

PROJECT SCOPE GENERAL NOTE

THIS PROJECT IS FOR THE DEVELOPMENT OF THE NEW HARMONY LELAND ELEMENTARY SCHOOL. THIS INCLUDES EROSION, SEDIMENT, AND POLLUTION CONTROL, BMP'S, SITE GRADING, SITE STORM DRAINAGE, SITE IMPROVEMENTS INCLUDING C&G, WALKWAYS, ASPHALT DRIVES, BUS STAGING, FIRE/EMERGENCY ACCESS LINES, PERMEABLE PAVING, AREAS, PLAYPADS, PLAY STRUCTURES, RETAINING WALLS, SITE UTILITIES, TRAFFIC CONTROL, SIGNAGE & STRIPING, BUILDING CONSTRUCTION, TREE REPLACEMENT, STORM WATER QUALITY FACILITIES, IRRIGATION AND FINAL PLANTING & SITE STABILIZATION READY FOR OWNERS USE.

SIGNAGE/MARKING NOTES

CONTRACTOR SHALL SUPPLY & INSTALL COBB COUNTY FIRE LANE MARKINGS & SIGNAGE PLUS THREE "SPEED LIMIT 15 MPH", FOUR "VISITOR SIGN IN PROCEEDURE", THREE "LAW ON WEAPONS", TWO "SCHOOL PROTECTION ORDINANCE (CURFEW)", AND TWO "UNAUTHORIZED PARKING." ALL SIGNS SHALL BE 24" X 18" MOUNTED ON WIGHT FOOT POSTS AND PLACED AS DIRECTED BY CCSD. EXACT WORDING TO BE PROVIDED BY CCSD.

LEGEND

Legend table with 14 items, ES&PC DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT, and ENGINEER'S RUNOFF CONTROL CERTIFICATION.

ENGINEER'S RUNOFF CONTROL CERTIFICATION: THE PROPOSED EROSION AND RUNOFF CONTROL MEASURES ARE IN COMPLIANCE WITH THE COBB COUNTY EROSION CONTROL AND FLOOD PROTECTION REGULATIONS AND WILL NOT INCREASE THE RUNOFF RATE FROM THE SITE FOR RAINFALLS WITH A RETURN PERIOD OF 2, 5, 10, 25, 50 AND 100 YEARS.

DRAWING ISSUE RECORD

Table with columns: DATE, REVISIONS, NO.

PROJECT CONTACTS

OWNER/PRIMA PERMITTEE: COBB COUNTY PUBLIC SCHOOLS... ARCHITECT: MATTHEWS & MOORE... ENGINEER: BREEDLORE LAND PLANNING, INC...

PRIMARY PERMITTEE

24 HR CONTACT: COBB COUNTY SCHOOL DISTRICT, 1440 GLOVER ST, MARIETTA, GA 30066

SITE DATA

PROJECT LOCATION: 6326 FACTORY SHOALS ROAD SW, MABLETON, GA 30067. ZONING: R-20. LAND AREA: 190,268 & 269. DISTRICT: 18TH 2ND SECTION. TOTAL SITE AREA: 15.02 ACRES. DISTURBED AREA: 15.40+ ACRES.

SPR-2018-00362

CONSTRUCTION NOTES AND INFORMATION

APPROVAL STAMPS: NO COBB COUNTY APPROVAL STAMPS OR THIS PLAN SET ARE VALID WITHOUT THE SIGNATURE SEAL OF THE DESIGN ENGINEER.

EROSION CONTROL NOTES

- 1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BUFFERS AND TREE SAVVY AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED.

COBB COUNTY COMMUNITY DEVELOPMENT AGENCY EROSION CONTROL SECTION GOVERNMENT REQUIRED GENERAL NOTES

- 1. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL, COBB CO. BEST MP'S, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. DISTURBED AREAS LEFT IDLE FOR MORE THAN FIVE DAYS, AND NOT TO BE GRADED, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (GRASS) ALL AREAS TO BE GRADED WILL BE ESTABLISHED TO PERMANENT VEGETATION (GRASS) UPON COMPLETION.

COBB COUNTY FIRE MARSHALL'S OFFICE GENERAL NOTES:

- 1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCDC. CALL THE 318-3810 TO SCHEDULE AN APPOINTMENT FOR PLAN REVIEW AND INSPECTION. TANKS ARE PERMITTED WITH THIS PROJECT.
2. ACCESS TO GATES AND THROUGH GATES SHALL BE IN A DIRECT STRAIGHT PATH WITHOUT CURVATURE FOR AT LEAST 40 FEET ON EITHER SIDE. GATES REQUIRING FIRE APPROVAL SHALL PROVIDE AT LEAST 14 FEET IN CLEAR WIDTH FOR A SINGLE LANE AND 16 FEET FOR A DOUBLE LANE. GATES SHALL BE RING OR BLOWING TYPE. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY THE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS FROM WITHIN THE PROPERTY. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE COBB COUNTY FIRE MARSHALL'S OFFICE. COBB COUNTY APPROVED THROUGH GATES ARE LISTED AS FOLLOWS:
3. THE TOP OF CURB AND FACE OF CURB OF ALL THE LINES SHALL BE STAINED RED.

COBB CO. ZONING DIVISION NOTE

THESE PLANS ARE EXEMPT FROM ZONING REQUIREMENTS PER SEC. 14-3 OF THE COBB COUNTY CODE. HOWEVER, THIS PROJECT SHALL BE REQUIRED TO MEET ALL OTHER DEVELOPMENT CODES, REGULATIONS, ORDINANCES AND LAWS.

COBB COUNTY CEMETARY PRESERVATION NOTE

THE COBB COUNTY CEMETARY PRESERVATION COMMISSION RESERVES THE RIGHT TO DENY OR LIMIT ANY CONSTRUCTION ACTIVITY THAT MAY BE CONSIDERED A DISTURBANCE TO THE CEMETARY. THE COBB COUNTY CEMETARY PRESERVATION COMMISSION SHALL BE NOTIFIED AT ONCE AT THE 318-3810. FAILURE TO DO SO WILL RESULT IN A STOP ORDER AND FINE.

COBB COUNTY HISTORIC PRESERVATION NOTE

AFTER CONSULTING VARIOUS COUNTY HISTORIC RESOURCES SURVEYS, HISTORIC MAPS, AND GEOLOGY SURVEYS AND CIVIL WAR TRENCH LOCATIONS, IT IS DETERMINED THAT NO HISTORIC RESOURCES OR HISTORIC RESOURCES APPEAR TO BE AFFECTED BY THIS PROJECT.

COBB COUNTY ZONING DESIGN OVERLAY NOTE

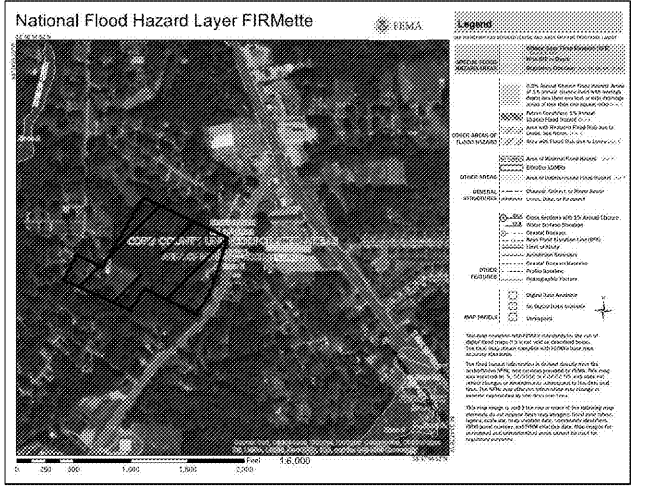
IF ANY HAS DETERMINED THAT THIS PARCEL IS NOT WITHIN THE BOUNDARIES OF AN APPROVED DESIGN OVERLAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BOUNDARIES OF DESIGN OVERLAYS WITH THE DESIGN GUIDELINE REQUIREMENTS NO ACTION REQUIRED.

COBB COUNTY GRADING PERMIT NOTE

THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY WILL PLAN A REVIEW SECTION ISSUES A LAND DISTURBANCE PERMIT AFTER THE SITE CONSTRUCTION PLAN AND HAVE BEEN APPROVED BY ALL DEPARTMENTAL AGENCIES. 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. INSPECTION SECTION OF THE DEVELOPMENT & INSPECTION DIVISION AT THE 318-324 FOR THE INSPECTION AND ISSUANCE OF THE GRADING PERMIT. A BUILDING PERMIT CANNOT BE ISSUED UNTIL THE GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT.

CAUTION

THE UTILITIES SIGN ARE SIGN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE PLAN. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATION SIGN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES WITHIN THE WORK LIMITS. THIS INCLUDES TRENCHING AND BACKFILLING BY LOCAL UTILITIES SUCH AS POWER, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL WORK, AND COMPENSATION AS NECESSARY, IF SETTLEMENT OCCURS.



FLOOD PLAIN STATEMENT:

FIRST FLOOR FINISH FLOOR FINISH ELEVATION (FFFE) SHALL BE AT LEAST 1.0 FEET ABOVE THE SPECIAL FLOOD HAZARD ZONE.

NPDES FEE SUMMARY

FEE PAID TO COBB COUNTY (1.0 HAZARDOUS ACRES) x \$14 ACRES x \$60/ACRE = \$840.00. FEE PAID TO GA EPD (1.0 HAZARDOUS ACRES) x \$4 ACRES x \$60/ACRE = \$240.00.

GRADING NOTES

NOTE: CONTRACTOR SHALL PROVIDE PORTABLE DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED BUILDINGS DURING CONSTRUCTION. NO EXISTING OR PROPOSED STORM STRUCTURES SHALL BE REMOVED, RE-USED OR CORRECTED AT ANY TIME DURING THE CONSTRUCTION PERIOD WITHOUT PROVIDING ADEQUATE TEMPORARY DRAINAGE TO THE EXISTING DETENTION POND. THE SHALL THE FLOW FROM EXISTING AND/OR PROPOSED STORM STRUCTURES BE INTERRUPTED AND LEFT UNATTENDED BY THE CONTRACTOR.

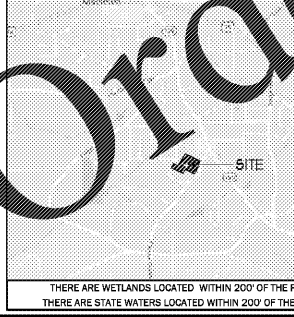
EXCESS CUT

EXCESS CUT MATERIAL: IF QUANTITY OF GRADING MATERIAL IS IN EXCESS OF QUANTITIES NECESSARY TO PROVIDE FINISH GRADE ELEVATIONS INDICATED ON DRAWINGS, EXCESS MATERIAL SHALL BE Hauled off site. Hauling and disposal of excess material shall be the responsibility of the contractor. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF EXCESS MATERIAL.

INSUFFICIENT FILL

INSUFFICIENT FILL MATERIAL: IF QUANTITY OF GRADING MATERIAL IS INSUFFICIENT TO PROVIDE FINISH GRADE ELEVATIONS INDICATED ON DRAWINGS, CONTRACTOR SHALL OBTAIN ADDITIONAL FILL MATERIAL OF SPECIFIED QUALITY FROM AN OFF-SITE SOURCE. OBTAINING, HAULING, PLACING, COMPACTING, AND SUBSTITUTION OF ADDITIONAL FILL MATERIAL SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN OBTAINING FILL MATERIAL.

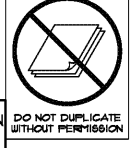
LOCATION MAP



STAKING PLAN NOTES

- 1. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED STAKING. PROVISIONS FOR CONSTRUCTION AND PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR. ALL STAKING SHALL BE IN ACCORDANCE WITH THE PROJECT'S STAKING PLAN. CONTRACTOR SHALL HAVE ALL BUILDING CORNERS AND OTHER VERTICES APPROVED BY THE ARCHITECTURAL PLANS FOR ACTUAL BUILDING OPERATIONS. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING OPERATIONS. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF WALL. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF WALL. CURB AND OTHER WALL ARE V. 2. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF WALL. REFER TO OTHER PLANS FOR UTILITY INFORMATION. WATER OPERATIONS SHALL BE IN ACCORDANCE WITH THE PROJECT'S WATER OPERATIONS PLAN.

A LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT PRIOR TO ANY FINISH LANDSCAPING. CALL THE COBB COUNTY ARBORIST AT 770-528-2124 OR LANDSCAPE ARCHITECT AT 770-528-2149. THESE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AND AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.



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