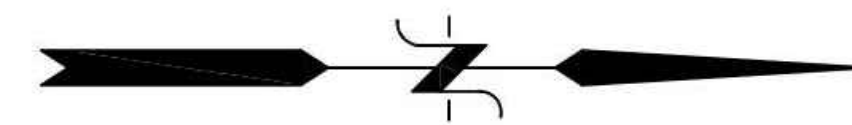


AREA
55,358 SQUARE FEET
1.27 ACRES

OF SUPERIOR COURT
THIS BLOCK IS RESERVED FOR THE CLERK

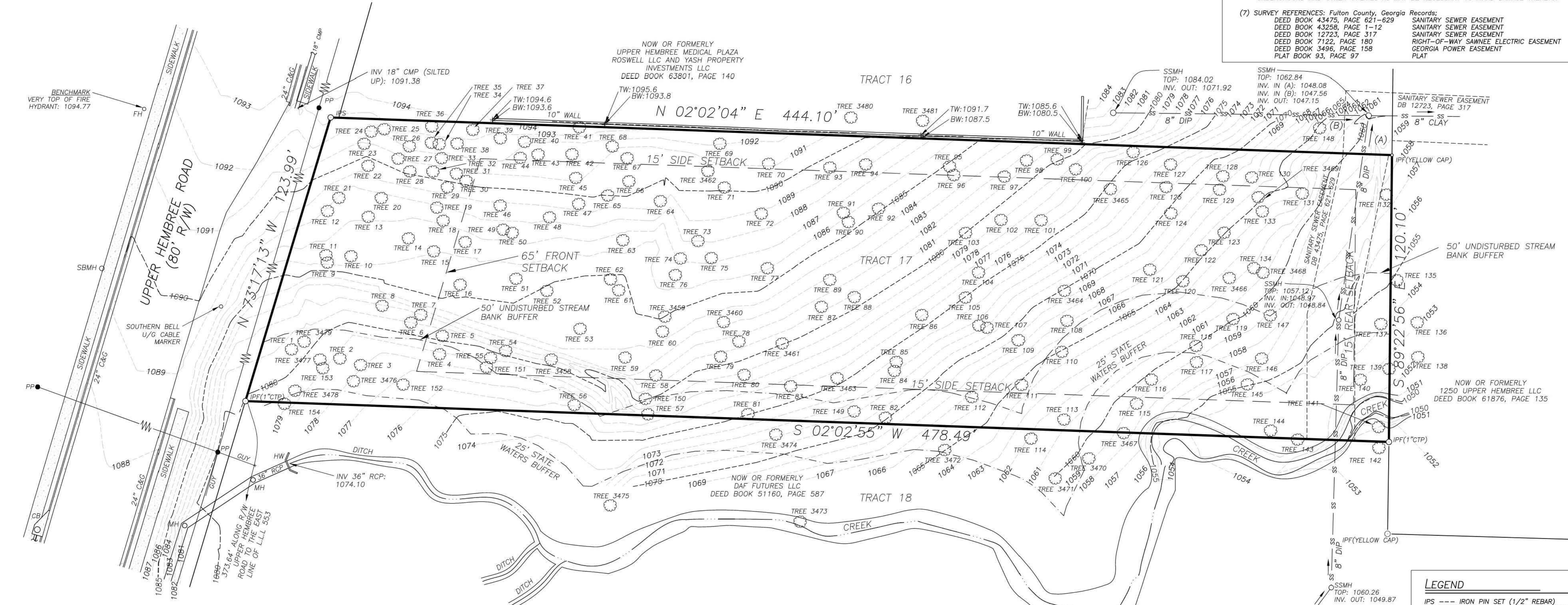
GRID NORTH



GEORGIA WEST ZONE
(BASED ON A SOLAR OBSERVATION)

GENERAL NOTES

- (1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,590 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
- (2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A LEICA TS07 WITH ELECTRONIC DISTANCE METER.
- (3) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 472,101 FEET.
- (4) BEFORE YOU DIG, CALL THE UTILITIES PROTECTION CENTER, INC. AT 1-800-282-7411 FOR UNDERGROUND UTILITIES LOCATION.
- (5) ATTORNEY CONSULTATION IS RECOMMENDED FOR ZONING AND SETBACK REQUIREMENTS FOR THIS SITE.
- (6) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- (7) SURVEY REFERENCES: Fulton County, Georgia Records:
DEED BOOK 43475, PAGE 621-629
DEED BOOK 43258, PAGE 1-12
DEED BOOK 12723, PAGE 317
DEED BOOK 7122, PAGE 180
DEED BOOK 3496, PAGE 158
PLAT BOOK 93, PAGE 97
SANITARY SEWER EASEMENT
SANITARY SEWER EASEMENT
SANITARY SEWER EASEMENT
RIGHT-OF-WAY SAWNEE ELECTRIC EASEMENT
GEORGIA POWER EASEMENT
PLAT



TREE NO.	TREE TYPE	SIZE (INCHES)
1	HARDWOOD	15
2	TULIP	12
3	POPLAR	16
4	HARDWOOD	10
5	PINE	19
6	POPLAR	11
7	POPLAR	19
8	POPLAR	12
9	SWEETGUM	8
10	SWEETGUM	10
11	POPLAR	23
12	SWEETGUM	10
13	HARDWOOD	9
14	PINE	14
15	SWEETGUM	9
16	SWEETGUM	13
17	PINE	11
18	PINE	12
19	PINE	10
20	PINE	22
21	TWIN	10
22	SWEETGUM	11

TREE NO.	TREE TYPE	SIZE (INCHES)
23	SWEETGUM	14
24	PINE	17
25	PINE	14
26	PINE	17
27	PINE	9
28	PINE	16
29	PINE	18
30	PINE	14
31	SWEETGUM	8
32	PINE	9
33	PINE	10
34	HARDWOOD	8
35	PINE	8
36	PINE	19
37	PINE	12
38	TWIN PINE	13
39	PINE	14
40	PINE	14
41	PINE	14
42	PINE	8
43	PINE	14
44	PINE	10
45	PINE	15
46	POPLAR	9
47	PINE	9
48	PINE	17

TREE NO.	TREE TYPE	SIZE (INCHES)
49	PINE	19
50	PINE	11
51	PINE	11
52	PINE	14
53	PINE	8
54	PINE	17
55	PINE	14
56	PINE	22
57	PINE	11
58	POPLAR	12
59	PINE	12
60	POPLAR	8
61	PINE	11
62	PINE	10
63	PINE	12
64	PINE	13
65	PINE	15
66	PINE	12
67	PINE	8
68	PINE	10
69	WHITE OAK	11
70	POPLAR	28
71	POPLAR	20

TREE NO.	TREE TYPE	SIZE (INCHES)
72	TWIN	13
73	TULIP	11
74	OAK	14
75	TULIP	10
76	POPLAR	13
77	POPLAR	13
78	HARDWOOD	14
79	HICKORY	10
80	HICKORY	10
81	HICKORY	17
82	HARDWOOD	12
83	HICKORY	13
84	HICKORY	20
85	HARDWOOD	9
86	HICKORY	24
87	HICKORY	14
88	HICKORY	22
89	HICKORY	19
90	OAK W/ HOLLOW	19
91	HICKORY	19
92	HICKORY	12
93	WHITE OAK	22

TREE NO.	TREE TYPE	SIZE (INCHES)
94	HICKORY	8
95	HICKORY	12
96	HARDWOOD	22
97	OAK	16
98	OAK	10
99	HICKORY	10
100	HICKORY	16
101	HICKORY	18
102	HICKORY	10
103	HARDWOOD	9
104	HICKORY	19
105	HICKORY	9
106	HICKORY	12
107	HICKORY	21
108	HICKORY	16
109	HARDWOOD	10
110	TULIP	15
111	POPLAR	13
112	HICKORY	18
113	POPLAR	22
114	OAK W/ HOLLOW	13
115	HICKORY	14
116	OAK	19

TREE NO.	TREE TYPE	SIZE (INCHES)
117	TULIP	27
118	POPLAR	8
119	HICKORY	11
120	HICKORY	23
121	HICKORY	17
122	POPLAR	11
123	HARDWOOD	9
124	HICKORY	16
125	HICKORY	13
126	TULIP	17
127	POPLAR	14
128	POPLAR	14
129	HICKORY	17
130	TULIP	13
131	POPLAR	14
132	TULIP	10
133	POPLAR	18
134	TULIP	10
135	POPLAR	22

TREE NO.	TREE TYPE	SIZE (INCHES)
136	TULIP	24
137	POPLAR	25
138	POPLAR	19
139	POPLAR	21
140	POPLAR	9
141	POPLAR	18
142	OAK	17
143	SWEETGUM	11
144	SWEETGUM	15
145	SWEETGUM	19
146	POPLAR	8
147	HICKORY	17
148	POPLAR	14
149	HARDWOOD	14
150	HARDWOOD	17
151	HARDWOOD	12
152	HARDWOOD	12
153	PINE	15
154	HARDWOOD	14

TREE NO.	TREE TYPE	SIZE (INCHES)
3458	SEE ARBORIST REPORT	
3459	SEE ARBORIST REPORT	
3460	SEE ARBORIST REPORT	
3461	SEE ARBORIST REPORT	
3462	SEE ARBORIST REPORT	
3463	SEE ARBORIST REPORT	
3464	SEE ARBORIST REPORT	
3465	SEE ARBORIST REPORT	
3466	SEE ARBORIST REPORT	
3467	SEE ARBORIST REPORT	
3468	SEE ARBORIST REPORT	
3469	SEE ARBORIST REPORT	
3470	SEE ARBORIST REPORT	
3471	SEE ARBORIST REPORT	
3472	SEE ARBORIST REPORT	

TREE NO.	TREE TYPE	SIZE (INCHES)
3473	SEE ARBORIST REPORT	
3474	SEE ARBORIST REPORT	
3475	SEE ARBORIST REPORT	
3476	SEE ARBORIST REPORT	
3477	SEE ARBORIST REPORT	
3478	SEE ARBORIST REPORT	
3479	SEE ARBORIST REPORT	
3480	SEE ARBORIST REPORT	
3481	SEE ARBORIST REPORT	

SITE ADDRESS:
NO ADDRESS ASSIGNED YET



SURVEYORS CERTIFICATION
This plat is a representation of an existing parcel or parcels of land and does not constitute a new parcel or parcels of land. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 2002, and the 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 Professional Land Surveyors and Land Surveyors shall be set forth in G.S.A. Section 10-2-2.

Lauren K. Hughes
DATE: 7/11/2022

LEGEND

- IPS --- IRON PIN SET (1/2" REBAR)
IPF (1/2" REBAR) --- IRON PIN FOUND (TYPE)
R/W --- RIGHT OF WAY
PP --- POWER POLE
W --- OVERHEAD WIRES
X --- FENCE
L.L. --- LAND LOT
CMP --- CORRUGATED METAL PIPE
RCP --- REINFORCED CONCRETE PIPE
CB --- CATCH BASIN
DI --- DRAIN INLET
D.E. --- DRAINAGE EASEMENT
SSMH --- SANITARY SEWER MANHOLE
CO --- CLEANOUT
WV --- WATER VALVE
WM --- WATER METER
FH --- FIRE HYDRANT
C&G --- CURB AND GUTTER
C.O.G. --- ALSO KNOWN AS
D.O.T. --- DEPARTMENT OF TRANSPORTATION
PP --- POWER POLE
SBMH --- SOUTHERN BELL MANHOLE
TS --- TRAFFIC SIGNAL
LP --- LIGHT POLE
JB --- JUNCTION BOX

BOUNDARY SURVEY, TOPOGRAPHIC SURVEY AND
TREE LOCATION PREPARED FOR:

AEC, INC.

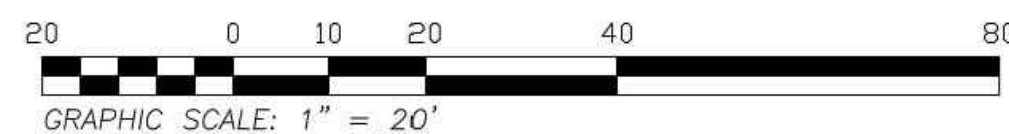
DRAWN BY: LKH
CHECKED BY: LKH
FIELD DATE: 7/5/2022 PLAT DATE: 7/11/2022
SCALE: 1" = 20'
JOB NO.: 1840

Prepared By
REGISTERED LAND SURVEYORS, INC.
136 SAVANNA ESTATES DRIVE
CANTON, GEORGIA 30115
770-998-7676
Registeredlandsu@comcast.net

PROJECT TITLE/NO.

AEC, INC - UPPER HEMBREE ROAD

BEING IN LAND LOT 553 of the 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA



REVISIONS

NO.	DESCRIPTION	DATE

UPPER HEMBREE ROAD

SHEET NO.

C2.0

OF 1 SHEET



UTILITY PROVIDER CONTACT INFO (POSSIBLE UTILITIES IN AREA):

ATLANTA GAS LIGHT	JERRY BARRETT	770-205-3622
CITY OF ALPHARETTA TRAFFIC	RANDY HYDE	678-297-6240
AT&T TELECOM	ANGELO HINES	305-409-1542
COMCAST TELECOM	OLIVER BROOKS	470-787-4657
FIBERLIGHT LLC TELECOM	OPERATION CENTER	800-672-0181 X2
GEORGIA POWER	CABLE LOCATING	404-506-6539
CENTURY LINK TELECOM	LEVEL 3 COMMS.	677-366-8344 X3
LAMBERTS CABLE SPLICING	COLE PERRY	252-500-2106
LLC TELECOM		
VERIZON BUSINESS TELECOM	FIBER SECURITY	800-624-9675
(MCI FACILITIES)		
SAWNEE EMC	ANGIE WILBANKS	678-455-1323

BUFFER AVERAGING

TOTAL IMPERVIOUS BUFFER ENCROACHMENT = 286 SF + 1,058 SF = 1,344 SF

TOTAL IMPERVIOUS BUFFER REPLACEMENT = 1,344 SF



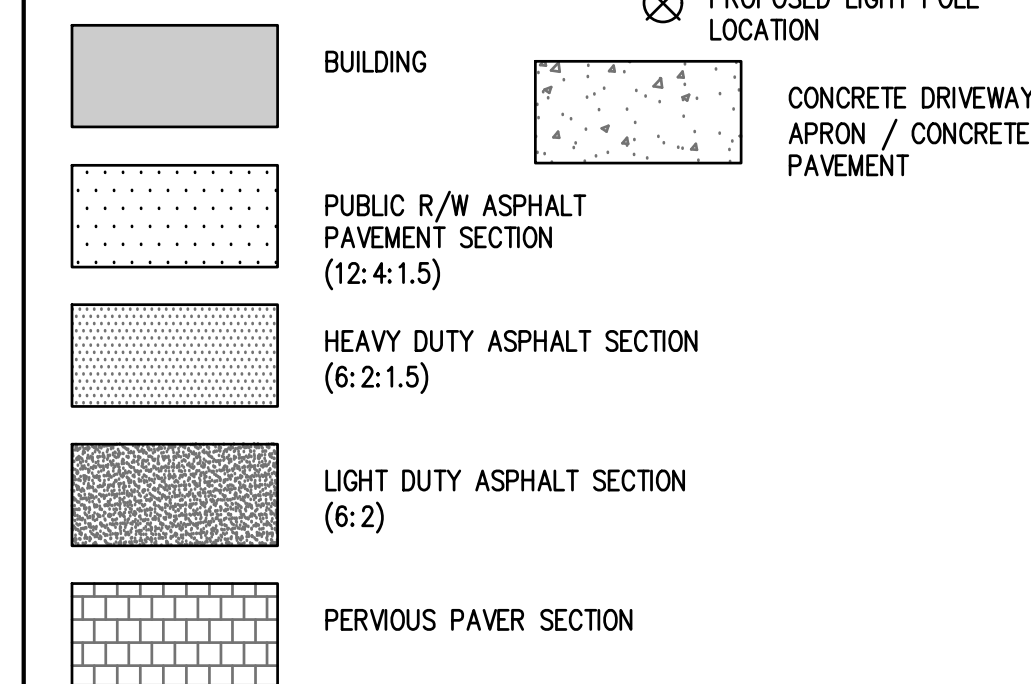
COMMUNITY DEVELOPMENT NOTES

- AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
- PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
- THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS. THE WASTE GENERATION ANALYSIS MUST DEMONSTRATE A 25% OVERALL WASTE REDUCTION DUE TO RECYCLING.
- OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
- ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/ OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
- ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
- CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
- ON-SITE BURIAL IS NOT ALLOWED.
- AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FOOT IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
- IRRIGATION NOTES:
 - IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES.)
 - IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED.
 - IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

WETLANDS AND STREAMS NOTES

- NO WETLANDS EXIST ON SITE.
- STATE WATERS DO EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.

