PARTNERS

***CAUTION***
Know what's below
Before You Dig
Call 811 or (800) 282-7411
24 HOUR CONTACT: XXXXX (770) 745-4820

SITE DATA

SITE AREA: 5.517 ACRES
DISTURBED: 5.0 ACRES
ADDRESS: 13 SOUTH MAIN STREET (PARCEL NO. 12-2584-0695-0815)
CURRENT ZONING: C-2
PROPOSED ZONING: DT-MU CONDITIONAL
PROPOSED USE:

DENSITY:

PROPOSED BUILDINGS: 19,840 SF x 4 BUILDINGS = 79,360 SF TOTAL

SETBACKS
PROPERTY SETBACK: 10' BUILDING HEIGHT:
MAXIMUM HEIGHT ALLOWED:

PARKING REQUIREMENTS: 1 SPACE PER 500 SF - DOWNTOWN DISTRICT
PROPOSED REGULAR SPACES: 155 SPACES
PROPOSED COMPACT SPACES: 16 SPACES (9.0%)
PROPOSED HANDICAP SPACES: 6 SPACES
TOTAL PARKING: 177 SPACES
PLUS IMPERVIOUS SPACE REDUCTION/PARKING SPACES

SIGHT DISTANCE

I, W. BARRY DUNLOP, A PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE KDC THOMPSON ENTRANCE ON THOMPSON STREET IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 25 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF +400 FEET TO THE LEFT AND +270 FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM THE EDGE OF THE TRAVEL LANE AND 3.5 FEET IN HEIGHT ABOVE THE ROADWAY.

NOTES

1. THIS INFORMATION WAS TAKEN FROM THE ALTA SURVEY BY PLANNERS AND ENGINEERS COLLABORATIVE, DATED JUNE 29, 2016.
2. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
3. ALL HANDICAP RAMP FORMS MUST BE APPROVED BY CITY LAND DISTURBANCE INSPECTOR PRIOR TO CONCRETE POUR.
4. ALL PROPOSED PAVING AND CURB PER ALPHARETTA STANDARD 901

CONTRACTOR NOTE

Contractor is to provide the City of Alpharetta Encroachment permit for all work within the City's R.O.W. Any traffic signal or utility relocations will be the responsibility of the owner/developer.