

PRELIMINARY SUBDIVISION PLANS
for

WALTON CREEK SUBDIVISION

LAND LOTS 156 & 184 – 4TH DISTRICT
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA
ZONED: SINGLE FAMILY RESIDENTIAL (CONDITIONAL ZONING)
DISTURBED AREA: 53.79 ACRES

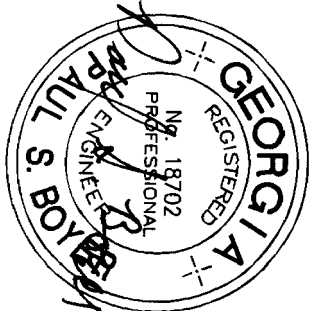
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ENGINEER :

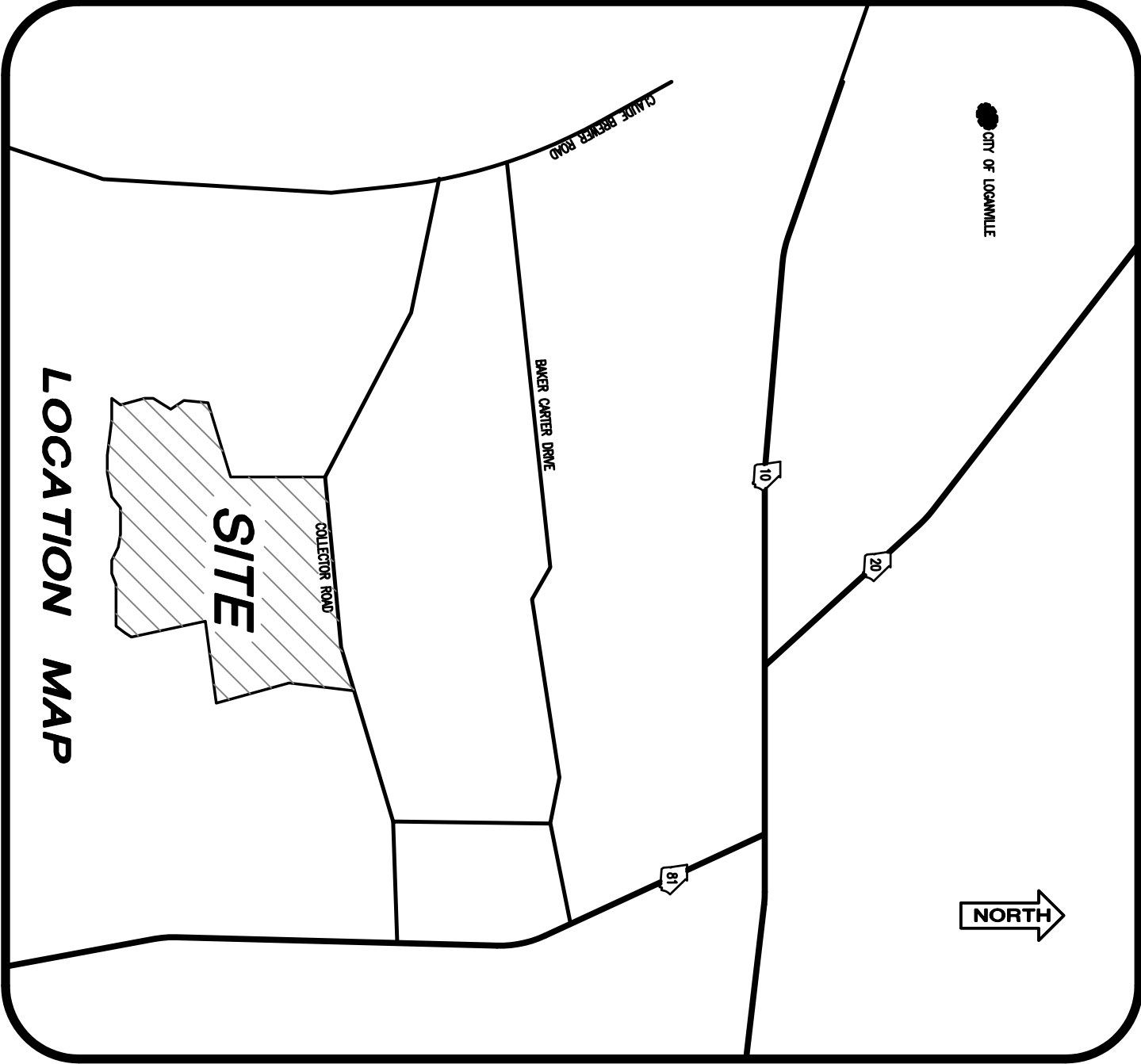


909 ATLANTA HWY
GAINESVILLE, GEORGIA 30504
PHONE: (770) 532 - 6492
CONTACT: PAUL S. BOYER, PE



MARCH 21, 2006
REVISED 4/10/06
REVISED 7/11/06

LOCATION MAP



City of Loganville Planning & Development
Zoning Commission
Recommendation

- Case #R04-026C11
New Horizon Partnership, LLC Hwy 81 S. Rezoned: R-44 to R-22 Cond. Use
133.71 acres + or - Walton Pond Estates and Walton Creek Estates

The Planning & Development Department has no objection to this rezone with the following conditions:

- Subdivision shall contain no more than 157 lots in Walton Pond Estates and 205 lots in Walton Creek Estates
- Lot size: An average of 5,000 sq. ft. lots
- 50 ft. road right-of-way
- Minimum front yard setback: 25 ft.
- Minimum side yard setback: 10 ft.
- Minimum rear yard setback: 35 ft.
- 4 ft. sidewalk, 2 feet behind curb constructed according to GA ADA Standards
- Entire yards shall be sodded
- A minimum of 2 trees, at least 2 inches in diameter and 8 ft. tall shall be planted or preserved on each individual lot, one in front and one in rear of each building
- Homes shall have front facades of brick, stone, stucco or combination with hard-plank siding
- Maximum heated floor area shall be 2,000 sq. ft. and greater
- Must have a mandatory Home Owners Association for ownership and maintenance of all open space including detention ponds and lake area
- Minimum of 30% Green Space

Zoning Commission:

A motion was made to accept this rezone with the conditions recommended by the Planning & Development Department and the added condition of amenities such as a playground, swim, tennis and even basketball goals be included in the development.

Motion Carried: 4 – 0

Monday / May 24, 2004 Zoning Commission Regular Meeting

OWNER / DEVELOPER:

NEW HORIZON PARTNERSHIP LLC
2857 BRIDGEVIEW DRIVE
GAINESVILLE, GEORGIA 30507
PHONE: (678) 410–1569
CONTACT: MR. DAVID DERUSHA

