PARKING REQUIRED BY CODE:
1 SPACE PER 300 S.F. BUILDING SPACE MINIMUM.
1 SPACE PER 200 S.F. BUILDING SPACE MAXIMUM.

EXISTING MAIN BUILDING = 5,880 S.F.
PROPOSED CLASSROOM BUILDING = 1,736 S.F.
TOTAL PROPOSED S.F. OF BUILDINGS = 7,616 S.F.

MINIMUM REQUIRED = 25 SPACES (7616/300)
MAXIMUM REQUIRED = 38 SPACES (7616/200)

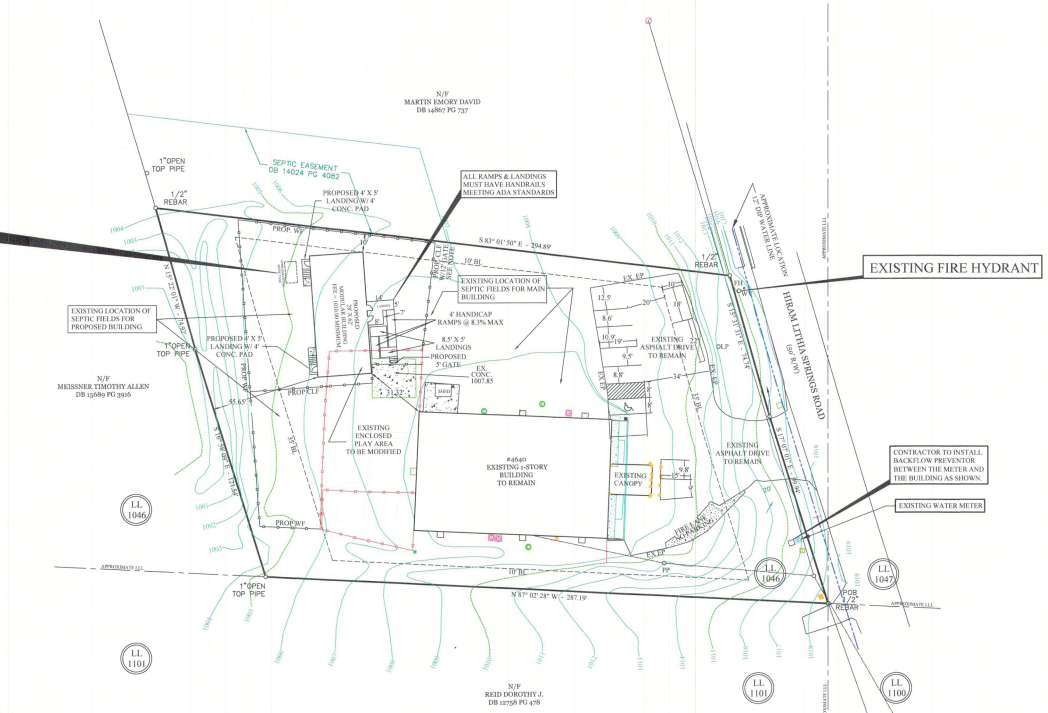
EXISTING PARKING PROVIDED = 10 SPACES
VARIANCE MAY BE REQUIRED FOR PARKING.

MODULAR CLASSROOM BUILDING TO BE ACCESSED BY EMPLOYEE PERSONNEL & DAY CARE STUDENTS ONLY THROUGH THE MAIN BUILDING INTO THE REAR COURTYARD. NO PUBLIC ACCESS IS AVAILABLE FOR THE CLASSROOMS.

PROPOSED FENCE TO PROVIDE A 12' GATE WITH A KNOXBOX FOR FIRE ACCESS.

ALL TOPOGRAPHY SHOWN EXISTS. NO GRADING PROPOSED EXCEPT LEVELING UNDER THE PROPOSED CLASSROOM BUILDING. NO SLOPES TO EXCEED 2:1.

SEPTIC SYSTEM FOR MODULAR CLASSROOMS ALREADY INSTALLED AND APPROVED BY COBB COUNTY HEALTH DEPARTMENT:
SEPTIC PERMIT #OSC-033-03173.



EXISTING WATER LINE TO BE EXTENDED TO SERVE THE NEW BUILDING.

MODULAR CLASSROOM BUILDING TO BE PLACED ON FOUNDATION PIERS AS DESIGNED AND APPROVED BY THE ARCHITECTURAL PLANS FOR THIS UNIT. GRADING FOR THE FOUNDATION IS TO BE DIGGING OF THE FOOTING ONLY. SEE BUILDING PLANS FOR DETAILS.

ALL RAMPS, HANDRAILS & LANDINGS FOR THE ENTRANCES AND EXITS ARE TO BE CONSTRUCTED OF PRESSURE TREATED WOOD. STEPS AND RAMPS TO BEGIN OR END ON CONCRETE LANDINGS AS SHOWN.

