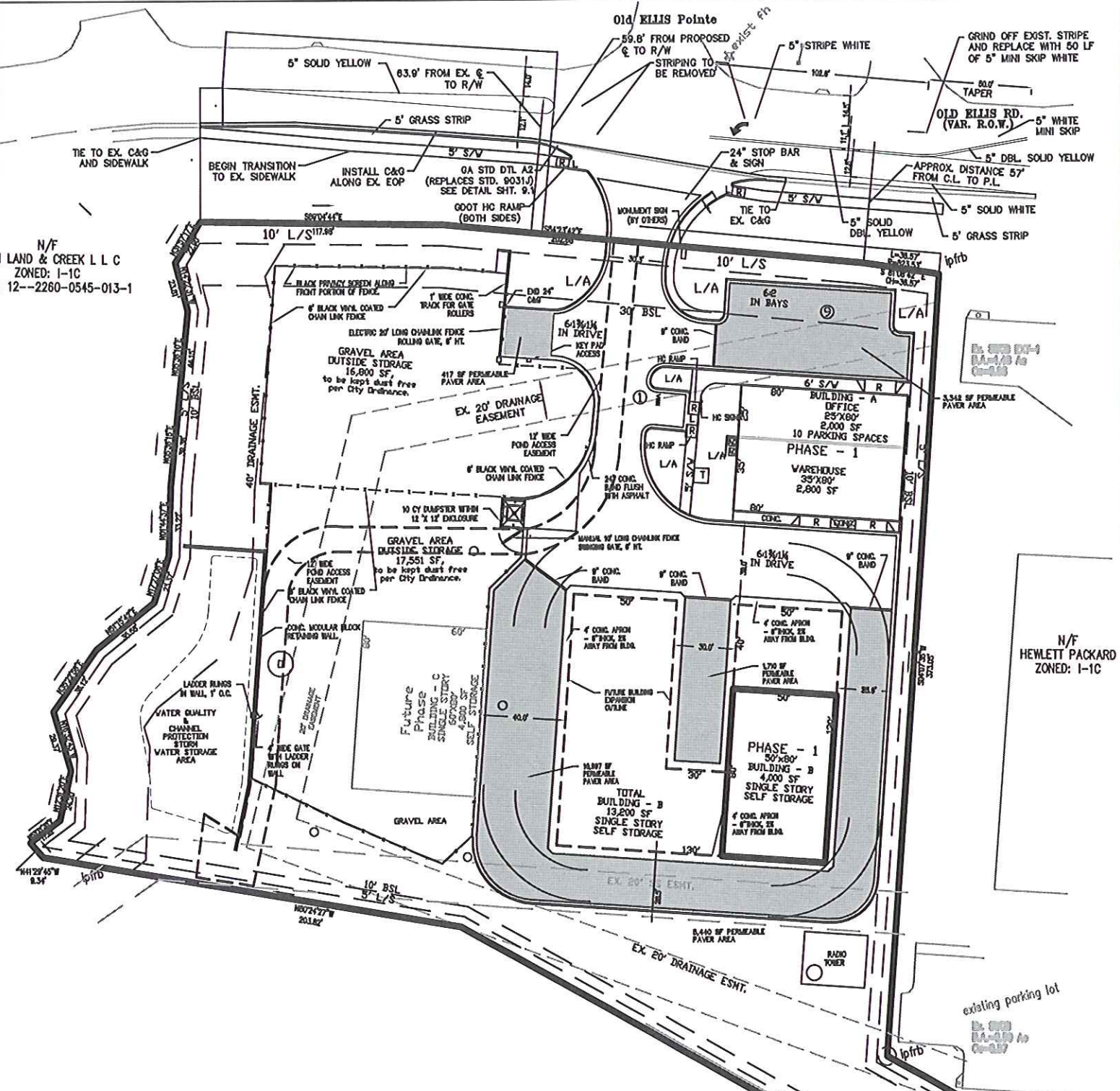


SITE LOCATION MAP
N.T.S.
TAX ID: 12--2260-0545-013-1

- NOTES:**
- 1) THE BUILDING ADDRESS SHALL BE POSTED AND MAINTAINED IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. INDICATE THAT THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON A CONTRASTING BACKGROUND FOR 24-HOURS VISIBILITY.
 - 2) NO BILLBOARDS ARE PERMITTED.
 - 3) ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
 - 4) NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT.
 - 5) THE SITE IS LOCATED OLD ELLIS ROAD.
 - 6) ON-SITE BURIAL-DISPOSAL OF CONSTRUCTION AND DEMOLITION (CAD) WASTE IS PROHIBITED BY GEORGIA LAW. CONSTRUCTION AND DEMOLITION (CAD) WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARDBOARD.
 - 7) ALL BUILDINGS IN THE DEVELOPMENT SHALL BE FINISHED WITH ARCHITECTURAL TREATMENTS APPROVED BY THE DESIGN REVIEW BOARD.
 - 8) ENTRANCES TO THE BUILDING IN NEW CONSTRUCTION SHALL BE PROVIDED FOR THE REQUIREMENTS OF RULE 120-3-20-.18(a) thru (d) OF THE GEORGIA ACCESSIBILITY CODE.
 - 9) GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH RULE 120-3-20-.19 OF THE GEORGIA ACCESSIBILITY CODE.
 - 10) CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES. RULE 120-3-20-.18(d) OF THE GEORGIA ACCESSIBILITY CODE.
