

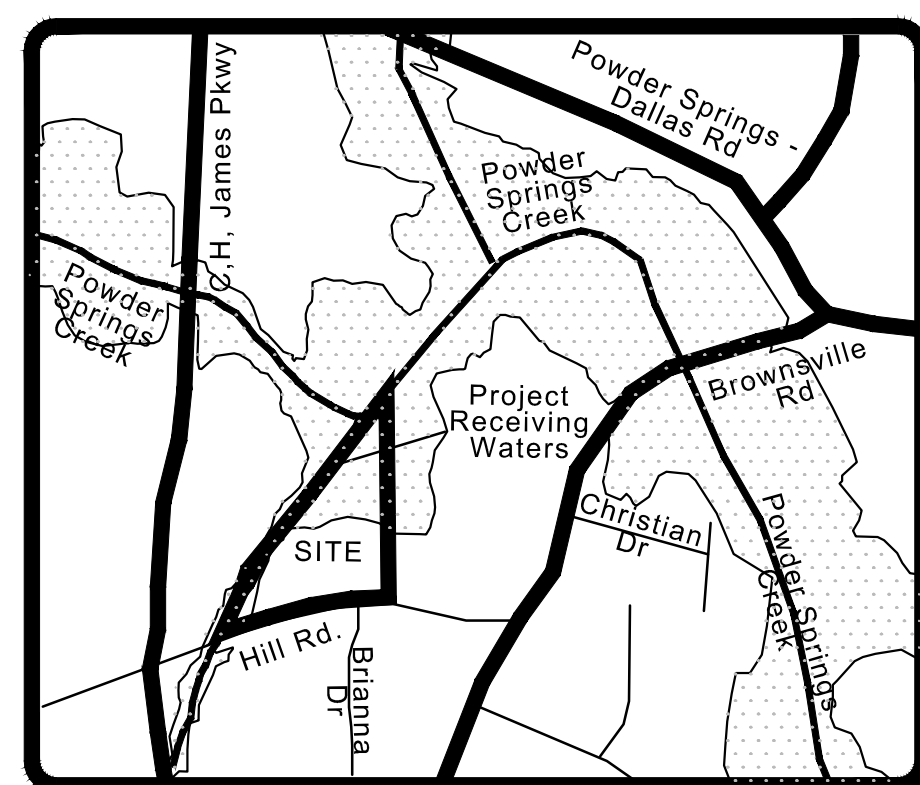
SITE NOTES:

- THE SITE CONTAINS: 25.178 ACRES
TOTAL DISTURBED ACREAGE: 4.89 ACRES
- SITE ADDRESS: 4818 HILL ROAD, POWDER SPRINGS, GA 30127
- ZONING: HI - HEAVY INDUSTRIAL
- SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY THE CRUELLE COMPANY DATED 1-25-19
- PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13067C0177G DATED DECEMBER 16, 2008 FOR UNINCORPORATED COBB COUNTY, GEORGIA. THE EFFECTIVE SFHA NEAR THE DEVELOPMENT HAS BEEN REVISED BY LOMR #17-04-7207P. NO LAND DISTURBANCE WILL TAKE PLACE IN ANY FLOODPLAIN. THE PRELIMINARY FEMA FIRM MAPS THAT ARE DATED MARCH 2013 WERE REVIEWED, AND SHOWED NO APPARENT CHANGE IN FLOOD ELEVATION FROM THE MAP SHOWN ON THIS PAGE.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF POWDER SPRINGS, AND GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY (NOT PART OF THESE PLANS).
- THERE ARE WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATERS PER THESE CONSTRUCTION DOCUMENTS.
- TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

