

SITE AND GRADING NOTES:

1. THERE ARE METANS FOUND ON THIS SITE.
2. CONTACT BELLSOUTH @ 770-391-2810 BEFORE STARTING CONSTRUCTION.
3. STATE WATERS ARE FOUND WITHIN THE BOUNDARIES OF THIS SITE.
4. ALL CATCH BASINS ARE TO BE FLUSH MOUNTED AT PAVED GRADE.
5. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
6. LENGTH OF RIPRAP IS TO BE SIX TIMES THE DIAMETER OF THE STORM PIPE.
7. COMPACTION OF FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES IS TO BE 95% STANDARD PROCTOR AND CERTIFIED BY GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO INSTALLATION OF CURB AND SIDEWALKS. ALL EXISTING AND NEW FILL ARE TO BE COMPACTED TO THE ISSUANCE OF BUILDING PERMITS. THE ENGINEER WILL ALSO PROVIDE A LETTER THAT REQUIRE COMPACTION CERTIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAN.
8. THIS PROJECT IS FOUND TO BE WITHIN 2,000 FEET OF THE CHATTAHOOCHEE RIVER.
9. AN AS-BUILT SURVEY WILL BE PERFORMED FOR ALL PERTINENT FEATURES AND IS REQUIRED TO CERTIFY THAT THE REQUIRED STORAGE VOLUME HAS BEEN OBTAINED AS REFERENCED WITHIN THE HYDROLOGY STUDY.
10. MAXIMUM CUT OR FILL SLOPES IS 2 HORIZONTAL TO 1 VERTICAL.
11. ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE CODE ENFORCEMENT DIVISION, ENHANCE SIGNS, MONUMENTS, AND COMMERCIAL SIGNS.
12. CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
13. PARKING TO BE PAVED AND STRIPPED IN ACCORDANCE WITH STANDARD DETAIL #403.
14. LOW INTENSITY, ENVIRONMENTAL TYPE LIGHTING IS TO BE USED.

COBB COUNTY DOT NOTES:

1. SHOW TRANSPARENCY PADS NO LESS THAN 14 FEET FROM ANY DOOR, 10 FEET FROM ANY BUILDING OVERHANGS, CANOPIES, EXTERIOR WALLS, BALCONY, ETC. (SEE DISTANCE FROM BUILDING WALLS BEING 15 TO 20 FEET). EXTERIOR IS NON-COMBUSTIBLE WALL WITH NO OPENINGS OR OVERHANGS. (4x4)
 2. SHOW RESURVED FIRE LINES TO MEET THE FOLLOWING REQUIREMENTS: BOTH SIDES OF SIGNS SHALL BEAD. NO PARKING FIRE LANE LETTERS SHALL BE LESS THAN 2 INCHES IN HEIGHT. ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE WITH FEET FROM THE EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE. HEIGHT OF SIGN FACE AS MEASURED FROM THE BOTTOM OF THE SIGN SHALL BE MINIMUM 5 FEET AND A MAXIMUM OF 7 FEET. MARKINGS SHALL BE REQUIRED ON BOTH SIDES FOR LINES 29 TO 37 FEET WIDE. SIGNS WILL BE REQUIRED ON BOTH SIDES FOR LINES 29 TO 37 FEET WIDE. SIGNS WIDE REQUIRE NO SIGNS OR MARKINGS CHANGING OR LANE CHANGE BUILDING FIRE LANE. THE FIRE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF RESIDENTIAL OPTIONS TO ABOVE SEE 118-2316. ABOVE REQUIREMENT MUST BE PRINTED ON SITE PLAN. SEE COBB COUNTY CODE SECTION 118-2311.
 3. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CPMO. CALL (770) 528-8310 TO SCHEDULE AN APPOINTMENT FOR PLAN REVIEW.
- COBB COUNTY DOT NOTES:**
1. 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.
 2. ALL UTILITIES/POLES ARE TO BE 6" MINIMUM FROM BACK OF CURB OR WITHIN 2' OF THE RIGHT-OF-WAY, WHICH EVER IS GREATER, PER STANDARD 80.
 3. ALL STRIPING AND PAINTED ARROWS TO MEET GA DOT STANDARDS.
 4. ALL ROADWAY STRIPING IN GA DOT R/W IS TO BE THERMOPLASTIC.
 5. ALL PAVING & CURB TO BE COBB COUNTY STANDARDS.

