



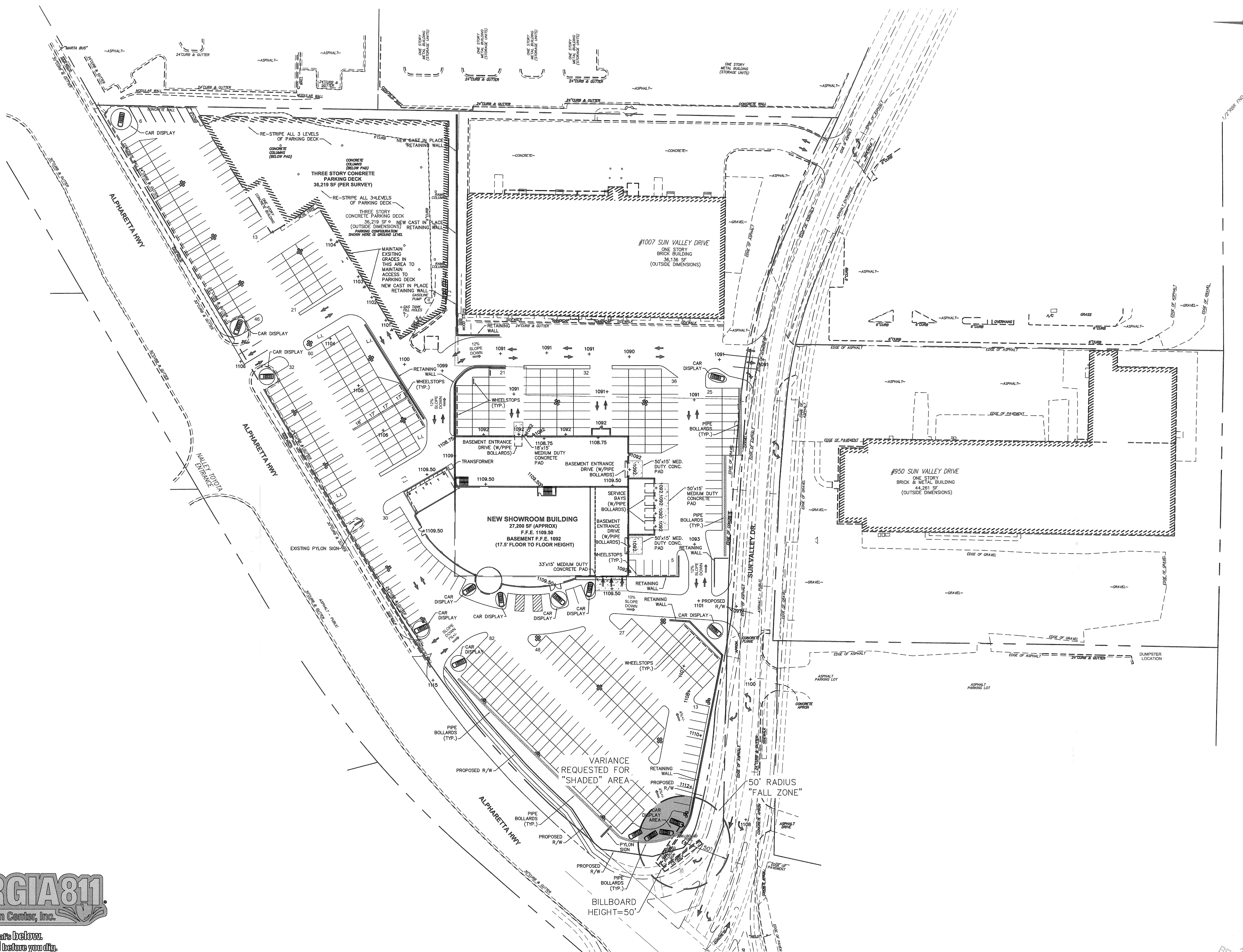
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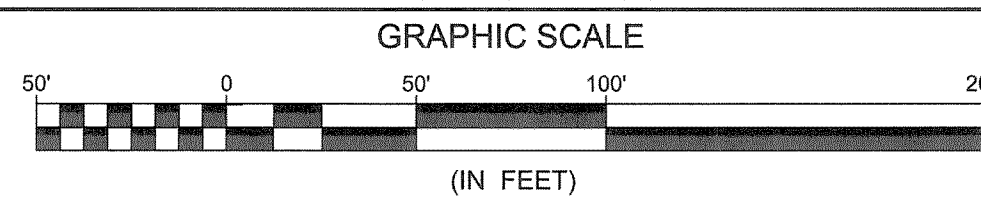
THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS, HANES GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

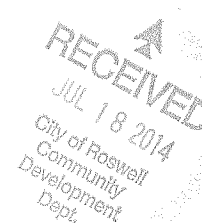
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



BILLBOARD FALL ZONE VARIANCE EXHIBIT



1 inch = 50 ft.



