

SIGNS SHALL BE PERMITTED SEPARATELY.

EXISTING PARKING
PROPOSED OFFICE
2,240 SF OF BUILDING
1 PARK / 250 SF
2240/250 = 9 PARKING SPACE REQ'D
9 PARKS PROVIDED W/ 1 HC

SITE INFORMATION
0.334 ACRES
14,533 SF
ZONING: GC
0.13 ACRES DISTURBED

811
Know what's below.
Call before you dig.

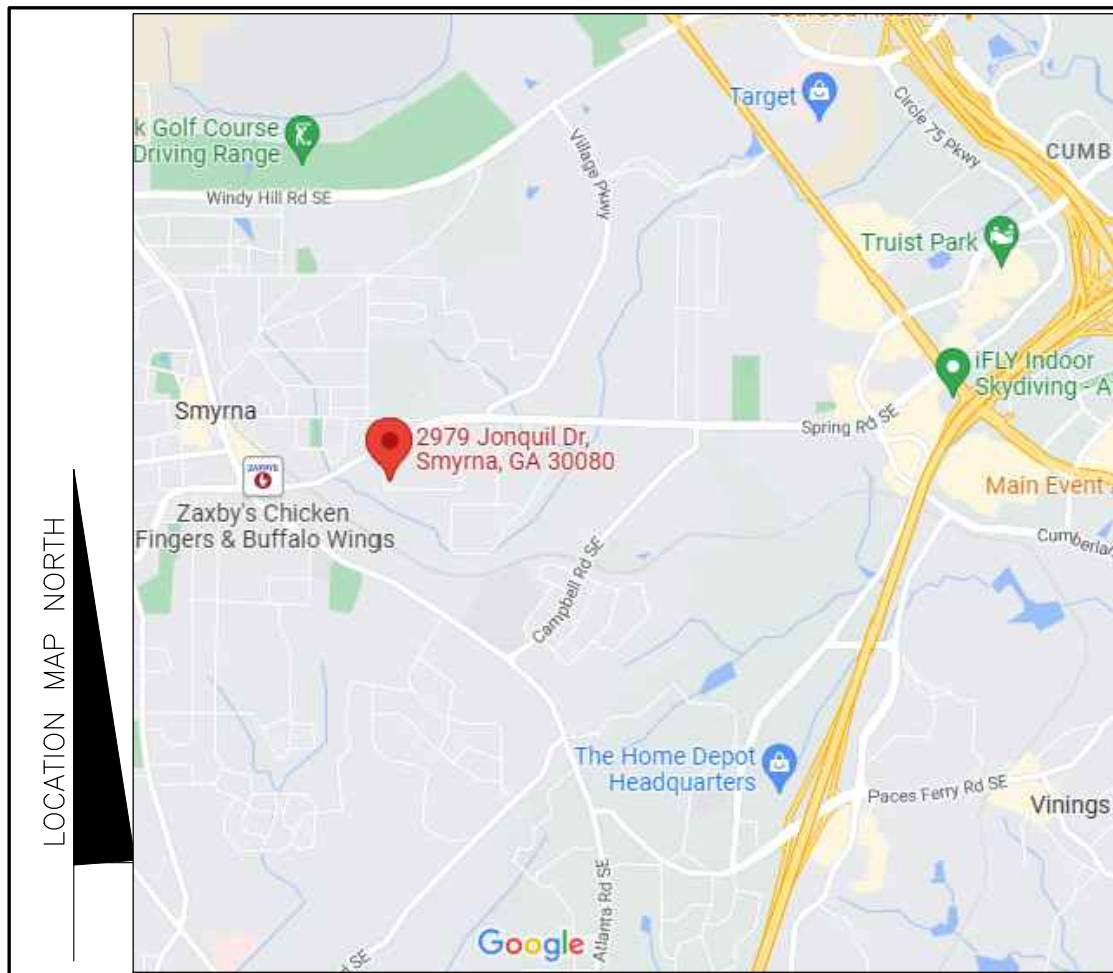
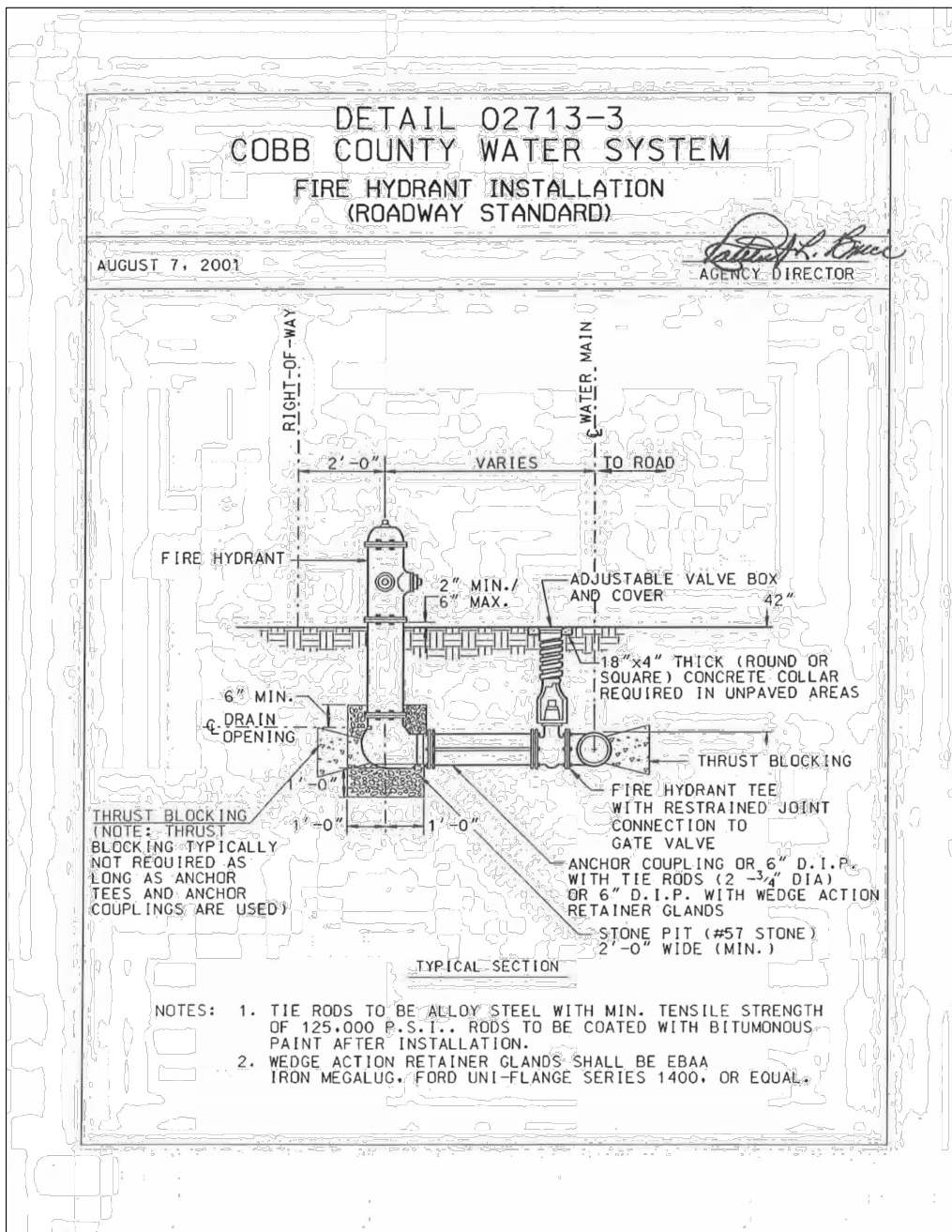
City of Smyrna Construction Notes

