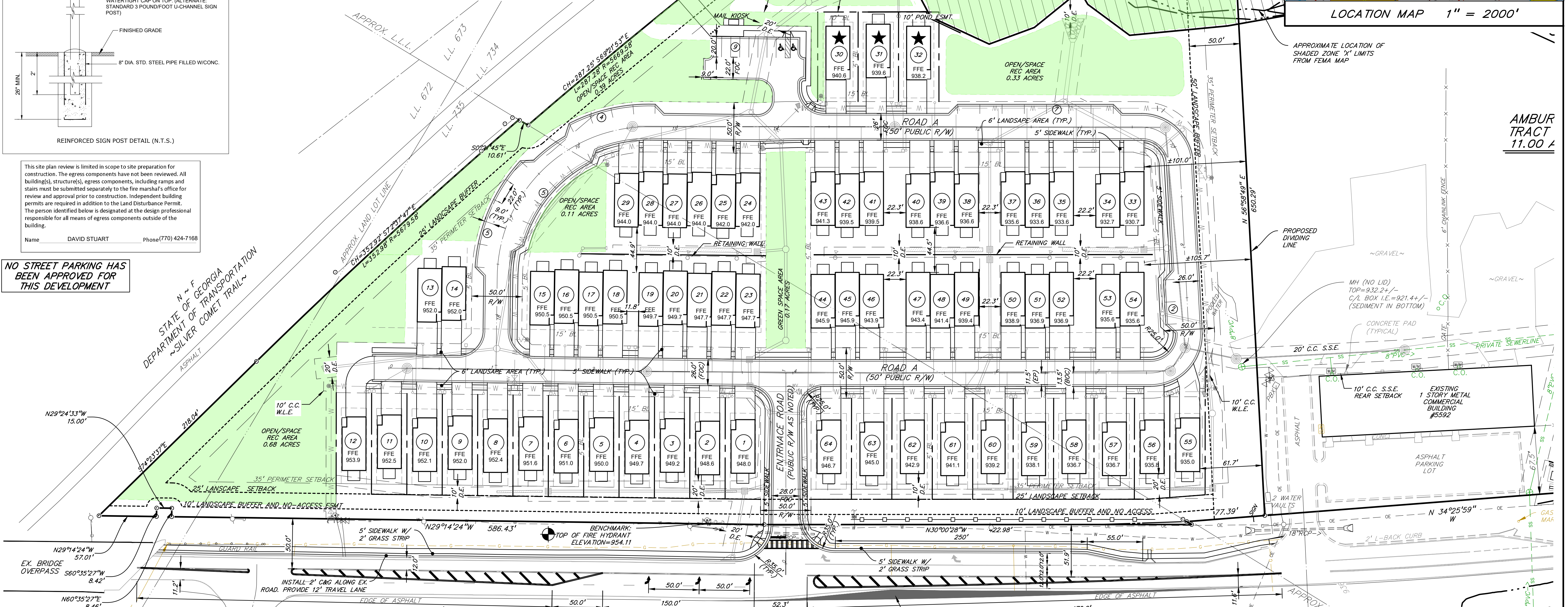
