

SURVEYORS NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A TOPCON GTS-303 TOTAL STATION.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,639 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1" IN $\pm 50,000'$
4. THE PROPERTY DEPICTED DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 13121C0239 E DATED: JUNE 22, 1998
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GA. R.L.S. NO. 2136

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

—x—x— FENCE	⊕ TEMPORARY BENCHMARK
—x—x— RAILROAD	⊕ CURB INLET
—2" G— GAS LINE	⊕ HEADWALL
—4" W— WATER LINE	⊕ SINGLE WING CATCH BASIN
—UG— UNDER GROUND POWER LINE	⊕ DOUBLE WING CATCH BASIN
—DHE— AERIAL POWER LINE	⊕ IRON PIN FOUND/SET
—UGT— UNDER GROUND SOUTHERN BELL	⊕ COMPUTED POINT
—DHT— AERIAL SOUTHERN BELL	⊕ EXISTING SPOT ELEVATION
⊕ POWER POLE	⊕ PROPOSED SPOT ELEVATION
⊕ LIGHT POLE	⊕ STORM SEWER MANHOLE
⊕ GUY WIRE	⊕ SANITARY SEWER MANHOLE
⊕ WATER VALVE	⊕ GEORGIA POWER MANHOLE
⊕ WATER METER	⊕ RIGHT OF WAY MONUMENT
⊕ GAS VALVE	⊕ CORRUGATED METAL PIPE
⊕ GAS METER	⊕ REINFORCED CONCRETE PIPE
⊕ FIRE HYDRANT	⊕ DUCTILE IRON PIPE
⊕ CRIMP TOP PIPE	⊕ POLYVINYL CHLORIDE
⊕ OPEN TOP PIPE	⊕ IRON PIN SET — 1/2" RB
⊕ REINFORCING BAR	⊕ IRON PIN FOUND
	⊕ TREE TO BE REMOVED

UTILITIES PROTECTION CENTER CALL FREE



IN METRO ATLANTA
(770)823-4344
THROUGHOUT GEORGIA
1-800-282-7411

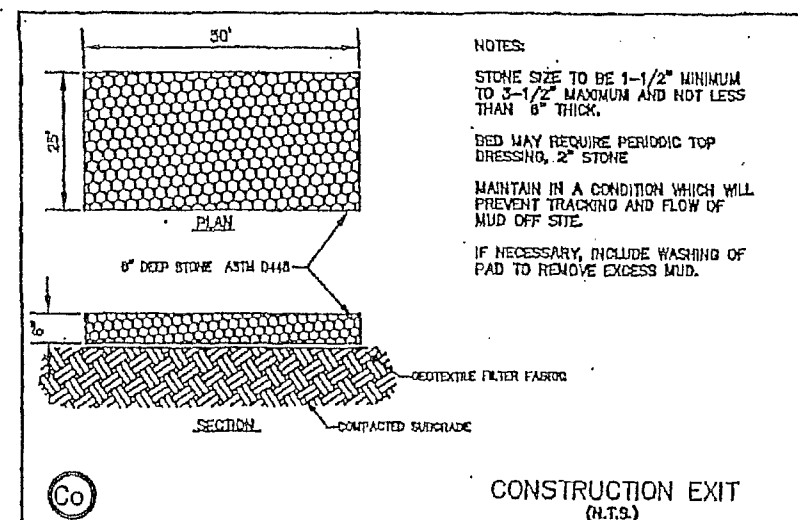
THREE WORKING DAYS BEFORE YOU DIG.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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DEVELOPMENT STATISTICS

TOTAL SITE AREA	8,220 SF	0.188705 ACRES
BUILDING FOOT PRINT	1,475 SF	
PARKING AREA	3,214 SF	
ENTRANCE @ REAR AND FRONT PORCH	310 SF	
SIDEWALKS	60 SF	
DUMPSTER PAD	0 SF	
TOTAL IMPERVIOUS AREA	5,267 SF	
TOTAL IMPERVIOUS PERCENTAGE	64.07%	
LANDSCAPING-AREA	2,953 SF	
LANDSCAPING- PERCENTAGE	35.93%	

TREE CALCULATION

TOTAL SITE AREA	0.19 ACRES
SITE DENSITY FACTOR	5.7 UNITS
EXISTING DENSITY FACTOR	1-9" OAK 3 UNITS
	1-10" OAK 3.6 UNITS
	TOTAL 6.6 UNITS
REPLACEMENT DENSITY FACTOR	0 UNITS

