

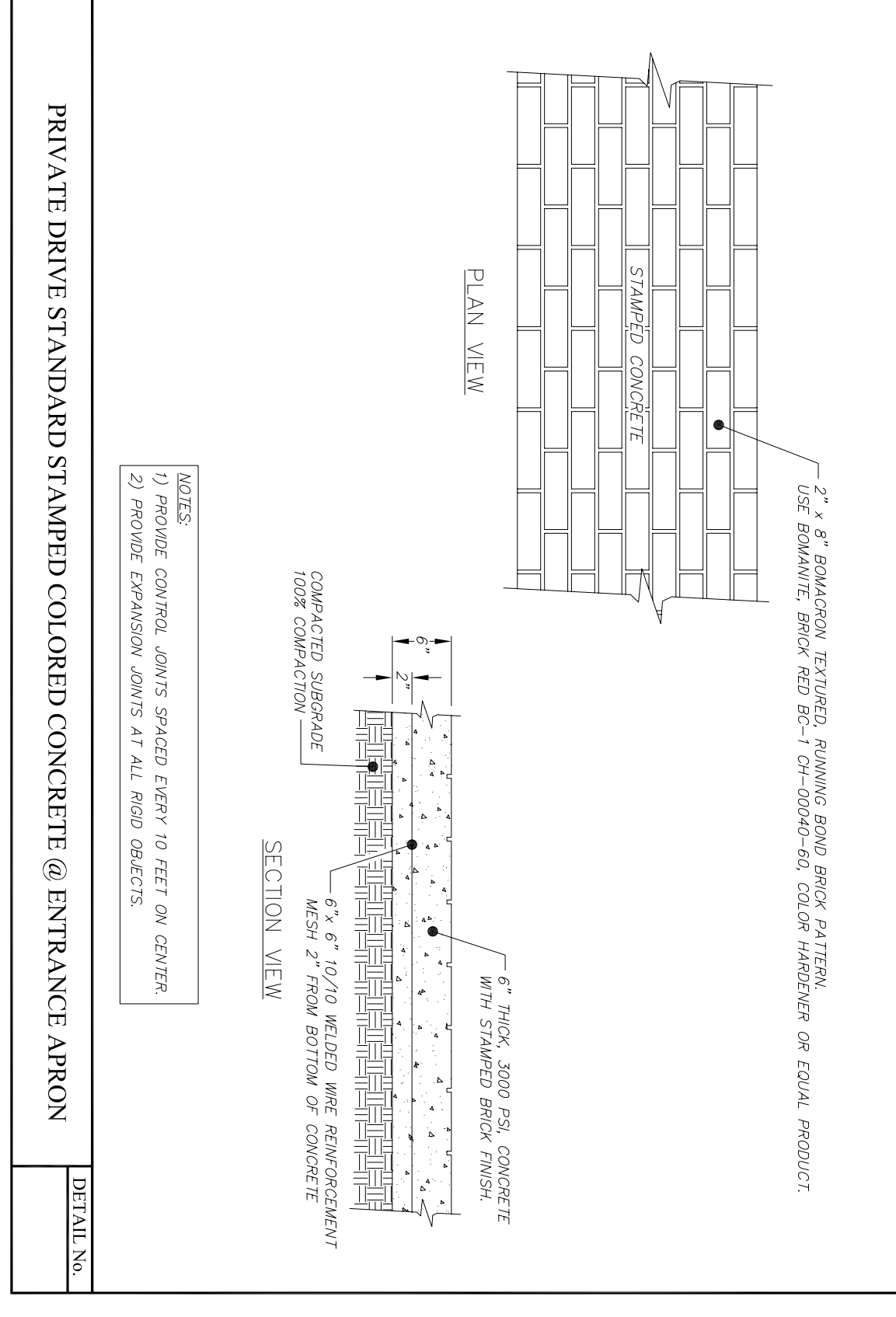
SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: FORTSMITH, PENNERT SURVEYING, REST, LLC 404-271-3505
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. N/A
6. ALL HANDICAP ACCESSIBLE PARKING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
7. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
8. ALL STRIPED OR CURBED RADII SHALL BE 15' UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
10. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
13. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
14. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
15. ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
16. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
17. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
18. ACCESSIBLE RAMPS SHALL BE PLACED AT RADIUS INTERSECTIONS.
19. N/A
20. ALL STRIPING TO BE THERMOPLASTIC.
21. ROADWAY AND DRIVE WAY CROSSINGS ARE TO BE BORED AND CASSED. ANY OPEN CUTS ARE TO BE REVIEWED AND PERMITTED BY COOT UTILITY DIVISION (770) 528-1643.
22. ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO INTERNAL ROADS, SIDEWALK, CURB & GUTTER SHALL BE TO CITY STANDARDS.
23. SIGNAGE SHALL BE PER N/A/C/O.

****TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR.**

****ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDP CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.**

****ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE. ALL UTILITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC) MUST BE AT LEAST TEN (10) TO TWENTY (20) FEET FROM REQUIRED TREE PLANTING ISLANDS OR LANDSCAPE AREAS.**



NOTE: THERE SHALL BE PROTECTIVE COVENANTS WITH A MANDATORY HOMEOWNERS ASSOCIATION ON ALL LOTS. THESE PROTECTIVE COVENANTS SHALL BE SUPPLIED TO THE CITY OF SMYRNA PRIOR TO THE ISSUANCE TO THE ISSUANCE OF A BUILDING PERMIT.

MINIMUM INTERSECTION SIGHT DISTANCE (ISD) REQUIREMENTS SHALL BE MET PRIOR TO START OF CLEARING OPERATIONS.

ALL ROADWAY STRIPING SHALL BE THERMOPLASTIC

THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THE PROPERTY OF ANY LOT, LOCAL AND RELIGIOUS PURPOSES. IF THE PROPERTY IS FOUND TO BE A CEMETERY, THE PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.

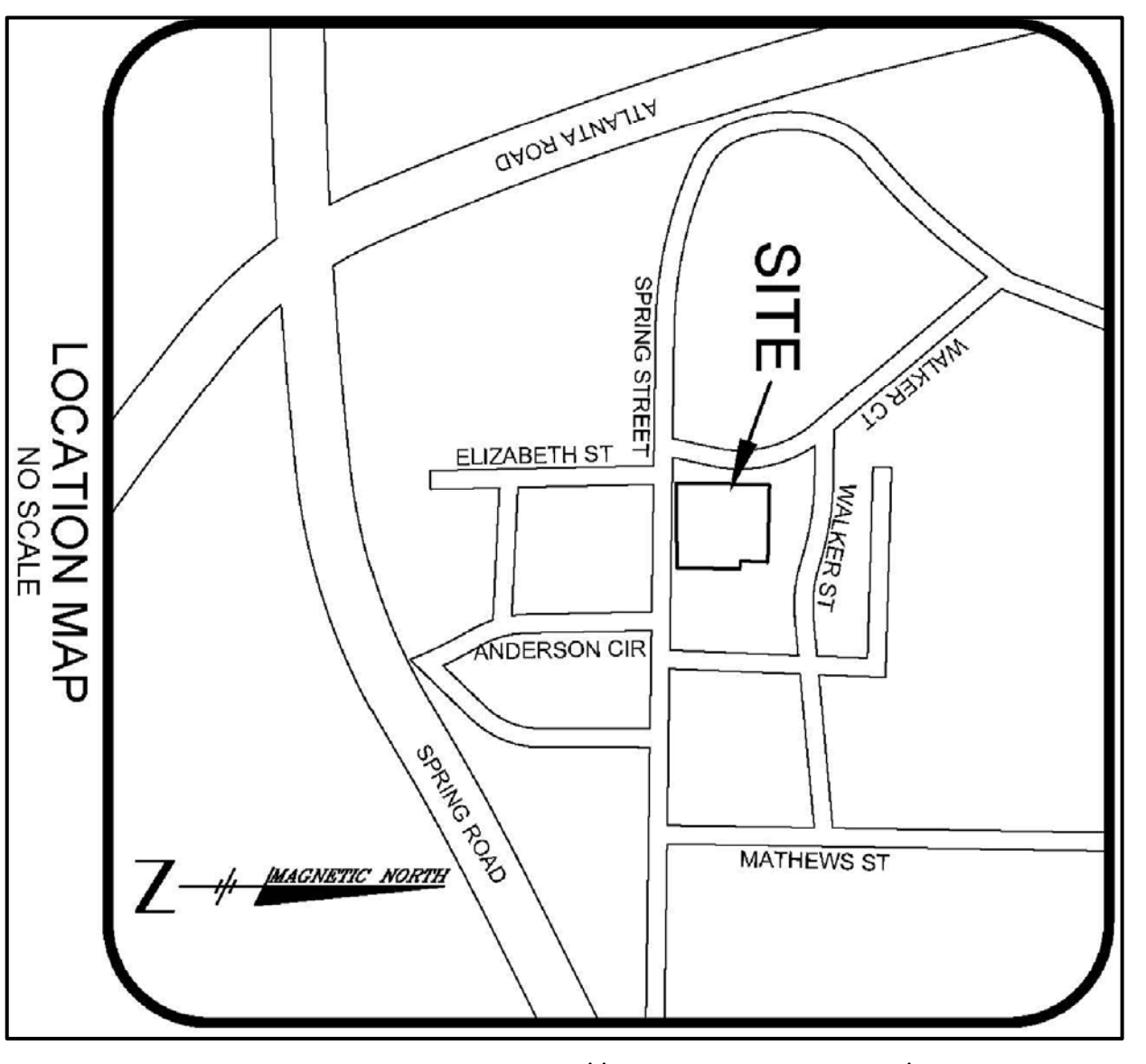
SETBACKS REQUIRED:
 FRONT LOT LINE: 50' (ALONG EASEMENT)
 SIDE LOT LINE: 5' (INTERIOR) - 10' (ALONG NORTH PROPERTY LINE)
 REAR LOT LINE: 30'
 WATER & SEWER TO BE SERVED BY PUBLIC SERVICES.
 THERE ARE NO WETLANDS/STREAMS LOCATED ON SUBJECT PROPERTY, PER CITY GIS MAPS.

EXISTING IMPERVIOUS FEATURES SHALL BE DEMOLISHED.

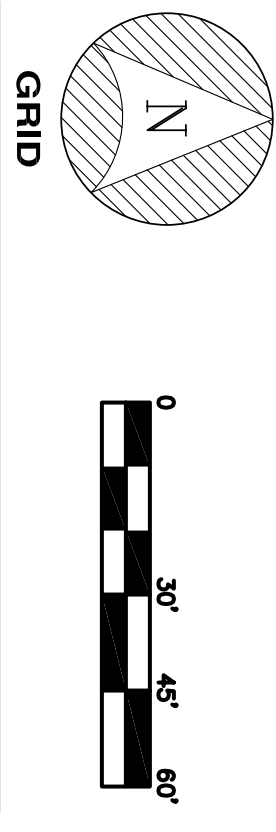
****WATER QUALITY AND STORMWATER DETENTION SHALL BE DESIGNED TO MEET CITY OF SMYRNA STANDARDS BY MEANS OF AN OPEN/EARTHEN EMBANKMENT FACILITY. FINAL DESIGN TO BE PERMITTED AT TIME OF LOT FOR THE DEVELOPMENT.**

SITE AREA:
 1.189 AC.
 51,174 SF.

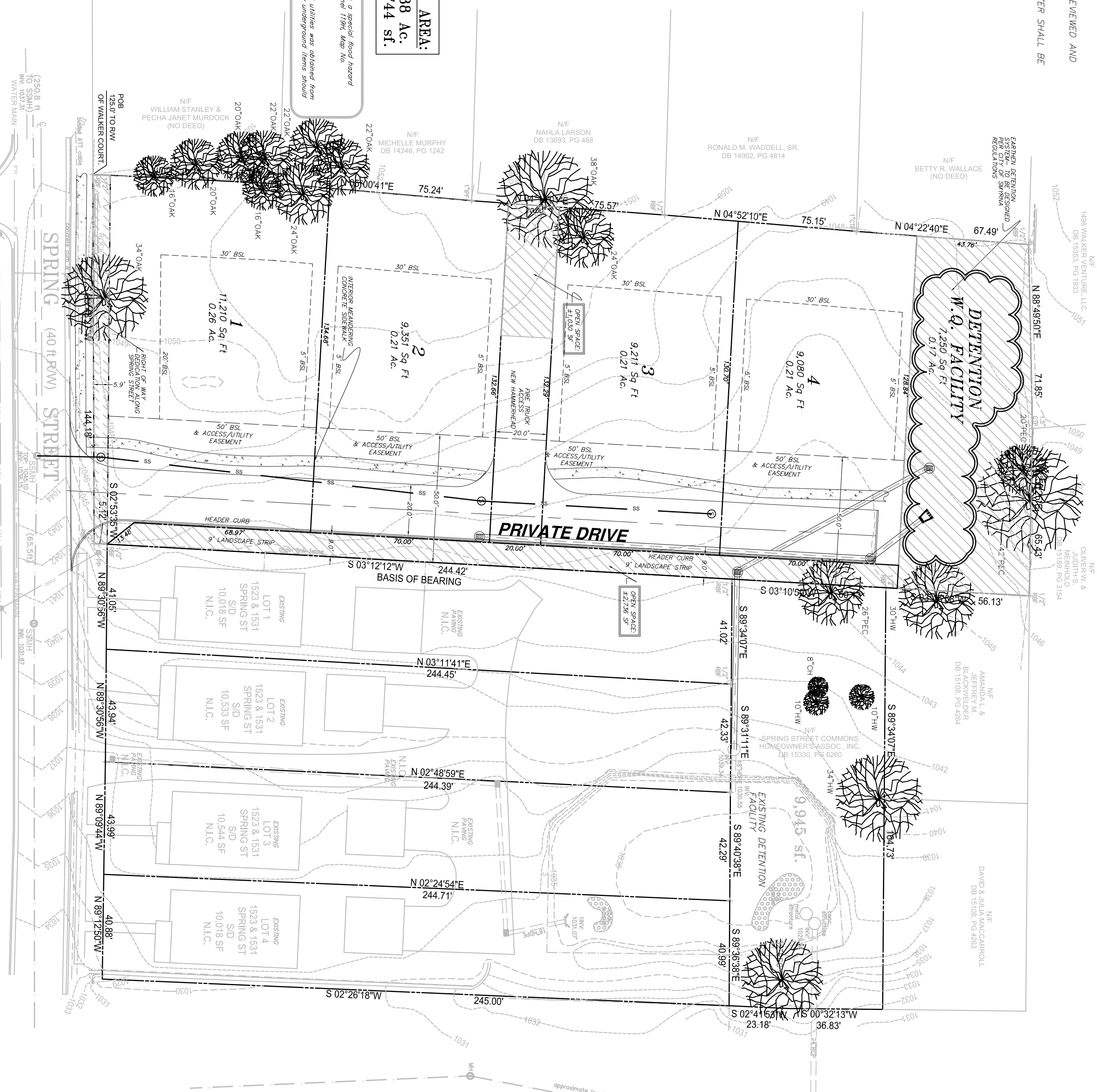
No portion of the subject property is located in a special local hazard zone as defined by the City of Smyrna, Georgia, Ordinance No. 12002, Passed 11/04/06. Any information showing underlying structures and utilities was obtained from the City of Smyrna, Georgia, Ordinance No. 12002, Passed 11/04/06. The user of this plan is advised that the user is responsible for verifying the accuracy of the information shown on this plan.



PRIMARY PERMITTEE
 Neighborhood Commercial Holdings
 1091 Mendell Circle NE
 Atlanta, GA 30319
 Office@neighborhood-commercial.com
 Thair Hanaway - (404) 975-9457



ZONING:
 P40-CONDITIONAL (RESIDENTIAL DETACHED)
 TOTAL LOT AREA: 1,189 ACRES
 MINIMUM LOT AREA: 9,000 SF
 MINIMUM FLOOR AREA: 2,000 SF
 MINIMUM BUILDING HEIGHT: 35'
 DENSITY: 3.37 UNITS/ACRES
 PARKING SPACES PROVIDED: 2/UNIT (MINIMUM)
 OPEN SPACE PROVIDED: 43,766 SF



INTERSECTION CORNER SIGHT DISTANCE - NEW SUBDIVISION STREETS
 1. THE UNDERSIGNED, HEREBY CERTIFY THAT WITH GRADING AND RESTORATION REMOVAL, IN THE ZONE SHOWN ON THE PLAN, ADEQUATE CORNER SIGHT DISTANCE WILL BE PROVIDED. THE CORNER SIGHT DISTANCE SHALL BE 15 METERS PER HOUR OF IMPROVED ROAD. THE SIGHT DISTANCE AT CONSTRUCTION AND ADDITIONAL GRADING AND REMOVAL OF VEGETATION, WILL MEET OR EXCEED 200' X BOTH DIRECTIONS, UNLESS OTHERWISE NOTED ON THE SITE PLAN. THE INTERSECTION STREET, AS SKETCHED FROM THE CENTER OF THE APPROXIMATE STREET, THE SIGHT DISTANCE WILL PROVIDE CLEAR VISIBILITY OF AN OBJECT 3.5 FEET HIGH, MEASURED TO THE TOP OF THE OBJECT, FROM THE CENTER OF THE INTERSECTION STREET AT A HEIGHT OF 3.3 FEET ABOVE THE GROUND.

WACHS, THERESA, PE 28411 DATE: 09/11/2017

24 HOUR EMERGENCY CONTACT: THAIR HANAWAY (404) 975-9457

1505 & 1515 SPRING STREET
 CITY OF SMYRNA
 COBB COUNTY, GEORGIA
 LAND LOT: 593
 DISTRICT: 17TH

BH&D JOB#: 17003 BH&D FILE NAME: REZONE-2

Engineering, Inc.
 280 HERITAGE WALK
 WOODSTOCK, GEORGIA 30188
 PHONE: (678) 462-4021 (BRENNEN HICKS)
 EMAIL: BHICKS@BHDENG.COM

SETBACKS
 ZONING: P40-
 FRONT SIDE REAR
 SEE PLAN
BUFFERS:
 SEE PLAN

SHEET:
STAN
C-01