LAYOUT LEGEND



SITE LAYOUT NOTES

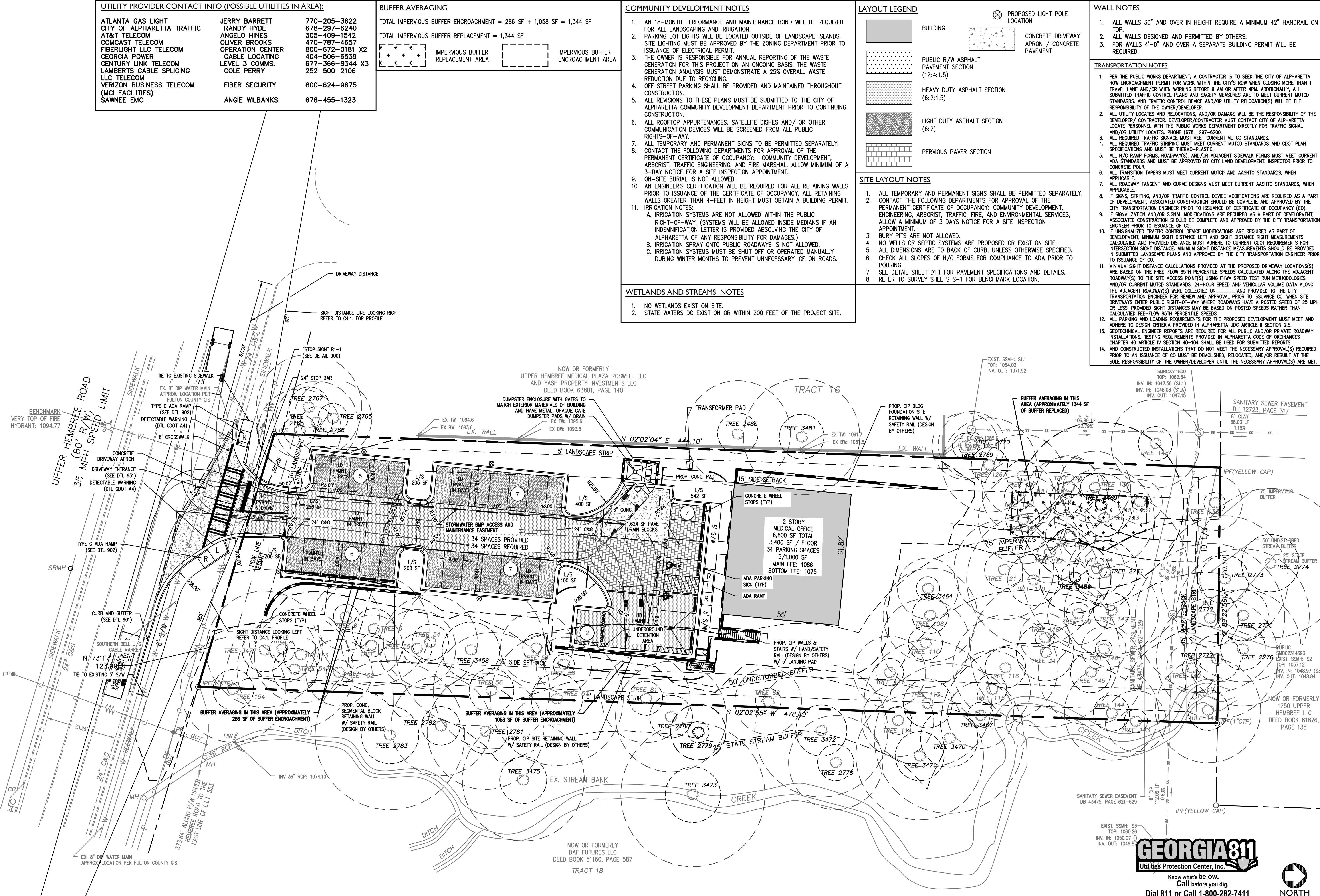
- ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
- CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ENGINEERING, ARBORIST, TRAFFIC, FIRE, AND ENVIRONMENTAL SERVICES, ALLOW A MINIMUM OF 3 DAYS NOTICE FOR A SITE INSPECTION APPOINTMENT.
- BURY PITS ARE NOT ALLOWED.
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
- CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.
- SEE DETAIL SHEET D1.1 FOR PAVEMENT SPECIFICATIONS AND DETAILS.
- REFER TO SURVEY SHEETS S-1 FOR BENCHMARK LOCATION.

WALL NOTES

- ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
- ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
- FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED.

TRANSPORTATION NOTES

- PER THE PUBLIC WORKS DEPARTMENT, A CONTRACTOR IS TO SEEK THE CITY OF ALPHARETTA ROW ENCROACHMENT PERMIT FOR WORK WITHIN THE CITY'S ROW WHEN CLOSING MORE THAN 1 TRAVEL LANE AND/OR WHEN WORKING BEFORE 9 AM OR AFTER 4PM. ADDITIONALLY, ALL SUBMITTED TRAFFIC CONTROL PLANS AND SAFETY MEASURES ARE TO MEET CURRENT MUTCD STANDARDS. AND TRAFFIC CONTROL DEVICE, AND/OR UTILITY RELOCATION(S) WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- ALL UTILITY LOCATES AND RELOCATIONS, AND/OR DAMAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER/ CONTRACTOR. DEVELOPER/CONTRACTOR MUST CONTACT CITY OF ALPHARETTA LOCATE PERSONNEL WITH THE PUBLIC WORKS DEPARTMENT DIRECTLY FOR TRAFFIC SIGNAL AND/OR UTILITY LOCATES. PHONE: (678) 297-6200.
- ALL REQUIRED TRAFFIC SIGNAGE MUST MEET CURRENT MUTCD STANDARDS.
- ALL REQUIRED TRAFFIC STRIPING MUST MEET CURRENT MUTCD STANDARDS AND GOOT PLAN SPECIFICATIONS AND MUST BE THERMO-PLASTIC.
- ALL H/C RAMP FORMS, ROADWAYS(S), AND/OR ADJACENT SIDEWALK FORMS MUST MEET CURRENT ADA STANDARDS AND MUST BE APPROVED BY CITY LAND DEVELOPMENT. INSPECTOR PRIOR TO CONCRETE POUR.
- ALL TRANSITION TAPERS MUST MEET CURRENT MUTCD AND AASHTO STANDARDS, WHEN APPLICABLE.
- ALL ROADWAY TANGENT AND CURVE DESIGNS MUST MEET CURRENT AASHTO STANDARDS, WHEN APPLICABLE.
- IF SIGNS, STRIPING, AND/OR TRAFFIC CONTROL DEVICE MODIFICATIONS ARE REQUIRED AS A PART OF DEVELOPMENT, ASSOCIATED CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRANSPORTATION ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (CO).
- IF SIGNALIZATION AND/OR SIGNAL MODIFICATIONS ARE REQUIRED AS A PART OF DEVELOPMENT, ASSOCIATED CONSTRUCTION SHOULD BE COMPLETE AND APPROVED BY THE CITY TRANSPORTATION ENGINEER PRIOR TO ISSUANCE OF CO.
- IF UNSIGNALIZED TRAFFIC CONTROL DEVICE MODIFICATIONS ARE REQUIRED AS PART OF DEVELOPMENT, MINIMUM SIGHT DISTANCE LEFT AND RIGHT DISTANCE RIGHT MEASUREMENTS CALCULATED AND PROVIDED DISTANCE MUST ADHERE TO CURRENT GOOT REQUIREMENTS FOR INTERSECTION SIGHT DISTANCE. MINIMUM SIGHT DISTANCE MEASUREMENTS SHOULD BE PROVIDED IN SUBMITTED LANDSCAPE PLANS AND APPROVED BY THE CITY TRANSPORTATION ENGINEER PRIOR TO ISSUANCE OF CO.
- MINIMUM SIGHT DISTANCE CALCULATIONS PROVIDED AT THE PROPOSED DRIVEWAY LOCATION(S) ARE BASED ON THE FREE-FLOW 85TH PERCENTILE SPEEDS CALCULATED ALONG THE ADJACENT ROADWAY(S) TO THE SITE ACCESS POINT(S) USING FHWA SPEED TEST RUN METHODOLOGIES AND/OR CURRENT MUTCD STANDARDS. 24-HOUR SPEED AND VEHICULAR VOLUME DATA ALONG THE ADJACENT ROADWAY(S) WERE COLLECTED ON 11/11/2019 AND PROVIDED TO THE CITY TRANSPORTATION ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE CO. WHEN SITE DRIVEWAYS ENTER PUBLIC RIGHT-OF-WAY WHERE ROADWAYS HAVE A POSTED SPEED OF 25 MPH OR LESS, PROVIDED SIGHT DISTANCES MAY BE BASED ON POSTED SPEEDS RATHER THAN CALCULATED FREE-FLOW 85TH PERCENTILE SPEEDS.
- ALL PARKING AND LOADING REQUIREMENTS FOR THE PROPOSED DEVELOPMENT MUST MEET AND ADHERE TO DESIGN CRITERIA PROVIDED IN ALPHARETTA UDC ARTICLE 11 SECTION 2.5.
- GEOTECHNICAL ENGINEER REPORTS ARE REQUIRED FOR ALL PUBLIC AND/OR PRIVATE ROADWAY INSTALLATIONS. TESTING REQUIREMENTS PROVIDED IN ALPHARETTA CODE OF ORDINANCES CHAPTER 40 ARTICLE IV SECTION 40-104 SHALL BE USED FOR SUBMITTED REPORTS.
- AND CONSTRUCTED INSTALLATIONS THAT DO NOT MEET THE NECESSARY APPROVAL(S) REQUIRED PRIOR TO AN ISSUANCE OF CO MUST BE DEMOLISHED, RELOCATED, AND/OR REBUILT AT THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL THE NECESSARY APPROVAL(S) ARE MET.

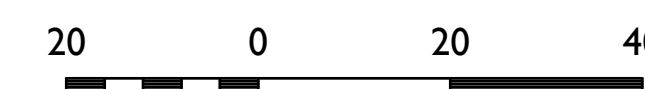


CITY OF ALPHARETTA PERMIT # D250030

FULTON COUNTY PERMIT # WRN25-118



Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



Scale 1" = 20'

UPPER HEMBREE ROAD HEALTHCARE 1270 UPPER HEMBREE ROAD ALPHARETTA, GA 30009

NO.	REVISIONS	DATE
1	ALPHARETTA COMMENTS	2-27-26

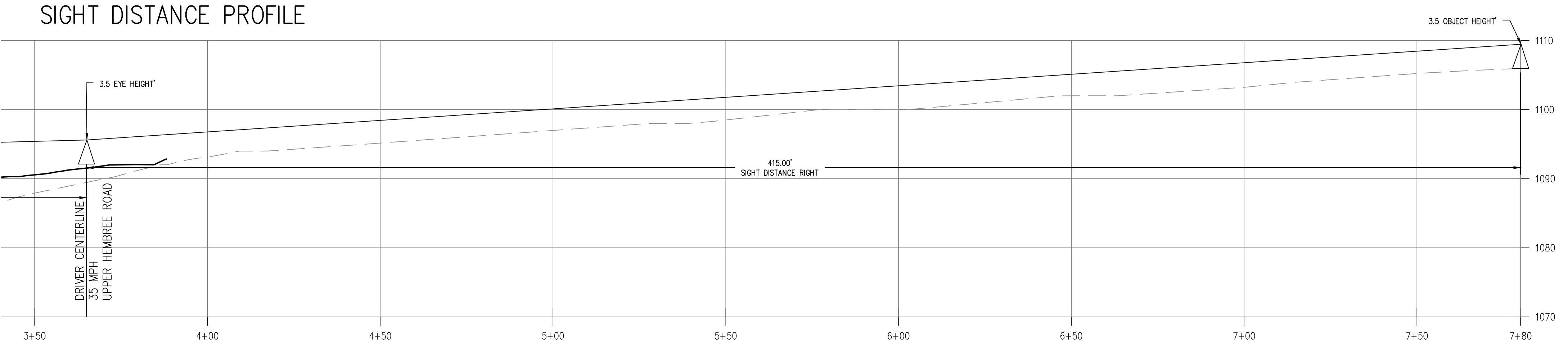
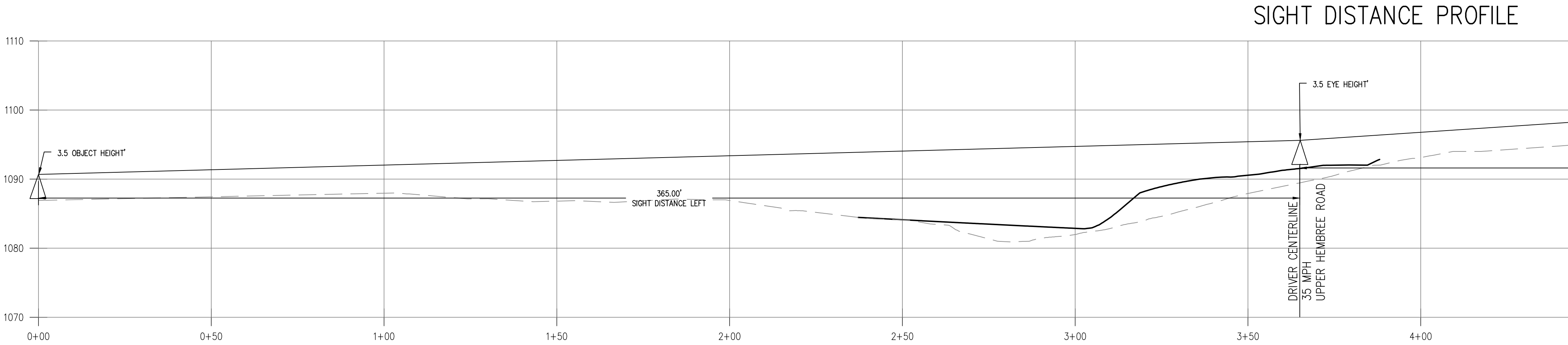
PROJECT NO.: 25-5238
CIVIL DRAWN BY: AJS
LANDSCAPE DRAWN BY: NGH / JPS
CHECKED BY:
DATE: 10/05/2025

SHEET

C4.0

SIGHT DISTANCE NOTES:

THE POSTED SPEED LIMIT IS 35 MPH. THE MINIMUM REQUIRED SIGHT DISTANCE FOR A 35 MPH, 3 LANE ROAD IS 365 FEET FOR SIGHT DISTANCE LEFT (SDL) AND 415 FEET FOR SIGHT DISTANCE RIGHT (SDR) MEASUREMENTS. THE MAXIMUM SIGHT DISTANCE FOR THE DRIVEWAY LOOKING WEST (LEFT) AND LOOKING EAST (RIGHT) ON UPPER HEMBREE ROAD EXCEEDS THE MINIMUM REQUIREMENTS.



CITY OF ALPHARETTA PERMIT # D250030

FULTON COUNTY PERMIT # WRN25-118

20 0 20 40
Horizontal Scale 1" = 20'
Vertical Scale 1" = 10'

AEC

Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecatl.com

SIGHT DISTANCE
PROFILE

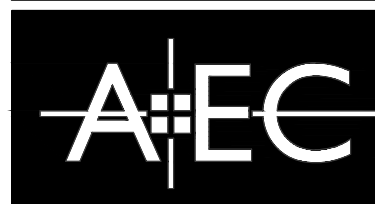
UPPER HEMBREE
ROAD HEALTHCARE
1270 UPPER HEMBREE ROAD
ALPHARETTA, GA 30009

NO.	REVISIONS	DATE
1.	ALPHARETTA COMMENTS	2-27-26

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PROJECT NO.: 25-5238
CIVIL DRAWN BY: AJS, CJF
LANDSCAPE DRAWN BY: NGH / JPS
CHECKED BY:
DATE - 10/05 / 2025

SHEET
C4.1



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arborist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

SITE UTILITY PLAN

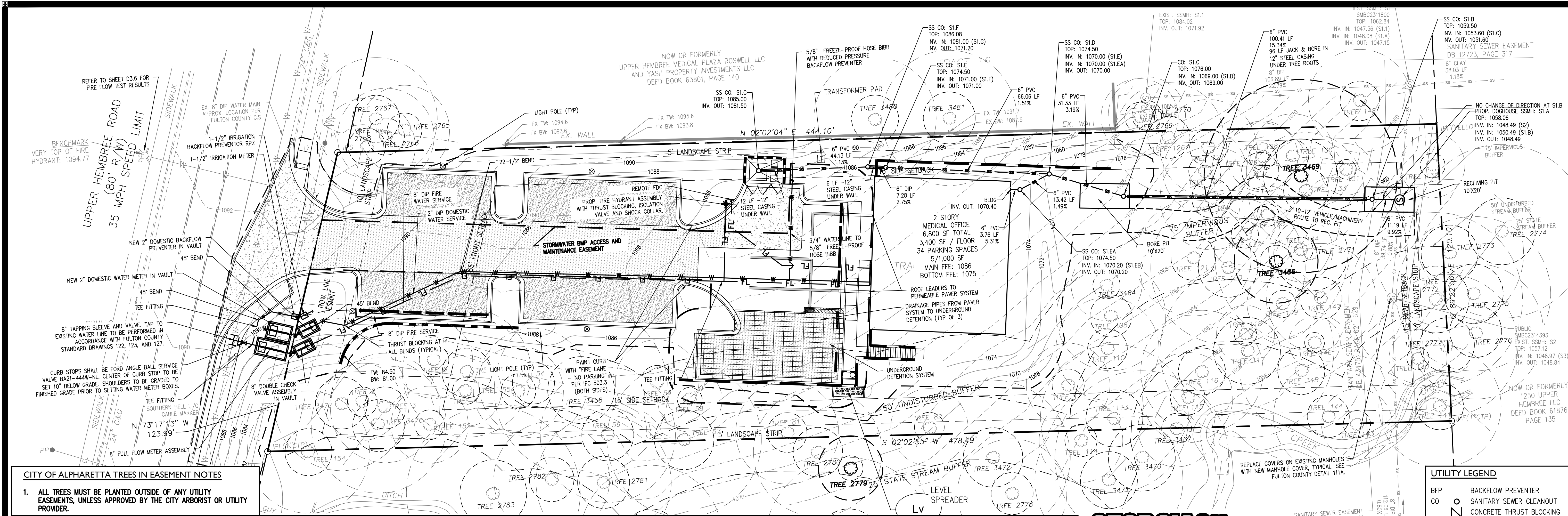
UPPER HEMBREE
ROAD HEALTHCARE
1270 UPPER HEMBREE ROAD
ALPHARETTA, GA 30009

REVISIONS	DATE	COMMENTS
1	2-27-26	

CORRECTED BY: JAC

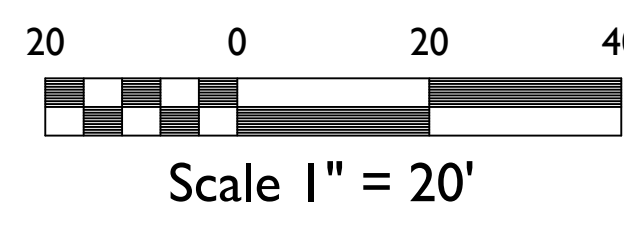
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LANDSCAPE DRAWN BY: NGH/JPS
LANDSCAPE DESIGNED BY: NGH/JPS
CHECKED BY:
DATE: 10/05/2025

SHEET
C5.0

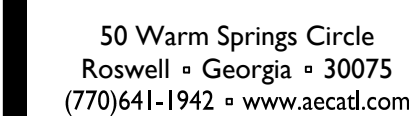


FULTON COUNTY WATER NOTE:		FULTON COUNTY MISC NOTE:		UTILITY NOTES		FULTON COUNTY GENERAL PLAN REQUIREMENTS			
1. ALL PUBLIC WATER LINES SHOULD BE MARKED WITH A CONTINUOUS ELECTRONIC MARKING SYSTEM (EMS) CAUTION TAPE, AT A MAXIMUM BURIAL DEPTH OF 2- FEET DIRECTLY ABOVE THE WATER LINE LOCATED BELOW THE TAPE (3M PATMARKING TAPE MODEL #80 6116 16220 7613) 2. WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED WITH A V SUCK OUT ON THE CURB. 3. ALL TEMPORARY AND PERMANENT WATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10- FEET OF A PUBLIC WATER MAIN. 4. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SPECIFIED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGGA.GOV/IMAGES/STORIES/NWR/DEVELOPMENT/CAD_STANDARDS.PDF FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS.		1. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION. 2. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE REMOVED BACK TO THE CORPORATION STOP AND CAPPED AT THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR. 3. ACCEPTABLE MATERIALS FOR WATER LINES WITHIN FULTON COUNTY ARE EITHER TYPE "K" COPPER FOR LINES UP TO 4" OR CLASS 51 DIP ANWA C151 FOR LINES 4" AND LARGER. 4. WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS. 5. NO TREES SHALL BE PLANTED IN UTILITY EASEMENTS OR WITHIN 5- FEET OF ANY UTILITY LINES.		1. ALL TREES MUST BE PLANTED FIVE (5) FEET FROM ANY UTILITY LINE. 2. EACH BUILDING SHALL CONTAIN BACKFLOW PREVENTION ON WATER AND FIRE PROTECTION SERVICES ENTERING THE BUILDING. 3. REFER TO M/E/P DRAWINGS FOR BUILDING CONNECTION POINTS. 4. WATER SERVICE IS TO BE PROVIDED BY FULTON COUNTY. 5. THE CONTRACTOR SHALL VERIFY ALL WATERLINE SIZES PRIOR TO PURCHASE AND INSTALLATION. 6. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH FULTON COUNTY DEPARTMENT OF WATER & SEWER STANDARDS AND SPECIFICATIONS. THRUST BLOCKING SHALL BE INSTALLED PER FULTON COUNTY DETAILS ON SHEET C620. 7. COORDINATE WITH POWER COMPANY FOR PROPOSED ELECTRICAL SERVICE. 8. COORDINATE WITH ATLANTA GAS LIGHT COMPANY FOR TYING PROPOSED GAS LINE INTO EXISTING GAS LINE (770-205-3610). 9. NOTIFY FULTON COUNTY WATER & SEWER DEPARTMENT FOR ALL WATER LINE WORK PRIOR TO CONSTRUCTION. 10. CONTACT AT&T AT (770-493-2040) BEFORE STARTING CONSTRUCTION. 11. THE CONTRACTOR MAY BE REQUIRED TO INSTALL CONDUITS FROM THE BUILDING TO THE UTILITY COORDINATION WITH THE GAS, PHONE, AND ELECTRIC COMPANY WILL BE REQUIRED BY THE CONTRACTOR. 12. CONTRACTOR TO PROVIDE CONDUIT AND ELECTRICAL HARDWARE TO PARKING LOT LIGHTS AND ROAD SIGN.		13. CONTRACTOR TO FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER PIPES. 14. RCP WITHIN PUBLIC R.O.W. ALL METAL PIPES FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS, UNLESS NOTED OTHERWISE. 15. ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6070. 16. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. 17. ALL PIPES TO HAVE PAVED INVERTS. 18. ALL NON-GREASY WASTE SANITARY SEWER SERVICES SHALL BYPASS TEST MANHOLES. 19. ALL FIRE HYDRANTS SHALL BE 3.5 FOOT BURY HYDRANTS WITH A MAXIMUM DISTANCE OF 400 FEET BETWEEN EACH. FIRE HYDRANTS SHOULD BE LOCATED ON PROPERTY LINES AND THE BACK OF ALL CUL-DE-SACS. 12" WATERLINES WILL REQUIRE 4.5 FOR BURY HYDRANTS. 20. ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF FULTON COUNTY. 21. THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES. 22. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED. 23. CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3 FEET BELOW FINAL GRADE.		LAND DISTURBANCE PERMIT DISCLAIMER: THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT. ALL UTILITY LINES MUST BE FIELD VERIFIED FOR THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES. ALL EXISTING WATER AND SEWER LINES MUST BE ADDED TO THE PLANS. EXISTING WASTEWATER LINES WILL BE CCTV INSPECTED OVER WHICH CONSTRUCTION OCCURS FOR AS-BUILT APPROVAL. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.	
5. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. ALL LINES SHOULD BE CLASS 51, OR GREATER (WHEN REQUESTED BY THE COUNTY). ALL SERVICE LINES SHOULD BE TYPE "K" COPPER. 6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATER LINES PRIOR TO CONSTRUCTION. 7. REQUIRED 18-INCH VERTICAL SEPARATION BETWEEN PROPOSED WATER LINES AND OTHER EXISTING AND PROPOSED LINES SHALL BE VERIFIED DURING CONSTRUCTION. 8. IF EXISTING WATER SERVICE LINE IS TO BE REMOVED AND ABANDONED, THE SERVICE SHALL BE CONTINUOUS FROM THE MAIN TO THE WATER MAIN LINE IN THE PRESENCE OF THE INSPECTOR. OTHER EXISTING AND ABANDONED WATER SERVICE STRUCTURES WILL BE REMOVED IN THE PRESENCE OF THE INSPECTOR. 9. WATER METER BOXES ARE TO HAVE 1-INCH TYPE "K" COPPER SERVICE LINE. THE SERVICE LINE MUST BE CONTINUOUS FROM THE MAIN TO THE WATER METER AND SHALL HAVE A MINIMUM COVER OF 48". ALL JOINTS SHALL BE FLARED. THE SERVICE LINE SHALL CONNECT TO THE MAIN LINE WITH A DIRECT TAP WITH A CORPORATION COCK WITH A MINIMUM OF 18" BETWEEN TAPS.		10. AFTER METER BOX SHALL BE A POLYETHYLENE METER BOX (MODEL 1219-18-IMKF DEEP) WITH POLYETHYLENE LID (MODEL 1219-1-MKF DEEP). LID FOR STRETCH YOKES SHALL BE DFM MODEL 6514-1-MKF DEEP WITH OBLONG KNOCK OUT AND 1/2-INCH RECESS FOR METER ANTENNAE WITH A FERROUS MAGNET IN THE LID AND A PLASTIC LOCKING MECHANISM. 11. FOR RESIDENTIAL SUBDIVISIONS: NO INDIVIDUAL METERS ARE TO BE PLACED IN A CONCRETE SIDEWALK OR DRIVEWAY. METERS MUST BE MAINTAINED IN GRASS AREAS. 12. THE CONTRACTOR SHALL INSTALL CAST IRON WATER BOXES AND 1" TYPE "K" COPPER SERVICE LINES FOR ALL SERVICES INCLUDING CUL-DE-SACS. 13. LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED. 14. CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3- FEET BELOW FINAL GRADE. 15. A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS. INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS. 16. THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.		17. FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS. 18. ALL SAMPLING STATION AND AUTOMATIC FLUSHING STATIONS INSTALLED WITHIN A DEVELOPMENT SHALL BE METERED AND THE SAMPLING STATION SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS. 19. WATER TAPS, SERVICE LINES, AND METER BOXES WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS. 20. ALL REQUIRED OFF-SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON-SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RECOURES PERMIT APPROVAL. 21. FOR RESIDENTIAL PROJECTS WHERE ONSITE WATER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: WATER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN THE FINAL PLAT FOR RECORDING. 22. ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY. 23. NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.		GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig. Dial 811 or Call 1-800-282-7411 UTILITY LEGEND DIP SANITARY SEWER LINE — SS — DIP SANITARY SEWER LINE — SS — WATER LINE — W — FIRE LINE — FL — STORM SEWER LINE — S — SANITARY SEWER EASEMENT — S — WATER LINE EASEMENT — W — WATER VAULT EASEMENT — V —		FIRE FLOW TEST NOTE: FIRE FLOW TEST AND REPORT IS INCLUDED ON SHEET D3.6 UTILITY DETAIL NOTES 1. REFER TO SHEET D3.0-D3.6 FOR ALPHARETTA STANDARD DETAILS 400 & 401 (UTILITY CROSS SECTION AND STRUCTURE ADJUSTMENT). 2. ALL SANITARY SEWER MANHOLES TO BE F.C. STD. 113, 114, AND 115. 3. ALL CLEANOUTS TO HAVE USF 7635 SEWER VALVE BOX AND COVER. 4. ALL DUMPSTERS TO BE F.C. STD. 703 5. PROP FIRE HYDRANTS SHOWN ON PLAN SHALL INCLUDE FULL ASSEMBLY INCLUDING FH VALVE. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. 6. CITY OF ALPHARETTA APPROVAL REQUIRED BEFORE CONNECTIONS ARE MADE TO THE EXISTING WATER AND SANITARY SEWER LINES WITHIN FULTON SCIENCE ACADEMY WAY. 7. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE. 8. ALL PROPOSED WATER EASEMENTS AND A 20' EASEMENT CENTERED OVER ALL SANITARY SEWER LINES 8" OR LARGER SHALL BE DEDICATED TO FULTON COUNTY DEPARTMENT OF WATER RESOURCES PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED ON THE PROJECT PROPERTY, WITH THE EXCEPTION OF MODEL HOMES AND CONSTRUCTION TRAILERS. 9. CONTRACTOR MUST VERIFY THE LOCATION AND INVERT OF THE EXISTING WASTEWATER LINE PRIOR TO CONSTRUCTION. 10. THE CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR 11. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION. 12. PAVEMENT PATCH SHALL CONFORM TO STANDARD DETAIL FULTON COUNTY STANDARD DETAIL 116. 13. NO TREES WILL BE PLANTED IN A UTILITY EASEMENT OR ABOVE ANY UTILITY LINE.	

FULTON COUNTY WASTEWATER NOTES: 1. ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY. 2. NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES. 3. CONTRACTOR MUST VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES. 4. ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10'-FEET A FULTON COUNTY SEWER MAIN. 5. AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: HTTP://WWW.FULTONCOUNTYGGA.GOV/IMAGES/STORIES/NWR/DEVELOPMENT/CAD_STANDARDS.PDF FOR THE REQUIREMENTS. MAINTENANCE BONDS ARE DUE AT FINAL APPROVAL OF THE AS-BUILTS. 6. NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES. 7. POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM. 8. LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING. 9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS. 10. CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR. 11. ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION. 12. NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE. 13. FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS. 14. EIGHT-INCHES (8") OR LARGER PIPE LINES SHALL BE TO BE INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG IN COMPLIANCE WITH NASCCO REQUIREMENTS AND CERTIFIED BY A GEORGIA REGISTERED ENGINEER OR REGISTERED LAND SURVEYOR SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED. ALL VIDEOS SHALL INCLUDE PACP AND MACP COMPLETED FORMS. A COPY OF THE OPERATOR'S CURRENT NASCCO CERTIFICATION SHALL BE SUBMITTED. 15. USF 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.	UTILITY PROVIDER CONTACT INFO (POSSIBLE UTILITIES IN AREA): ATLANTA GAS LIGHT CITY OF ALPHARETTA TRAFFIC AT&T TELECOM COMCAST TELECOM FIBERLINK LLC TELECOM GEORGIA POWER CENTURY LINK TELECOM LAMBERTS CABLE SPLICING LLC TELECOM VERIZON BUSINESS TELECOM (MCI FACILITIES) SAWNEE EMC JERRY BARRETT 770-205-3622 RANDY HYND 678-297-6240 ANGELO HINES 305-409-1542 OLIVER BROOKS 470-787-4657 OPERATION CENTER 800-672-0181 X2 CABLE LOCATING 404-506-6539 LEVEL 3 COMMS. 677-366-8344 X3 COLE PERRY 252-500-2106 FIBER SECURITY 800-624-9675 ANGIE WILBANKS 678-455-1323	SEPTIC / WELL NOTE: NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE. HYDRANT AND WATER MAIN NOTE: FIRE HYDRANT AND WATER MAIN TO BE INSTALLED, FLUSHED, AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED PER IFC 1412.1.
ARBORIST NOTE ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENT, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.	CITY OF ALPHARETTA PERMIT # D250030 FULTON COUNTY PERMIT # WRN25-118	



I. THE MODELED VEHICLE REPRESENTS THE CITY OF ALPHARETTA ENFORCER PUMPER VEHICLE..



FIRE ACCESS PLAN

UPPER HEMBREE
ROAD HEALTHCARE
1270 UPPER HEMBREE ROAD
ALPHARETTA, GA 30009

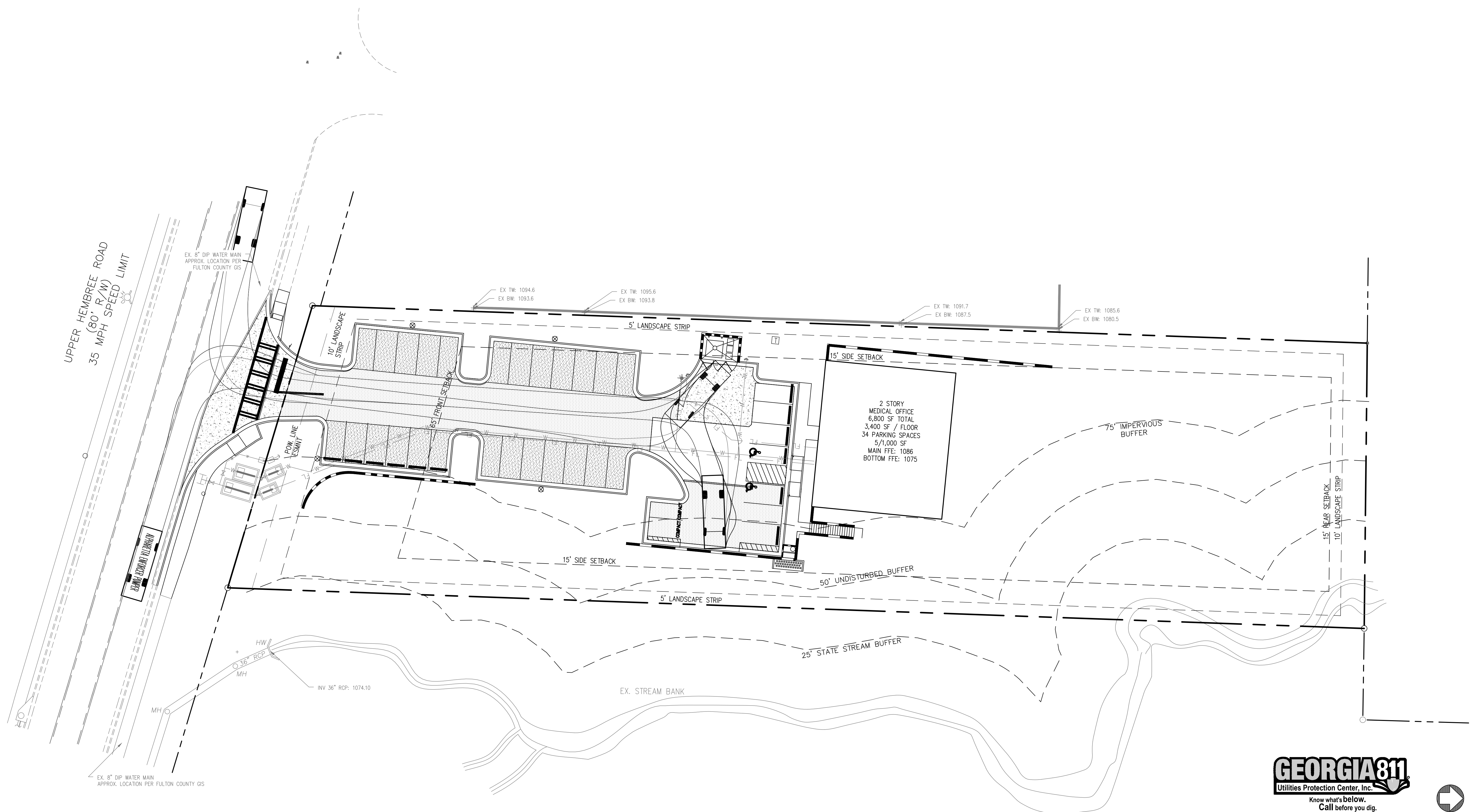
NO.	REVISIONS	DATE
1.	ALPHARETTA COMMENTS	2-27-06

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PROJECT NO.: 25-5238
CIVIL DRAWN BY: AJS
CIVIL DESIGNED BY: AJS, CJF
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 10/05/2025

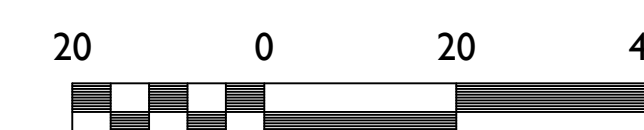
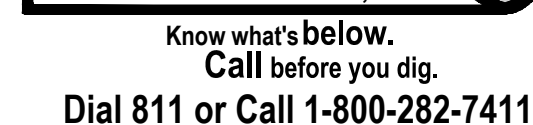
SHEET

C5.1

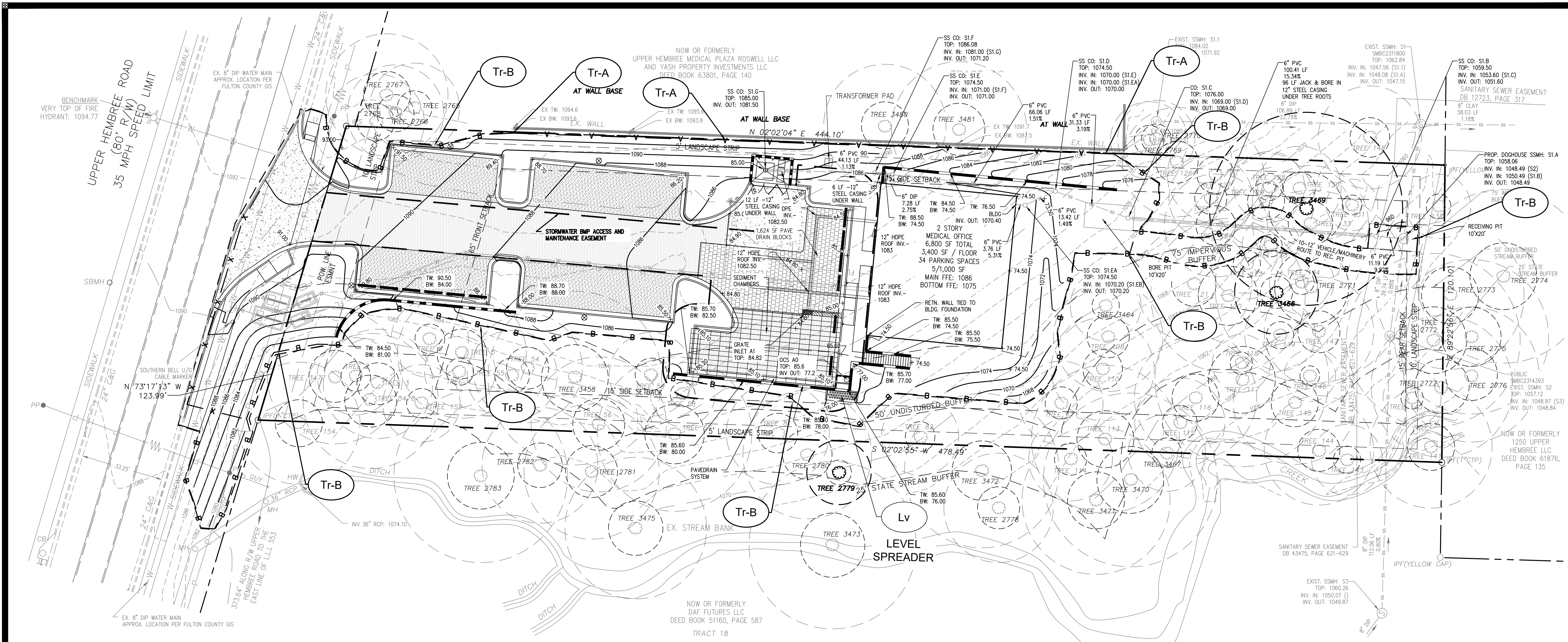


CITY OF ALPHARETTA PERMIT # D250030

FULTON COUNTY PERMIT # WRN25-118



Scale 1" = 20'



STORM DRAINAGE NOTES

- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA ENGINEERING/PUBLIC WORKS DEPARTMENT 678-297-6200.
- PIPE MATERIALS: RCP WITHIN PUBLIC R-O-W, OUTSIDE OF R-O-W ALL METAL PIPES FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITHIN PAVED INVERTS. FOR HDPE PIPE, PROVIDE DETAILS AND INSTALLATION SPECIFICATIONS.
- ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ROW-LOCK INVERTS REQUIRED ON ALL STORM STRUCTURES IN R-O-W.
- A STORMWATER MAINTENANCE AGREEMENT WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY (CO) WHICH WILL ACCOUNT FOR THE FACILITY'S BURDEN OF THE STORMWATER FACILITY MAINTENANCE.

WETLANDS NOTE

THERE ARE NO WETLANDS WITHIN THE LIMITS OF THIS PROJECT. STATE WATERS DO EXIST ON OR WITHIN 200 FEET OF THE SUBJECT PROPERTY.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRETREATMENT NOTE

SEE SHEET C6.2 FOR PRETREATMENT PRODUCT INFORMATION.

CITY OF ALPHARETTA TREE PROTECTION NOTES

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN OUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

WALL NOTES

- ALL WALLS 30" AND OVER IN HEIGHT REQUIRE A MINIMUM 42" HANDRAIL ON TOP.
- ALL WALLS DESIGNED AND PERMITTED BY OTHERS.
- FOR WALLS 4'-0" AND OVER A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5J.

ARBORIST NOTE

FOR CITY TREE PLANTING IN PARKING LOT DETAIL, SEE COA STD L-5 ON SHEET L5.0.

FILL NOTES

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL.
- FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN ±3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER.
- ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER.
- DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY. (INCLUDING DECELERATION LANES) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.

CUT-FILL VOLUME:

CUT: 1,882 CY
FILL: 938 CY
NET: 944 CY CUT
VOLUMES PROVIDED ARE FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED BY CONTRACTOR FOR PRICING.

STORM DRAINAGE LEGEND

	DI	DROP INLET
	DWCB	DOUBLE WING CATCH BASIN
	HDPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
	CMP	ALUMINIZED TYPE 2 METAL PIPE
	HW	HEADWALL
	JB	JUNCTION BOX
	YI	YARD INLET
	OCS	OUTLET CONTROL STRUCTURE
	RCP	REINFORCED CONCRETE PIPE (CLASS 5)
	SWCB	SINGLE WING CATCH BASIN
	STORM PIPE	
	RETAINING WALL	
	TREE PROTECTION FENCING - TYPE A	
	TREE PROTECTION FENCING - TYPE B	
	LIMITS OF DISTURBANCE	
	EXISTING GRADE	
	PROPOSED GRADE	
	PVC SANITARY SEWER LINE	
	DIP SANITARY SEWER LINE	
	STORM DRAINAGE EASEMENT	
	+ XX.X	SPOT GRADES

CITY OF ALPHARETTA PERMIT # D250030

FULTON COUNTY PERMIT # WRN25-118

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

NORTH

Scale 1" = 20'

UPPER HEMBREE ROAD HEALTHCARE
1270 UPPER HEMBREE ROAD
ALPHARETTA, GA 30009

SITE GRADING PLAN

NO.	REVISIONS	DATE	COMMENTS
1		2-27-26	

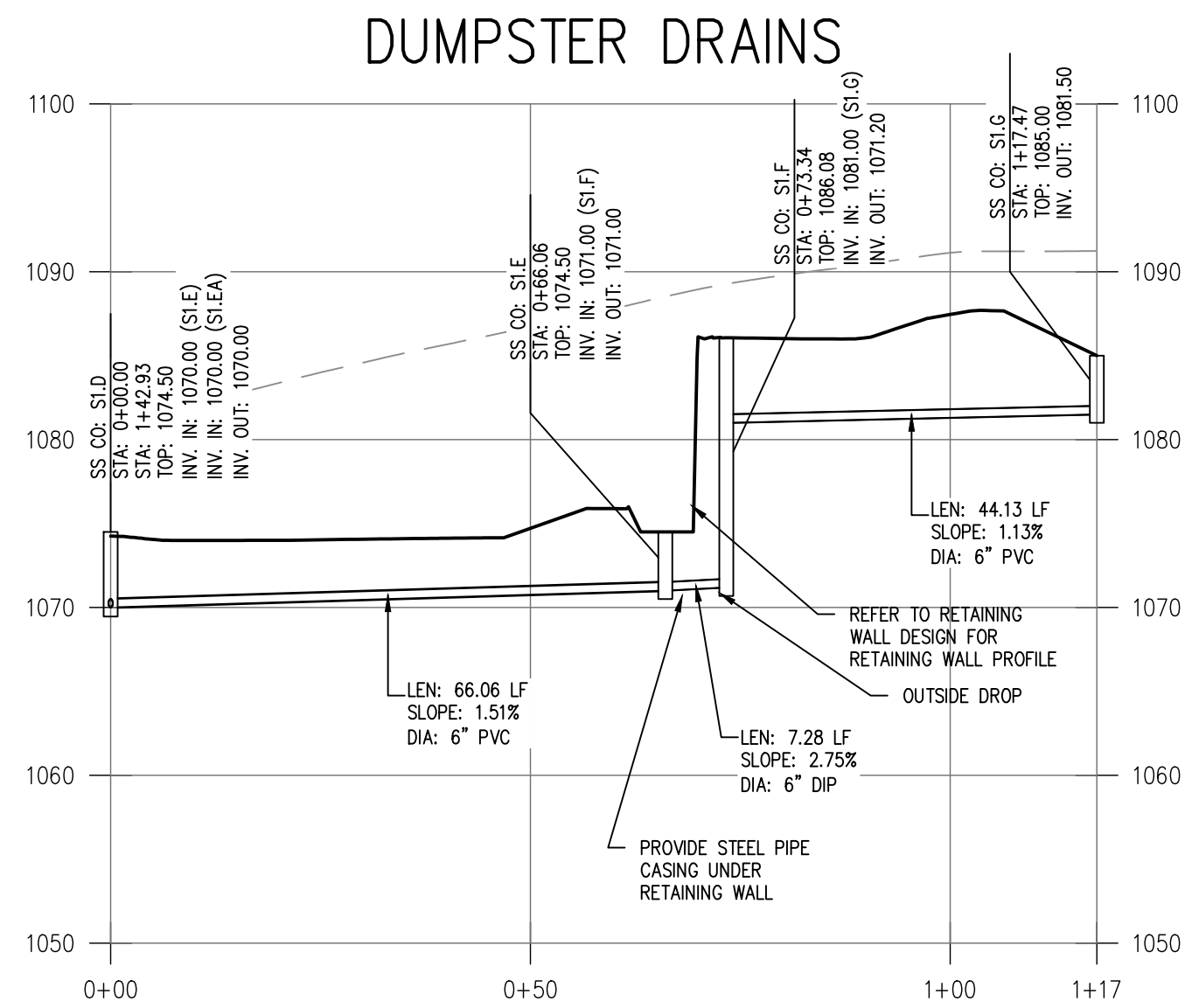
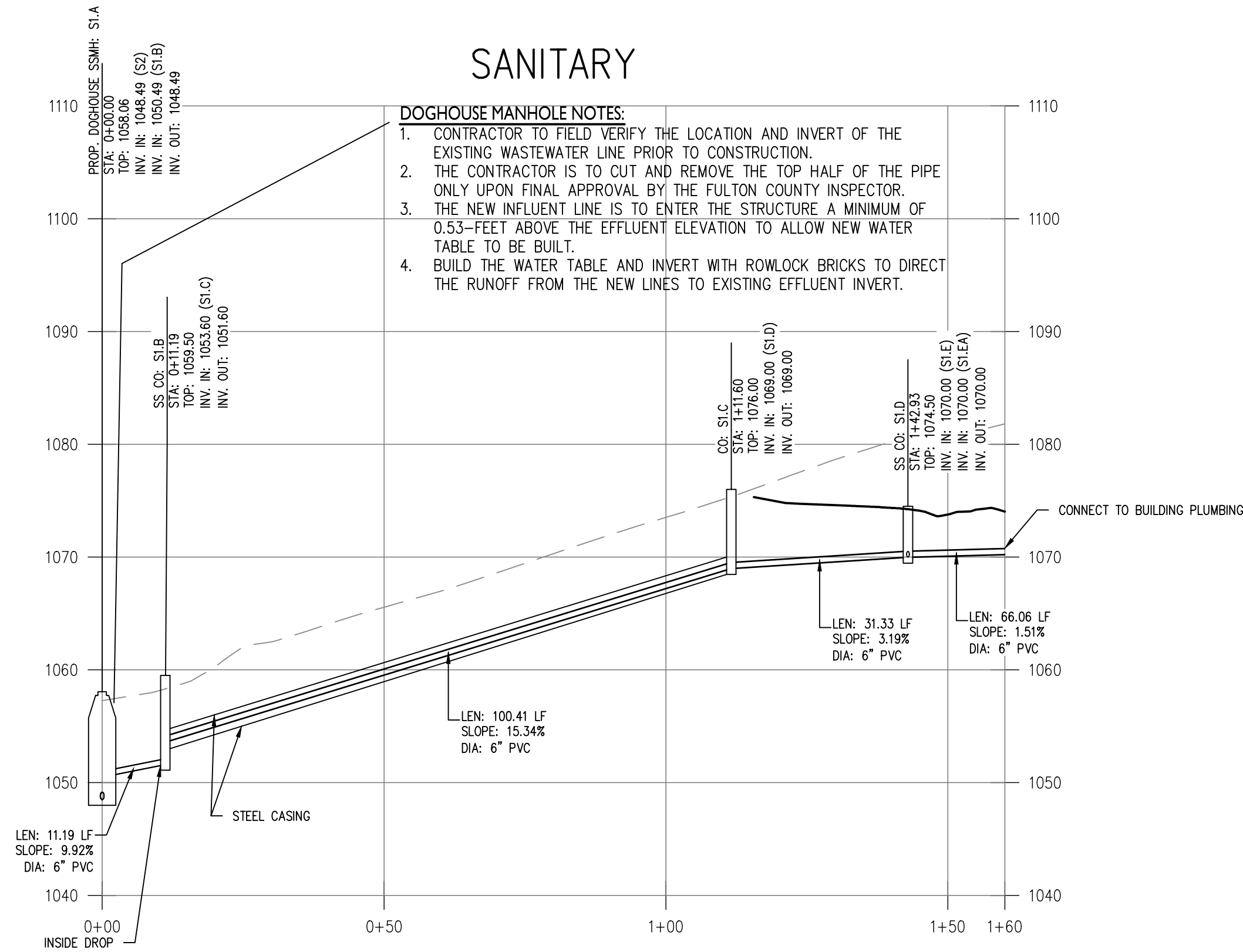
PROJECT NO.: 25-5238
CIVIL DRAWN BY: AJS
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE: 10/05/2025

SHEET
C6.0

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SANITARY SEWER LEGEND

SS CO SANITARY SEWER CLEANOUT (USF 7635 BOXES AT CLEANOUTS IN PAVED AREAS)
DIP DUCTILE IRON PIPE (CLASS 50)
PVC POLYVINYL CHLORIDE PIPE
SSMH SANITARY SEWER MANHOLE

LINETYPE LEGEND

EXISTING GRADE
PROPOSED GRADE
DUCTILE IRON PIPE

CITY OF ALPHARETTA PERMIT # D250030

FULTON COUNTY PERMIT # WRN25-118



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PROFILES

UPPER HEMBREE
ROAD HEALTHCARE
1270 UPPER HEMBREE ROAD
ALPHARETTA, GA 30009

NO.	REVISIONS	DATE
1.	ALPHARETTA COMMENTS	2-7-26

PROJECT NO.: 25-5238
CIVIL DRAWN BY: AJS
CIVIL DESIGNED BY: AJS, CJF
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE - 10/05/2025

SHEET

C6.1

- UNDERGROUND DETENTION NOTES:**
1. THE UNDERGROUND DETENTION SYSTEM IS MANUFACTURED BY PAVETANK.
 2. ALL FITTINGS AND APPURTENANCES (TEES, RISERS, ELBOWS AND ENDS) ARE TO BE FABRICATED BY THE MANUFACTURERS. FITTINGS SHALL NOT BE CONSTRUCTED IN THE FIELD.
 3. CONTRACTOR SHALL CLEAN UNDERGROUND DETENTION OF ACCUMULATED SILT AFTER CONST. IS COMPLETE.
 4. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 5. BALLAST ROCK BEDDING SHALL MEET THE GRADATION SPECIFICATIONS OF ASHTO M-43.
 6. ALL SOIL CONDITIONS ARE TO BE CONFIRMED BY A REG. GEOTECHNICAL ENG. PRIOR TO INSTALLATION.
 7. PROVIDE 95% STANDARD PROCTOR COMPACTION.
 8. INSTALL SYSTEM PER MANUFACTURERS SPECIFICATIONS. ALL WELDS ARE TO MEET MANUFACTURERS STANDARDS FOR STRUCTURAL STABILITY.
 9. THE EXISTING SUBGRADE UNDER THE BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND OR STONE BED PLACEMENT.
 10. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND LIGHT TRACTOR. ALL FINE GRADING SHALL BE DONE BY HAND. ALL BED BOTTOMS ARE LEVEL GRADE OR SLOPED ACCORDING TO THE GRADING PLAN.
 11. EARTHEN BERMS (IF USED) BETWEEN INFILTRATION BEDS SHALL BE LEFT IN PLACE DURING EXCAVATION. THESE BERMS DO NOT REQUIRE COMPACTION IF PROVEN STABLE DURING CONSTRUCTION.
 12. GEOTEXTILE AND BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION. GEOTEXTILE IS TO BE PLACED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHALL OVERLAP A MINIMUM OF 16IN. IT SHALL ALSO BE SECURED AT LEAST 4FT OUTSIDE OF BED IN ORDER TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHALL REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO GRAVEL EDGE.
 13. **CLEAN (WASHED) UNIFORMLY-GRADED AGGREGATE IS PLACED IN THE BED IN MAXIMUM 8IN LIFTS. EACH LAYER SHALL BE LIGHTLY COMPACTED, WITH THE CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE. ONCE BED AGGREGATE IS INSTALLED TO THE DESIRED GRADE, A 1IN LAYER OF CLOAKER BASE COURSE (ASHTO #57) AGGREGATE SHALL BE INSTALLED UNIFORMLY OVER THE SURFACE IN ORDER TO PROVIDE AN EVEN SURFACE FOR PAVING.**

STORMWATER BMP CONSTRUCTION NOTES:

1. CONTRACTOR TO SURVEY AS-BUILT SPOT ELEVATIONS AT THE CORNERS OF THE EXCAVATIONS FOR THE WQ BMPS PRIOR TO STONE INSTALLATION. SPOT ELEVATIONS SHALL INCLUDE AS-BUILT BOTTOM OF STONE PAD, TOP OF STONE AT ALL CORNERS OF THE EXCAVATION
2. AS-BUILT PIPE INVERT ELEVATIONS FOR ALL STORMWATER STRUCTURES AND MANIFOLD SYSTEMS SHALL ALSO BE PROVIDED.
3. CONTRACTOR TO PROVIDE AS-BUILT INFORMATION FOR STRUCTURES ADJACENT TO STORMWATER WQ BMPS TO ASSIST IN CERTIFYING STORMWATER BMPS AFTER CONSTRUCTION.



PaveDrain, LLC offers the Pave Tank™ system for stormwater infiltration and retention storage solutions. This modular storage system has an HS-20 vehicle loading rating. Modules with baseplates can be stacked in multiple layers and form almost any configuration – creating one of the lowest cost per cubic foot of underground storage available.

For infiltration applications a permeable geotextile layer is wrapped around the Pave Tank system to allow the stormwater to gradually drain back into the ground in a controlled manner. For water storage and reuse applications, an impermeable membrane is added between the two layers of geotextile fabric. These stackable modules save space and are easy to install.

Features:

High storage volume	Easy to install	Modular configurations	HS-20 vehicle loading
Service life of over 50 years	5 year warranty	Limited Stone Depth	Cloakstone resistant



Achieve Run-Off Reduction
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Infiltration, Treatment, and Storage In One

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Specifications

Pave Tank® by Wavin	
General	Raw material: 100% recycled polypropylene Color: Black Vertical inspection access: 10"
Base Unit	Dimensions (Length x Width x Height): 48 x 24 x 12" (LxWxH) Without Baseplate Attached: 76 gallon / 30.25 cf With Baseplate Attached: 73 gallon / 28.12 cf Void Rate: (Varies by layer/side plates added) 94% - 96% Weight: 24 lbs Pipe Connections: 6", 8", 10", 12"
Bottom Plate	Dimensions (Length x Width x Height): 48 x 24 x 1.5" (LxWxH) Weight: 8 lbs
Side Plate	Dimensions (Length x Width x Height): 45.5 x 15 x 2" (LxWxH) Weight: 5 lbs
Top Adaptor (inspection & maintenance)	Dimensions: 10/12" Weight: 3 lbs Dimensions: 10/16" Weight: 11 lbs
Connection Adaptor	8" x 12" Dimensions (Length x Width x Height): 14 x 54 x 12" Weight: 3 lbs
Minimum (6") Maximum (8") cover depth	Type of load H-10 Traffic Loading (in ft) d=17"/H=14.4" HS-20 Traffic Loading (in ft) d=24"/H=14.4" HS-25 Traffic Loading (in ft) d=27"/H=14.1" Extra Strong Version d=17"/H=26.2" d=19"/H=26.2" d=27"/H=26.1"



Achieve Run-Off Reduction

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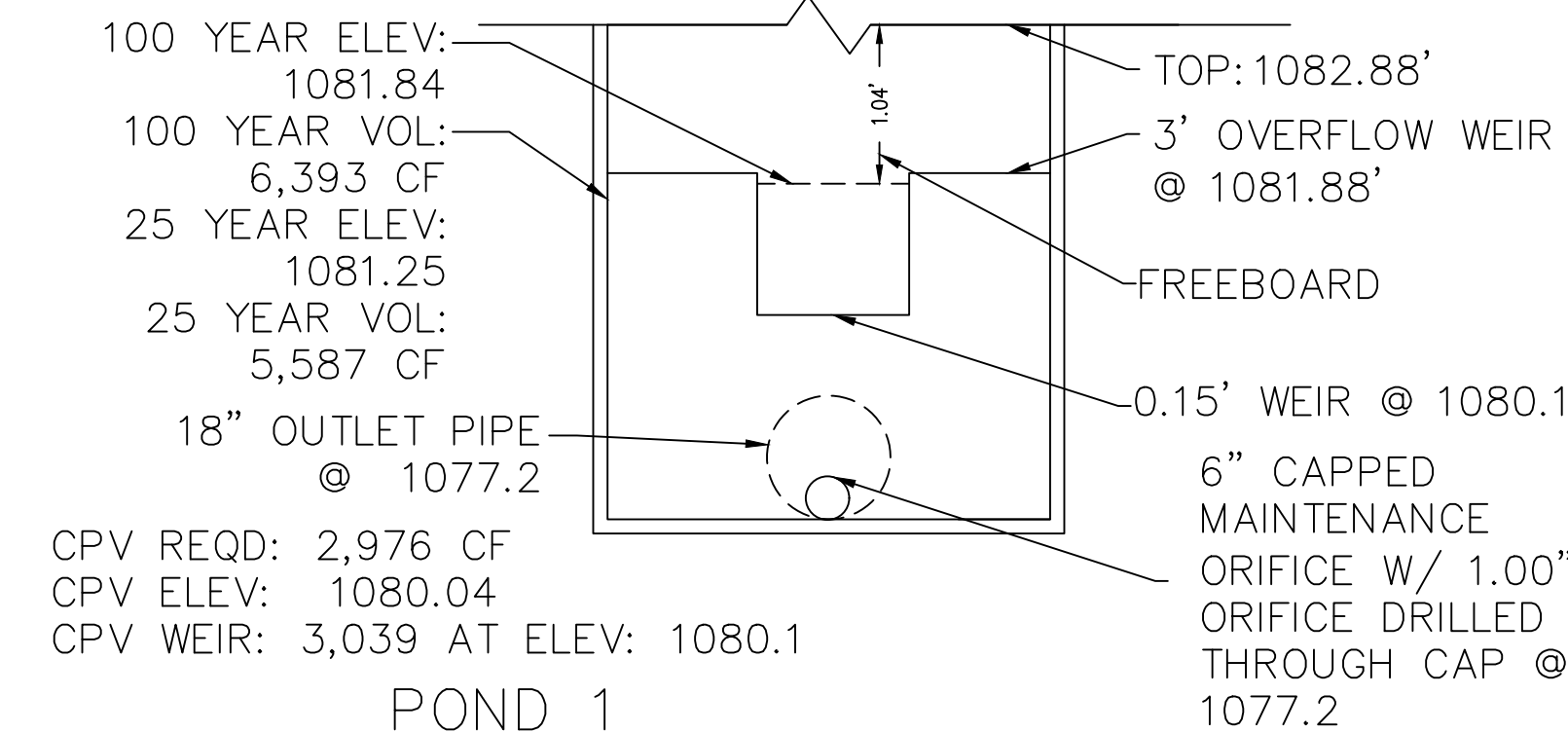
SPECIFICATIONS:

-DISTURBANCE TO THE SUBGRADE BELOW THE #3 STONE/AGGREGATE SHOULD BE KEPT TO A MINIMUM AND BE PROTECTED FROM COMPACTION.
-ALL STONE SHALL BE OPEN GRADED AND WASHED. STONE SHOULD BE WET COMING OFF THE TRUCK.
-CONTRACTOR PROVIDE ENGINEER WITH DETAILED DIMENSIONS OF STONE TRENCH (LENGTH, WIDTH, AND DEPTH) PRIOR TO FILLING.

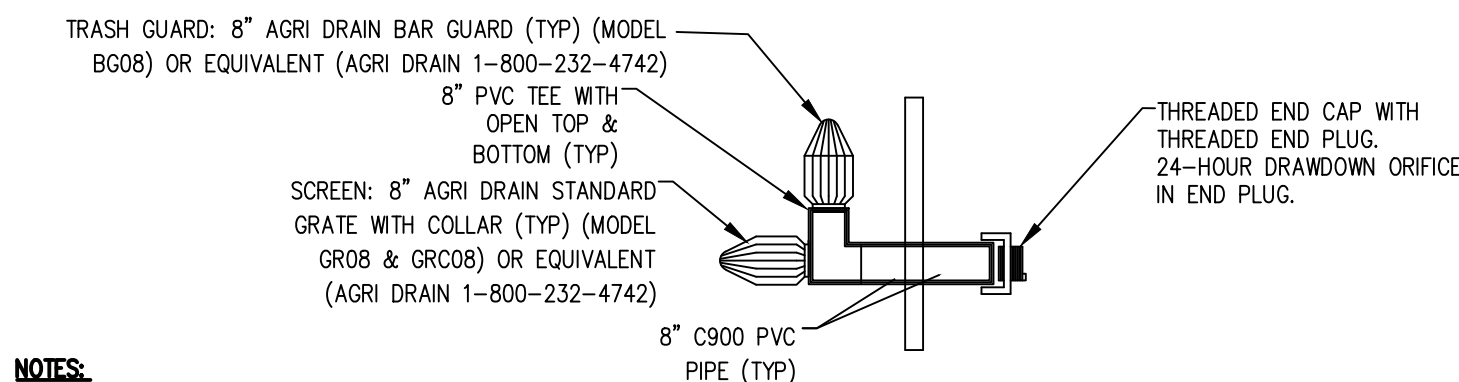
NOTES:

1. PAVERS TO BE AQUA-BRIC BY BELGARD, INSTALLED HERRINGBONE PATTERN, MECHANICAL INSTALLATION, STANDARD GRAY COLOR (OR APPROVED EQUAL).
2. -PAVER SUPPLIER TO VERIFY THAT PAVERS COMPLY WITH ASTM C140 (COMPRESSIVE STRENGTH), ASTM C140 (DENSITY AND ABSORPTION AND ASTM C418 (ABRASION RESISTANCE).
3. -CONTRACTOR TO PROOF ROLL FINAL AGGREGATE PLACEMENT PRIOR TO PAVEMENT INSTALLATION. GEOTECHNICAL ENGINEER TO BE ON SITE FOR PROOF ROLL.

-SUBGRADE NOTE: THE FINAL SUBGRADE SHOULD NOT BE COMPACTED. SUBGRADE IS TO BE TESTED FOR SOIL SUITABILITY AND DENSITY PER MANUFACTURERS SPECIFICATIONS. UNSUITABLE SOILS ARE TO BE REMOVED AND REPLACED WITH CLEAN DRY COMPACTED EARTH FILL AND COMPACTED PER ASTM STANDARDS. ALL CONDITIONS TO BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.



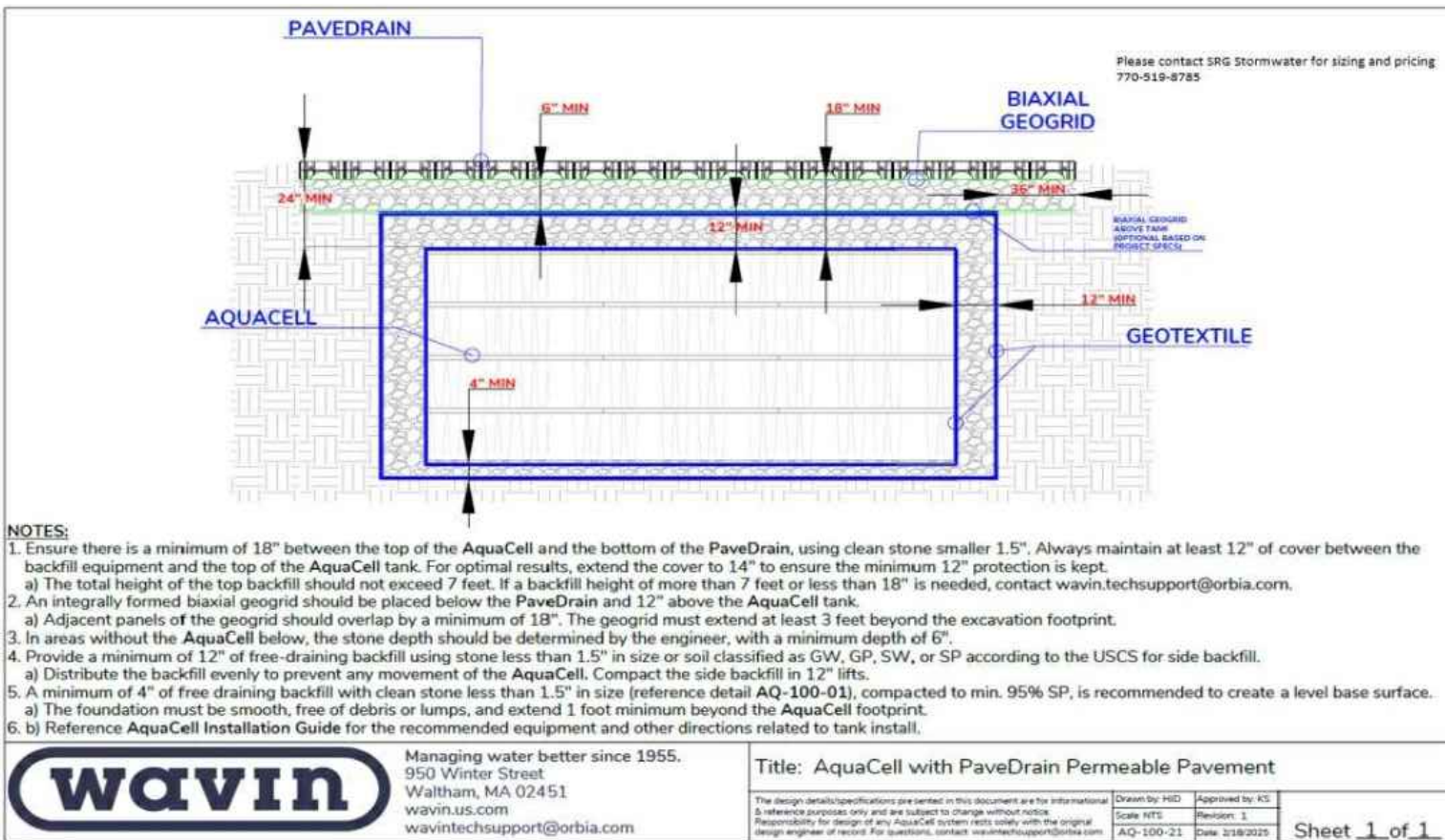
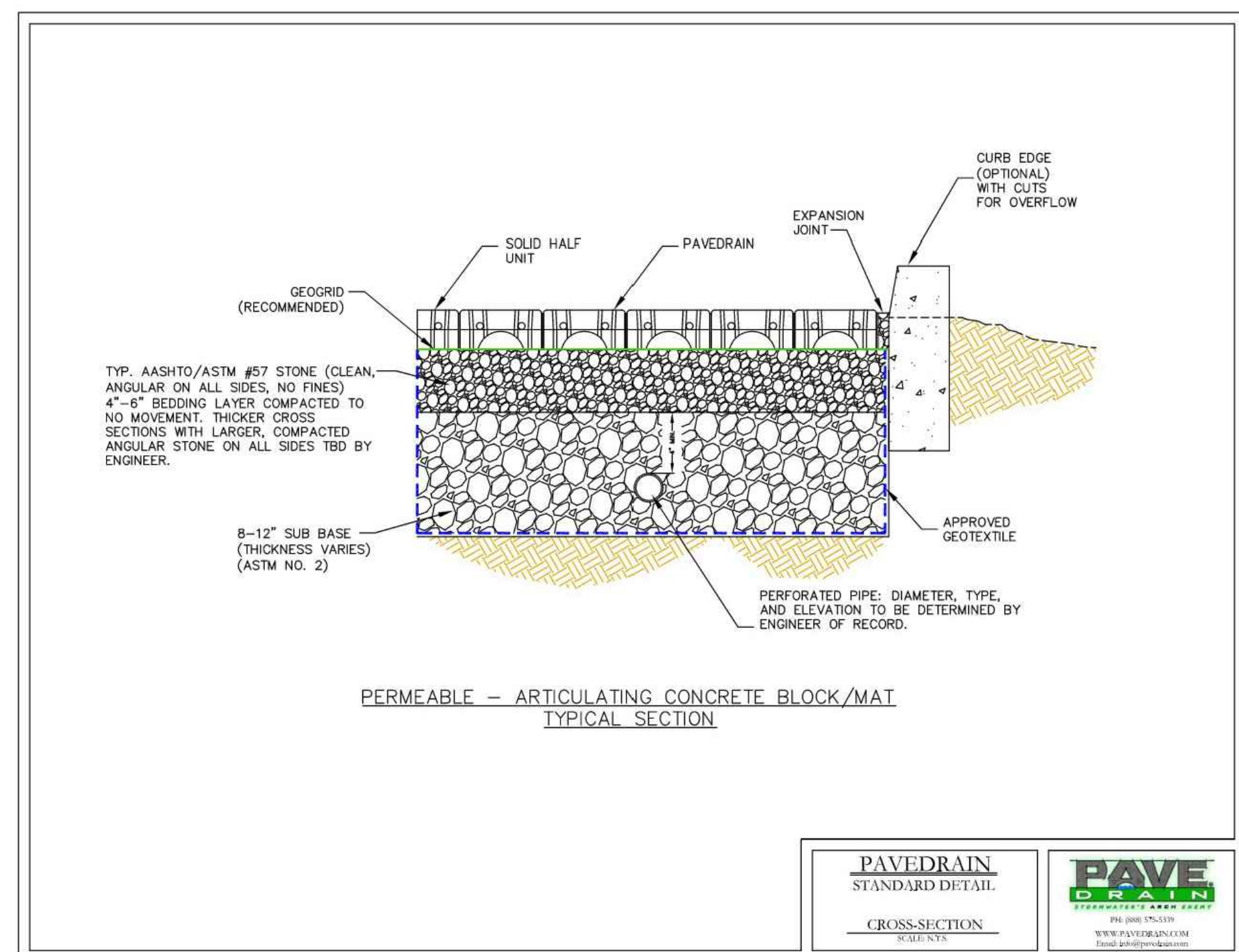
POND 1
OUTLET STRUCTURE
OCS A0 NTS



NOTES:

1. SEE OUTLET STRUCTURE DETAIL FOR SPECIFIC INVERT ELEVATIONS.
2. INSTALL THE 24 HOUR DRAWDOWN ORIFICES AFTER RUNOFF AREAS ARE COMPLETELY STABILIZED.

SMALL ORIFICE TRACK RACK
NTS



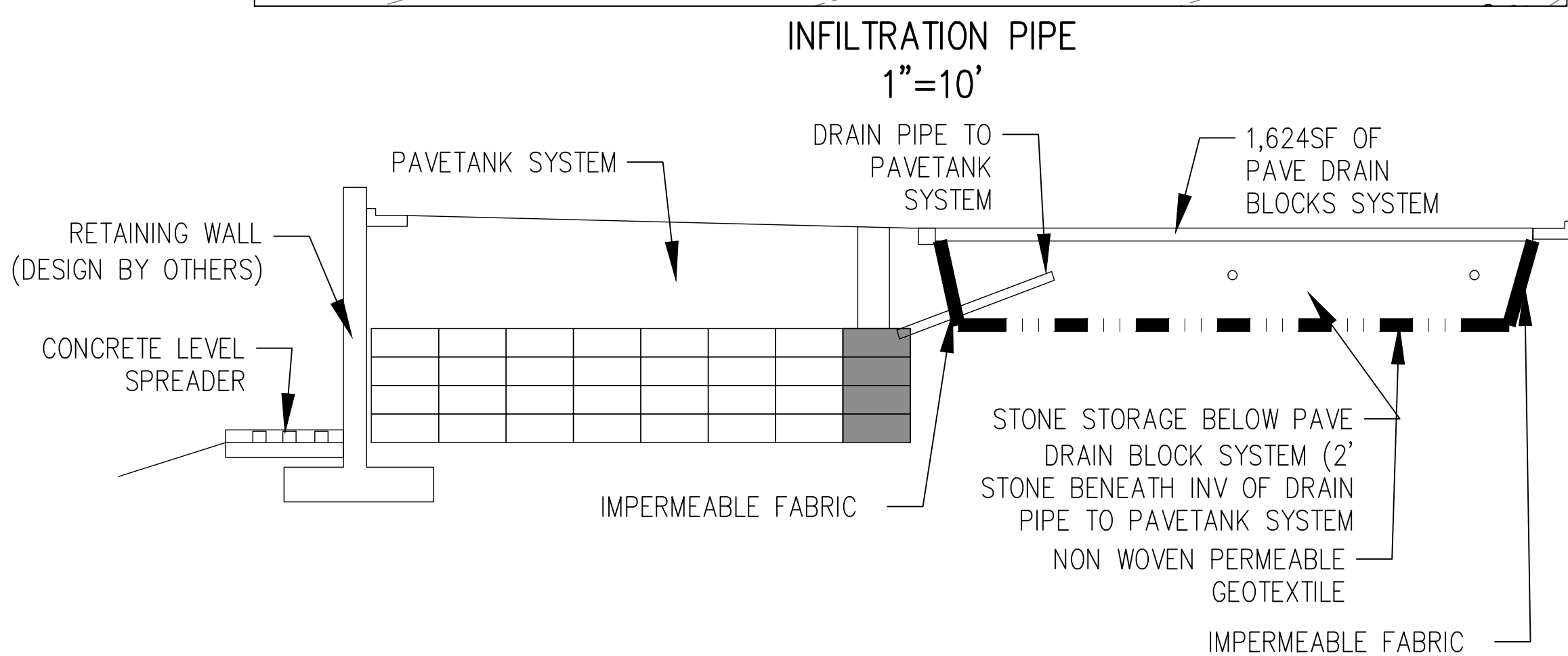
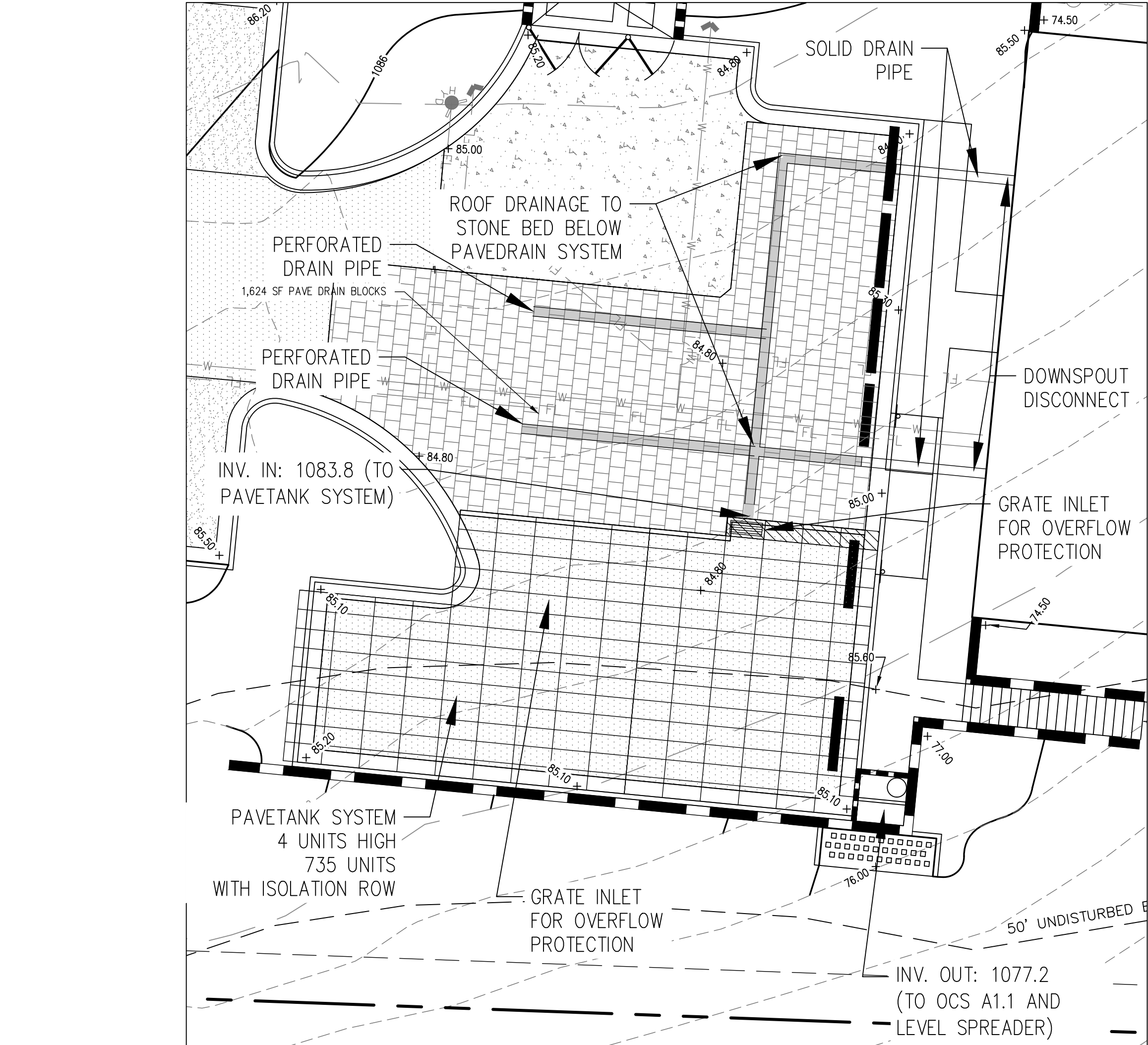
NOTES:

1. Ensure there is a minimum of 18" between the top of the AquaCell and the bottom of the PaveDrain, using clean stone smaller 1.5". Always maintain at least 12" of cover between the backfill equipment and the top of the AquaCell tank. For optimal results, extend the cover to 14" to ensure the minimum 12" protection is kept.
a) The total height of the top backfill should not exceed 7 feet. If a backfill height of more than 7 feet or less than 18" is needed, contact wavin.techsupport@borsia.com.
2. An integrally formed basalt geogrid should be placed below the PaveDrain and 12" above the AquaCell tank.
a) Adjacent panels of the geogrid should overlap by a minimum of 18". The geogrid must extend at least 5 feet beyond the excavation footprint.
3. In areas without the AquaCell below, the stone depth should be determined by the engineer, with a minimum depth of 6".
4. Provide a minimum of 12" of free-draining backfill using stone less than 1.5" in size or soil classified as GW, GP, SW, or SP according to the USCS for side backfill.
5. Distribute the backfill evenly to prevent any movement of the AquaCell. Compact the side backfill in 12" lifts.
6. A minimum of 4" of free draining backfill with clean stone less than 1.5" in size (reference detail AQ-100-03), compacted to min. 95% SP, is recommended to create a level base surface.
7. The foundation must be smooth, free of debris or lumps, and extend 1 foot minimum beyond the AquaCell footprint.
8. Reference AquaCell Installation Guide for the recommended equipment and other directions related to tank install.

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Sheet 1 of 1



**CROSS-SECTION SCHEMATIC
NOT TO SCALE**

1. SOIL SUBGRADE SHALL BE SLOPED TO DRAIN IF INFILTRATION OF SUBSOILS IS LESS THAN 0.5 INCHES PER HOUR.
2. INSTALLATION OF PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP) SHALL MEET EITHER THE MANUFACTURER'S OR THE ICPI SPECIFICATIONS FOR PARTIAL EXFILTRATION THROUGH THE SOIL SURFACE.
3. IF FILL MATERIAL (EMBANKMENT) IS REQUIRED TO BRING THE PICP AREA TO SUBGRADE ELEVATION, IT SHALL BE CLEAN AND FREE OF DELETERIOUS MATERIALS. IT SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND/OR THE PROJECT SPECIFICATIONS. THE SUBGRADE SHALL BE FIRM, COMPACTED, IN A MOST CONDITION WITH NO MUD OR STANDING WATER.
4. A 6 IN. DIAMETER VERTICAL PERFORATED PIPE THAT SERVES AS AN OBSERVATION WELL SHALL BE INSTALLED. THE PIPE SHOULD BE KEPT VERTICAL DURING FILLING OF THE EXCAVATED AREA WITH OPEN-GRADED AGGREGATE AND DURING COMPACTION. THE BOTTOM OF THE PIPE CAN BE ATTACHED TO A PLATE FOR STABILITY WHEN RESTING ON THE GEOTEXTILE AND HELD IN PLACE DURING BASE FILLING AND COMPACTION BY FIRST PLACING SOME OPEN GRADED AGGREGATE ON THE PLATE. THE BOTTOM OF THE PIPE SHOULD BE CAPPED. IT SHOULD BE LOCATED IN THE MOST DOWNSLOPE POSITION AND A MINIMUM OF 3 FT. FROM THE SIDES OF THE BASE.
5. *ALL PERMEABLE PAVEMENTS REQUIRE REGULAR INSPECTION AND PERIODIC REMOVAL OF ACCUMULATED SEDIMENT FROM THE SURFACE. VACUUMING AND SWEEPING IS REQUIRED AT LEAST ONCE A YEAR IN ADDITION TO ANNUAL INSPECTION USING THE FOLLOWING ICPI CHECKLIST:

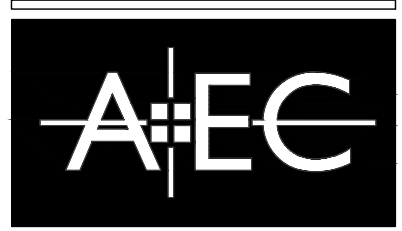
- ANNUAL INSPECTION CHECKLIST
- 1. VACUUM SURFACE OPENINGS IN DRY WEATHER TO REMOVE DRY, ENCRUSTED SEDIMENT. THESE APPEAR AS SMALL, CURLED "POTATO CHIPS." VACUUM AND SWEEPER SETTINGS MAY REQUIRE ADJUSTMENT TO PREVENT UPTAKE OF AGGREGATE IN THE PAVEMENT OPENINGS AND JOINTS.
 - 2. INSPECT AFTER AT LEAST ONE MAJOR STORM PER YEAR.
 - 3. MAINTAINED VEGETATION AROUND PAVEMENT TO FILTER RUNOFF.
 - 4. NO STANDING WATER ON THE SURFACE AFTER STORMS.
 - 5. REPAIR RUTS OR DEFORMATIONS IN PAVEMENT EXCEEDING 1/2 IN. OR 13 MM.
 - 6. REPAIR PAVERS MORE THAN 1/4 IN. OR 6 MM ABOVE/BELOW ADJACENT UNITS.
 - 7. REPLACE BROKEN UNITS THAT IMPAIR THE STRUCTURAL INTEGRITY OF THE SURFACE.
 - 8. REPLENISH AGGREGATE JOINT MATERIALS AS NEEDED.
 - 9. CHECK DRAIN OUTFALLS FOR FREE FLOW OF WATER.
 - 10. CHECK OUTFLOW FROM OBSERVATION WELL ANNUALLY.*

CITY OF ALPHARETTA PERMIT # D250030
FULTON COUNTY PERMIT # WRN25-118

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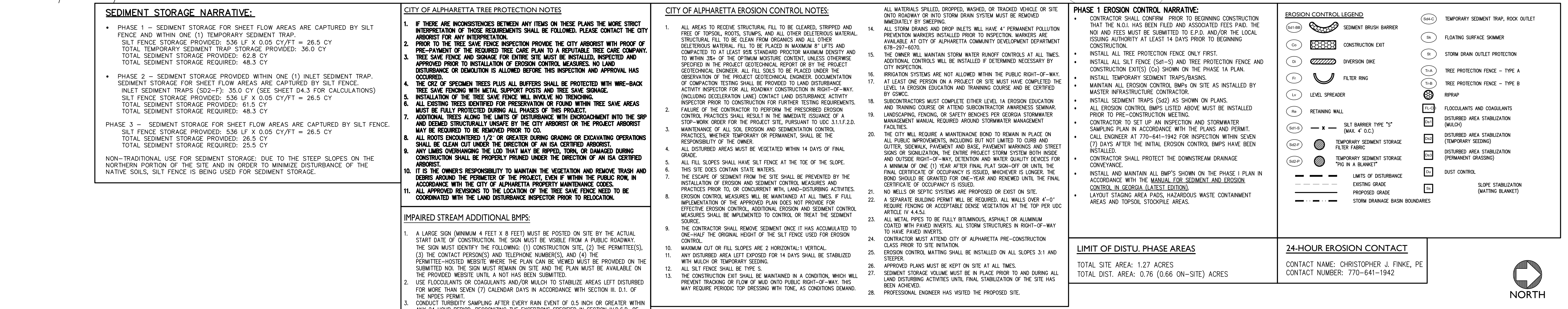
**WATER QUALITY
DETAILS**

**UPPER HEMBREE
ROAD HEALTHCARE**
1270 UPPER HEMBREE ROAD
ALPHARETTA, GA 30009

DATE	2-27-26
REVISIONS	
ALPHARETTA COMMENTS	
NO.	1.

PROJECT NO.: 25-5328
CIVIL DRAWN BY: AJS
CIVIL DESIGNED BY: AJS, CJF
LANDSCAPE DRAWN BY: NGH / JPS
LANDSCAPE DESIGNED BY: NGH / JPS
CHECKED BY:
DATE: 10/05/2025

SHEET
C6.2

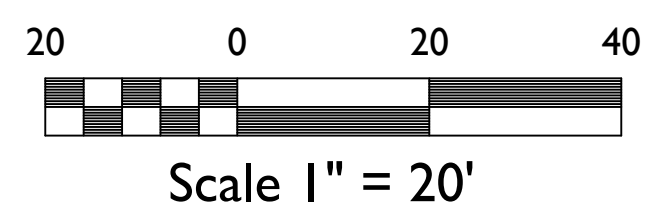


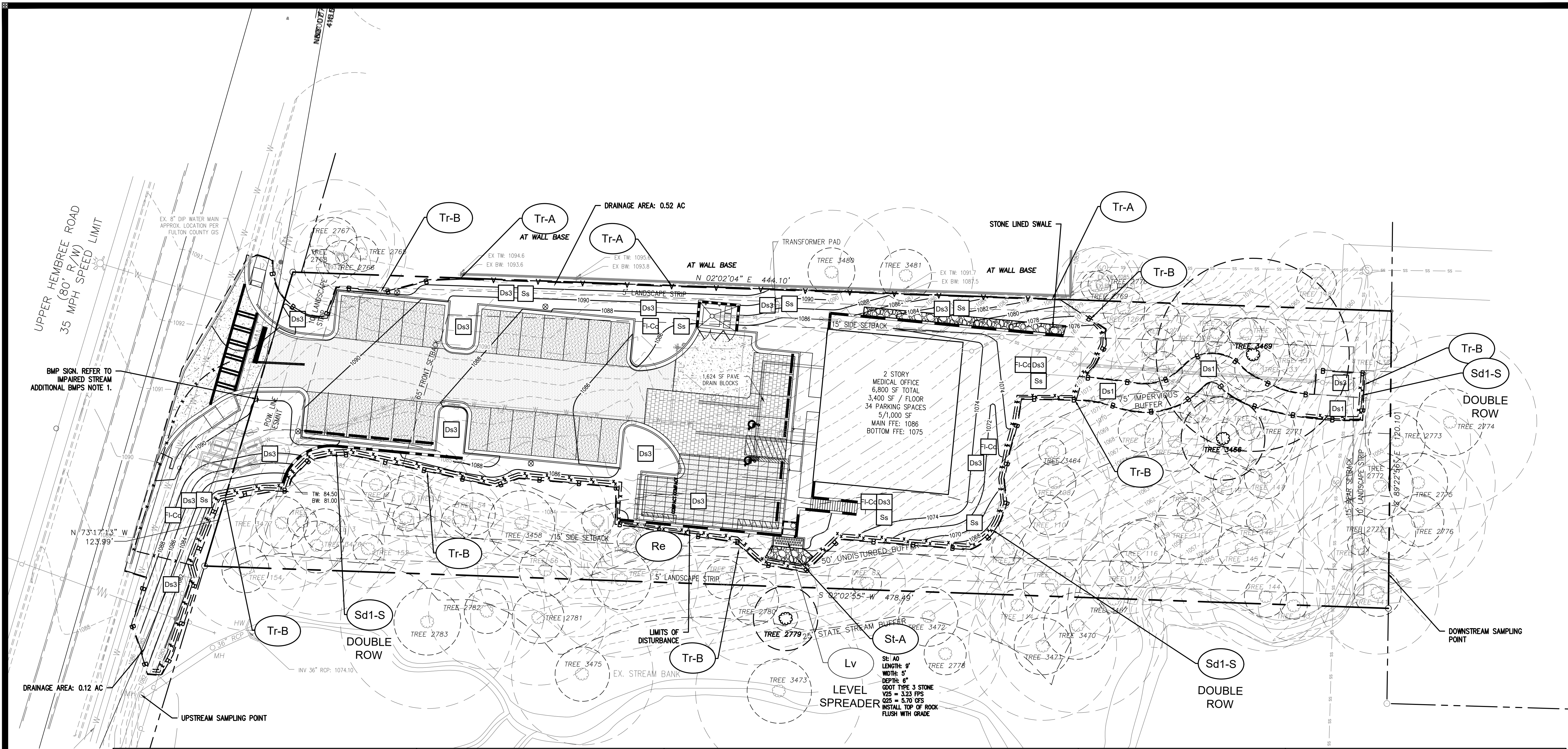
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SEDIMENT STORAGE NARRATIVE:

- PHASE 1 - SEDIMENT STORAGE FOR SHEET FLOW AREAS ARE CAPTURED BY SILT FENCE AND WITHIN ONE (1) TEMPORARY SEDIMENT TRAP.
SILT FENCE STORAGE PROVIDED: 536 LF X 0.05 CY/FT = 26.5 CY
TOTAL TEMPORARY SEDIMENT TRAP STORAGE PROVIDED: 36.0 CY
TOTAL SEDIMENT STORAGE PROVIDED: 62.8 CY
TOTAL SEDIMENT STORAGE REQUIRED: 48.3 CY
- PHASE 2 - SEDIMENT STORAGE PROVIDED WITHIN ONE (1) INLET SEDIMENT TRAP.
SEDIMENT STORAGE FOR SHEET FLOW AREAS ARE CAPTURED BY SILT FENCE.
INLET SEDIMENT TRAPS (SD2-F): 35.0 CY (SEE SHEET D4.3 FOR CALCULATIONS)
SILT FENCE STORAGE PROVIDED: 536 LF X 0.05 CY/FT = 26.5 CY
TOTAL SEDIMENT STORAGE PROVIDED: 61.5 CY
TOTAL SEDIMENT STORAGE REQUIRED: 48.3 CY
- PHASE 3 - SEDIMENT STORAGE FOR SHEET FLOW AREAS ARE CAPTURED BY SILT FENCE.
SILT FENCE STORAGE PROVIDED: 536 LF X 0.05 CY/FT = 26.5 CY
TOTAL SEDIMENT STORAGE PROVIDED: 26.5 CY
TOTAL SEDIMENT STORAGE REQUIRED: 25.5 CY

NON-TRADITIONAL USE FOR SEDIMENT STORAGE: DUE TO THE STEEP SLOPES ON THE NORTHERN PORTION OF THE SITE AND IN ORDER TO MINIMIZE DISTURBANCE OF THE NATIVE SOILS, SILT FENCE IS BEING USED FOR SEDIMENT STORAGE.

CITY OF ALPHARETTA TREE PROTECTION NOTES

- IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.
- PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.
- TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.
- THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE.
- INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.
- ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.
- ALL ROOTS ENCOUNTERED 1/2" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.
- IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.
- ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

IMPAIRED STREAM ADDITIONAL BMPS:

- A LARGE SIGN (MINIMUM 4 FEET X 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (1) CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTED NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.
- USE FLOCCULANTS OR COAGULANTS AND/OR MULCH TO STABILIZE AREAS LEFT DISTURBED FOR MORE THAN SEVEN (7) CALENDAR DAYS IN ACCORDANCE WITH SECTION III. D.1. OF THE NPDES PERMIT.
- CONDUCT TURBIDITY SAMPLING AFTER EVERY RAIN EVENT OF 0.5 INCH OR GREATER WITHIN ANY 24 HOUR PERIOD, RECOGNIZING THE EXCEPTIONS SPECIFIED IN SECTION IV.D.6.D. OF THE NPDES PERMIT.
- INSTALL POST CONSTRUCTION BMPS (E.G., RUNOFF REDUCTION BMPS) WHICH REMOVE 80% TSS AS OUTLINED IN THE GEORGIA STORMWATER MANAGEMENT MANUAL KNOWN AS THE BLUE BOOK OR AN EQUIVALENT OR MORE STRINGENT DESIGN MANUAL.

CITY OF ALPHARETTA EROSION CONTROL NOTES:

- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8' LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, (INCLUDING DECELERATION LANE) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.1.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE. THIS SITE DOES CONTAIN STATE WATERS.
- 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 IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL:1 VERTICAL.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL SILT FENCE SHALL BE TYPE S.
- THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH TONE, AS CONDITIONS DEMAND.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.
- ALL STORM DRAINS AND DROP INLETS WILL HAVE 4" PERMANENT POLLUTION PREVENTION MARKERS INSTALLED PRIOR TO INSPECTION. MARKERS ARE AVAILABLE AT CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT 678-297-6070.
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION AND TRAINING COURSE AND BE CERTIFIED BY GSWCC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION AND TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR. LANDSCAPING, FENCING, OR SAFETY BENCHES PER GEORGIA STORMWATER FACILITIES.
- THE CITY WILL REQUIRE A MAINTENANCE BOND TO REMAIN IN PLACE ON ALL PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, SIDEWALK, PAVEMENT AND BASE, PAVEMENT MARKINGS AND STREET SIGNS OR SIGNILIZATION. THE ENTIRE PROJECT STORM SYSTEM BOTH INSIDE AND OUTSIDE RIGHT-OF-WAY, DETENTION AND WATER QUALITY DEVICES FOR A MINIMUM OF ONE (1) YEAR AFTER FINAL PLAT SIGN-OFF OR UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LONGER. THE BOND SHOULD BE GRANTED FOR ONE-YEAR AND RENEWED UNTIL THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
- NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
- A SEPARATE BUILDING PERMIT WILL BE REQUIRED. ALL WALLS OVER 4'-0" REQUIRE FENCING OR ACCEPTABLE DENSE VEGETATION AT THE TOP PER UDC ARTICLE IV 4.4.5.I.
- ALL METAL PIPES TO BE FULLY BITUMINOUS, ASPHALT OR ALUMINUM COATED WITH PAVED INVERTS. ALL STORM STRUCTURES IN RIGHT-OF-WAY TO HAVE PAVED INVERTS.
- CONTRACTOR MUST ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
- EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
- APPROVED PLANS MUST BE KEPT ON SITE AT ALL TIMES.
- SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
- PROFESSIONAL ENGINEER HAS VISITED THE PROPOSED SITE.

PHASE 3 EROSION CONTROL NARRATIVE:

- CONTINUE MAINTENANCE OF BMP'S ALREADY INSTALLED ON SITE.
- CONTINUE INSPECTION AND STORMWATER SAMPLING PROGRAM IN ACCORDANCE WITH THE PLANS AND PERMIT.
- CONSTRUCT MEDICAL OFFICE BUILDING, PAVEMENT AND STRIPING, PERMEABLE PAVERS.
- PLANT TREES AND SHRUBS, SPREAD TOPSOIL, AND GRASS ALL DISTURBED AREAS UPON COMPLETION OF FINE GRADING AND CURB BACKFILLING.
- REMOVE ALL ACCUMULATED SILT FROM TEMPORARY SEDIMENT TRAPS.
- PLANT PERMANENT VEGETATION.
- ACHIEVE FINAL STABILIZATION OF ALL AREAS.
- REMOVE ALL SEDIMENT STORAGE DEVICES INCLUDING RETROFIT AND SILT FENCES.
- FILE N.O.T. WITH GEORGIA EPD.

EROSION CONTROL LEGEND			
	SEDIMENT BRUSH BARRIER		TEMPORARY SEDIMENT TRAP, ROCK OUTLET
	CONSTRUCTION EXIT		FLOATING SURFACE SKIMMER
	DIVERSION DIKE		STORM DRAIN OUTLET PROTECTION
	FILTER RING		TREE PROTECTION
	LEVEL SPREADER		RIPRAP
	RETAINING WALL		FLOCCULANTS AND COAGULANTS
	SILT BARRIER TYPE "S" (MAX. 4' O.C.)		DISTURBED AREA STABILIZATION (MULCH)
	TEMPORARY SEDIMENT STORAGE FILTER FABRIC		DISTURBED AREA STABILIZATION (PERMANENT GRASSING)
	TEMPORARY SEDIMENT STORAGE "PHO IN A BLANKET"		DUST CONTROL
	LIMITS OF DISTURBANCE		SLOPE STABILIZATION (MATTING BLANKET)
	EXISTING GRADE		
	PROPOSED GRADE		
	STORM DRAINAGE BASIN BOUNDARIES		

LIMIT OF DISTU. PHASE AREAS

TOTAL SITE AREA: 1.27 ACRES
TOTAL DIST. AREA: 0.38 ACRES

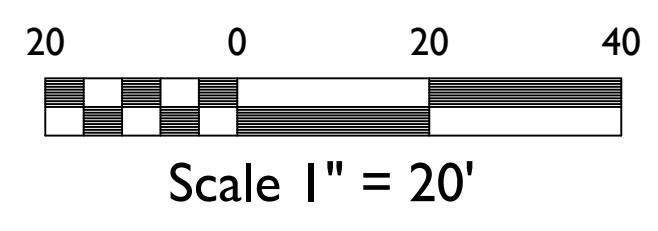
24-HOUR EROSION CONTACT

CONTACT NAME: CHRISTOPHER J. FINKE, PE
CONTACT NUMBER: 770-641-1942

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411



CITY OF ALPHARETTA PERMIT # D250030
FULTON COUNTY PERMIT # WRN25-118



CHRISTOPHER J. FINKE
GSWCC LEVEL II #234934 EXP. 12-19-27

AEC

Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arboret Services

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UPPER HEMBREE
ROAD HEALTHCARE
1270 UPPER HEMBREE ROAD
ALPHARETTA, GA 30009

EROSION CONTROL
PLAN - PHASE III

DATE: 2-7-26

REVISIONS: ALPHARETTA COMMENTS

NO.	REVISIONS	DATE
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PROJECT NO.: 25-5328
CIVIL DRAWN BY: AJS
LANDSCAPE DRAWN BY: NGH/JPS
LANDSCAPE DESIGNED BY: NGH/JPS
CHECKED BY:
DATE: 10/05/2025

SHEET

C7.4