

GENERAL NOTES:

- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH COBB COUNTY, GEORGIA SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS DURING ALL PHASES OF CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- ALL UTILITIES WITHIN ROADWAY SHALL BE BACKFILLED WITH STONE.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE UTILITIES, PAVEMENT STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL UNUSABLE MATERIALS FROM SITE.
- SEED, MULCH, FERTILIZER AND WATER SHALL BE APPLIED TO ALL DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
- CONTRACTOR SHALL COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED ABOUT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES BY FIELD MEASUREMENTS. THIS INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATIONS OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
- THIS PROJECT WILL NOT REQUIRE WATER OR SEWER SERVICE. PROPERTY IS ON THE PUBLIC SEWER SYSTEM.
- CONTRACTOR SHALL REMOVE ANY DIRT OR MUD FROM TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO LEAVING SITE.
- REFER TO BUILDING/TOWER PLANS FOR PROPOSED DIMENSIONS AND OTHER SPECIFICS WHICH ARE NOT SHOWN.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN MUST BE IN ACCORDANCE WITH LATEST MUTCD EDITION.
- BMPs MUST BE IN PLACE PRIOR TO CLEARING. REGARDLESS OF PLAN REQUIREMENT OR LOT SIZE NO GRADING MAY BE DONE UNTIL BMP REQUIREMENT IS MET. CONTRACTOR SHALL CONDUCT VISUAL INSPECTION SERVICES FOR INSPECTION OF BMPs PRIOR TO BEGINNING GRADING ACTIVITY.
- ALL EASEMENTS TO BE GRASSED AND/OR RIP-RAPPED AS REQUIRED TO CONTROL EROSION.
- DEVELOPERS AND/OR CONTRACTORS ARE RESPONSIBLE TO REMOVE OR CLEAN OUT ANY SILT, DIRT, MUD OR ANY OTHER TYPE OF DEBRIS THAT MAY BE ACCUMULATED ON THE PROJECT SITE. CONTRACTOR SHALL REMOVE PRIVATE PROPERTY INTO COUNTY/STATE AND INTO COUNTY OR COUNTY OWNED PROPERTY TO INCLUDE RIGHTS-OF-WAY.
- THE CONTRACTOR WILL ADHERE TO THE WEIGHT LIMITS PRESCRIBED ON COUNTY MAINTAINED ROADS FOR HAULING EQUIPMENT AND/OR MATERIALS TO AND FROM THE SITE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE STREETS AND/OR UTILITIES DUE TO NON-COMPLIANCE OF WEIGHT LIMIT REGULATIONS.

PREPARED FOR:



WALKER ENGINEERING INCORPORATED
 8451 CUMWOOD PLACE
 KENNESAW, GA 30144
 PHONE: 770-881-7308
 FAX: 770-887-2186

NO.	DATE	REVISIONS
3	02/25/14	REVISED TOWER TYPE
2	12/29/13	REVISED TOWER HEIGHT
1	12/18/13	REVISED ADJACENT PROP. ZONING
0	11/28/13	ISSUED FOR CONSTRUCTION

