

GENERAL NOTES:

- 1) THE PROPERTY ADDRESS IS 102 SAMARITAN DRIVE (PARCEL ID C16-143).
- 2) THE CURRENT ZONING OF THE PROPERTY IS CBD (CENTRAL BUSINESS DISTRICT).
- 3) THE SITE IS CURRENTLY A VACANT PARCEL OF LAND.
- 4) THE PROPOSED LAND USE WILL BE THE CONSTRUCTION OF A SINGLE STORY CLASS B PROFESSIONAL OFFICE BUILDING.
- 5) ACCORDING TO FIRM MAP NUMBER 13117C0134F (DATED MARCH 4, 2013), THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
- 6) THERE ARE NO STATE WATERS LOCATED WITHIN 200-FT OF THE PROJECT LIMITS. NO WETLANDS WERE IDENTIFIED WITHIN THE PROJECT BOUNDARY.
- 7) THE BUILDING FOUNDATION AND LAYOUT SHALL BE COORDINATED USING THE ARCHITECTURAL DRAWINGS.
- 8) THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES NOTICED WITHIN THESE PLANS.

SETBACK & BUFFER REQUIREMENTS:
(ZONING: CBD)

MIN. LOT SIZE: 6,000 SQ FT
MAX. LOT COVERAGE: 60%
MIN. LANDSCAPED OPEN SPACE: 15%

BUILDING HEIGHT (MAX.): 120-FT
FRONT YARD: 0-FT
SIDE YARD: 0-FT
REAR YARD: 0-FT
MIN. LANDSCAPE STRIP: 0-FT

LOT COVERAGE FOR THE SITE:
(ZONING: CBD)

TOTAL LOT ACREAGE = 0.568 AC (24,730 SF)
TOTAL DISTURBED AREA = 0.425 AC
TOTAL IMPERVIOUS AREA = 12,350 SF (50%)
TOTAL OPEN SPACE = 12,380 SF AC (50%)

- UTILITY NOTES:
- 1) ALL UTILITIES FOR THIS PROJECT SHALL BE UNDERGROUND.
 - 2) CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY LAW AND HAVE ALL UTILITIES MARKED PRIOR TO CONSTRUCTION ACTIVITIES. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
 - 3) THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING UTILITY FOR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE OWNER OR DEVELOPER.
 - 4) ALL CONSTRUCTION FOR THE WATER AND SEWER SHALL CONFORM TO THE APPLICABLE CITY OF CUMMING SPECIFICATIONS AND ORDINANCES.
 - 5) TRANSFORMER PADS NO LESS THAN 14-FT, FROM ANY DOOR, 10-FT FROM ANY STAIR, STEP, PLATFORM OR ANY WALKWAY OR WALL OPENINGS, 3-FT FROM NON-COMBUSTIBLE WALLS WITH NO OPENING OR OVERHANG.
 - 6) THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
 - 7) ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING AT ALL BENDS, TEES, AND ENDS.
 - 8) PIPE LINE LENGTHS SHOWN ON PLANS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR.
 - 9) CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
 - 10) NO SIDEWALK, DRIVEWAY, PARKING PAD, STREET OR OTHER PAVEMENT SHALL BE INSTALLED ON TOP OF WATER LINES, WATER METERS, SERVICE LATERALS, FIRE HYDRANTS, VALVES, VAULTS, OR OTHER WATER/SEWER INFRASTRUCTURE. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR RESOLVING THESE ISSUES AND SHALL OBTAIN APPROVAL FROM THE DEPARTMENT OF UTILITIES BEFORE RELOCATING ANY UTILITY THAT CONFLICTS WITH THESE STRUCTURES.
 - 11) DEVELOPERS REQUESTING WATER SERVICE ABOVE ELEVATION 1280 MSL SHALL BE REQUIRED TO DESIGN AND INSTALL A WATER BOOSTER PUMP SYSTEM. THE SYSTEM DESIGN AND MATERIALS OF CONSTRUCTION SHALL BE AS APPROVED BY THE CITY OF CUMMING AND THE CITY ENGINEER. ALL WATER BOOSTER PUMP STATIONS MUST BE LOCATED ON PROPERTY DEDICATED IN FEE AND QUIT-CLAIMED TO THE CITY OF CUMMING.
 - 12) THE CITY IS RESPONSIBLE FOR MAINTAINING COMMERCIAL METERS AND DUAL CHECK VALVES. THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REDUCED PRESSURE ZONE (RPZ) VALVES AND SHALL PROVIDE ANNUAL INSPECTION REPORTS TO THE CITY.
 - 13) ALL SANITARY SEWER LINES SHALL BE AIR AND MANDREL TESTED AFTER ALL OTHER UTILITIES ARE INSTALLED. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF CUMMING DEPARTMENT OF UTILITIES ONCE ALL UTILITIES HAVE BEEN INSTALLED AND THE SEWER SYSTEM IS READY TO BE TESTED. CERTIFICATES OF OCCUPANCY (COS) WILL NOT BE ISSUED UNTIL ALL TESTING HAS BEEN PERFORMED AND APPROVED BY THE CITY AND CORRECTIONS MADE WHERE REQUIRED.
 - 14) THE CONDITION OF ALL SANITARY SEWER LINES SHALL BE RECORDED BY A SEWER CAMERA AFTER FINAL PAVING HAS BEEN COMPLETED.
 - 15) NO SIDEWALK, DRIVEWAY, PARKING PAD, STREET OR OTHER PAVEMENT SHALL BE INSTALLED ON TOP OF WATER LINES, WATER METERS, SERVICE LATERALS, FIRE HYDRANTS, VALVES, VAULTS, OR OTHER WATER/SEWER INFRASTRUCTURE. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR RESOLVING THESE ISSUES AND SHALL OBTAIN APPROVAL FROM THE DEPARTMENT OF UTILITIES BEFORE RELOCATING ANY UTILITY THAT CONFLICTS WITH THESE STRUCTURES.

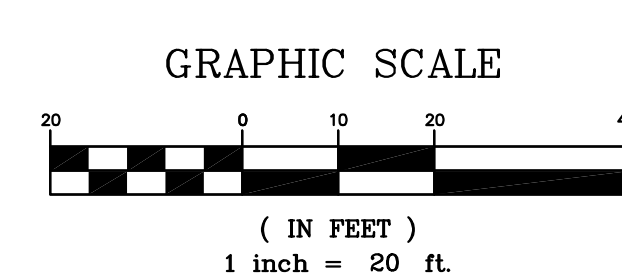
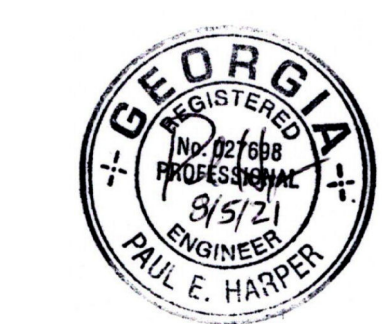
NOTIFY THE CITY OF CUMMING DEPARTMENT OF UTILITIES 24-HOURS PRIOR TO ANY WATER OR SEWER LINE CONSTRUCTION AT (770) 781-2020.

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Know what's below.
Call before you dig.

Note: Location of all Underground Utilities is approximate. Therefore it is the responsibility of the contractor working on the site to contact the utility companies for field location of their utility prior to beginning any construction.

24-HOUR CONTACT
MOHAMMAD FIAZ
(470) 302-6893



2245 Towne Lake Pkwy
Suite 116-185
Woodstock, GA 30189
(404) 406-5171 (cell)

Harper Engineering, Inc.
"charting your project's course to completion"

CHISHTI OFFICE COMPLEX

CHISHTI, LLC
3810 RILANDT COVE
CUMMING, GA 30040
(LL: 1250, 3rd DISTRICT, 1st SECTION, CITY OF CUMMING)

PROJECT NO.	HE-2118	PROJECT DATE	7/21/2021
REV. NO.	1	REVISED PER CITY REVIEW COMMENTS	9/30/21
		REVISIONS	DATE

UTILITY PLAN

DRAWING NO.

C-4