CITY OF HAPEVILLE **ECONOMIC DEVELOPMENT DEPARTMENT** PLANNING COMMISSION APPLICATION

	Name of Applicant Miller Lowry Deve	lopments, LLC
	Mailing Address: 2964 Peachtree Roa	d NW, Suite 540 Atlanta, GA 30305
	Telephone Mobile	#Email_miller.lowry@millerlowry.com
	Property Owner (s) Joe L. Daniely	
	Mailing Address n/a	
	Telephone_n/a	Mobile #_n/a
	Address/Location of Property: 591 King	g Arnold Street Hapeville, GA 30354
	Parcel I.D. # (INFORMATION MUST BE PR	OVIDED): 14 003500040383
	Present Zoning Classification: UV	
	Present Land Use: Existing Structure	
	Please check the following as it applies to this applica	tion
	X Site Plan Review Conditional Use Permit Temporary Use Permit	Other (Please State)
THE TOTAL STREET	swear or affirm that the information provided her understand that any inaccuracies may be considered action taken on this application. I understand that the any and all ordinances. I further understand that Hapeville's Ordinances in full. I hereby acknowledge adhered too. I can read and write the English languito me and I have full and voluntarily completed this	Georgia for the above referenced property. I do hereby e and above is true, complete and accurate, and I ed just cause for invalidation of this application and any le City of Hapeville, Georgia, reserves the right to enforce it is my/our responsibility to conform with all of City of that all requirements of the City of Hapeville shall be age and/or this document has been read and explained application. I understand that it is a felony to make false a pursuant to O.C.G.A. 1. 10-20 and I may be prosecuted Applicant's signature Date: 08.21.19
		3

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)
New development consisting of 18 Townhomes. Requesting 1 variance (increase the guest parking from 0 to 2 spaces)

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

CONTRACTED OWNER I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT: 591 King Arnold Street Hapeville, GA 30354 City of Hapeville, County of Fulton, State of Georgia WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW. Name of Applicant Miller Lowry Developments Address of Applicant 2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305 Telephone of Applicant MA'S MA' Appeared Before Me this 21 day of AUGUST Thursday & The A Notary Public

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan <u>must</u> contain the following information:

(Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan)

- ML
- A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.
- Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.
- The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.
- Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

- The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- The locations, area and number of proposed parking spaces.
 Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- Existing and proposed grades at an interval of five (5) feet or less.
- The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- Site area (square feet and acres).
- Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- Total floor area ratio and/or residential density distribution.
- Number of parking spaces and area of paved surface for parking and circulation
- At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: MM Date 08.21.19

Written Description

591 King Arnold Street

All that tract or parcel of land lying and being in Land Lots 95 & 98, 14th District, City of Hapeville, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a nail set at the intersection of the northeasterly right of way of King Arnold Street (50 foot right of way) and the northwesterly right of way of North Fulton Avenue (50 foot right of way); thence along the northeasterly right of way of King Arnold Street the following courses and distances: N 56°06'44" W a distance of 145.97 feet to a 1/2" open top pipe found; thence N 55°43'45" W a distance of 135.55 feet to a point; thence along a curve to the right, following the curvature thereof, for an arc distance of 14.71 feet, said curve having a radius of 10.00 feet and being subtended by a chord of N 13°34'34" W 13.42 feet to a point on the southeasterly right of way of Estelle Street (50 foot right of way); thence along the southeasterly right of way of Estelle Street N 28°34'36" E a distance of 136.38 feet to a 1/2" open top pipe found; thence leaving said right of way S 55°57'56" E a distance of 305.60 feet to a paint dot set on the northwesterly right of way of North Fulton Avenue; thence along said right of way S 34°30'26" W a distance of 145.00 feet to the POINT OF BEGINNING. Said tract contains 43,241 square feet or 0.993 acre and is more fully shown on the boundary and topographic survey for Miller Lowry Developments, LLC by Delta 1 Land Surveying, LLC, dated February 19, 2019.

SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY DELTA 1 LAND SURVEYING, LLC, DATED 5 OF MARCH, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

SITE DATA:

TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

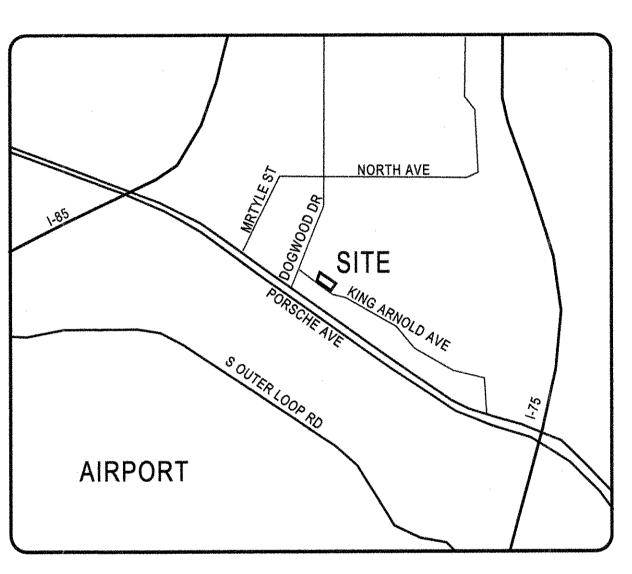
VARIANCES REQUESTED:

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES

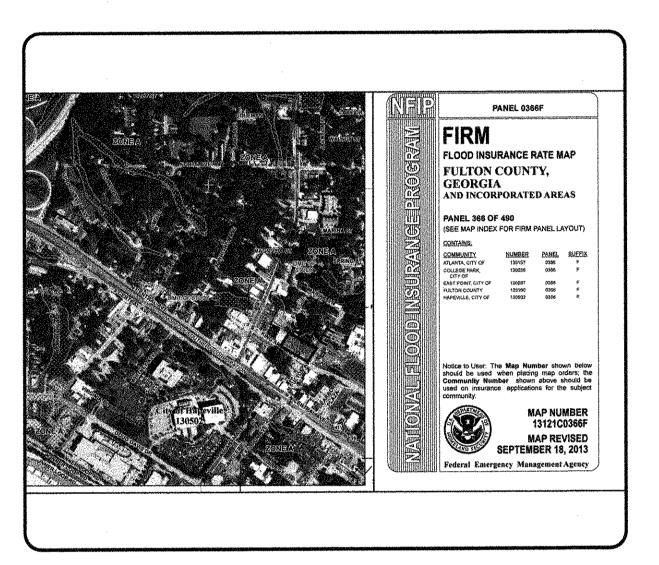
24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179
CONSTRUCTION DOCUMENTS FOR:

KING ARNOLD TOWNHOMES

LAND LOT 89 & 127 DISTRICT 14 CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA 30350



Location Map



FEMA Map

Construction Activity Schedule JUL AUG SEP OCT NOV DEC JAN FEB MAR A) INITIAL EROSION CONTROL & TREE SAVE BMPS INSTALLATION B) INTERMEDIATE EROSION CONTROL BMPS C) FINAL PHASE E&SC BMPS D) MAINTENANCE OF E&SC PRACTICES E) DEMOLITION F) INSTALLATION/REMOVAL OF TEMPORARY SEDIMENT BASINS G) CLEARING AND GRUBBING H) GRADING I) STORM AND SANITARY SEWER INSTALLATION J) PAVING K) BUILDING CONSTRUCTION L) TEMPORARY GRASSING @ 14 DAY INTERVALS M) PERMANENT GRASSING @ 30 DAY INTERVALS N) REMOVAL OF TEMPORARY BMP'S O) FINAL CLEAN-UP

ANTICIPATED START DATE: 7-17-19 ANTICIPATED COMPLETION DATE: 3-5-19

CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF 18 TOWNHOUSE UNITS AND ACCOMPANYING INFRASTRUCTURE. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

<u>OWNER</u>

MILLER LOWRY DEVELOPMENTS, LLC 2964 PEACHTREE ROAD NW SUITE 540 HAPEVILLE, GA 30305

SHEET LIST TABLE

DRIVEWAY PLAN AND PROFILE

GRADING AND DRAINAGE PLAN

EROSION CONTROL PLAN

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

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CONSTRUCTION DETAILS

STORMWATER MANAGEMENT PLAN

UTILITY NOTES + FIRE FLOW TESTS

COVER SHEET

DEMOLITION PLAN

SURVEY

SITE PLAN

UTILITY PLAN

ES&PC - DETAILS

SHEET TITLE

SHEET NO.

C1.1

C-2.1

C-4.1

C-5.1

C-5.2

C-5.3

C-5.4

ENGINEER:

CRESCENT VIEW ENGINEERING 211 FRASIER STREET, NE MARIETTA, GEORGIA 30060

UTILITY CONTACTS:

TELEPHONE: ELECTRIC: WATER & SEWER

AT&T
GEORGIA POWER COMPANY
CITY OF HAPEVILLE
ATLANTA GAS LIGHT COMPANY

800-225-5288 888-655-5888 404-669-2100 877-427-4321 Prepared For:

Developments, LLC
Inhitree Road NW Suite 540
PEVILLE, GA 30305

Miller Lowry Developme
2964 Peachtree Road NW Suite 54
HAPEVILLE, GA 30305

DATE 7-8-19 REVISIONS
SCALE AS SHOWN
DRAWN A. R.



King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

CLERK'S OFFICE: RECORDING INFORMATION ONLY

591 KING ARNOLD STREET HAPEVILLE, GA 30354

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC 1227 NORTH PEACHTREE PKWY., SUITE 178 PEACHTREE CITY, GA 30269 PHONE: 404—312—6912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

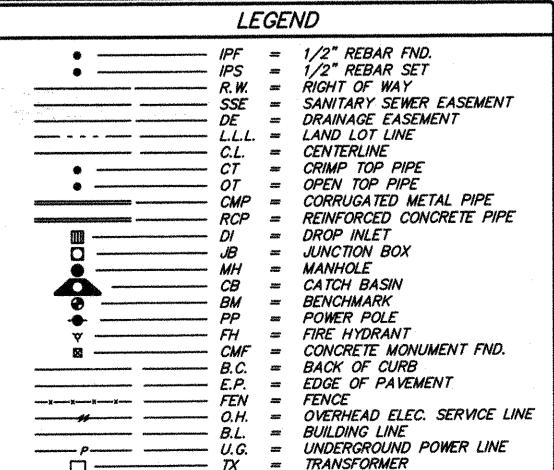
UNDERGROUND UTILITY LEGEND

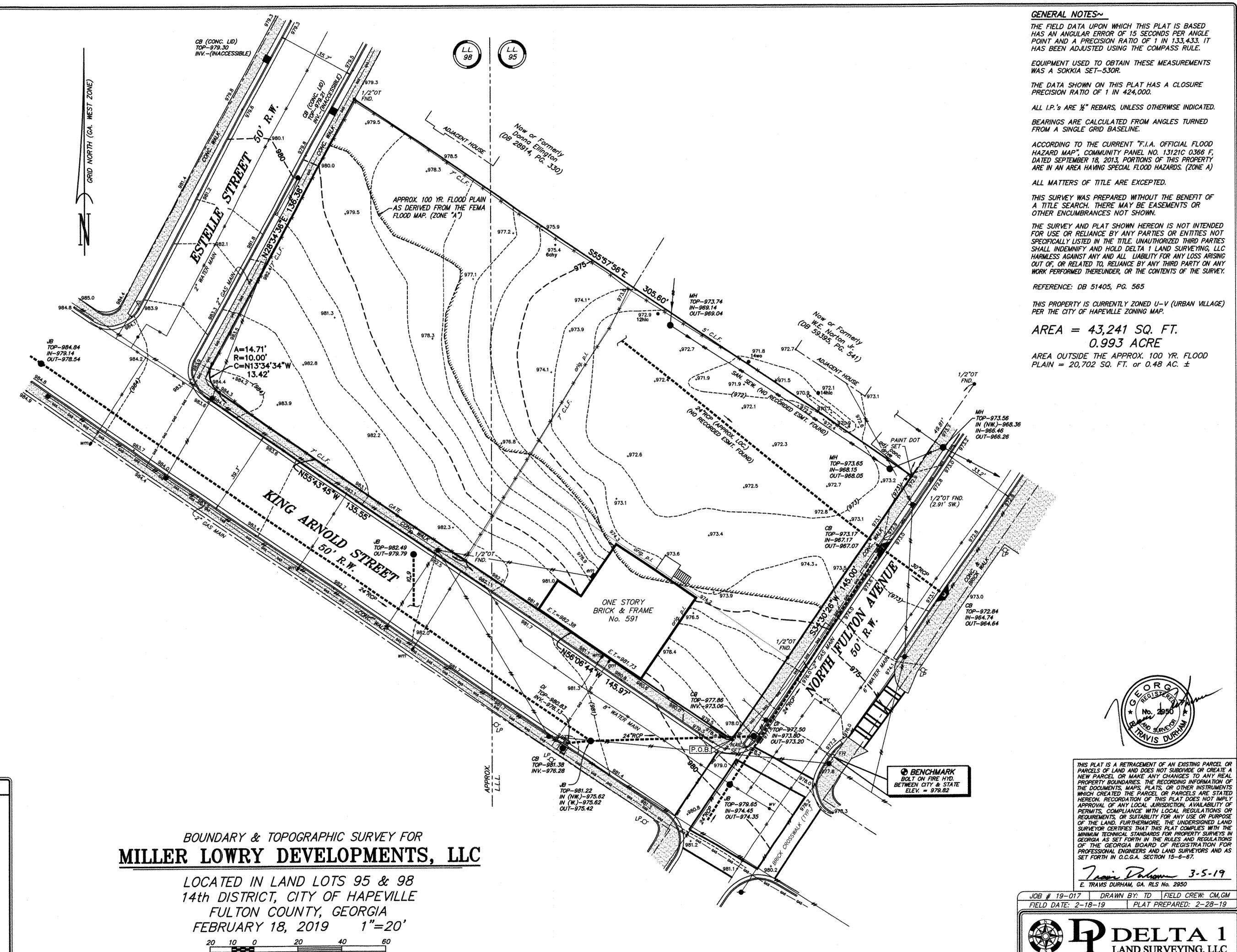
GAS = GAS LINE = UNDERGROUND TELEPHONE

-----SS --- = SANITARY SEWER - WATER LINE

CONTRACTOR SHALL HAVE UNDERGROUND UTILITIES RE-MARKED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ABBREV	A TIC	NS	· ~
ABL = ABELIA		227	HYDRANGEA
AUC = AUCUBA	ICV	200	IRRIGATION CONTROL VALVE
	IMP		IMPATIENS
AZ = AZALEA	IPF"		IRON PIN FOUND
88 - BARBERRY	JAS		JASMINE
BE - BEECH	MY	200	JAPANESE HOLLY
	JUN	57	JAPANESE MAPLE
BEG = BEGONIA BHY = BURFORD HOLLY	JUN	-8000	JUNIPER
BIR = BIRCH	LIR	202	LIRIOPE
BP - BRADFORD PEAR	LL		LAWN LIMITS
			MAGNOLIA
CAL = CALADIUM	MAP	AND	MAPLE
CAM - CAMELLIA	NAN	200	NANDINA
CE = COTONEASTER	OGH	52	OREGON GRAPE HOLLY
CED = CEDAR	OLL P	,480	OTTOLUYKEN LAUREL
CHY = CHERRY	P	200	PINE
CH - CHINESE HOLLY	PHO	200	PHOTINIA
CHN = CHESTNUT	POP	,500	POPLAR
CHO = CHESTNUT OAK	RHO	300	RHODODENDRON
C.I = CRYPTOMERIA JAPONICA	RO		RED OAK
CL = CHERRY LAUREL CO = CLEAN OUT CM = CRAPE MYRTLE	RT	3807	RED TIP
CO - CLEAN OUT	SG	-	SWEET GUM
CM - CRAPE MYRTLE	SP	444	SPRUCE
DG = DWARF GARDENIA	SPIG	300	SPIGOT
	SPK		SPRINKLER
	SW	40	SOURWOOD
	UDS		UNDERGROUND DOWNSPOUT
The state of the s	UNK		UNKNOWN
ET - EXTERIOR THRESHOLD	MN		VINCA
FF = FINISH FLOOR	VLIR		VARIEGATED LIRIOPE
FOR = FORSYTHIA	VP		VARIEGATED PRIVET
GE - GOLDEN EUONYMUS			VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO		WATER OAK
ON OAC METED	1481 6		WILLOW OAK
HB = HACKBERRY	WII		WILLOW
HEN - HEMLOCK	WM		WATER METER
HIC = HICKORY	WO		WHITE OAK
	WP		WHITE PINE
HOS = HOSTA	ww		WINDOW WELL
HLY = HOLLY	ΥI		YARD INLET





SCALE IN FEET CONTOUR INTERVAL = 2 FT. VERTICAL DATUM IS MEAN SEA LEVEL (NAVD 1988) 0.993 ACRE

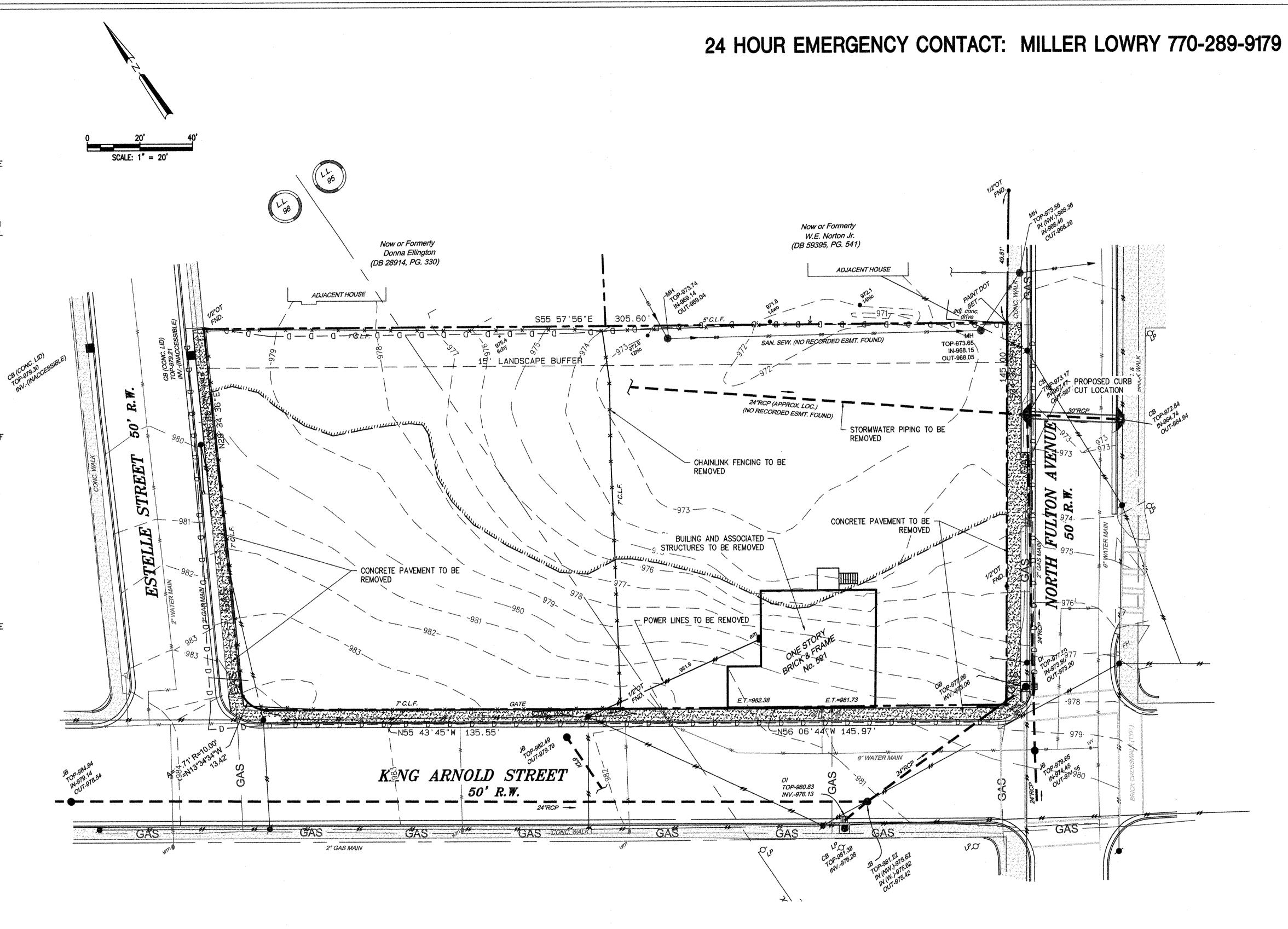
LAND SURVEYING, LLC

361 WESTCHESTER WAY CANTON, GEORGIA 30115 PHONE: (770) 597-3533 (FIRM LICENSE No. LSF 001041)

DEMOLITION NOTES:

- 1. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
- 2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
- 3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY
- 4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND CITY STANDARDS.
- 5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
- 6. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- 7. FOR ALL ITEMS NOTED TO BE REMOVED REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
- 8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE
- REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.

