GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO CITY OF LOGANVILLE SPECIFICATIONS AND STANDARDS.
2. THIS SITE HAS NO DESIGNATED WETLAND AREAS.
3. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
4. THIS PROPERTY IS NOT IN A FEDERALLY DESIGNATED FLOODPLAIN AS PER FIRM PANEL 13297C0060 B DATED FEBRUARY 16, 1995.
5. EROSION AND SEDIMENT 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 IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. TOPOGRAPHY BY BULLARD LAND PLANNING.
8. SITE IS CURRENTLY A PASTURE.
8. REFERENCE BENCH MARK IS SSWH IN CL ISLAND OF HOMER MOON DRIVE. THE SPIKE IS 10'OFF THE SOUTHERN EDGE OF OLD LOGANVILLE ROAD 125' EAST OF THE PROPERTY.
9. UTILITY COMPANIES:

UTILITY	COMPANY	PHONE #	CONTACT
WATER:	CITY OF LOGANVILLE	(770) 466-0911	TONEY FERGESON
SANITARY SEWER:	CITY OF LOGANVILLE	(770) 466-0911	TONEY FERGESON
ELECTRIC:	GA POWER	(404) 995-4800	MARK TILDEN
GAS:	LAWRENCEVILLE GAS	(770) 963-2414	NO SPECIFIC
TELEPHONE:	BELLSOUTH	(770) 391-2810	TERESA CONLEY

10. INSTALL SILT FENCE AT THE TOE OF ALL SLOPES.
11. ALL DRAINAGE STRUCTURE OUTLETS TO BE EROSION PROOFED.
12. ALL WATER MAINS, AND APPURTENANCES SHALL BE DUCTILE IRON.
13. FIRE HYDRANTS SHALL BE PER CODE (NFPA 1141)
14. BOUNDARY SURVEY BY PETER J. PIETRASZUK, LICENSED #2262, DATED 4/25/95 PRECISION OF DRIGIANAL TRAVERSE 1'IN 18,006' AND AN ANGULAR ERROR OF 7" PER ANGLE POINT.
15. THE ELEVATION REFERENCE MARK FOR THIS SITE IS THE EXISTING SANITARY SEWER MANHOLE USED AS THE SEWER TIE IN IN THE CENTER OF HOMER MOON DRIVE. THIS REFERENCE MARK IS TIED TO MEAN SEA LEVEL. THE MARK IS TIED TO M.H. E1 AS SHOWN ON THE AS-BUILT SEWER PLANS FOR THE SANITARY SEWER OUTFALL LINE FOR BAY CREEK COMMONS SUBDIVISION (F.K.A. JACOBY PLACE SUBDIVISION) PREPARED BY DILLS-JONES & ASSOCIATES, INC.
16. MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER LINES.
17. REQUIRED BUFFER MUST REMAIN UNDISTURBED.
18. THE LANDSCAPE REQUIREMENTS, RED MAPLES ARE USED TO MEET THE LANDSCAPE STRIP REQUIREMENTS AND PIN OAKS ARE USED FOR THE INTERIOR LANDSCAPING. THE AREAS FOR THE INDIVIDUAL INTERIOR LANDSCAPE AREAS ARE LISTED NEXT TO EACH OF THE 9 TREES.

EROSION CONTROL NOTES

1. 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 IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
3. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
4. SEDIMENT AND EROSION CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
5. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.
6. DETENTION FACILITIES AND EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
7. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
8. ENTIRE SITE CONSISTS OF APPLING SOIL (AxB2) 2-6% SLOPE.
9. THIS PROJECT IS A PROPOSED OFFICE PARK. THE PROPOSED DISTURBED AREA IS 4.48 ACRES. THE TOTAL VOLUME OF EARTH TO BE DISTURBED IS APPROXIMATELY 15,000 C.Y.