BIG SHANTY
 287 CHASTAIN ROAD
 KENNESAW, GA 30144
OVERALL SITE PLAN

IN CHARGE OF:	JLW
DESIGNED BY:	MSB
DRAWN BY:	MSB
CHECKED BY:	STH

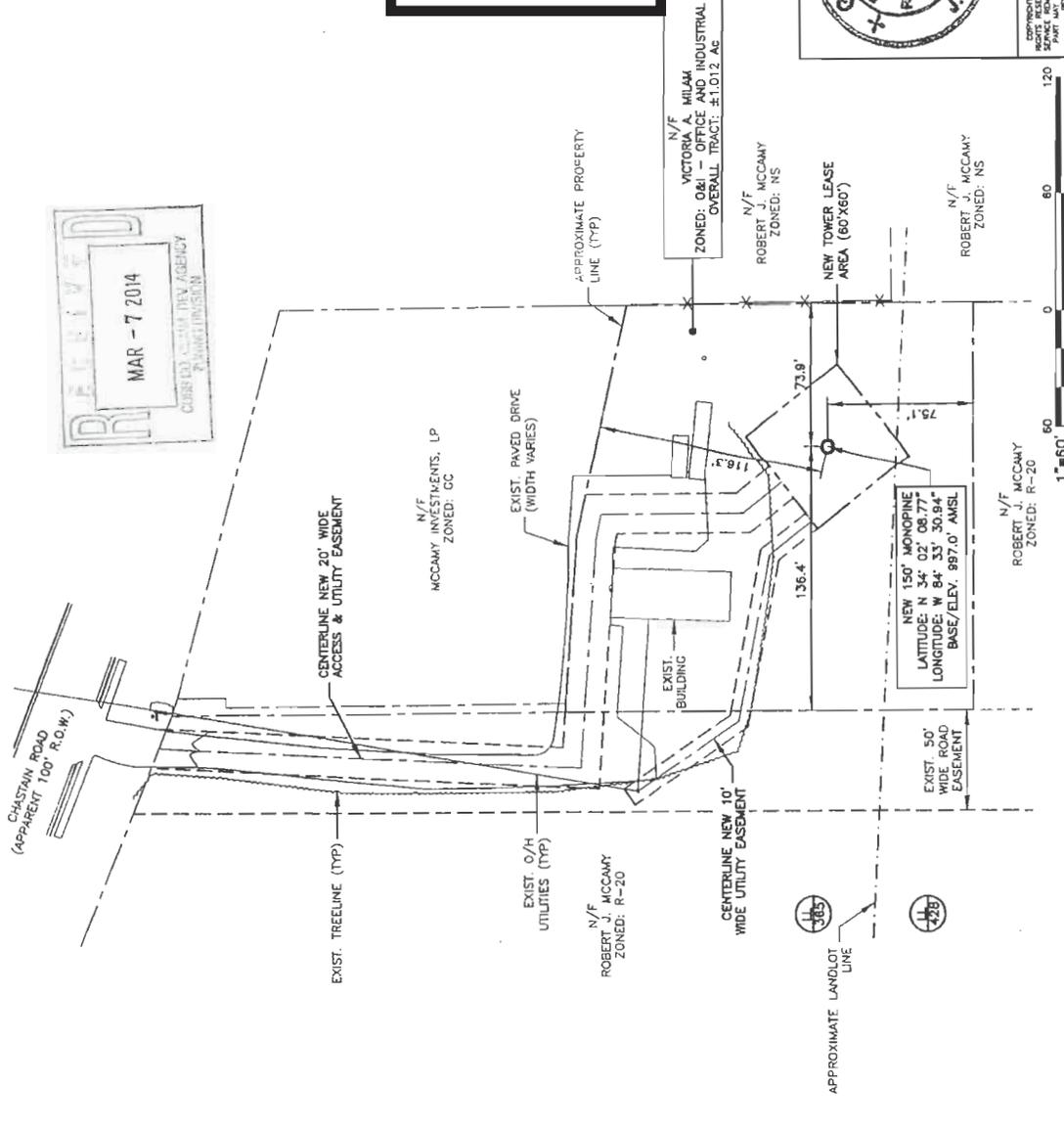
SITE NO.	G02368
DATE:	11/29/13
PLI NO.	1310-0487

APPROVED BY: J.L. WALKER
 PROFESSIONAL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 11000



Z-28
(2014)

CONTINUED BY
STAFF



APPLICANT: Municipal Communications, LLC

(404) 995-1890

REPRESENTATIVE: James M. Ney (770) 661-1202

Holt Ney Zatcoff & Wasserman

TITLEHOLDER: Victoria A. Milam

PROPERTY LOCATION: South side of Chastain Road, east of I-575

(287 Chastain Road).

ACCESS TO PROPERTY: Chastain Road

PHYSICAL CHARACTERISTICS TO SITE: Existing business

on a wooded lot

PETITION NO: Z-28

HEARING DATE (PC): 05-06-14

HEARING DATE (BOC): 05-20-14

PRESENT ZONING: O&I

with Stipulations

PROPOSED ZONING: O&I

with Stipulations

PROPOSED USE: Telecommunications

Tower and Related Equipment

SIZE OF TRACT: 0.96 acre

DISTRICT: 16

LAND LOT(S): 365, 428

PARCEL(S): 48

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC, LRO, NS/ wooded, Resurgens office park, Church

SOUTH: R-20/ wooded

EAST: NS/ wooded

WEST: R-20/ wooded

CONTINUED BY STAFF

OPPOSITION: NO. OPPOSED ___ PETITION NO: ___ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED ___ MOTION BY _____

REJECTED ___ SECONDED _____

HELD ___ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED ___ MOTION BY _____

REJECTED ___ SECONDED _____

HELD ___ CARRIED _____

STIPULATIONS:

