

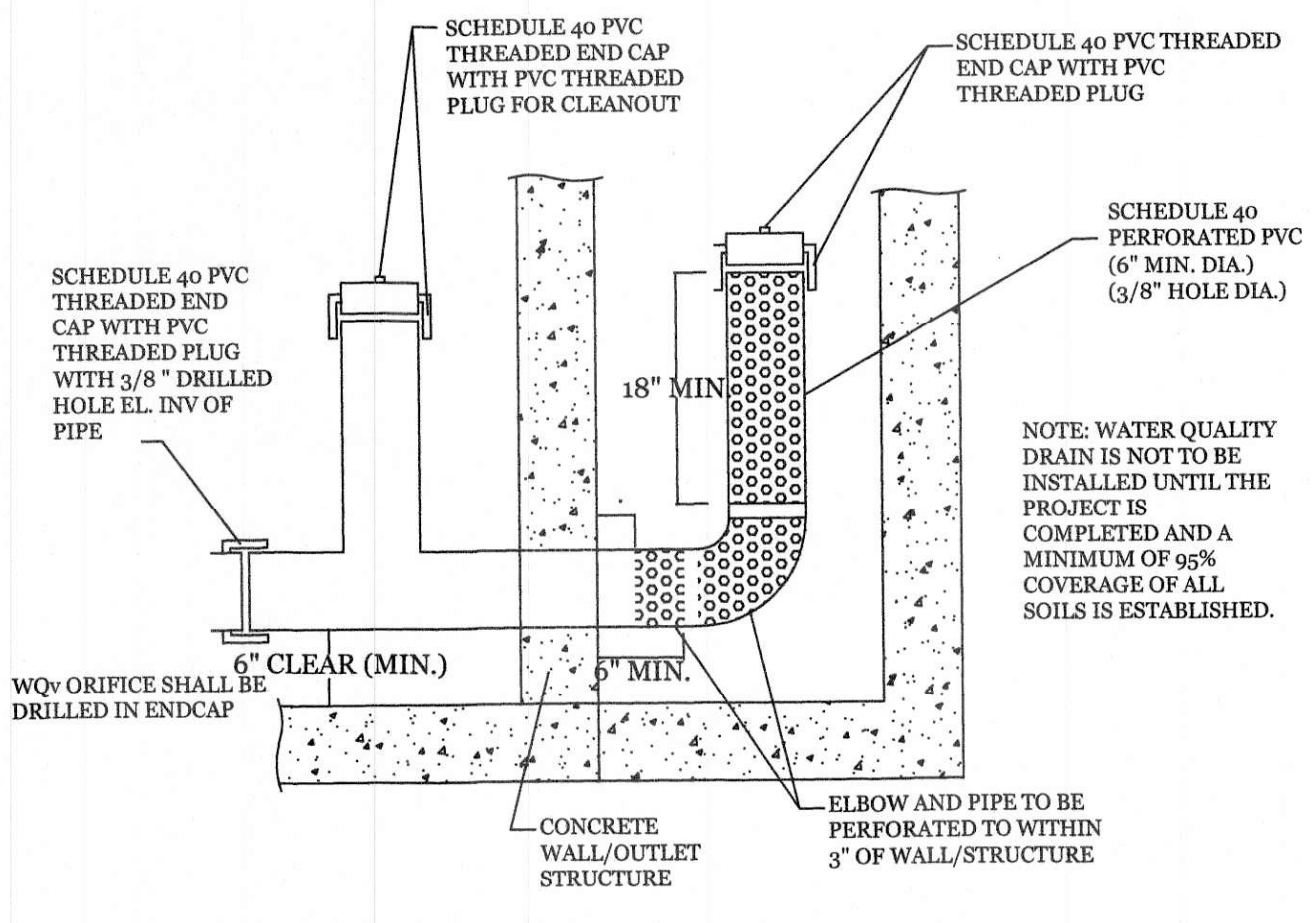
SITE ADDRESS:
 990 PEBBLEBROOK ROAD
 MABLETON, GA. 30126
 TAX ID# 1704660030
 DB 15511 PG 4304

- GENERAL NOTES:**
- ALL CONSTRUCTION MATERIAL TO CONFORM TO CITY OF SMYRNA STANDARDS AND SPECIFICATIONS.
 - CITY OF SMYRNA INSPECTION DEPT. TO BE NOTIFIED 24 HOURS PRIOR TO START OF ANY CONSTRUCTION ACTIVITY.
 - SEDIMENT AND EROSION CONTROL BE INSTALLED AND INSPECTED PRIOR TO GRADING PERMIT BEING ISSUED AND AFTER PLANS ARE APPROVED. CALL FOR INSPECTIONS.
 - ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES TO BE INSTALLED AS DICTATED BY FIELD CONDITIONS OR AS INSTRUCTED BY INSPECTOR ARE TO BE LEFT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 - PERSON TO NOTIFY FOR EMERGENCY STORM, WATER OR EROSION CONTROL MEASURES - ROB ANAGNOSTIS 770-560-9676.
 - GRASSING TO BEGIN WITHIN FIVE DAYS AFTER START OF EARTH DISTURBING ACTIVITIES.
 - ANY SIGNS TO BE PERMITTED THROUGH THE CITY OF SMYRNA ZONING DIVISION; I.E. SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST BE SHOWN ON THE PLANS.
 - ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE CITY OF SMYRNA ZONING DIVISION.
 - ALL EROSION CONTROL DEVICES TO BE CLEANED OUT BEFORE ONE-HALF FULL.
 - CITY OF SMYRNA LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
 - CITY OF SMYRNA ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
 - STREET CLOSING/LANE CLOSING: THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ONE OF THE FOLLOWING PERMITS PRIOR TO ANY WORK BEGINNING: FOR TOTAL STREET CLOSURE, CONTACT COBB DOT AT 528-1675. FOR A LANE CLOSURE, CONTACT DEVELOPMENT AND INSPECTIONS AT 528-2145.
 - SOME UNDERGROUND UTILITIES MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO CONSTRUCTION BY THE UTILITY PROTECTION CENTER, 1-800-382-7411.
 - CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT DRIVEWAYS/STREETS SIGHT DISTANCE.
 - ANY INFRASTRUCTURE (PAVEMENT, SIGNALS, DRAINAGE STRUCTURES, CURB, SIDEWALKS, STRIPING, SIGNAGE, ETC.) DAMAGED OR DISPLACED AS A RESULT OF THIS PROJECT SHALL BE REPLACED BY THE CONTRACTOR.
 - THE ROADWAY AND SHOULDERS SHALL BE SHORED PROPERLY DURING ANY TRENCHING ACTIVITY. BACKFILLING SHALL MEET MINIMUM COBB COUNTY OR STATE COMPACTION REQUIREMENTS. NO DROP-OFFS ADJACENT TO THE ROAD WILL REMAIN AFTER HOURS.
 - WHEN STREET LIGHTS ARE INSTALLED ALONG COUNTY ROADS, THE PROPERTY WILL BE ASSESSED A MONTHLY CHARGE OF \$3.50 / 50' OF ROAD FRONTAGE, WHICH IS APPLIED TO THE WATER BILL.
 - THE CITY OF SMYRNA CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL, AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL, OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE CITY OF SMYRNA CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.
 - NO ROADWAY OPEN-CUTS WILL BE ALLOWED UNLESS REVIEWED AND PERMITTED THRU CDOT UTILITY DIV. CONTACT THE CDOT UTILITY DIVISION, 770-528-1634 FOR AN OPEN CUT PERMIT. MAY TAKE UP TO 2 WEEKS.
 - ALL WORK PERFORMED WITHIN THE CDOT RIGHT-OF-WAY MUST BE PERMITTED BY CDOT UTILITY DIVISION, 770-528-1634.
 - CONSTRUCTION HOURS: 7 AM TO 7 PM MONDAY - FRIDAY; 8 AM TO 7 PM SATURDAY; NO SUNDAY CONSTRUCTION ALLOWED.
 - ALL CONSTRUCTION AND WORKER VEHICLES SHALL BE PARKED ON THE SUBJECT PROPERTY DURING THE CONSTRUCTION AND BUILDOUT OF THE RESIDENTIAL COMMUNITY.

LEGEND

B/C - BACK OF CURB	PL - PROPERTY LINE
BL - BUILDING SETBACK LINE	PP - POWER POLE
CMF - CONCRETE MONUMENT FOUND	REC - RECTANGULAR
DIA - DIAMETER	REB - REBAR IRON PIN
DB - DEED BOOK	RIPS - REBAR IRON PIN SET
DI - DROP INLET	RMP - RIGHT OF WAY MARKER FOUND
EL - ELEVATION	R/W - RIGHT OF WAY
EP - EDGE OF PAVEMENT	STD - STANDARD
FF - FINISHED FLOOR	S/W - SIDEWALK
HGL - HYDRAULIC GRADE LINE	SSL - SANITARY SEWER LINE
HDPE - HIGH DENSITY POLY PIPE	S.F. - SQUARE FEET
INV - INVERT	TW - TOP OF WALL
N/F - NOW OR FORMERLY	WV - WATER VALVE
OCS - OUTLET CONTROL STRUCTURE	WM - WATER METER
PB - PLAT BOOK	-X- - FENCE
PG - PAGE	

TOTAL TRACT AREA = 1.0245 ACRES (44,628 S.F.)



WATER QUALITY DETAIL

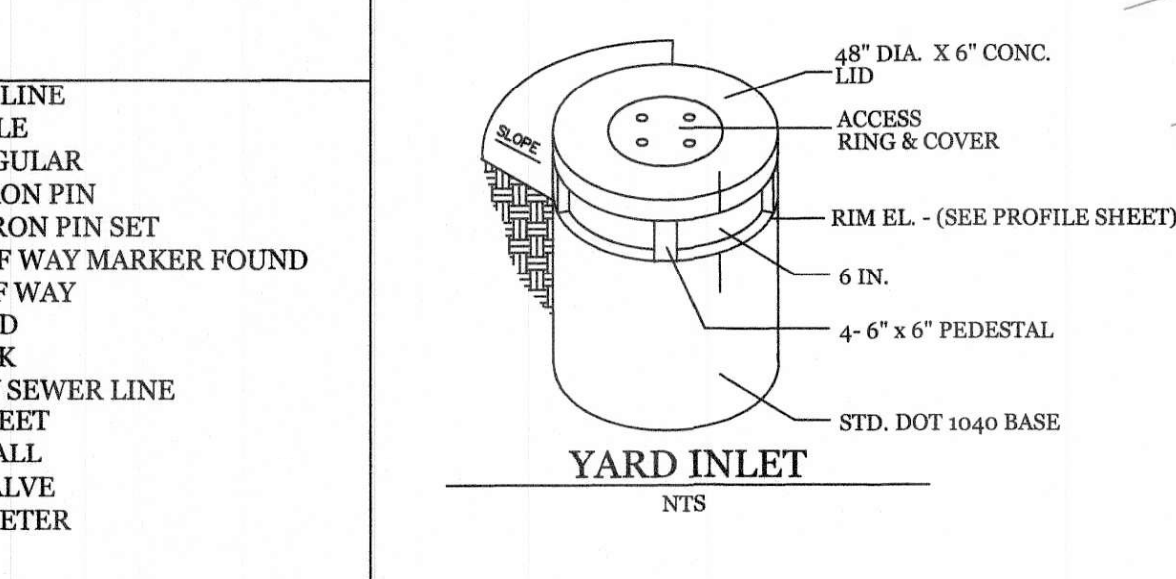
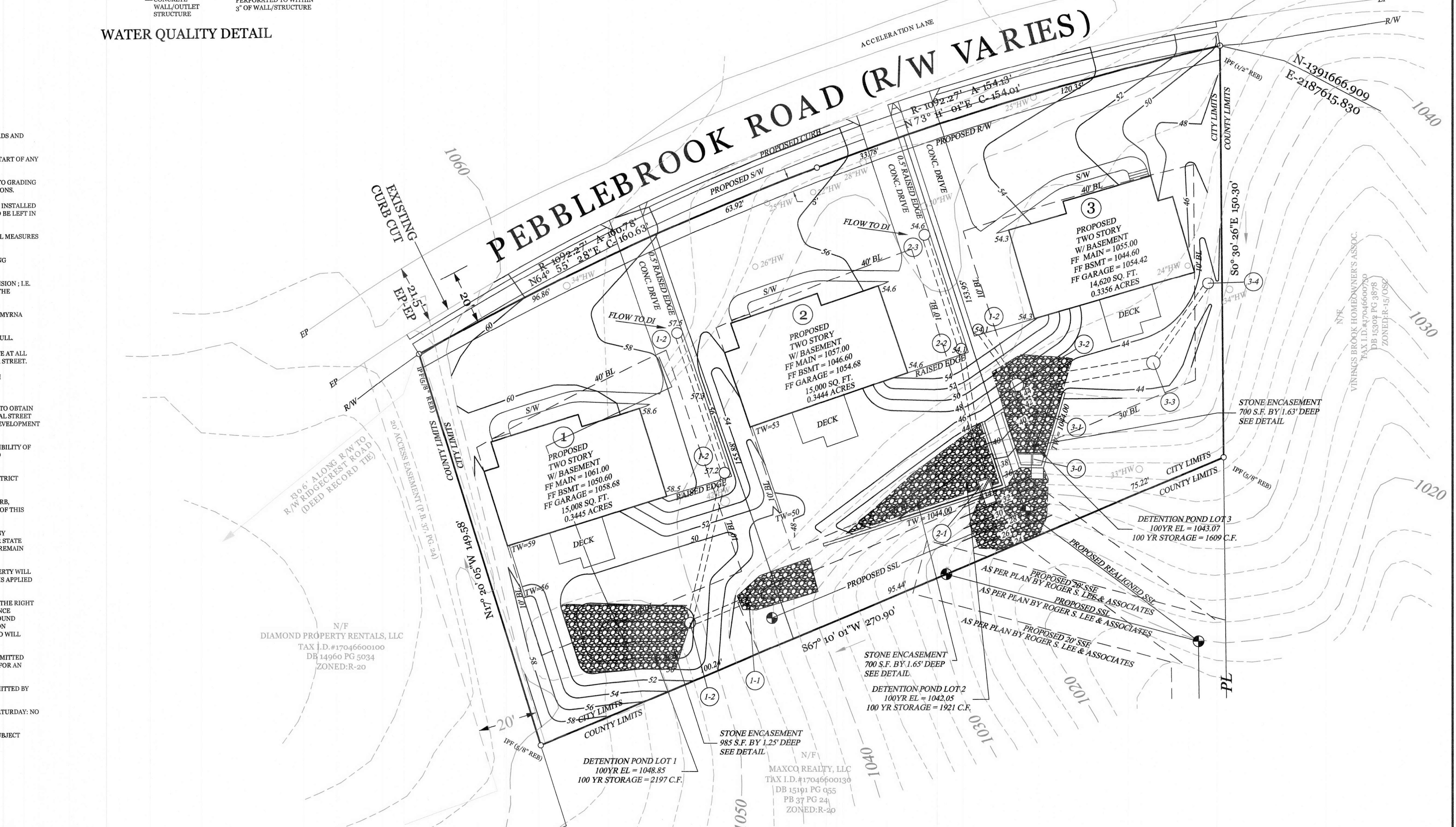
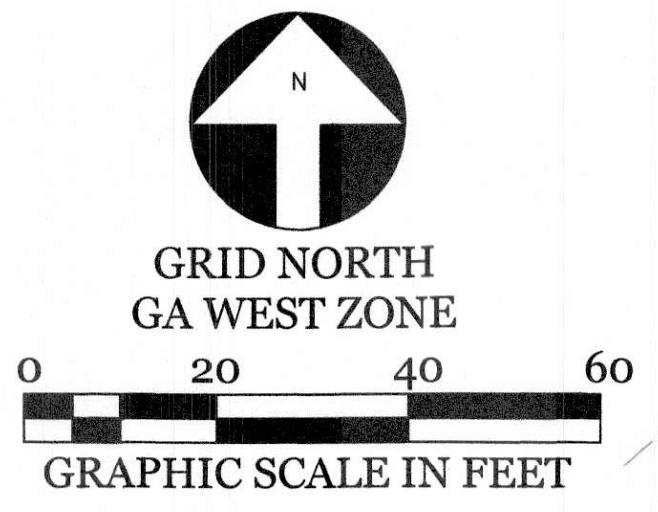
- NOTES (TO APPLY TO ALL):**
- FILL GAP BETWEEN STRUCTURE AND PVC WITH MORTAR OR INSTALL A FERRO ADAPTER
 - SIZE ORIFICE AS REQUIRED
 - FASTEN END CAP TO SYSTEM WITH PVC CEMENT
 - PIPE SIZE SHALL BE SPECIFIED PER TABLE BELOW. PIPE SIZES SHALL BE CONSISTENT FOR EACH END-CAP ASSEMBLY
 - VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE STORMWATER DEPARTMENT.
- | OUTLET ORIFICE DIA. | PIPE SIZE |
|---------------------|-----------|
| 3" TO <5" | 6" |
| 5" TO <11" | 12" |

NOTE:
 IN CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1% AND WITH A HEIGHT TEN FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET. ALL GRADED SLOPES ON INDIVIDUAL PROJECTS SHALL BE NO STEEPER THAN 2:1 OR THE APPROPRIATE RETAINING STRUCTURE SHALL BE DESIGNED TO REINFORCE OR RETAIN THE RESULTING EMBANKMENT.

NOTE:
 ALL STORMWATER INFRASTRUCTURES ON THIS SITE ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.

NOTE:
 MINIMUM 12 GAUGE BCCMP OR MINIMUM 14 GAUGE TYPE 2 ALUMINIZED CMP (ASCMP).

NOTE:
 REQUIRED THAT THE LOWEST FLOOR ELEVATION SHALL BE NO LESS THAN 3 FEET ABOVE THE 100 YEAR FLOOD HAZARD AREA (BFE) OR 100 YEAR DETENTION POND/DRAINAGE INLET POOLING ELEVATION. AN ELEVATION CERTIFICATION PREPARED BY A REGISTERED LAND SURVEYOR IS REQUIRED PRIOR TO PRE-PLACEMENT FOOTING INSPECTION.



- NOTES:**
- ALL WALLS OVER 30" MUST HAVE A FENCE. SEE DETAILS BY STRUCTURAL ENGINEER.
 - NOTE: WALLS SHOWN ARE THE TOP OF THE WALLS
 - NOTE: ALL WALLS TO BE DESIGNED BY OTHERS
 - STRUCTURAL NOTE: NO STRUCTURAL DESIGN HAS BEEN PERFORMED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL WALL & STRUCTURAL DESIGN IS TO BE PROVIDED BY OTHERS.

NOTE:
 SUBMITTAL OF COMPACTION REPORTS, PERFORMED BY GEOTECHNICAL ENGINEER, TO DOCUMENT CONSTRUCTION PRACTICES WILL BE REQUIRED FOR THIS STRUCTURE.

NOTE:
 ALL STORMWATER INFRASTRUCTURE ON THIS SITE ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.

NOTE:
 ALL STORMWATER INFRASTRUCTURE FOR THIS PROJECT ARE TO BE "PRIVATELY" (INCLUDING THE DETENTION POND) OWNED, AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NOTE:
 A MAINTENANCE AGREEMENT, TO BE PROVIDED BY CITY OF SMYRNA, MUST BE SIGNED BY THE OWNER PRIOR TO THE LDP PERMIT BEING APPROVED.

GRADING AND DRAINAGE NOTES

- Builder needs to ensure that all roof drains and impervious areas shall be directed to the detention pond by either overlaid swales or solvent-welded PVC pipe and downspout boots.

UTILITY INSTALLATION NOTE:

- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITIES STANDARDS AND SPECIFICATIONS.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 44 DARBY'S CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141
 Ph. (770) 435-5976
 EMAIL: mark.lee@plcea.com

STORM WATER NOTES

- THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 1030D, LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GAGE OF CORRUGATED STEEL PIPE OR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACK-FILLING. THE MINIMUM GAGE FOR CORRUGATED STEEL PIPE ALLOWED UNDER CITY OF SMYRNA STANDARDS IS 12 (0.109 INCHES). ALL CORRUGATED STEEL PIPES ARE TO BE FULLY COATED. THE MINIMUM GAGE FOR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER COBB CITY OF SMYRNA STANDARDS IS 14 (0.075 INCHES).
- FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNUAL CORROSION AT THE END OF EACH CORRUGATED PIPE AROUND ITS ENTIRE CIRCUMFERENCE. A MINIMUM BAND WITH SHALL EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNUAL CORROSIONS. BANDS SHALL CONFORM TO CURRENT ASTM/AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS. THIS NUMBER AND PLACEMENT.
- CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNUAL SPACE SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIRED SMOOTH RUBBER-TYPE, O-RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL CATCH BASINS, DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES", LATEST EDITION.
- WATER QUALITY CONTROL DRAIN DEVICES TO BE INSTALLED ONLY AFTER SITE IS COMPLETELY STABILIZED AND TEMPORARY SEDIMENT FILTER AND ACCUMULATED SEDIMENT IS REMOVED.
- EARTHEN FILL SHALL BE CL OR ML MATERIAL-APPROVED FOR USE BY GEOTECHNICAL ENGINEER (PE) AND PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR UNDER SAID ENGINEER'S DIRECTION.

LOCATED IN:
 LAND LOT: 466
 DISTRICT: 27H
 SECTION: 2ND
 COUNTY: COBB
 GEORGIA
 CITY: SMYRNA
 REVISIONS

DESIGNED BY: MGL
 DRAWN BY: MGL
 CHECKED BY: MGL
 SCALE: AS SHOWN
 DATE: 4-8-19
 JOB #: 2019016R
 FIRM # LSF00115
 SHEET: 1/2

GRADING & DRAINAGE PLAN FOR PEBBLEBROOK VISTA
 A PALLADIAN LAND LLC DEVELOPMENT

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REGISTERED PROFESSIONAL ENGINEER
 NO. 29600
 MARK G. LEE

