ARCHITECT:

115 PERIMETER CENTER PLACE, SUITE 950

PHONE: (404) 591-2492 ARCHITECT: THE PRESTON PARTNERSHIP, LLC SOUTH TERRACES

ATLANTA, GA 30346 PHONE: (770) 396-7248

KIMLEY-HORN CIVIL ENGINEER: 10 ROSWELL STREET SUITE 210

ALPHARETTA, GEORGIA 30009 PHONE: (770) 619-4280

LANDSCAPE

315 W. PONCE DE LEON AVE. SUITE 755 DECATUR, GA 30030 PHONE: (404) 373-7370

General Notes:

ZONING: PVC

THE SITE WILL BE OCCUPIED BY MID-RISE MULTIFAMILY APARTMENT BUILDINGS WITH 320 TOTAL UNITS AND 5 LEVEL PARKING DECK TO ACCOMMODATE THE USAGE. THIS IS A STAND ALONE PROJECT AND NO SECONDARY PERMITEES WILL BE USED.

TOTAL SITE AREA = 3.40 ACRES DISTURBED AREA = 3.60± ACRES

FRONT - 40 FT SETBACKS: SIDE - 15 FT

SIDE SETBACK WAS REDUCED TO 10 FT. IN FRONT OF THE BUILDING PER SECOND AMENDMENT TO THE ZONING APPLICATION # Z-116, APPROVED OCTOBER 20, 2015

NO STATE WATERS WILL BE AFFECTED BY THIS DEVELOPMENT.

NO WETLANDS WILL BE AFFECTED BY THIS DEVELOPMENT

NO FLOODPLAIN WILL BE AFFECTED BY THIS PROJECT.

BOUNDARY INFORMATION OBTAINED FROM A SURVEY PREPARED BY TECHNICAL SURVEY SERVICES, DATED JULY 22, 2015.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP PANEL NUMBER 13067C0138G, DECEMBER 16, 2008, COBB, GEORGIA AND 13067C0139H, MARCH 4, 2013, COBB, GEORGIA

TBM: TOP OF SANITARY SEWER MANHOLE EAST OF ROUND-A-BOUTIN CENTER OF CRESCENT PARKWAY, ELEVATION = 939.69.

ALL WORK SHALL COMPLY WITH THE APPLICABLE STATE. FEDERAL AND LOCAL CODES AND ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.

LAND SURVEYING SERVICES WERE NOT PROVIDED BY KIMLEY-HORN. ALL SURVEY REFERENCES ARE BASED ON INFORMATION PROVIDED BY OTHERS. KIMLEY-HORN DESIGN DOES NOT INCLUDE ANY CERTIFICATION AS TO THE ACCURACY OF PROPERTY LINES, EASEMENTS, UTILITY LOCATIONS OR RIGHT OF WAYS. SOUTHERN CIVIL ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF BOUNDARY AND TOPOGRAPHIC INFORMATION. CONTRACTOR IS TO VERIFY EXISTING GRADES DURING CONSTRUCTION LAYOUT AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL WARRANT BY EXECUTION OF CONSTRUCTION CONTRACT THAT HIS EMPLOYEES, AGENTS AND SUBCONTRACTORS POSSESS THE EXPERIENCE, KNOWLEDGE, AND CHARACTER NECESSARY TO QUALIFY THEM TO PERFORM THE CONTRACTED WORK. THE CONTRACTOR SHALL INSURE THAT ALL CONSTRUCTION BE PERFORMED IN STRICT COMPLIANCE WITH ALL O.S.H.A. (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION), STATE, AND LOCAL HEALTH AND SAFETY CODES.

EACH DEVELOPER/BUILDER/PROPERTY OWNER IS REQUIRED TO PREVENT ALL INCREASED RUNOFF FROM DAMAGING ADJACENT PROPERTIES PER CODE. THE CONTRACTOR SHALL HOLD THE OWNER-DEVELOPER HARMLESS AND SHALL PROTECT ADJACENT PROPERTY.

NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION, ALL MAINTENANCE OF TRAFFIC DURING CONSTRUCTION AND ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY WILL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE TO GEORGIA D.O.T. AND GEORGIA M.U.T.C.D. STANDARDS.

ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. CONTRACTOR SHALL BRING ANY DISCREPANCIES IN PLANS, SITE CONDITIONS, ETC. TO THE OWNERS/DEVELOPERS ATTENTION BEFORE ANY ADDITIONAL WORK IS PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY RESULT IN THE WORK TO BE UNACCEPTABLE TO THE ENGINEER. ADDITIONAL CORRECTIVE ACTION MAY BE REQUIRED IF THIS OCCURS AT NO ADDITIONAL COST TO THE ENGINEER AND/OR OWNER.

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT

Cobb County General Notes:

ALL WORK SHALL COMPLY WITH THE APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS

THE ENGINEER & THE COBB COUNTY INSPECTOR SHALL HAVE A MINIMUM OF 24 HOURS NOTICE PRIOR TO THE START OF ANY CONSTRUCTION.

A COBB COUNTY LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION.

THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY SITE PLAN REVIEW SECTION ISSUES A LAND DISTURBANCE PERMIT AFTER CONSTRUCTION DRAWINGS HAVE BEEN APPROVED BY ALL THE DEPARTMENTAL SITE PLAN REVIEWERS. THIS IS NOT A GRADING PERMIT. THE GRADING PERMIT IS ISSUED AFTER ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION FENCES HAVE BEEN INSTALLED ACCORDING TO THE APPROVED SITE PLANS. PLEASE CALL THE SITE INSPECTIONS SECTION OF THE DEVELOPMENT & INSPECTIONS DIVISIONS AT (770) 528-2134 FOR THIS INSPECTION AND ISSUANCE OF THE GRADING PERMIT. A BUILDING PERMIT CANNOT BE ISSUED UNTIL THE GRADING PERMIT HAS BEEN ISSUED FOR THE SITE.

A BUSINESS LICENSE MUST BE OBTAINED BY THE OWNER/DEVELOPER BEFORE A LAND DISTURBANCE PERMIT CAN BE ISSUED. PLEASE CONTACT PAUL FOSTER OF THE BUSINESS LICENSE DIVISION AT (770) 528-8401.

A STREET ADDRESS FOR A COMMERCIAL PROJECT CAN ONLY BE ASSIGNED AFTER A FULL SITE LAND DISTURBANCE PERMIT HAS BEEN ISSUED. PLEASE CONTACT THE SITE PLAN REVIEW SECTION AT (770) 528-2131 FOR ADDRESS INFORMATION.

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE PARKING LOT LIGHTING PLAN. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN. IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF PARKING LOT LIGHTING IS INSTALLED WITHOUT AN APPROVAL PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED.

A PROFESSIONAL DESIGNER MUST VERIFY THAT THE TREE PROTECTION FENCES WERE INSTALLED AS SHOWN ON THE APPROVED PLANS OR IN LOCATIONS THAT PROVIDE BETTER TREE PRESERVATION POTENTIAL.

PROJECT MUST COMPLY WITH ALL TREE ORDINANCE REQUIREMENTS AND ZONING STIPULATIONS. FOR QUESTIONS CONTACT THE COBB COUNTY ARBORIST (770) 528-2124

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS SHALL NOT BE PERMITTED UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE

PARKING TO BE PAVED AND STRIPED IN ACCORDANCE WITH COBB COUNTY STANDARD DETAIL NO. 114.

LOCATION OF CONSTRUCTION TRAILER TO BE PERMITTED THROUGH COBB COUNTY PLANNING AND ZONING DEPARTMENT.

NO DEVELOPER/BUILDER/PROPERTY OWNER IS PERMITTED TO MODIFY OR INCREASE RUNOFF FROM EACH INDIVIDUAL BUILDING LOT FROM DAMAGING ADJACENT PROPERTIES.