- Required Notes
- All work shall comply with City of Smyrna design and construction standards.
 - All curbed islands shall be filled to top of curb with topsoil and grassed or stabilized in accordance with the approved landscape plan.
 - All open drainage swales must be grassed, and riprap must be placed as required to control erosion.
 - No additional drainage areas shall be diverted onto City right-of-way.
 - All corrugated metal storm drainpipe shall be fully bituminous-coated galvanized steel or aluminized type II with re-rolled ends and bands.
 - HDPE pipe shall be bedded in accordance with manufacturer recommendations.
 - Applicant shall re-grass to Georgia DOT specifications all City right-of-way areas that are damaged or disturbed during work authorized herein.
 - All handicap ramps shall be a minimum of 3.0' in width and at a maximum 12:1 slope.
 - A five (5) foot wide sidewalk is required along all public streets, and in some cases 10' wide, with a 2-foot grass strip adjacent to the back of curb.
 - All road and storm structures shall conform to Georgia Department of Transportation or Cobb County Standard Specifications and details.
 - Construction within 300' of residential occupancies will be allowed weekdays between the hours of 7:00 AM and 6:00 PM, and Saturday from 9:00 AM to 5:00 PM.
 - Lane closures on arterials are permitted only between 9:00 AM and 4:00 PM.
 - Parking for construction activities shall be provided on site, off of the right-of-way.
 - Flaggers and traffic control will be provided at all times of lane closure on all roads, including the loading and unloading of equipment.
 - Sanitary sewer and water lines must pass inspection before streets can be paved.
 - Builder shall be responsible for installation of sidewalks and the C.O. will not be issued until sidewalk is inspected and accepted.
 - All exterior lighting shall be placed so as not to directly illuminate adjacent property.
 - The owner/developer is responsible to coordinate with the US Army Corps of Engineers concerning permits or requirements when wetlands are proposed to be disturbed on the property. Failure to request a determination of permit requirement before disturbing any wetlands could result in penalties being imposed by the Corps of Engineers.
 - The owner/developer is responsible to coordinate with the Georgia DNR EPD concerning permits or requirements when buffers are proposed to be disturbed on the property. Failure to request a determination of permit requirement before disturbing any buffers could result in delay of project and penalties being imposed, and restoration of buffer being required.
 - Burial of construction materials is not permitted within the City of Smyrna.
 - Burning of debris or construction materials is not permitted within the City of Smyrna.
 - As-built plans of all stormwater management facilities shall be provided to the City of Smyrna prior to the issuance of the Final Plat. As-built plans shall be certified by a professional engineer.
 - All silt barriers and construction entrance pads must be placed prior to any clearing and/or grading. No grading shall be done until silt barrier installation is complete.
 - A "seven-day" letter shall be prepared by the design engineer stating the site is in compliance with the approved EES plan prior to proceeding with mass grading operations.
 - The construction pad shall be maintained in a condition that will prevent tracking or flow of mud onto public streets.
 - Silt fences and barriers shall be cleaned or replaced and maintained in functional condition until permanent erosion control measures are established.
 - All grassing shall be in accordance with the Manual for Erosion and Sediment Control in Georgia, latest edition.
 - All other work shall be performed in accordance with the specifications of this same manual.
 - Temporary vegetation and/or heavy mulch will be used to stabilize areas. In no case shall a site be left bare for more than seven (7) days.
 - All disturbed areas will be permanently landscaped and grassed as soon as practicable.
 - Additional measures may be required to control erosion as determined necessary by City inspectors.
 - Erosion control blankets shall be used on all slopes exceeding 3:1 over 5 vertical feet in height.
 - All applications of hydrosed will be followed by 1/2" to 1" mulch.
 - No clearing beyond the limits of disturbance shown on the approved plans shall be allowed.
 - No land disturbing activity within any tree save area shall be allowed.
 - Notice is hereby given that all erosion and sediment devices and practices must be installed and maintained at all times. No further notice will be given. Any site upon which the Land Development Inspector finds any deficiency will be subject to an immediate enforcement action without warning.
 - Erosion and sediment control devices must be maintained in a satisfactory condition 24 hours a day, 7 days a week.
 - It is the responsibility of the contractor to obtain qualified professional advice when questions arise concerning design and effectiveness of erosion control devices.
 - Erosion control devices that are installed as directed or allowed by city inspectors but not shown on the approved plan and which also subsequently fail, are the responsibility of the contractor. The City of Smyrna assumes no responsibility or liability for direction provided by City staff during inspections.
 - All temporary and permanent seeding must be performed at the appropriate season. Additional plantings will be necessary if a sufficient stand of grass fails to grow.
 - The city inspector will determine adequate cover of new plantings.
 - Topsoil shall be stockpiled and used to dress final grades.
 - No disturbance will be allowed within flood plains or wetlands without appropriate permits.
 - Silt fences shall not be placed in stream buffer or flood plains.
 - No Certificates of Occupancy will be issued until to HOA covenants are recorded.
 - No Certificates of Occupancy will be issued until the Inspection and Maintenance agreement is recorded.
 - Tree protection fence shall be shown on the erosion control plan.
 - State and City undisturbed stream buffers shall be flagged/arked in the field.

Required Notes

JONQUIL DRIVE (40' R/W)

NO CERTIFICATE OF OCCUPANCY/COMPLETION WILL BE ISSUED
UNTIL ASBUILTS ARE COMPLETED



LOCATION MAP (N.T.S.)

SITE/UTILITY PLAN
FOR
ATLANTA STAR PLUMBING

LOCATED AT
17TH DISTRICT LAND LOT 412
2979 JONQUIL
CITY OF SMYRNA

SHEET C.2

DAWSON ENGINEERING CONSULTANTS, LLC

3487 CARLISLE COURT, SE
CONTEES, GEORGIA 30013
PH: 678-485-9610
EMAIL: tonyd@dawsonec.com

DEC

DRAWN BY	TLD
CHECKED BY	TLD
APPROVED	



DATE	9-17-17	NO. 1	REVISED PER CITY	TLD
SCALE:	1"=10'	PROJECT NO.	28188 CP	DATE: 1-9-23