DESCRIPTION

DATE

BY

NO.

DRAWN BY

RAM

CHECKED BY

RCL

DATE

7/14/14

SHEET TITLE

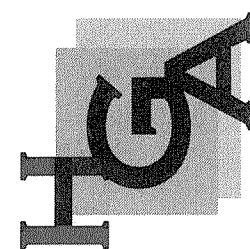
BILLBOARD FALL ZONE

VARIANCE EXHIBIT

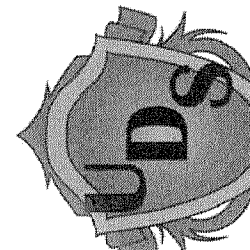
SHEET NUMBER

VAR-EXH1

HANES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
1550 NORTH BROOK ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7650
FAX: (770) 491-7750



SEAL



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DEVELOPMENT
SERVICES

DEVELOPER/CONSTRUCTION MANAGER

HONDA CARLAND
CITY OF ROSWELL, GEORGIA
ALPHARETTA HIGHWAY AT SUN VALLEY DRIVE



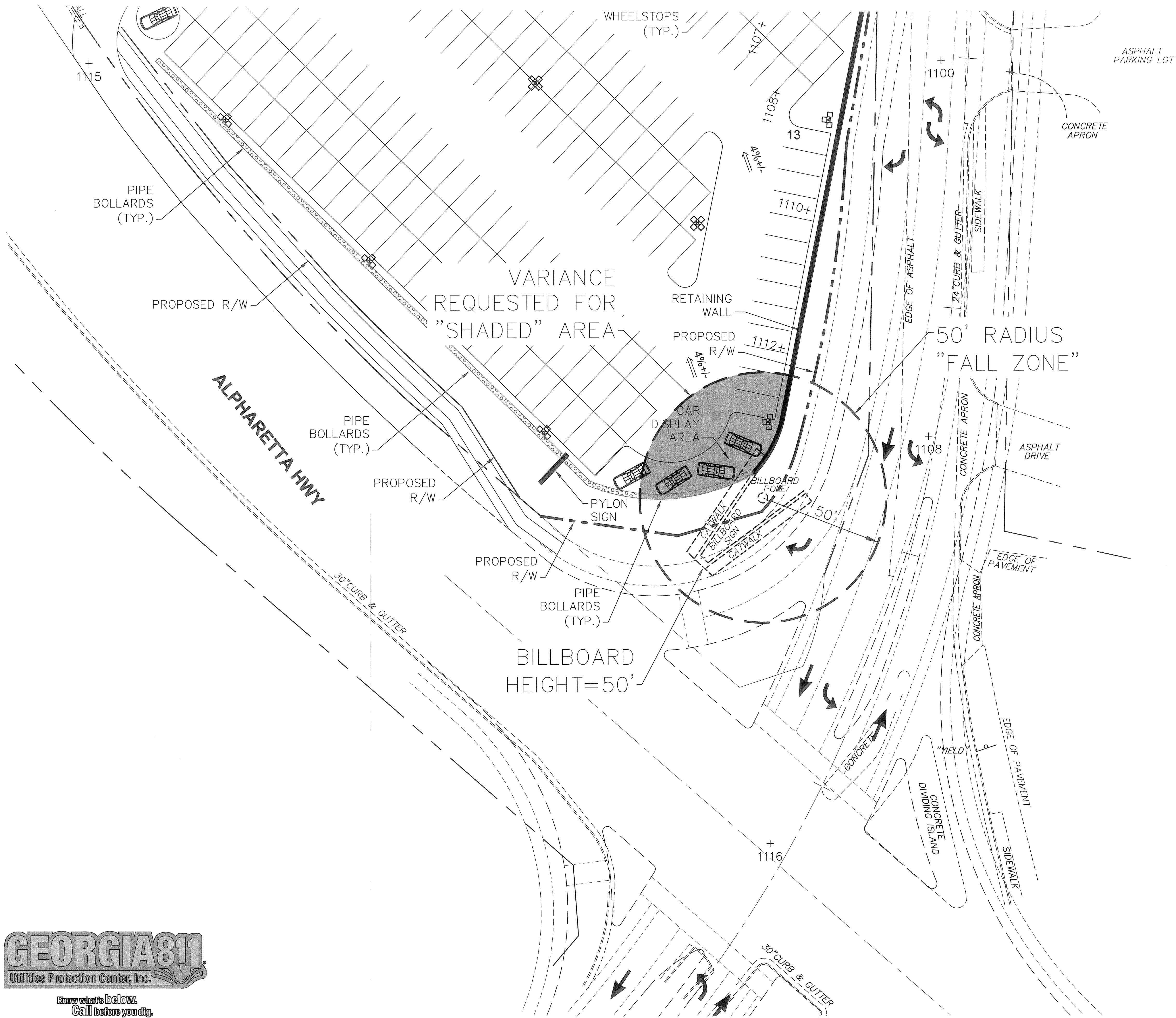
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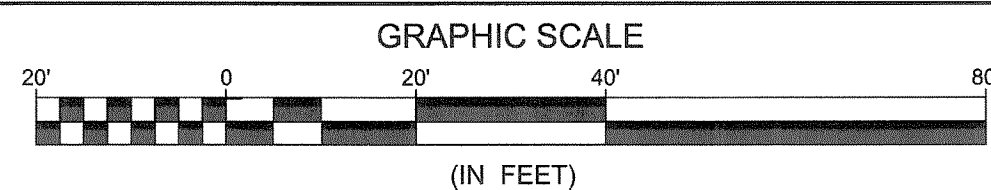
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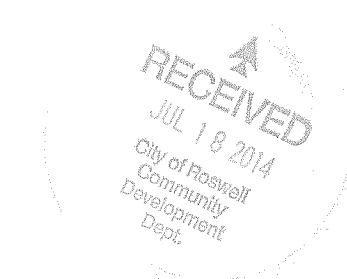
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BILLBOARD FALL ZONE VARIANCE EXHIBIT