THERE IS NO CEMETERY LOCATED ON THIS SITE.

THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL, AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL, OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK

PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

EROSION CONTROL MEASURES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL, COBB CO. CODE SECT. 50-75, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".

SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

NO FINAL PLAT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AS-BUILTS ARE SUBMITTED.

IRRIGATION SYSTEM TO BE INSTALLED AFTER GRADING.

ANY CHANGES IN LANDSCAPE PLAN, BUILDING MATERIAL OR ALTERATION HAS TO BE APPROVED BY ACC COMMITTEE.

CONSTRUCTION OF RETAINING WALLS WILL BE SUBJECT TO INSPECTION/AS-BUILTS CERTIFICATION BY ENGINEER.

SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBFIRE.ORG

IFC 510 EMERGENCY RESPONDER RADIO COVER (ERRC) SIGNAL TESTING WILL BE REQUIRED FOR ALL NEW BUILDING OR BUILDINGS WITH SUBSTANTIAL RENOVATION (S).

Cobb County Traffic Notes:

PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

ANY WORK PROPOSED IN A GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY WILL REQUIRE A SEPARATE GA. D.O.T. PERMIT.

ALL ROADWAY STRIPING TO BE THERMOPLASTIC. CONFLICTING MARKINGS ARE TO BE

TRAFFIC SIGNAL OPERATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. VEHICLE DETECTION LOOPS AND DEVICES MUST BE MAINTAINED. CONTACT TRAFFIC SIGNAL ENG. 770 528-1684.

SHOPPING CENTERS, INDUSTRIAL & OFFICE PARKS OR SIMILAR DEVELOPMENTS SHALL INSTALL STREETLIGHTS ALONG THE RIGHT-OF-WAY FRONTAGES (CODE 3-23-30). ALL LIGHTING MUST MEET COBB COUNTY DOT (CDOT) STANDARDS AND ARE TO BE APPROVED BY CDOT PRIOR TO FINAL PLAT SUBMISSION. CDOT SHALL NOT ACCEPT ANY STREET UNTIL THE DEVELOPER ARRANGES FOR STREETLIGHTS. PLANS ARE TO BE SUBMITTED TO JEFF BURNS AT (770) 528-1691.

WHEN STREET LIGHTS ARE INSTALLED ALONG COUNTY ROADWAYS, THE PROPERTY WILL BE ASSESSED A MONTHLY SERVICE CHARGE BY COBB COUNTY. THE CHARGE IS APPLIED TO THE WATER BILL. IT IS CALCULATED BASED ON THE AMOUNT OF ROAD FRONTAGE. A CHARGE OF \$3.50 IS IMPOSED FOR EACH 50 FEET OF LIGHTED FRONTAGE. CONTACT JEFF BURNS 770

STREET CLOSING/LANE CLOSING. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ONE OF THE FOLLOWING PERMITS PRIOR TO ANY WORK BEGINNING: TOTAL CLOSURE CONTACT COBB D.O.T. (770) 528-1675

LANE CLOSURE CONTACT INSPECTIONS (770) 528-2145 CONTRACTOR TO PROVIDE ACCESS RAMPS AT ALL INTERSECTIONS, DRIVES, AND ALL CURB Cobb County

Sanitary Sewer Notes

ALL CONSTRUCTION TO CONFORM TO APPLICABLE COBB COUNTY WATER SYSTEM SPECIFICATIONS AND IN ACCORDANCE WITH COBB COUNTY

THE CONTRACTOR SHALL NOTIFY THE WATER SYSTEM INSPECTOR 24 HOURS PRIOR TO TAPPING THE SEWER LINE.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS. (SEE COBB COUNTY SECTION 3-26-53)

SEWER PIPE SHALL HAVE GRAVEL BEDDING.

TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.

