

VICINITY MAP

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 at the design professional responsible for all means of egress components outside of the building.

Name: IAN EVANS Phone: 678-374-1812

The Owner hereby designates (print) DARRYL SKINNER

As the fire prevention program superintendent. The above-named person shall be responsible for compliance with IFC chapter 3300 in its entirety and shall be responsible for compliance with IFC chapter 3300 in its entirety and shall be responsible for compliance with IFC chapter 3300 in its entirety.



SITE DATA TABLE	
PARCEL ID	19095300060 & 19095300070
JURISDICTION	CITY OF POWDER SPRINGS
ZONING	MXU- MIXED USE
PARCEL SIZE	719,611 SF - 16.52 AC
PERVIOUS AREA	401,623 SF - 9.22 AC (55.81 %)
IMPERVIOUS AREA	317,988 SF - 7.30 AC (44.19 %)
RESIDENTIAL	
TOTAL UNITS	120
DENSITY	7.26 UNITS PER ACRE
HEIGHT	3 STORIES
PARKING CALCULATIONS	
REQUIRED	1 PER UNIT
PROVIDED	11'4" X 22' =240 9' X 19' =184
TOTAL PROVIDED	=393
PARKING BREAKDOWN	
GARAGE SPACES	=120
DRIVEWAY SPACES	=120
ADA SPACES	=9
SHARED SPACES	=153

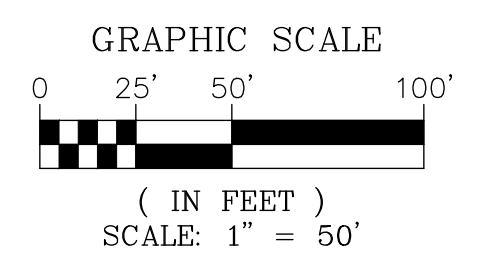
GENERAL SITE NOTES

- THE EXISTING USE IS A VACANT LOT. THE PROPOSED USE INCLUDES THE DEVELOPMENT OF A 120-UNIT TOWNHOME COMMUNITY WITH ASSOCIATED DRIVES, PARKING, UTILITIES, COMMUNITY WILL INCLUDE PICKLE BALL COURTS, POOL AND CABANA, MAIL KIOSK AND A STORMWATER POND.
- MINIMUM SIZE OF UNITS MUST BE 1,400 SF FOR TWO-BEDROOM UNITS AND 1,600 SF FOR THREE-BEDROOM UNITS.
- 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.
- FINAL DETERMINATION OF FIRE PROTECTION (SPRINKLERS, STANDPIPES AND ALARMS) WILL MADE DURING THE LIFE SAFETY CODE PLAN REVIEW FOR THE BUILDING. PRELIMINARY REQUIREMENTS CONTAINED ON SITE PLANS ARE BASED ON INITIAL REVIEW AND ARE SOMETIMES ACCEPTED AS EQUIVALENCIES DUE TO SITE ACCESS OR OTHER ISSUES WITH THE SITE. IF THE SITE PLANS CONTAIN REQUIREMENTS FOR FIRE PROTECTION SYSTEMS, THE SITE APPROVAL IS CONTINGENT ON PROVIDING THE REQUIRED SYSTEMS IN THE MANNER SPECIFIED ON THE SITE PLANS.
- ALL COBB COUNTY FIRE MARSHAL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBCO.FIRE.MARSHAL.OFFICE.GEORGIA.GOV. THERE WILL BE A LINK TO MOBILE EYES.
- STREET NUMBERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 106-2 COBB COUNTY CODE. NUMBER SHALL BE ON THE STREET SIDE OF THE BUILDING, NOT LESS THAN 6 INCHES HIGH. NUMBERS SHALL BE REFLECTIVE ON A CONTRASTING BACKGROUND OR CONTRASTING NUMBERS ON A REFLECTIVE BACKGROUND. WHERE MONUMENT SIGNS ARE USED ADDRESS NUMBERS SHALL BE INSTALLED ON BOTH SIDE OF THE MONUMENT SIGN. SUITE AND BUILDING NUMBERS SHALL COMPLY WITH SECTION 106-2(B)(3) COBB COUNTY CODE. LANDSCAPING MATERIALS SHALL NOT OBSTRUCT THE STREET NUMBERS.
- 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.
- SITE PLAN REVIEW DOES NOT INCLUDE THE REVIEW OR APPROVAL OF ANY TANKS.
- TANKS MUST BE PERMITTED AND APPROVED SEPARATELY THROUGH THE COBB COUNTY FIRE MARSHAL'S OFFICE. IF THE TANK IS MORE THAN 660 GALLONS THE STATE FIRE MARSHAL'S OFFICE MUST ALSO APPROVE THE TANK. TANKS CANNOT BE USED UNTIL THE TANK INSPECTION IS COMPLETED AND PASSED.
- GATES MUST BE REVIEWED AND APPROVED BY THE FIRE MARSHAL'S OFFICE BEFORE ANY GATES ARE INSTALLED.
- COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
- ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
- ANY SIGNS TO BE PERMITTED THROUGH THE CITY OF POWDER SPRINGS ZONING DIVISION, I.E., SUBDIVISION ENTRANCE, MONUMENT, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
- WAYFINDING SIGNAGE WILL BE NEEDED THROUGHOUT THE COMPLEX TO DIRECT EMERGENCY RESPONSE VEHICLES.
- ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151. FIRE LINES IN SINGLE FAMILY RESIDENTIAL OCCUPANCIES SHALL BE A MINIMUM OF 8-INCH DIP. (COBB COUNTY DEVELOPMENT STANDARDS 503.01.02) FIRE LINES AND HYDRANTS SHALL BE FLUSHED AND FLOW TESTED PRIOR TO BRINGING COMBUSTIBLE ON SITE AND COMMENCING WITH CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 241-8.7.2.3). ALL WORK SHALL BE WITNESSED BY FMO AND COMPLETELY INSPECTED BEFORE COVERING.
- 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)
- ALL HYDRANTS SHALL BE PAINTED SILVER. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE LARGE DIAMETER OUTLET A MINIMUM OF 18" ABOVE FINISHED GRADE. PRIVATE HYDRANTS SHALL BE EQUIPPED WITH A D.O.T. COMPLIANT ORANGE REFLECTIVE TAPE AROUND THE BONNET'S FLAT SURFACE OR ON THE NECK OF THE HYDRANT IF THE BONNET HAS A RIB AROUND IT.
- ALL CONSTRUCTION WILL COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THAT THE CITY OF POWDER SPRINGS ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION.
- ANY BUILDINGS OR STRUCTURES WILL NOT BE PERMITTED UNTIL DESIGN REVIEW REQUIRED BY UDC IS PROPERLY APPLIED FOR AND APPROVED FOR.
- SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL COMPLY WITH ARTICLE 7 OF THE CITY OF POWDER SPRINGS UDC.
- ANY CONSTRUCTION TRAILERS WILL BE PERMITTED BY THE CITY OF POWDER SPRINGS.
- DUMPSTER ENCLOSURE TO BE DESIGN BY ARCHITECT. PROVIDED SCREENING FOR DUMPSTER USING MATERIALS TO MATCH EXTERIOR FINISH OF FRONT OF PRINCIPAL STRUCTURE.
- ALL AREA WITHIN 30 FEET OF ROAD CENTERLINE INCLUDING SIDEWALK ARE BEING DEDICATED TO THE CITY OF POWDER SPRING.
- SEC. 5-64 OF THE UDC, FLOOR PLANS AND BUILDING ELEVATIONS SHALL NOT BE REPEATED AT A RATE GREATER THAN THE SAME PLAN AND ELEVATION ONCE EVERY FIVE BUILDING LOTS ALONG THE SAME STREET FRONTAGE. NOR ANY FOUR BUILDING LOTS ACROSS THE STREETS. THE UNITS SHOULD BE FURTHER DIFFERENTIATED BY VARYING THE SELECTION OF ARCHITECTURAL MATERIALS WITHIN THE APPROVED ELEVATIONS. ANY RESIDENTIAL SUBDIVISION, TOWNHOME OR CONDOMINIUM DEVELOPMENT AND MULTI-FAMILY COMPLEX SHALL BE REQUIRED TO SUBMIT A COPY OF THE APPROVED PLAN OR SITE PLAN DENOTING OR IDENTIFYING MODEL NAMES ARTICLE 5. SITE AND ARCHITECTURAL DESIGN REVIEW, POWDER SPRINGS UNIFIED DEVELOPMENT CODE 181 OR ARCHITECTURAL ELEVATIONS (WHICH MUST ACCOMPANY THE PLAT OR SITE PLAN AS ATTACHMENTS) THAT DEMONSTRATES COMPLIANCE WITH THIS SECTION. THE DESIGNER RESPONSIBLE FOR PREPARING THIS EXHIBIT DEMONSTRATING COMPLIANCE SHALL ALSO CERTIFY THAT THE MODEL NAMES OR ARCHITECTURAL ELEVATIONS REFERENCED MEET THE REQUIREMENTS OF SECTIONS 5-53, 5-57, AND 5-63 OF THE UDC.

2-HOUR FIRE SEPARATION  
WILL BE REQUIRED  
BETWEEN EACH UNIT

24 HR CONTACT:  
RANDY RICHTER:  
(224) 223-3332

NO STREET PARKING HAS  
BEEN APPROVED FOR THIS  
DEVELOPMENT



U.S. HIGHWAY #278  
A.K.A. C.H. JAMES PARKWAY  
(VARIABLE RIGHT-OF-WAY)

September 23, 2024  
C2.0 - SITE PLAN  
File Path: \\2024-01-001 - Trilogy Hill Rd Powder Springs, GA\\2024-01-001 (ENG) - Powder Springs, GA\\Hill Rd\\Engineering\\Engineering Plans\\Sheet C2.0 - SITE PLAN.dwg  
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Cobb County

Villas on Powder Springs Creek  
HILL ROAD  
POWDER SPRINGS, GA

POWDER SPRINGS

SITE PLAN

CONSULTANT PROJECT #  
120041-01-001

PLAN STATUS

DATE	DESCRIPTION
JD	JD
DESIGN	DRAWN
SCALE	1" = 50'
JOB No.	120041-01-001
DATE	August 3, 2024
SITE PLAN	
SHEET No. C2.0	

REGISTERED PROFESSIONAL ENGINEER  
IAN C. EVANS