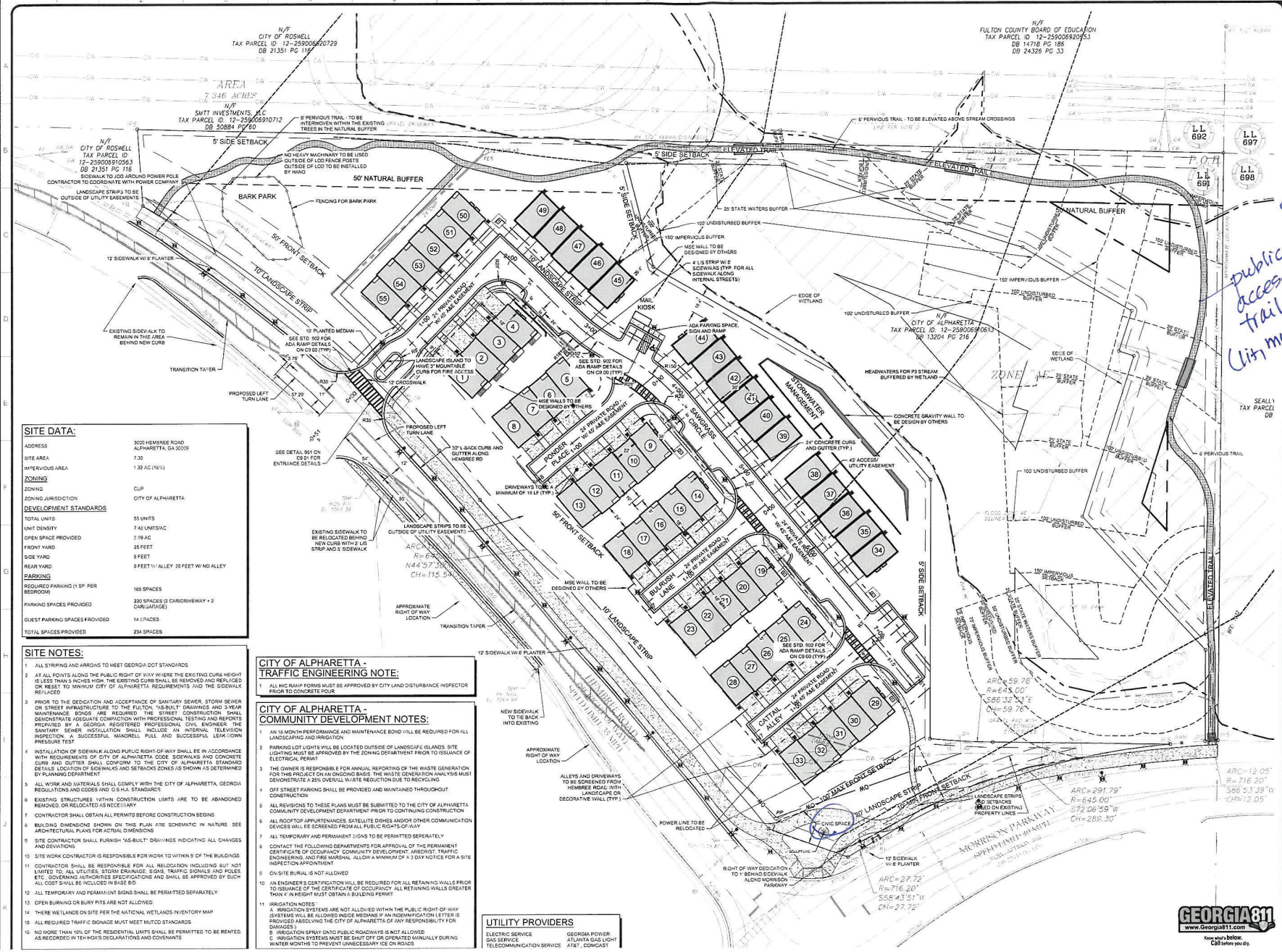

SITE DATA:

ADDRESS	3000 HEMBREE ROAD ALPHARETTA, GA 30009
SITE AREA	7.35
IMPERVIOUS AREA	1.32 AC (18%)
ZONING	
ZONING	CUP
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT STANDARDS	
TOTAL UNITS	55 UNITS
UNIT DENSITY	7.48 UNITS/AC
OPEN SPACE PROVIDED	2.19 AC
FRONT YARD	25 FEET
SIDE YARD	5 FEET
REAR YARD	0 FEET W/ ALLEY, 20 FEET W/ NO ALLEY
PARKING	
REQUIRED PARKING (1 SP. PER BEDROOM)	165 SPACES
PARKING SPACES PROVIDED	220 SPACES (2 CAR/DRIVEWAY + 2 CAR/GARAGE)
GUEST PARKING SPACES PROVIDED	14 SPACES
TOTAL SPACES PROVIDED	234 SPACES

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS
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 ALPHARETTA REQUIREMENTS AND THE SIDEWALK REPLACED
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE FULTON, "AS-BUILT" DRAWINGS AND 3-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 MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF CITY OF ALPHARETTA CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE CITY OF ALPHARETTA STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF ALPHARETTA, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY
7. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS
8. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS
9. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS
10. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY
13. OPEN BURNING OR BURY PITS ARE NOT ALLOWED
14. THERE WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP
15. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS
16. NO MORE THAN 10% OF THE RESIDENTIAL UNITS SHALL BE PERMITTED TO BE RENTED, AS RECORDED IN TEH HOA'S DEGLARATIONS AND COVENANTS

CITY OF ALPHARETTA - TRAFFIC ENGINEERING NOTE:

1. ALL HC RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR

CITY OF ALPHARETTA - COMMUNITY DEVELOPMENT NOTES:

1. AN 18 MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION
2. PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT
3. THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING
4. OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION
5. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION
6. ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL EE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY
7. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPERATELY
8. CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3 DAY NOTICE FOR A SITE INSPECTION APPOINTMENT
9. ON-SITE BURIAL IS NOT ALLOWED
10. AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4' IN HEIGHT MUST OBTAIN A BUILDING PERMIT
11. IRRIGATION NOTES:
    A. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES)
    B. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED
    C. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS

UTILITY PROVIDERS

ELECTRIC SERVICE	GEORGIA POWER
GAS SERVICE	ATLANTA GAS LIGHT
TELECOMMUNICATION SERVICE	AT&T , COMCAST

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PEACHTREE CORNERS, GA 30092

PROJECT

FIREFLY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
3000 HEMBREE ROAD
ALPHARETTA, GA 30009

FOR
EMPIRE COMMUNITIES
5775 GLENRIDGE DRIVE
BUILDING D, SUITE 350
ATLANTA, GA 30328
P: 770.541.5250

ALPHARETTA LDP# D220002
COUNTY PROJECT# 22-002WR

REVISIONS

NO	DATE	BY	DESCRIPTION
	4/5/2022	PEC	FULTON CO COMMENTS
	4/27/2022	PEC	ALPHARETTA COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED No. 37095 PROFESSIONAL ENGINEER MATTHEW E. MADDOX
4/27/22

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/22/2021

SITE PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 04/27/2022
PROJECT: 21059.00

C3.00
SHEET