WATER METER BY CITY OF ROSWELL
SEWER TAP BY FULTON COUNTY
EACH SUITE WILL BE SUBMETERED
WITH BACK FLOW PREVENTOR

5' CONCRETE SIDEWALK AND 5'
LANDSCAPE STRIP WHERE POSSIBLE
ALONG RENEE COURT

ZONING

HR/R4

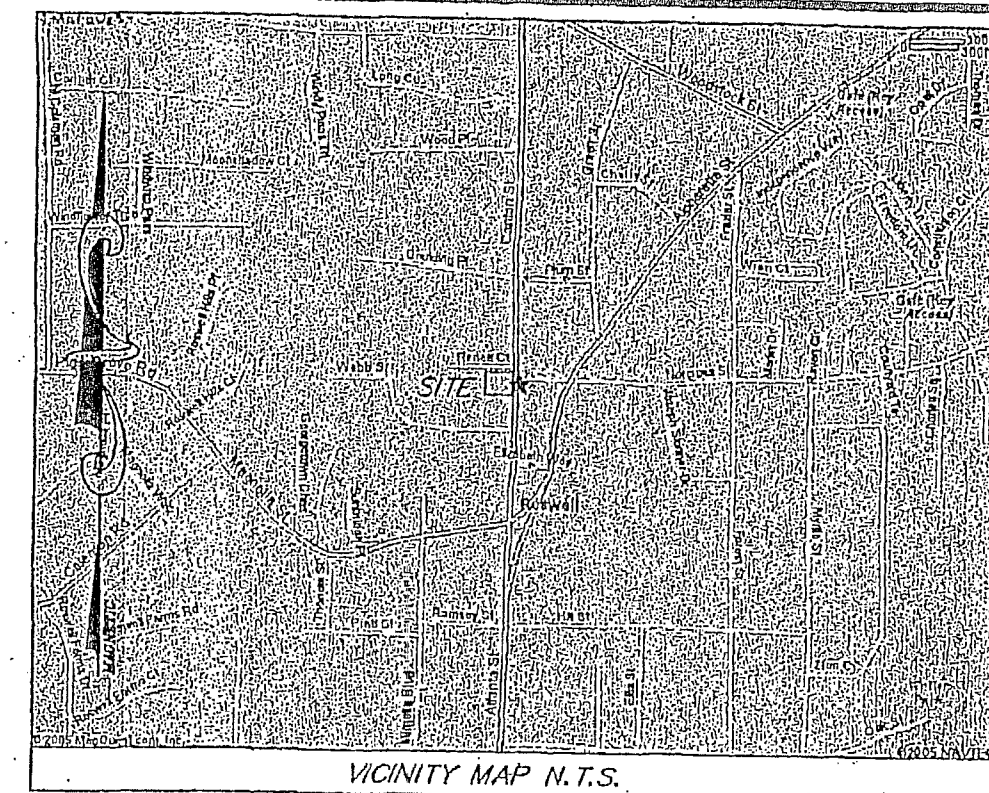
APPROVED VARIANCES

RIGHT HAND SIDE SETBACK FROM

RENEE CT 15.67'

