19-BOA-09-10

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

Name of Applicant Miller Lowry Developments, LLC

Mailing Address 2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone 770-289-9179 Mobile #770-289-9179 Email miller.lowry@millerlowry.com

Property Owner (s) Joe. L Daniely

Mailing Address N/A

Telephone N/A Mobile #N/A

Property Address/Location: 591 King Arnold Street Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009500040383

Square Foot of Property 43,241 Building Size _____ Zoning U V

Present Land Use _____

Variance Requested Site Access Curb Cut

Applicable Code Section 93-23-2

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 09/10/2019

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

Sworn to and subscribed before me

This 10 **day of** SEPTEMBER, **20** 19.

Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

The actual entrance is only 24 feet wide and we have a 5.5 foot flair on each side to create a valley gutter system. This will keep the water that is flowing along the gutter line on Estelle and North Fulton in the roadway. Since the proposed sidewalks are behind the apron, we could shorten up the flairs to a maximum of 3 feet on each side, but I think that the variance will be well received. Having a 3 foot flair on a valley gutter section (ie, raising from a flat area up to a 6" curb in 3 feet) will cause a lot of tire damage on the residence.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Because of the 24 foot drive isle to provide fire access – the proper flairs and roadway width combined will be over 30 feet. Technically there will be curb in the flares as it transitions from flush grade to the back of curb.

Explain how these conditions are peculiar to the particular piece of property involved.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

None

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY 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 A VARIANCE FOR THE PROPERTY.

Name of Applicant
Miller Lowry Developments, LLC

Address of Applicant
2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone of Applicant
770-289-9179

Signature of Owner

Miller Lowry (Contracted Owner)
Print Name of Owner

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

Personally Appeared Before Me this 10 day of SEPTEMBER, 2019.

Notary Public

19-BOA-09-11

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

Name of Applicant Miller Lowry Developments, LLC

Mailing Address 2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone 770-289-9179 Mobile #770-289-9179 Email miller.lowry@millerlowry.com

Property Owner (s) Joe. L Daniely

Mailing Address N/A

Telephone N/A Mobile #N/A

Property Address/Location: 591 King Arnold Street Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009500040383

Square Foot of Property 43,241 Building Size _____ Zoning U V

Present Land Use _____

Variance Requested Ground level retail requirement

Applicable Code Section Sec. 93-28-7.5. - Residential uses.

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 09/10/2019

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

Sworn to and subscribed before me

This 10 **day of** SEPTEMBER, **20** 19.

Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

Our site is a transitional area between the a-d overlay along main street and residential areas further north and should reflect a more residential use.

Ground level retail program would be not compatible with townhome usage on this site.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Townhomes do not function with required ground level retail.

Explain how these conditions are peculiar to the particular piece of property involved.

The site location is prime to the downtown area, is within walking distance to the densely populated Main Street district, Recreation Center, City Hall, and art walk alley. We believe that retail functions are better supported on sites closer to main Street, rather than site closer to existing residential neighborhoods. These townhomes provide a transition from the larger scale buildings, density, and commercial uses along Main Street, and the smaller scale single family detached home present in the neighborhood.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

None.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY 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 A VARIANCE FOR THE PROPERTY.

Name of Applicant
Miller Lowry Developments, LLC

Address of Applicant
2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone of Applicant
770-289-9179

Signature of Owner

Miller Lowry (Contracted Owner)
Print Name of Owner

Personally Appeared Before Me this 10 day of SEPTEMBER, 2019.

Notary Public

PAULINE MAY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

19-BVA-09-12

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

Name of Applicant Miller Lowry Developments, LLC

Mailing Address 2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone 770-289-9179 Mobile #770-289-9179 Email miller.lowry@millerlowry.com

Property Owner (s) Joe. L Daniely

Mailing Address N/A

Telephone N/A Mobile #N/A

Property Address/Location: 591 King Arnold Street Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009500040383

Square Foot of Property 43,241 Building Size _____ Zoning U V

Present Land Use _____

Variance Requested Pedestrian access

Applicable Code Section Sec. 93-28-10.2. - Site design.

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 09/10/2019

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

Sworn to and subscribed before me

This 10 **day of** SEPTEMBER, **20** 19.

Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

Our site plan currently shows 4 units without access directly onto a public street, as required. Having 4 of our 18 units with access not directly from the sidewalk will have no adverse affect on the nature of the development, the surrounding neighborhoods, or the larger fabric of the City.

The site shape is a shallow rectangle with limited street access on side street frontages.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Plan will lose 4 units, increasing cost for the development of the remaining units - making the cost to purchase higher.

Explain how these conditions are peculiar to the particular piece of property involved.

The site shape is a shallow rectangle with limited street frontage and access on side street.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

None.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY 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 A VARIANCE FOR THE PROPERTY.

Name of Applicant
Miller Lowry Developments, LLC

Address of Applicant
2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone of Applicant
770-289-9179

Signature of Owner

Miller Lowry (Contracted Owner)
Print Name of Owner

Personally Appeared Before Me this 10 day of SEPTEMBER, 2019.

Notary Public

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

19-BOA-09-13

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

Name of Applicant Miller Lowry Developments, LLC

Mailing Address 2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone 770-289-9179 Mobile #770-289-9179 Email miller.lowry@millerlowry.com

Property Owner (s) Joe. L Daniely

Mailing Address N/A

Telephone N/A Mobile #N/A

Property Address/Location: 591 King Arnold Street Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009500040383

Square Foot of Property ~~43,241~~ Building Size 1200 square feet. Zoning RU-V

Present Land Use _____

Variance Requested reduce square footage requirement for single-family attached in the district from 1,400 to 1,200sf

Applicable Code Section Sec. 93-22.1-1.

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Applicant's signature

Date: 09/10/2019

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

Sworn to and subscribed before me

This 10 **day of** SEPTEMBER, **20** 19.

Paul M N

Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

We are providing larger units in the front and smaller units is the rear allowing us to provide 2 different price points to attract a range of people to the downtown area. Also, our average unit area for the front buildings is 1,827sf, well over the minimum required. Our average unit across all 18 units is 1,424 sf.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Limiting the minimum unit square footage to 1,400 sf will make units more costly to potential buyers in order to cover the cost of development. The relative affordability of the units will be compromised.

Explain how these conditions are peculiar to the particular piece of property involved.

None.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

None.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY 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 A VARIANCE FOR THE PROPERTY.

Name of Applicant
Miller Lowry Developments, LLC

Address of Applicant
2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone of Applicant
770-289-9179

Signature of Owner

Miller Lowry (Contracted Owner)
Print Name of Owner

Personally Appeared Before Me this 10 day of SEPTEMBER, 2019.

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

Notary Public

M-BOA-09-14

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

Name of Applicant Miller Lowry Developments, LLC

Mailing Address 2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone 770-289-9179 Mobile #770-289-9179 Email miller.lowry@millerlowry.com

Property Owner (s) Joe. L Daniely

Mailing Address N/A

Telephone N/A Mobile #N/A

Property Address/Location: 591 King Arnold Street Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009500040383

Square Foot of Property 43,241 Building Size _____ Zoning U V

Present Land Use _____

Variance Requested: Variance to raise the number of permitted single-family attached dwellings to 18

Applicable Code Section Sec. 93-11.2-3. – Permitted uses

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a crime to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

Applicant's signature _____

Date: 9/11/19

Sworn to and subscribed before me

This 11 **day of** SEPTEMBER, **20** 19.

_____
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

We would like to provide some smaller units as an option to buyers to start at a lower price point, adding an affordability component to the project.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

We would like to provide some smaller units as an option to buyers to start at a lower price point, adding an affordability component to the project.

Explain how these conditions are peculiar to the particular piece of property involved.

none

What, if any, detriment to the public good would the proposed project have if a variance was granted?

none

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY 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

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Name of Applicant
Miller Lowry Developments, LLC

Address of Applicant
2964 Peachtree Road NW, Suite 540 Atlanta, GA 30305

Telephone of Applicant
770-289-9179

Signature of Owner

Miller Lowry (Contracted Owner)
Print Name of Owner

PAULINE MARY NEWMAN NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES MAY 5 2020

Personally Appeared Before Me this 16 day of SEPTEMBER, 2019.

Notary Public

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:

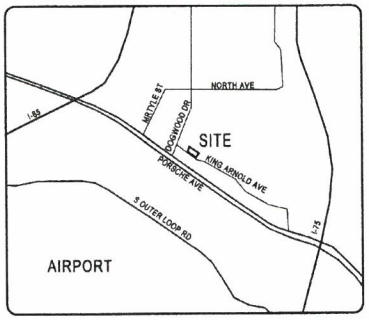
1. GUEST PARKING FROM 0 SPACES TO 2 SPACES

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

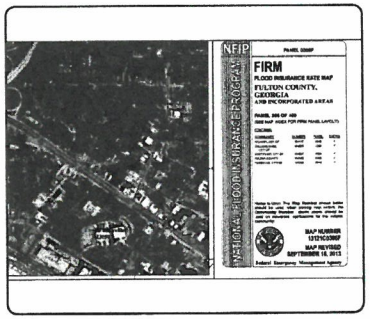
CONSTRUCTION DOCUMENTS FOR:

KING ARNOLD TOWNHOMES

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



Location Map
N.T.S.



FEMA Map

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.

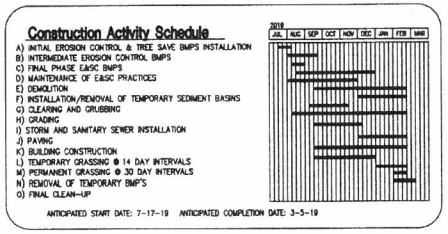
OWNER:
MILLER LOWRY DEVELOPMENTS, LLC
2964 PEACHTREE ROAD NW
SUITE 340
HAPEVILLE, GA 30305

ENGINEER:

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

UTILITY CONTACTS:

TELEPHONE:	AT&T	800-225-5288
ELECTRIC:	GEORGIA POWER COMPANY	888-655-5888
WATER & SEWER	CITY OF HAPEVILLE	404-669-2100
GAS:	ATLANTA GAS LIGHT COMPANY	877-427-4321



SHEET LIST TABLE	
SHEET NO.	**SHEET TITLE**
CV	COVER SHEET
S	SURVEY
D-1	DEMOLITION PLAN
C-1	SITE PLAN
C1.1	DRIVEWAY PLAN AND PROFILE
C-2	GRADING AND DRAINAGE PLAN
C-2.1	STORMWATER MANAGEMENT PLAN
C-3	UTILITY PLAN
C-3.1	UTILITY NOTES + FIRE FLOW TESTS
C-4	EROSION CONTROL PLAN
C-4.1	ES&PC - DETAILS
C-5	CONSTRUCTION DETAILS
C-5.1	CONSTRUCTION DETAILS
C-5.2	CONSTRUCTION DETAILS
C-5.3	CONSTRUCTION DETAILS
C-5.4	CONSTRUCTION DETAILS

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Frasier Street SE
Marietta, GA 30060
678-445-4440
www.crescentviewengineering.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 340
HAPEVILLE, GA 30305

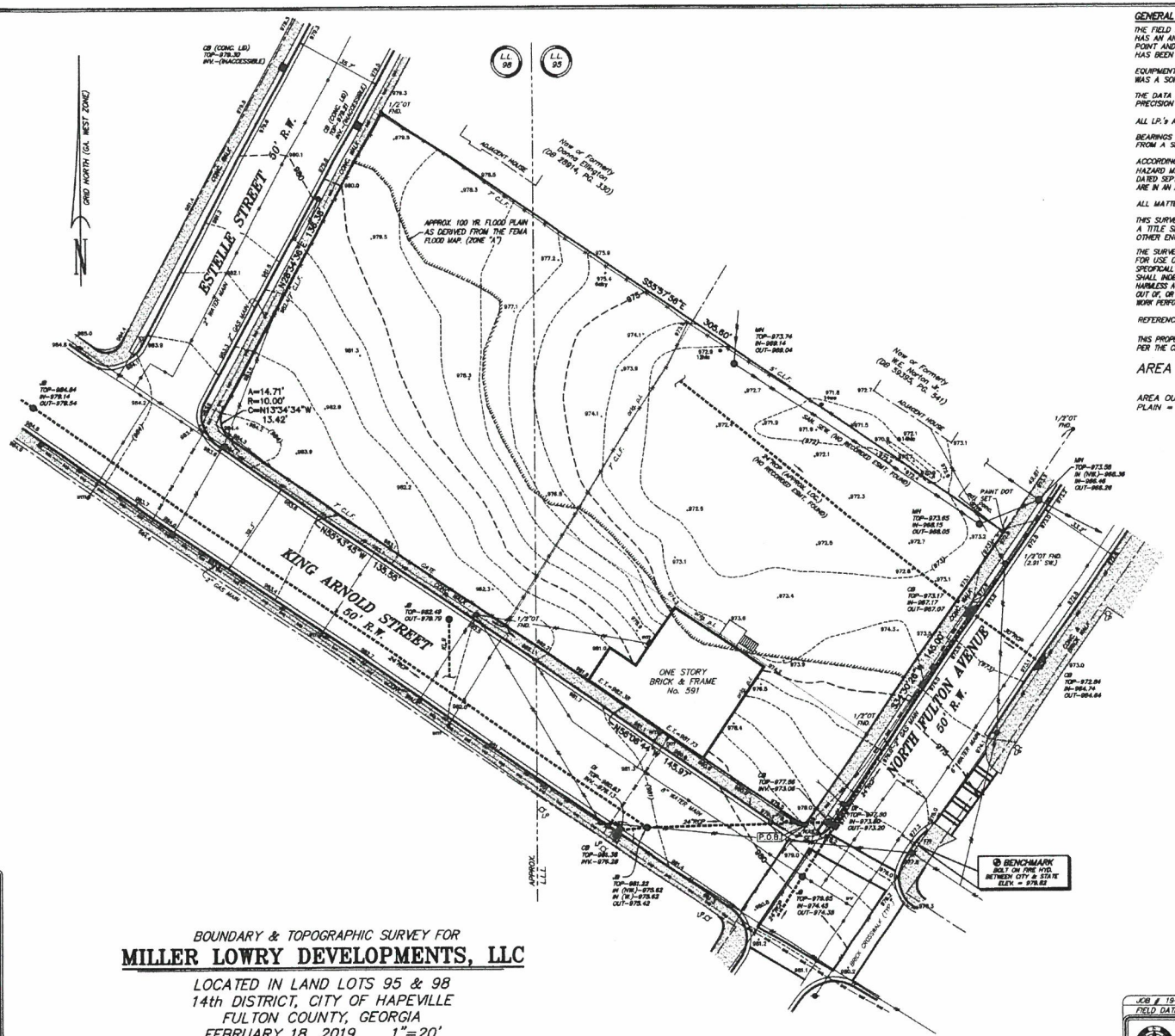
Cover Sheet

REVISIONS	
DATE	7-5-19
SCALE	AS SHOWN
DRAWN	A.R.
CHECKED	G.T.B.

