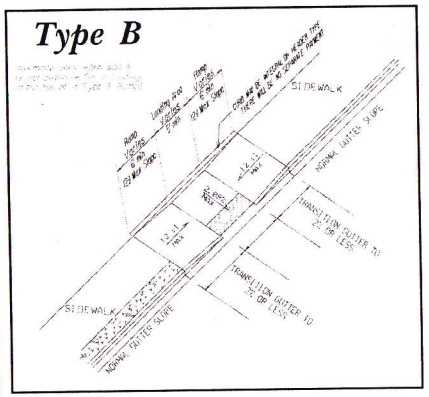
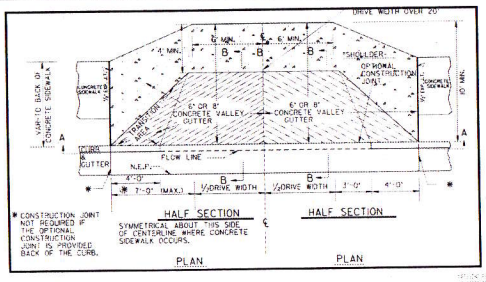
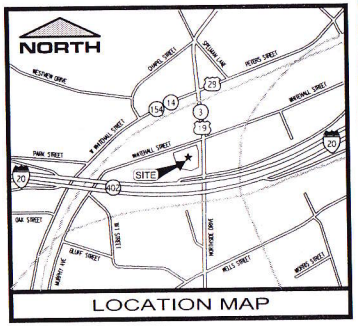
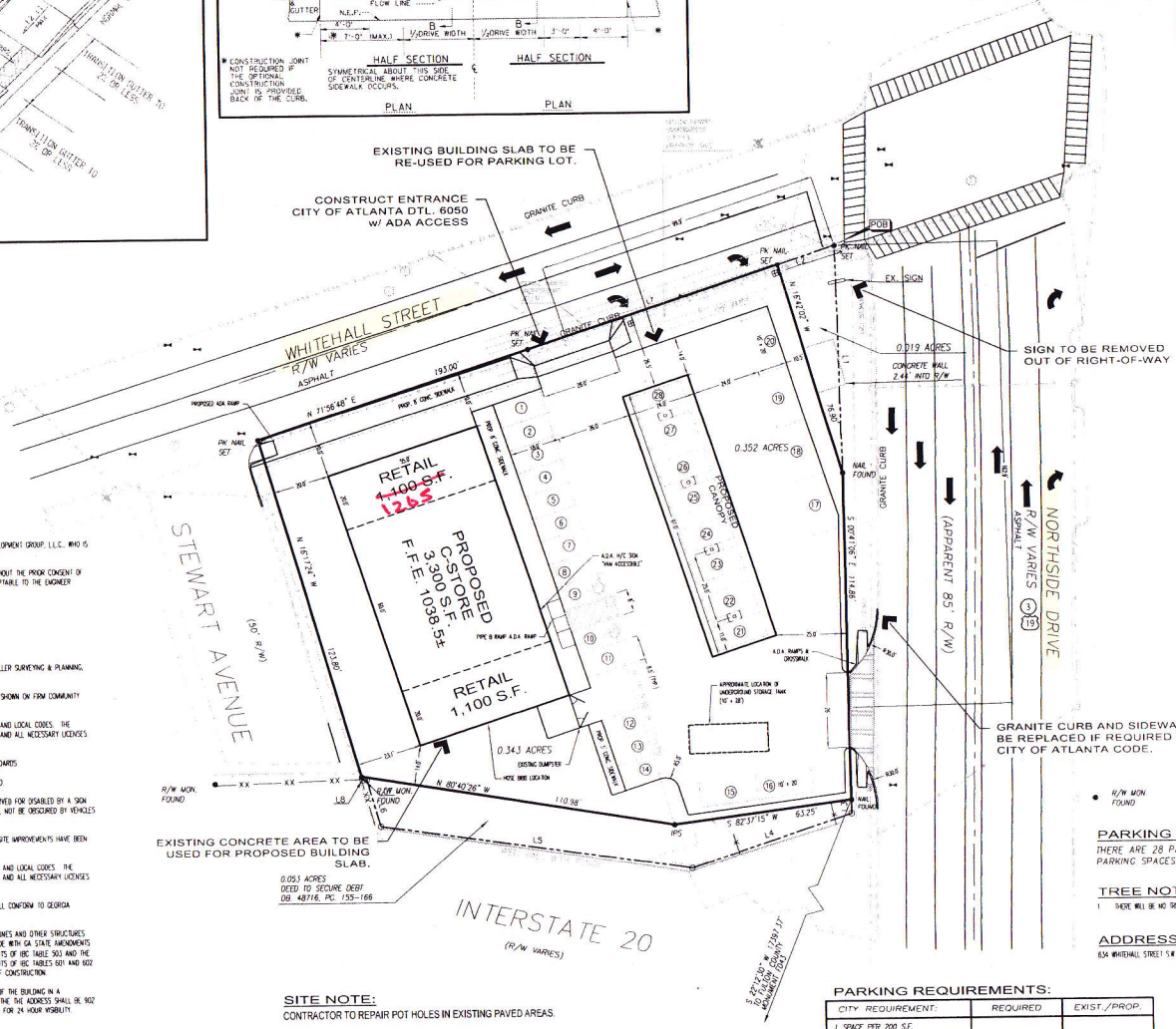