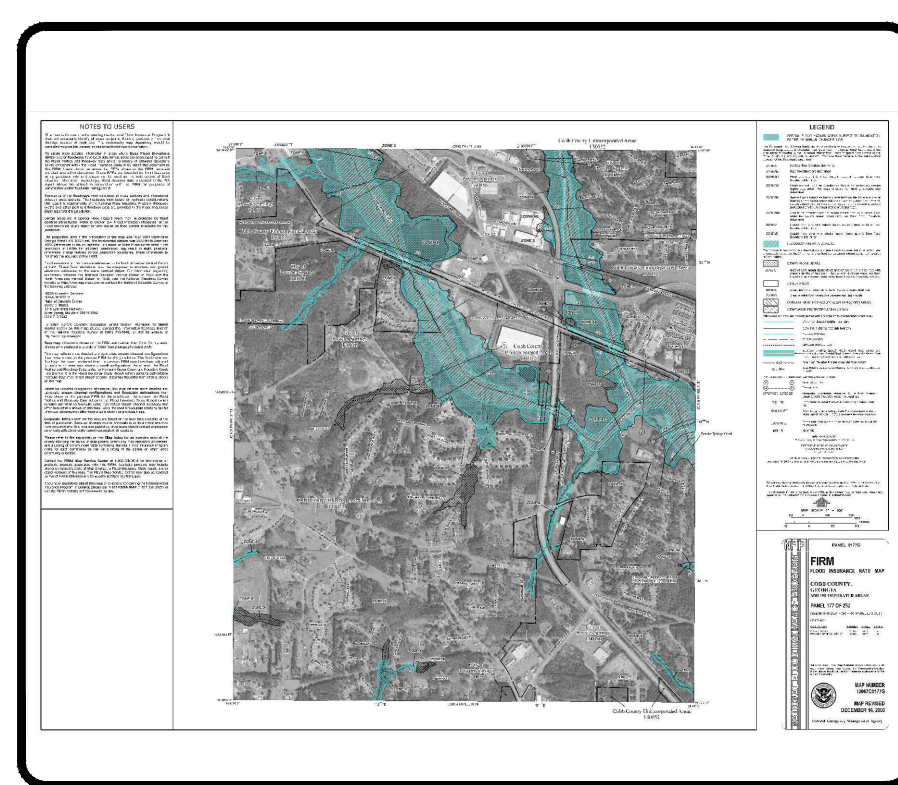
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.



Location Map
N.T.S.



A PORTION OF THIS SITE IS LOCATED WITHIN A ZONE AE, SHADED ZONE X AS DEFINED BY FIRM PANEL NUMBER 13067C0177G DATED DECEMBER 16, 2008, FOR COBB COUNTY AND INCORPORATED AREAS.

FEMA Map
N.T.S.

PAVEMENT NOTE:
IN THE LI AND HI INDUSTRIAL ZONING DISTRICTS THE FOLLOWING SURFACE IS REQUIRED IN AREAS USED FOR LOADING DOCKS AND PARKING OF COMMERCIAL TRUCKS AND OTHER COMMERCIAL EQUIPMENT:
a. AN 8-INCH GRADED AGGREGATE BASE, OVERLAID WITH A 2-INCH TYPE B BINDER AND A 1 1/2 INCH TYPE E ASPHALTIC CONCRETE WEARING SURFACE; OR
b. A 10-INCH GRADED AGGREGATE BASE, OVERLAID WITH A 12-INCH COURSE OF 3,000 P.S.I. CONCRETE.

COBB COUNTY FIRE NOTES FOR FUTURE DESIGN:

- SHOW FIRE HYDRANTS ARRANGED TO HAVE A HYDRANT AVAILABLE FOR THE DISTRIBUTION OF HOSE TO ANY PORTION OF ANY BUILDING ON PREMISES AT DISTANCES NOT EXCEEDING 500 FEET (DRIVING DISTANCE). HYDRANTS SHALL BE AT LEAST 40 FEET FROM THE BUILDING (STEAMER CONNECTION FACING STREET) (NFPA 24- 7.2.3). FIRE HYDRANTS SHALL BE SPACED NOT MORE THAN 500 FEET APART. HYDRANTS SHALL NOT BE CONNECTED TO WATER LINES ON THE POSITIVE SIDE (DISCHARGE SIDE) OF A FIRE PUMP. MINIMUM 8" SUPPLY LINES TO ALL HYDRANTS IN A COMMERCIAL SETTING AND 6" IN DETACHED SINGLE-FAMILY DEVELOPMENTS. (CCDS 107.07 & 410.05.02) CONTROL VALVES ARE REQUIRED TO BE WITHIN 20' OF INSTALLED HYDRANTS. (NFPA 24:7.1.1.)
- PROVIDE A FIRE ACCESS PLAN INDICATING COMPLIANCE WITH THE FOLLOWING FIRE ACCESS ROADWAY SPECIFICATIONS:
 - FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR (STATE MODIFICATIONS IFC 503.1.1).
 - DEAD-END ACCESS ROADS MORE THAN 150 FEET SHALL BE PROVIDED WITH A TURN-AROUND (IFC 503.2.5).
 - HAMMERHEAD TURN-AROUND: TOTAL OF 120 FEET NEEDED (60 FEET + 60 FEET FROM CENTERLINE). (IFC 503)
 - PROVIDE DETAILS OF ALL ACCESS ROADS REQUIRED TO MEET THE AMERICAN ASSOCIATION OF STATE AND HIGHWAY TRANSPORTATION OFFICIALS (AASHTO) DESIGN MANUAL LIVE LOAD STANDARD HS20 (75,000 LBS.) WITH AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, 35 FEET INSIDE RADIUS, 50 FOOT OUTSIDE TURNING RADIUS AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. CC DEV STD.401.7.1.(COBB SECTION 118-231)
 - CUL-DE-SAC WITH OR WITHOUT AN ISLAND: MINIMUM 60-FOOT RADIUS TO OUTSIDE CURB, MEASURED TO INSIDE OF CURB AND A MINIMUM LANE WIDTH = 24 FOOT (COBB COUNTY DEVELOPMENT STANDARD 401.09)
 - SINGLE-FAMILY CUL-DE-SAC WITHOUT ISLAND: 38-FOOT OUTSIDE RADIUS WITH ISLAND REVERTS TO COMMERCIAL DIMENSIONS.
 - MAXIMUM SLOPE OF THE ACCESS ROAD IN REFERENCE TO THE APPARATUS IS 10% FRONT TO BACK AND 5% SIDE TO SIDE. (IFC D103.2)
 - MAXIMUM GRADE OF ROADWAYS LEADING TO FIRE ACCESS ROADS REFER TO THE COBB COUNTY DEVELOPMENT STANDARD SECTION 400 : 14% FOR NON-RESIDENTIAL. MAXIMUM ANGLE OF DEPARTURE IS 8.0% ACCOUNTING FOR A MAXIMUM OF 8 INCHES OF GROUND CLEARANCE AND A WHEEL BASE OF 20 FT.
 - AERIAL APPARATUS ACCESS SHALL BE REQUIRED FOR ALL STRUCTURES OVER 30 FEET IN HEIGHT MEASURED FROM THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS TO THE CEILING HEIGHT OF THE HIGHEST OCCUPIED FLOOR LEVEL.
 - AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 24 FEET A MAXIMUM OF 40 FEET FROM THE STRUCTURE AND BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING.
 - NO OVERHEAD UTILITY AND POWER LINES SHALL BE LOCATED WITHIN THE AERIAL FIRE APPARATUS ACCESS. (COBB COUNTY DEVELOPMENT STANDARDS 401.08.02)
- ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C105 (CCDS 503.01.02) COMMERCIAL AND MULTIFAMILY RESIDENTIAL WATER SUPPLY TO HYDRANTS REQUIRED TO BE MINIMUM OF 8" DIP.

ZONING NOTES:

TEXT AMENDMENT WAS APPROVED BY MAYOR AND COUNCIL ON 8/17/2020 TO ALLOW RV/BOAT STORAGE IN THE HI ZONING DISTRICT (ORD 20-018).

POWDER SPRINGS NOTES:

- DEVELOPMENT OF SITE MUST BE CONSISTENT WITH THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE.
- TRACT 1: SPECIAL USE WAS APPROVED ON NOVEMBER 6, 2017 TO ALLOW AN EXCAVATION OPERATION. SPECIAL USE WILL EXPIRE ON NOVEMBER 6, 2019. ONCE EXPIRED, THE USES ALLOWED ON SITE WILL BE SPECIFIC TO THE ZONING DISTRICT OUTLINED IN THE UNIFIED DEVELOPMENT CODE, UNLESS A SPECIAL USE IS APPLIED FOR.
- TRACT 1: SPECIAL USE CONDITIONS ARE OUTLINED ON THE NOVEMBER 6, 2017 MAYOR AND COUNCIL MINUTES.
- THERE WILL BE NO ACTIVITY IN THE 25' BUFFER AND A VARIANCE WILL NOT BE REQUIRED

NOTE:

A SPECIAL USE APPROVAL (PZ 19-035) WAS GRANTED FROM MAYOR AND COUNCIL ON 1/21/2020 TO CONTINUE SOIL EXCAVATION OPERATION. APPROVAL WILL EXPIRE 1/21/2021. ANOTHER SPECIAL USE APPROVAL WILL BE REQUIRED TO OBTAIN AN EXTENSION TO CONTINUE SOIL EXCAVATION OPERATION IF NECESSARY. THIS LDP IS FOR STABILIZING THE PROPERTY ONCE SOIL EXCAVATION OPERATION CEASES.

VARIANCE IS REQUIRED

- TO BE ALLOWED TO MODIFY THE EXISTING FLOODPLAIN AT THE EXISTING DRIVEWAY IN ORDER TO KEEP ONE POINT OF INGRESS/EGRESS FOR THE PROJECT. THE FLOODPLAIN MODIFICATION WILL RESULT IN NO ADDITIONAL FILL IN THE FLOODPLAIN.
- REDUCE THE NUMBER OF LANDSCAPE PARKING ISLANDS ONSITE TO PERIMETER LOCATIONS.
- REMOVE THE DETENTION FACILITY AND PAY THE CITY OF POWDER SPRINGS A FEE OF \$5,000 PER IMPERVIOUS ACRE IN LIEU OF THE DETENTION FACILITY BEING INSTALLED. THIS IS CONSISTENT WITH COBB COUNTY DEVELOPMENT CODE SEC. 50-128 (A).

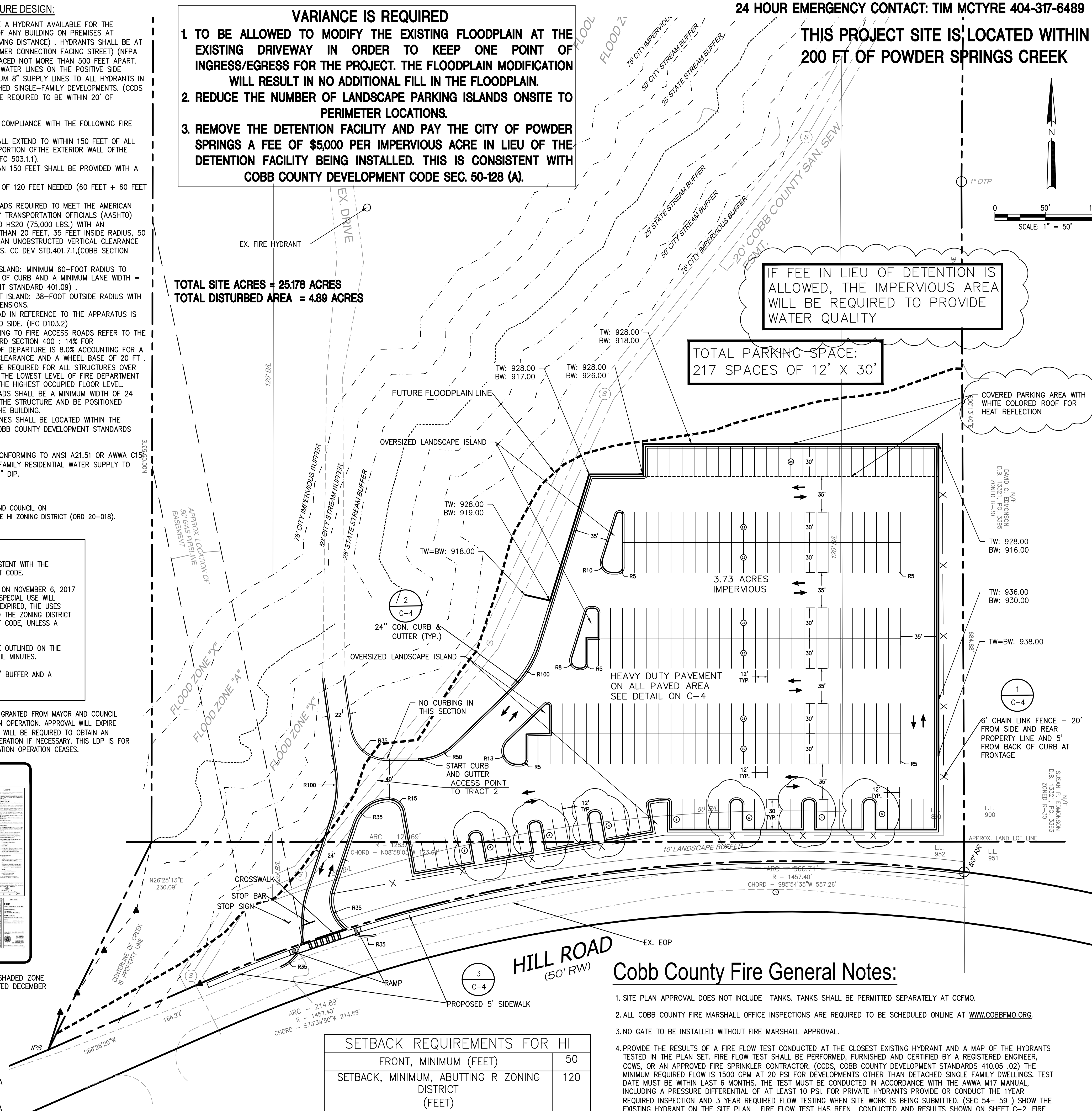
24 HOUR EMERGENCY CONTACT: TIM MCTYRE 404-317-6489

THIS PROJECT SITE IS LOCATED WITHIN 200 FT OF POWDER SPRINGS CREEK

IF FEE IN LIEU OF DETENTION IS ALLOWED, THE IMPERVIOUS AREA WILL BE REQUIRED TO PROVIDE WATER QUALITY

TOTAL PARKING SPACE: 217 SPACES OF 12' X 30'

TOTAL SITE ACRES = 25.178 ACRES
TOTAL DISTURBED AREA = 4.89 ACRES



SETBACK REQUIREMENTS FOR HI	
FRONT, MINIMUM (FEET)	50
SETBACK, MINIMUM, ABUTTING R ZONING DISTRICT (FEET)	120

Cobb County Fire General Notes:

- SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CFMO.
- ALL COBB COUNTY FIRE MARSHALL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.
- NO GATE TO BE INSTALLED WITHOUT FIRE MARSHALL APPROVAL.
- PROVIDE THE RESULTS OF A FIRE FLOW TEST CONDUCTED AT THE CLOSEST EXISTING HYDRANT AND A MAP OF THE HYDRANTS TESTED IN THE PLAN SET. FIRE FLOW TEST SHALL BE PERFORMED, FURNISHED AND CERTIFIED BY A REGISTERED ENGINEER, CCWS, OR AN APPROVED FIRE SPRINKLER CONTRACTOR. (CCDS, COBB COUNTY DEVELOPMENT STANDARDS 410.05 .02) THE MINIMUM REQUIRED FLOW IS 1500 GPM AT 20 PSI FOR DEVELOPMENTS OTHER THAN DETACHED SINGLE FAMILY DWELLINGS. TEST DATE MUST BE WITHIN LAST 6 MONTHS. THE TEST MUST BE CONDUCTED IN ACCORDANCE WITH THE AWWA M17 MANUAL, INCLUDING A PRESSURE DIFFERENTIAL OF AT LEAST 10 PSI. FOR PRIVATE HYDRANTS PROVIDE OR CONDUCT THE 1 YEAR REQUIRED INSPECTION AND 3 YEAR REQUIRED FLOW TESTING WHEN SITE WORK IS BEING SUBMITTED. (SEC 54- 59) SHOW THE EXISTING HYDRANT ON THE SITE PLAN. FIRE FLOW TEST HAS BEEN CONDUCTED AND RESULTS SHOWN ON SHEET C-2. FIRE HYDRANT LOCATION SHOWN ON SITE PLAN (SHEET C-1)

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H. BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 09/25/2007 EXPIRES: 10/02/2021

SIGNED: [Signature]
NUMBER: 0000045830
EXPIRATION: 10-02-21

Prepared By: **CRESCENT VIEW ENGINEERING, LLC.**
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Prepared For: **Tim McTyre**
4818 Hill Road
Powder Springs, GA 30127
(404) 317-6489

Site Plan

DATE	SCALE	AS SHOWN	REVISIONS
1-20-21	AS SHOWN	PZ	
			CHECKED: GHB

Construction Plans For: **4818 Hill Road**
Land Lot 899 19th District
City of Powder Springs, Cobb County, Georgia

Sheet No. **C-1**