1. CEMETERY PRESERVATION NOTE:

THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL, AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL, AND RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.

2. LIGHTING LAYOUT NOTE:

THE COBB COUNTY ARBORISTS OR LANDSCAPE ARCHITECT MUST APPROVE THE PARKING LOT LIGHTING PLAN. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR A LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT A 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 ANY CONFLICTING POWER POLES ARE MOVED.

3. ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING SECTION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS.

4. CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.

5. ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.

6. TOTAL SITE AREA = 3.14 ACRES; ZONED O&I (OFFICE AND INSTITUTIONAL) DISTRICT

7. PROPOSED 159 ROOM HOTEL, WITH NO RESTAURANT
PARKING REQUIRED: 1 SPACE / GUEST ROOM x 159 ROOMS = 159 SPACES
PARKING PROPOSED: 162 SPACES (83 SPACES IN 2 LEVELS OF UNDERGROUND PARKING & 79 ON SURFACE)

8. ALL CONSTRUCTION SHALL CONFORM TO CURRENT APPLICABLE COBB COUNTY STANDARDS AND SPECIFICATIONS.

9. 24 HOUR CONTACT: BRUCE BENNETT @ (615)849-8302

10. ENGINEERING CONTACT: JAMES IRVIN (706) 779-0067

11. PRIOR TO STARTING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

12. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. IF THERE IS A SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN, THEN THEY ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY, MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM.

14. THE BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY A SURVEY FOR RIDGE DEVELOPMENTS, LLC. PREPARED BY BARTON SURVEYING, INC DATED JULY 24, 2013.

15. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS, VISUAL FIELD INSPECTIONS, AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO VERIFY UTILITY LOCATIONS AND CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

16. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES.

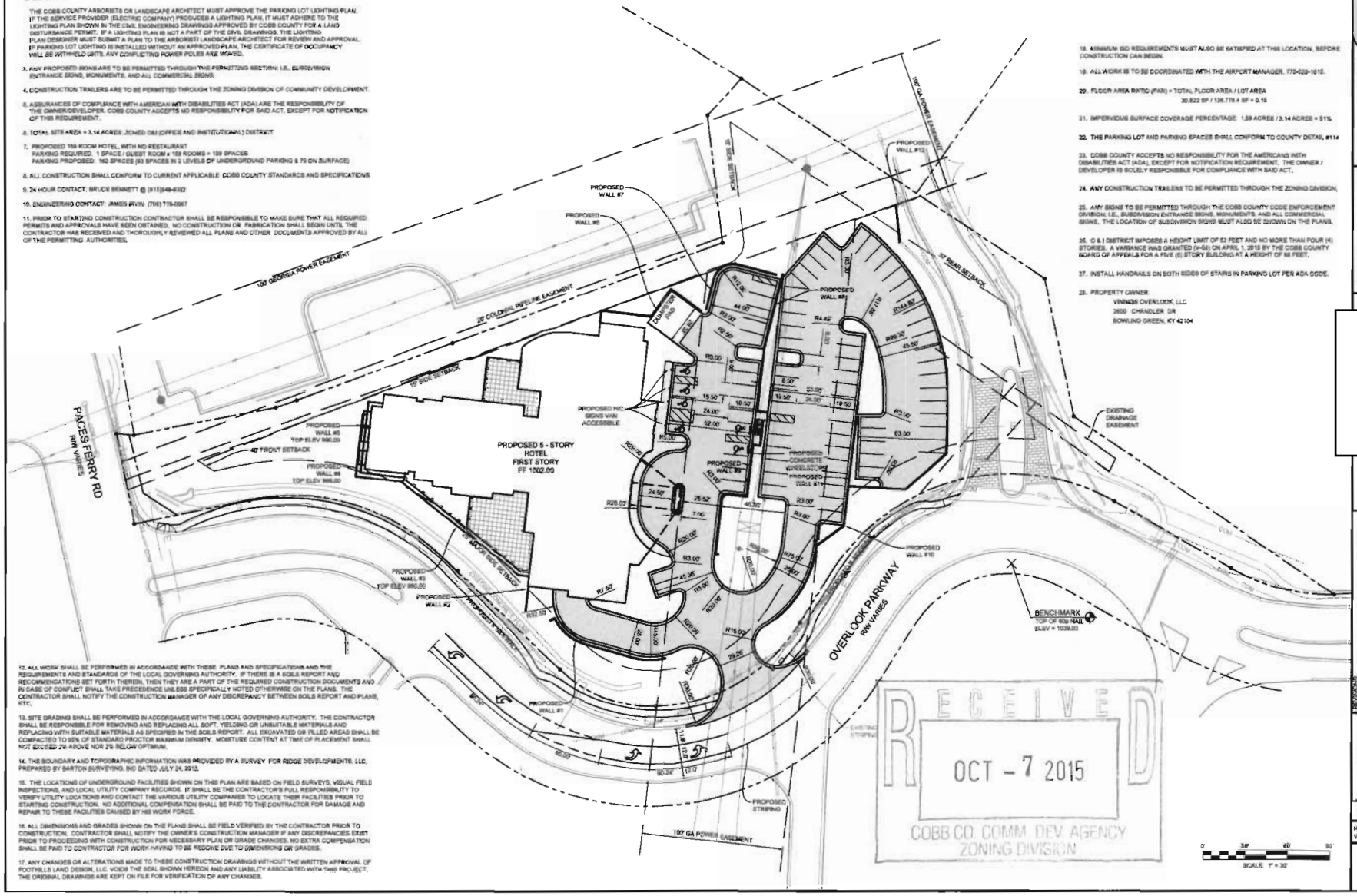
17. ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF FOOTHILLS LAND DESIGN, LLC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

LEGEND

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

GRID



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OCT - 7 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Foothills Land Design
194 PROFESSIONAL PARK DRIVE
BALDWIN, GA 30511
PHONE: (706) 779-0067
FAX: (706) 778-0089
www.foothillsld.com

DEVELOPER:
B.L. BENNETT & ASSOCIATES, INC.
3315 WEST END AVE.
SUITE 410
NASHVILLE, TN 37203
PH: 615-849-8302

V-165 (2015)

C
MAR

NO	DESCRIPTION	DATE

GEORGIA REGISTERED ENGINEER JAMES D. IRVIN

GEORGIA LEVEL II #6632

DATE: AUGUST 13, 2015

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: N/A

SHEET:
C2