SPR-2018-00036

GENERAL NOTES:

STATE WATERS ON THIS SITE ARE SUBJECT TO A 25' BUFFER, MEASURED FROM THE TOP OF BANK, THAT SHALL REMAIN UNDISTURBED AND SUBJECT TO ALL THE REGULATIONS GOVERNING STATE WATERS.

NO CEMETARIES HAVE BEEN FOUND LOCATED ON THIS SITE.

NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.

ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH COBB COUNTY STANDARD SPECIFICATIONS AND REQUIREMENTS.

ALL EXISTING STRUCTURES ARE TO BE REMOVED (TBR), UNLESS OTHERWISE NOTED.

TOPOGRAPHIC INFORMATION BASED ON FIELD RUN SURVEY BY CENTERLINE SURVEY & LAND PLANNING, INC.

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CENTERLINE SURVEYING & LAND PLANNING, INC.

IN ACCORDANCE WITH THE COBB COUNTY STREET LIGHT ORDINANCE, SECTION 3-23-41, STREET LIGHTS ARE REQUIRED TO BE PROVIDED BY THE DEVELOPER OF ALL NEW SUBDIVISIONS.

THE DEVELOPER SHALL SUBMIT A STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY THAT IS TO PROVIDE LIGHTING SERVICE, SHOWING THE EXACT LOCATION OF STREET LIGHTS WITHIN THE SUBDIVISION.

THE LIGHTING LAYOUT MUST BE APPROVED BY THE COBB COUNTY DEPARTMENT OF TRANSPORTATION. THE DEVELOPER MUST PAY ALL COSTS TO THE POWER COMPANY FOR POLES, FIXTURES, AND ANY OTHER ITEMS NECESSARY FOR THE INSTALLATION. THESE REQUIRMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THE SUBDIVISION. CONTACT JEFF BURNS AT 770-528-1691 FOR INFORMATION.

CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN TRAVELWAY (SIDEWALK) AT ALL TIMES.

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 THE DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770)528-2035. FAILURE TO DO SO MAY RESULT IN A STOP WORK ORDER.

CONTRACTOR SHALL RESTORE ROADWAY SHOULDERS TO MINIMUM COBB COUNTY SPECIFICATIONS.

CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS, WHICH RESTRICT DRIVEWAY/STREET SIGHT DISTANCE.

CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED WITHIN RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.

ALL CONSTRUCTION TRAILERS AND SALES OFFICES TO BE PERMITTED THROUGH ZONING DIVISION OF COMMUNITY DEVELOPMENT.

ANY INFRASTRUCTURE (PAVEMENT, SIGNALS, DRAINAGE STRUCTURES, CURB, SIDEWALKS, STRIPING, SIGNAGE, ETC.) DAMAGE OR DISPLACED, AS A RESULT OF THIS PROJECT SHALL BE REPLACED BY THE CONTRACTOR.

ANY PROPOSED SIGNS TO BE PERMITTED THROUGH THE PERMITTING SECTION; i.e., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS.

DETENTION POND(S) TO BE BUILT WITHIN 7 DAYS OF THE FIRST LAND DISTURBANCE.

ASSURANCES OF COMPLIANCE WITH AMERICAN DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.

TOP OF MANHOLE ELEVATIONS WITHIN RIGHT-OF-WAY ARE TO BE FLUSH WITH ROADWAY SHOULDER GRADE.

ROADWAY AND DRIVEWAY CROSSINGS TO BE BORED AND CASED.
ALL ROAD NAMES TO BE APPROVED AND ADDRESSES ASSIGNED PRIOR TO ACCEPTANCE OF FINAL PLAT.

STREET CLOSING/LANE CLOSING: THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ONE OF THE FOLLOWING PERMITS PRIOR TO ANY WORK BEGINNING: FOR TOTAL STREET CLOSURE, CONTACT COBB DOT AT 528-1675.

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.

ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY CODE ENFORCEMENT DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF THE SUBDIVISION SIGNS MUST BE SHOWN ON THE PLANS.

FIRE DEPARTMENT NOTES:

NO RETAINING WALLS PROPOSED FOR THIS PROJECT.

SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPERATELY AT COBB COUNTY FIRE MARSHAL'S OFFICE. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.

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

NO GATE IS TO BE INSTALLED AT THIS TIME. ACCESS TO GATES AND THROUGH GATES SHALL BE IN A DIRECT STRAIGHT PATH WITHOUT CURVATURE FOR AT LEAST 45 FEET ON EITHER SIDE. GATES SECURING FIRE APPARATUS ACCESS SHALL PROVIDE AT LEAST 14 FEET IN CLEAR WIDTH FOR A SINGLE LANE AND 20 FEET FOR A DOUBLE LANE. GATES SHALL BE SWING OR SLIDING TYPE. ELECTRIC GATES SHALL BE EQUIPPED A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS (KNOX SWITCH FROM WWW.KNOXBOX.COM) AND OPERATIONS UPON POWER FAILURE. MULTIPLE GATES ON SITE MAY REQUIRE INTERCONNECTION AND SIMULTANEOUS OPERATION. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE COBB COUNTY FRE MARSHAL'S OFFICE. (COBB COUNTY DEVELOPMENT STANDARDS 401.08.02).