 9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
- 10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
- 12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
- 13. LIMITS OF DEMOLITION OF CURB AND GUTTER, CONCRETE SIDEWALKS, SHALL BE TO THE NEAREST CONSTRUCTION JOINT. REPAIR WORK SHALL ALSO BE TO THE NEAREST
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND/OR REMOVAL OF ALL ITEMS IN THE AREA OF NEW CONSTRUCTION.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
- 16. CONTRACTOR SHALL COORDINATE A MEETING ON SITE WITH THE OWNER/OWNER REPRESENTATIVE TO REVIEW ALL ELEMENTS OF DEMOLITION AND IDENTIFY ALL ITEMS TO BE SALVAGED.
- 17. CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE FEATURES CAUSED BY CONSTRUCTION ACTIVITIES.
- 18. ALL EXISTING UTILITIES LOCATED UNDER PROPOSED BUILDING FOUNDATIONS ARE TO BE RE-ROUTED AROUND & AWAY FROM NEW BUILDING FOOTPRINT.
- 19. T.B.R = TO BE REMOVED

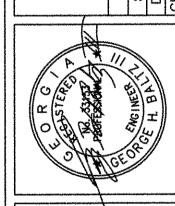


Prepared By: CRESCENT VIEW NGINEERING, LLC: 211 Frasier Street SE Marietta, GA 30060 678-324-8410

ENGINE 211 Fre Mariet 678 www.cres

Miller Lowry Developments, L

Demolition Plan
7-8-19 REVISIONS



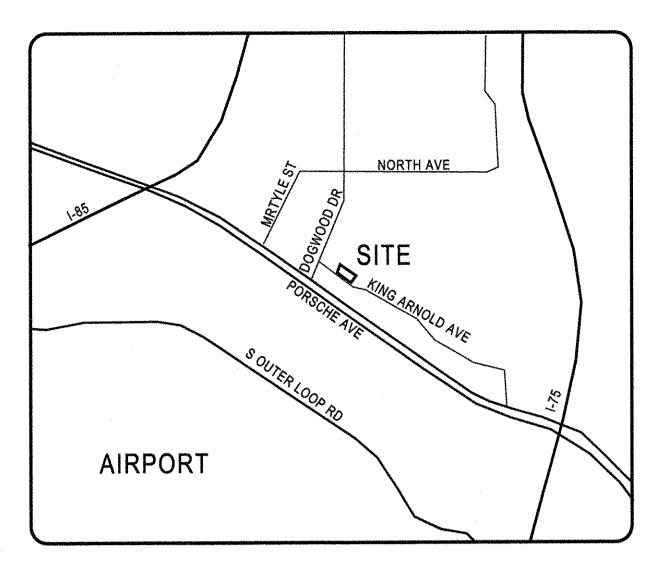
Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District

City of Hapeville, Fulton County, Georgia

CVE PI # 18-403



Location Map

SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

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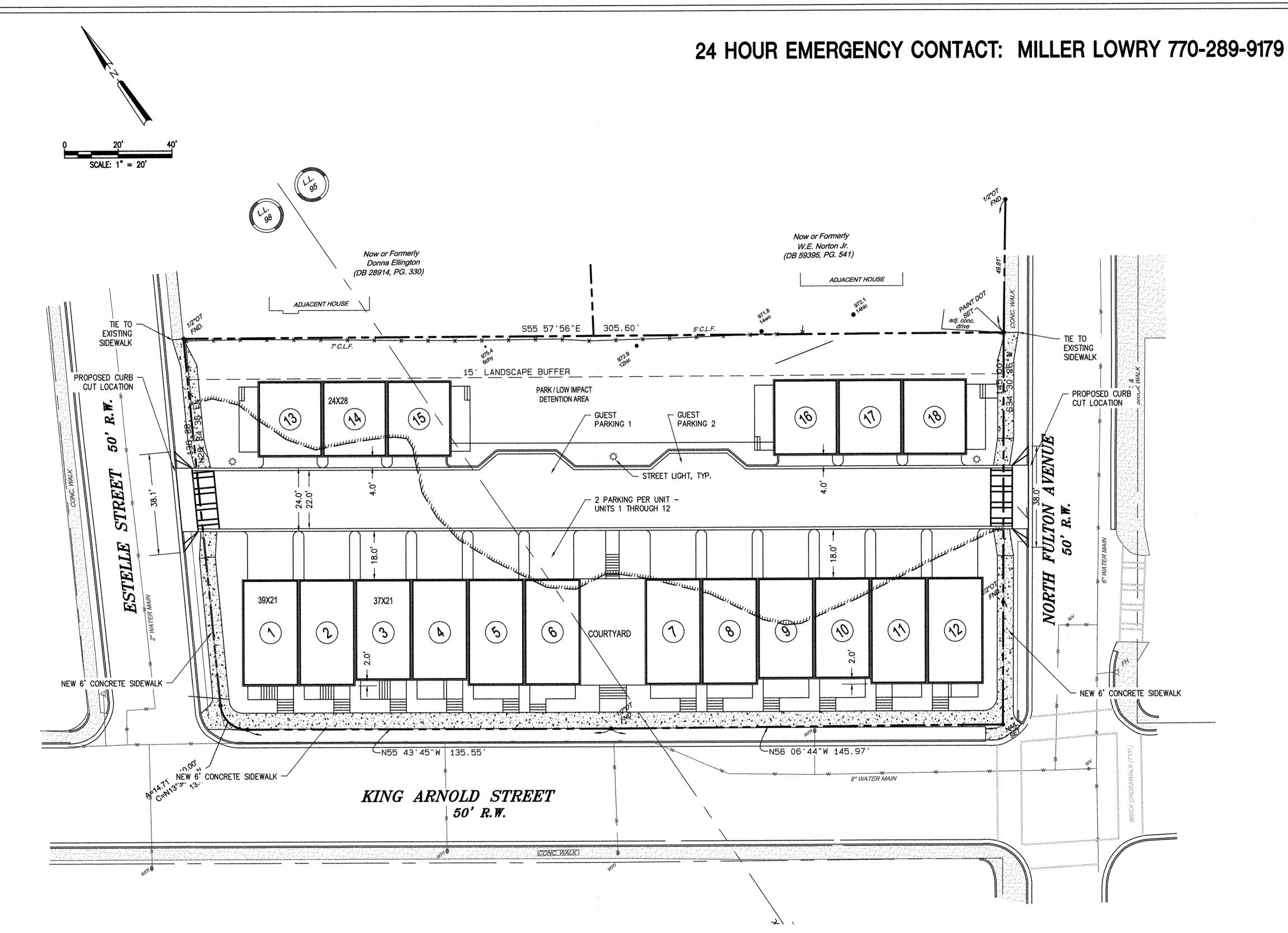
TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

VARIANCES REQUESTED:

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES



CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING
LOT FRONTAGE	20' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 560'
STREET FRONTAGE SETBACK	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE
REAR YARDS	o' FT	O' FT
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS: - BETWEEN UNITS 6 AND 7 = 24.0'
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT
RESIDENTIAL BUFFER	15' LANDSCAPED BUFFER BORDERING RESIDENTIAL ZONING	15' LANDSCAPED BUFFER PROVIDED.
<u>PARKING</u> RESIDENTIAL -	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT

APPLICANT / DEVELOPER

MILLER LOWRY DEVELOPMENTS, LLC 2964 PEACHTREE ROAD NW SUITE 540 HAPEVILLE, GA 30305 Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

er Lowry Developments, LL

Site Plan

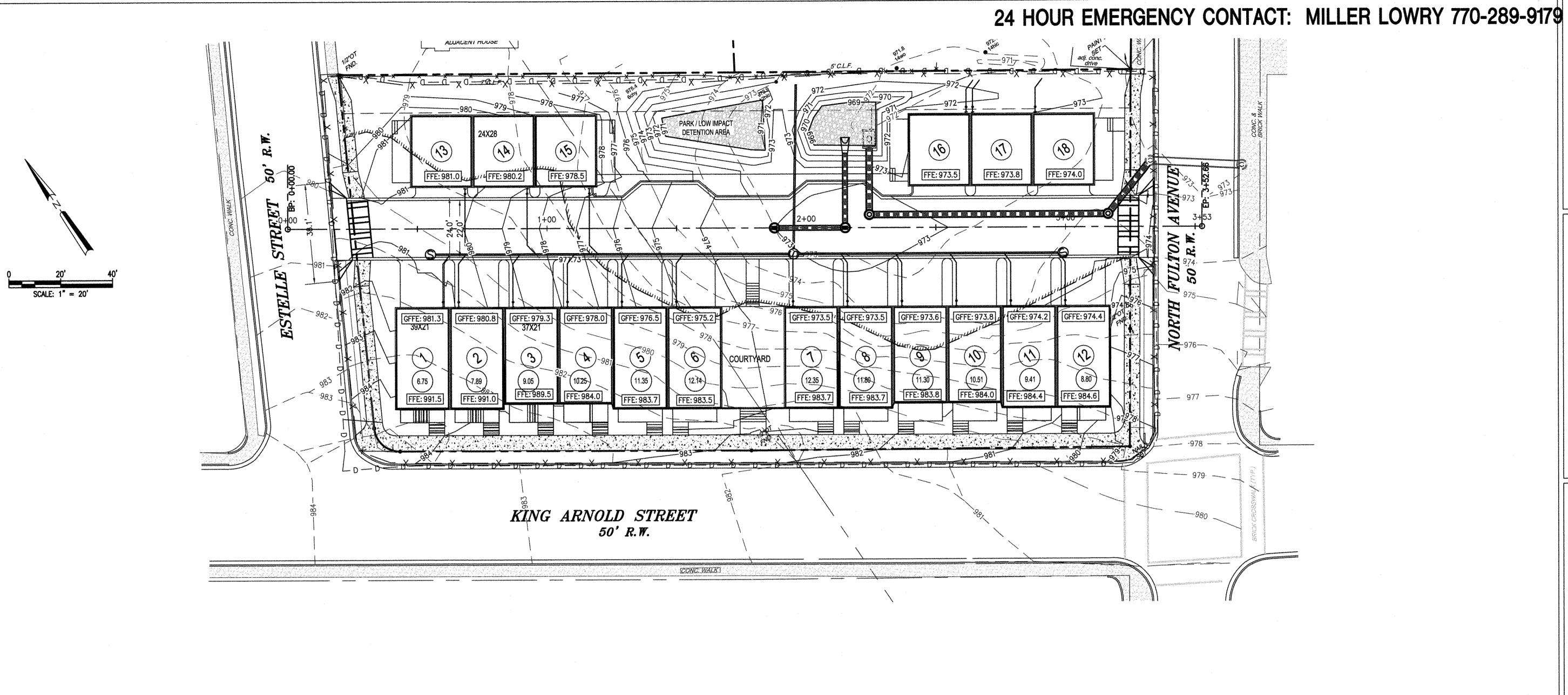
DATE 7-8-19
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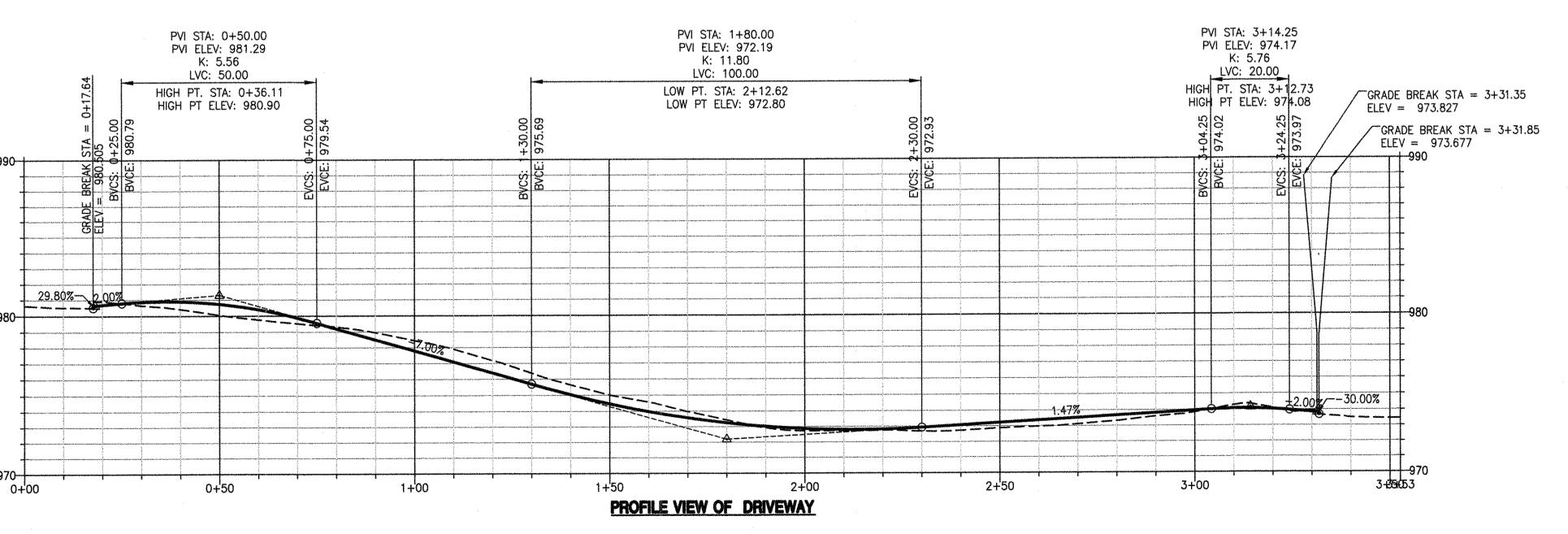


King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403





Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

Prepared For:

er Lowry Developments, LL
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Driveway Plan and Profile



Construction Plan Set For:

King Arnold Townhomes

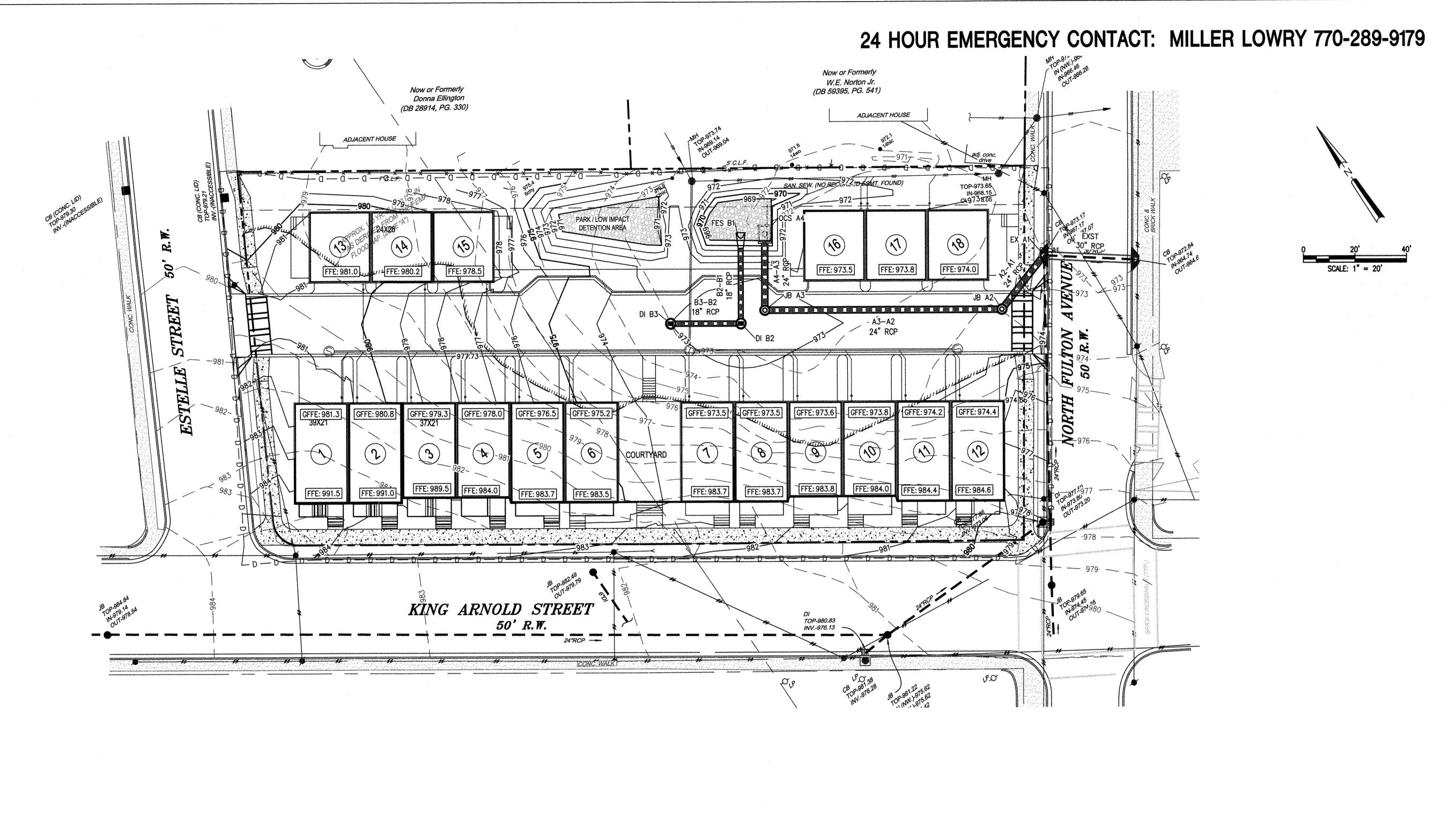
Land Lots 95 & 98, 14th District

City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.

C-1.1

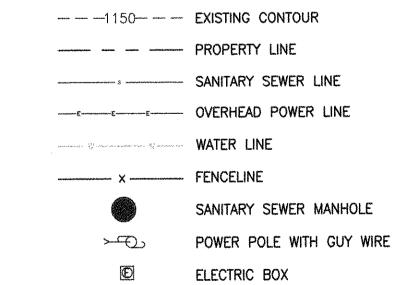


TOTAL SITE ACRES = 0.993 ACRES
TOTAL DISTURBED AREA = 1.089 ACRES

RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER

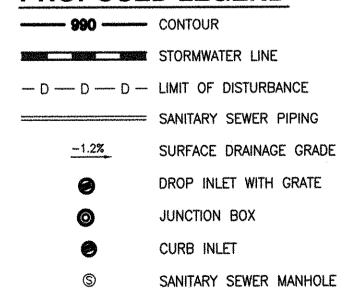
SEE SHEET C-3.1 FOR GRADING NOTES

EXISTING LEGEND



FIRE HYDRANT

PROPOSED LEGEND

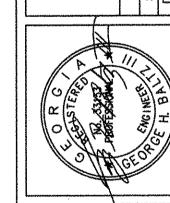


CRESCENT VIEW
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211 Frasier Street SE
Marietta, GA 30060
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Lowry Developments, LLC 2964 Peachtree Road NW Suite 540 HAPEVILLE, GA 30305

Grading and Drainage Plan

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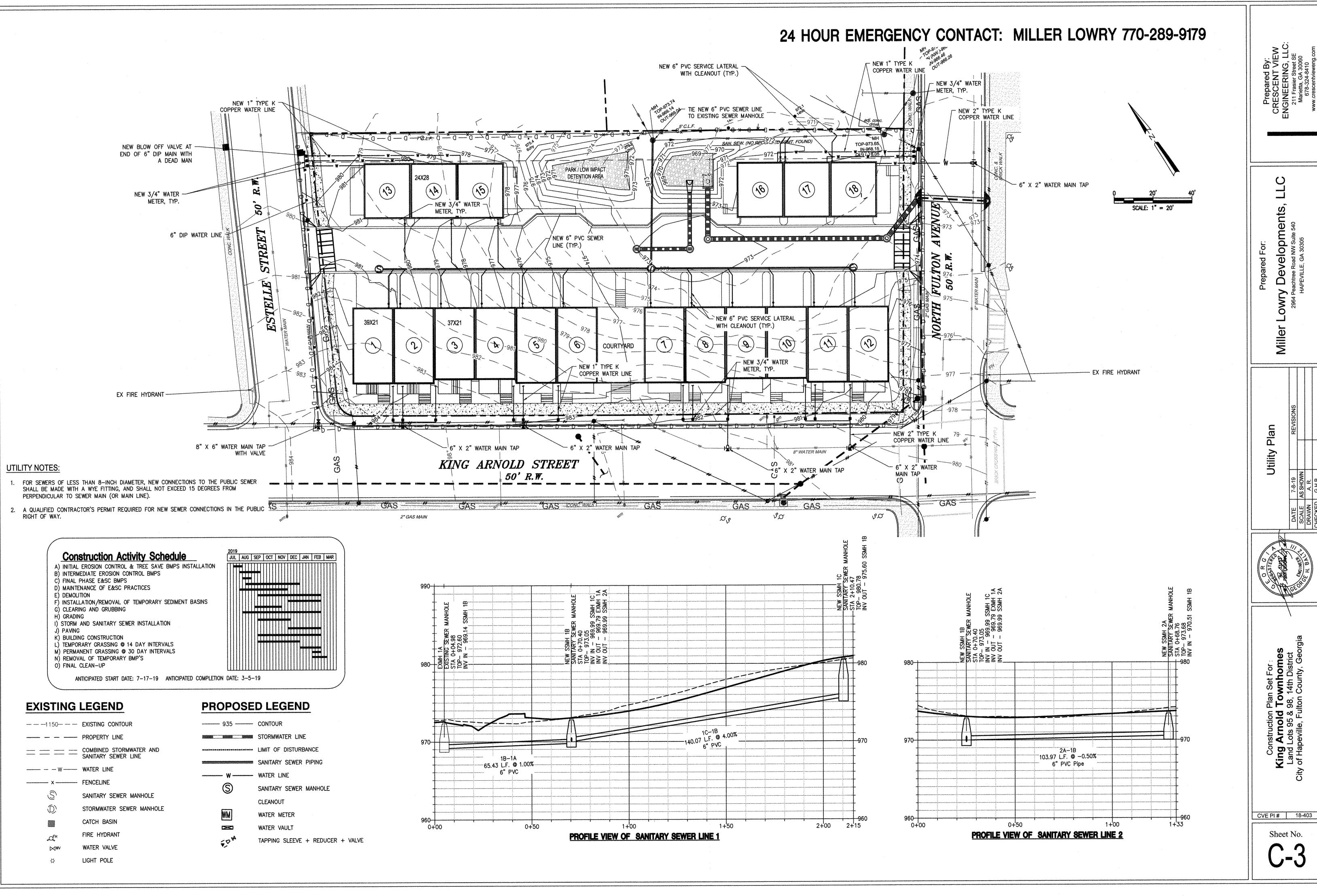


Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403



GRADING NOTES:

- PHASE 1 EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
- SEDIMENT BASINS MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. DETENTION & SEDIMENT BASINS MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHEMNT OF PERMANENT VEGETATION.
- AFTER SITE CLEARING AND PREPARATION, CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER EVALUATE THE EXPOSED SUBGRADE. THIS EVALUATION SHOULD INCLUDE PROOF ROLLING OF SUBGRADE SOILS TO VERIFY THAT THE SUBGRADE IS OF SUFFICIENT COMPACTION AND MATERIAL FOR PLACEMENT OF FILL TO BEGIN. IF REMEDIAL WORK IS REQUIRED, CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER BEFORE PROCEEDING.
- CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATION WITH A GEOTECHNICAL ENGINEER. THIS ENGINEER SHALL BE RESPONSIBLE FOR MONITORING AND SUPERVISING ALL EXCAVATION AND PLACEMENT OF FILL MATERIALS FOR THE SITE. ALL FILL MUST BE TESTED FOR COMPACTION AND QUALITY DURING THE GRADING OPERATION. PLACE FILL MATERIALS ON CONTINUOUS LAYERS AND COMPACT IN ACCORDANCE WITH ASTM D698. FILL MATERIAL MUST BE CLEAN INORGANIC NATURAL SOIL FILLS OF OVER 5' OR LOCATED IN NEW BUILDING OR PARKING AREAS MUST BE SUPERVISED BY A GEOTECHNICAL
- COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%=MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)
- UNPAYED AREAS: TOP 6 INCHES OF SUBGRADE AND SUBSEQUENT LIFTS / 90% SPT PAVED AREAS: 95% SPT EXCEPT FOR TOP ONE FOOT WHICH WILL BE COMPACTED 98% OF SOIL'S MAX. DRY DENSITY EXTERIOR
- RAMPS/STEPS: 95% SPT BUILDING. SLABS: 98% OF SOIL'S MAX. DRY DENSITY
- FILL WALLS: 95% SPT COMPACTION ZONE FOR THESE AREAS SHALL INCLUDE A BEARING PLANE OF 1:1 FOR FILL AREAS WHICH SHALL EXTEND TO APPROVED SUBGRADE. COMPACTION REQUIREMENTS UNDER CURBING IS CONSIDERED UNDER PAVED AREAS REQUIREMENTS.
- ALL GRADES SLOPE AWAY FROM BUILDING A MINIMUM OF 3" IN 10 FT. ADDITIONAL POSITIVE DRAINAGE WILL BE REQUIRED FOR BUILDINGS, WHEN BUILDINGS ARE LOCATED WITHIN 20 FEET OF AN UPWARD SLOPE.
- EXCAVATION AND TRENCHES MUST BE CUT SUFFICIENTLY WIDE TO ENABLE INSTALLATION AND ALLOW INSPECTION. ALL CONSTRUCTION AND SAFETY REGULATIONS MUST BE FOLLOWED AT ALL TIMES MEETING APPLICABLE CITY, STATE AND FEDERAL CONSTRUCTION SAFETY STANDARDS.
- DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
- MAXIMUM GRADED SLOPE ALLOWED 2H: 1V
- CONTRACTOR MUST HAVE GEOTECHNICAL ENGINEER OBSERVE AND APPROVE THE PROOF ROLLING OF ADDITIONAL PARKING AND DRIVE AREAS BEFORE AGGREGATE BASE COURSE IS APPLIED AND ALSO BEFORE THE ASPHALT OR CONCRETE IS APPLIED.
- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- CONNECT ALL DOWNSPOUTS WITH DOWNSPOUT BOOT TO ROOF DRAIN PIPING. ROOF STORM DRAIN SHALL BE A SOLID PVC SCH 40 WITH A MIN. 1' FOOT COVER, ROOF DRAIN SYSTEM SHALL BE A MIN. OF 5' AWAY FROM THE EXT. WALL AND SLOPED AT A MIN. OF 2.0% FROM ROOF DOWNSPOUTS TO THE STORM SEWER STRUCTURE, ROOF DRAINS MUST HAVE CLEANOUTS AT ALL
- ALL SLOPES AND AREAS TO BE LANDSCAPED OR GRASSED SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. NOTE USE OF TOPSOIL DOES NOT CHANGE FINISH GRADE CONTOURS.
- 13. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
- CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
- 16. UNDERPIN ANY ADJACENT WALL OR STRUCTURES WHICH MAY BE DAMAGED BY EXCAVATION WORK. COORDINATE UNDERPINNING WITH PROJECT STRUCTURAL ENGINEER.
- CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION DEVICES FOR OFFSITE DRAINAGE, ONSITE DRAINAGE, EXISTING STORM PIPING AND ROOF DRAINAGE AS NECESSARY TO CONTROL STORM WATER RUNOFF DURING CONSTRUCTION
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EARTHWORK AND GRADING OPERATIONS FROM GRADING, SEDIMENTATION, OR DAMAGE DURING CONSTRUCTION. REPAIR OR REPLACEMENT OF EARTHWORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER. REMOVING AND CLEANING UP SEDIMENT ACCUMULATIONS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- 19. AT THE END OF EACH DAY, AREAS FILLED THAT DAY MUST BE SEALED COMPLETELY BY COVERAGES BY ROLLING WITH A LOADED EARTH MOVING SCRAPER, DUMP TRUCK OR LARGE RUBBER TIRED ROLLER.
- PROOF ROLL COMPACTED FILL SURFACES UNDER SLABS-ON-GRADE, PAVERS, AND PAVING IMMEDIATELY BEFORE THESE STRUCTURAL SURFACES ARE PLACED. THE SOILS ENGINEER SHALL WITNESS AND APPROVE ALL SUBGRADES BEFORE
- STRUCTURAL SURFACES ARE PLACED. CONTRACTOR SHALL PROVIDE ALL EXCAVATING, FILLING, BACKFILLING, IMPORTING, EXPORTING, AND GRADING REQUIRED TO BRING ENTIRE PROJECT TO THE FINAL GRADES AND ELEVATIONS SHOWN IN THE DESIGN DOCUMENTS.
- THE DEPARTMENT OF TRANSPORTATION. STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 1030D. LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GUAGE OF CORRUGATED STEEL PIPE OR TYPE
- 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACKFILLING. FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE. DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNULAR CORRUGATION AT THE END OF EACH CORRUGATED PIPE AROUND ITS ENTIRE CIRCUMFERENCE. MINIMUM BAND WIDTH SHALI
- EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNULAR CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/ AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS, THEIR NUMBER AND PLACEMENT. CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE

SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND

- PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL CATCH BASINS. DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY CITY OF ATLANTA AND BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS
- 26. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT OF THE BUILDING.

SPECIFICATIONS FOR CONSTRUCTION OR ROADS AND BRIDGES", LATEST EDITION.

- 27. FOR ASCMP STORM PIPE BENEATH PAVED SURFACES, PROVIDE #57 STONE BEDDING UP TO THE SPRING LINE.
- 28. ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
- ALL SITE WALLS ARE TO BE DESIGN/BUILT BY THE CONTRACTOR. THE ENGINEER OF RECORD FOR THE SITE WALLS SHALL DESIGN THE DRAINAGE SYSTEM REQUIRED TO REMOVE POTENTIAL GROUND WATER FROM BEHIND THE WALLS. NO WALL DRAINAGE SYSTEMS ARE SHOWN ON THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW OF THE PROPOSED WALL DRAINAGE SYSTEM.

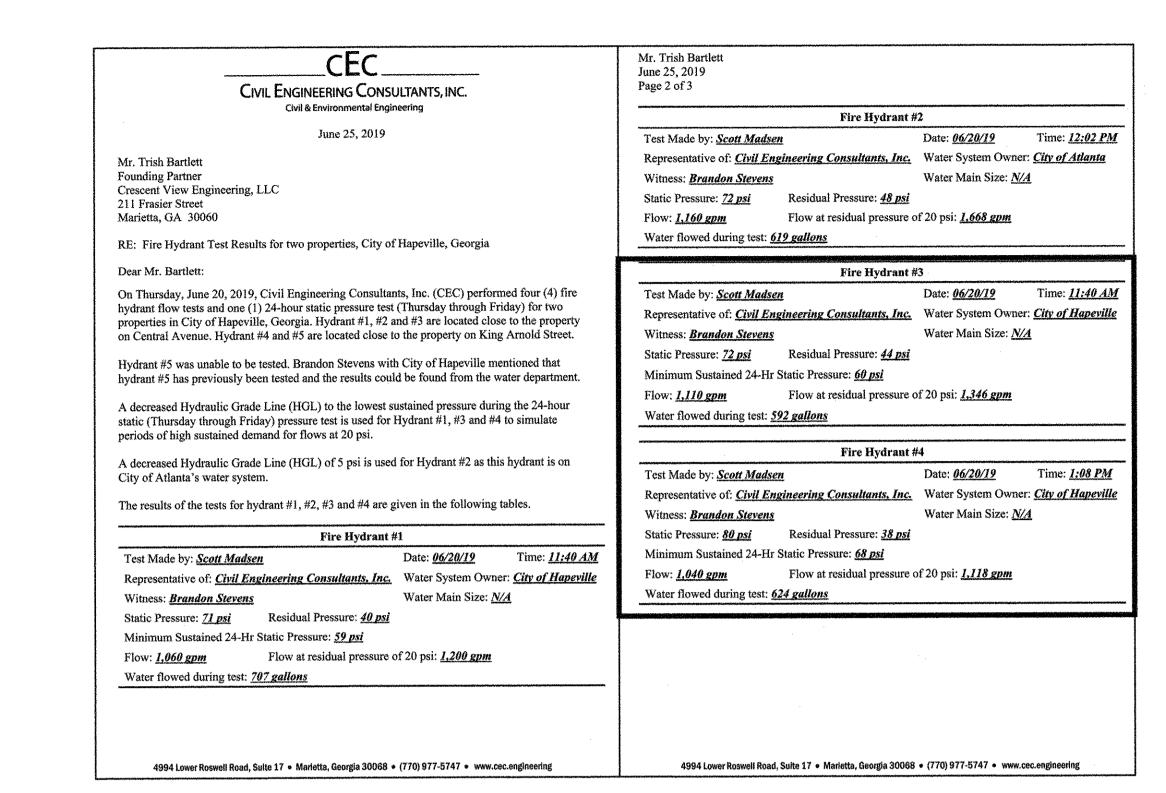
UTILITY NOTES:

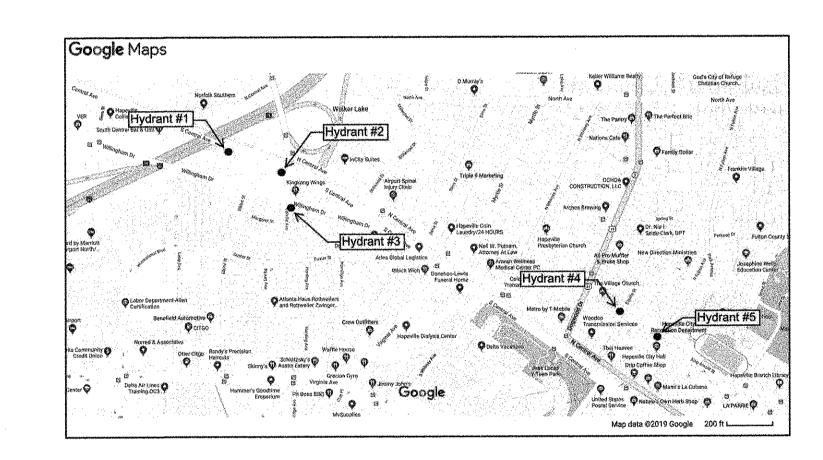
- 1. ALL CONSTRUCTION TO CONFORM TO THE CITY OF HAPEVILLE SPECIFICATIONS AND IN ACCORDANCE WITH UTILITY HAVING JURISDICTION STANDARD &
- 2. SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- 3. TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- 4. SANITARY SEWER PIPE SHALL BE ASTM D3034, RATED SDR 35 WITH INTEGRAL BELL, BELL & SPIGOT TYPE JOINTS (WITH RUBBER), OR DUCTILE IRON (D.I.) PIPE (CLASS 52) WITH PUSH-ON OR MECHANICAL JOINTS UNLESS OTHERWISE NOTED.
- 5. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES. THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- 6. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH GOVERNING JURISDICTION.
- 7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.
- 8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- 9. CONTRACTOR TO KEEP EXISTING UTILITIES ACTIVE UNTIL NEW LINE IS CONSTRUCTED AND SWITCHOVER OCCURS.
- 10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- 11. DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF HAPEVILLE WATER AND SEWER.
- 12. IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR LOWER ELEVATION AS A PARALLEL SANITARY SEWER LINE IF THEIR LATERAL SEPARATION IS LESS THAN TEN(10) FEET. NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SEWER LINE.
- 13. MINIMUM COVER REQUIREMENTS FOR SANITARY SEWERS ARE 3' OF COVER IN NON-VEHICULAR TRAFFIC AREAS AND 6' OF COVER IN VEHICULAR TRAFFIC AREAS.
- GRADE, PIPE 14. MANHHOLES ARE REQUIRED FOR ALL SANITARY SEWERS >=8"DIAMETER AT THE END OF EACH SEWER; AT CHANGE IN SIZE AND ALIGNMENT; AND AT INTERSECTING SEWERS.
 - INSIDE DROP MANHOLES ARE PERMITTED FOR DROPS UP TO 2' MAX. OUTSIDE DROP MANHOLES ARE ARE REQUIRED FOR DROPS > 2' - MANHOLES LOCATED INSIDE THE PROPERLY LINE, ARE REQUIRED FOR FOR PRIVATE SANITARY SEWERS OF 8" DIAMETER AND LARGER.
- 15. FOR SEWERS LESS THAN 8", NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE WITH A WFY FITTING. AND SHALL NOT EXCEED 15
- DEGREES FROM PERPENDICULAR TO SEWER MAIN/MAIN LINE. FOR SEWERS >= 8" DIAMETER, NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE AT A MANHOLE
- 16. ALL PIPES SHALL BE CLASS 350 DUCTILE IRON PIPE UNLESS NOTED OTHERWISE.
- 17. ALL SERVICES SHALL BE TYPE K COPPER UNLESS NOTED OTHERWISE
- 18. THRUST BLOCKS SHALL BE USED AT ALL BENDS, TEES, AND PLUGS (SEE DETAIL SHEET).
- 19. LONG SERVICES SHALL BE 1" INSIDE 1 1/2" PVC CASING.
- 20. COMPACTION EQUIPMENT SHALL BE USED ON WATER MAINS & SERVICES UNDER PAVEMENT.
- 21. TRACER WIRE APPROVED BY PAULDING COUNTY WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT SHALL BE INSTALLED ON ALL PVC
- 22. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
- 23. THE OWNER WILL BE REQUIRED TO FURNISH THE WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT AS-BUILTS FOR ALL COMMERCIAL DEVELOPMENTS.
- 24. THE DEVELOPER SHALL INSTALL ALL WATER SERVICES UP TO AND INCLUDING THE METER BOXES FOR ALL COMMERCIAL DEVELOPMENTS.
- 25. WATER/SEWER DEVELOPMENT FEES WILL BE GIVEN AT FINAL PLAN APPROVAL BY THIS DEPARTMENT. NO WATER/SEWER FEES WILL BE GIVEN OVER THE PHONE OR PRIOR TO PLAN APPROVAL.
- 26. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PERMANENT WATER OR SEWER EASEMENT.
- 27. THE DEVELOPER SHALL NOTIFY THE WATER & SEWER SYSTEM INSPECTOR (770-445-7466) 24 HOURS PRIOR TO TAPPING THE SEWER LINE.
- 28. SEWER PIPE SHALL HAVE GRAVEL BEDDING.
- 29. TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
- 30. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORED. ALL MANHOLES REQUIRE "KOR-N-SEAL" OR EQUAL RUBBER BOOTS. EQUAL BOOTS MUST BE APPROVED BY THE WATER, SEWER & ENVIRONMENTAL SERVICES DEPARTMENT PRIOR TO USE.
- 31. NO SEWER LINES SMALLER THAN EIGHT (8) INCHES SHALL BE TIED TO A COUNTY LINE OR MANHOLE, EXCLUDING SERVICE LATERALS.
- 32. ALL RAILROAD AND/OR GOOT PERMITS FOR WORK IN THE RIGHT OF WAY HAVE BEEN APPLIED FOR.
- 33. DUMPSTERS MUST BE ON REINFORCED CONCRETE PADS, SLOPED TO DRAIN. DUMPSTER PADS MUST BE CONNECTED TO A SANITARY SEWER AND MUST BE A MINIMUM OF 4" IN DIAMETER. FOR SITES IN FULTON COUNTY, FULTON COUNTY HEALTH DEPARTMENT (FCHD) DUMPSTER PERMIT IS REQUIRED AND THE FCHD CONSTRUCTION DETAILS MUST BE INCLUDED.
- 34. PERMIT IS REQUIRED FOR NEW SEWER CONNECTIONS.
- 35. PROVIDE COA STANDARD CLEAN-OUT ON EXISTING OR NEW SANITARY SEWER LATERAL, LOCATED JUST INSIDE THE PROPERTY LINE AND SHOW
- 36. THE MINIMUM EASEMENT REQUIRED FOR PROPOSED SANITARY SEWERS IS 20 FEET; DEEPER LINES MAY REQUIRE WIDER EASEMENTS.
- 37. ALL SANITARY SEWERS, MANHOLES AND STRUCTURES MUST CONFORM TO COA STANDARD DETAILS, AND SUCH DETAILS MUST BE SHOWN ON
- 38. UTILIZE A NUMBERING/LETTERING SYSTEM TO IDENTIFY STRUCTURES ON THE PLAN AND PROFILES DRAWINGS.
- 39. PROVIDE SANITARY SEWER PROFILE DRAWINGS FOR SANITARY SEWERS >=8" IN DIAMETER. DRAWINGS MUST INCLUDE:
- TOP ELEVATIONS FOR ALL MANHOLES AND INVERT ELEVATION OF SEWER AT MANHOLES.
- SLOPES FOR ALL SEWERS
- LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER FEATURES THAT MAY AFFECT CONSTRUCTION AND/OR FUTURE MAINTENANCE MANHOLE AND STRUCTURE INVERTS SHALL BE DESIGNED TO PROVIDE FALL ACROSS THE MANHOLE
- 1. A 2" DIAMETER PVC CONDUIT WILL BE USED TO ACCESS. ALL LOTS ON THE OPPOSITE SIDE OF THE STREET FROM THE WATER MAIN, EXCEPT IN CUL-DE-SACS.
- 2. WATER MAINS, VALVES, HYDRANTS AND APPURTENANCES SHALL BE INSTALLED BEFORE THE INSTALLATION OF THE SUB-BASE COURSE OF PAVING OR ANY OTHER UTILITIES EXCEPT SANITARY SEWER LINES.
- 3. ALL TAPS SHALL REMAIN EXPOSED AT THE MAIN UNTIL THE SYSTEM HAS BEEN SUCCESSFULLY INSPECTED, DISINFECTED AND TESTED FOR PRESSURE AS PROVIDED IN THE SUBDIVISION RULES AND REGULATIONS 4. WATER MAIN SHALL BE LAID SUCH THAT THE MINIMUM DEPTH OF COVER IS 4-FEET AND THE MAXIMUM COVER IS 5-FEET. WHEN ADDITIONAL DEPTH IS REQUIRED. THE DEPTH OF INSTALLATION AND ANY BENDS OR OFFSETS SHALL BE SHOWN ON PLANS. PROVIDE ADDITIONAL DETAILS OF ANY WATER AND SEWER OR UTILITY
- 5. MAINS CROSSING STORM OR SANITATION SEWER SHALL BE LAID TO PROVIDE A MINIMUM 18-INCH BETWEEN BOTTOM OF 1 TOP OF SEWER. AT CROSSINGS, A FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM SEWER AS POSSIBLE. WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM THE EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED

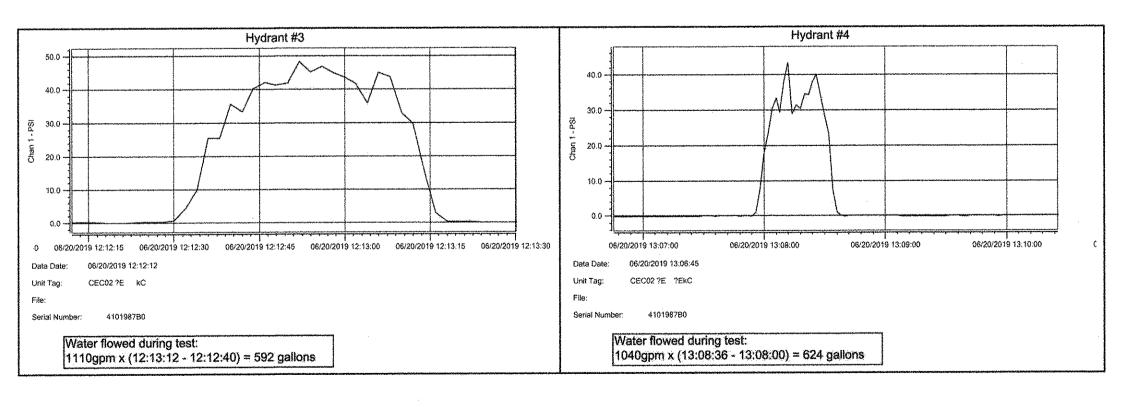
EDGE-TO-EDGE, IF THIS CAN'T BE ACHIEVED, THE WATER LINE MUST BE ENCASED. IN NO INSTANCE SHALL A PROPOSED WATER MAIN INSTALLED AT THE SAME OR

- LOWER ELEVATION AS A PARALLEL SANITARY SEWER LINES IF THEIR LATERAL SEPARATION IS LESS THAN TEN FEET. NO WATER MAINS MAY BE INSTALLED IN THE SAME DITCH AS A SANITARY SEWER LINE. 6. WHERE WATER CROSSES UNDER SEWER, PROVIDE VERTICAL SEPARATION OF 18-INCHES, PROVIDE ADEQUATE SUPPORT FOR SEWERS TO PREVENT JOINT DEFLECTION, SETTLING ON & BREAKING WATER MAINS; BOTH WATER & SEWER MAIN CONSTRUCTED OF D.LP. WATER TIGHT MATERIAL & SUBJECTED TO
- 7. IF THE WATER LINE IS CROSSING ANOTHER UTILITY, A PROFILE PLAN SHOWING ELEVATIONS AND STATIONS IS REQUIRED
- 8. EVERY WATER MAIN SHALL BE TERMINATED AT THE END OF THE LINE WITH A "DEAD MAN" ASSEMBLY.

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179







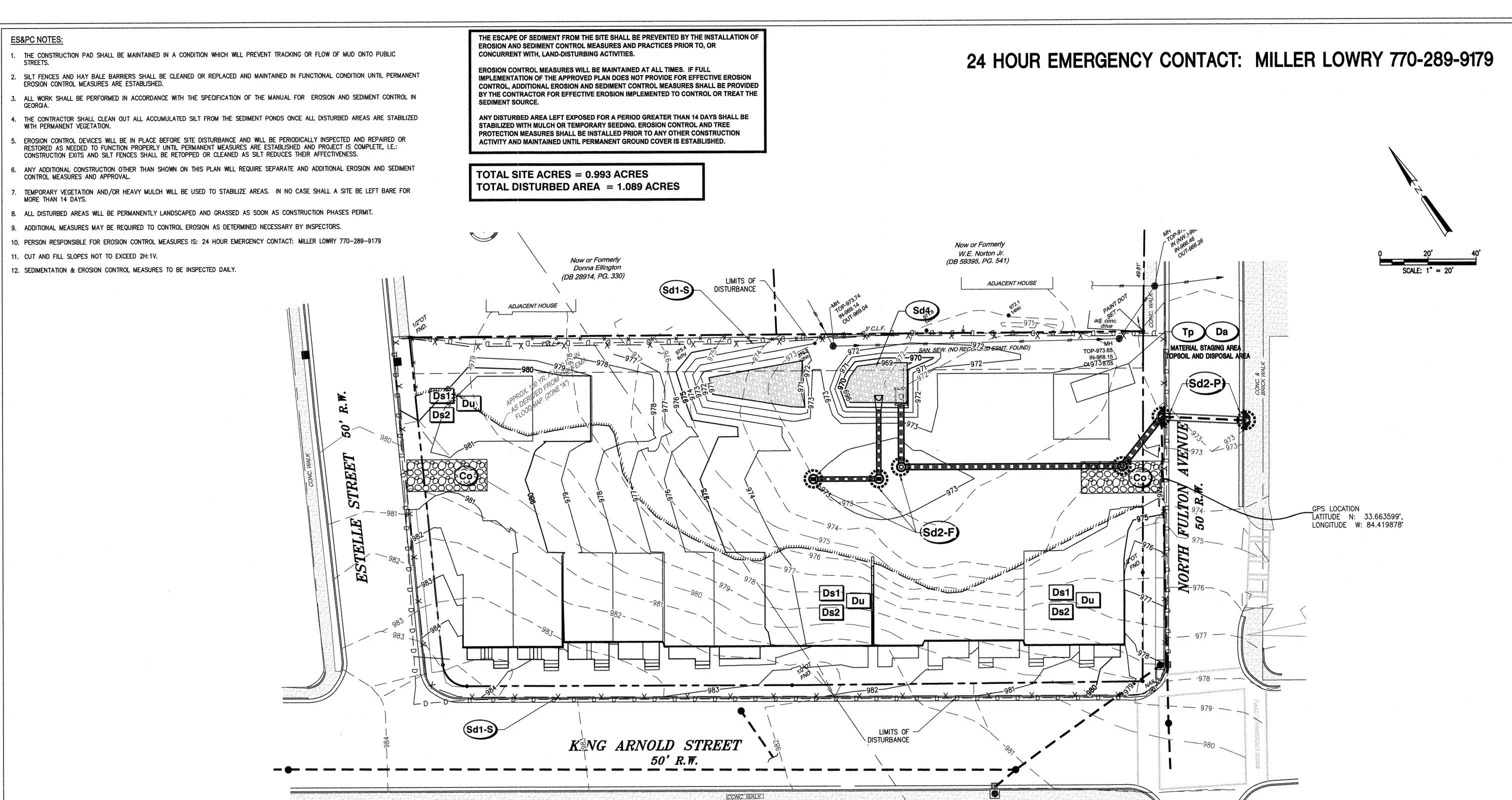
Prepared By:
RESCENT VIEW
GINEERING, LLC

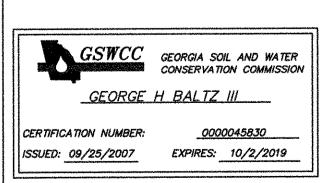
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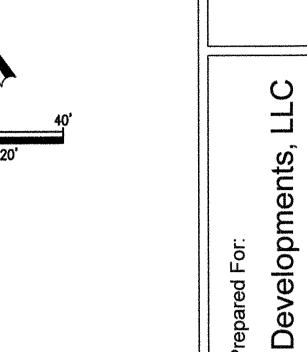


SØNED NUMBER: 0000045830 EXPIRATION 10-2-19

STATE WATERS STATEMENT:

THERE ARE NO WATERS OF THE STATE THAT EXIST ONSITE. THERE ARE NO STATE WATERS THAT EXIST WITHIN 200 FEET OF THE SITE. ALL APPROIATE BUFFERS ARE SHOWN ON THE PLANS

NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.



Erosion Control Plan

Date 7-8-19 REVISIONS
SCALE AS SHOWN

Miller

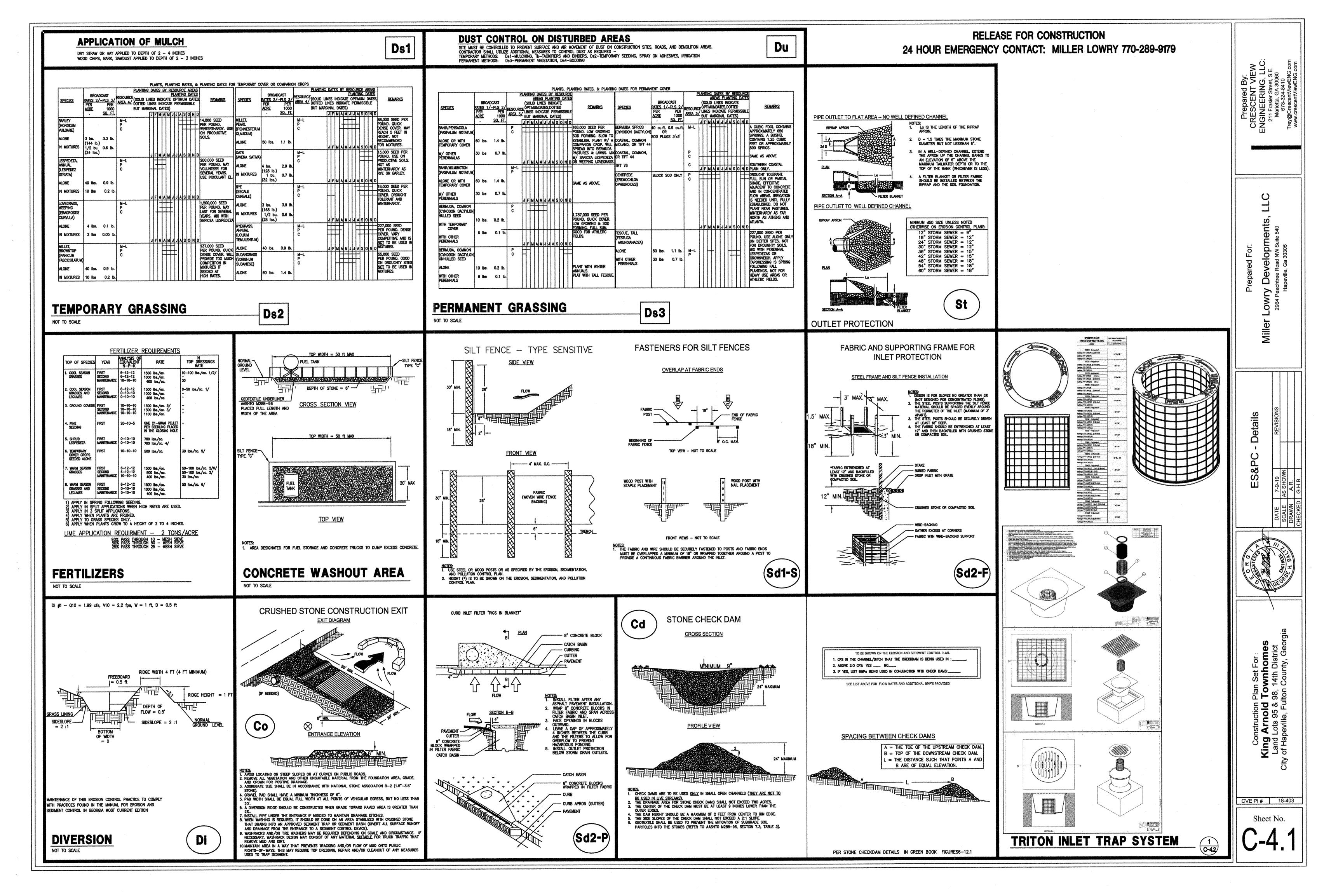


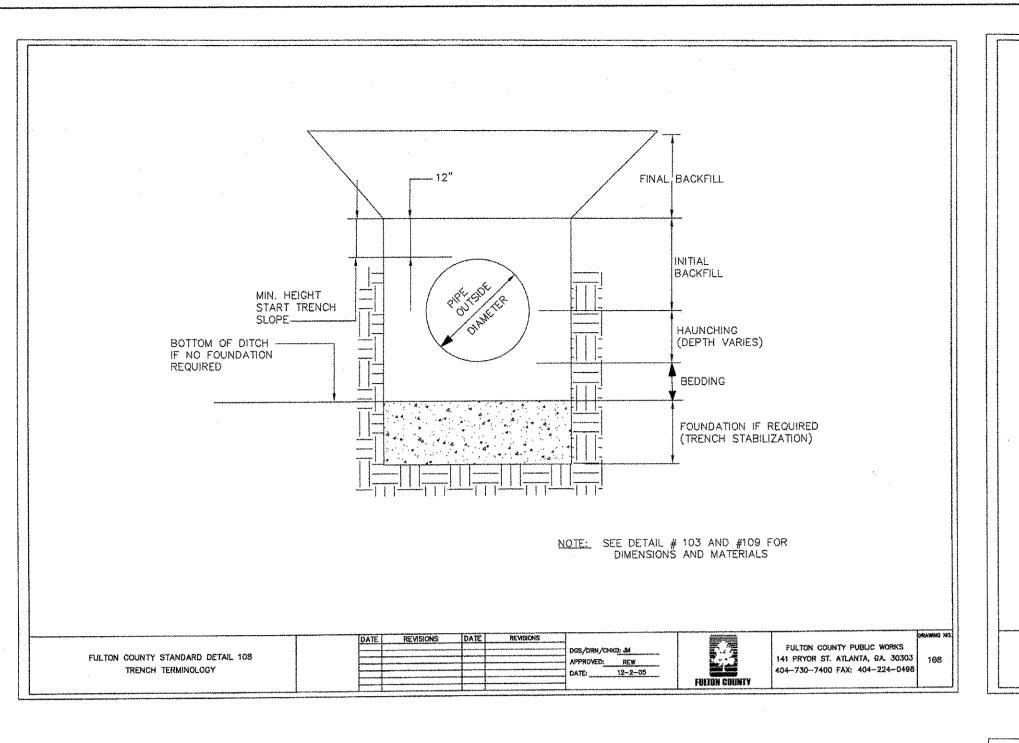
Construction Plan Set For:

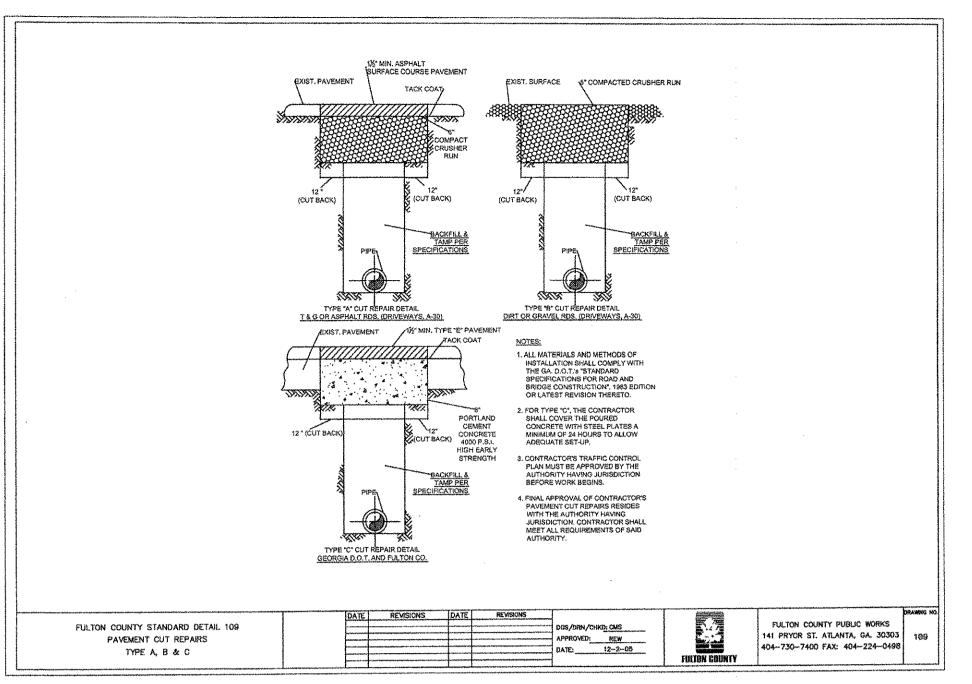
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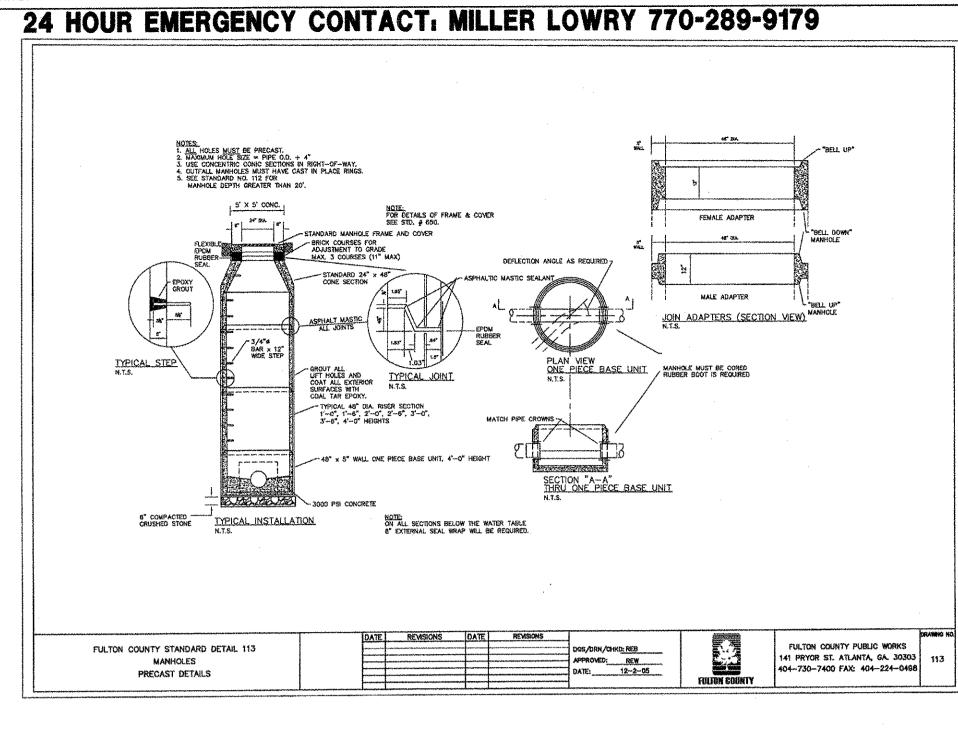
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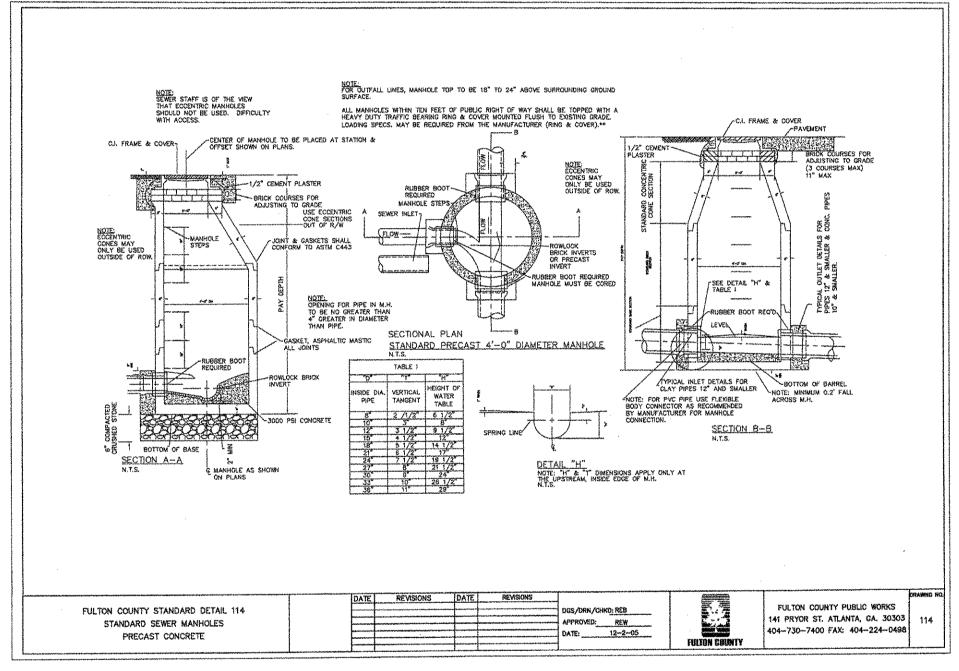
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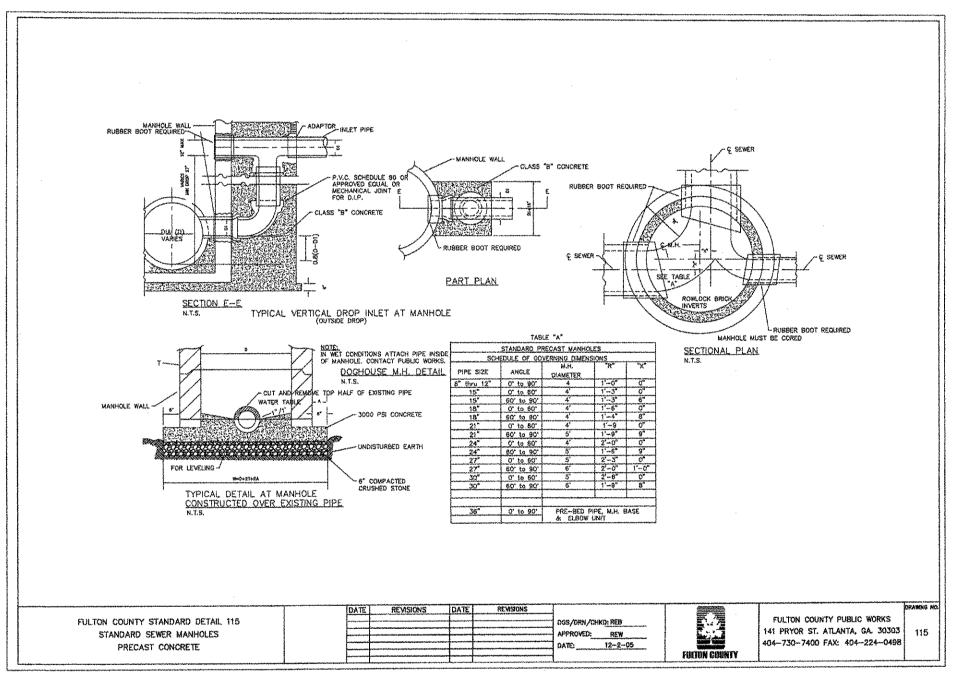


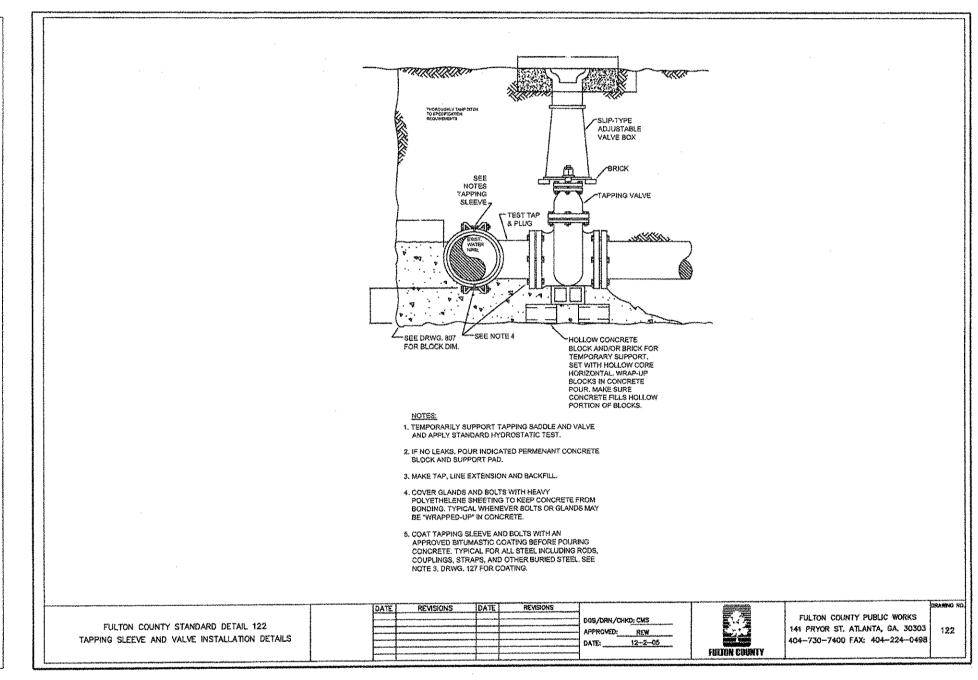


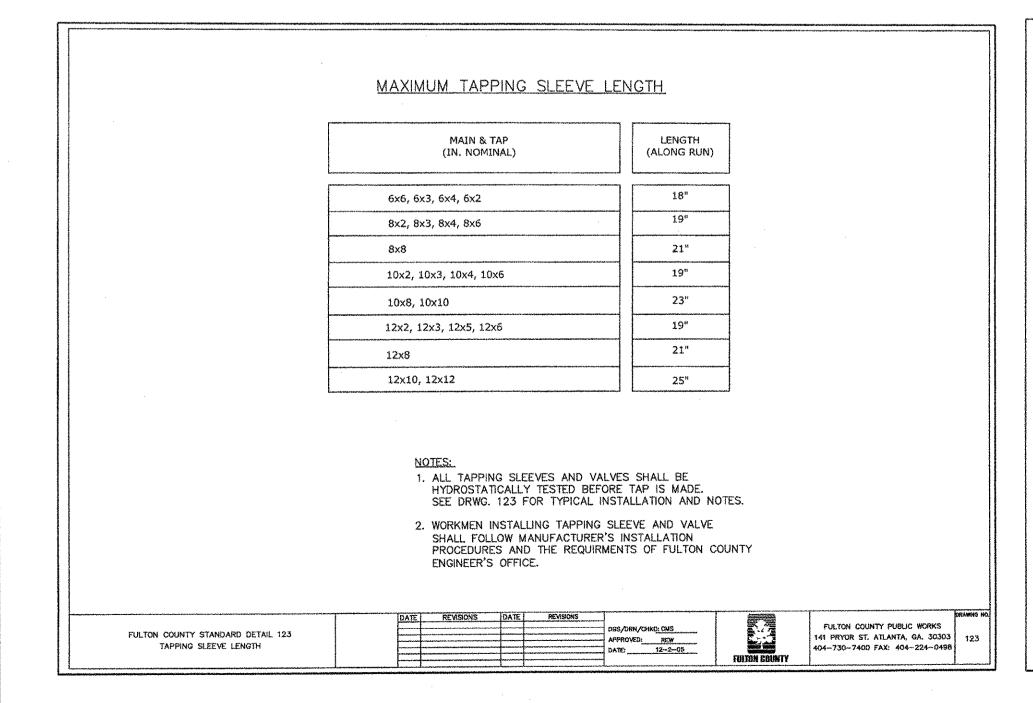


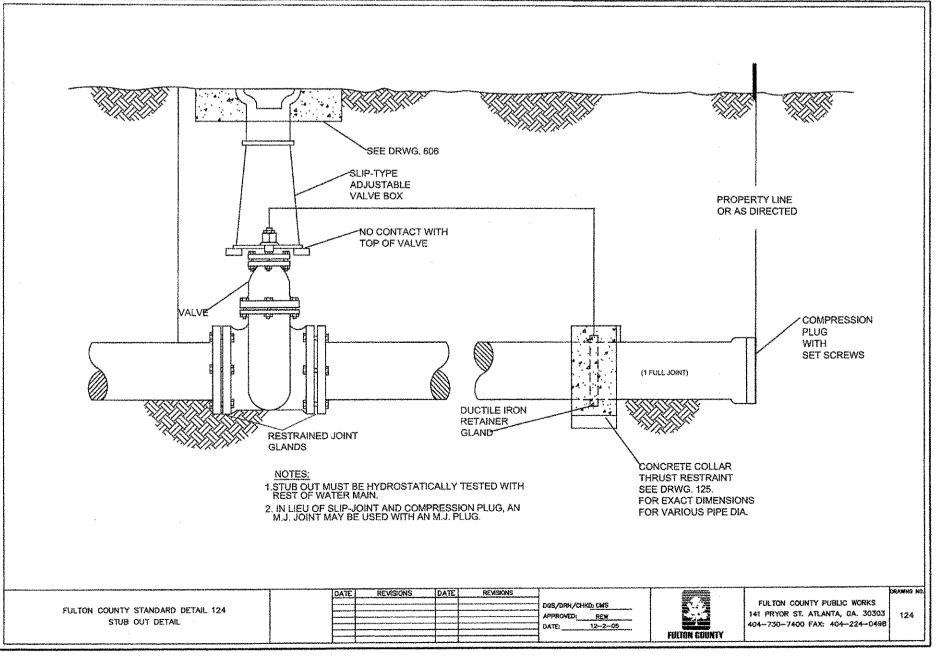


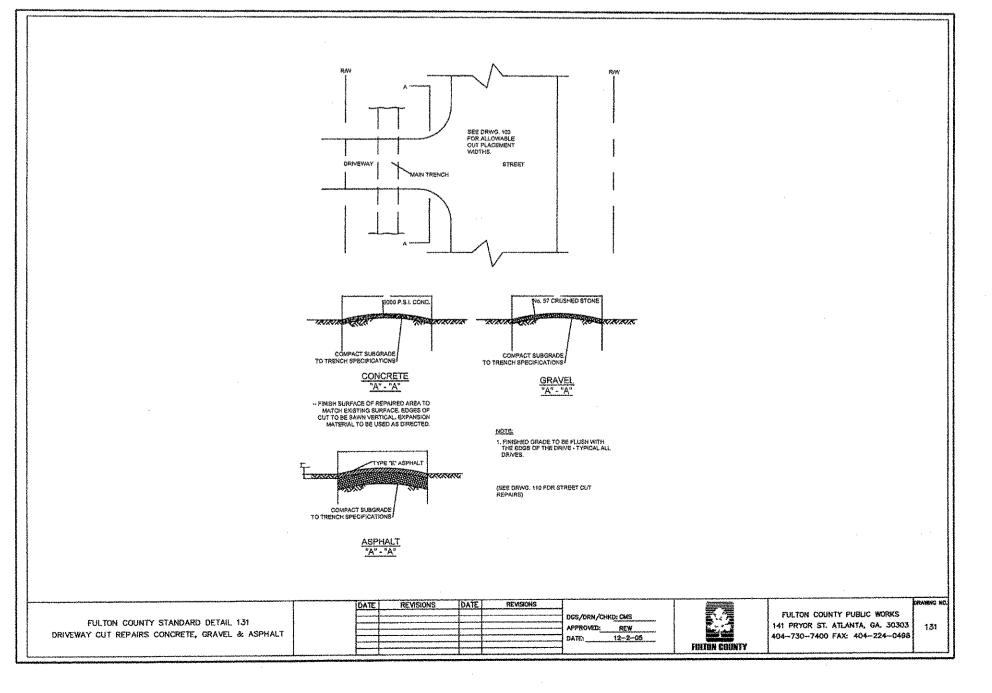
















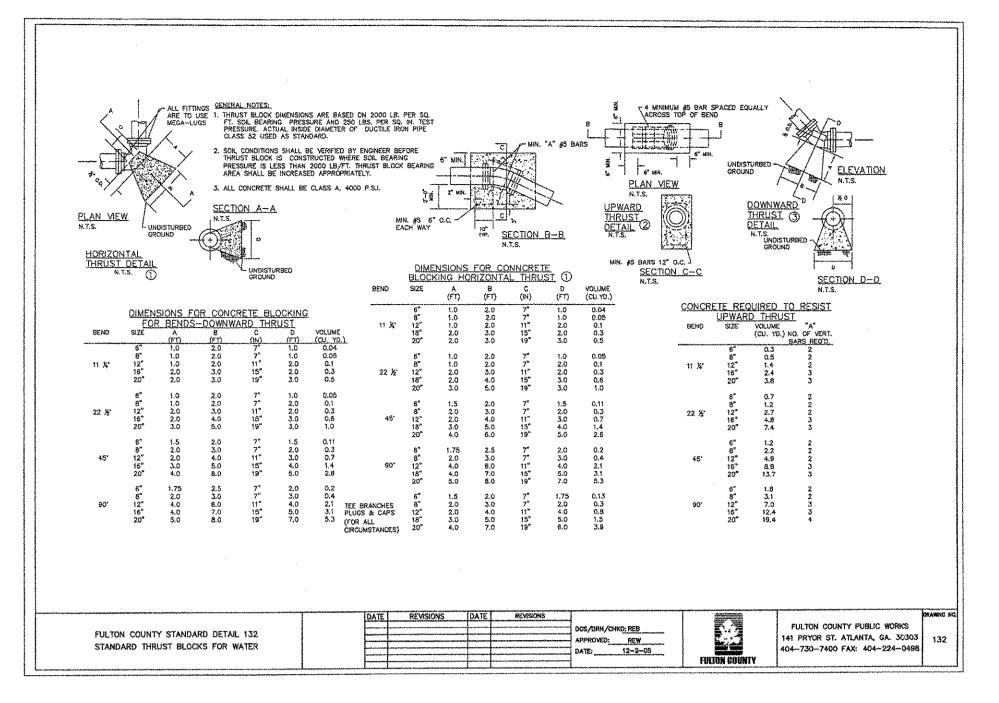
Construction Plan Set For:

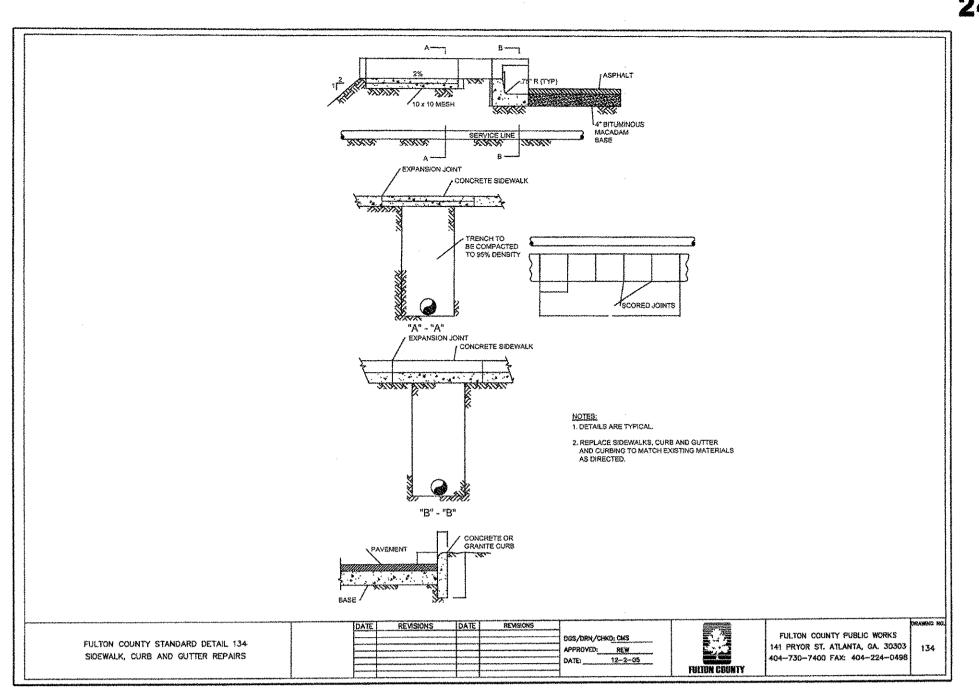
King Arnold Townhomes

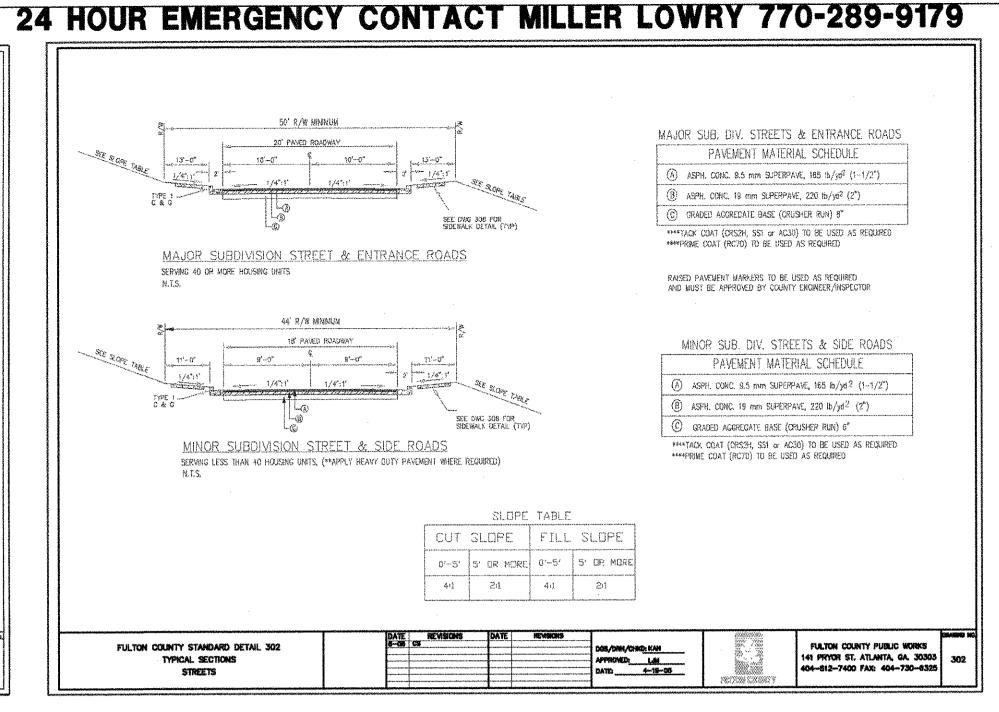
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

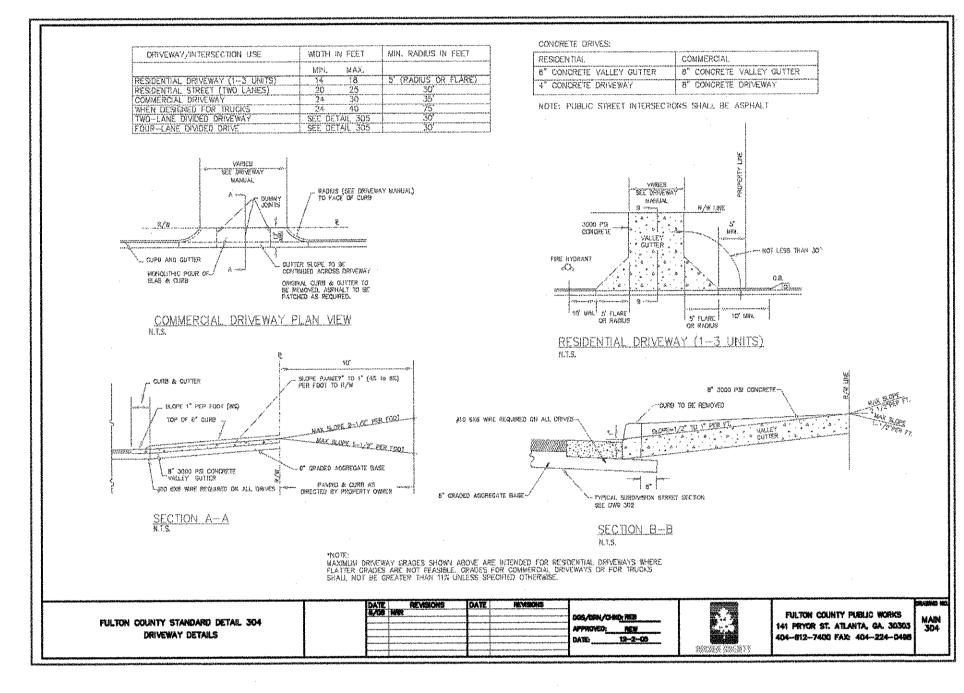
Sheet No.

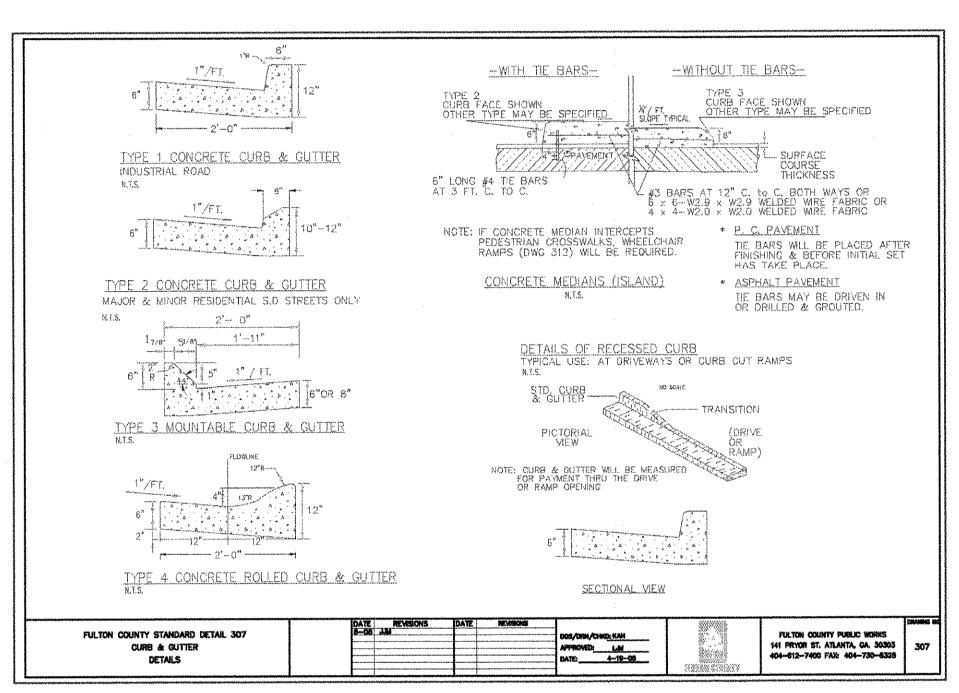
C-5

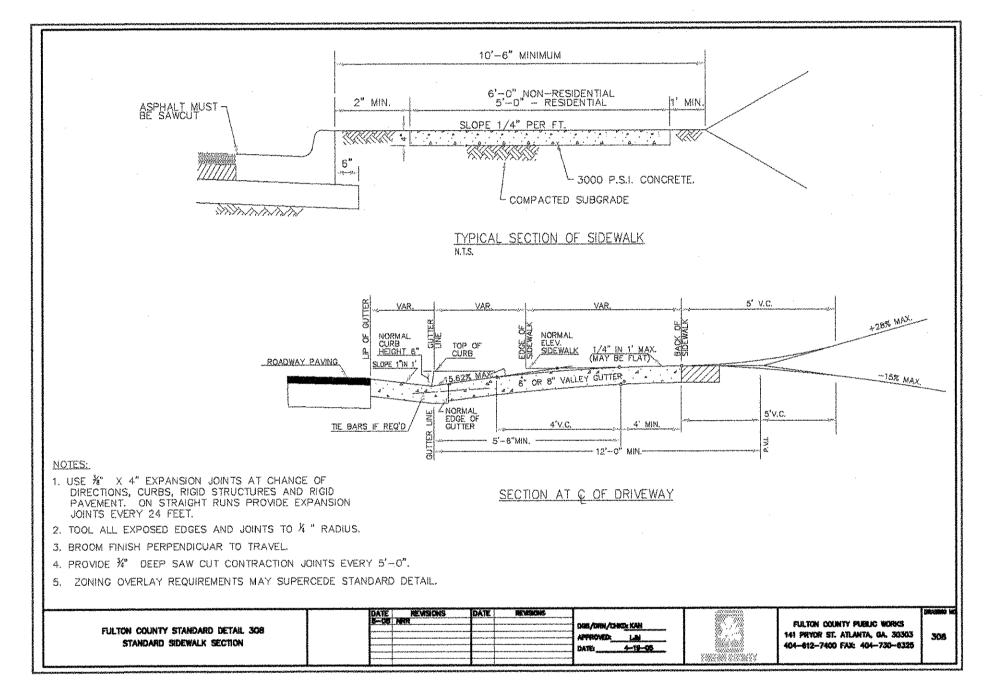


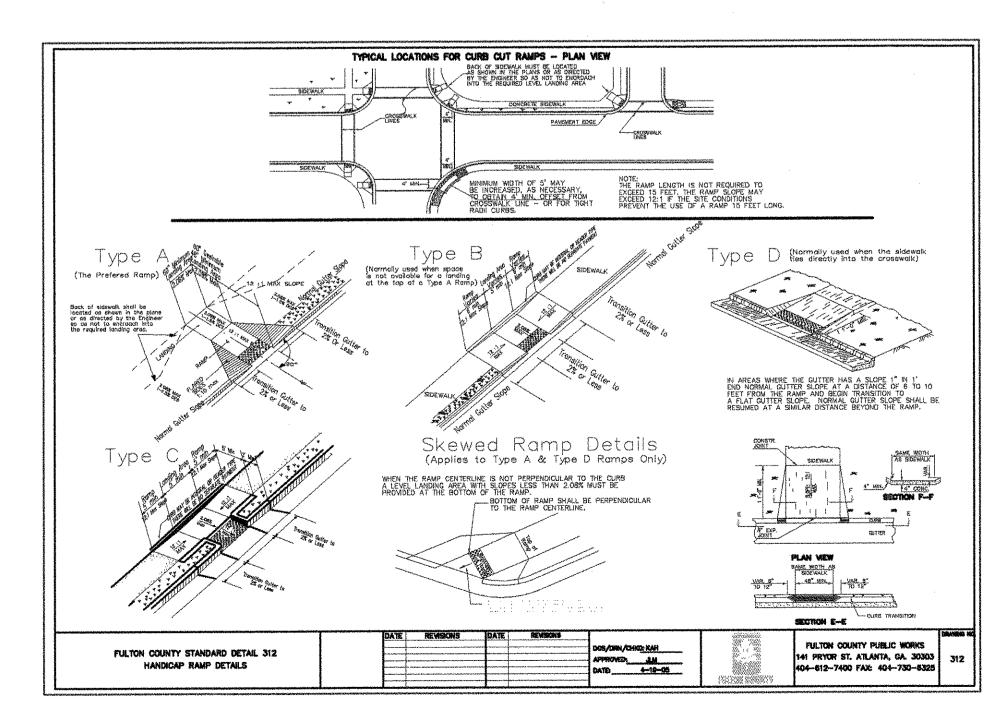


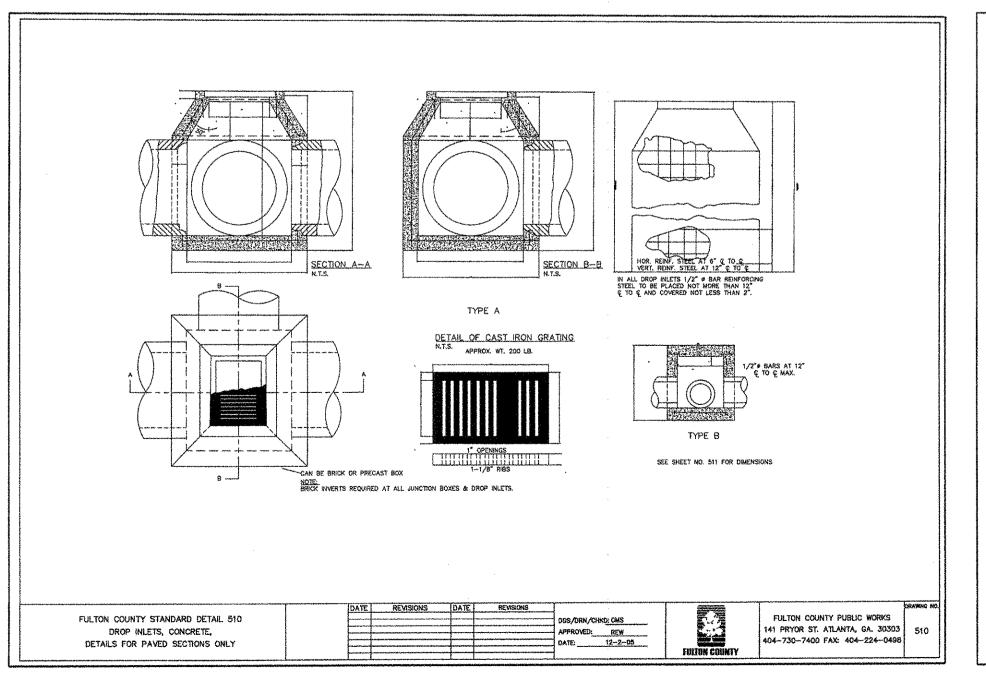


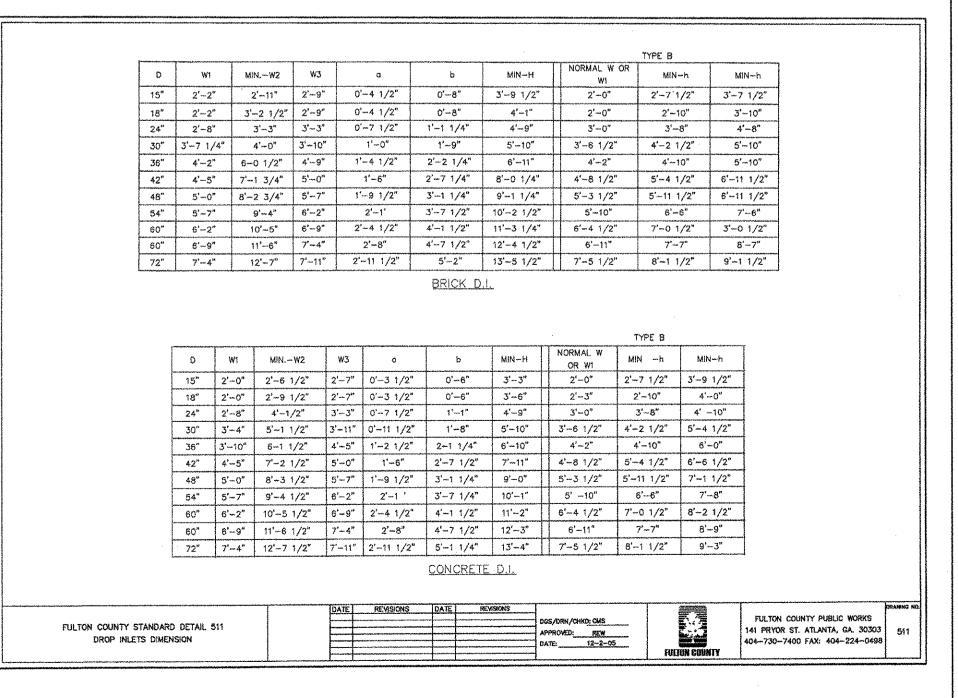












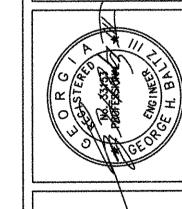
Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street, S.E.
Marietta, GA 30060
678-324-8410
Trey@CrescentViewENG.com
www.crescentViewENG.com

Owry Developments, LLC

Construction Details

Fulton County Details

DATE 7-9-19 REVISIONS
SCALE AS SHOWN



Construction Plan Set For:

King Arnold Townhomes

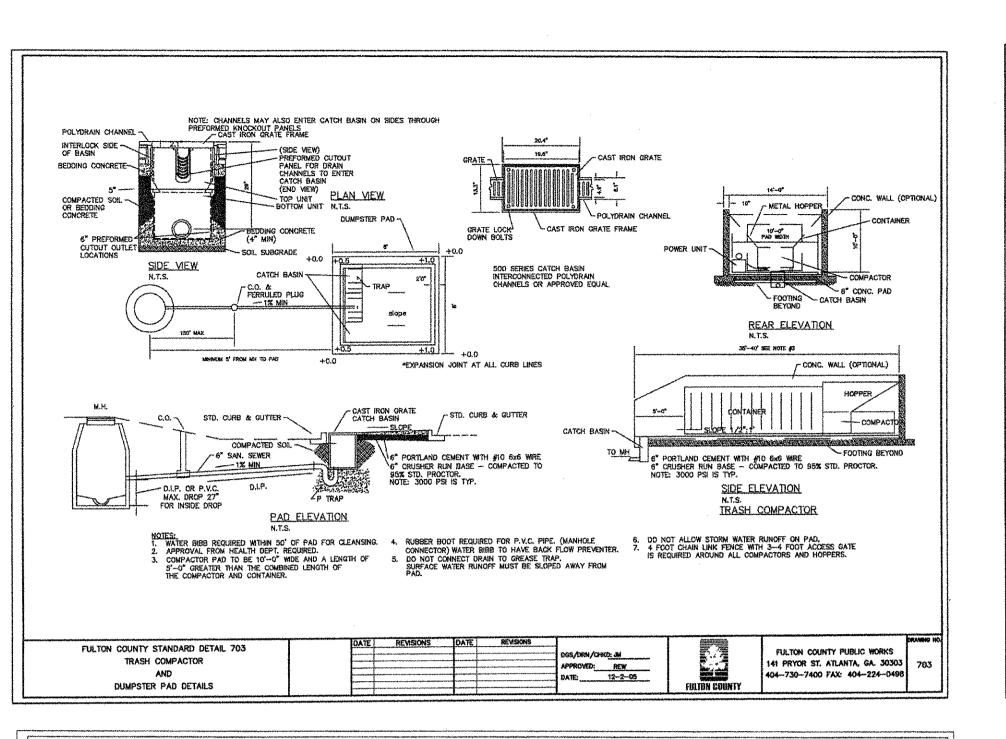
Land Lots 95 & 98, 14th District

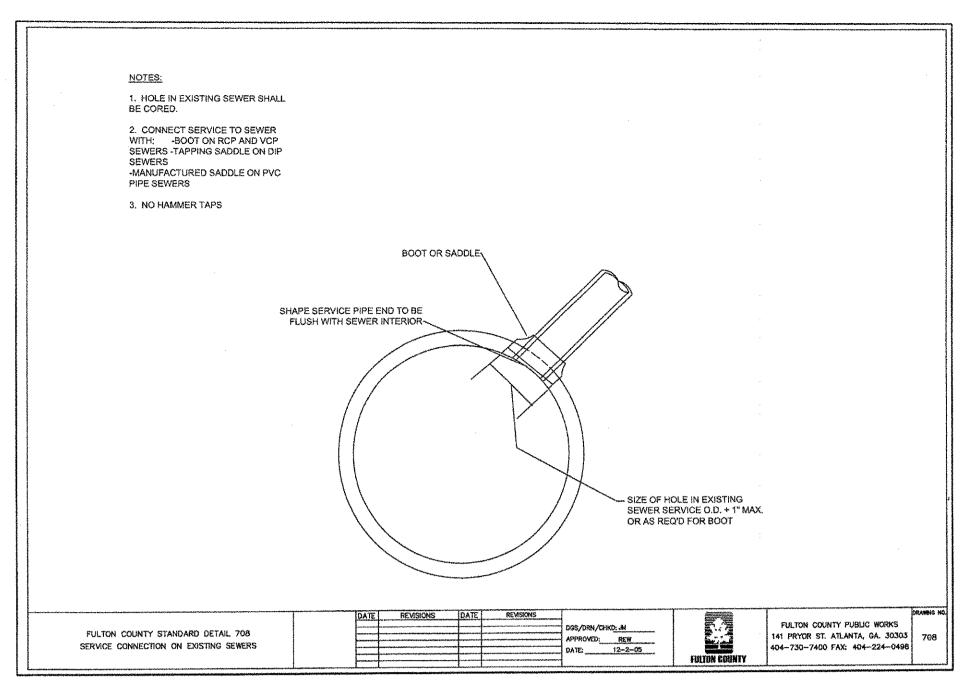
City of Hapeville, Fulton County, Georgia

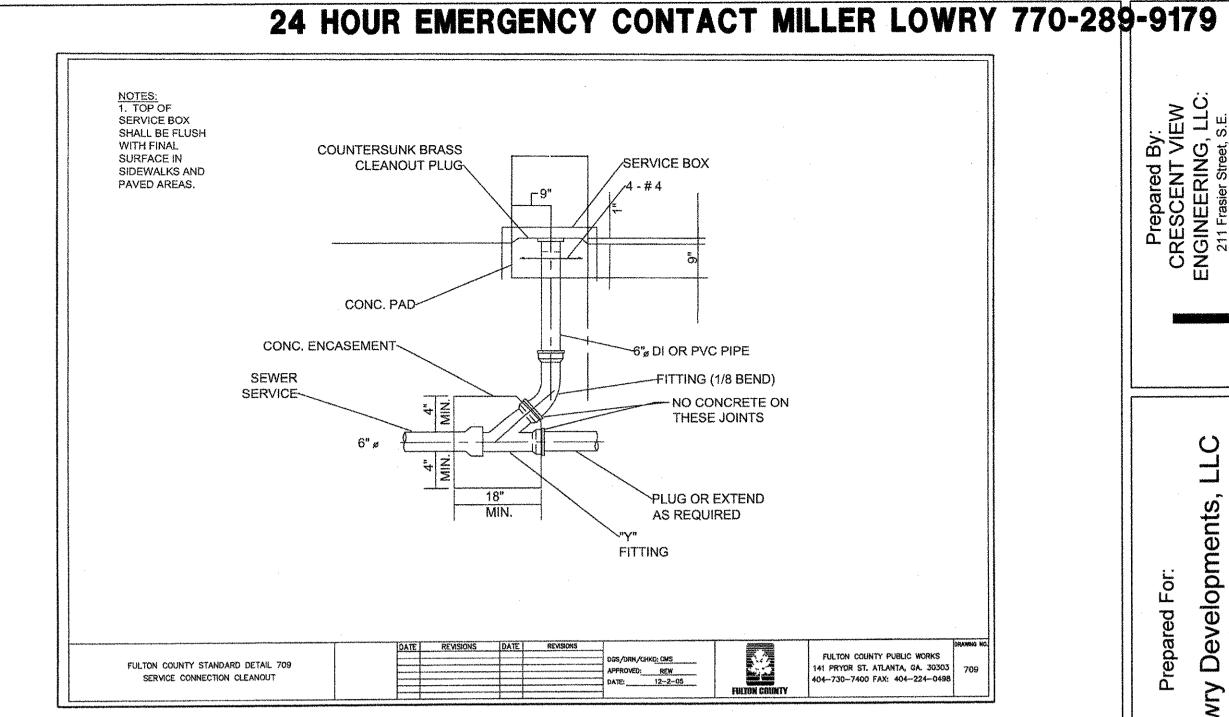
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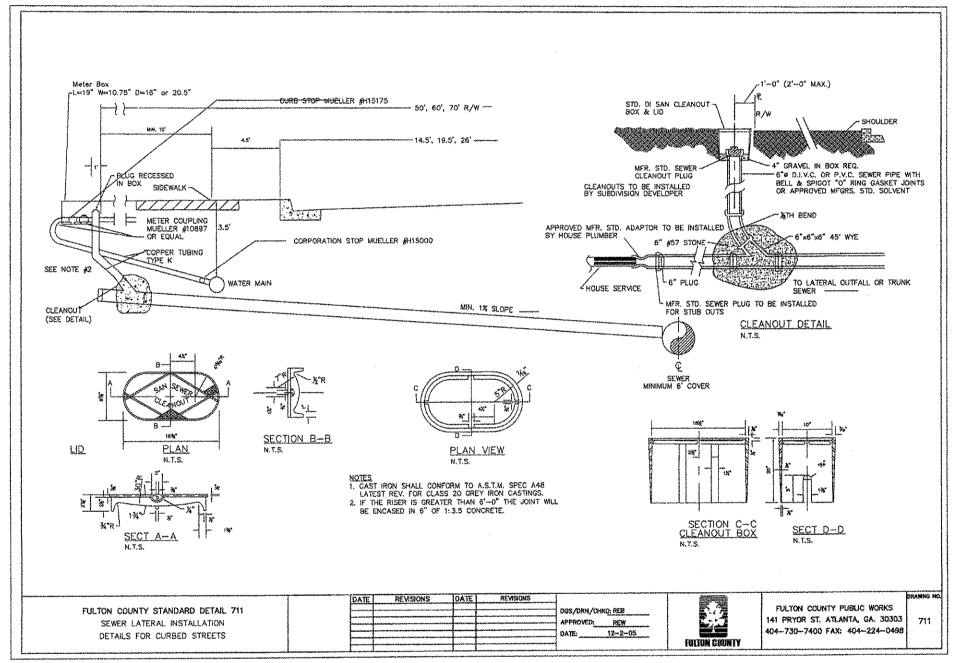
CVE PI# 18-403

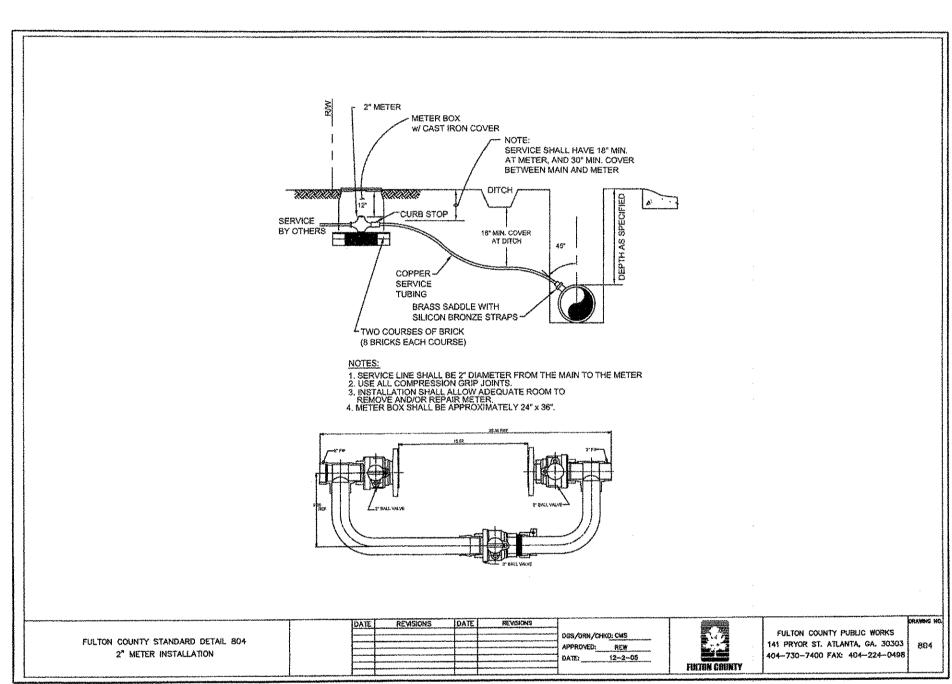
C-5.