 - 11) DURING CONSTRUCTION, WIDTH OF ACCESS ROADWAYS SHALL BE 20 FT. MINIMUM PER STANDARD FIRE PREVENTION CODE 1004 EDITION SECTION 602.6.1.
 - 12) A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.

N/F
EDWARD CASTRO, INC.
ZONED: I-1C



N/F
R/P NORTHFIELD LLC
ZONED: I-1C
TAX ID: 12-2260-0558-019-2

SITE DATA:

LAND LOT: 558
1ST DISTRICT, 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA
TOTAL AREA- 145,055 SF OR 3.33 AC.
ZONING:
CURRENT ZONING- I-1
ABUTTING PROPERTY WEST, EAST AND SOUTH ARE I-1C

PROPOSED BUILDINGS - 3 @ 1 STORY @ 11' PROP. HT.
FUTURE BUILDINGS - 1 @ 1 STORY @ 11' PROP. HT.

PROPOSED SF = 14,400 SF
FUTURE SF = 4,800 SF
OFFICE = 4,800 SF (32%)
WAREHOUSE = 9,600 SF (68%)
MIN. FRONT SETBACK - 30'
MIN. SIDE SETBACK - 10'
MIN. REAR SETBACK - 10'

MAX. ALLOWABLE BUILDING HEIGHT- 45'
PROPOSED BUILDING MAX. HEIGHT- 31'

MAXIMUM LOT COVERAGE = 13.24% (INCLUDES FUTURE SF)
MINIMUM LANDSCAPE STRIP -
10' ALONG RIGHT OF WAYS (NON-RES.)
PROP. 10' ALONG RES. ZONED PROP.
MINIMUM LANDSCAPE STRIP - 5' ALONG SIDE PROPERTY LINES
MINIMUM LANDSCAPE OPEN SPACE - 25%
PROPOSED LANDSCAPE OPEN SPACE - 54%
PROPOSED IMPERVIOUS AREA - 68,725 SF OR 48%

PARKING REQUIREMENTS - 10 PROPOSED - THIS PHASE
TOTAL PARKING PLANNED: TOTAL 20 SPACES (INCLUDES FUTURE SF)