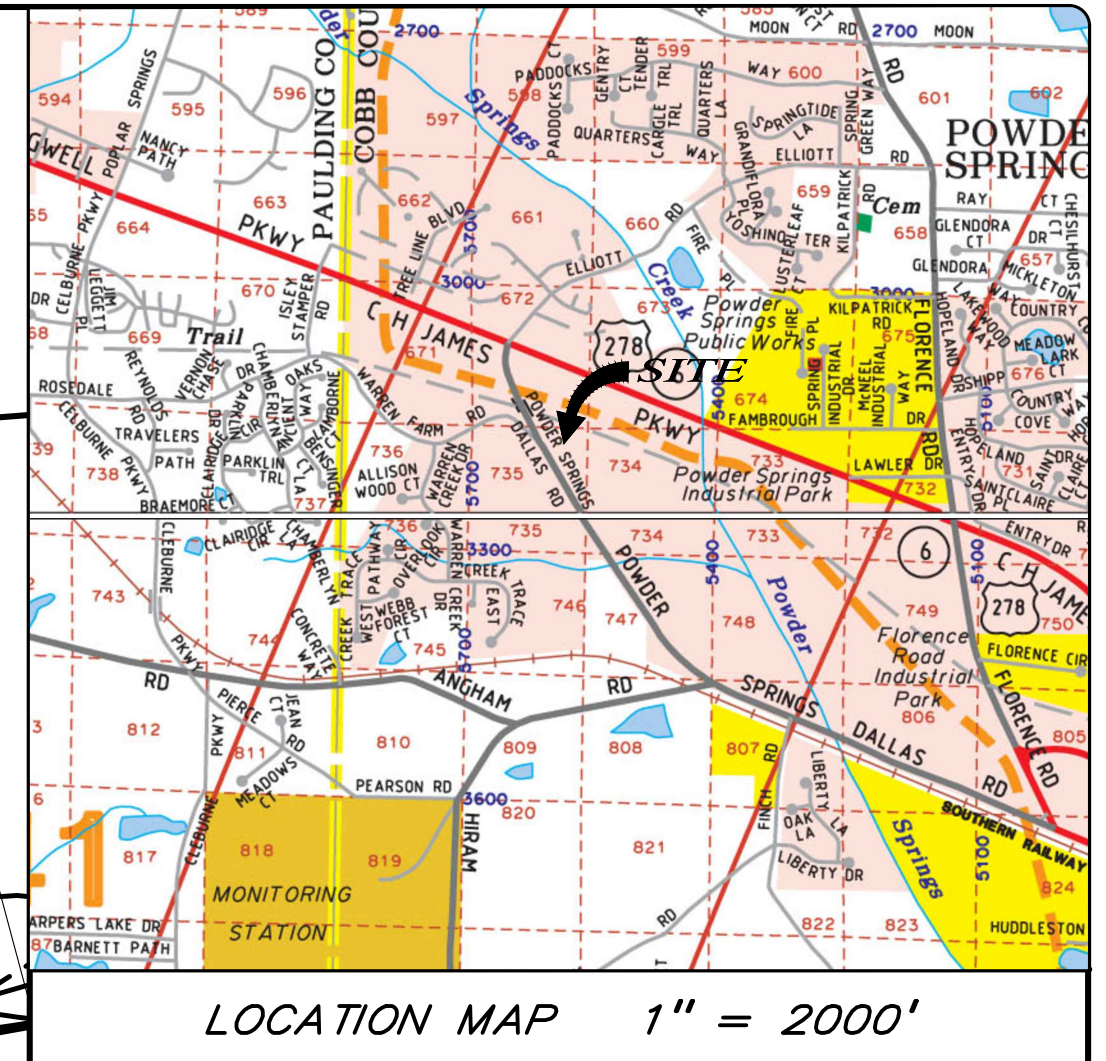
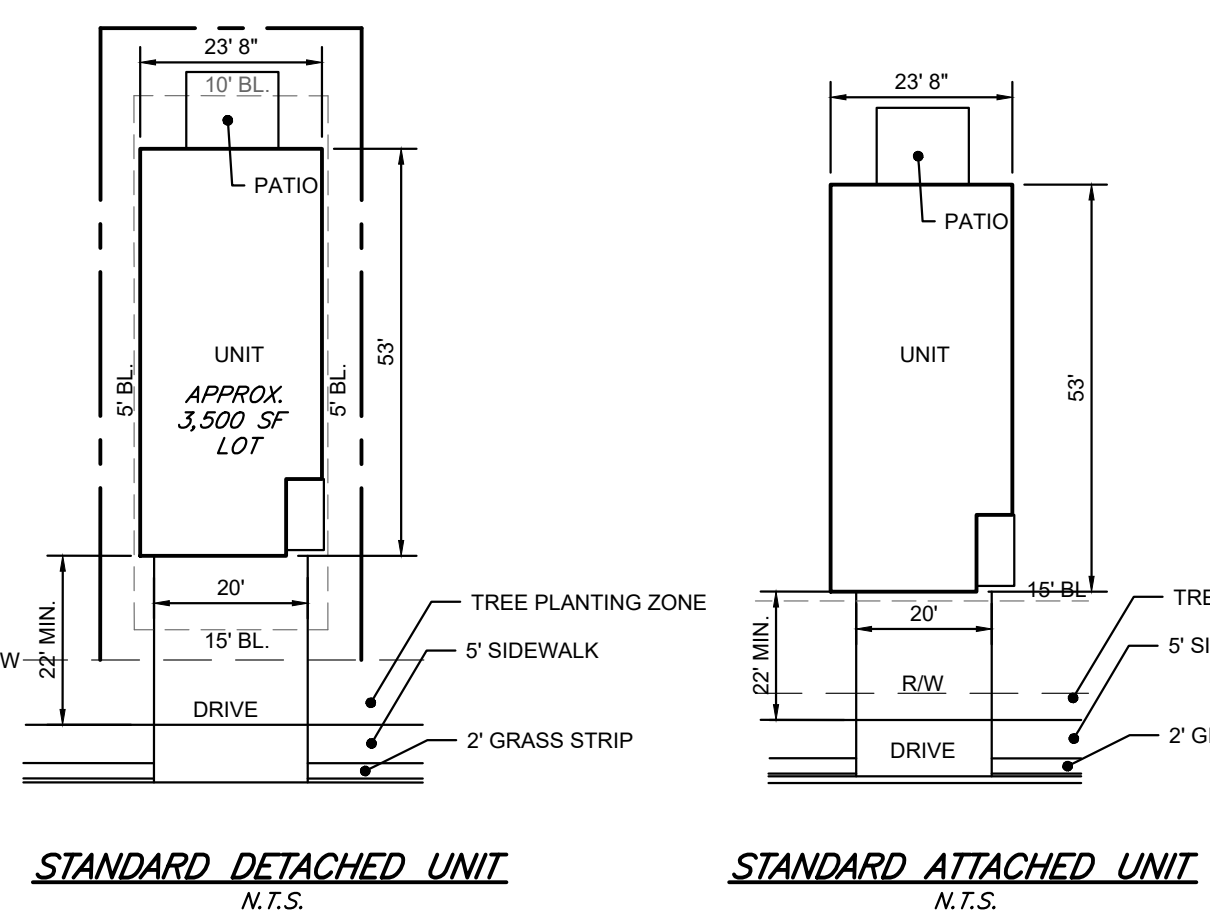


This site plan review is limited in scope to site preparation for construction. The egress components have not been reviewed. All building(s), structure(s), egress components, including ramps and stairs must be submitted separately to the fire marshal's office for review and approval prior to construction. Independent building permits are required in addition to the Land Disturbance Permit. The person identified below is designated as the design professional responsible for all means of egress components outside of the building.

Name: DAVID STUART Phone: (770) 424-7168

**NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT**



**OWNER/DEVELOPER:**  
PULTE HOME COMPANY, LLC  
2475 NORTHWINDS PKWY  
#600  
ALPHARETTA, GA 30009

**DEVELOPMENT NOTES:**

- SIGNAGE TO BE PERMITTED SEPARATELY AND MUST COMPLY WITH ARTICLE 7 OF POWDER SPRINGS U.D.C.
- CONSTRUCTION TRAILERS TO BE PERMITTED SEPARATELY BY POWDER SPRINGS.
- ANY BUILDINGS OR STRUCTURES PROPOSED WILL NOT BE PERMITTED UNTIL DESIGN REVIEW REQUIRED BY UDC IS PROPERLY APPLIED FOR AND APPROVED.
- ANY CONSTRUCTION TRAILERS WILL BE PERMITTED BY THE CITY OF POWDER SPRINGS.
- IF MEDIANS/ISLANDS ARE TO BE PLANTED, MINIMUM INTERSECTION SITE DISTANCE REQUIREMENTS MUST BE SATISFIED AND WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR THE DEVELOPER. THESE LANDSCAPE PLANS MUST HAVE VERIFICATION OF A MINIMUM SITE DISTANCE.
- CONTRACTOR SHALL RESTORE ROADWAY SHOULDERS TO MINIMUM CITY OF POWDER SPRINGS OR COBB COUNTY SPECIFICATIONS.
- THIS SITE PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF THE UNIFIED DEVELOPMENT CODE OF POWDER SPRINGS, GEORGIA.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
- FENCING PERMITTED ON SINGLE FAMILY DETACHED LOTS ONLY. FENCING ON INDIVIDUAL LOTS WILL NOT IMPEDE THE FLOW OF STORMWATER. HOA COVENANTS WILL REFLECT THIS REQUIREMENT.
- APPLICANT TO INCLUDE LANGUAGE IN DEEDS TO ALL PURCHASERS NOTIFYING THEM OF PRIVATELY OWNED AND MAINTAINED DETENTION FACILITIES.
- APPLICANT TO SUBMIT MATRIX OR DRAWING SHOWING THAT ELEVATIONS ARE NOT REPEATED MORE THAN ONCE EVERY FIVE LOTS. FOR REVIEW AND APPROVAL PRIOR TO VERTICAL BUILDING CONSTRUCTION.

**FIRE DEPARTMENT NOTES:**

- ALL SITE PROJECTS MUST HAVE A FIRE PREVENTION PROGRAM SUPERINTENDENT TO ENSURE COMPLIANCE WITH IFC CHAPTER 33 AND NFPA 241-09. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3300 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA. (INCLUDE THE FOLLOWING TEXT BOX ON PLANS AND TELL QUT)
- PROFESSIONAL ENGINEER STAMPED PLANS SIGNIFY CONFORMANCE TO ALL GEORGIA STATE AND COBB COUNTY CODES. FURTHER, DESIGN PROFESSIONAL AND DEVELOPER MAINTAIN THE SOLE RESPONSIBILITY FOR THE DESIGN AND FOR CORRECTING ALL ERRORS, OMISSIONS, PROBLEMS, AND CODE VIOLATIONS (IF ANY) EXPOSED DURING CONSTRUCTION AFTER AUTHORIZATION BY COBB COUNTY.
- ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.
- PROJECTS WHERE NEW FIRE HYDRANTS WILL BE INSTALLED, THE HYDRANTS SHALL BE FLUSHED AND FLOW TESTED PRIOR TO COMMENCING WITH CONSTRUCTION WORK ON ANY STRUCTURE (NFPA 241 - 8.7.2.3)
- BURIAL DEPTH OF ALL NEW UNDERGROUND FIRE LINES SHALL NOT BE LESS THAN 42 INCHES MEASURED VERTICALLY FROM THE TOP OF PIPE TO THE FINISHED GRADE. (COBB COUNTY DEVELOPMENT STANDARDS 410.5.2)
- HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE LARGE DIAMETER OUTLET MINIMUM OF 18" ABOVE FINISHED GRADE.
- FIRE LANES WILL BE DETERMINED BY THE REVIEWER AFTER ALL COMMENTS ARE ADDRESSED OR AS DETERMINED BY THE FIRE INSPECTOR PRIOR TO FINAL INSPECTION OF THE SITE. 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.
- THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3300 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.

**POWDER SPRINGS NOTES:**

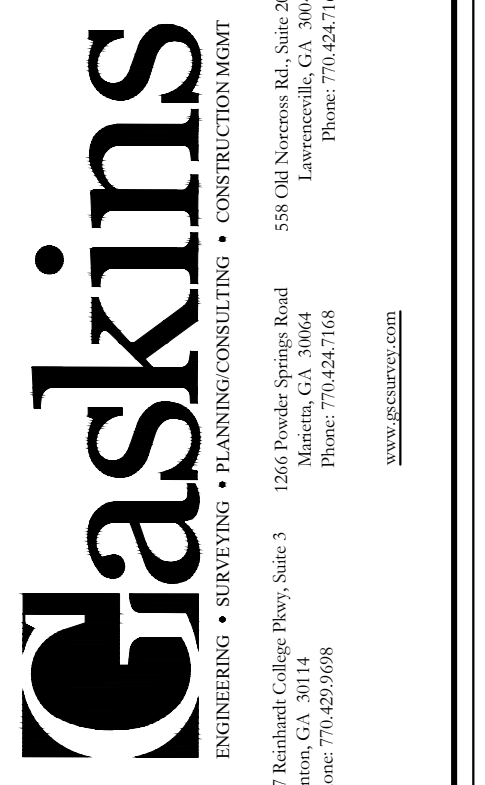
- COMPLIANCE WITH POWDER SPRINGS ARTICLE 10, SEC. 10-43 IS REQUIRED. ELEVATION CERTIFYING LOWEST FLOOR ELEVATION AND THE HEATING AND CONDITIONING EQUIPMENT IS SUFFICIENTLY ELEVATED FOR LOTS 32-34.
- THE APPLICANT CERTIFIES THAT ALL DEVELOPMENT ACTIVITIES WILL BE PERFORMED ACCORDING TO THE PLAN OR PREVIOUSLY APPROVED REVISIONS; IN ACCORDANCE WITH ARTICLE 10, SECTION 10-42 (m) OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE.

DENOTED BY THIS SYMBOL: ★

- CURBING OF LINAGE DELINEATING FIRE LANES SHALL BE PAINTED RED.
  - THE TOP AND FACE OF THE CURB SHALL BE PAINTED RED.
  - "NO PARKING FIRE LANE" SHALL BE STENCILED ON THE CURB EVERY 100 FEET.
  - LETTERS SHALL NOT BE LESS THAN THREE INCHES IN HEIGHT, AND WHITE IN COLOR.
  - NOT LESS THAN ONE "NO PARKING FIRE LANE" SIGN SHALL BE POSTED WITHIN EACH COMPLEX.
- CURBING SHALL NOT BE REQUIRED TO BE PAINTED RED.
  - ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE.
  - ADDITIONAL SIGNS SHALL BE ERRECTED SUCH THAT SIGNS ARE SPACED NOT MORE THAN 100 FEET APART.
  - SIGNS SHALL BE A MINIMUM OF 12" WIDE BY 18" HIGH.
  - SIGNS SHALL HAVE RED LETTERS ON WHITE REFLECTIVE BACKGROUND.
  - LETTERS SHALL BE NOT LESS THAN TWO INCHES IN HEIGHT.
  - SIGNS SHALL BE SINGLE-FACED WITH DIRECTIONAL ARROWS(S).
  - INCLUDE THE FIRE LANE INSTALLATION AND SIGNAGE DETAILS ON THE PLANS. (SEE THE FOLLOWING DETAIL)

**24 HR. PHONE & EMERGENCY CONTACT:**  
MIKE MESHKATY  
(678) 488-0380

SCALE IN FEET  
0 50 100



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**SILVER COMET COMMONS**  
SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
LOCATED IN LAND LOT 734 & 735  
19TH DISTRICT, 2ND SECTION,  
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA  
ZONED PRD

REVISIONS		
REV.	DATE	REVISION REFERENCE:

SHEET TITLE  
SITE PLAN

SEAL



PROJECT I.D. 2206070	FIELD BOOK N/A
DRAWN BY MJI	CHECKED BY DLS
SCALE 1"=50'	ISSUE DATE 06/09/23
SHEET NUMBER <b>03</b>	

Printed on: Jul 12, 2023 - 2:29pm  
Drawing name: P:\Silver Comet\Silver Comet\Engineering\Submittal\Silver Comet\PRD.M.dwg