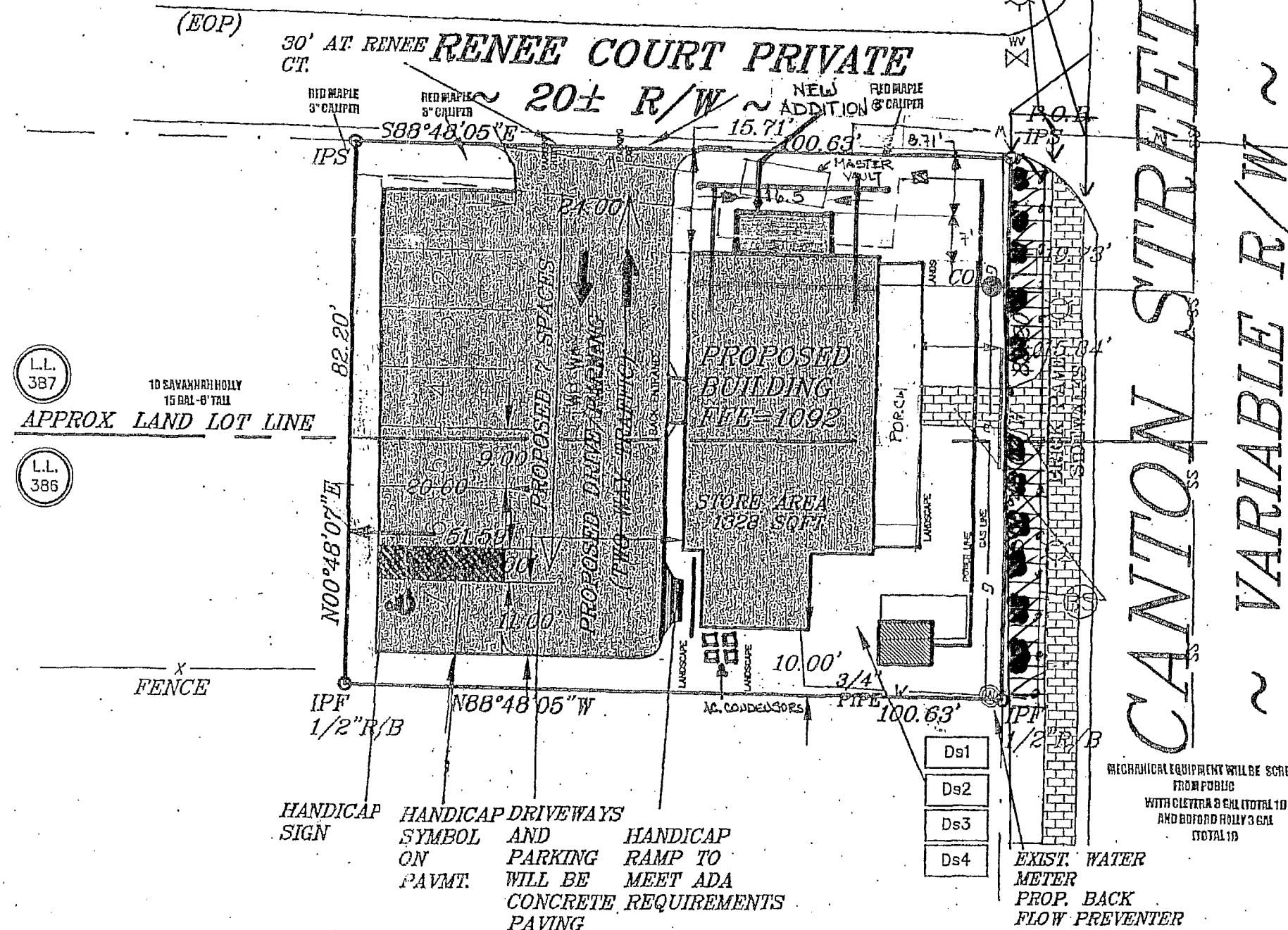
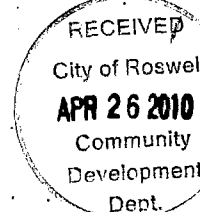
FRONT YARD SETBACK FROM

CANTON STREET 15'



VICINITY MAP N.T.S.

Submitted By
APPLICANT



BLACK CHAIN & POST ENCLOSURE
NO H/C OBSTRUCTION OR
CROSS WALK HINDERANCE

PROPOSED TABLE AREA

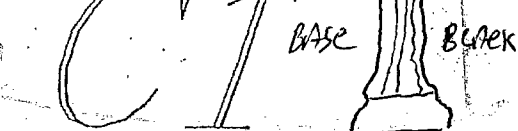
TABLES 24"x24" HTR
2 SEATSEACH

IRON BASE W/WOOD OR
FRP RESIN WOOD TOP

IRON OUT OVER CHAIRS
OF ALL WOOD/STEEL
OWNER/DEVELOPER

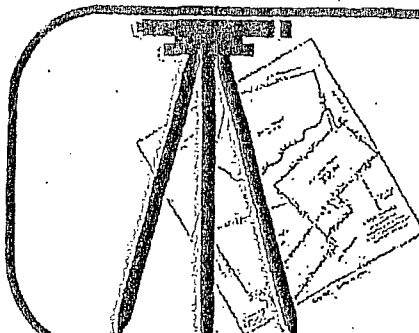
ACCOLADE CONSTRUCTION, INC.
110 RIVER LANDING DRIVE
ROSWELL, GA 30075
24 HR. CONTACT:
ZUHAIR ITR

404-886-6047
TABLE BASE COLUMN MATCHES
CURRENT STREET LAMP POSTS
ON CANTON STREET



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LOCATION	REV.	DATE	DESCRIPTION	BY
No. 982 CANTON STREET LAND LOT(S) 386 & 387 OF THE 1ST DIST. 2ND SECTION CITY OF ROSWELL FULTON COUNTY, GEORGIA DATE:				
SCALE: 1"=20' JOB NUMBER: 05-07-510				



GRANT SHEPHERD & ASSOCIATES, INC.

LAND SURVEYING • PLANNING • SITE DEVELOPMENT

3751 VENTURE DRIVE
BUILDING 200, SUITE 205
DULUTH, GEORGIA 30096
PH 770.418.9823 FAX 770.418.9289
E-MAIL: sgs3761@aol.com

PROPOSED CONSTRUCTION PLAN FOR:

982 CANTON STREET

**ACCOLADE
CONSTRUCTION**