDS ONSITE.
9. THERE ARE NO BUFFERED STATE WATERS ONSITE.

UTILITY INFORMATION

1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY THE CITY OF ATLANTA.
2. SANITARY SEWER SERVICE IS AVAILABLE ALONG NORTHWEST DRIVE AND IS PROVIDED BY THE CITY OF ATLANTA.
3. STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.

CITY OF ATLANTA INSPECTIONS

NOTIFY APPROPRIATE CITY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (404) 865–8400

PRIOR TO LAND–DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546–1300 TO CONTACT THE INSPECTOR.

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

RIGHT–OF–WAY IMPROVEMENTS

1. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE CITY OF ATLANTA, ASBUILT DRAWINGS AND 1 YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDREL PULL AND SUCCESSFUL LEAK–DOWN PRESSURE TEST.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.

STORMWATER ACCESS EASEMENT

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORMWATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATION PURSUANT TO CITY OF ATLANTA REQUIREMENTS.

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Know what's below.
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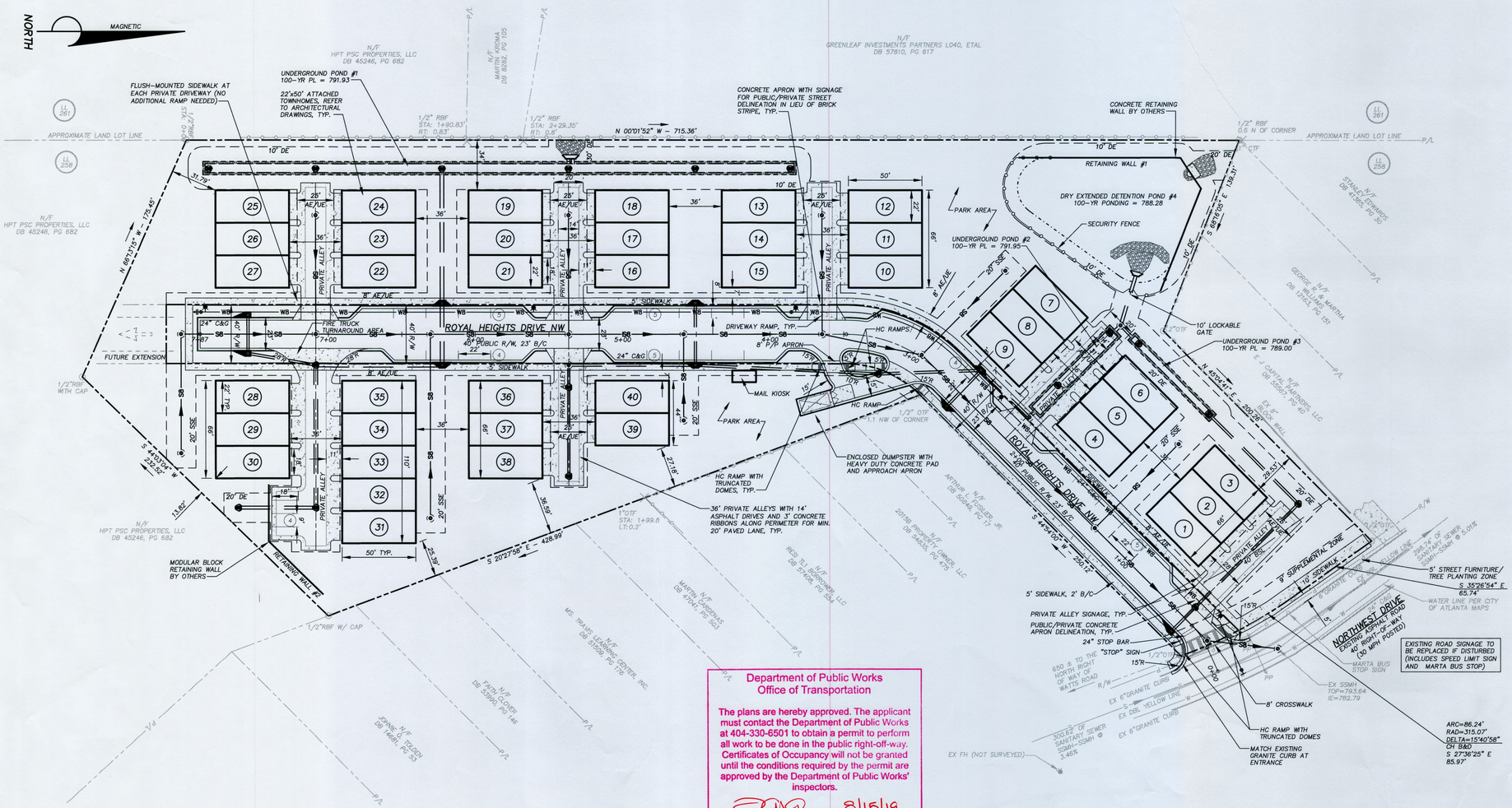

Department of Public Works
Office of Transportation

The plans are hereby approved. The applicant must contact the Department of Public Works at 404-330-6501 to obtain a permit to perform all work to be done in the public right-of-way. Certificates of Occupancy will not be granted until the conditions required by the permit are approved by the Department of Public Works' inspectors.

8/15/19
Traffic Engineer / Date

- Match with the existing condition in material, width and style present in the ROW
- No street lights revision under this permit.

0 20 40 60 80 120 160
GRAPHIC SCALE: 1" = 40'

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 32186 RICHARD D. BREDIGER
8-13-19
GSWCC LEVEL 2 #11599

DOVETAIL
civildesigninc
3651 Mars Hill Road
Suite 1800
Watkinsville, GA 30677
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com

ISSUE	DATE	DESCRIPTION
1	6/27/18	CONCEPTUAL PLAN FOR OWNER'S REVIEW
2	7/18/18	CONCEPT AND GRADING PLAN REVISION PER ARCHITECT
3	8/3/18	DESIGN DEVELOPMENT SET
4	10/19/18	LD SUBMITTAL SET
5	12/18/18	REVISED SITE PLAN, NEW LD SUBMITTAL SET
6	7/29/19	REVISED SITE PLAN, NEW LD SUBMITTAL SET
7	8/13/19	COMMENTS ADDRESSED, RESUBMITTAL

The Park at Monroe

SITE DEVELOPMENT PLANS

SITE INFORMATION
1464 NORTHWEST DRIVE NW
ATLANTA, GA 30318
FULTON COUNTY
LAND LOT 258, 17th DISTRICT
ZONED RG–3
4.502 ACRES
24–HR CONTACT: STEVE BROCK, (404) 557–7944

DEVELOPER INFORMATION
BROCK BUILT HOMES, LLC
1110 NORTHCHASE PKWY SE
SUITE 150
MARIETTA, GA 30067
PHONE: (404) 557–7944
CONTACT: STEVE BROCK

RELEASED FOR CONSTRUCTION

PROJECT NUMBER:	BBH024
DATE:	8/13/19
ISSUE NUMBER:	7
CHECKED BY:	RDB
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	C1

OF 17 SHEETS