GRID NORTH
GA WEST ZONE
0 30 60 90
GRAPHIC SCALE IN FEET

COBB COUNTY WATER SYSTEM
Customer Services Facility
1170 Atlanta Road
Marietta, Georgia 30060-8309
770-419-6200
www.cobbwater.org

Judy B. Jones, P.E.
Director

Divisions:
Accounting
Communications & Customer Relations
Customer Service
Engineering & Records
Stormwater Management
Water Distribution
Water Protection

6/5/2024

Cobb County Fire Department
Fire Prevention Division
1396 County Services Parkway
Marietta, GA 30060

To whom it concerns:

A Fire Flow Test has been conducted by the Cobb County Water System for the following project:

PROJECT NAME:	*NEW ERA LEARNING CENTER*		
STREET NAME:	4640 HIRAM LITHIA SPRINGS ROAD, POWDER SPRINGS		
DISTRICT:	19		
LAND LOT(S) :	1046		
DEVELOPER:	OWNER: BEN ONWUKAEME		
CONTACT NAME:	MARK LEE (ENGINEER)	PHONE:	770-435-2576
TYPE OF DEV.:	COMMERCIAL		

The results of this test are:

	TEST DATE: 6/5/2024	
STATIC PRESSURE	100	PSI
RESIDUAL PRESSURE	92	PSI
FIRE HYDRANT FLOW	1551	GPM
AVAILABLE FLOW AT 20 psi	5274	GPM
SIZE OF WATER MAIN (UNCONFIRMED)	12	INCHES

The data contained herein are furnished only to demonstrate that adequate fire protection flow exists at the time of the test. Fluctuations in pressure and flow will occur due to demands on the system and other conditions beyond the control of the Cobb County Water System; therefore, additional criteria must be considered and additional independent tests run to confirm pressures for use in the design of any water distribution, sprinkler, or fire protection system.

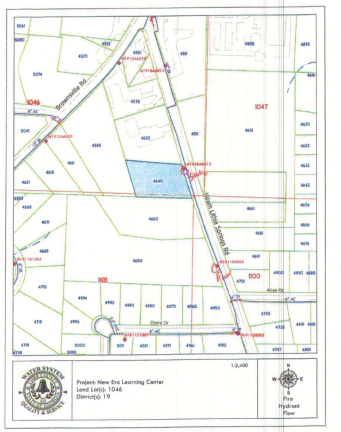
Sincerely,
COBB COUNTY WATER SYSTEM

Michael Watson
Construction Inspection Supervisor
Engineering Records Division
Michael.Watson@cobbcounty.org
cc: File

For Cobb County Water System Use Only:
STATIC / RESIDUAL HYDRANT NO. H191046013
FLOW HYDRANT NO. H191100006

Equal Opportunity Employer

Cobb County...Expect the Best!
www.cobbcounty.org



GENERAL NOTES FIRE:

1. 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.
2. All Cobb County Fire Marshal Office inspections/plan reviews are required to be scheduled online at www.cobbfmo.org. There will be a link to Mobile Eyes.
3. All fire lines shall be ductile iron conforming to ANSI A21.51 or AWWA C151.
4. 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)
5. Hydrants must be installed with the center of the large diameter outlet a minimum of 18" above finished grade.
6. 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.
7. 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.
8. Gates must be reviewed and approved by the Fire Marshal's Office before any gates are installed.
9. Schedule a final gate inspection at www.cobbfmo.org
10. Final determination of fire protection (sprinklers, standpipes, and alarms) will be 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 provided the required systems.
11. Driveways must be a minimum of 12' driving surface width (CCDS 402.0701) with minimum 25' inside turning radius.
12. Fully developed landscaping shall be at least 7'0" from the center of drive (24' clear width) and 13'6" vertical clearance.
13. Maximum grade shall no exceed 18% and the angle of departure shall not exceed 8.5%.
14. Driveway must extend to within 150' of the most remote portion of the structure.
15. Driveway is limited to 1000' maximum from roadway unless an approved turnaround is provided.
16. Driveway must support 25 tons (50,000 lbs).
17. Provide emergency access through all gates securing Fire Dept. access with minimum 12'0" clear width and approved means of operation. (www.knoxbox.com)
18. All fire lines shall be ductile iron conforming to ANSI A21.51 or AWWAC151 (Cobb County Development Standards).
19. Control valves are not permitted between the PIV and the building.
20. All intermediate control valves on the fire line shall be equipped with a roadway box.
21. If the building is equipped with a fire sprinkler system, show the fire department connectionfacing the main street (FDC cannot be blocked by a parked car or other vegetation; signage required). FDC shall not supply hydrants. To stop re-circulation, a check valve shall be installed to stop the flow of water (NFPA 2-6.2.3) and a control valave shall be installed at each side of check valve (NFPA 24-6.2.5). FDC(s) supplying a standpipe system shall be within 100 feet of a hydrant (NFPA 14-6.4.5.4).
22. Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distance not exceeding 500 feet (driving distance). 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.
23. Show transformer pads no less than 14 feet from any door, 10 feet from any building, overhands, canopies, exterior walls, balcony exterior stairs, walkway or wall openings. Provide dimensions for visual compliance reference. (State modifications IFC 605.11)
24. Site plan approval does not include tanks. Tanks shall be permitted separately at GCFMO. Call to schedule an appointment for plan review.
25. Site plan approval must be issued prior to submission of building plans.
26. 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.

FIRE LANE NOTES FOR COMMERCIAL PROJECTS

A. Fire lane signs shall be a minimum of 12 inches wide by 18 inches high and have red letters on a white background. Both sides of signs shall read "No Parking, Fire Lane". "No Parking" may be replaced by a "P" with a "no" symbol, provided the "P" is a minimum of six inches in height.

B. Letters for fire lane signs shall not be less than 2 inches in height.

C. Fire lane signs shall be posted at the beginning of the fire lane and one at the end of the fire lane with signs not more than 100 feet apart.

D. Fire lanes less than 40 feet in length may have one sign posted in the middle of the fire lane.

E. Fire land signs shall not be more than 4 feet from edge of curb and shall be visible from both directions of driving surface.

F. Height of the fire lane sign face as measured from bottom of sign shall be a minimum of 4 feet and a maximum of 7 feet from ground level.

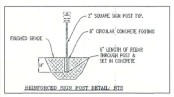
G. Fire Lanes 20 to 28 feetm markings and signs will be required on both sides.

H. Fire Lanes 29 to 37 feet, markings and signs will be required on one side.

I. Fire lanes wider than 37 feet, no markings or signs required.

J. Fire land curbing or linear delineating of the fire lane shall be painted red. The top and face of curb shall be painted. Every existing building shall conform to this subsection when repainting as necessary. New buildings shall conform prior to a certificate of occupancy being issued. Cobb County Code Section 118-231.

K. Include the fire lane installation and signage details on the plans. **(See the following detail)**



LEGEND

AC	AIR COMPRESSOR	EWL	EDGE OF WHITE LINE	NF	NAIL FOUND	S.F.	SQUARE FEET
B/C	BACK OF CURB	FDC	FIRE DEPARTMENT CONNECTION	N/F	NOW OR FORMERLY	SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE	FH	FIRE HYDRANT	OHL	OVERHEAD LINE	SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET	GM	GAS METER	OTPF	OPEN TOP PIN FOUND	SSL	SANITARY SEWER LINE
CL	CENTERLINE	GND	GROUND	PB	PLAT BOOK	SSS	SANITARY SEWER SERVICE
CLF	CHAIN LINK FENCE	GP	GRAVEL PAD	PBOX	POWER BOX	SWCB	SINGLE WING CATCH BASIN
CMP	CORRUGATED METAL PIPE	GV	GAS VALVE	PBL	PLAT BUILDING SETBACK LINE	S/W	SIDEWALK
CO	CLEANOUT	GW	GUY-WIRE	PIV	POST INDICATOR VALVE	TBM	TEMPORARY BENCHMARK
CONC.	CONCRETE	HW	HEADWALL	PG	PAGE	TPOB	TRUE POINT OF BEGINNING
CP	CONCRETE PAD	IB	IRRIGATION BOX	PL	PROPERTY LINE	US	UTILITY STUB
CTPF	CRIMP TOP PIN FOUND	INV.	INVERT	PC	POINT CALCULATED	WB	WEIR BOX
(D)	PER DEED	JB	JUNCTION BOX	PP	POWER POLE	WF	WOOD FENCE
DB	DEED BOOK	LL	LAND LOT	PROP	PROPOSED	WMB	WATER METER BOX
DI	DROP INLET	LLL	LAND LOT LINE	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
DWCB	DOUBLE WING CATCH BASIN	LP	LIGHT POLE	RIPF	REBAR IRON PIN FOUND	X-TIE	CROSS TIE WALL
EBC	END BACK OF CURB	LS	LANDSCAPE AREA	RIPS	REBAR IRON PIN SET	YI	YARD INLET
EC	EDGE OF CONCRETE	(M)	MEASURED	RR	RAILROAD	ZBL	ZONING BUILDING SETBACK LINE
EL	ELEVATION	MH	MANHOLE	R/W	RIGHT-OF-WAY	———	FENCE
EP	EDGE OF PAVEMENT						

NOTE: ALL RIPF & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBY'S CROSSING DRIVE, SUITE 300, HIRAM, GA. 30141
PH:
EMAIL:

SITE PLAN FOR

NEW ERA LEARNING CENTER

LOCATED IN:
LAND LOT: 1046
DISTRICT: 19TH
SECTION: 2ND
COUNTY: COBB
GEORGIA
CITY: POWDER SPRINGS

REVISIONS
1) REVISED 6-12-24: ADDED PRESSURE FLOW TEST FOR WATER LINE. ADDRESSED CITY COMMENTS DATED 5-23-24. ADDRESSED COUNTY WATER COMMENTS DATED 5-23-24.

GEORGIA
29800
REGISTERED
PROFESSIONAL
ENGINEER
MARK G. LEE

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

DESIGNED BY:
DRAWN BY: ISL/MGL
CHECKED BY: MGL
SCALE: 1" = 30'
DATE: 5-9-24
JOB #: 2024017BS
FIRM# PEF000952

SHEET: 4/7