

- 1) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 2) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER SIDEWALKS, WALLS, AND UTILITIES.
- 3) NEEDHAM PARK STREAM RESTORATION PROJECT ANTICIPATED BE COMPLETED PRIOR TO THE NEEDHAM PARK IMPROVEMENTS. DESIGN IS BASED ON PROPOSED STREAM RESTORATION IMPROVEMENTS BY KIMLEY-HORN, CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

- 1) TRACT IS ZONED: R-75 (RESIDENTIAL).
- 2) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 3) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 4) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 5) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 6) ALL PAVEMENT MARKING WITHIN DEKALB COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO DEKALB PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
- 7) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 8) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 9) MAXIMUM CUT OR FILL SLOPE=3H:1V
- 10) DEKALB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 11) 24 HOUR CONTACT: PAIGE SINGER, (404) 687-3733
- 12) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

DEKALB COUNTY NOTES:

- 1) PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR.  
[HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
- 2) PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
- 3) NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION

R/W SITE DATA	
TOTAL SITE AREA =	0.18 AC.
TOTAL DISTURBED AREA =	0.17 AC.
PROPOSED DISTURBED PERVIOUS AREA =	0.14 AC. (6118.86 SF)
PROPOSED DISTURBED IMPERVIOUS AREA =	0.03 AC. (1307.40 SF)

**GEORGIA 811**  
Utilities Protection Center, Inc.

N/F  
 MARIYA M  
 SMYCHKOVSKA  
 P.I.N.: 18 065 14 006  
 DB 27153 PG 104  
 LOTS 1, 2, 3  
 PB 8 PG 124

AXLE  
 5/8" RB

1" = 30'  
 30 15 0 30 60  
 SCALE IN FEET

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

**FORESITE**  
group

Foresite Group, LLC. **w** | [www.fg-inc.net](http://www.fg-inc.net)  
3740 Davinci Ct. **o** | 770.368.1399  
Suite 100 **f** | 770.368.1944  
Peachtree Corners, GA 30092

DeKalb County  
GEORGIA

DEVELOPMENT AUTHORITY OF DEKALB  
1807 CANDLER ROAD  
DECATUR, GA 30032  
(404) 687-3733

CONTACT: PAIGE SINGER

# NEEDHAM PARK IMPROVEMENTS

## CONSTRUCTION DOCUMENTS

756 MCLENDON DRIVE

SCOTT DALE, GA 30079  
LL#65, DISTRICT 18 UNINCORPORATED  
PARCELS #418,065,11,014,100 AD #1246341.

PARCEL #: 16 063 14 U14, LDP - AP # 124664,  
REFERENCE PROJECT: LDP - AP # 1246234

PROJECT:

SEAL:

REVISIONS	DATE
COUNTY COMMENTS	04/22/2024
BID SET	04/25/2024

PROJECT MANAGER:	CVE
DRAWING BY:	SSH
JURISDICTION:	DEKALB COUNTY
DATE:	11/20/2023
SCALE:	1" = 40'
TITLE:	

## SITE & PAVING PLAN

SHEET NUMBER

C-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1417.013