ROADWAYS ARE PUBLIC AND NO GATES ARE PROPOSED.

ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151, 8 INCHES MINIMUM FOR COMMERCIAL AND 6 INCH MINIMUM FOR RESIDENTIAL, SUBJECT TO PROVIDING REQUIRED FLOWS (CCDS 503.01.02)

MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE.

BUILDING SETBACK REQUIREMENTS:

R20 ZONING:	R15 ZONING:
FRONT – 35'	FRONT – 35'
REAR – 35'	REAR – 30'
SIDE – 10'	SIDE – 10'

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY FLRUM, PANELS 41H, 42G, & 43H COMMUNITY #130052 DATED MARCH 4, 2013 AND COBB COUNTY FLRUM, PANEL 44G COMMUNITY #130052 DATED DEC. 16, 2008.

GRID NORTH GA WEST ZONE

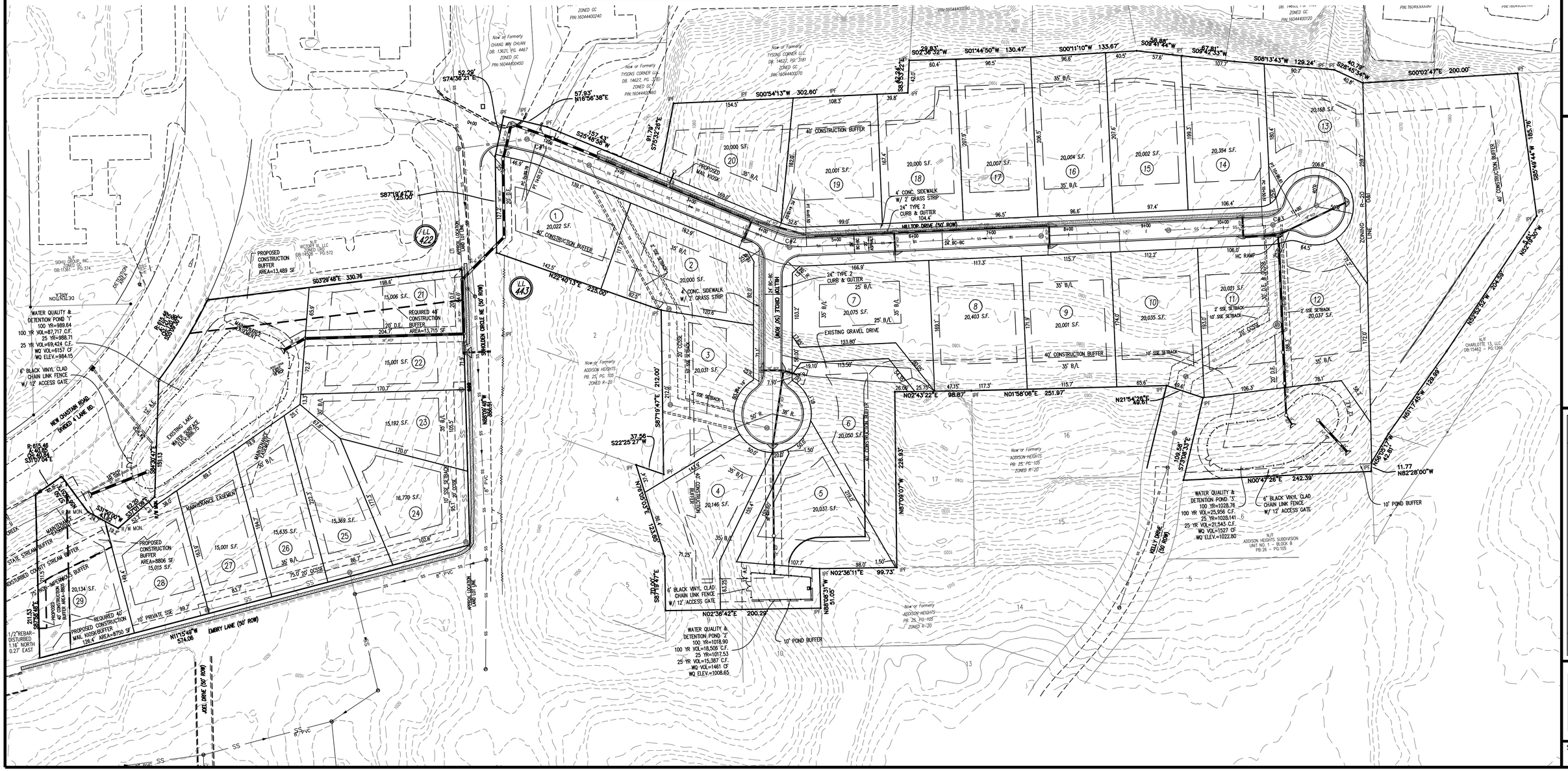
F 20 FEET BETWEEN BUILDINGS AS DEFINED BY SECTION 134, ARTICLE I OF THE COBB COUNTY CODE IS REQUIRED DUE TO THE EXCLUSION OF GUEST PARKING.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

GRAPHIC SCALE

–60 0 30 60 120

(IN FEET)
1 inch = 60' ft.


HILLTOP DRIVE (50' ROW)
HILLTOP CIRCLE NE (50' ROW)
SHADOW CIRCLE NE (50' ROW)
KELLY DRIVE (50' ROW)
EMERY LANE (50' ROW)
ADEL DRIVE (50' ROW)
NEW CHASTAIN ROAD DIVIDED 4 LANE RD.
40' CONSTRUCTION BUFFER
35' B/L
20' D.E.
20' GCSSE
8" PVC SS
4' CONC. SIDEWALK W/ 2' GRASS STRIP
24" TYPE 2 CURB & GUTTER
WATER QUALITY & DETENTION POND '1'
100 YR=989.64
100 YR VOL=87,717 C.F.
25 YR=988.71
25 YR VOL=69,424 C.F.
WQ VOL=6157 CF
WQ ELEV.=984.15
WATER QUALITY & DETENTION POND '2'
100 YR=1018.90
100 YR VOL=18,508 C.F.
25 YR=1017.53
25 YR VOL=15,387 C.F.
WQ VOL=1461 CF
WQ ELEV.=1008.65
WATER QUALITY & DETENTION POND '3'
100 YR=1028.76
100 YR VOL=25,956 C.F.
25 YR=1028.141
25 YR VOL=21,543 C.F.
WQ VOL=1527 CF
WQ ELEV.=1022.80
6' BLACK VINYL CLAD CHAIN LINK FENCE W/ 12' ACCESS GATE
10' POND BUFFER
PROPOSED CONSTRUCTION BUFFER AREA=13,489 SF
REQUIRED 40' CONSTRUCTION BUFFER AREA=13,715 SF
PROPOSED CONSTRUCTION BUFFER AREA=8806 SF 15,015 S.F.
PROPOSED CONSTRUCTION MAIL KIOSK/BUFFER 126.4' AREA=8750 SF
PROPOSED MAIL KIOSK
EXISTING GRAVEL DRIVE
EXISTING LAKE WATER SURFACE ELEV.=975.0
STATE STREAM BUFFER
NON-IMPERVIOUS BUFFER
DISTURBED COUNTY STREAM BUFFER
MAINTENANCE EASEMENT
ACCESS EASEMENT
Now or Formerly CHANG MIN CHUAN DB. 13621, PG. 4467 ZONED GC PIN:16044400450
Now or Formerly TYSONS CORNER LLC DB. 14627, PG. 3181 ZONED GC PIN:16044400370
Now or Formerly TYSONS CORNER LLC DB. 14627, PG. 3181 ZONED GC PIN:16044400360
ZONED GC PIN:16044400240
Now or Formerly ADDISON HEIGHTS PB. 25, PG. 105 ZONED R-20
N/F VICTORIA LLC ZONED GC DB.14558 – PG.572
N/F SIDHU GROUP, INC. ZONED GC DB.11081 – PG.374
N/F CHARLOTTE 13, LLC DB.15462 – PG.1266
N/F ADDISON HEIGHTS SUBDIVISION UNIT NO. 1 – BLOCK B PB.26 – PG.105
LL 422
LL 443
1/2"REBAR– DISTURBED 1.16' NORTH 0.27' EAST
S74°36'21"E 52.29'
S87°18'47"E 125.00'
S03°29'48"E 330.76'
N22°40'13"E 225.00'
S87°19'47"E 212.00'
S22°25'27"W 37.56'
S47°19'47"E 123.65'
S87°19'47"E 70.00'
N02°38'11"E 99.73'
N68°08'31"W 51.05'
N11°15'48"W 574.06'
S25°46'58"W 157.43'
S16°56'38"E 57.93'
S15°32'26"E 91.79'
S00°54'13"W 302.60'
S01°44'50"W 130.47'
S00°11'10"W 133.67'
S09°31'24"W 58.88'
S09°47'53"W 67.81'
S08°13'43"W 129.24'
S28°45'34"W 40.78'
S00°02'47"E 200.00'
S82°35'22"E 29.83'
S02°36'32"W 60.4'
S87°09'07"W 228.83'
N02°43'22"E 98.67'
N01°58'06"E 251.97'
N21°54'26"E 49.61'
N56°07'17"W 42.61'
N82°28'00"W 11.77'
N00°47'26"E 242.39'
N68°52'52"W 204.59'
N02°45'00"W 128.89'
N01°17'48"W 109.76'
S78°08'33"E 109.58'
S87°19'47"E 70.00'
S47°19'47"E 123.65'
S22°25'27"W 37.56'
N02°36'42"E 200.25'
S87°19'47"E 212.00'
S03°29'48"E 330.76'
N22°40'13"E 225.00'
S74°36'21"E 52.29'
S87°18'47"E 125.00