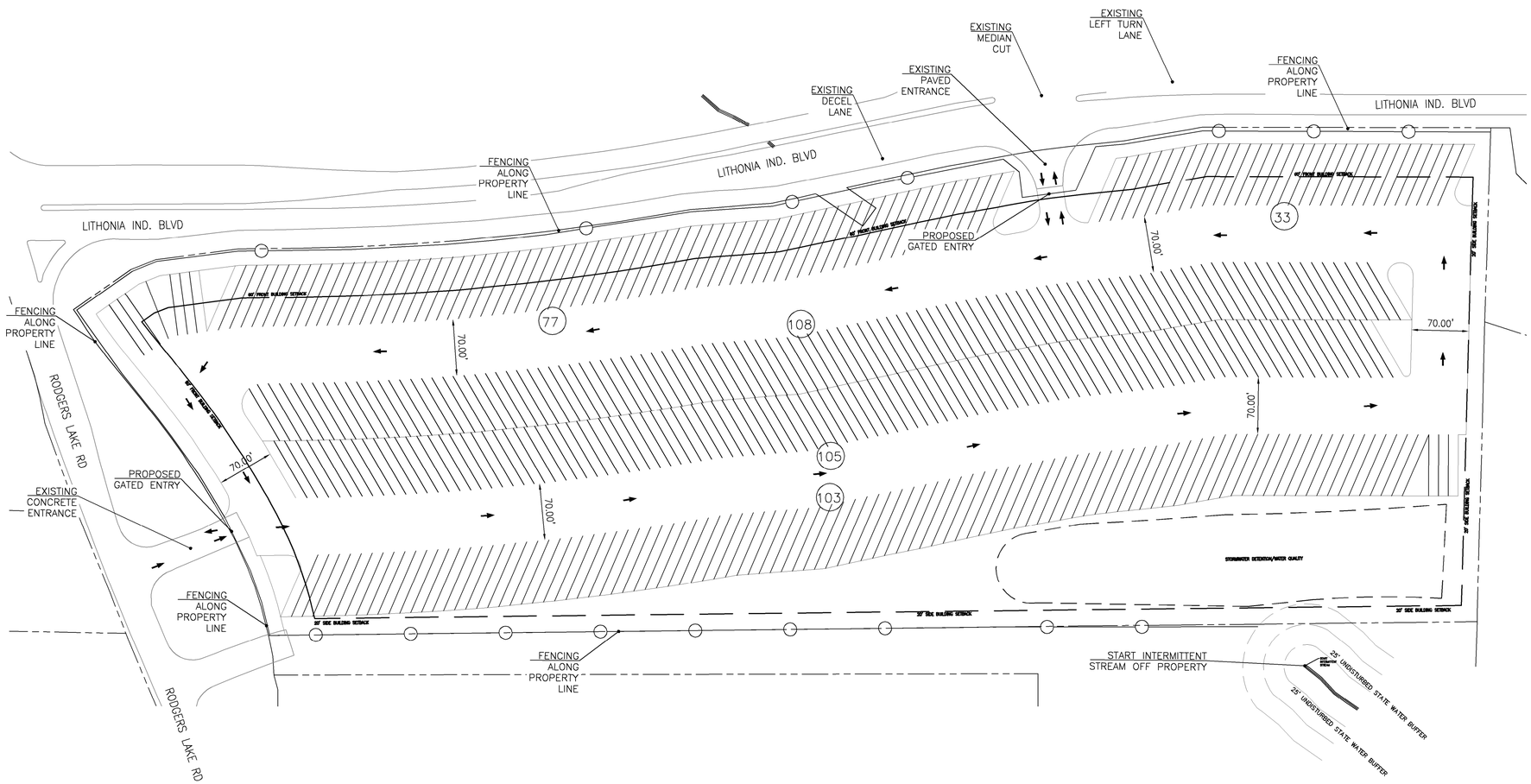

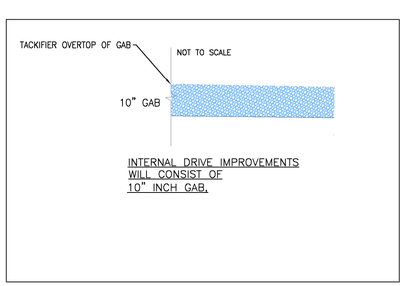

GENERAL NOTES:

1. NO BURY PITS ON-SITE.
2. NO HISTORIC FEATURES LOCATED ONSITE.
3. NO VARIANCES REQUESTED AS PART OF THIS DEVELOPMENT.
4. NO WETLANDS LOCATED ON SITE.
5. THERE ARE NO STATE WATERS ON-SITE.
6. NO FLOODPLAIN OR ESTIMATED FLOODPLAIN LOCATED ON-SITE.
7. CUT & FILL SLOPES WILL NOT EXCEED 2:1.
8. STORMWATER MANAGEMENT IS PROVIDED BY A PROPOSED INFILTRATION TRENCH LOCATED IN THE REAR OF THE PROPERTY WHICH DRAINS TO AN EXISTING DITCH.
9. WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY. WATER MAINS ARE LOCATED ALONG THOMAS DRIVE.
10. SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY. SANITARY SEWER MAIN IS LOCATED ON LITHONIA INDUSTRIAL BOULEVARD DRIVE.
11. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. EPD.
12. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
13. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS/OPEN WATERS.
14. STREET LIGHTS WILL BE PROVIDED BY THE DEVELOPER AND DEDICATED TO THE COUNTY.
15. ALL UTILITIES ARE TO BE UNDERGROUND.
16. DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS, AND RECYCLABLE MATERIALS.

NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. IN THE EVENT OF A CONFLICT, THE ARCHITECTURAL PLANS GOVERN. SEE MEP DRAWINGS FOR LOCATIONS AND SIZES OF WATER AND SANITARY SEWER CONNECTIONS. NOTIFY TERRABUILD OF ANY DISCREPANCIES FOUND.
2. ALL DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL CONCRETE SHALL BE CLASS C, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE SHALL HAVE A FINE BROOM FINISH.
4. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
5. PAVEMENT SHALL BE IN ACCORDANCE WITH GDOT STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS ON OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL VERIFY SITE BOUNDARY AND EXISTING TOPOGRAPHY. NOTIFY TERRABUILD, USA OF ANY DISCREPANCIES PRIOR TO SUBMITTING PRICES OR ORDERING MATERIALS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT AND PAY ALL PERMIT FEES. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
10. ALL DIMENSIONS AND COORDINATES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING AND/OR TO THE FACE OF CURB, OR TO THE EDGE OF SURFACING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A SITE CONSTRUCTION TRAFFIC CONTROL PLAN AND OBTAINING ANY REQUIRED APPROVALS FROM THE LOCAL JURISDICTIONAL AUTHORITY. THE SITE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL TAKE INTO ACCOUNT THE ENTERING AND EXITING OF CONSTRUCTION TRAFFIC ONTO THE ROADWAY AND THE IMPACT TO THE FLOW OF TRAFFIC. THIS PLAN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD. THIS SITE CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE IN ADDITION TO ANY TRAFFIC CONTROL PLAN PROVIDED IN THE PLAN SET FOR ROADWAY IMPROVEMENTS.

ENGINEER:
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OWNER/DEVELOPER:
GBG LITHONIA GROUP, LLC
660 RIPPLE WATER RUN
LILBURN, GA 30047
PH. (678) 778-4125

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(metro Atlanta only)
IT'S THE LAW

811

NORTH

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

CLIENT

GBG LITHONIA GROUP LLC.

660 RIPPLE WATER RUN
LILBURN GA 30047
678-778-4125

PROJECT

RODGERS LAKE PARKING LOT

RODGERS LAKE, STONECREST GA, 30058

TerraBuild PROJECT NO. 21015

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SEAL

GEORGIA REGISTERED No.87248 PROFESSIONAL ENGINEER SANJEEV Y. IRKAL

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DESIGNED BY JTH
DRAWN BY JTH
CHECKED BY SYI
APPROVED BY SYI
DATE 9-22-2021

REVISIONS

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

C4.01

ENVISION • PLAN • DESIGN • MANAGE • BUILD
TerraBuild USA, Inc.