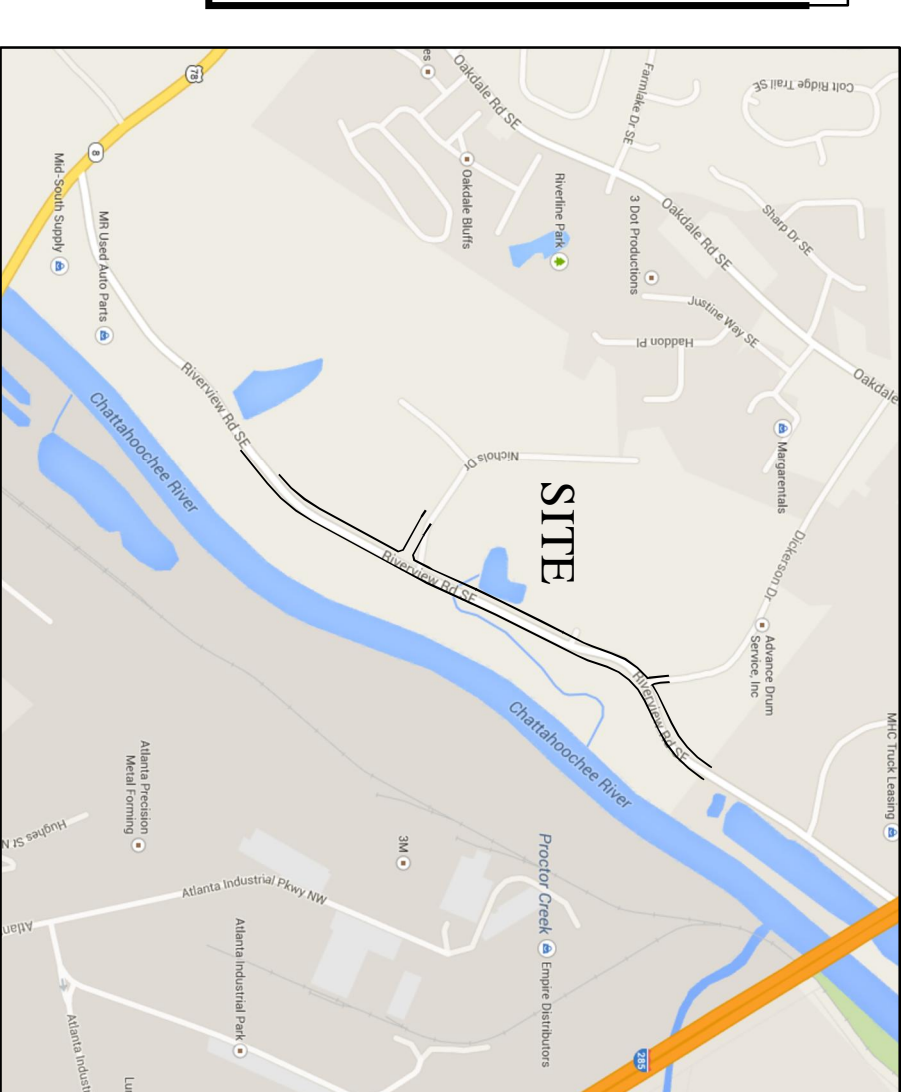
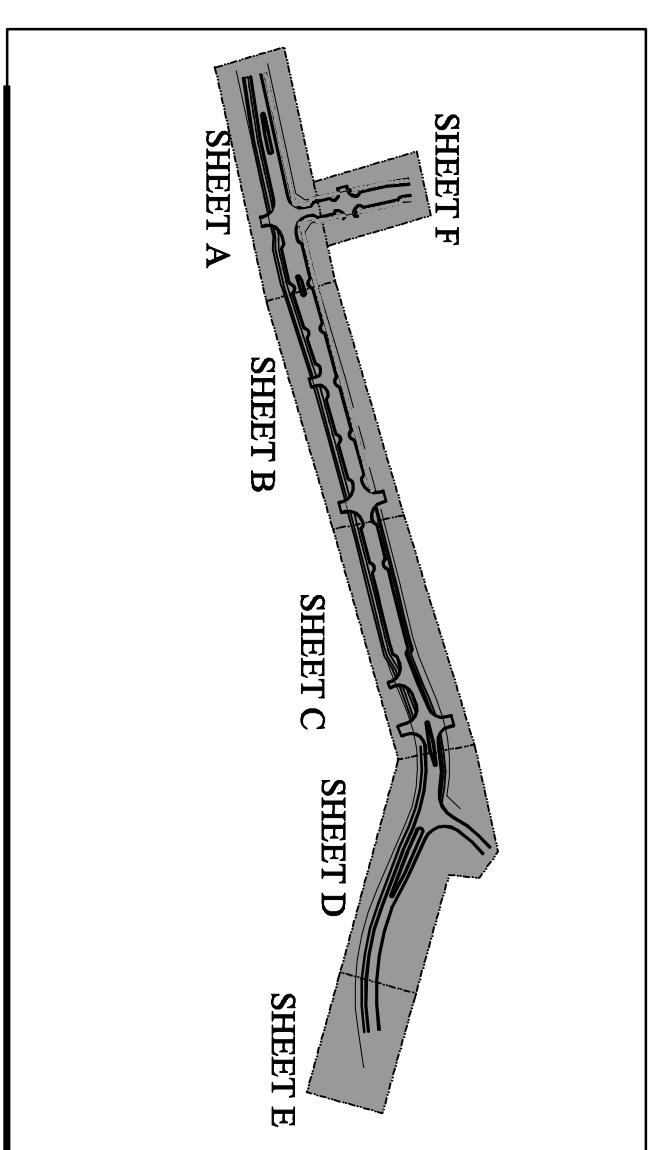
SITE NOTES:

1. NO REBARRED SIGNS, FLAG POLES, PROPOSED FIRE APPARATUS OR POWER TRANSDUCERS WILL BE PLACED IN CONFLICT WITH ANY OBSTACLE OR APPROVED TREE PLANTING LOCATION.
2. LIGHTING LAYOUT TO BE PROVIDED BY OTHERS.
3. ALL DUMPER AND MECHANICAL TRASH EQUIPMENT WILL BE LOCATED AS SHOWN ON THIS PLAN. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
4. ACCESS, SIDEWALK/SHOULDER GRADE AND CROSS-SLOPE IS TO MATCH THE STD. (17) PER LF (2% PER ADX).

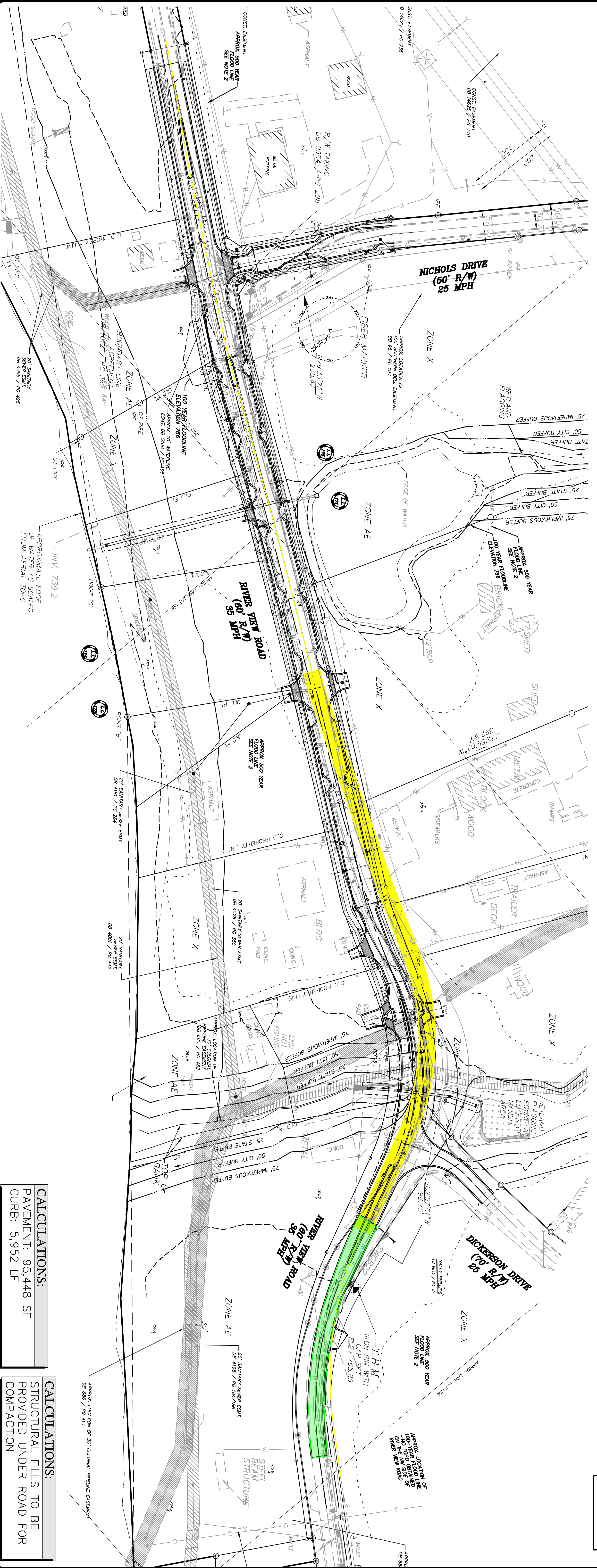
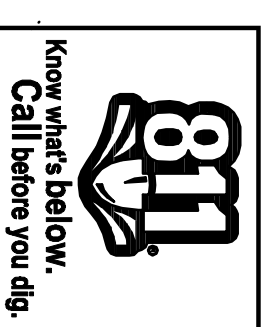
IRRIGATION NOTE:

ALL ELECTRONIC LANDSCAPE IRRIGATION SYSTEMS MUST BE INSTALLED PER PLAN 1-2005 MUST BE COORDINATED WITH GEORGIA HD 1277. (2% SLOPE IN ADOURANCE WITH GEORGIA HD 1277.)

SHEET MATCH LINE LEGEND:



SITE LOCATION MAP
NOT TO SCALE



CALCULATIONS:
PAVEMENT: 95,448 SF
CURB: 5,952 LF

CALCULATIONS:
STRUCTURAL FILLS TO BE PROVIDED UNDER ROAD FOR COMPACTION

"WE PROVIDE SOLUTIONS."

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

RIVERVIEW ROAD ROADWAY IMPROVEMENT PLANS

AS PART OF RIVERVIEW LANDING
A MASTER PLANNED MIXED USE COMMUNITY AT THE CHATTAHOOCHEE RIVER

JAMESTOWN PROPERTIES
675 PONCE DE LEON AVE. NE, 7TH FLOOR
ATLANTA, GEORGIA 30308
PHONE: 770.585.1000

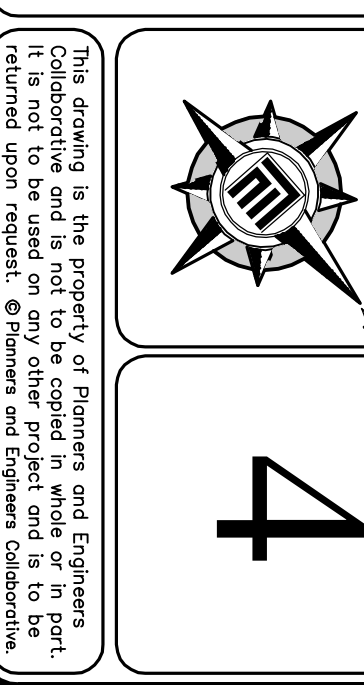
REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	08/02/2015	PEC	COMB DOT COMMENTS
2	08/05/2015	PEC	SARNAKIA COMMENTS
3	08/23/2015	PEC	CITY COMMENTS
4	10/02/2015	PEC	COMB CORRECTIONS
1	11/03/15	PEC	COMB CORRECTIONS
2	12/21/2015	PEC	STANDARD DETAILS
3	02/02/2016	PEC	STANDARD DETAILS
4	04/09/2016	PEC	STANDARD DETAILS
4	04/29/2016	PEC	TRN. LEX. 531.183.

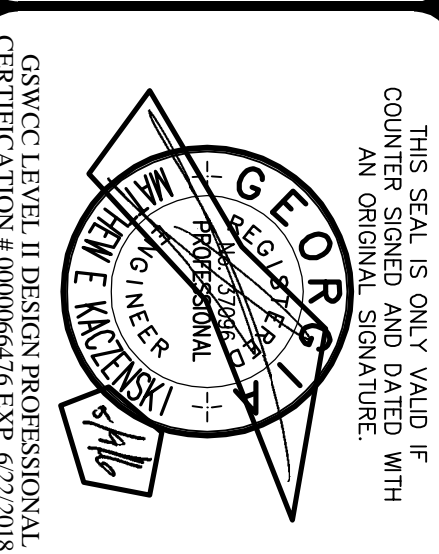
MASTER SITE PLAN

SCALE: 1" = 80'
DATE: AUG. 28, 2015
PROJECT: 08031.07

SHEET 4



LAND LOT 171 & 172
18th DISTRICT
CITY OF SARNAKIA
5808 GEORGIA



THIS SEAL IS ONLY VALID IF
COPIED AND USED WITHIN
AN ORIGINAL SIGNATURE

GENUINE LEVER II DESIGN PROFESSIONAL
CERTIFICATION #100006516 EXP. 6/22/2018