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.
CV



CLERK'S OFFICE RECORDING INFORMATION ONLY

ADDRESS:
591 KING ARNOLD STREET
HAPEVILLE, GA 30354

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

UTILISURVEY, LLC
1327 NORTH PEACHTREE PKWY, SUITE 178
PEACHTREE CITY, GA 30269
PHONE: 404-373-6912

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
UGT	= UNDERGROUND TELEPHONE
P	= UNDERGROUND POWER
L	= UNDERGROUND POWER FOR LIGHT POLES
COM	= UNDERGROUND COMMUNICATION
SS	= SANITARY SEWER
W	= WATER LINE

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

ABBREVIATIONS ~

ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AHY = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PIN FOUND
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BEG = BEGONIA	JM = JAPANESE MAPLE
BHY = BLUEPOINT HOLLY	JUN = JUNIPER
BIR = BIRCH	LIR = LIRIOPE
BP = BRADFORD PEAR	LL = LAWN LIMITS
BW = BOXWOOD	MAG = MAGNOLIA
CAL = CALADIUM	MAP = MAPLE
CAM = CAMELLIA	NAN = NANDINA
CE = COTONEASTER	OGH = OREGON GRAPE HOLLY
CED = CEDAR	OLL = OTTOLUYKEN LAUREL
CHY = CHERRY	P = PINE
CH = CHINESE HOLLY	PHO = PHOTINIA
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAR OUT	SG = SWEET GUM
CM = CRAPE MYRTLE	SP = SPRUCE
DB = DWARF BARDENIA	SPRG = SPROUT
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SOURWOOD
EL = ELAEAGNUS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VIN = VINCA
FF = FINISH FLOOR	VLR = VARIEGATED LIRIOPE
FOR = FORSYTHIA	VP = VARIEGATED PRIVET
GE = GOLDEN EUONYMUS	WB = VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HACKBERRY	WIL = WILLOW
HEM = HEMLOCK	WM = WATER METER
HIC = HICKORY	WO = WHITE OAK
HH = HELLERI HOLLY	WP = WHITE PINE
HOS = HOSTA	WW = WINDOW WELL
HLY = HOLLY	YI = YARD INLET

LEGEND

IPF	= 1/2" REBAR FND.
IPS	= 1/2" REBAR SET
R.W.	= RIGHT OF WAY
SSE	= SANITARY SEWER EASEMENT
DE	= DRAINAGE EASEMENT
L.L.L.	= LAND LOT LINE
C.L.	= CENTERLINE
C.T.	= CRIMP TOP PIPE
O.T.	= OPEN TOP PIPE
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
DI	= DROP INLET
JB	= JUNCTION BOX
MH	= MANHOLE
CB	= CATCH BASIN
BM	= BENCHMARK
PP	= POWER POLE
FH	= FIRE HYDRANT
CMF	= CONCRETE MONUMENT FND.
B.C.	= BACK OF CURB
E.P.	= EDGE OF PAVEMENT
FEN	= FENCE
O.H.	= OVERHEAD ELEC. SERVICE LINE
B.L.	= BUILDING LINE
U.G.	= UNDERGROUND POWER LINE
TX	= TRANSFORMER

BOUNDARY & TOPOGRAPHIC SURVEY FOR

MILLER LOWRY DEVELOPMENTS, LLC

LOCATED IN LAND LOTS 95 & 98
14th DISTRICT, CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA
FEBRUARY 18, 2019 1"=20'

20 10 0 20 40 60
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS MEAN SEA LEVEL (NAVD 1988)

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 133,433. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 424,000.

ALL I.P.'s ARE ½" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0368 F, DATED SEPTEMBER 18, 2013, PORTIONS OF THIS PROPERTY ARE IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (ZONE A)

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: DB 51405, PG. 565

THIS PROPERTY IS CURRENTLY ZONED U-V (URBAN VILLAGE) PER THE CITY OF HAPEVILLE ZONING MAP.

AREA = 43,241 SQ. FT.
0.993 ACRE

AREA OUTSIDE THE APPROX. 100 YR. FLOOD PLAIN = 20,702 SQ. FT. or 0.48 AC. ±

GEORGIA REGISTERED No. 2850 LAND SURVEYOR E. TRAVIS DURHAM

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

E. TRAVIS DURHAM, GA. RLS No. 2850 3-5-19

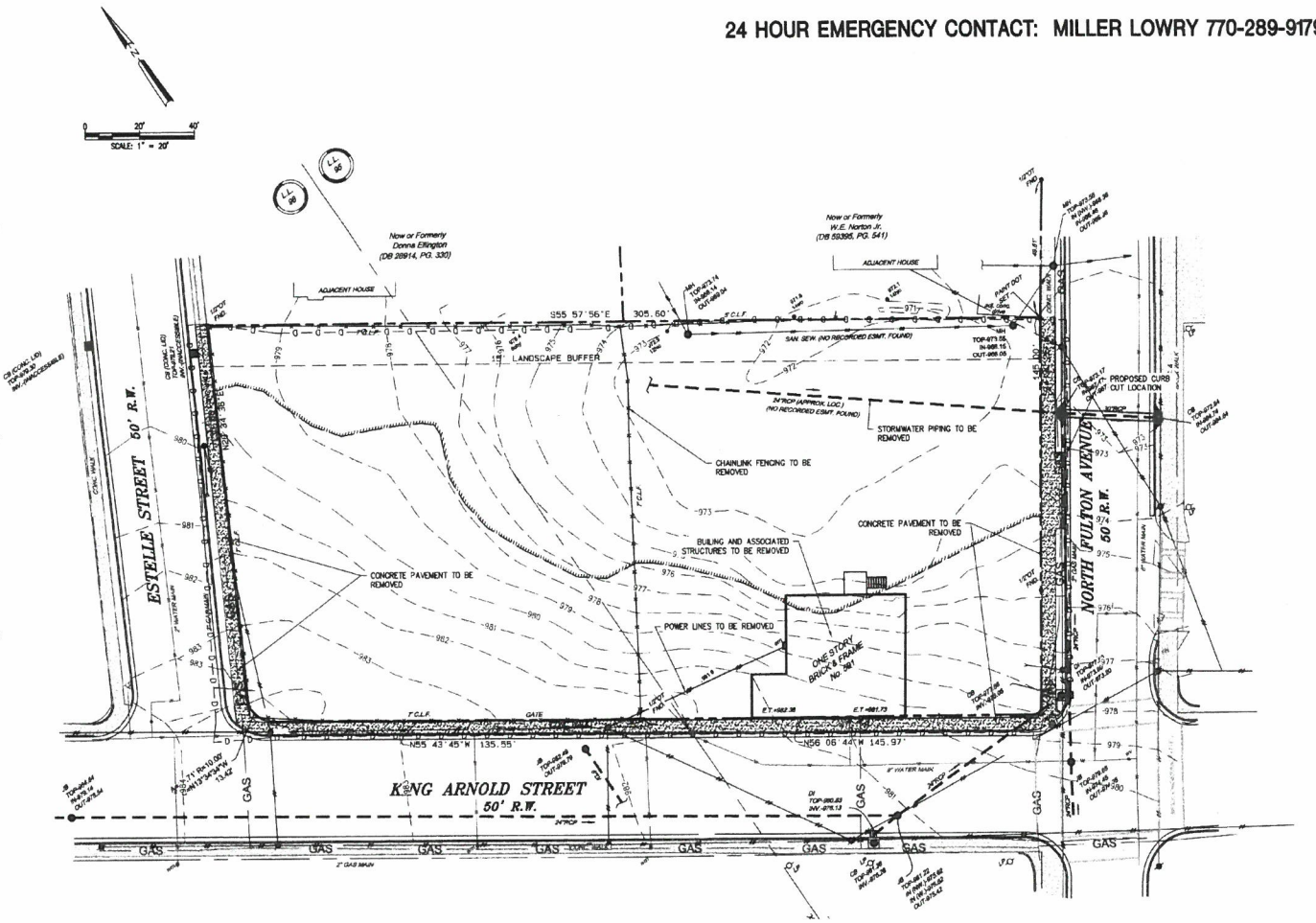
JOB # 19-017	DRAWN BY: TD
FIELD CREW: CM,GM	
FIELD DATE: 2-18-19	PLAT PREPARED: 2-20-19

DELTA 1
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 OWNER.
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 JOINT.
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

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



Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
211 Fowler Street SE
Marietta, GA 30060
678-324-5410
www.crescentvieweng.com

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30505

Demolition Plan

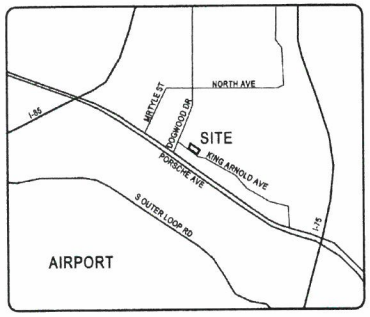
REVISIONS	
DATE	7-9-19
SCALE	AS SHOWN
DRAWN	A.K.
CHECKED	G.H.B.

Construction Plan Set For:
King Arnold Townhomes
Land Lots 96 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE Pl # 18-403

Sheet No.
D-1

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



Location Map
N.T.S.

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.

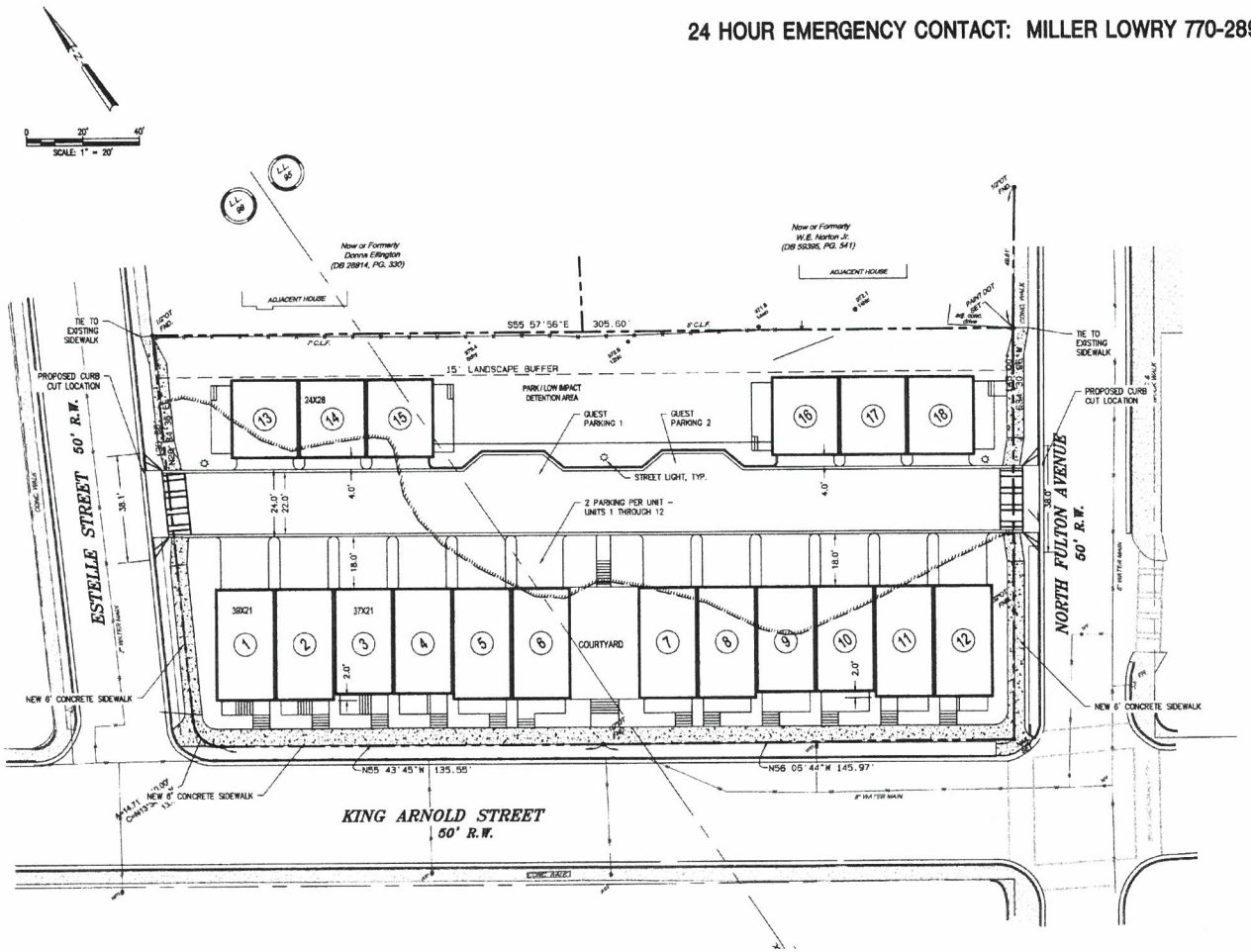
SITE DATA:

TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

VARIANCES REQUESTED:
1. GUEST PARKING FROM 0 SPACES TO 2 SPACES



ZONING DIALOG BOX - U-V (URBAN VILLAGE DISTRICT)

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	0' FT	0' 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.
PARKING 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

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CRESCENT VIEW ENGINEERING, LLC:
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Prepared For:
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2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Site Plan

REVISIONS		
DATE	7-8-19	
DESIGN	AS & WH	
DRAWN	A.S.	
CHECKED	G.H.B.	

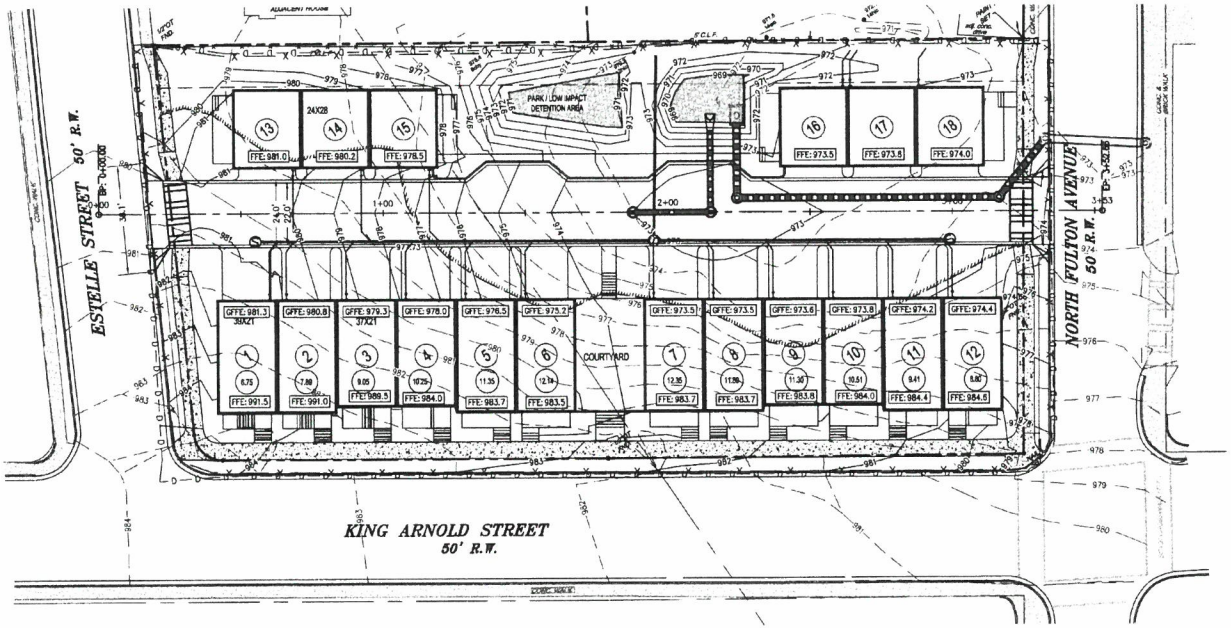
Construction Plan Set For:
King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

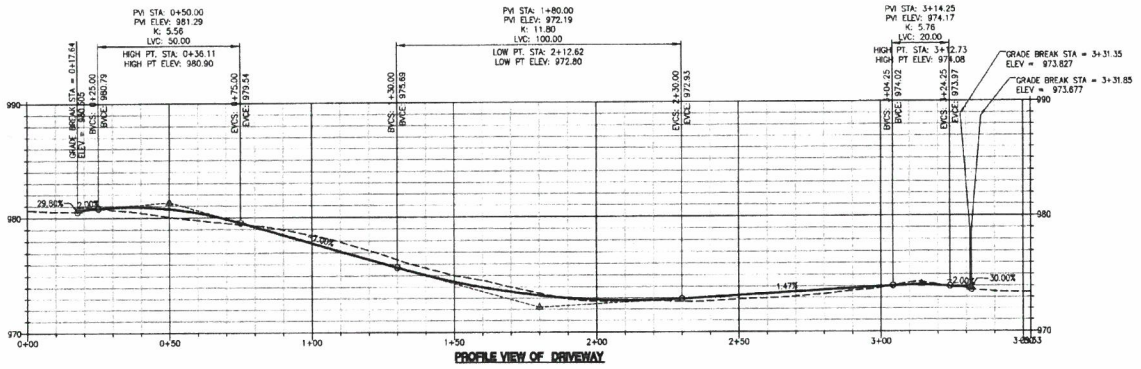
CVE PI # 16-403

Sheet No.
C-1

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







PROFILE VIEW OF DRIVEWAY

Prepared By:
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Prepared For:
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2964 Peachtree Road NW Suite 340
HAPEVILLE, GA 30305