ALL TIE-INS TO EXISTING MANHOLES MUST BE CORED. ALL MANHOLES REQUIRE "KOR-N-SEAL" OR EQUAL RUBBER BOOTS. EQUAL BOOTS MUST BE APPROVED BY THE ENG./RECORDS DIVISION PRIOR TO USE. NO LINES SMALLER THAN 6-INCH IN DIAMETER IS TO BE TIED TO A COUNTY LINE OR MANHOLE.

A TRENCHING AND DITCHING PERMIT IS REQUIRED PRIOR TO ANY WATER OR SEWER MAIN CONSTRUCTION. UTILITY CONTRACTORS MAY OBTAIN THIS PERMIT BY CONTACTING TRACY BROWN 528-2071.

THE PROPOSED ON-SITE WASTE WATER COLLECTION SYSTEM IS PRIVATE AND MUST BE DESIGNED, INSTALLED, AND INSPECTED IN ACCORDANCE WITH COBB COUNTY PLUMBING CODES. CALL (770) 528-2134 FOR

BUILDING USAGE DATA: APARTMENT BUILDING WITH 321 UNITS TOTAL

THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR PAYING ANY ADDITIONAL SEWER DEVELOPMENT FEES, SHOULD ANY PORTION OF THIS PROJECT BE USED FOR A HIGH WATER USE TENANT SUCH AS A RESTAURANT OR COIN OPERATED LAUNDRY.

Cobb County Pipes Notes.

THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 1030-D, LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GAUGE OF CORRUGATED STEEL PIPE OR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACKFILLING. THE MINIMUM GAUGE FOR CORRUGATED STEEL PIPE ALLOWED UNDER COBB COUNTY STANDARDS IS 12 (0.109 INCHES). ALL CORRUGATED STEEL PIPES ARE TO BE FULLY COATED. THE MINIMUM GAUGE FOR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER COBB COUNTY STANDARDS IS 14 (0.075 INCHES).

FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME

BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE DESIGNED TO FULLY ENGAGE AT LEASE ONE ANNULAR CORRUGATION AT THE END OF EACH CORRUGATED PIPE AROUND ITS ENTIRE CIRCUMFERENCE. MINIMUM BAND WIDTH SHALL EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNULAR CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS, THEIR NUMBER AND PLACEMENT.

CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET, OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS.

ALL CATCH BASINS, DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES", LATEST EDITION.

USE OF HDPE REQUIRES THE FOLLOWING:

 GRANULAR BACKFILL TO TOP OF THE PIPE • DEPTH NO GREATER THAN 10 FT. AS MEASURED TO INVERT OF PIPE. INSTALLATION MUST BE OUTSIDE COUNTY ROW WATERTIGHT BELL AND SPIGOT GASKETED JOINTS MUST BE PROVIDED 36" DIAMETER OR GREATER MUST BE INSPECTED AND CERTIFIED BY A

GEOTECHNICAL ENGINEER OR A MANUFACTURE REPRESENTATIVE SMOOTHBORE PIPE ONLY

Utility Construction Notes:

THE UTILITIES SHOWN HEREON ARE FOR 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 RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS, SIZE, & MATERIAL OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO ANY LAND DISTURBANCE. ANY UTILITIES DISCOVERED DURING THE LOCATING PROCESS OR DURING ANY PHASE OF CONSTRUCTION THAT ARE NOT SHOWN HEREON THESE PLANS SHOULD BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO ANY CONSTRUCTION THAT MAY AFFECT SAID UTILITIES. ANY DAMAGE TO ANY EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. THE RELOCATION OF ANY UTILITIES REQUIRED TO AVOID ANY PART OF THIS

CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF THE WORK. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTACT THE UTILITIES PROTECTION CENTER NOT LESS THAN THREE WORKING DAYS BEFORE ANY DIGGING OR BLASTING COMMENCES. THE UTILITIES PROTECTION CENTER CAN BE CONTACTED AT 1-800-282-7411, MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM.

ALL EXISTING AND PROPOSED UTILITY TOPS, VALVE COVER, ETC. ARE TO BE ADJUSTED TO FINAL GRADE.

DEVELOPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

ALL PROPOSED STORM, WATER, AND SANITARY SEWER LINES NOT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY MAINTAINED UNLESS NOTED AND PROVIDED WITH A PUBLIC EASEMENT.

ALL FIRE HYDRANTS SHALL BE INSTALLED SO AS THE BASE OF FIRE HYDRANT STRUCTURE IS FLUSH MOUNTED WITH FINAL GRADE.

ALL FIRE SERVICE WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM OF 8"

D.I.P. PIPING. ALL CREEK CROSSINGS WILL BE CONSTRUCTED IN "DRY" CONDITIONS CREATED BY THE CONTRACTOR TO PREVENT DOWN STREAM SILTING. THE CONTRACTOR WILL SUBMIT A WRITTEN PROPOSAL OR SCHEMATIC TO THE ENGINEERING DIVISION AS TO THE CONSTRUCTION METHOD PROPOSED FOR THE CREEK CROSSING. PROPOSALS MAY INCLUDE TEMPORARILY REROUTING THE CREEK WITH APPROVED PIPING O TEMPORARILY DAMMING THE CREEK WHILE PUMPING AROUND THE CONSTRUCTION

Cobb County

Water Construction Notes:

ALL CONSTRUCTION TO CONFORM TO APPLICABLE COBB COUNTY WATER SYSTEM SPECIFICATIONS AND IN ACCORDANCE WITH COBB COUNTY ORDINANCE.

ALL COMMERCIAL PROJECTS REQUIRE THE INSTALLATION OF AN APPROVED TESTABLE DOUBLE CHECK VALVE ASSEMBLY BY THE OWNER/DEVELOPER ON THE CUSTOMER-SIDE OF DOMESTIC AND IRRIGATION METERS. BUSINESSES THAT POSE A GREATER DEGREE OF HAZARD MAY REQUIRE ADDITIONAL PROTECTION. THE DOUBLE DETECTOR CHECKVALVE DOES NOT REQUIRE A BACKFLOW PREVENTION DEVICE.

PLEASE CONTACT MARVIN RICHARDS, ENVIRONMENTAL COMPLIANCE SUPERVISOR FOR THE CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION PROGRAM AT 770-528-3343 OR DEBRA WHATLEY AT 770-528-8446 FOR A SPECIFIC DETERMINATION OF BACKFLOW PREVENTION ASSEMBLY'(S) INSTALLED AND INSPECTED BY THE BACKFLOW PREVENTION INSPECTOR BEFORE WATER SERVICE IS ACTIVATED. AFTER THE WATER SERVICE IS ACTIVATED EACH ASSEMBLY MUST BE TESTED BY AN APPROVED TESTER BEFORE PERMANENT WATER SERVICE IS APPROVED. A COPY OF THE TEST RESULTS MUST BE SENT TO THE BACKFLOW PREVENTION PROGRAM AT 680 SOUTH COBB DRIVE, MARIETTA, GA 30060-3113, TO THE ATTENTION OF MARVIN RICHARDS.

A TRENCHING AND DITCHING PERMIT IS REQUIRED PRIOR TO ANY WATER OR SEWER MAIN CONSTRUCTION. UTILITY CONTRACTORS MAY OBTAIN THIS PERMIT BY **CONTACTING TRACY BROWN 528-2071.**

THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR PAYING ANY ADDITIONAL SEWER DEVELOPMENT FEES, SHOULD ANY PORTION OF THIS PROJECT BE USED FOR A HIGH WATER USE TENANT SUCH AS A RESTAURANT OR COIN OPERATED LAUNDRY DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL FIRE HYDRANTS ON PRIVATE PROPERTY.

