

**GENERAL NOTES:**

1. ALL STIPES AND DIMENSIONS TO MEET GEORGIA DOT STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEACHTREE CORNERS AND THE STATE OF GEORGIA.
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**EASEMENT LINES**

Line #	Length	Direction
1.1	23.77'	S87°00'00"W
1.2	53.11'	S87°00'00"W

**24 HOUR CONTACT**  
 DEVELOPMENT DEPARTMENT  
 1111 MARKET STREET, SUITE 100  
 ATLANTA, GA 30334  
 (404) 438-2888

**SITE DATA:**

ADDRESS: PEACHTREE CORNERS, GA 30342  
 ZONING: M-1 (MEDIUM DENSITY RESIDENTIAL)  
 PROPOSED ZONING (EXISTING): M-1 (MEDIUM DENSITY RESIDENTIAL)  
 DEVELOPMENT STANDARDS:  
 TOTAL LOTS: 10  
 FRONT YARD: 10 FT  
 SIDE YARD: 5 FT  
 REAR YARD: 5 FT  
 DRIVEWAYS: 10 FT  
 FURNISHED PARKING: 10 SPACES  
 FURNISHED PARKING PROVIDED: 10 SPACES

**LEGEND**

- BITUMINOUS CONCRETE
- EXISTING BITUMINOUS CONCRETE
- PERMEABLE PAVEMENT SYSTEM

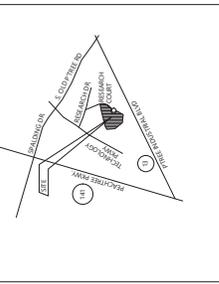
**FIRE NOTES:**

1. ALL BUILDINGS SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE.
2. ALL BUILDINGS SHALL BE ADDED TO INSURE COMPLIANCE WITH THE INTERNATIONAL FIRE CODE.
3. FIRE PROTECTIVE MEASURES SHALL NOT BE DEEMED TO BE ADEQUATE UNLESS THEY ARE APPROVED BY THE CITY OF PEACHTREE CORNERS.
4. APPROVED FIRE PROTECTIVE MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE SECTION 903.2.1.

**SITE NOTES:**

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**LOCUS MAP**

#	DATE	CHANGE DESCRIPTION
1	7/29/2025	INITIAL ISSUE

**OWNER:**  
 JOSEPH TWINER  
 350 RESEARCH COURT  
 PEACHTREE CORNERS, GA 30092

**PREPARED FOR:**  
 MIKE TWINER  
 HYDRO-K ENGINEERING & CONSTRUCTION, INC.  
 1111 MARKET STREET, SUITE 100  
 DUNWOODY, GA 30338

**PROJECT:**  
 SITE PLAN PHASE 2

**PREPARED WITH:**  
 SCOTCHIE  
 11 THE CROFT  
 ATLANTA, GA 30342  
 PHONE: (404) 456-2888

**DRAWN BY:** GRS  
**CHECKED BY:** GRS  
**DATE:** 7/29/25  
**C3.01**  
**CONSTRUCTION DOCUMENTS**  
 7/29/2025