Driveway Plan and Profile

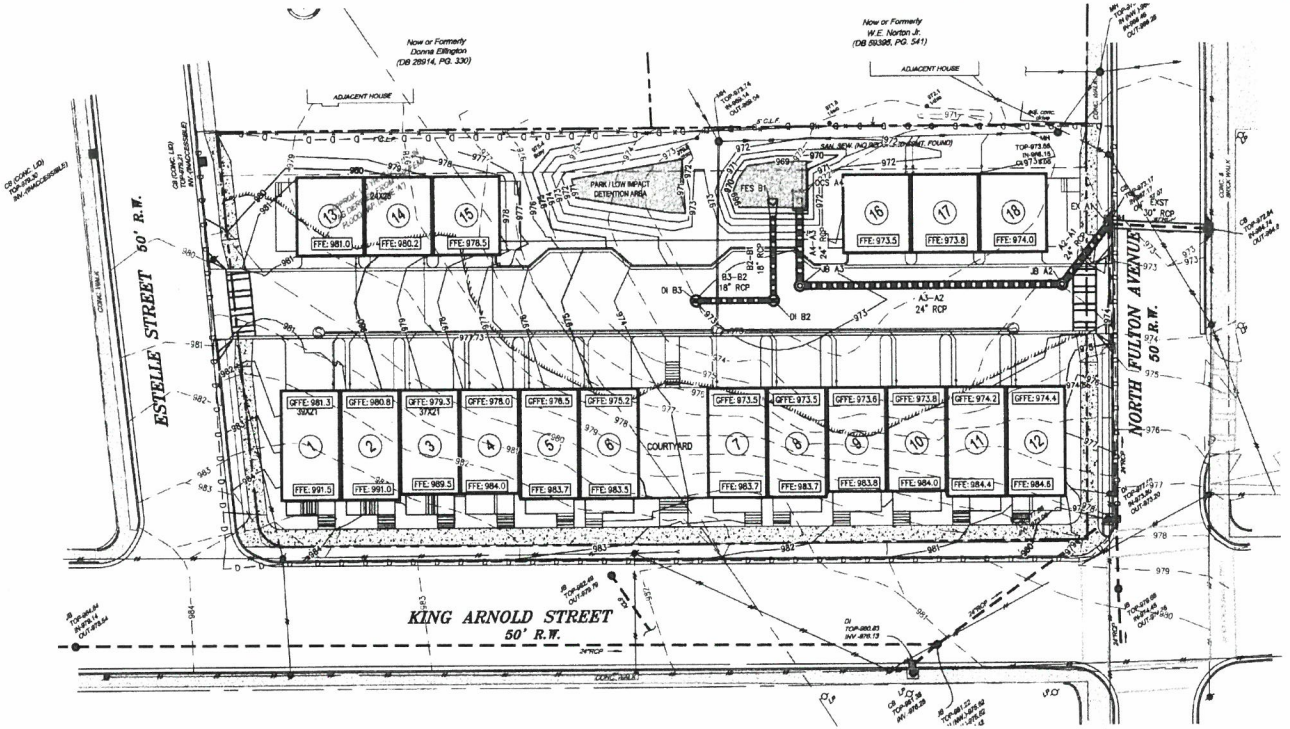
REVISIONS	
DATE	7-8-19
SCALE	AS SHOWN
DRAWN	A.K.
CHECKED	G.H.B.

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

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



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

- 1150 EXISTING CONTOUR
- PROPERTY LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- WATER LINE
- FENCELINE
- SANITARY SEWER MANHOLE
- POWER POLE WITH GUY WIRE
- ELECTRIC BOX
- FIRE HYDRANT

PROPOSED LEGEND

- 990 CONTOUR
- STORMWATER LINE
- D — D — D LIMIT OF DISTURBANCE
- SANITARY SEWER PIPING
- -1.2% SURFACE DRAINAGE GRADE
- DROP INLET WITH GRATE
- JUNCTION BOX
- CURB INLET
- SANITARY SEWER MANHOLE

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Prepared For:
Miller Lowry Developments, LLC
2864 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Grading and Drainage Plan

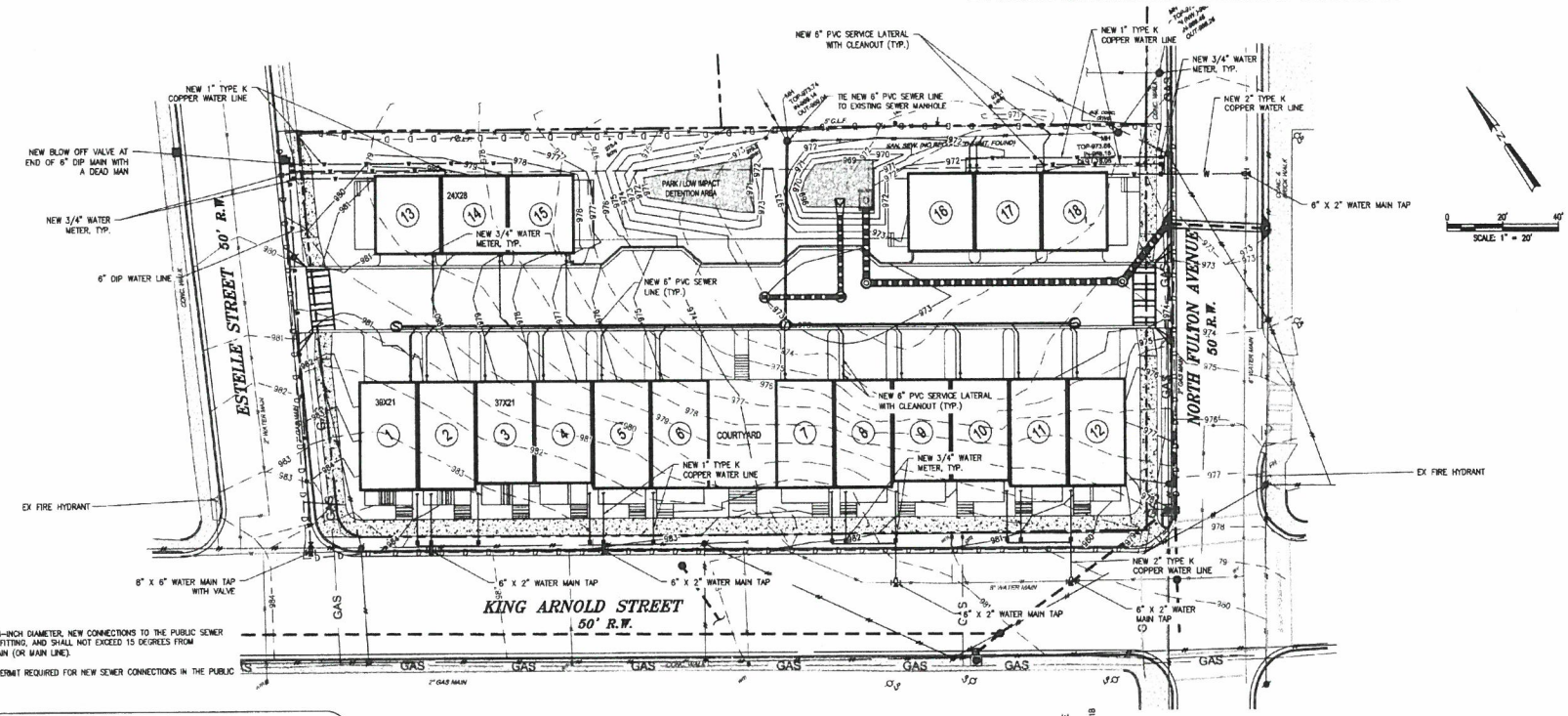
REVISIONS	
DATE	7-5-19
SCALE	AS SHOWN
DRAWN	A.K.
CHECKED	G.H.B.

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-2

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

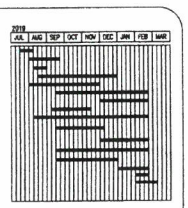


UTILITY NOTES:

1. FOR SEWERS OF LESS THAN 8-INCH DIAMETER, NEW CONNECTIONS TO THE PUBLIC SEWER SHALL BE MADE WITH A WYE FITTING, AND SHALL NOT EXCEED 15 DEGREES FROM PERPENDICULAR TO SEWER MAIN (OR MAIN LINE).
2. A QUALIFIED CONTRACTOR'S PERMIT REQUIRED FOR NEW SEWER CONNECTIONS IN THE PUBLIC RIGHT OF WAY.

Construction Activity Schedule

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
M) 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



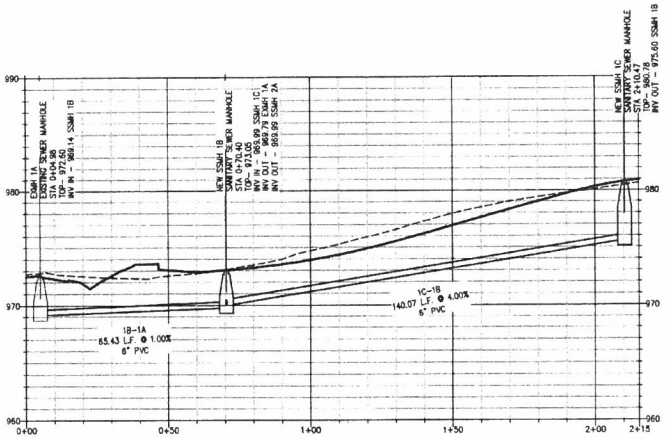
ANTICIPATED START DATE: 7-17-18 ANTICIPATED COMPLETION DATE: 3-5-19

EXISTING LEGEND

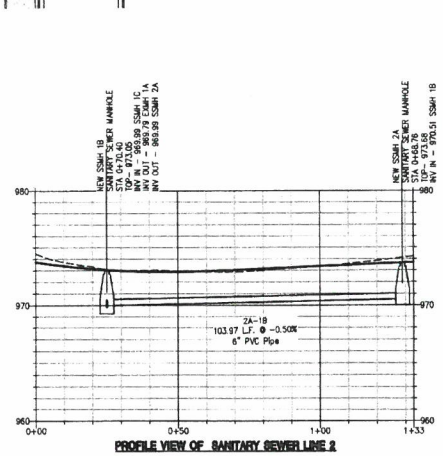
- 1150 — EXISTING CONTOUR
- PROPERTY LINE
- COMBINED STORMWATER AND SANITARY SEWER LINE
- W — WATER LINE
- x — FENCELINE
- SANITARY SEWER MANHOLE
- STORMWATER SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE

PROPOSED LEGEND

- 935 — CONTOUR
- STORMWATER LINE
- LIMIT OF DISTURBANCE
- SANITARY SEWER PIPING
- W — WATER LINE
- SANITARY SEWER MANHOLE
- CLEANOUT
- WM — WATER METER
- WATER VAULT
- TAPPING SLEEVE + REDUCER + VALVE



PROFILE VIEW OF SANITARY SEWER LINE 1



PROFILE VIEW OF SANITARY SEWER LINE 2

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Prepared For:
Miller Lowry Developments, LLC
2364 Peachtree Road NW Suite 840
HAPEVILLE, GA 30305

Utility Plan

REVISIONS	
DATE	7-9-19
SCALE	AS SHOWN
DRAWN	A.S.
CHECKED	G.H.S.

Construction Plan Set For:
King Arnold Townhomes
Land Lots 95 & 96, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.
C-3

GRADING NOTES:

1. PHASE I EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION.
2. SEDIMENT BASINS MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. DETENTION & SEDIMENT BASINS MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
3. 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.
4. 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 ENGINEER.

   COMPACTION REQUIREMENTS USING STD PROCTOR COMPACTION TEST ASTM D698 (%=MAX. DENSITY AT OPTIMUM MOISTURE CONTENT)

   UNPAVED AREAS: TOP 8 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: 93% 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.
5. 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.
6. 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.
7. 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.
8. MAXIMUM GRADED SLOPE ALLOWED 2H: 1V
9. 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.
10. 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 MILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
11. 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 BENDS.
12. 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 EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
14. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
15. 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.
17. 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.
18. 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.
20. 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.
21. 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.
22. 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.
23. 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 SHALL 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.
24. 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.
25. 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 SPECIFICATIONS FOR CONSTRUCTION OR ROADS AND BRIDGES", LATEST EDITION.
26. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT OF THE BUILDING.
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.
29. 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 & ORDINANCE.
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.
14. MANHHOLES ARE REQUIRED FOR ALL SANITARY SEWERS >=8"DIAMETER AT THE END OF EACH SEWER; AT CHANGE IN GRADE, PIPE 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 WYE 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 ½" 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 MAINS.
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 (770-445-7468) 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 GDOT 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 ON PLAN.
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 PLANS.
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 CROSSINGS AS NECESSARY.
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.I.P. WATER TIGHT MATERIAL & SUBJECTED TO HYDROSTATIC TESTING.
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

CEC
CIVIL ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering

June 25, 2019

Mr. Trish Barcket
Founding Partner
Crescent View Engineering, LLC
211 Frasier Street
Marietta, GA 30060

RE: Fire Hydrant Test Results for two properties, City of Hapeville, Georgia

Dear Mr. Barcket:

On Thursday, June 20, 2019, Civil Engineering Consultants, Inc. (CEC) performed four (4) fire hydrant flow tests and one (1) 24-hour static pressure test (Thursday through Friday) for two properties in City of Hapeville, Georgia. Hydrant #1, #2 and #3 are located close to the property on Central Avenue. Hydrant #4 and #5 are located close to the property on King Arnold Street.

Hydrant #5 was unable to be tested. Brandon Stevens with City of Hapeville mentioned that hydrant #5 has previously been tested and the results could be found from the water department

A decreased Hydraulic Grade Line (HGL) to the lowest sustained pressure during the 24-hour static (Thursday through Friday) pressure test is used for Hydrant #1, #3 and #4 to simulate periods of high sustained demand for flows at 20 psi.

A decreased Hydraulic Grade Line (HGL) of 5 psi is used for Hydrant #2 as this hydrant is on City of Atlanta's water system.

The results of the tests for hydrant #1, #2, #3 and #4 are given in the following tables.