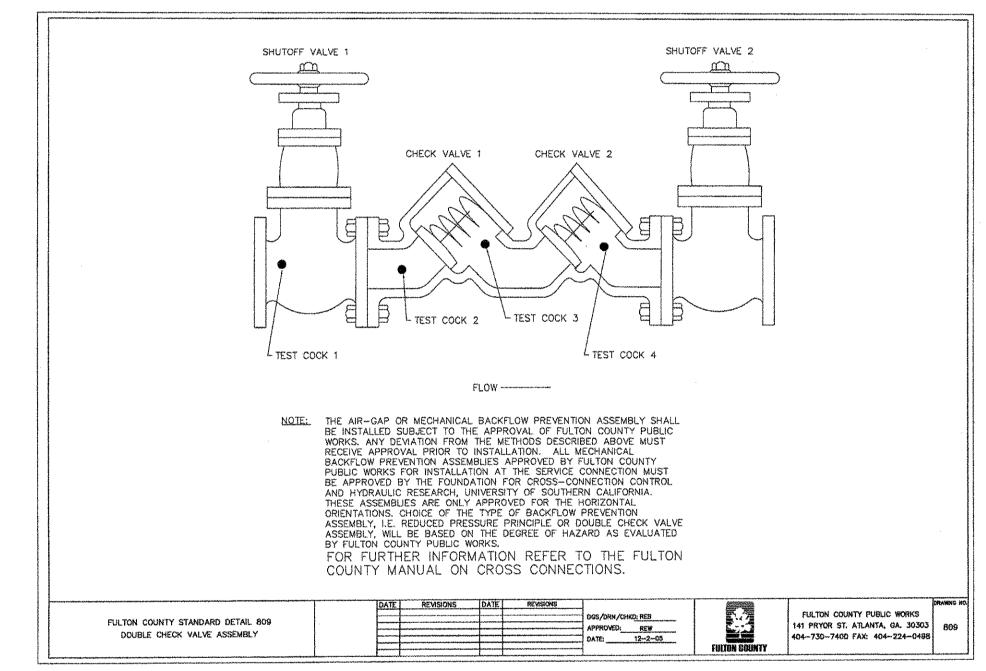


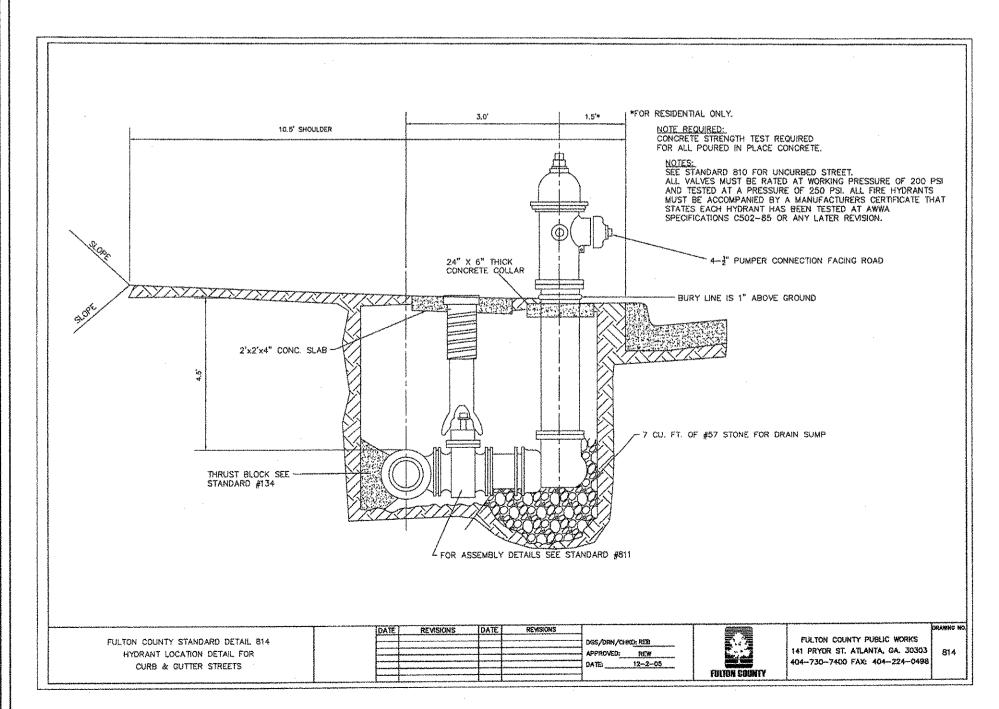


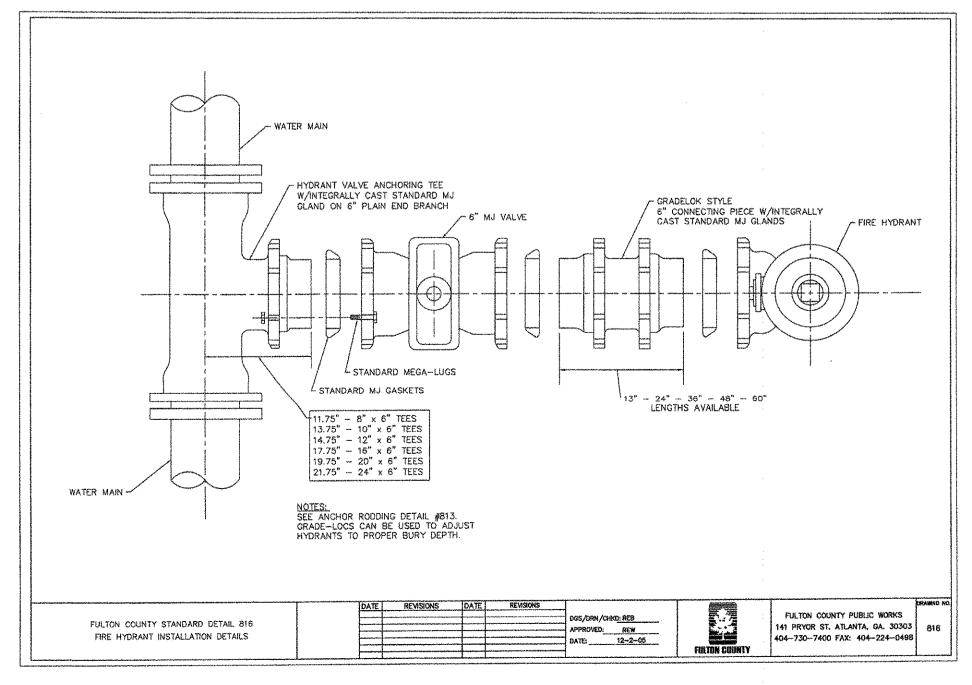


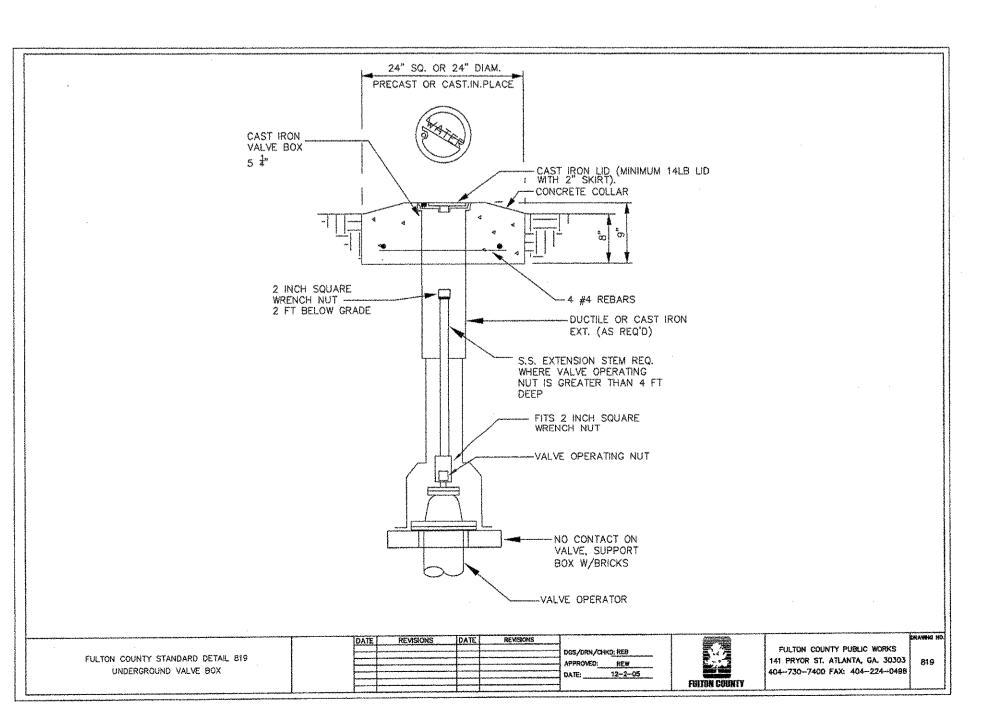






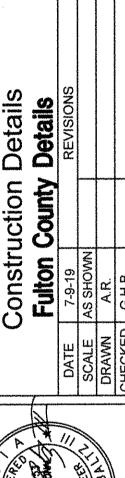


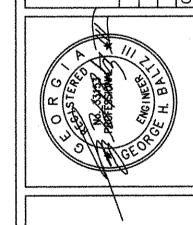




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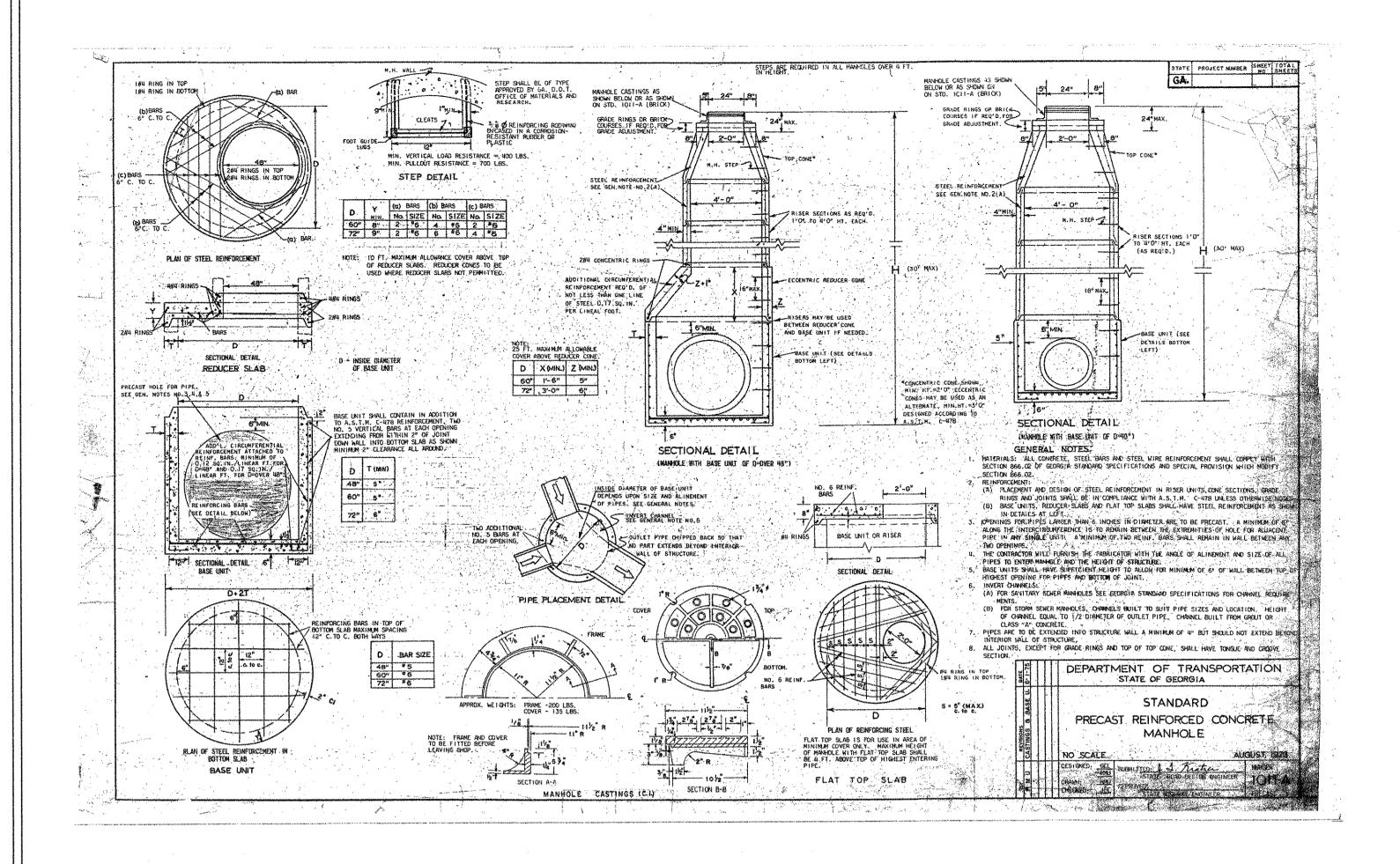


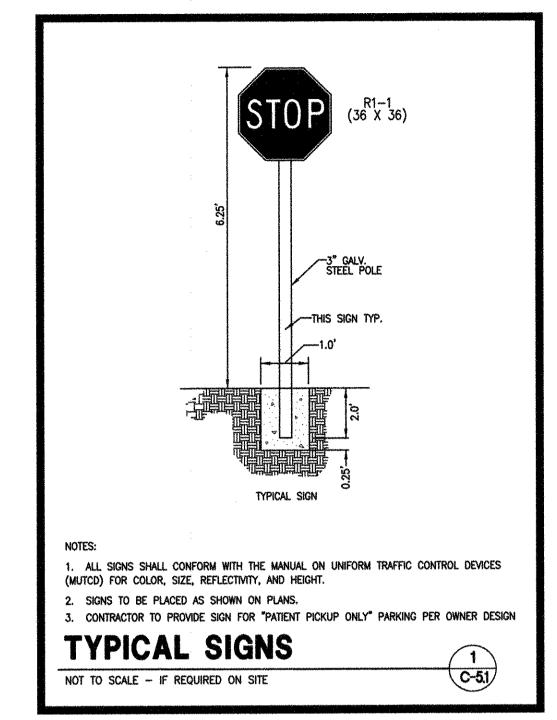
Arnold
Lots 95 & 9 peville, Fult Col **King** Land |

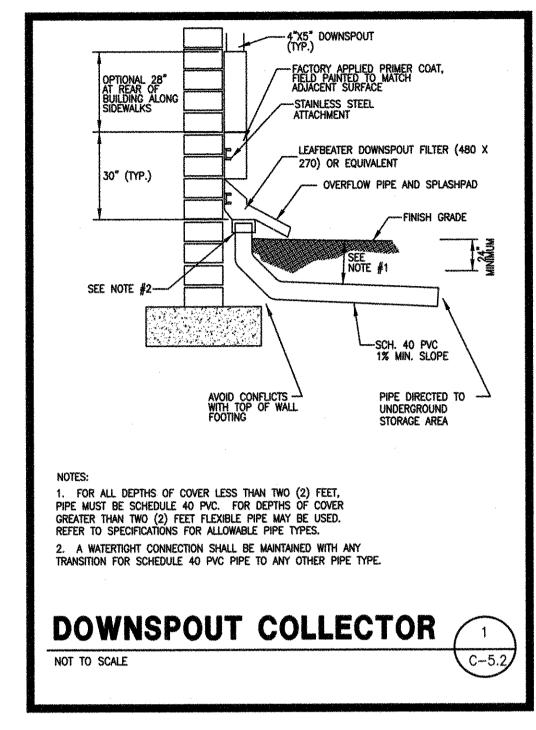
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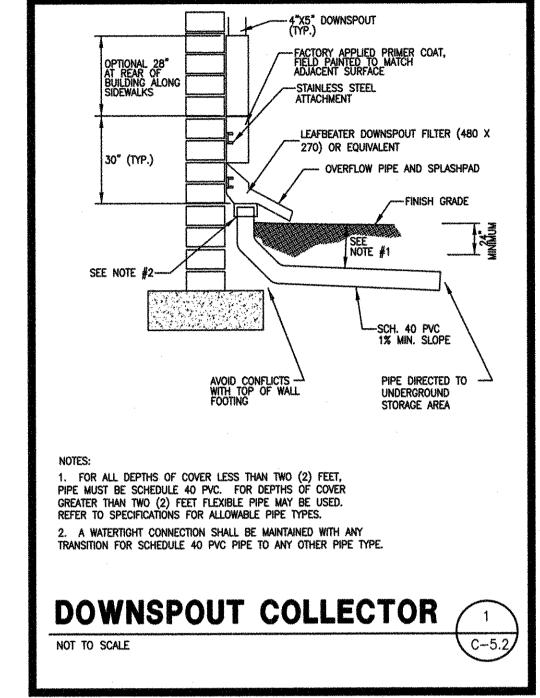
CVE PI # 18-403

24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179





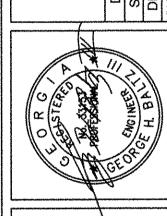






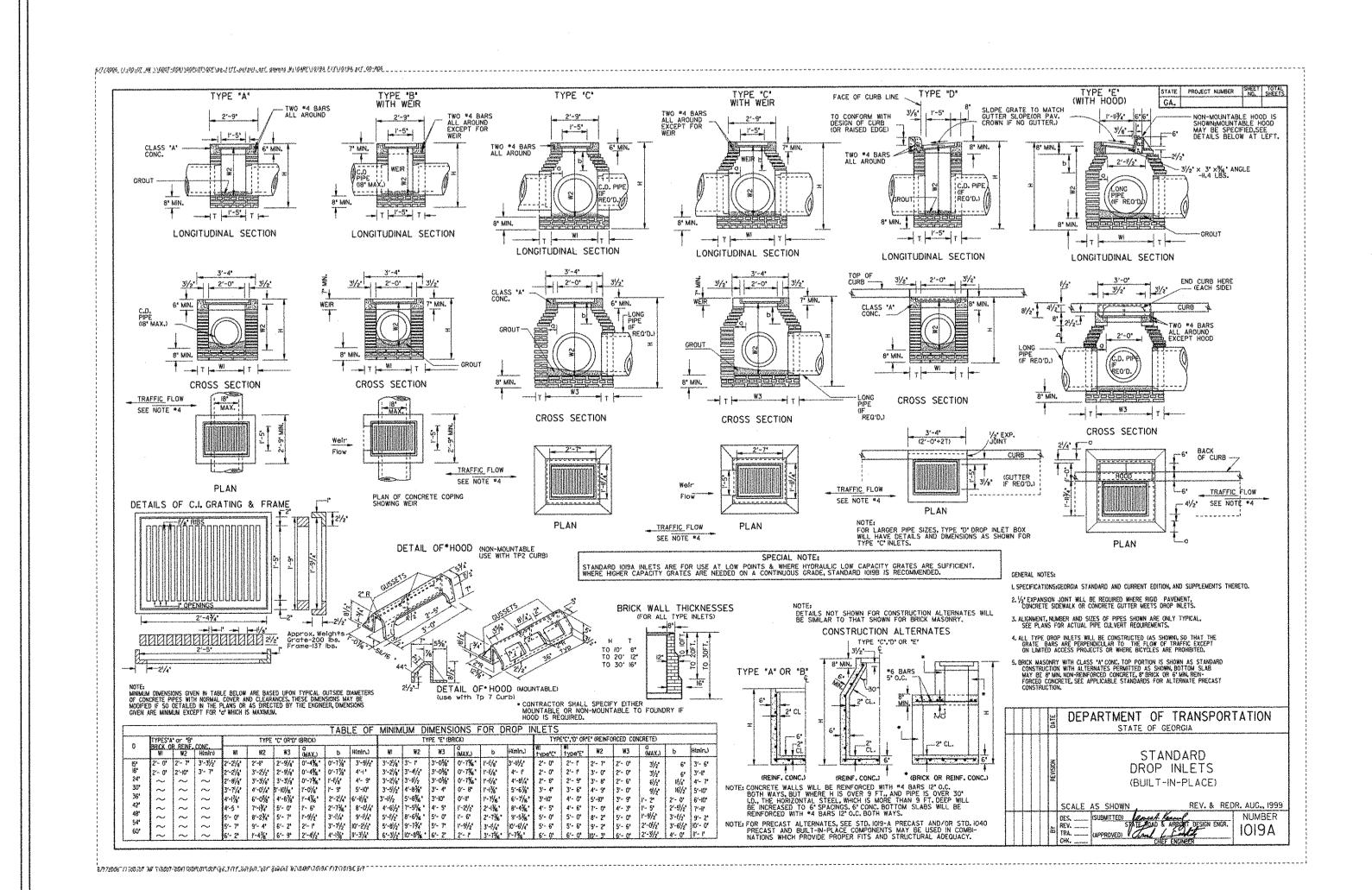
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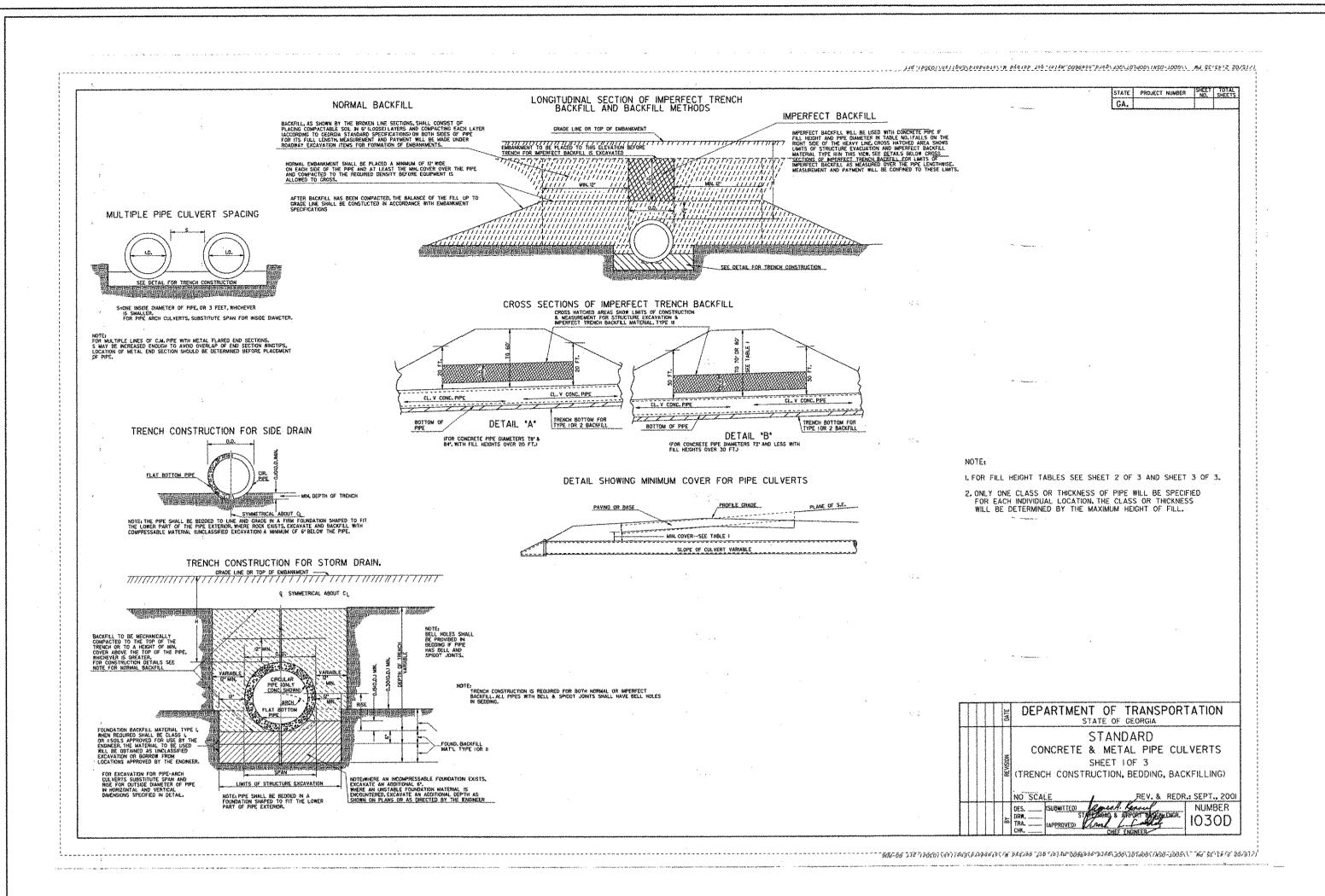
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King Land I

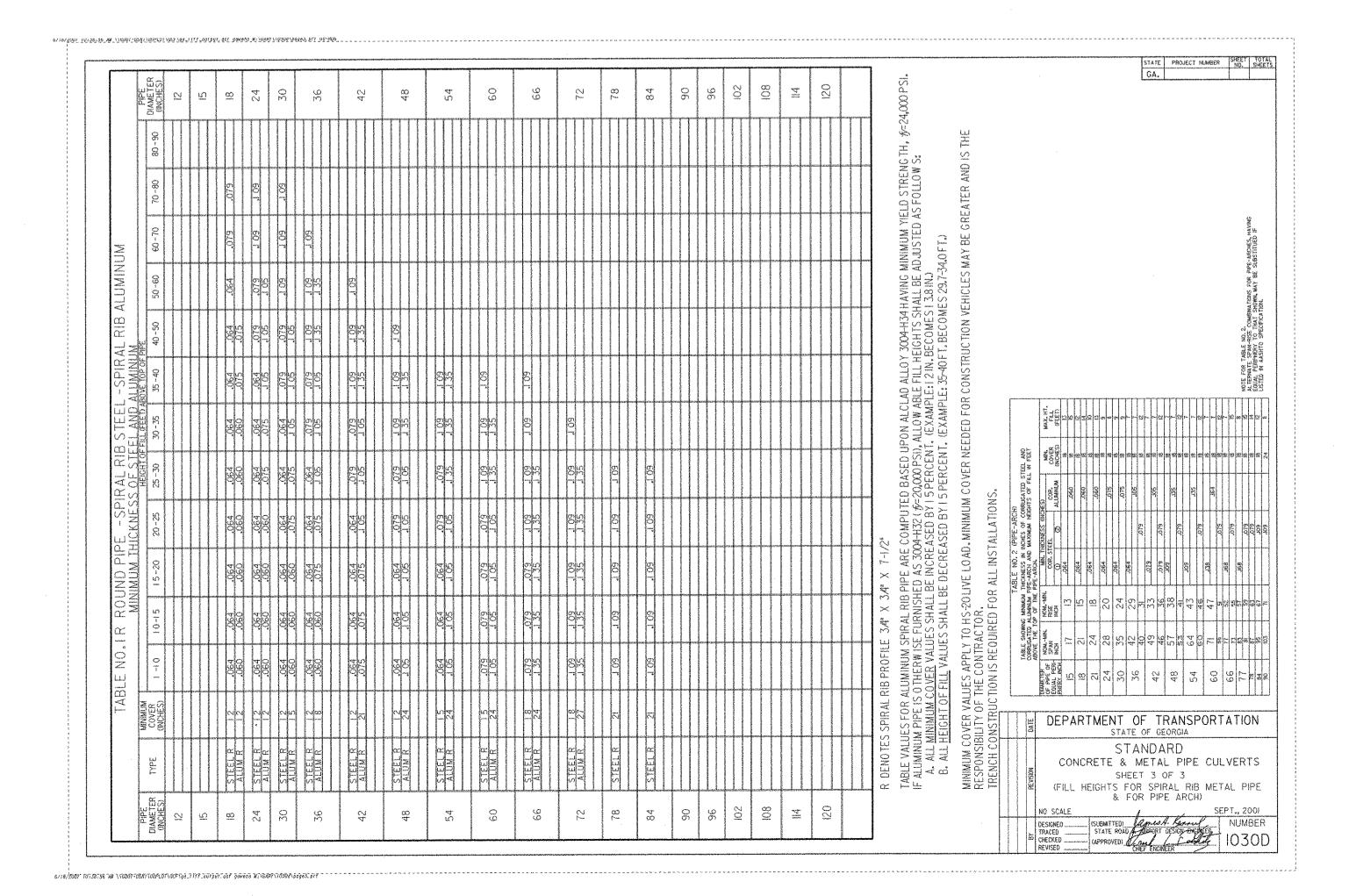
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24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179



Prepared For:

Ailler Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
Hapeville, Ga 30305

Construction Details

DATE 7-9-19 REVISIONS
SCALE AS SHOWN



Construction Plan Set For:

King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia