

LEGEND

IPF = IRON PIN FOUND (a)
IPS = IRON PIN SET (b)
CIP = CONCRETE MONUMENT FOUND (C)
CMS = CONCRETE MONUMENT SET (D)
RM = RIGHT OF WAY
STA = STATION NUMBER
LL = LAND LOT LINE
C/L = CENTERLINE
P/L = PROPERTY LINE
BM = BENCHMARK
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
IE = INVERT ELEVATION
EL = ELEVATION (ELEV.)
B/L = BUILDING LINE
R = RADIUS
SDE = SUBGRADE ELEVATION
F = FLOW
P = PROPERTY CORNER
F = FENCE
P = POLE
T = TELEPHONE LINE
TV = TELEVISION LINE
P = POWER LINE
S = SANITARY SEWER LINE
SSE = SANITARY SEWER EASEMENT
MH = MANHOLE
G = GAS LINE
W = WATER LINE
P = PLUMBING SUB
D = DRAIN VALVE
F.H. = EXIST. FIRE HYDRANT (C)
F.H. = PROP. FIRE HYDRANT (C)
W.M. = WATER METER (b)
S = STORM SEWER LINE
YI = YARD INLET
DI = DRAIN INLET
CB = CATCH BASIN
HW = HEAD WALL
J = JUNCTION BOX
DE = DRAINAGE EASEMENT
FM = SEWER FORCE MAIN
DS = DOWNSPOUT
CO = CLEAN OUT
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE PIPE
C & G = CURB AND GUTTER
F.I.R.M. = FEDERAL INSURANCE RATE MAP
T.P.O.B. = TRUE POINT OF BEGINNING
P.O.B. = POINT OF BEGINNING
C.M.D. = CALIFORNIA DISTRICT
RED = RED LINE
--- = BRANCH
--- = EXISTING CONTOURS (DASHED)
-912- = PROPOSED CONTOURS (SOLID)
TC = TOP OF CURB ELEVATION
A = TRAVERSE POINT
LP = LIGHT POLE (a)
P = PLANTED TREE
MT = MARKED TREE

PROPERTY ADDRESS:
2370 & 2380 HOLCOMB BRIDGE ROAD
ROSWELL, GA 30022
PARCEL# 12 279007300507 & 12 279007300499

- GENERAL NOTES:
1. TOTAL AREA = PARCEL "A"(2.319 AC.), PARCEL "B"(0.762 AC.)=3.081 AC.
EXISTING ZONING = FCA A6-1
PROPOSED ZONING = O-P (OFFICE PROFESSIONAL)
MINIMUM FRONT YARD SETBACK = 15'
MINIMUM SIDE YARD = 25'
MINIMUM REAR YARD SETBACK = 40'
 2. MAXIMUM 19,500 S.F. OF PROPOSED BUILDING TO BE PLACED ON SITE.
 3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
 4. WATER AND SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY.
 5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
 6. THERE IS NOT A FLOOD PLAIN LOCATED ON THE PROPERTY ACCORDING TO FIRM PANEL 13121C0068E DATED 6/22/98.
 7. TOPOGRAPHICAL INFORMATION FROM FIELD RUN TOPOGRAPHICAL SURVEY.
 8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
 9. A GDOT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE STATE ROW.
 10. AS DIRECTED BY THE CITY ENGINEER IN AN EMAIL DATED 3/12/13, "IF A STEEP SLOPE ANALYSIS IS REQUIRED IT WILL BE DONE CONCURRENT WITH THE LDP."
 11. A STORMWATER CONCEPT MEETING WAS COMPLETED ON 3/4/13, PER AN EMAIL FROM THE WATER RESOURCES ENGINEER DATED 3/11/13.
 12. THE FIRETRUCK TURNING PATH SHOWN IS 50' OUTSIDE AND 30' INSIDE RADIUS.

DEVELOPMENT STATISTIC SUMMARY:

MAXIMUM STRUCTURE HEIGHT: 40 FEET
PROPOSED STRUCTURE HEIGHT: 38 FEET
PROPOSED GROSS SQ.FT. OF BUILDING: 19,500 SQ.FT. MAXIMUM
TOTAL AREA = PARCEL "A"(2.319 AC.), PARCEL "B"(0.762 AC.)=3.081 AC.

LOT COVERAGE:	TOTAL SITE	IMPERVIOUS	%
	134,167	59,500	45

PROPOSED LANDSCAPED AREA: 25750 SQ.FT.

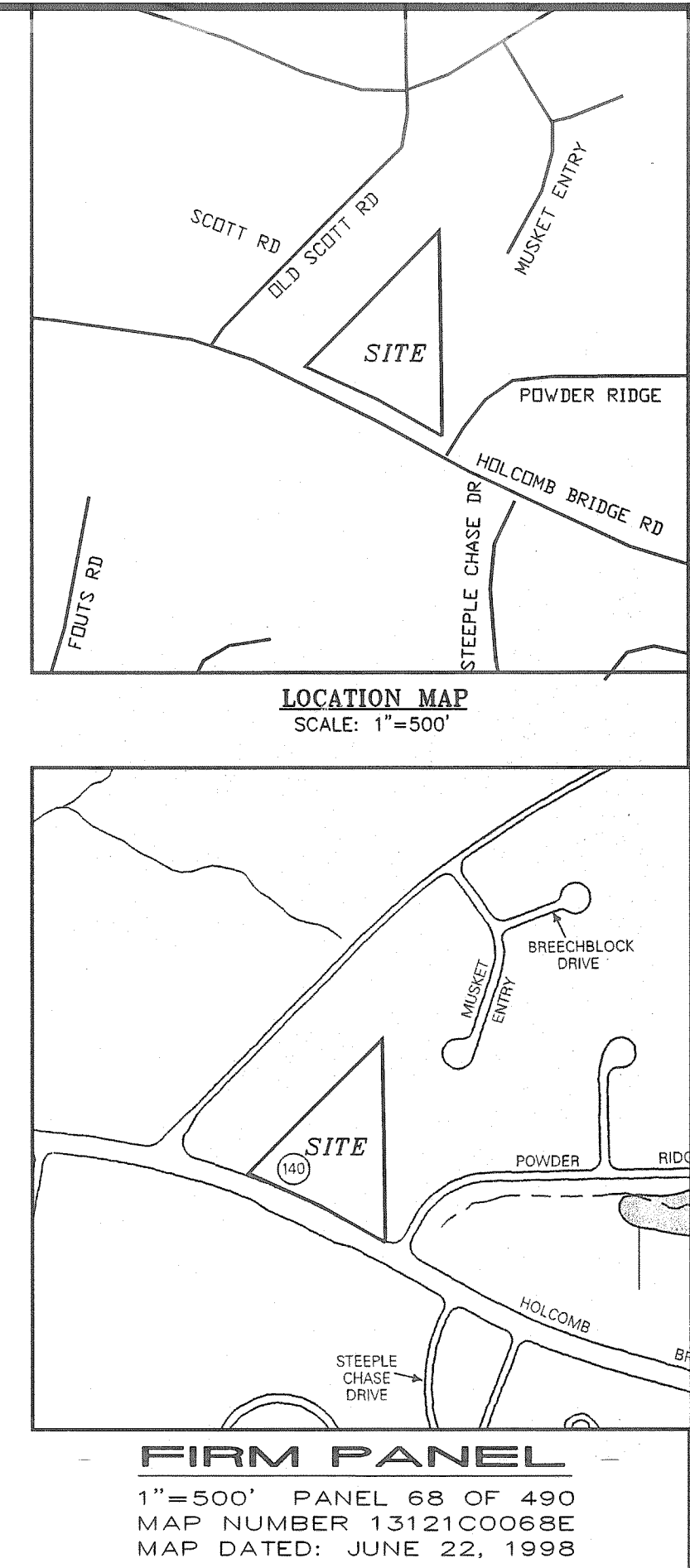
PARKING REQUIREMENT:

MIN: 1 PER 300 = 19,500/300 = 65
MAX: 1 PER 200 = 19,500/200 = 97
PARKING PROVIDED = 65 SPACES

PROPOSED:
CONDITIONAL USE:
SPECIAL SCHOOL FOR UP TO 200 STUDENTS
CONCURRENT VARIANCE:
REDUCE MINIMUM 40' NATURAL BUFFER TO 40' (EAST SIDE) AND 25' (WEST SIDE) LANDSCAPE BUFFER.

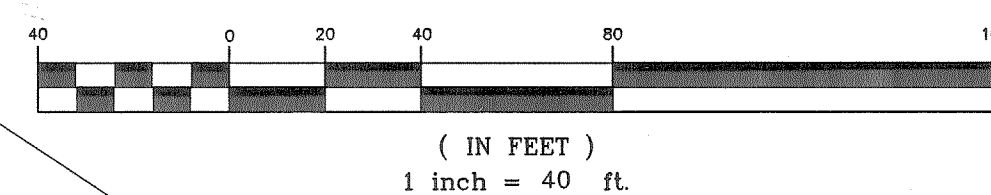
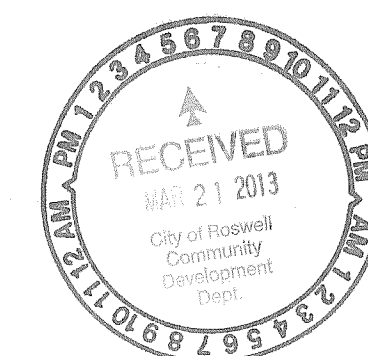
10' X 10' DUMPSTER PAD WITH WOODEN ENCLOSURE OR MATERIAL EQUAL TO BUILDING SURFACE. DUMPSTER PAD DRAIN SHALL BE CONNECTED TO A SANITARY SEWER. THERE SHALL BE A HOSE BIB WITHIN 50' OF THE DUMPSTER PAD.

*STORMWATER NOTE:
WATER QUALITY TREATMENT AND STORMWATER DETENTION SHALL BE PROVIDED BY A STORMTECH UNDERGROUND INFILTRATION AND STORAGE CHAMBER SYSTEM. ALL WATER QUALITY AND STORMWATER DETENTION FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF ROSWELL REQUIREMENTS.



OWNER/DEVELOPER:
ROBERT DONNER
1000 HOLCOMB WOODS PARKWAY
SUITE 414
ROSWELL, GEORGIA 30076
(770) 605-2037

ENGINEER:
ACR ENGINEERING, INC.
600 PINNACLE ROAD, SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI



ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
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TEL: (678) 291-0000
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PRELIMINARY SITE PLAN
FOR
REGINA CAELI ACADEMY
(SPECIAL SCHOOL)
CITY OF ROSWELL
FULTON COUNTY, GEORGIA



No.	By	Date	Revision/Issue
1	IP	3/11/13	REVISED SITE PLAN

LAND LOT(S):	730
DISTRICT:	2ND
SECTION:	1ST
CITY:	ROSWELL
COUNTY:	FULTON
STATE:	GEORGIA
DESIGNED:	IP
DRAWN:	IP

DRAWING:	13004E.DWG	Sheet	1
SNAPSHOT:	ZONING		
DATE:	FEBRUARY 4, 2013	or	1
H:	SCALE 1"=40'		
V:	N/A		