ALLOW 6 TO 8 WEEKS FOR METER INSTALLATION AFTER PAYMENT OF ALL FEES. ALL METER LOCATIONS, INCLUDING OFF R.O.W. IN AN EASEMENT, MUST BE GRADED TO FINISH R.O.W. CURB/SIDEWALK GRADE BEFORE CCWS CONTRACTOR WILL BE ALLOWED TO SET METER(s).

COBB COUNTY WILL MAKE EVERY EFFORT TO HAVE YOUR METER(S) INSTALLED AT THE APPROVED LOCATION. HOWEVER, COBB COUNTY CANNOT BE HELD RESPONSIBLE FOR UNFORESEEN OR UNKNOWN UNDERGROUND CONFLICTS WITH OTHER UTILITIES THAT DICTATE THAT THE METER(S) IS SET AT ANOTHER LOCATION. INSTALLING WATER PIPES FROM THE BUILDING TO THE PROPOSED METER LOCATION PRIOR TO THE METER INSTALLATION MAY RESULT IN ADDITIONAL COST FOR THE PROPERTY OWNER IN THE EVENT THAT THE METER LOCATION IS CHANGED.

PROPOSED BUILDINGS FOR THIS DEVELOPMENT ARE SPRINKLED

FLOW TEST INFORMATION (04-04-2017):

STATIC PRESSURE: 142 PSI **RESIDUAL PRESSURE: 136 PSI** FIRE HYDRANT FLOW: 1680 GPM FLOW AVAILABLE @ 20 psi: 8546 GPM SIZE OR WATER MAIN AT TIE-IN POINT: 12 INCHES

PROPOSED FIRE MAINS SHALL BE MINIMUM 8" SUPPLY LINE.

Cobb County

Fire Department Notes:

ALL PROPOSED BUILDINGS FOR THIS DEVELOPMENT ARE SPRINKLED. MECHANICAL VENTILATION (1 CFT/MIN PER S.F.), NFPA 13 SPRINKLER AND NFPA 72 FIRE ALARM SYSTEMS ARE REQUIRED FOR PARKING DECK

POST INDICATOR VALVES ARE REQUIRED ON ALL WATER MAINS OPERATING FIRE SPRINKLER WATER. VALVE TO BE A MINIMUM OF 40 FEET FROM THE BUILDING FACE. CALL (770) 527-8310 FOR UNDERGROUND PIPING INSPECTION.

ALL FIRE HYDRANTS MUST BE A MINIMUM OF 40 FEET FROM ANY BUILDING (STEAMER CONNECTION FACING THE STREET). NO HYDRANTS MAY BE CONNECTED TO THE WATER LINES ON THE POSITIVE (DISCHARGE SIDE) OF THE FIRE PUMP. ALL

ALL PROPOSED FIRE LANES SHALL MEET THE FOLLOWING REQUIREMENTS: SIGNS SHALL BE PAINTED ON BOTH SIDE TO READ: "NO PARKING, FIRE LANE"; LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT; ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE WITH SIGNS NOT MORE THAN 50 FEET APART: SIGNS SHALL NOT BE MORE THAN 4 FEET FROM THE EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE; HEIGHT OF SIGN FACE AS MEASURED FROM THE BOTTOM OF THE SIGN TO BE NO LESS THAN 4 FEET NOR MORE THAN 7 FEET FROM GROUND LEVEL. FOR LANES 20 TO 28 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED ON BOTH SIDES. FOR LANES 29 TO 37 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED ON ONE SIDE. LANES GREATER THAN 37 FEET WIDE REQUIRE NO SIGNS OR MARKINGS. CURBING AND LINEAGE DELINEATING FIRE LANES SHALL BE PAINTED RED. THE TOP AND FACE OF THE CURB SHALL BE PAINTED. THE LIFE SAFETY INSPECTOR WILL MAKE

ALL COBB COUNTY FIRE MARSHAL INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFIRE.ORG

FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.