1 inch = 20 ft.



HANES GIPSON & ASSOCIATES
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 481-7500
FAX: (770) 481-7700

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ALPHARETTA HIGHWAY AT SUN VALLEY DRIVE

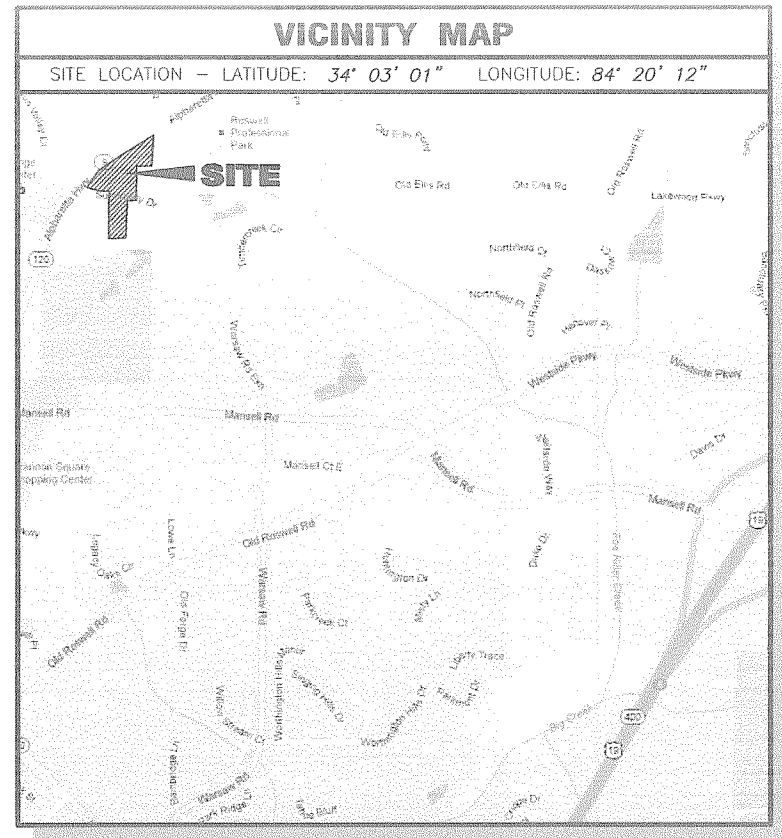
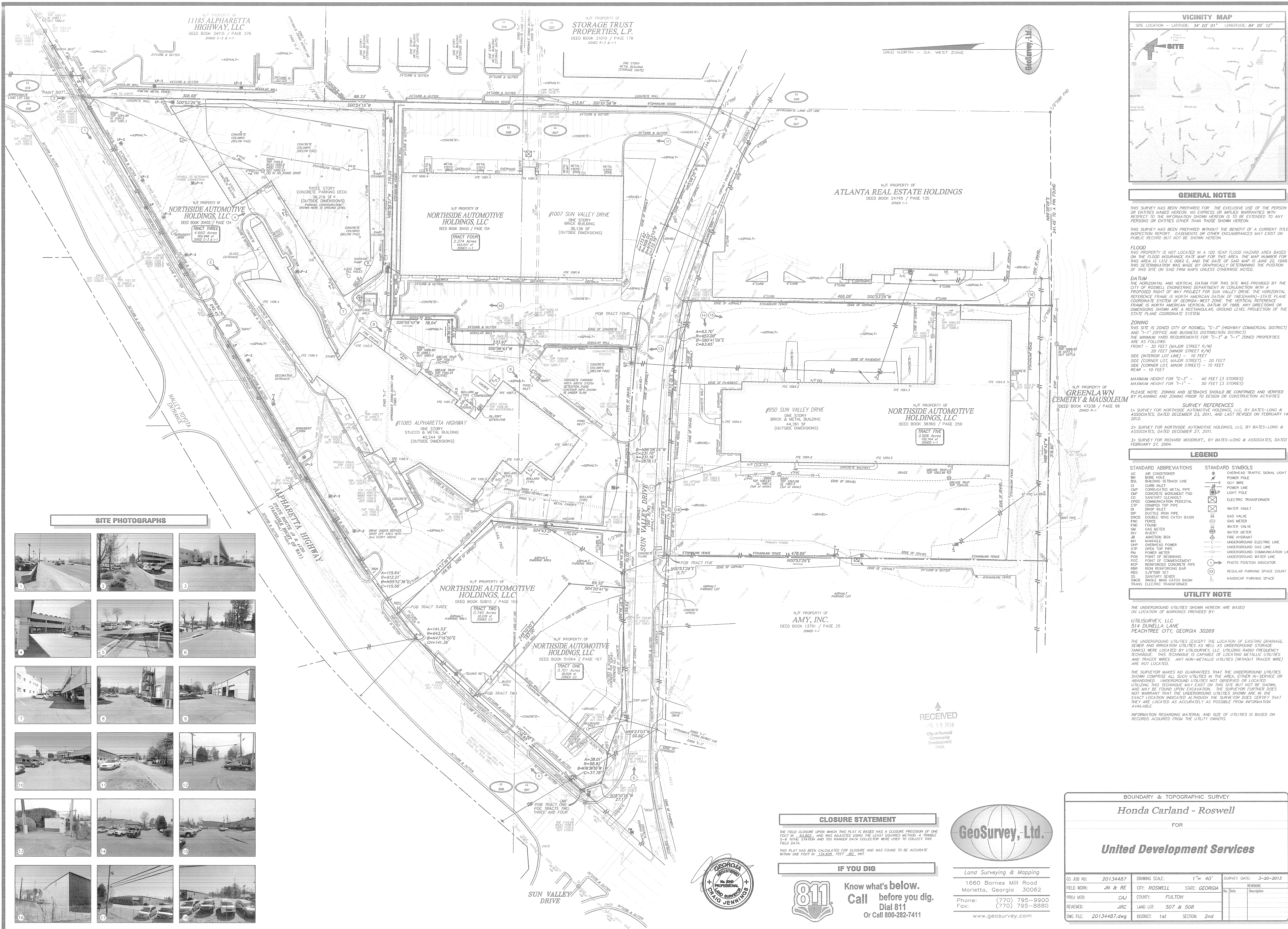
NO.	BY	DATE	DESCRIPTION

DRAWN BY	CHECKED BY	DATE
RAM	RCL	7/14/14

SHEET TITLE
BILLBOARD FALL ZONE VARIANCE EXHIBIT

SHEET NUMBER
VAR-EXH1

HQA JOB No. 2013-146



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

FLOOD
THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1312 C 0082 E, AND THE DATE OF SAID MAP IS JUNE 22, 1998. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

DATUM
THE HORIZONTAL AND VERTICAL DATUM FOR THIS SITE WAS PROVIDED BY THE CITY OF ROSWELL ENGINEERING DEPARTMENT IN CONJUNCTION WITH A PROPOSED RIGHT OF WAY PROJECT FOR SUN VALLEY DRIVE. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) ANT. DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

ZONING
THIS SITE IS ZONED CITY OF ROSWELL "C-3" (HIGHWAY COMMERCIAL DISTRICT) AND "T-1" (OFFICE AND BUSINESS DISTRIBUTION DISTRICT). THE MINIMUM YARD REQUIREMENTS FOR "C-3" & "T-1" ZONED PROPERTIES ARE AS FOLLOWS:
FRONT - 30 FEET (MAJOR STREET R/W)
SIDE (INTERIOR LOT LINE) - 10 FEET
SIDE (CORNER LOT, MAJOR STREET) - 20 FEET
SIDE (CORNER LOT, MINOR STREET) - 15 FEET
REAR - 10 FEET
MAXIMUM HEIGHT FOR "C-3" - 40 FEET (3 STORIES)
MAXIMUM HEIGHT FOR "T-1" - 50 FEET (3 STORIES)

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

UTILITY REFERENCES
1- SURVEY FOR NORTHSIDE AUTOMOTIVE HOLDINGS, LLC, BY BATES-LONG & ASSOCIATES, DATED DECEMBER 23, 2011, AND LAST REVISED ON FEBRUARY 14, 2012.
2- SURVEY FOR NORTHSIDE AUTOMOTIVE HOLDINGS, LLC, BY BATES-LONG & ASSOCIATES, DATED DECEMBER 27, 2011.
3- SURVEY FOR RICHARD WOODRUFF, BY BATES-LONG & ASSOCIATES, DATED FEBRUARY 27, 2004.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
ACB AIR CONDITIONER	BSL BUILDING SETBACK LINE
BSL BUILDING SETBACK LINE	CHB CURB
CHB CURB	CMF CORRUGATED METAL PIPE
CMF CORRUGATED METAL PIPE	CMF CONCRETE MONUMENT FND
CMF CONCRETE MONUMENT FND	CMF SANITARY CLEWOUT
CMF SANITARY CLEWOUT	CPD COMMUNICATION PEDESTAL
CPD COMMUNICATION PEDESTAL	CRP CORRUGATED TOP PIPE
CRP CORRUGATED TOP PIPE	DI DROP INLET
DI DROP INLET	DI DUCTILE IRON PIPE
DI DUCTILE IRON PIPE	DWBC DOUBLE WING CATCH BASIN
DWBC DOUBLE WING CATCH BASIN	FNC FENCE
FNC FENCE	GM GAS METER
GM GAS METER	INV INVERT
INV INVERT	JBX JUNCTION BOX
JBX JUNCTION BOX	MANH MANHOLE
MANH MANHOLE	OMP OVERHEAD POWER
OMP OVERHEAD POWER	OTF OPEN TOP PIPE
OTF OPEN TOP PIPE	PM POWER METER
PM POWER METER	POB POINT OF BEGINNING
POB POINT OF BEGINNING	POC POINT OF COMMENCEMENT
POC POINT OF COMMENCEMENT	RCP REINFORCED CONCRETE PIPE
RCP REINFORCED CONCRETE PIPE	RBR IRON REINFORCING BAR
RBR IRON REINFORCING BAR	SS SANITARY SEWER
SS SANITARY SEWER	SWBC SINGLE WING CATCH BASIN
SWBC SINGLE WING CATCH BASIN	TRANS ELECTRIC TRANSFORMER