WATER NOTES

FLOW TEST: 12/2001

STATIC	120
RESIDUAL	50
TEST FLOW	1104
FLOW @ 20 PSI	1338

2. WATER AND SEWER DESIGN BY GORDON STORY AND ASSOCIATES.

SANITARY SEWER TIE IN NOTE:

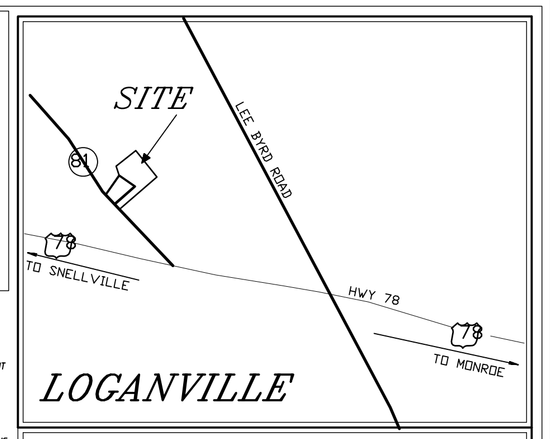
THE CONTRACTOR WILL HAVE THE EXISTING SEWER SYSTEM ON THE SCHOOL PROPERTY VIDEOED AND AIR TESTED WITH THE NEW SYSTEM. THE CONTRACTOR OR THE WALTON COUNTY BOARD OF EDUCATION WILL BE RESPONSIBLE FOR ALL COST AND REPAIRS TO BRING THIS SYSTEM UP TO CODE BEFORE THE CITY ACCEPTS AND OFFERS A CERTIFICATE OF OCCUPANCY.

ENGINEERS CERTIFICATION STORM WATER RUNOFF

2, 5, 10, 25, 50 AND 100 YEAR STORM

I ROBERT F. BULLARD A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF GEORGIA HEREBY CERTIFY THAT THE GRADING AND DRAINAGE PLANS FOR THE SUBJECT PROJECT KNOWN AS LOGANVILLE ELEMENTARY OFFICE PARK LYING IN LAND LOT 155 OF THE 4th DISTRICT OF WALTON COUNTY HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT THE EXECUTION OF SAID PLANS WILL NOT INCREASE THE PRESENT STORM WATER DISCHARGE RATE FROM THE SITE. THIS THE _____DAY OF _____, 2001.

NAME
885
GEORGIA L.A. NO.

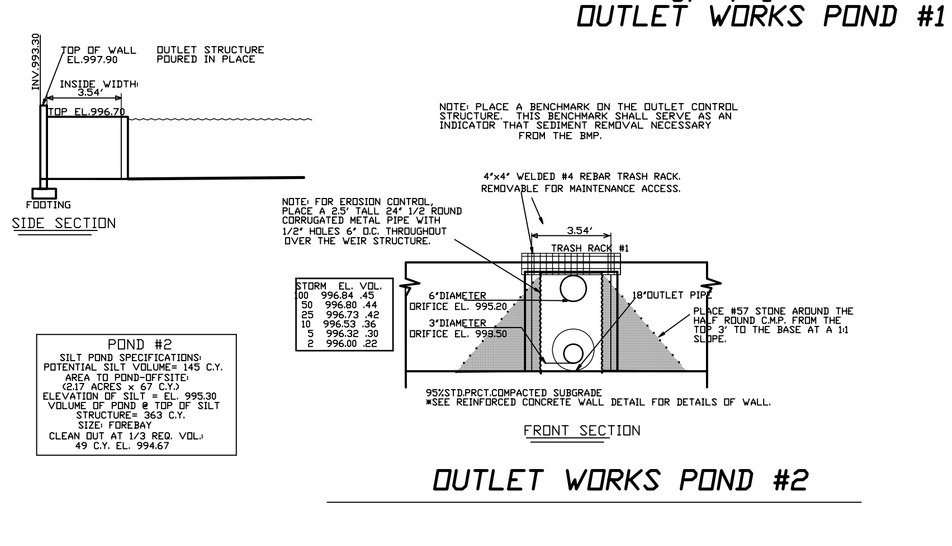


LOCATION MAP

SITE INFORMATION:

AREA	4.96 ACRES
DISTURBED AREA	4.48 ACRES
ZONING	COMMERCIAL HIGHWAY
PARKING REQUIRED:	168 SPACES
33,386 SF/200=167.93 (168)	
PARKING PROVIDED:	178 SPACES
HANDICAP REQUIRED:	6 SPACES
HANDICAP PROVIDED:	12 SPACES

DESCRIPTION	SHEET NO.
SITE PLAN	1
DETAIL SHEET	2
GA DOT LEFT TURN LANE	3 - 4
EROSION CONTROL PLAN	5
WATER AND SEWER PLANS	6 - 7

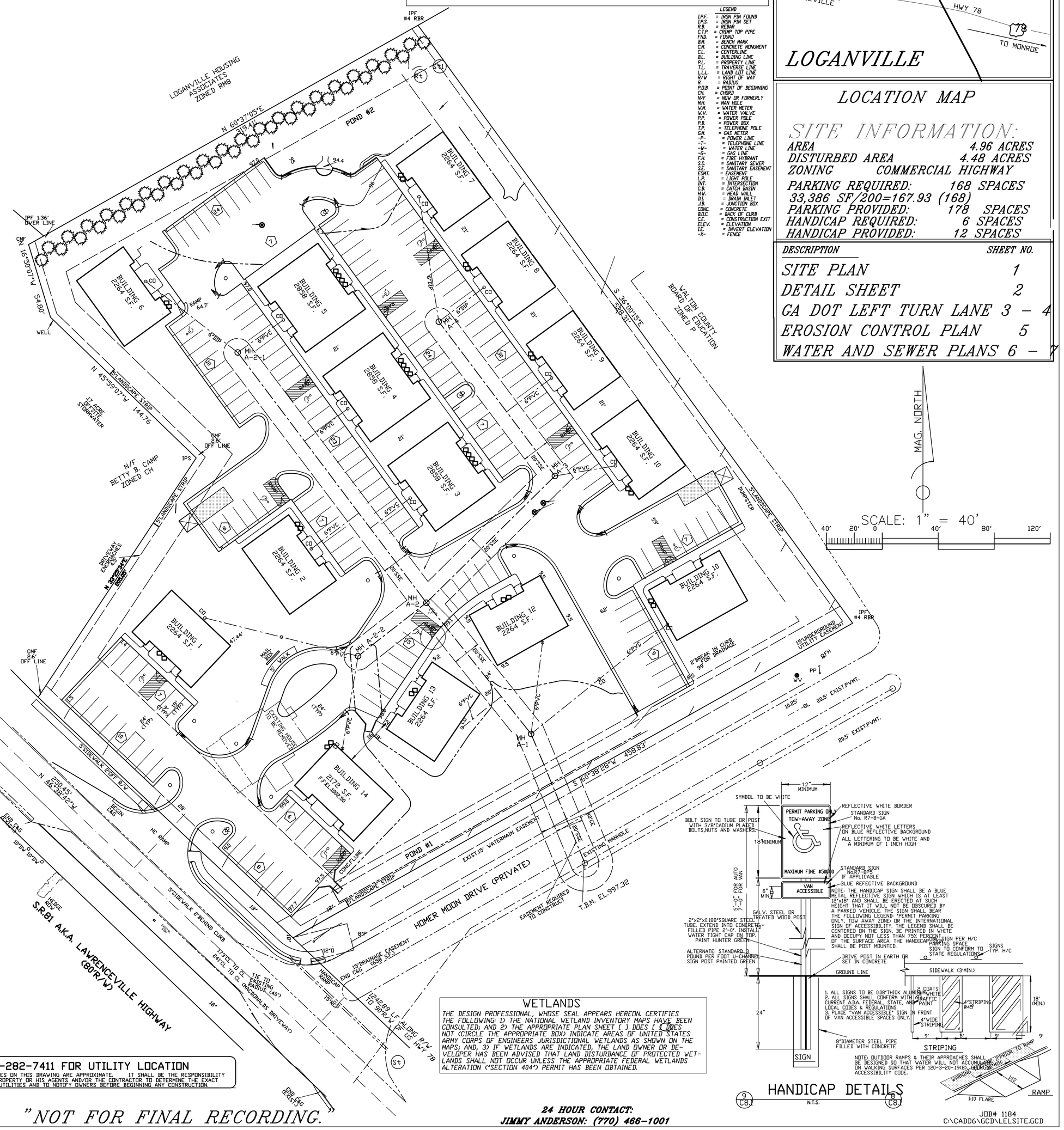


POND #1
SILT POND SPECIFICATIONS:
POTENTIAL SILT VOLUME= 148 C.Y.
AREA TO POND-OFFSITE: 0.21 ACRES x 67 C.Y.)
ELEVATION OF SILT = EL. 996.90
VOLUME OF POND @ TOP OF SILT STRUCTURE= 397 C.Y.
SIZE: FOREBAY
CLEAN OUT AT 1/3 REQ. VOL.= 49 C.Y. EL. 996.30

SP Y-1
OUTLET WORKS POND #1

POND #2
SILT POND SPECIFICATIONS:
POTENTIAL SILT VOLUME= 145 C.Y.
AREA TO POND-OFFSITE: (0.17 ACRES x 67 C.Y.)
ELEVATION OF SILT = EL. 995.30
VOLUME OF POND @ TOP OF SILT STRUCTURE= 363 C.Y.
SIZE: FOREBAY
CLEAN OUT AT 1/3 REQ. VOL.= 49 C.Y. EL. 994.67

OUTLET WORKS POND #2


LOGANVILLE HOUSING ASSOCIATES ZONED RMB
N 60°37'05"E 319.41'
IPF #4 RBR
POND #2
BUILDING 7 2264 S.F.
BUILDING 6 2264 S.F.
BUILDING 5 2858 S.F.
BUILDING 9 2264 S.F.
BUILDING 4 2858 S.F.
BUILDING 10 2264 S.F.
BUILDING 3 2858 S.F.
BUILDING 2 2264 S.F.
BUILDING 1 2264 S.F.
BUILDING 12 2264 S.F.
BUILDING 13 2264 S.F.
BUILDING 14 8176 S.F. F.F.ELEV=998.50
POND #1
HOMER MOON DRIVE (PRIVATE)
SIDEWALK (TYP.)
SIDEWALK RAMP (TYP.)
HC RAMP
CURB & GUTTER (TYP.)
EXISTING MANHOLE
T.B.M. EL.997.32
EASEMENT REQUIRED TO CONNECT
S 60°38'28"W 458.87'
N 45°59'07"W 144.76
S 44°00'53"W 54.80'
IPF 1.36' OVER LINE
WELL
N 16°50'07"W 54.80'
IPS
N/F BETTY & CAMP ZONED CH
CMF 2.6' OFF LINE
IPF
N/F BRUCKEY DAVIES ZONED CH
N/F LOGANVILLE HOUSING ASSOCIATES ZONED RMB
S 45°59'07"E 144.76'
12' ACCESS EASEMENT
S 16°50'07"E 54.80'
WALTON COUNTY BOARD OF EDUCATION ZONED P
S 45°59'07"E 144.76'
S 60°38'28"W 458.87'
N 60°37'05"E 319.41'
N 16°50'07"W 54.80'
N 45°59'07"W 144.76'
SR81 AKA. LAWRENCEVILLE HIGHWAY (80'R/W)
804 LF TO COMMERCIAL DRIVEWAY
IPF 1.20'O/L
IPF 0.9'O/L
EXISTING R/W
EXISTING 12' PAVEMENT
24'±CL TO CL TYP. EXISTING 3 LANE ROADWAY
12'±CL TO CL OF PROPOSED DRIVEWAY
EXISTING R/W
ACCESS EASEMENT
DRAINAGE EASEMENT
EXISTING 15' WATERMAIN EASEMENT
12' DRAINAGE EASEMENT
12' ACCESS EASEMENT
30' BUILDING SETBACK
50' BUILDING SETBACK
10' UNDERGROUND UTILITY EASEMENT
8" BREAK IN CURB W/ 6" DRAINAGE
ACCESS
ACCESS
ACCESS