Fire Hydrant #1

Test Made by: *Scott Madson* Date: *06/20/19* Time: *11:00 AM*
Representative of: *Civil Engineering Consultants, Inc.* Water System Owner: *City of Hapeville*
Witness: *Brandon Stevens* Water Main Size: *N/A*
Static Pressure: *71 psi* Residual Pressure: *48 psi*
Minimum Sustained 24-Hr Static Pressure: *19 psi*
Flow: *1,166 gpm* Flow at residual pressure of 20 psi: *1,200 gpm*
Water flowed during test: *787 gallons*

Fire Hydrant #2

Test Made by: *Scott Madson* Date: *06/20/19* Time: *12:02 PM*
Representative of: *Civil Engineering Consultants, Inc.* Water System Owner: *City of Atlanta*
Witness: *Brandon Stevens* Water Main Size: *N/A*
Static Pressure: *72 psi* Residual Pressure: *68 psi*
Flow: *1,168 gpm* Flow at residual pressure of 20 psi: *1,468 gpm*
Water flowed during test: *619 gallons*

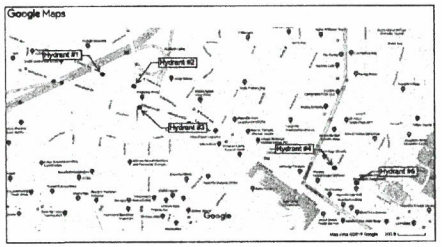
Fire Hydrant #3

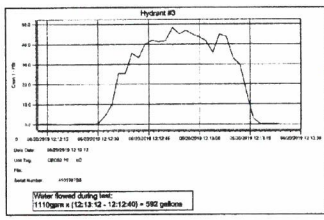
Test Made by: *Scott Madson* Date: *06/20/19* Time: *11:49 AM*
Representative of: *Civil Engineering Consultants, Inc.* Water System Owner: *City of Hapeville*
Witness: *Brandon Stevens* Water Main Size: *N/A*
Static Pressure: *72 psi* Residual Pressure: *44 psi*
Minimum Sustained 24-Hr Static Pressure: *68 psi*
Flow: *1,116 gpm* Flow at residual pressure of 20 psi: *1,166 gpm*
Water flowed during test: *592 gallons*

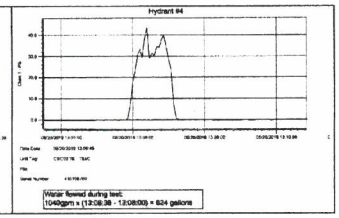
Fire Hydrant #4

Test Made by: *Scott Madson* Date: *06/20/19* Time: *1:04 PM*
Representative of: *Civil Engineering Consultants, Inc.* Water System Owner: *City of Hapeville*
Witness: *Brandon Stevens* Water Main Size: *N/A*
Static Pressure: *68 psi* Residual Pressure: *18 psi*
Minimum Sustained 24-Hr Static Pressure: *68 psi*
Flow: *1,048 gpm* Flow at residual pressure of 20 psi: *1,118 gpm*
Water flowed during test: *624 gallons*

4564 Lower Roswell Road, Suite 17 • Marietta, Georgia 30068 • (770) 977-5247 • www.cec.engineering







Prepared By:
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HAPEVILLE, GA 30306

Utility Notes + Fire Flow Tests

REVISIONS			

DATE 7-8-19
SCALE AS SHOWN
DRAWN A.K.
CHECKED G.L.B.

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-3.1

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR AFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.

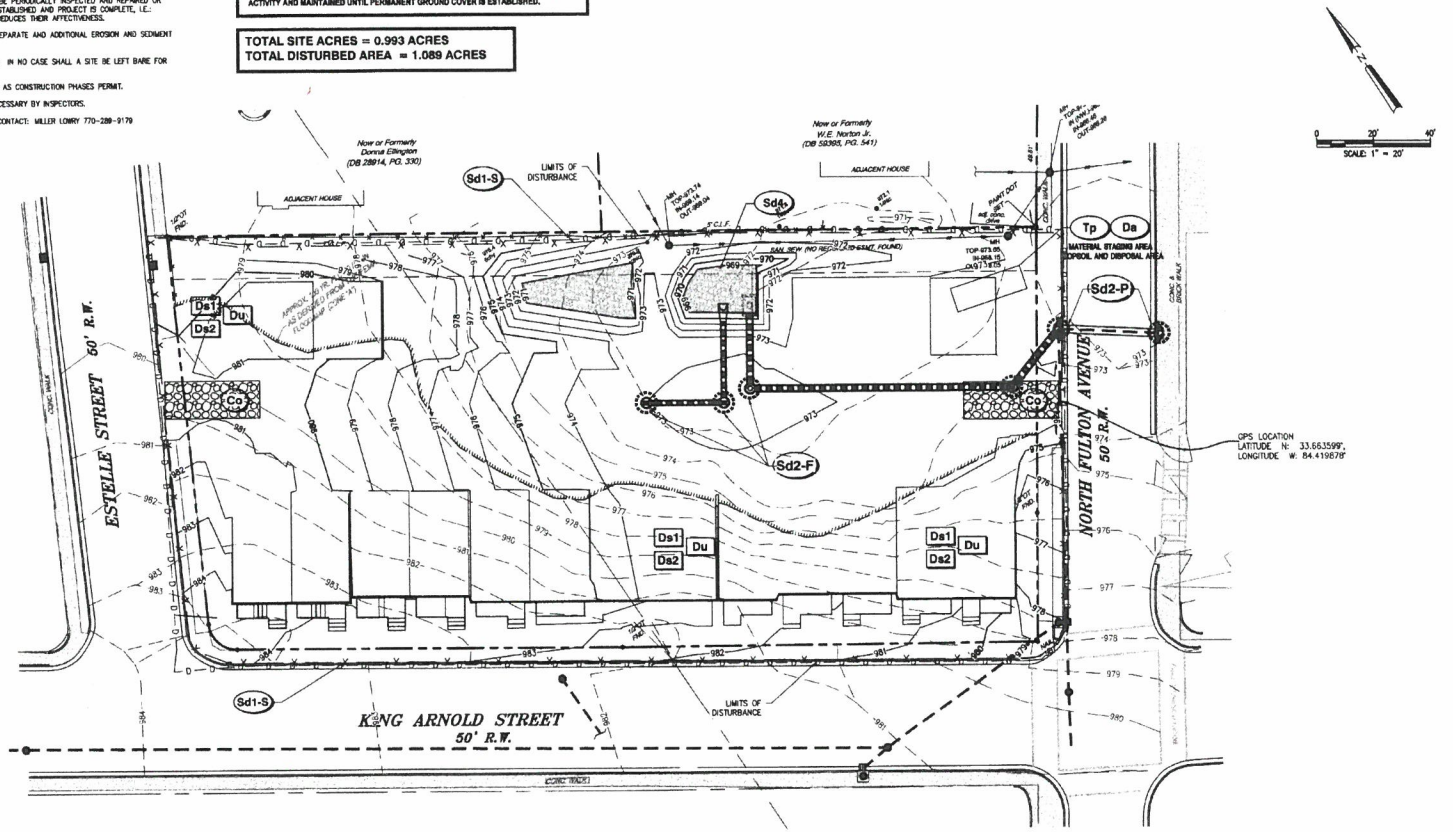
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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

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



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H. BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 09/25/2007 EXPIRES: 10/2/2018

SIGNED
NUMBER: 0000045830
EXPIRATION 10-2-18

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.

Prepared By:
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Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 640
HAPEVILLE, GA 30305

Erosion Control Plan

REVISIONS	
DATE	7-9-19
SCALE	1" = 20'
DRAWN	A.R.
CHECKED	G.H.B.

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-4

APPLICATION OF MULCH

Ds1

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 – 4 INCHES
WOOD CHIPS, BARK, SHREDLAST APPLIED TO DEPTH OF 2 – 3 INCHES

DUST CONTROL ON DISTURBED AREAS

Du

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS.
CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED :
TEMPORARY METHODS: Du1–MULCHING, Du–TACKIFIERS AND BINDERS, Du3–TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Du3–PERMANENT VEGETATION, Du4–SODDING

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

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS

SPECIES	BROADCAST RATES 1/–1.5 & 2/ PER ACRE	BROADCAST RATES 1/–1.5 & 2/ PER 1000 SQ. FT.	PLANTING DATES BY BROADCAST AREA (SOLID LINES INDICATE OPTIMUM DATES, BUT MARGINAL DATES) J F M A M J J A S O N D	REMARKS
BARLEY (HORDEUM VULGARE)			B-C	3,000 SEED PER POUND. BROAD GROWTH HABIT, VIGOR AND TOLERANCE. USE ON PRODUCTIVE SOILS.
ALONE	3 bu. (144 lb.)	3.3 lb.		
IN MIXTURES	1½ bu. (84 lbs.)	0.8 lb.		
LESPEDEZA, ANNUAL (LESPEDEZA STRIATA)			B-C	300,000 SEED PER POUND, MAY VOLUNTEER FOR SEVERAL YEARS. USE WOODLAND ST.
ALONE	40 lbs.	0.9 lb.		
IN MIXTURES	10 lbs.	0.2 lb.		
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)			P-C	3,500,000 SEED PER POUND, VERY LAST FOR SEVERAL YEARS. MIX WITH BERMUDA, LESPEDEZA
ALONE	4 lbs.	0.1 lb.		
IN MIXTURES	2 lbs.	0.05 lb.		
MILLET, FOXTAIL (SETARIA ITALICA)			B-C	167,000 SEED PER POUND, QUICK GROWTH. USE TO PROVIDE TOP MULCH. INSPECTION IS MIXTURES IF NEEDED AT HIGH RATES.
ALONE	40 lbs.	0.9 lb.		
IN MIXTURES	10 lbs.	0.2 lb.		

SPECIES	BROADCAST RATES 1/–1.5 & 2/ PER ACRE	BROADCAST RATES 1/–1.5 & 2/ PER 1000 SQ. FT.	PLANTING DATES BY BROADCAST AREA (SOLID LINES INDICATE OPTIMUM DATES, BUT MARGINAL DATES) J F M A M J J A S O N D	REMARKS
MILLET, PEARL (PENNISETUM GLAUCUM)			B-C	
ALONE	60 lbs.	1.1 lb.		
OATS (AVENA SATIVA)			B-C	
ALONE	4 bu. (128 lb.)	2.9 lb.		
IN MIXTURES	1 bu. (32 lbs.)	0.7 lb.		
RYE (SECALE CEREALE)			B-C	
ALONE	3 bu. (168 lbs.)	3.8 lb.		
IN MIXTURES	1½ bu. (84 lbs.)	0.6 lb.		
RYEGRASS, ANNUAL (LOLIUM TEMULENTUM)			B-C	
ALONE	40 lbs.	0.9 lb.		
RYEGRASS (LOLIUM PERENNE)			B-C	
ALONE	60 lbs.	1.4 lb.		

TEMPORARY GRASSING

NOT TO SCALE

Ds2

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER

SPECIES	BROADCAST RATES 1/–1.5 & 2/ PER ACRE	BROADCAST RATES 1/–1.5 & 2/ PER 1000 SQ. FT.	PLANTING DATES BY BROADCAST AREA (SOLID LINES INDICATE OPTIMUM DATES, BUT MARGINAL DATES) J F M A M J J A S O N D	REMARKS
BAHIA, PENSACOLA (PASPALUM NOTATUM)			P-C	46,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX/OVERSEE COMMON, OR TIFT 44
ALONE OR WITH TEMPORARY COVER	80 lbs.	1.4 lb.		
W/ OTHER PERENNIALS	30 lbs.	0.7 lb.		
BAHIA, BIGHORN (PASPALUM NOTATUM)			B-C, P	
ALONE OR WITH TEMPORARY COVER	80 lbs.	1.4 lb.		SAME AS ABOVE.
W/ OTHER PERENNIALS	30 lbs.	0.7 lb.		
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED			P-C	1,760,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FALL IS BEST TIME TO APPLY SEED.
WITH TEMPORARY COVER	10 lbs.	0.2 lb.		
W/ OTHER PERENNIALS	4 lbs.	0.1 lb.		
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED			P-C	PLANT WITH WINTER ANNUALS. PLAT WITH TALL FESCUE.
ALONE	10 lbs.	0.2 lb.		
WITH OTHER PERENNIALS	4 lbs.	0.1 lb.		

SPECIES	BROADCAST RATES 1/–1.5 & 2/ PER ACRE	BROADCAST RATES 1/–1.5 & 2/ PER 1000 SQ. FT.	PLANTING DATES BY BROADCAST AREA (SOLID LINES INDICATE OPTIMUM DATES, BUT MARGINAL DATES) J F M A M J J A S O N D	REMARKS
BERMUDA, SPRIGS (CYNODON DACTYLON)	60 cu.ft. 0.9 cu.ft. OR 800 PLUGS 3"x3"		M-C	
CHASTE, COMMON (VITEX AGNUS) OR TIFT 44			P-C	
TIFT 78			P-C	
CENTIPEDE (EREMOCHLOA OPHIUROIDES)	BLOCK SOD ONLY		P-C	
TOUCH, TALL (FESTUCA ARUNDINACEA)			P-C	
ALONE	50 lbs.	1.1 lb.		
WITH OTHER PERENNIALS	20 lbs.	0.7 lb.		

PERMANENT GRASSING

NOT TO SCALE

Ds3

PIPE OUTLET TO FLAT AREA – NO WELL DEFINED CHANNEL

PIPE OUTLET TO WELL DEFINED CHANNEL

NOTES
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STORM DIAMETER BUT NOT LESS THAN 8".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION 6" 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

MINIMUM ø50 SIZE UNLESS NOTED OTHERWISE ON EROSION CONTROL PLANS

12" STORM SEWER	= 9"
18" STORM SEWER	= 12"
24" STORM SEWER	= 12"
30" STORM SEWER	= 15"
36" STORM SEWER	= 15"
48" STORM SEWER	= 18"
54" STORM SEWER	= 18"
60" STORM SEWER	= 18"

OUTLET PROTECTION

St

FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR	RATE OF FERTILIZER 10-10-10	RATE	TOP OF RESIDUALS ARE
1. COOL SEASON GRASSES	FIRST	6-10-10	1500 lbs./ac.	10-100 lbs./ac. 1/2/
	SECOND MAINTENANCE	6-10-10	1000 lbs./ac.	20
		10-10-10	400 lbs./ac.	20
2. COOL SEASON GRASSES AND LEGUMES	FIRST	6-10-10	1500 lbs./ac.	0-30 lbs./ac. 1/
	SECOND	6-10-10	1000 lbs./ac.	"
	MAINTENANCE	10-10-10	400 lbs./ac.	"
3. GROWING GRAINS	FIRST	10-10-10	1000 lbs./ac. 3/	"
	SECOND	10-10-10	1000 lbs./ac. 3/	"
	MAINTENANCE	10-10-10	1100 lbs./ac.	"
4. PINE PLANTING	FIRST	10-10-5	400 10-10-5 FILLER PER SEEDLING PLACED IN THE CLOSED HOLE	-
5. GRASS-LESPEDEZA	FIRST	6-10-10	700 lbs./ac. 4/	-
	MAINTENANCE	6-10-10	700 lbs./ac. 4/	-
6. TEMPORARY COVER CROPS MIXED ALONE	FIRST	10-10-10	800 lbs./ac.	20 lbs./ac. 4/
7. SMALL GRAINS ALONE	FIRST	6-10-10	1000 lbs./ac.	50-100 lbs./ac. 1/5/
	SECOND	6-10-10	800 lbs./ac.	50-100 lbs./ac. 1/
	MAINTENANCE	10-10-10	400 lbs./ac.	20 lbs./ac.
8. GRASS SEEDED MIXTURES AND LEGUMES	FIRST	6-10-10	1000 lbs./ac.	50 lbs./ac. 4/
	SECOND	6-10-10	1000 lbs./ac.	
	MAINTENANCE	6-10-10	400 lbs./ac.	

1/ APPLY IN SPRING FOLLOWING SEEDING.
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3/ APPLY IN 2 SPLIT APPLICATIONS.
4/ APPLY WHEN PLANTS ARE MULCHED.
5/ APPLY TO GRAIN SPECIES ONLY.
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 3 TO 4 INCHES.

LIME APPLICATION REQUIRMENT – 2 TONS/ACRE

SOIL PASS THROUGH	20	LIME PASS THROUGH	50
SOIL PASS THROUGH	50	LIME PASS THROUGH	100

FERTILIZERS

NOT TO SCALE

SILT FENCE – TYPE SENSITIVE

FASTENERS FOR SILT FENCES

NOTES
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

NOTES
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1-S

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION

NOTES
1. WHERE 6 FOR SLOPES NO GREATER THAN 5% (NOT EXCEEDING FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MINIMUM OF 3' 0" APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE SILT FENCE MUST BE ENTRENCHED AT LEAST 6" DEEP AND BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

Sd2-F

CONCRETE WASHOUT AREA

NOTES:
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

NOT TO SCALE

TRITON INLET TRAP SYSTEM

1 of 49

DIVERSION

NOT TO SCALE

DI

MAINTENANCE OF THIS EROSION CONTROL PRACTICE TO COMPLY WITH PRACTICES FOUND IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA MOST CURRENT EDITION

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

ENTRANCE ELEVATION

NOTES
1. ENTER LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION #1-2 (1.5"–3.5" STONE).
4. MINIMUM THICKNESS SHALL NOT BE LESS THAN 6".
5. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
6. WIDTH SHALL BE EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 10'.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES. PIPE SHALL BE AT LEAST 8" IN DIAMETER. ENTRANCE SHALL BE GRADED SO THAT RUNOFF DOES NOT FLOW OVER THE ENTRANCE, BUT IS DIVERTED TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (EXCEPT ALL SURFACE RUNOFF FROM DRIVEWAY FLOWS THE ENTRANCE, TO A SEDIMENT CONTROL DEVICE).
8. ADDITIONAL WIDTH FOR THE ENTRANCE MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVES MUD AND DIRT.
9. MAINTAIN AREA IN A WAY THAT PREVENTS SEDIMENT AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co

CURB INLET FILTER "PADS IN BLANKET"

NOTES
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WING 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPIKE ACROSS CATCH BASIN INLET.
3. FACE CHANNELS IN BLOCKS LEVEL.
4. CUT A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW DURING HEAVY FLOWS.
5. INSTALL OUTLET PROTECTION BELOW STONE DRAIN OUTLETS.

Sd2-P

STONE CHECK DAM

CROSS SECTION

PROFILE VIEW

SPACING BETWEEN CHECK DAMS

A = THE TOE OF THE UPSTREAM CHECK DAM.
B = TOP OF THE DOWNSTREAM CHECK DAM.
L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.

NOTES
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS ONLY ARE NOT TO BE USED IN STREAMS.
2. THE HEIGHT OF THE STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 3 FEET FROM CENTER TO ITS CREST.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE INTRUSION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288–96, SECTION 7.3, TABLE 3).

PER STONE CHECKDAM DETAILS IN GREEN BOOK FIGURE36–12.1

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ES&PC - Details

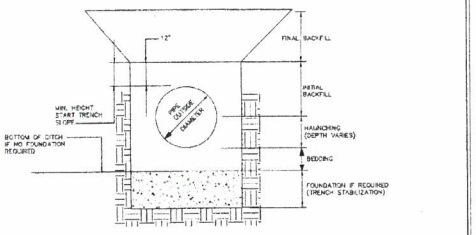
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DATE	7-8-19
SCALE	AS SHOWN
DRAWN	A.R.
CHECKED	G.H.B.

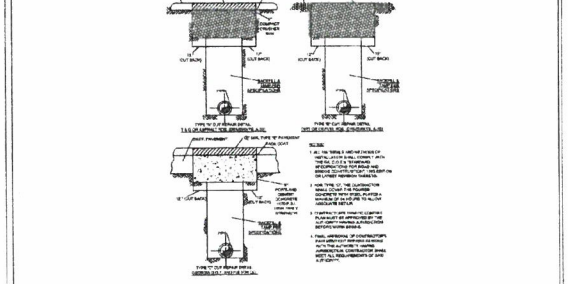
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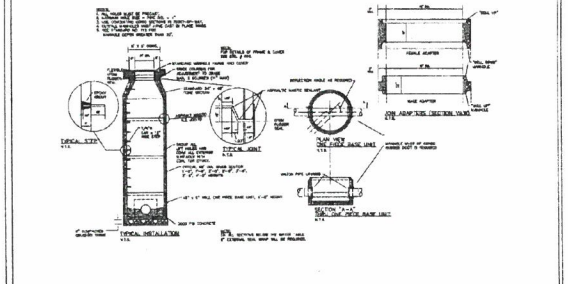
CVE PI # 18-403

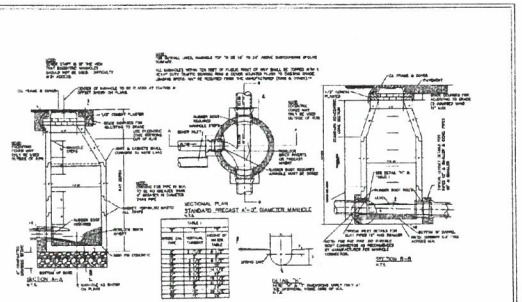
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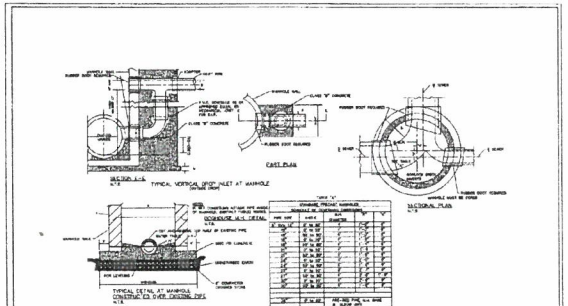
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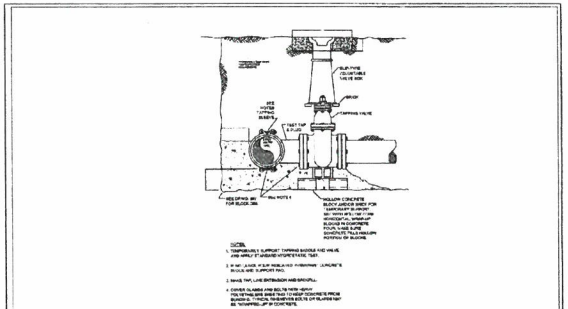








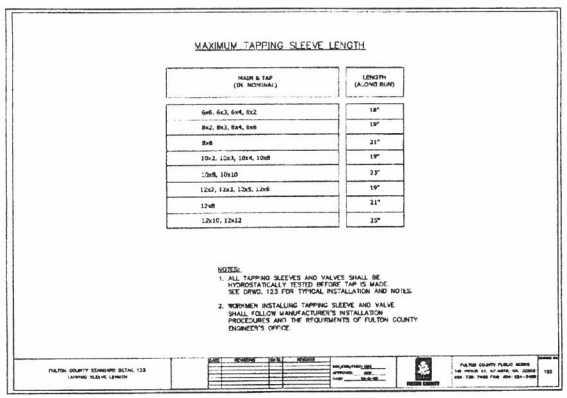


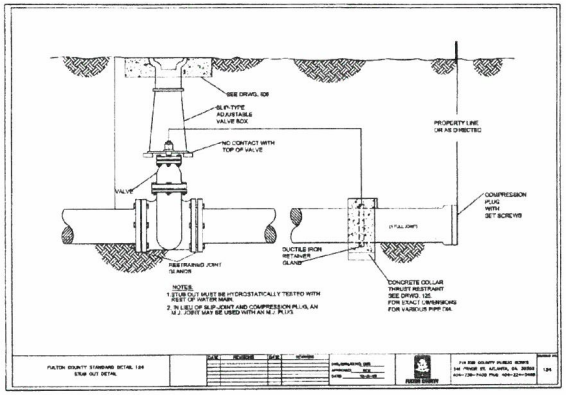


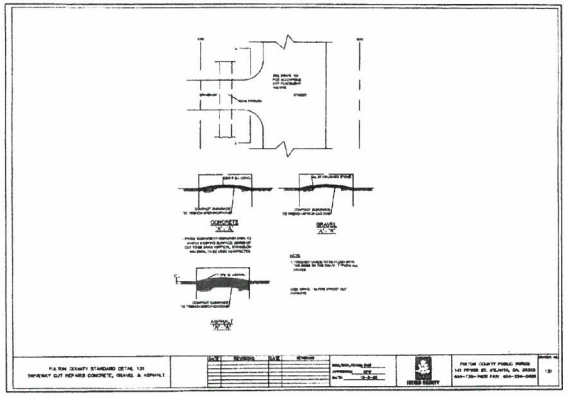
MAXIMUM TAPPING SLEEVE LENGTH

MAIN & TAP (IN. NOMINAL)	LENGTH (ALONG RUN)
6x6, 6x3, 6x4, 8x2	18"
8x2, 8x3, 8x4, 8x6	19"
8x8	21"
10x2, 12x3, 10x4, 10x6	19"
10x8, 10x10	23"
12x2, 12x3, 12x5, 12x6	19"
12x8	21"
12x10, 12x12	23"

NOTES:
1. ALL TAPPING SLEEVES AND VALVES SHALL BE HYDROSTATICALLY TESTED BEFORE TAP IS MADE SEE DRWG. 123 FOR TYPICAL INSTALLATION AND NOTES.
2. WORKMEN INSTALLING TAPPING SLEEVE AND VALVE SHALL FOLLOW MANUFACTURER'S INSTALLATION PROCEDURES AND THE REQUIRMENTS OF FULTON COUNTY ENGINEER'S OFFICE.







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Construction Details
Fulton County Details

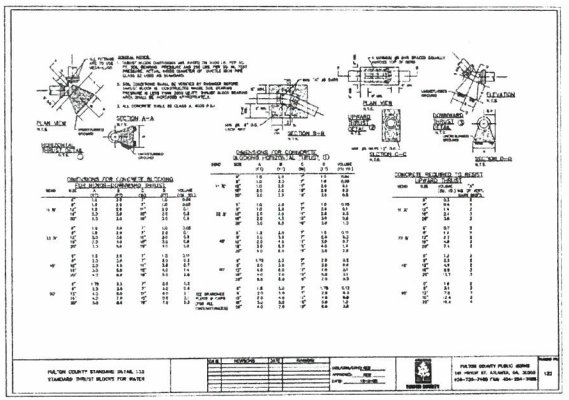
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DATE	1-25-19	
SCALE	NTS	
DRAWN	A.R.	
CHECKED	G.H.B.	

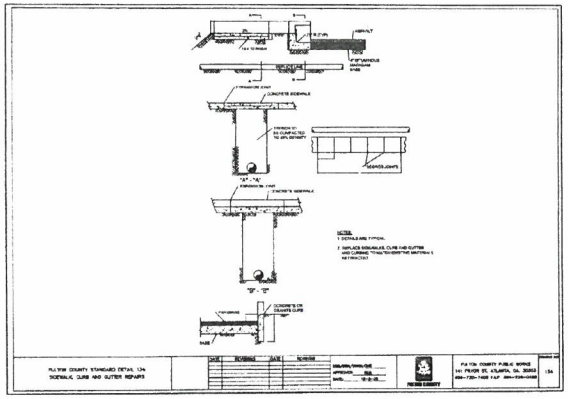
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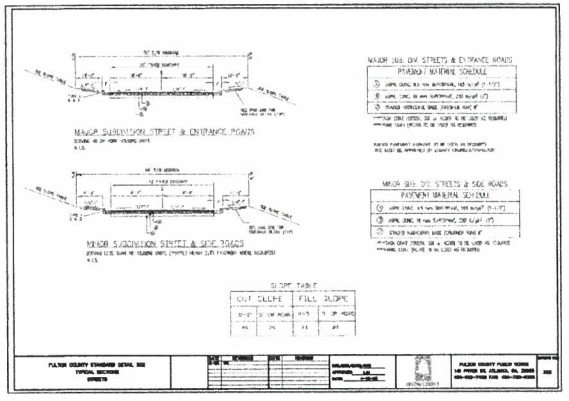
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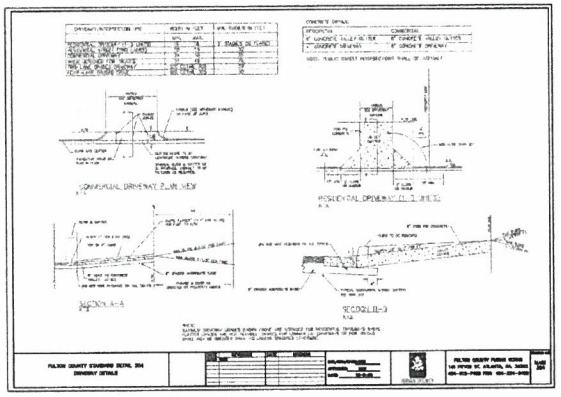
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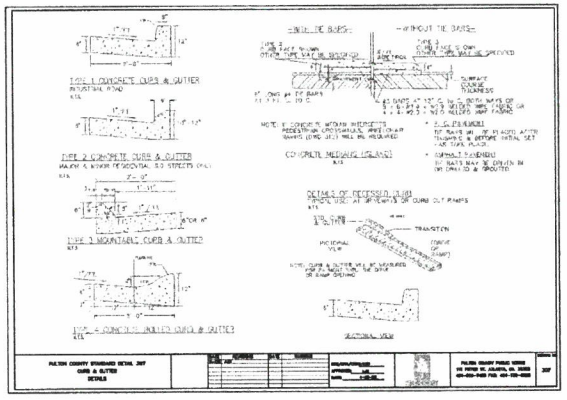
24 HOUR EMERGENCY CONTACT MILLER LOWRY 770-289-9179

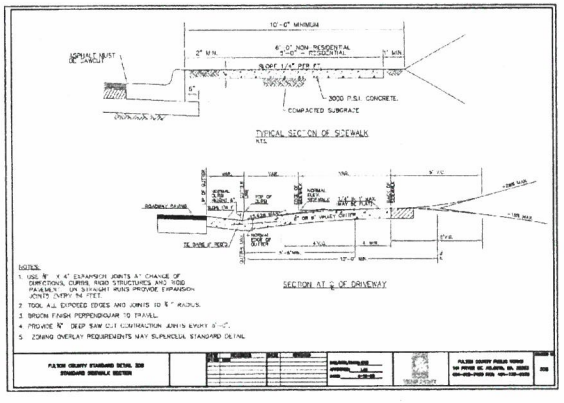


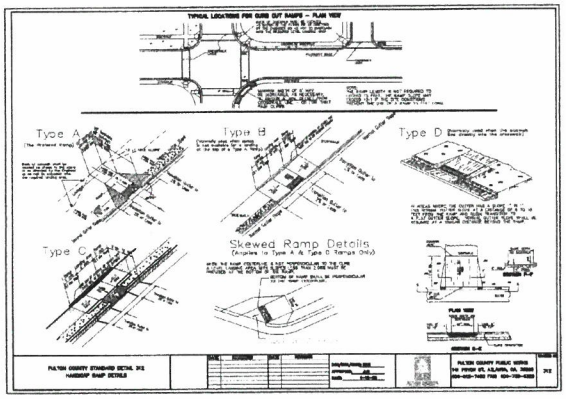


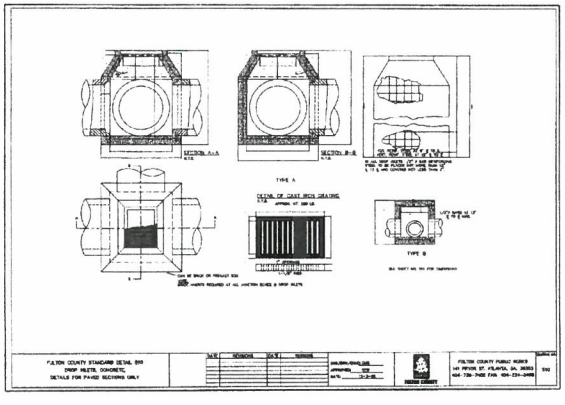


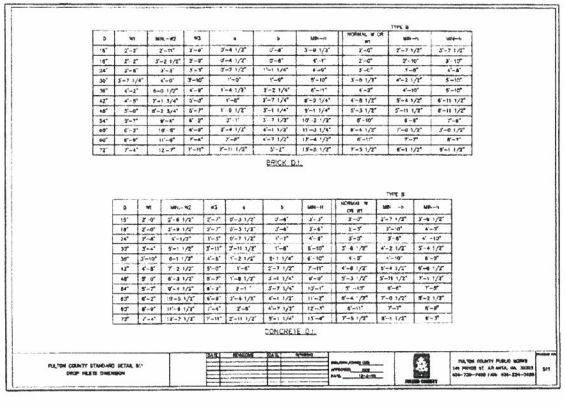












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Construction Details
Fulton County Details

DATE	12-8-19
DRAWN	A.R.
CHECKED	G.H.B.

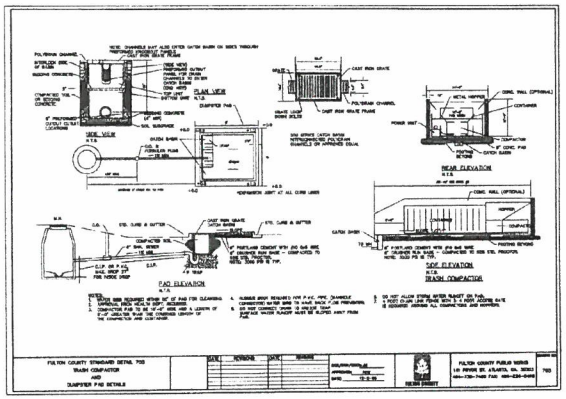
REVISIONS

Construction Plan Set For:
King Arnold Townhomes
Land Lots 98 & 99, 14th District
City of Hapeville, Fulton County, Georgia

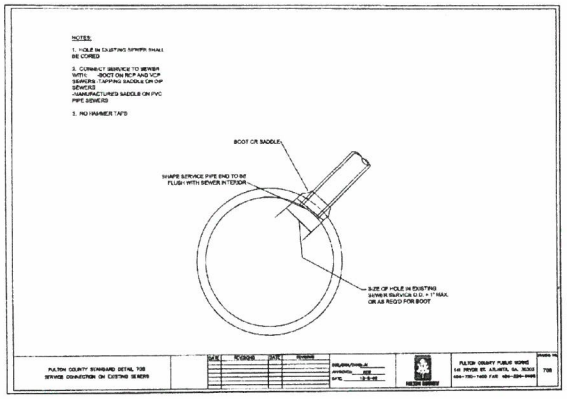
CVE PI # 18-403

Sheet No.
C-5.1

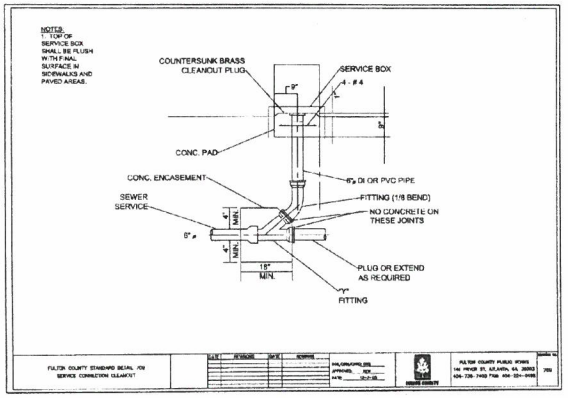
24 HOUR EMERGENCY CONTACT MILLER LOWRY 770-289-9179



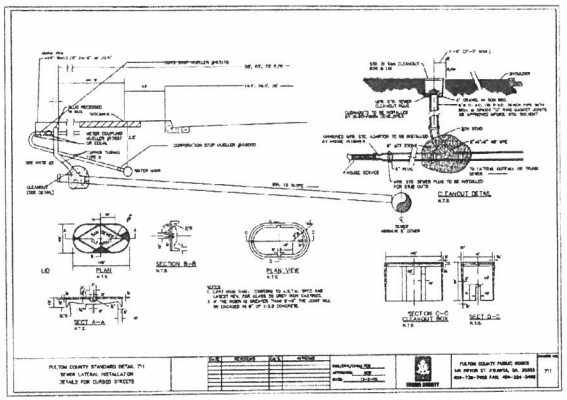
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TRASH COMPACTOR AND DUMPSTER PAD DETAILS



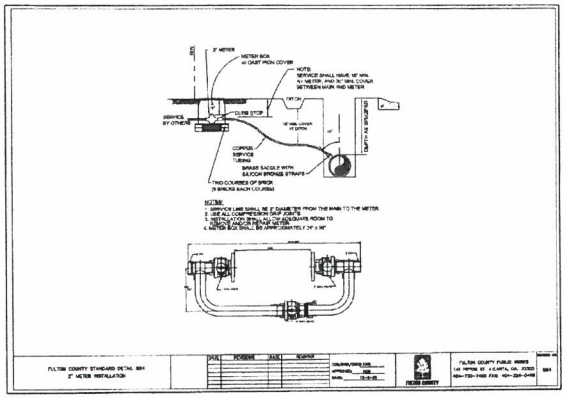
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SEWER CONNECTION ON EXISTING SEWER



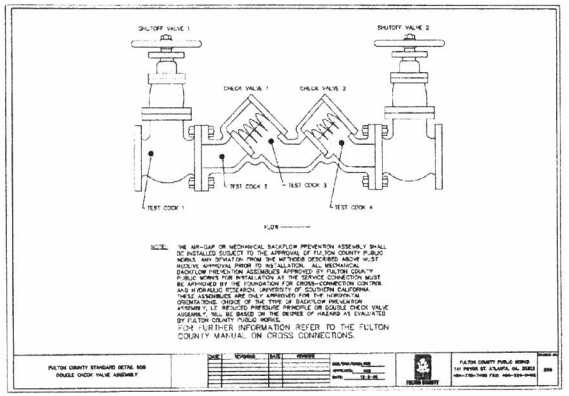
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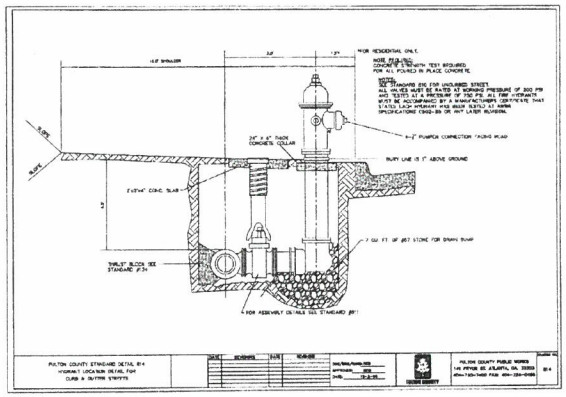
FULTON COUNTY STANDARD DETAIL 711
SEWER LATERAL INSTALLATION DETAILS FOR CURBED STREETS



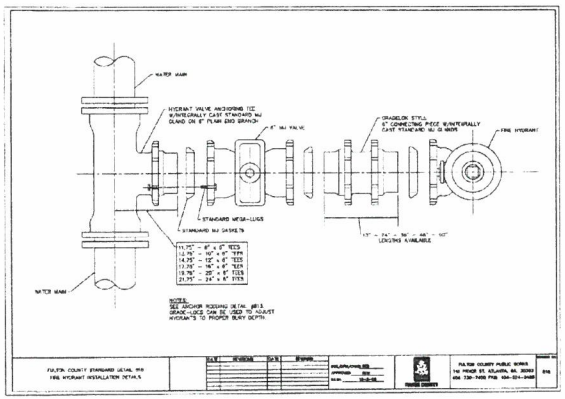
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3" METER INSTALLATION



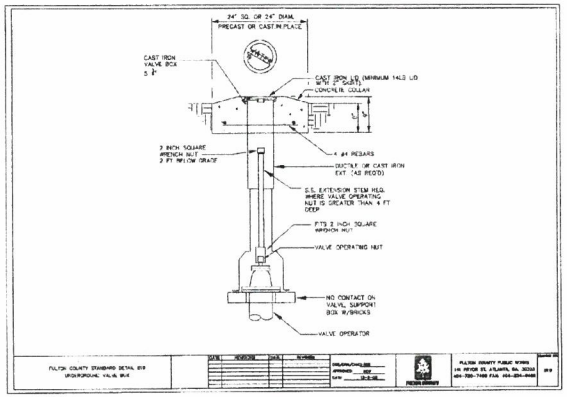
FULTON COUNTY STANDARD DETAIL 809
DOUBLE CHECK VALVE ASSEMBLY



FULTON COUNTY STANDARD DETAIL 814
HYDRANT LOCATION DETAIL FOR CURB & GUTTER STREETS



FULTON COUNTY STANDARD DETAIL 815
FIRE HYDRANT INSTALLATION DETAILS



FULTON COUNTY STANDARD DETAIL 819
IRON/RISER VALVE BOX

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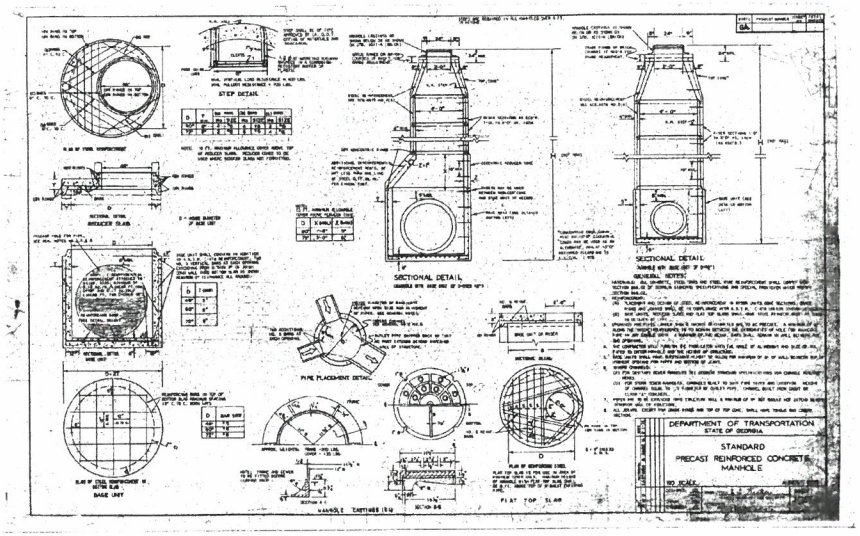
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SCALE	AS SHOWN			
DESIGNED	K.T.C.			
CHECKED	G.H.B.			

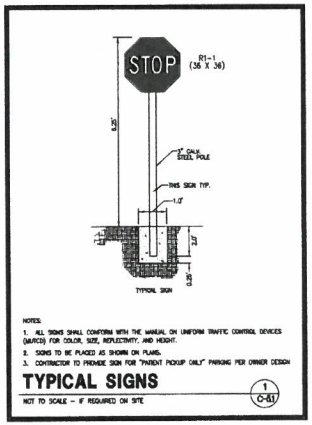
Construction Plan Set For:
King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

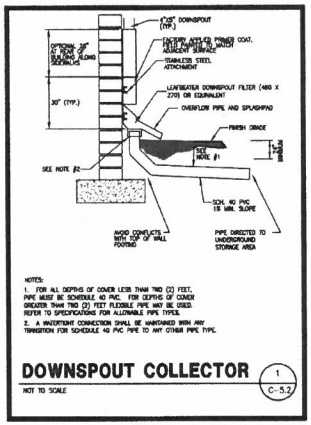
CVE PI # 18-403

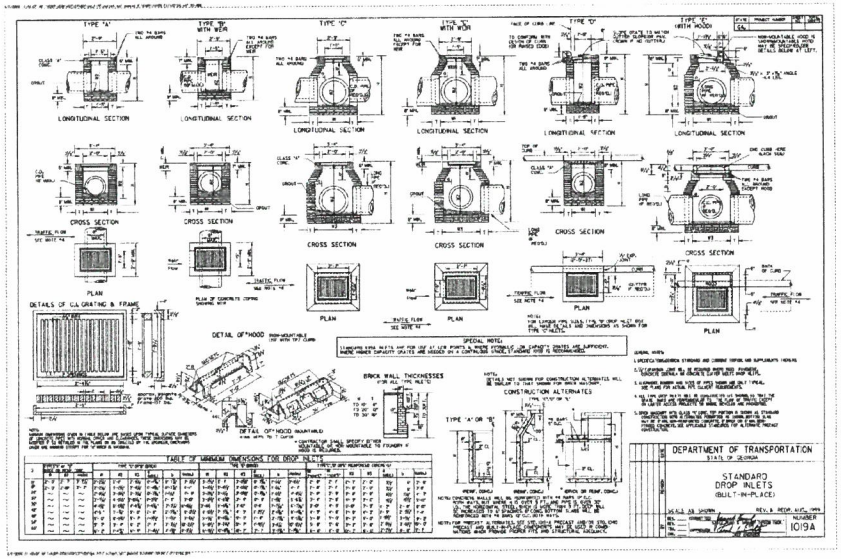
Sheet No.
C-5.2

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









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Construction Details

REVISIONS			
DATE	7-8-19		
SCALE	AS SHOWN		
DRAWN	A.R.		
CHECKED	G.H.B.		

Construction Plan Set For:
King Arnold Townhomes
Land Lots 95 & 96, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.
C-5.3

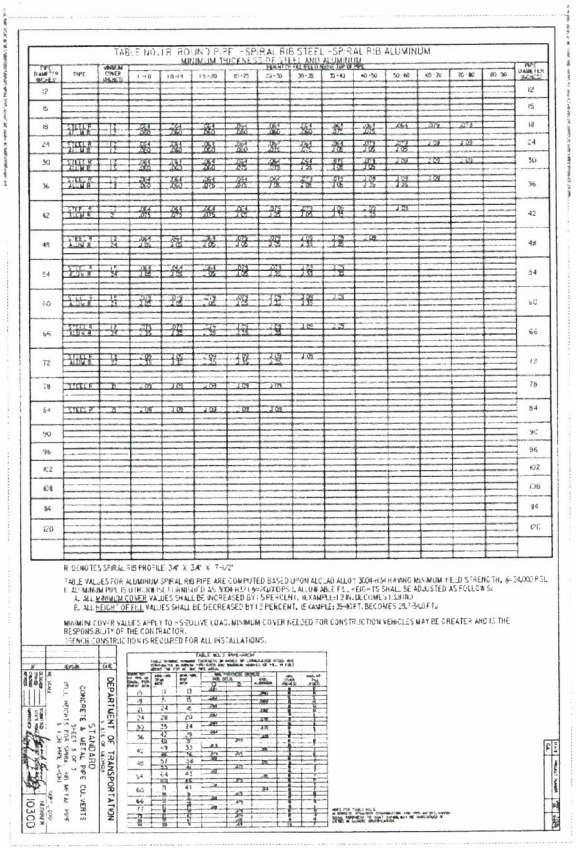


TABLE NO.1R ROUND PIPE - SPIRAL RIB STEEL - SPIRAL RIB ALUMINUM
MINIMUM THICKNESS OF STEEL AND ALUMINUM

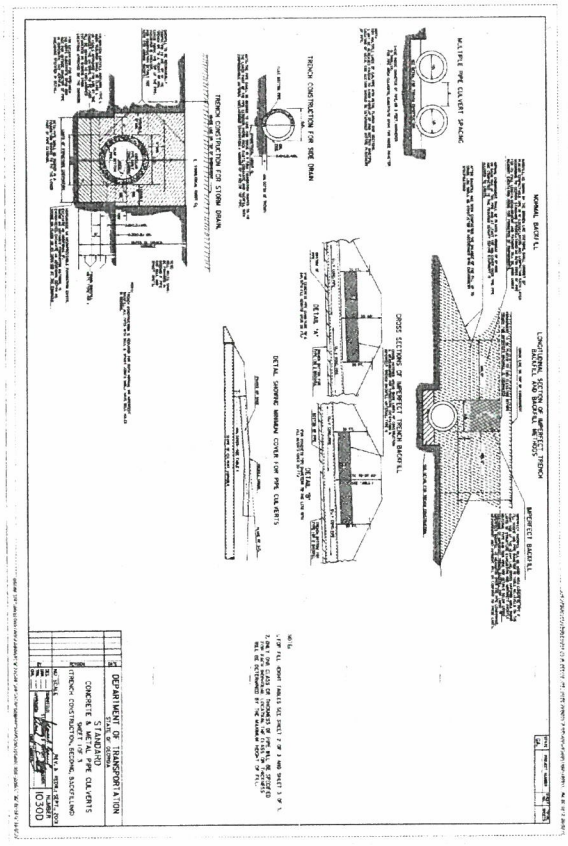
PIPE DIAMETER (INCHES)	PIPE TYPE	MINIMUM COVER (INCHES)	HEIGHT OF FILL IN FEET ABOVE TOP OF PIPE 1 - 10	10 - 15	15 - 20	20 - 25	25 - 30	30 - 35	35 - 40	40 - 50	50 - 60	60 - 70	70 - 80	80 - 90	PIPE DIAMETER (INCHES)
12															12
15															15
18	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .135	.064 .164	18
24	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	24
30	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	30
36	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	36
42	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	42
48	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	48
54	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	54
60	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	60
66	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	66
72	STEEL R ALUM R	12 12	.064 .060	.064 .060	.064 .060	.064 .075	.064 .075	.064 .075	.064 .075	.064 .105	.064 .135	.064 .164	.064 .164	.064 .164	72
78	STEEL R	12	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	78
84	STEEL R	12	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	84
90															90
96															96
102															102
108															108
84															84
120															120

R DENOTES SPIRAL RIB PROFILE 3/4" X 3/4" X 7-1/2"

TABLE VALUES FOR ALUMINUM SPIRAL RIB PIPE ARE COMPUTED BASED UPON ALCAD ALLOY 3004-H34 HAVING MINIMUM YIELD STRENGTH, 6-24000 PSI.
1. ALUMINUM PIPE IS ALSO AVAILABLE IN ALUMINIZED (2) 300 WITH MODIFIED PSI ALUMINUM VALUE FOR YIELD IS SHALL BE ADJUSTED AS FOLLOWS:
A. ALL MINIMUM COVER VALUES SHALL BE INCREASED BY 5 PERCENT. (EXAMPLE 12 IN. BECOMES 13 IN.)
B. ALL HEIGHT OF FILL VALUES SHALL BE DECREASED BY 5 PERCENT. (EXAMPLE 35-40 FT. BECOMES 25-30 FT.)

MINIMUM COVER VALUES APPLY TO H-20 LIVE LOAD. MINIMUM COVER NEEDED FOR CONSTRUCTION VEHICLES MAY BE GREATER AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
TRENCH CONSTRUCTION IS REQUIRED FOR ALL INSTALLATIONS.

DEPARTMENT OF TRANSPORTATION
CONCRETE & METAL PIPE CULVERTS
STANDARD
1030D



DEPARTMENT OF TRANSPORTATION
CONCRETE & METAL PIPE CULVERTS
STANDARD
1030D

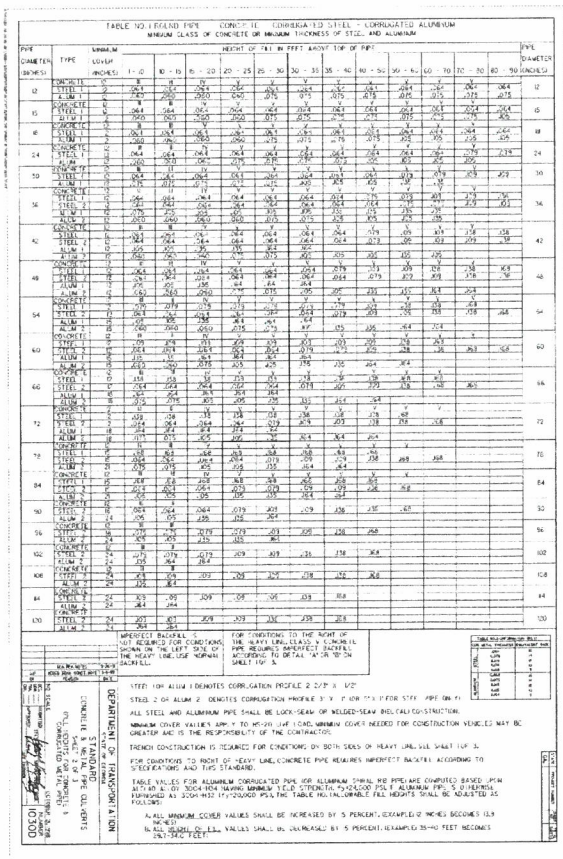


TABLE NO.1 ROUND PIPE - CONCRETE - CORRUGATED STEEL - CORRUGATED ALUMINUM
MINIMUM CLASS OF CONCRETE OR MINIMUM THICKNESS OF STEEL AND ALUMINUM

PIPE DIAMETER (INCHES)	TYPE	MINIMUM COVER (INCHES)	HEIGHT OF FILL IN FEET ABOVE TOP OF PIPE 1 - 10	10 - 15	15 - 20	20 - 25	25 - 30	30 - 35	35 - 40	40 - 50	50 - 60	60 - 70	70 - 80	80 - 90	PIPE DIAMETER (INCHES)
12	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	12
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
	ALUM 1	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
15	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	15
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
	ALUM 1	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
18	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	18
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
	ALUM 1	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
24	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	24
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
	ALUM 1	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
30	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	30
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
	ALUM 1	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
36	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	36
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
	STEEL 2	12	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	
	ALUM 1	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
42	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	42
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	STEEL 2	12	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	.079	
	ALUM 1	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
48	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	48
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	STEEL 2	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	ALUM 1	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
54	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	54
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	STEEL 2	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	ALUM 1	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
60	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	60
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	STEEL 2	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	ALUM 1	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
66	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	66
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	STEEL 2	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	ALUM 1	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
72	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	72
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	STEEL 2	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	ALUM 1	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
78	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	78
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	STEEL 2	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	ALUM 1	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
84	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	84
	STEEL 1	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	STEEL 2	12	.064	.064	.064	.064	.064	.064	.064	.064	.064	.079	.079	.079	
	ALUM 1	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
	ALUM 2	12	.060	.060	.060	.060	.075	.075	.075	.075	.105	.135	.135	.135	
90	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	90
	STEEL 1	12	.064	.064	.064	.079	.079	.079	.079	.079	.079	.079	.079	.079	
	ALUM 2	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
96	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	96
	STEEL 1	12	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	
	ALUM 2	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
102	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	102
	STEEL 1	12	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	
	ALUM 2	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
108	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	108
	STEEL 1	12	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	.079	
	ALUM 2	12	.075	.075	.075	.075	.075	.075	.075	.075	.105	.135	.135	.135	
84	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	84
	STEEL 1	24	.109	.109	.109	.109	.109	.109	.138						
	ALUM 2	24	.164	.164											
120	CONCRETE	12	II	II	III	III	III	III	III	III	III	III	III	III	120
	STEEL 1	24	.109	.109	.109	.109	.135	.135	.138						
	ALUM 2	24	.164	.164											

IMPERFECT BACKFILL NOT REQUIRED FOR CONDITIONS SHOWN ON THE LEFT SIDE OF THE HEAVY LINE. USE NORMAL BACKFILL

FOR CONDITIONS TO THE RIGHT OF THE HEAVY LINE, CLASS 'A' CONCRETE PIPE REQUIRES IMPERFECT BACKFILL ACCORDING TO DETAIL 'A' ON SHEET NO. 3.

STEEL 1 OR ALUM 1 DENOTES CORRUGATION PROFILE 2 2/3" X 1/2"

STEEL 2 OR ALUM 2 DENOTES CORRUGATION PROFILE 3" X 1" FOR STEEL PIPE ONLY

ALL STEEL AND ALUMINUM PIPE SHALL BE LOCK-SEAM OR WELDED-SEAM SPIRAL RIB CONSTRUCTION.

MINIMUM COVER VALUES APPLY TO H-20 LIVE LOAD. MINIMUM COVER NEEDED FOR CONSTRUCTION VEHICLES MAY BE GREATER AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

TRENCH CONSTRUCTION IS REQUIRED FOR CONDITIONS ON BOTH SIDES OF HEAVY LINE. SEE SHEET NO. 3.

FOR CONDITIONS TO RIGHT OF HEAVY LINE, CONCRETE PIPE REQUIRES IMPERFECT BACKFILL ACCORDING TO SPECIFICATIONS AND THIS STANDARD.

TABLE VALUES FOR ALUMINUM CORRUGATED PIPE (OR ALUMINUM SPIRAL RIB PIPE) ARE COMPUTED BASED UPON ALCAD ALLOY 3004-H34 HAVING MINIMUM YIELD STRENGTH, 6-24,000 PSI. E. ALUMINUM PIPE IS OTHERWISE FURNISHED AS 3004-H32 (F) - 20,000 PSI, THE TABLE HEIGHT OF FILL HEIGHTS SHALL BE ADJUSTED AS FOLLOWS:

A. ALL MINIMUM COVER VALUES SHALL BE INCREASED BY 5 PERCENT. (EXAMPLE 12 INCHES BECOMES 13.0 INCHES)
B. ALL HEIGHT OF FILL VALUES SHALL BE DECREASED BY 5 PERCENT. (EXAMPLE 35-40 FEET BECOMES 25-30 FEET)

DEPARTMENT OF TRANSPORTATION
CONCRETE & METAL PIPE CULVERTS
STANDARD
1030D

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

Sheet No. C-5.4

Construction Plan Set For:
King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

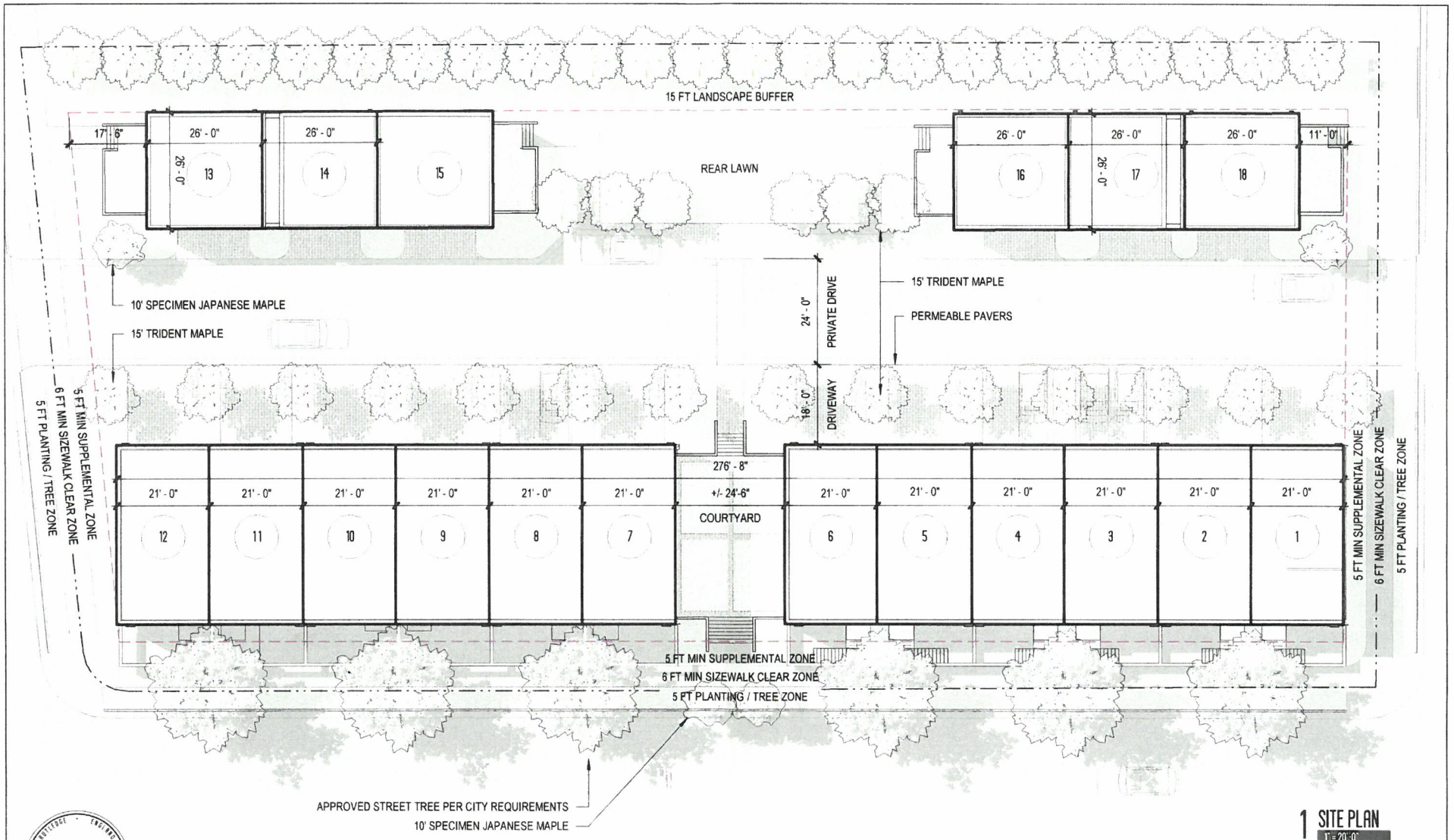
GEORGIA REGISTERED ENGINEER KENNETH H. BATTLE III

Construction Details

DATE	7-9-19	REVISIONS
SCALE	AS SHOWN	
DRAWN	A.R.	
CHECKED	G.H.B.	

Prepared For:
Miller Lowry Developments, LLC
2964 Peachtree Road NW Suite 540
Hapeville, Ga 30305

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Fraser Street, S.E.
Marietta, GA 30060
678-324-9410
Trey@CrescentViewENG.com
www.crescentViewENG.com



1 SITE PLAN
1" = 20'-0"

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MYRTLE GARDENS TOWNHOMES

SITE + LANDSCAPE PLAN



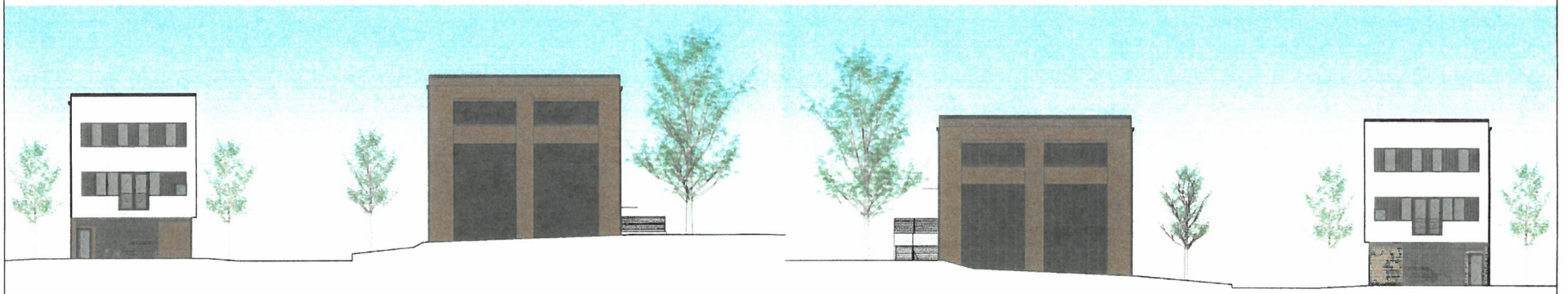
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MYRTLE GARDENS TOWNHOMES

RENDERING



1 ELEVATION - KING ARNOLD STREET
1" = 20'-0"



2 ELEVATION - ESTELLE STREET
1" = 20'-0"

3 ELEVATION - NORTH FULTON AVE
1" = 20'-0"

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STREET ELEVATIONS



EXTERIOR MATERIAL LEGEND

1	BRICK VENEER: SOLDIER CORNICE COLOR: CHEROKEE BRICK - OLD MISSISSIPPI AREA: **680 SF (5.1% OF TOTAL)**
2	BRICK VENEER COLOR: CHEROKEE BRICK - OLD MISSISSIPPI AREA: **5224 SF (39.5% OF TOTAL)**
3	BRICK VENEER: STACKED BOND COLOR: CHEROKEE BRICK - OLD MISSISSIPPI AREA: **1131 SF (8.6% OF TOTAL)**
4	FIBER CEMENT SIDING COLOR: SW7076 'CYBERSPACE' AREA: **4222 SF (31.9% OF TOTAL)**
5	GLAZING (INCLUDES DOORS) AREA: **1969 SF (14.9% OF TOTAL)**

