GENERAL SITE NOTES

1. NO DWELLING UNITS WILL BE CONSTRUCTED ON THE PROPERTY.

2. INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM A SURVEY PERFORMED FOR MAN'S BEST FRIEND.

3. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.

4. SANITARY WASTEWATER SYSTEMS WILL BE INSTALLED DURING THE DEVELOPMENT OF THIS SITE.

5. ALL CONSTRUCTION MUST CONFORM TO CHEROKEE COUNTY WATER SYSTEM SPECIFICATIONS AND IN ACCORDANCE WITH CHEROKEE COUNTY ORDINANCES.

6. THE OWNER OR OWNER'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFY THE EXACT LOCATION, SIZE AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS PROJECT IS THE RESPONSIBILITY OF THE OWNER.

7. THERE IS NO SIGNIFICANT IMPACT ON THE HISTORIC SITE(S) LISTED IN THE CHEROKEE COUNTY HISTORIC PRESERVATION COMMISSION'S HISTORIC SITES INVENTORY (FOUND IN ARCHITECTURE, ARCHAEOLOGY AND LANDSCAPES) AND WHICH IS LOCATED IN THIS OR ADJACENT LAND LOT.

8. ALL EROSION AND SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

9. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REQUIREMENTS.

10. THE CONTRACTOR IS RESPONSIBLE FOR SITE LAYOUT AND CONSTRUCTION STAKING. LOCATION OF EXISTING STRUCTURES, TOPOGRAPHY AND UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.

11. ANY DAMAGE TO ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAYS WILL BE REPAIRED TO EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.

12. ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.

13. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN WORKMAN LIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

14. IT IS THE INTENTION OF THESE PLANS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORMWORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK.

15. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

16. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION. NOT ALL UTILITIES MAY BE SHOWN.

17. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT FENCE AND EROSION CONTROL DEVICES SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

18. ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

19. SODDING, SEEDING AND MULCHING OF THE DISTURBED AREA WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT.

20. NOTIFY THE CITY OF WOODSTOCK OR CHEROKEE COUNTY INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.

21. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.

22. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.

23. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

24. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.

25. SIGN, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.

26. ALL CONSTRUCTION TO COMPLY WITH THE CITY OF WOODSTOCK STANDARDS.

27. NO BILLBOARDS ARE PERMITTED.

28. BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOUR VISIBILITY.

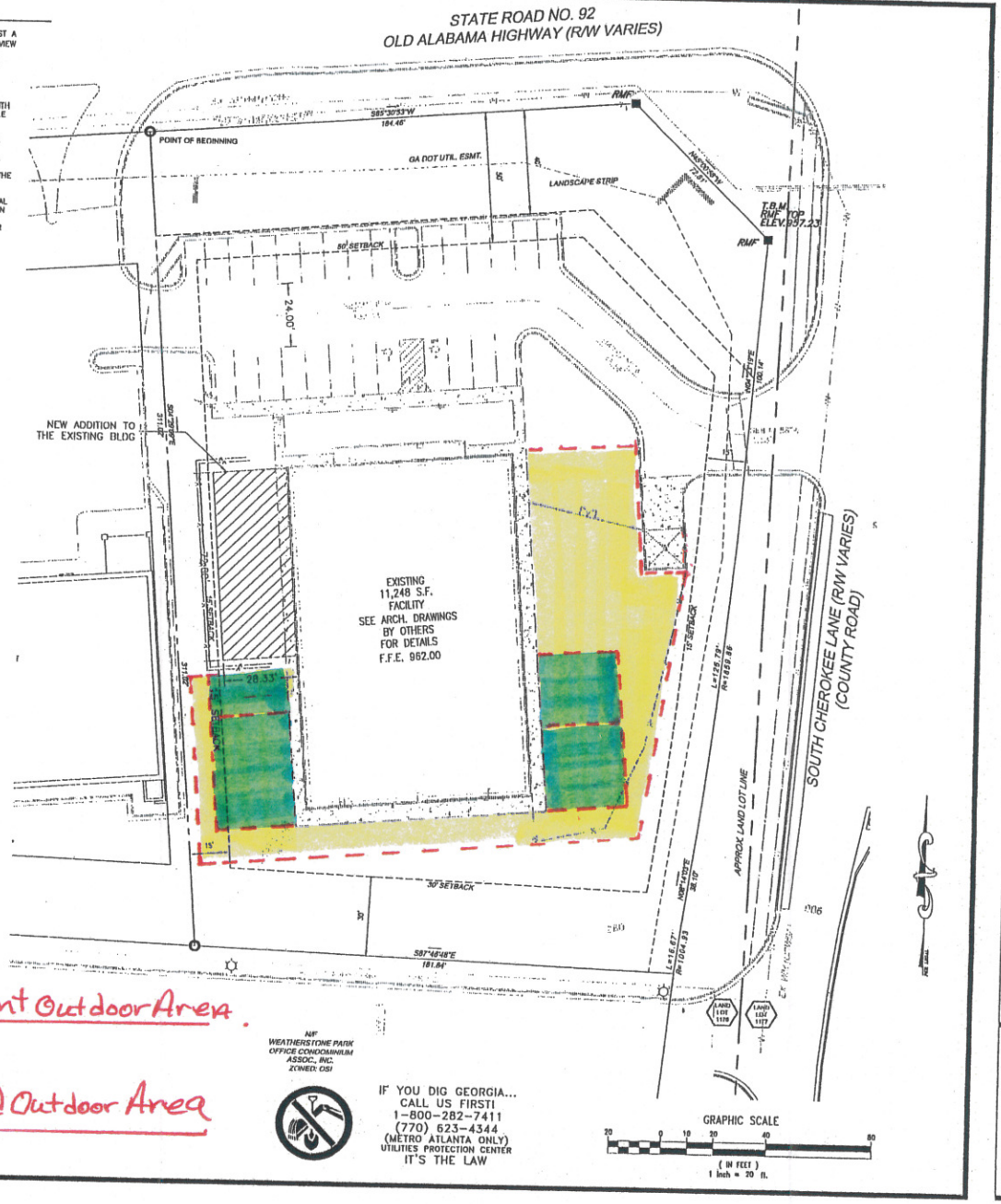
29. CHEROKEE COUNTY POLICE DEPT. WILL PROVIDE AT NO COST A CPED (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN) REVIEW OF ALL SITE AND BUILDING PLANS IF THE OWNER SO DESIRES. FOR ADDITIONAL INFORMATION, CONTACT THE CRIME PREVENTION UNIT..

30. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2000 STANDARD BUILDING CODE WITH GA STATE AMENDMENTS (SBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF SBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.

31. A SEPERATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.

32. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CHEROKEE COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTRACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA OF DISTURBANCE.

33. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.



Current Outdoor Area

Proposed Outdoor Area

MEG
Magahey Engineering Group
SITE DEVELOPMENT
STORMWATER
MUNICIPAL

Man's Best Friend
1290 West Pioneer Parkway
Grand Prairie, Texas 75051
Metro 972-880-0991
Fax 972-641-1679
www.mansbf.com

#	DATE	REVISION
1	6/10/06	CITY COMMNETS

PROJECT NO. 0615001

This document is the property of Magahey Engineering Group, Inc., and is to be used only in connection with the project named herein. Reproduction, in whole or in part, shall be allowed only with the express written permission of Magahey Engineering Group, Inc. Drawing scales as shown are valid on the original size document which is 24 by 36 inches. Copyright 2006, Magahey Engineering Group, Inc.

ISSUED FOR PERMIT
4/27/06

DRAWN BY: SDP
REVIEWED BY: MRM

SITE
PLAN

C-101