Clearing & Grading Notes:

RETAINING WALL DETAILS FOR FOOTING ELEVATIONS.

CONTRACTOR SHALL VERIFY ALL BENCH MARKS BEFORE BEGINNING ANY WORK.

ALL GRADES SHOWN ARE TO BE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES.

CUT AND FILL SLOPES SHALL NOT EXCEED: 2 HORIZONTAL AND 1 VERTICAL SLOPE.

ALL SPOT ELEVATIONS ALONG CURB & GUTTER SHALL REFER TO BOTTOM OF CURB

UNLESS NOTED BY T.C. ALL SPOT ELEVATIONS AND T.W./B.W. ELEVATIONS LABELED ALONG RETAINING WALLS SHALL REFER TO FINAL GRADE ELEVATION AT FACE OF WALL. REFER TO

CONTRACTOR SHALL FINE GRADE ALL LANDSCAPE AREAS TO PROMOTE POSITIVE DRAINAGE INTO STORM INLETS.

ALL SHOULDERS BEHIND CURB AND GUTTER SHALL BE GRADED FOR POSITIVE DRAINAGE ONTO PAVEMENT AREA UNLESS NOTES OTHERWISE ON PLANS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DESIGNATED EXISTING IMPROVEMENTS AND TREES WITHIN THE LIMITS OF WORK FROM THE SITE AND DISPOSED OF AT AN APPROVED LOCATION. ON SITE BURIAL OF TREES AND OTHER DEBRIS SHALL NOT BE PERMITTED UNLESS WRITTEN PERMISSION IS OBTAINED FROM OWNER, GOVERNING MUNICIPALITY AND PERMIT IS OBTAINED FROM GA. DEPARTMENT OF NATURAL RESOURCES.

ALL RETAINING WALLS OVER 30" IN HEIGHT MUST RECEIVE PEDESTRIAN SAFETY RESTRAINTS. THE RESTRAINT SYSTEM MUST BE A MINIMUM OF 42" HIGH AND HAVE NO OPENING A 4" SPHERE CAN PASS THROUGH. SYSTEM MUST HAVE STRENGTH TO WITHSTAND A 200 LB. LOAD AT 42" HEIGHT.

CONTRACTOR SHALL READ AND FULLY UNDERSTAND ALL EROSION CONTROL NOTES PROVIDED ON THIS SHEET AND THE EROSION CONTROL SHEETS PRIOR TO THE START OF ANY GRADING ACTIVITIES.

NO BURN OR BURY PITS WILL BE ALLOWED ON SITE UNLESS WRITTEN PERMISSION IS GRANTED BY THE DEVELOPER AND/OR ENGINEER.

Cobb County

Stormwater Notes.

ALL STORMWATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY

SUBMIT AS BUILT DRAWINGS OF DAM/WALLS, OUTLET CONTROL STRUCTURE AND STORM DRAIN PIPE SYSTEM TO COBB SWM, ALL AS-BUILT SURVEYS OF STORMWATER INFRASTRUCTURES MUST BE SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT (770-419-6435) PRIOR TO FINAL PLAT APPROVAL, OR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR COMMERCIAL SITES. A TABLE LISTING THE STRUCTURE NAME, NORTHING, EASTING, PIPE MATERIAL, INVERT, AND TOP ELEVATIONS FOR EACH STRUCTURE MUST BE INCLUDED ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT. (NORTHING AND EASTINGS SHOULD BE BASED ON STATE PLANE COORDINATE SYSTEM). PROVIDE THE PROJECT LAND DISTURBANCE PERMIT (LOP) NUMBER ON THE AS BUILT DRAWINGS.

 6

 7

 8

 9

 4

 8

 7

 7

 7

 7

 7

 8

 8

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 9

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

 10

ORE

11/04/2015

GEORGIA811.

Know what's below.

Call before you dig.

GROUND COVER IS ESTABLISHED.

PROJECT NO. 018459002 SHEET NUMBER C0-01