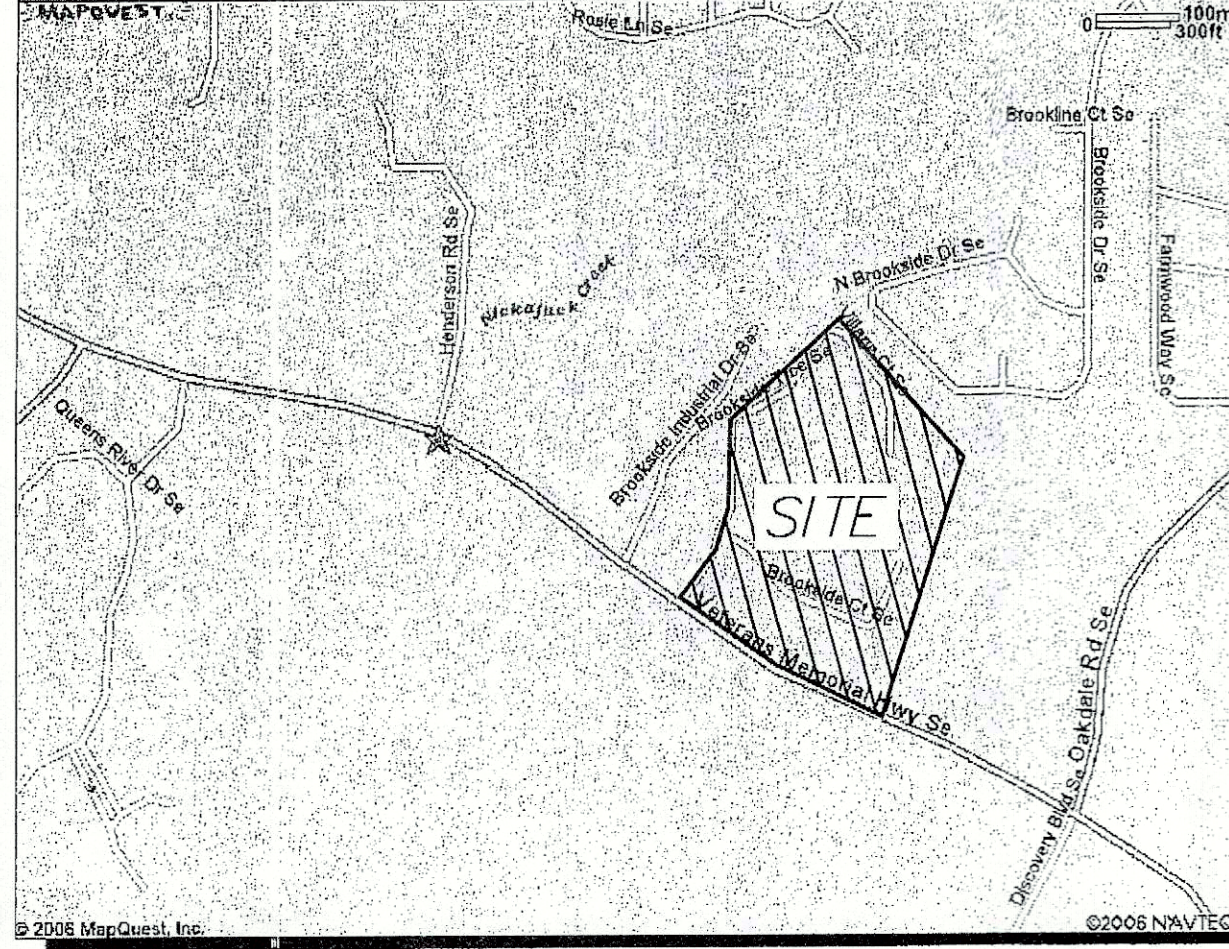


SITE CONTEXT MAP- N.T.S.



SITE AND GRADING NOTES

1. CONTACT BELLSOUTH @ 770-391-2310 BEFORE STARTING CONSTRUCTION
2. STATE WATERS ARE FOUND WITHIN THE BOUNDARIES OF THIS SITE
3. ALL CATCH BASINS ARE TO BE FLUSH MOUNTED AT PAVED GRADE
4. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GRASS COVER IS ESTABLISHED
5. LENGTH OF RIP-RAP IS TO BE SIX TIMES THE DIAMETER OF THE STORM PIPE
6. 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
7. THIS PROJECT IS FOUND TO NOT LIE WITHIN 2,000 FEET OF THE CHATTAHOOCHEE RIVER
8. AN AS-BUILT SURVEY WILL BE PERFORMED FOR THE CITY OF SMYRNA FOR ALL DETENTION FACILITIES AND IS REQUIRED TO CERTIFY THAT THE REQUIRED STORAGE VOLUME HAS BEEN OBTAINED AS REFERENCED WITHIN THE HYDROLOGY STUDY
9. MAXIMUM CUT OR FILL SLOPES IS 2:1 HORIZONTAL TO 1 VERTICAL
10. ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE CODE ENFORCEMENT SECTION, ENTRANCE SIGNS, MONUMENTS, AND COMMERCIAL SIGNS
11. CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT
12. ALL PAVEMENT TO BE STANDARD PAVEMENT. SEE DETAILS FOR DESIGN DETAILS #601-A
13. PARKING TO BE PAVED AND STRIPPED IN ACCORDANCE WITH STANDARD DETAIL #403
14. NO DUMPSTER WILL BE USED ON-SITE

GENERAL NOTES

1. ADDITIONAL EROSION CONTROL DEVICES ARE TO BE USED AS REQUIRED BY CITY OF SMYRNA
2. DISTURBED AREAS LEFT IDEAL FOR TWO TO FOUR WEEKS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (D1). DISTURBED AREAS LEFT FOR FOUR WEEKS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (D2). ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS
3. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDBED AREA WITHIN 24 HOURS OF SEEDING
4. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER (D3). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED
5. CITY OF SMYRNA LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET
6. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED BY A CITY OF SMYRNA INSPECTOR PRIOR TO ANY GRADING ON SITE. PLEASE CALL FOR AN INSPECTOR
7. SEDIMENTATION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ON HALF THE CAPACITY OF THE DEVICE
8. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS
9. CITY OF SMYRNA ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT
10. TOTAL PROPERTY FRONTAGE - APPROX 277'

LANDSCAPE NOTES:

1. THE CITY OF SMYRNA ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE PARKING LOT LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE SMYRNA ARBORIST. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING SHOWN IN THE CITY ENGINEERING DRAWINGS APPROVED BY CITY OF SMYRNA FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF PARKING LOT LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED
2. ALL ELECTRONIC LANDSCAPE IRRIGATION SYSTEMS INSTALLED MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1277.

TRAFFIC NOTES:

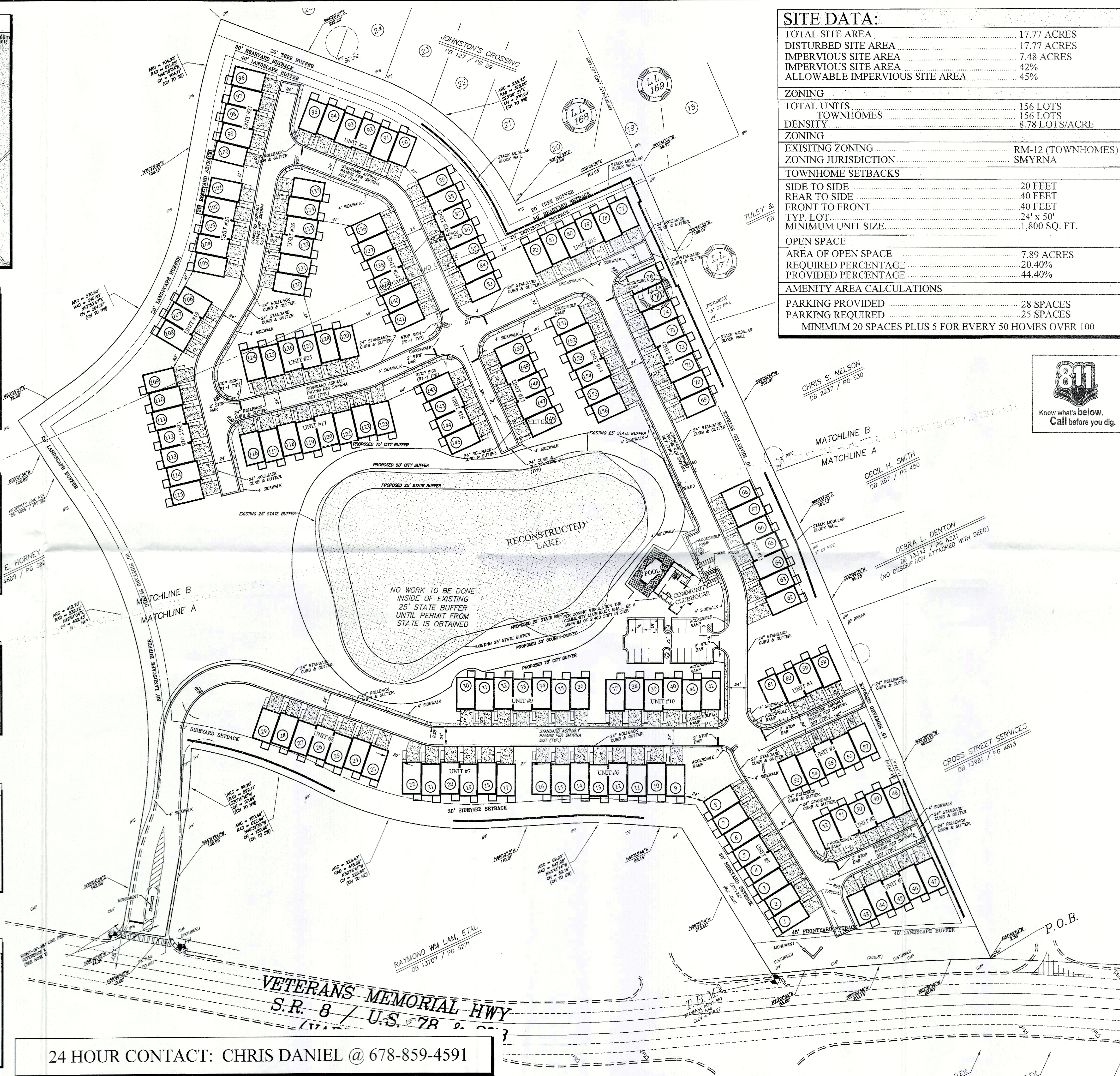
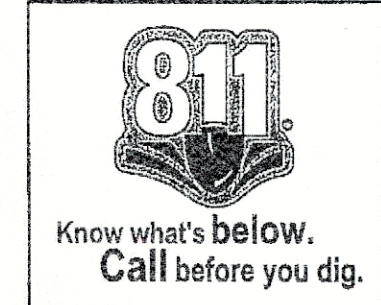
1. ALL STRIPING AND PAINTED ARROWS TO MEET GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS
2. ALL PAVEMENT SHOWN IS NORMAL DUTY, NOT HEAVY DUTY PAVEMENT IS SHOWN
3. ALL STRIPING TO BE THERMOPLASTIC
4. SOLID WASTE TO BE DISPOSED BY OF BY OUTSIDE CARRIER. DUMPSTER NOT REQUIRED ON SITE
5. TRASH PICKUP IS TO BE CURB SIDE FOR EACH UNIT, NO DUMPSTER IS ON THE SITE
6. ALL ROADWAY STRIPING IS TO BE THERMOPLASTIC
7. ALL UTILITIES POLES ARE TO BE 8' MINIMUM FROM BACK OF CURB OR WITHIN 2' OF THE RIGHT OF WAY, WHICHEVER IS GREATER. PER STANDARD DETAIL NUMBER 80, PAGE D9
8. ENGINEER/SURVEYOR CERTIFIES THAT MINIMUM INTERSECTION AND STOPPING SIGHT DISTANCE REQUIREMENTS ARE SATISFIED WITHIN THE DESIGN AND LAYOUT OF THESE PLANS
9. TYPE 2 CURB REQUIRED EXCEPT AT SERIES OF DRIVERS
10. APPROVAL OF WORK WITHIN OR ADJACENT TO GDOT RIGHT-OF-WAY IS DEFERRED TO GDOT, CHAMBLEE PERMITTING OFFICE

CITY OF SMYRNA NOTES:

1. OWNER/DEVELOPER TO INSTALL AND MAINTAIN BEPS
2. THE SEWER LATERAL CLEAN OUT WITHIN 2' OF THE INSIDE EDGE OF THE R.O.W
3. CONTRACTOR TO FIELD VERIFY ALL SLOPES LESS THAN 1% IN PRESENCE OF A COBB COUNTY WATER SYSTEM INSPECTOR EITHER PRIOR TO OR DURING THE CONSTRUCTION FINAL INSPECTION, OR PRIOR TO THE PLACEMENT OF THE STONE BASE IN STREETS/PAVED AREA
4. 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 UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED
5. A PRE-CONSTRUCTION LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT. CONTACT CITY OF SMYRNA ARBORIST. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AND AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY

SITE DATA:

TOTAL SITE AREA	17.77 ACRES
DISTURBED SITE AREA	17.77 ACRES
IMPERVIOUS SITE AREA	7.48 ACRES
IMPERVIOUS SITE AREA	42%
ALLOWABLE IMPERVIOUS SITE AREA	45%
ZONING	
TOTAL UNITS	156 LOTS
TOWNHOMES	156 LOTS
DENSITY	8.78 LOTS/ACRE
ZONING	
EXISTING ZONING	RM-12 (TOWNHOMES)
ZONING JURISDICTION	SMYRNA
TOWNHOME SETBACKS	
SIDE TO SIDE	20 FEET
REAR TO SIDE	40 FEET
FRONT TO FRONT	40 FEET
TYP. LOT	24' x 50'
MINIMUM UNIT SIZE	1,800 SQ. FT.
OPEN SPACE	
AREA OF OPEN SPACE	7.89 ACRES
REQUIRED PERCENTAGE	20.40%
PROVIDED PERCENTAGE	44.40%
AMENITY AREA CALCULATIONS	
PARKING PROVIDED	28 SPACES
PARKING REQUIRED	25 SPACES
MINIMUM 20 SPACES PLUS 5 FOR EVERY 50 HOMES OVER 100	



BROOKSIDE LAKE MANOR
A MASTER PLANNED REDEVELOPMENT COMMUNITY

FOR
DANIEL INVESTMENT GROUP,
1 POWERSPORTS CIRCLE
CARTERSVILLE, GEORGIA 30121
PHONE: 678-859-4591

LAND LOT 106 & 178
18th DISTRICT

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	11-20-07	SLR	COBB COMMENTS
-2	12-11-07	SLR	COBB COMMENTS
-3	2-25-08	RGT	CLIENT COMMENTS
	12-14-07	PEC	LDP RECEIVED
+4	01-08-16	PEC	SMYRNA RE-REVIEW
+5	03-10-16	PEC	CITY COMMENTS
+6	03-21-16	PEC	ENTRANCE REVISION

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SHEET TITLE
MASTER SITE PLAN

SCALE: 1" = 60'
DATE: JAN. 08, 2016
PROJECT: 06019.00E

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

4 SHEET

24 HOUR CONTACT: CHRIS DANIEL @ 678-859-4591