PHASES 1, 2 & 3
OFFICE - 4,000 SF @ 1/250SF = 16 SPACES
WAREHOUSE/SELF STORAGE - 18,800 SF @ 1/1,500 SF = 12.5 OR 13 SPACES
MAX. PARKING FOR CODE = 29 (PHASES 1, 2 & 3)
20 SPACES PROVIDED, DUE TO PARKING PROVIDED AT STORAGE UNIT ROLL UP DOORS

PHASES 1, 2 & 3
OFFICE - 4,000 SF @ 1/300 SF = 13.3 OR 14 SPACES
WAREHOUSE - 18,800 SF @ 1/2,000 SF = 9.4 OR 10 SPACES
MIN. PARKING FOR CODE = 24 (PHASES 1, 2 & 3)

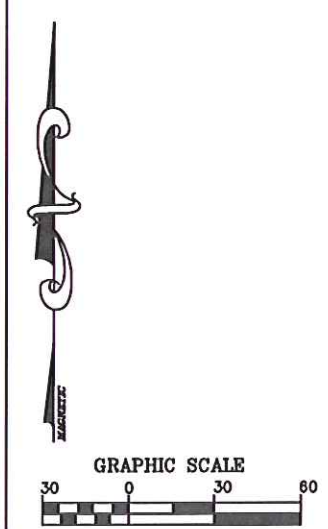
DETENTION PROVIDED VIA AN EXISTING OFF SITE POND. WATER QUALITY AND CHANNEL PROTECTION PROVIDED VIA AN ON-SITE ABOVE GROUND STORM WATER POND LOCATED TO THE SOUTHWEST PORTION OF THE PROPERTY.

GARBAGE PICK UP - (1) 100Y DUMPSTER (FREQUENCY TO BE DET.)
ADDITIONAL DUMPSTERS WILL BE REQUIRED FOR EACH PHASE.

OUTDOOR LIGHTING TO ADHERE TO CITY STAND. AND BE HIGH PRESSURE SODIUM PER ARTICLE 18.

NO SPECIMEN TREES ARE LOCATED ON THIS SITE.

LEGEND:
L/A = LANDSCAPE AREA
L/S = LANDSCAPE STRIP
S/W = SIDEWALK
BSL = BUILDING SETBACK LINE
R = RAMP



- NOTES:**
- 1) ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE SHOWN
 - 2) L/A = LANDSCAPE AREA
 - 3) APPLY 6:1 3/4:1 1/4 ASPHALT IN ALL DRIVES, 6:2 IN BAYS (SEE DETAIL).
 - 4) ALL CURB & GUTTER IS 2' WIDE.
 - 5) IF RADIUS DIMENSION IS NOT SHOWN, TYPICAL RADIUS IS 3' AT END OR PARKING SPACE.
 - 6) R = RAMP, L = LANDING
 - 7) TRAFFIC CONTROL DEVICES SHALL MEET ALL MUTCD 2009 OR LATER STANDARDS.
 - 8) AFTER RECEIVING LAND DISTURBANCE PERMIT, CONTRACTOR IS TO OBTAIN RIGHT OF WAY ENCROACHMENT PERMIT FROM TRANSPORTATION DEPT. UTILITY COORDINATOR JOHN WOOTEN AT 770-594-6108 OR 770-594-6420 PRIOR TO ANY IMPROVEMENTS WITHIN THE RIGHT OF WAY.
 - 9) REFER TO SHEET C 10.0 FOR GRAVEL PAVEMENT DETAIL. GRAVEL AREA TO BE MAINTAINED AS DUST FREE SURFACE IN ACCORDANCE WITH CITY CODE.
 - 10) DETENTION POND RETAINING WALL IS TO BE PERMITTED SEPARATELY.



SITE LAYOUT PLAN

ROADWORX OFFICE/WAREHOUSE
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	7-11-12
2	PER CLIENT COMMENTS	2-5-13

PROJECT NO. - 12-3299
DRAWN - BDR
DESIGNED - BDR
CHECKED -
DATE - 5-24-12

SHEET
C3.0