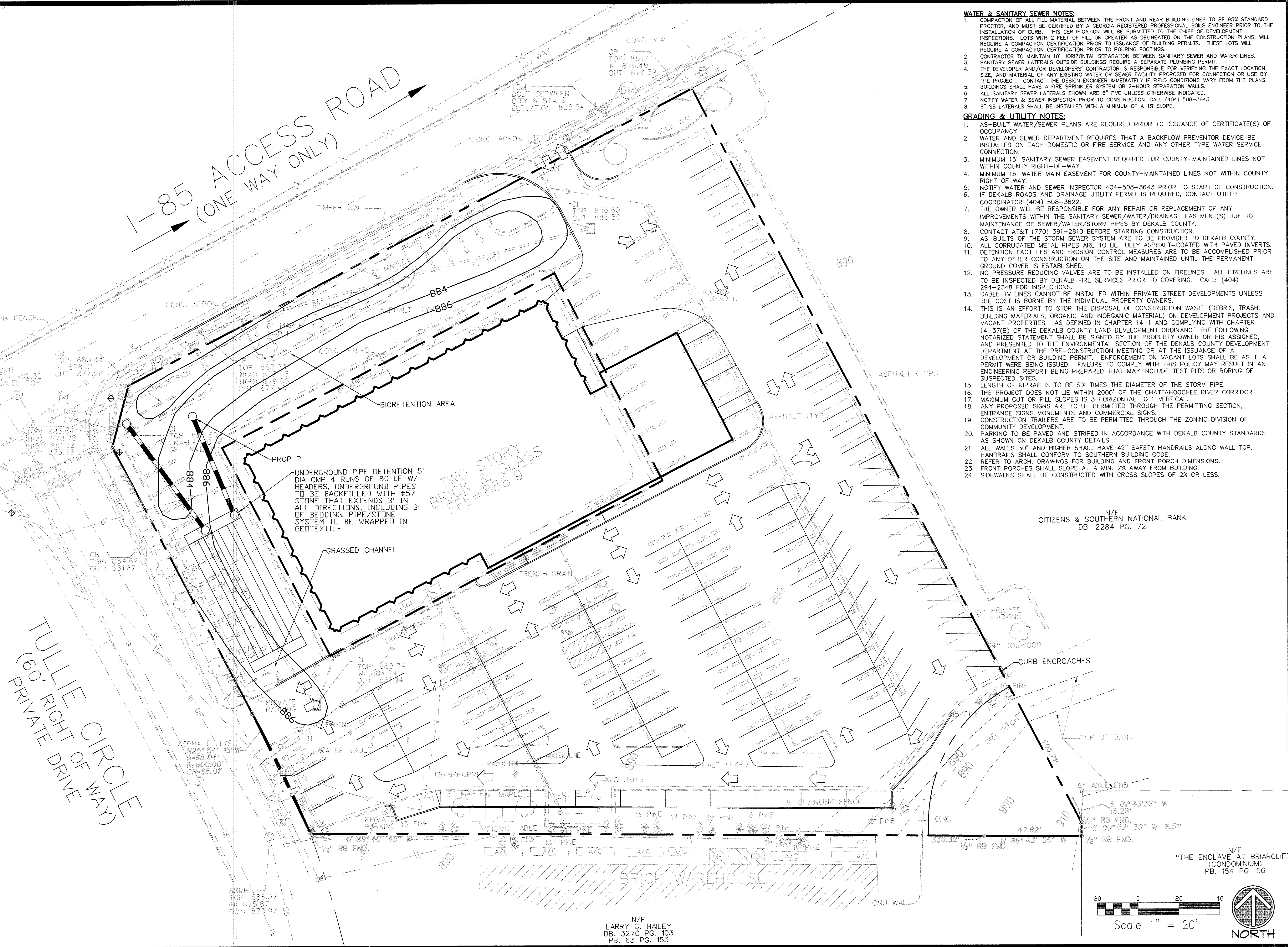


1-85 ACCESS ROAD
(ONE WAY ONLY)

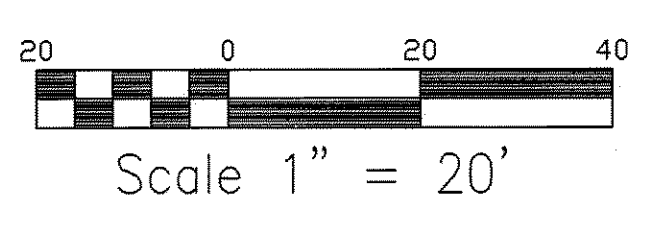


- WATER & SANITARY SEWER NOTES:**
1. COMPACTION OF ALL FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES TO BE 95% STANDARD PROCTOR, AND MUST BE CERTIFIED BY A GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF CURB. THIS CERTIFICATION WILL BE SUBMITTED TO THE CHIEF OF DEVELOPMENT INSPECTIONS. LOTS WITH 2 FEET OF FILL OR GREATER AS DELINEATED ON THE CONSTRUCTION PLANS, WILL REQUIRE A COMPACTION CERTIFICATION PRIOR TO ISSUANCE OF BUILDING PERMITS. THESE LOTS WILL REQUIRE A COMPACTION CERTIFICATION PRIOR TO POURING FOOTINGS.
 2. CONTRACTOR TO MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES.
 3. SANITARY SEWER LATERALS OUTSIDE BUILDINGS REQUIRE A SEPARATE PLUMBING PERMIT.
 4. THE DEVELOPER AND/OR DEVELOPERS' CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THE PROJECT. CONTACT THE DESIGN ENGINEER IMMEDIATELY IF FIELD CONDITIONS VARY FROM THE PLANS.
 5. BUILDINGS SHALL HAVE A FIRE SPRINKLER SYSTEM OR 2-HOUR SEPARATION WALLS.
 6. ALL SANITARY SEWER LATERALS SHOWN ARE 8" PVC UNLESS OTHERWISE INDICATED.
 7. NOTIFY WATER & SEWER INSPECTOR PRIOR TO CONSTRUCTION. CALL (404) 508-3643.
 8. 6" SS LATERALS SHALL BE INSTALLED WITH A MINIMUM OF A 1% SLOPE.
- GRADING & UTILITY NOTES:**
1. AS-BUILT WATER/SEWER PLANS ARE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY.
 2. WATER AND SEWER DEPARTMENT REQUIRES THAT A BACKFLOW PREVENTOR DEVICE BE INSTALLED ON EACH DOMESTIC OR FIRE SERVICE AND ANY OTHER TYPE WATER SERVICE CONNECTION.
 3. MINIMUM 15' SANITARY SEWER EASEMENT REQUIRED FOR COUNTY-MAINTAINED LINES NOT WITHIN COUNTY RIGHT-OF-WAY.
 4. MINIMUM 15' WATER MAIN EASEMENT FOR COUNTY-MAINTAINED LINES NOT WITHIN COUNTY RIGHT OF WAY.
 5. NOTIFY WATER AND SEWER INSPECTOR 404-508-3643 PRIOR TO START OF CONSTRUCTION. IF DEKALB ROADS AND DRAINAGE UTILITY PERMIT IS REQUIRED, CONTACT UTILITY COORDINATOR (404) 508-3622.
 6. THE OWNER WILL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER/WATER/DRAINAGE EASEMENT(S) DUE TO MAINTENANCE OF SEWER/WATER/STORM PIPES BY DEKALB COUNTY.
 7. CONTACT AT&T (770) 391-2810 BEFORE STARTING CONSTRUCTION.
 8. AS-BUILTS OF THE STORM SEWER SYSTEM ARE TO BE PROVIDED TO DEKALB COUNTY.
 9. ALL CORRUGATED METAL PIPES ARE TO BE FULLY ASPHALT-COATED WITH PAVED INVERTS.
 10. DETENTION FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL THE PERMANENT GROUND COVER IS ESTABLISHED.
 11. NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED BY DEKALB FIRE SERVICES PRIOR TO COVERING. CALL: (404) 294-2348 FOR INSPECTIONS.
 12. CABLE TV LINES CANNOT BE INSTALLED WITHIN PRIVATE STREET DEVELOPMENTS UNLESS THE COST IS BORNE BY THE INDIVIDUAL PROPERTY OWNERS.
 13. THIS IS AN EFFORT TO STOP THE DISPOSAL OF CONSTRUCTION WASTE (DEBRIS, TRASH, BUILDING MATERIALS, ORGANIC AND INORGANIC MATERIAL) ON DEVELOPMENT PROJECTS AND VACANT PROPERTIES. AS DEFINED IN CHAPTER 14-1 AND COMPLYING WITH CHAPTER 14-37(B) OF THE DEKALB COUNTY LAND DEVELOPMENT ORDINANCE THE FOLLOWING NOTARIZED STATEMENT SHALL BE SIGNED BY THE PROPERTY OWNER OR HIS ASSIGNED, AND PRESENTED TO THE ENVIRONMENTAL SECTION OF THE DEKALB COUNTY DEVELOPMENT DEPARTMENT AT THE PRE-CONSTRUCTION MEETING OR AT THE ISSUANCE OF A DEVELOPMENT OR BUILDING PERMIT. ENFORCEMENT ON VACANT LOTS SHALL BE AS IF A PERMIT WERE BEING ISSUED. FAILURE TO COMPLY WITH THIS POLICY MAY RESULT IN AN ENGINEERING REPORT BEING PREPARED THAT MAY INCLUDE TEST PITS OR BORING OF SUSPECTED SITES.
 14. LENGTH OF RIPRAP IS TO BE SIX TIMES THE DIAMETER OF THE STORM PIPE.
 15. THE PROJECT DOES NOT LIE WITHIN 2000' OF THE CHATTAHOOCHEE RIVER CORRIDOR.
 16. MAXIMUM CUT OR FILL SLOPES IS 3 HORIZONTAL TO 1 VERTICAL.
 17. ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING SECTION. ENTRANCE SIGNS MONUMENTS AND COMMERCIAL SIGNS.
 18. CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
 19. PARKING TO BE PAVED AND STRIPED IN ACCORDANCE WITH DEKALB COUNTY STANDARDS AS SHOWN ON DEKALB COUNTY DETAILS.
 20. ALL WALLS 30" AND HIGHER SHALL HAVE 42" SAFETY HANDRAILS ALONG WALL TOP. HANDRAILS SHALL CONFORM TO SOUTHERN BUILDING CODE.
 21. REFER TO ARCH. DRAWINGS FOR BUILDING AND FRONT PORCH DIMENSIONS.
 22. FRONT PORCHES SHALL SLOPE AT A MIN. 2% AWAY FROM BUILDING.
 23. SIDEWALKS SHALL BE CONSTRUCTED WITH CROSS SLOPES OF 2% OR LESS.

TULLIE CIRCLE
(60' PRIVATE DRIVE)

N/F
CITIZENS & SOUTHERN NATIONAL BANK
DB. 2284 PG. 72

N/F
LARRY G. HAILEY
DB. 3270 PG. 103
PB. 63 PG. 153



N/F
"THE ENCLAVE AT BRIARCLIFF"
(CONDOMINIUM)
PB. 154 PG. 56

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LAND PLANNING | ENVIRONMENTAL ENGINEERING
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(770) 641-1942 • Fax (770) 688-8524 • www.aecall.com

SITE GRADING AND DRAINAGE PLAN

ASHRAE
DeKalb County, Georgia

NO.	REVISIONS	DATE

PROJECT NO. - 06-2534
DRAWN - MDB
DESIGNED - CJF
CHECKED -
DATE - 05-25-07

C 1.30

4/20/08/05/06-2534_C03.dwg, Grading, 5/25/07 11:03:56 AM, north, T.I., user defined field