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

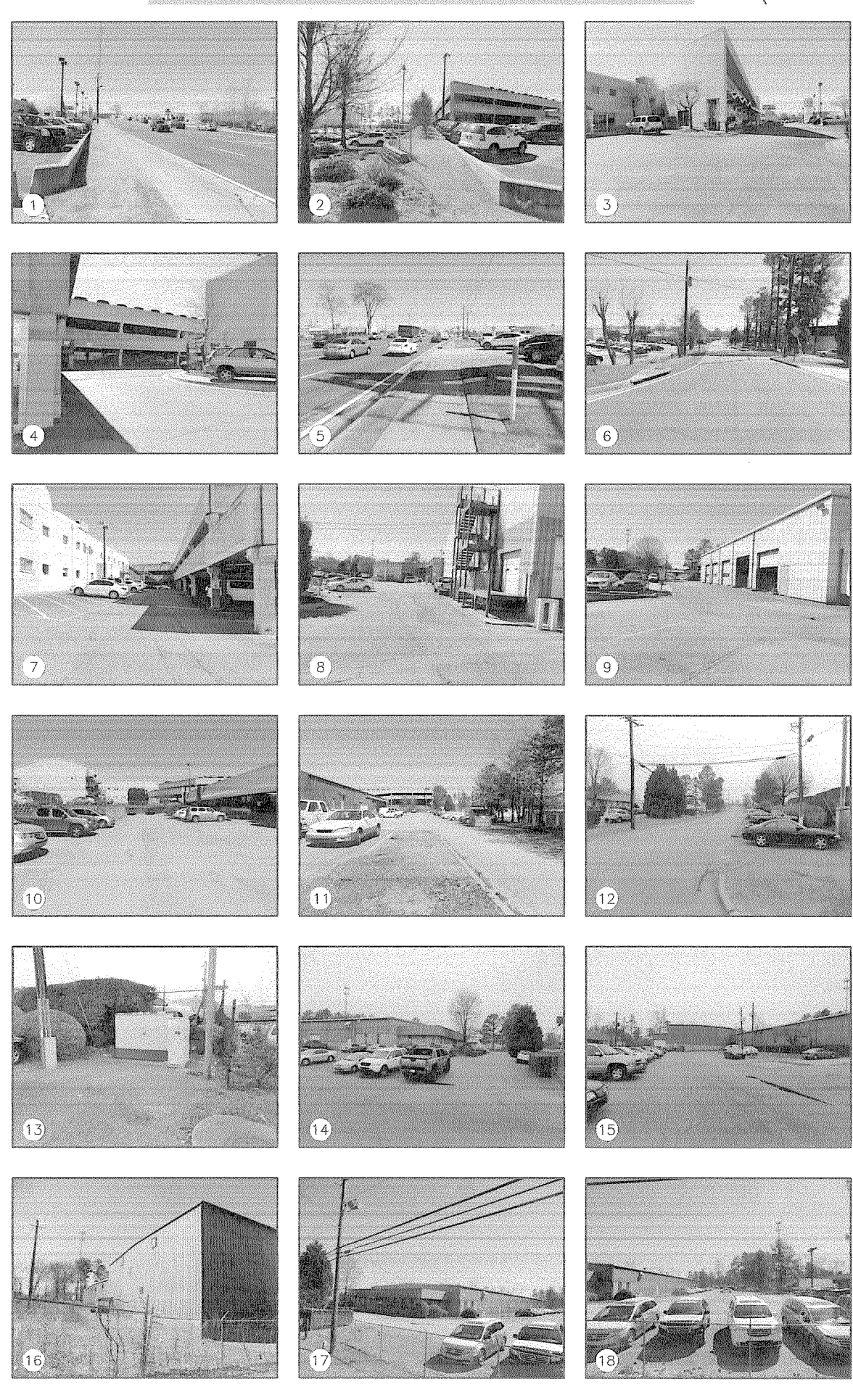
UTILISURVEY, LLC
514 DUNELLA LANE
PEACHTREE CITY, GEORGIA 30269

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

SITE PHOTOGRAPHS



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,802, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 564 TOTAL STATION AND ITS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,688 FEET, ACC. INT.

IF YOU DIG

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Land Surveying & Mapping
1660 Barnes Mill Road
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Fax: (770) 795-8880
www.geosurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY		
Honda Carland - Roswell		
FOR		
United Development Services		
US JOB NO: 20134487	DRAWING SCALE: 1"= 40'	SURVEY DATE: 3-20-2013
FIELD WORK: JN & RE	CITY: ROSWELL	STATE: GEORGIA
PROJ MOR: CAJ	COUNTY: FULTON	No. Data
REVIEWED: JRC	LAND LOT: 507 & 508	Revisions
DWG FILE: 20134487.dwg	DISTRICT: 1st	SECTION: 2nd