ON-SITE DISTURBED AREA = 0.15 Ac
ON-SITE DISTURBED AREA = 21.6%

TOTAL SITE AREA
30,274.2 S.F.
0.695 ACRES
ZONING: I-2





LINE CALL CHART

LINE	BEARING	DISTANCE
L1	S 01°21'10" E	80.26'
L2	N 71°56'48" E	21.25'
L3	S 00°24'43" W	4.80'
L4	S 71°52'07" W	59.65'
L5	N 81°45'30" W	110.12'
L6	N 16°08'19" W	17.04'
L7	N 80°42'06" W	1.71'
L8	N 15°51'04" W	1.21'

DATUM BASED ON STATE PLANE GA WEST ZONE
HORIZONTAL DATUM NAD 83
VERTICAL DATUM NAVD 88

CONTOURS AT 1.0' INTERVALS
TAX ID# 14 0108000730
634 WHITEHALL STREET

GENERAL NOTES:

1. THE ENGINEER SHALL BE UNDERSTOOD TO MEAN MATRIX DEVELOPMENT GROUP, L.L.C., WHO IS THE AUTHORIZED REPRESENTATIVE OF THE OWNER
2. ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER
3. PROPERTY ADDRESS: 634 WHITEHALL STREET, S.W.
   TOTAL ACREAGE: 0.695 ACRES
   DISTURBED AREA: 0.15 ACRES
   ZONING: I-2
4. FORMER USE OF EXISTING BUILDING WAS A CHURCH.
5. BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY SIBLEY-MILLER SURVEYING & PLANNING, INC. FOR PREMO PROPERTY GROUP, DATED OCTOBER 1, 2012.
6. THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL No. 13121C 0356 E, DATED JUNE 22, 1998.
7. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. THE CONTRACTOR, AT HIS EXPENSE, SHALL OBTAIN LOCAL CODES AND ALL NECESSARY LICENCES AND PERMITS.
8. ALL CONSTRUCTION TO COMPLY WITH CITY OF ATLANTA STANDARDS
9. ALL CURB DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED.
10. HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBSCURED BY VEHICLES PARKING IN THE SPACES.
11. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
12. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. THE CONTRACTOR, AT HIS EXPENSE, SHALL OBTAIN LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS.
13. ALL ROAD CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
14. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2006 INTERNATIONAL BUILDING CODE WITH GA STATE AMENDMENTS (IBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
15. EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET. INDICATE THE THE ADDRESS SHALL BE 902 DONALD LEE CAPITOL AVE. IN A CONTRASTING BACKGROUND FOR 24 HOUR VISIBILITY.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

SITE NOTE:

CONTRACTOR TO REPAIR POT HOLES IN EXISTING PAVED AREAS.

AT ALL POINTS ALONG THE PUBLIC RIGHT-OF-WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.

PARKING REQUIREMENTS:

CITY REQUIREMENT:	REQUIRED	EXIST./PROP.
1 SPACE PER 200 S.F.		
5500 S.F. RETAIL	28	28
TOTAL	28	28*

* NOTE: INCLUDES 2 A.D.A. SPACES (2 REQUIRED)

PARKING NOTE:

THERE ARE 28 PARKING SPACES REQUIRED AND 28 PARKING SPACES ARE SHOWN.

TREE NOTE:

1. THERE WILL BE NO TREES IMPACTED BY CONSTRUCTION.

ADDRESS:

634 WHITEHALL STREET S.W.

OWNER:

PREMO PROPERTY GROUP, LLC
1858 INDEPENDENCE SQ., STE. D
DUNWOODY, GA 30338
770.901.5600 (Ph)

24-HR CONTACT:

OMAIR PASHA
770.231.6658 (Ph)

ENGINEER:

MATRIX DEVELOPMENT GROUP, LLC
P.O. BOX 1523
DAWSONVILLE, GA 30534
770.597.5630
CONTACT: DAN ESTEBAN
MATRIXDEVGROUP@BELLSOUTH.NET

GRAPHIC SCALE
0 10 20 40 60
(IN FEET)
1 INCH = 20 FT

ISSUED FOR CONSTRUCTION

LEVEL II CERTIFIED DESIGN PROFESSIONAL

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CERTIFICATION NUMBER: 0000000913

PREPARED BY
MATRIX
CIVIL-SITE DEVELOPMENT ENGINEERING
P.O. Box 1523
Dawsonville, GA 30534
(o) 770.597.5630
CONTACT: Daniel A. Esteban, P.E.
MatrixDevGroup@bellsouth.net

OWNER/DEVELOPER:
PREMO PROPERTY GROUP, LLC
1858 INDEPENDENCE SQUARE, STE. D
DUNWOODY, GA 30338
770.901.5600
24-CONTACT:
OMAIR PASHA @ 770.231.6658

WHITEHALL C-STORE
634 WHITEHALL STREET
PARCEL ID 14-0180-0090730
CITY OF ATLANTA, GEORGIA
SITE PLAN
SHEET TITLE

SIGNED / SEALED
GSWCC # 6913
GEORGIA REGISTERED No. 25456 PROFESSIONAL ENGINEER DANIEL ANTHONY ESTEBAN
12/12/12

No.	REVISION	DATE:

DESIGNED BY: JAM
DRAWN BY: JAM
CHECKED BY: DAE
SCALE: AS SHOWN
SHEET: C-4
10-18-12
12-013