3 REAR ELEVATION
3/32" = 1'-0"



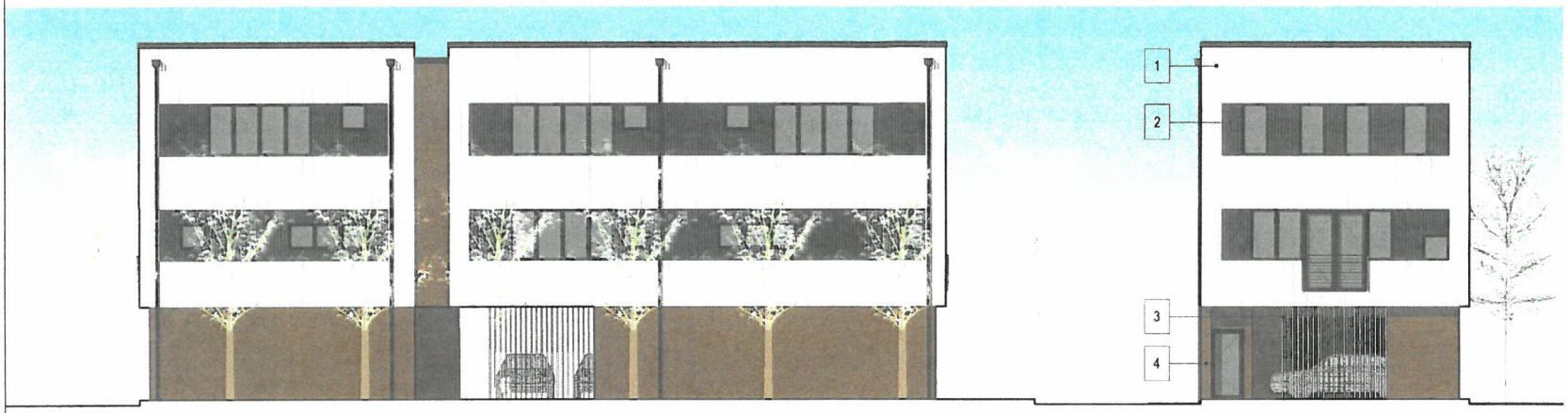
2 FRONT ELEVATION
3/32" = 1'-0"

1 END ELEVATION
3/32" = 1'-0"

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MYRTLE GARDENS TOWNHOMES

TYPICAL TOWNHOUSE BUILDING - SCHEMATIC ELEVATIONS



4 REAR ELEVATION
3/32" = 1'-0"

3 GREENSPACE ELEVATION
3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1	FIBER CEMENT SIDING COLOR: SW7005 'PURE WHITE' AREA: **3671 SF (43.1% OF TOTAL)**
2	FIBER CEMENT SIDING COLOR: SW7076 'CYBERSPACE' AREA: **834 SF (9.8% OF TOTAL)**
3	WOOD SLAT WALL COLOR: UNFINISHED WALNUT
4	BRICK VENEER COLOR: CHEROKEE BRICK - OLD MISSISSIPPI AREA: **3096 SF (36.3% OF TOTAL)**
5	GLAZING (INCLUDES DOORS) AREA: **922 SF (10.8% OF TOTAL)**



2 ALLEY ELEVATION
3/32" = 1'-0"

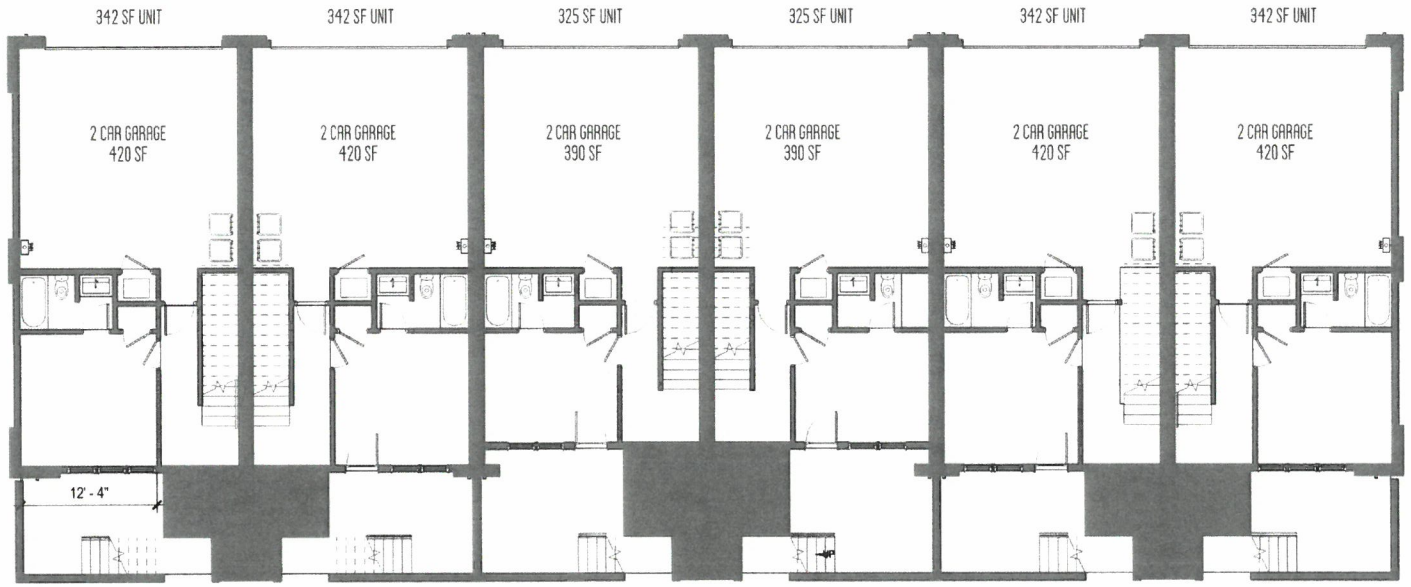
1 STREET ELEVATION
3/32" = 1'-0"

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MYRTLE GARDENS TOWNHOMES

TRIPLEX BUILDING - SCHEMATIC ELEVATIONS

TOTAL SQUARE FOOTAGE THIS FLOOR:
HEATED: 2,020
GARAGE: 2,460



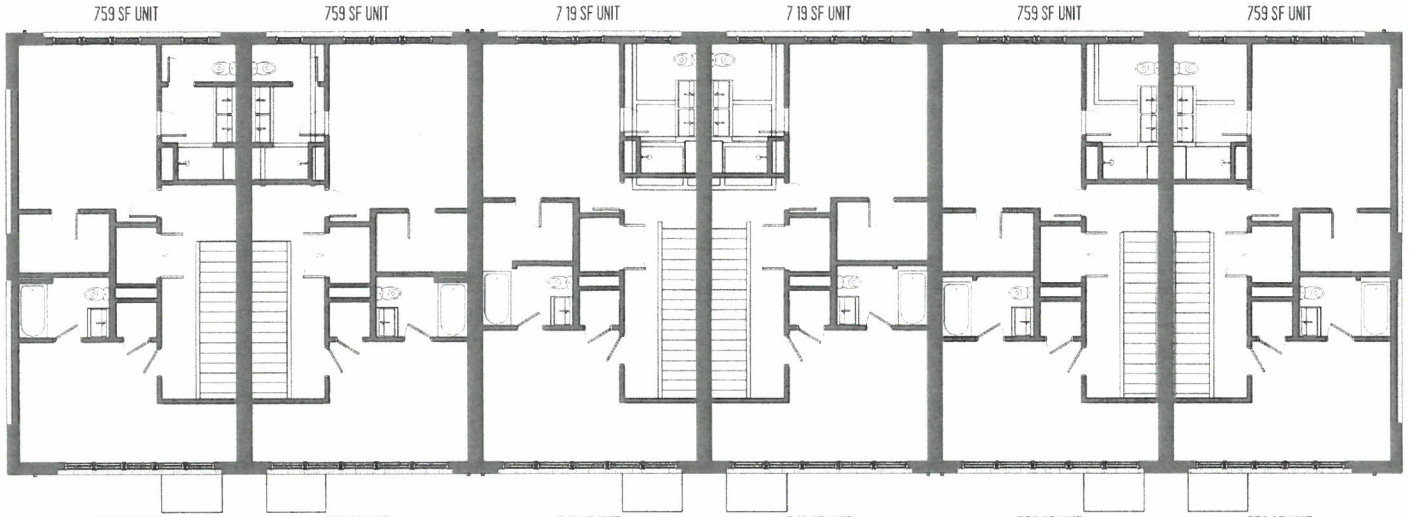
1 1ST FLOOR PLAN
3/32" = 1'-0"

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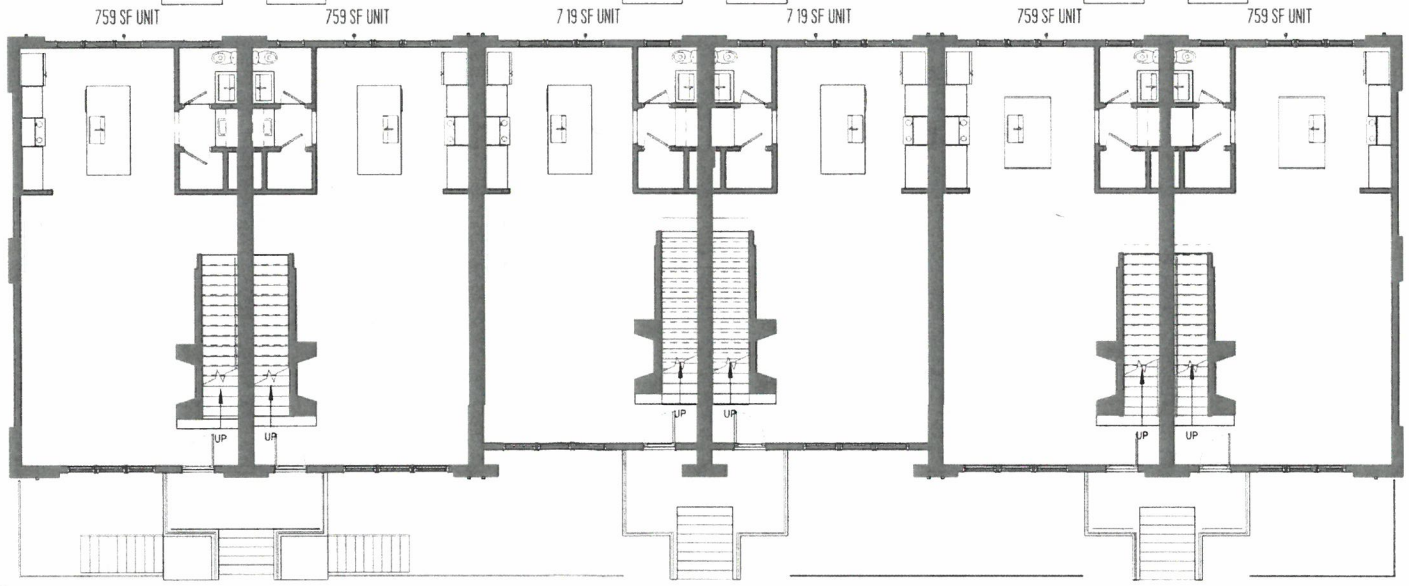
TOWNHOUSE BUILDING - SCHEMATIC FLOOR PLANS

TOTAL SQUARE FOOTAGE THIS FLOOR:
4,479



2 3RD FLOOR PLAN
3/32" = 1'-0"

TOTAL SQUARE FOOTAGE THIS FLOOR:
4,479



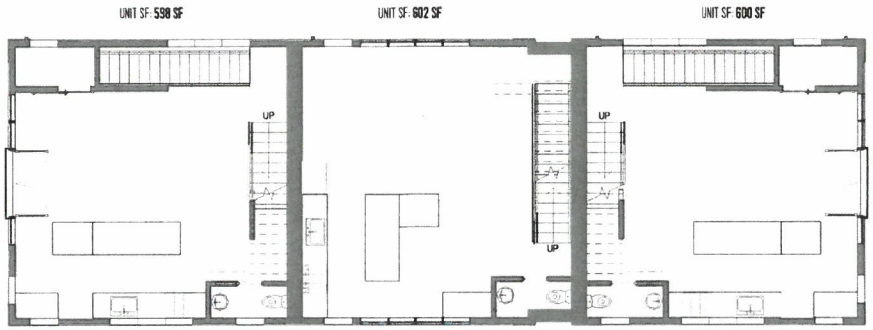
1 2ND FLOOR PLAN
3/32" = 1'-0"

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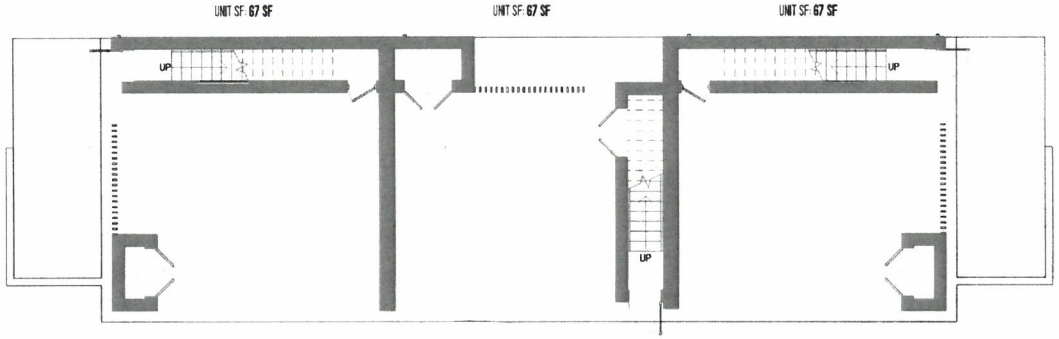
TOWNHOUSE BUILDING - SCHEMATIC FLOOR PLANS

TOTAL FLOOR SQUARE FOOTAGE:
1800 SF



2 2ND FLOOR PLAN
3/32" = 1'-0"

TOTAL FLOOR SQUARE FOOTAGE:
201 SF



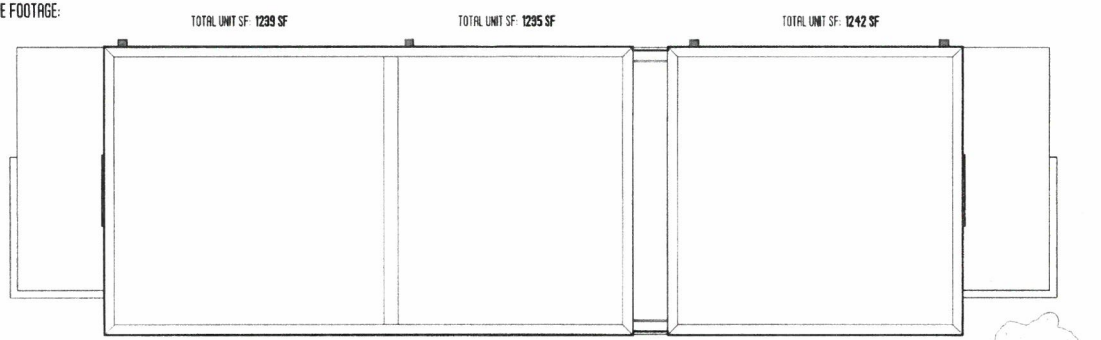
1 1ST FLOOR PLAN
3/32" = 1'-0"

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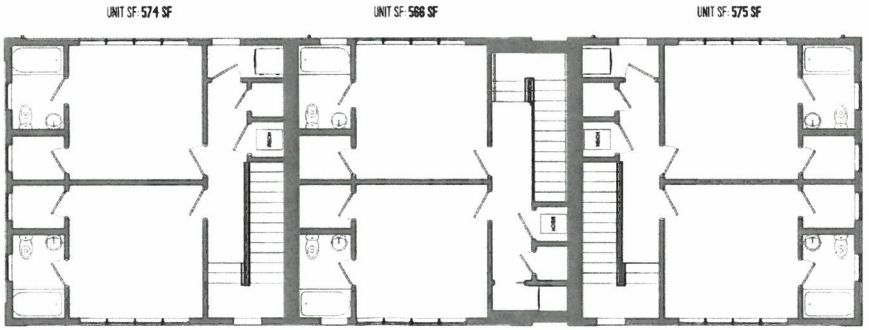
TRIPLEX BUILDING · SCHEMATIC PLANS

TOTAL BUILDING SQUARE FOOTAGE:
3716 SF



2 ROOF PLAN
3/32" = 1'-0"

TOTAL FLOOR SQUARE FOOTAGE:
1715 SF



1 3RD FLOOR PLAN
3/32" = 1'-0"

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MYRTLE GARDENS TOWNHOMES

TRIPLEX BUILDING - SCHEMATIC PLANS