IN EVENT OF EMERGENCY, CONTACT DAVID DERUSHA ☎ (678) 410-1569
THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES

POINT "F" TO POINT "G"
ALONG THE C/L OF BRANCH

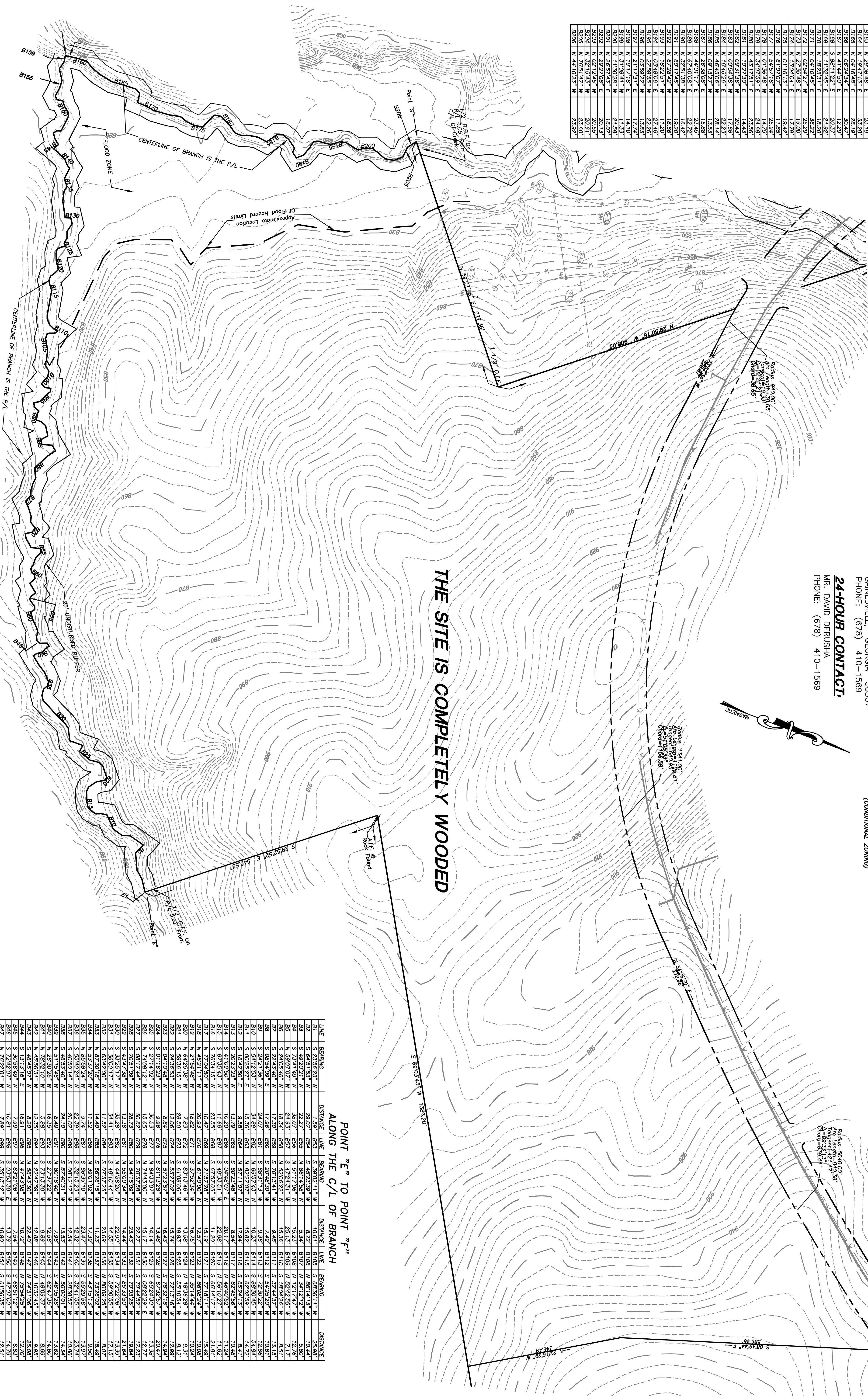
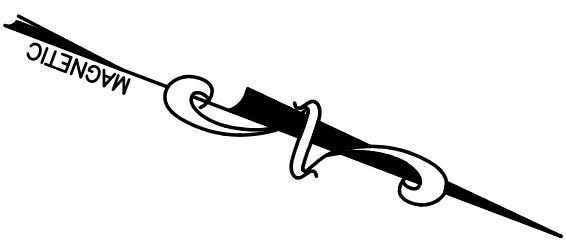
Table with 3 columns: LINE, BEARING, DISTANCE. Contains survey data for points B160 through B206.

OWNER/DEVELOPER:
NEW HORIZON PARTNERSHIP, LLC
2857 BRIDGEVIEW DRIVE
GAINESVILLE, GEORGIA 30507
PHONE: (678) 410-1569

24-HOUR CONTACT:
MR. DAVID DERUSHA
PHONE: (678) 410-1569

61.73 ACRES
DISTURBED AREA: 50.42 ACRES
ZONING: SINGLE-FAMILY RESIDENTIAL
(CONDITIONAL ZONING)

THE SITE IS COMPLETELY WOODED

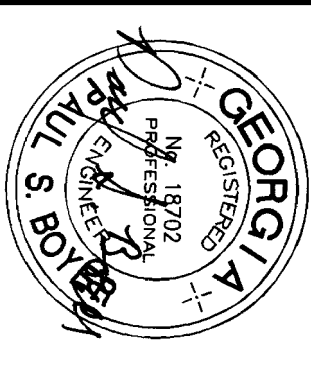


POINT "E" TO POINT "F"
ALONG THE C/L OF BRANCH

Table with 3 columns: LINE, BEARING, DISTANCE. Contains survey data for points B1 through B562.

REVISIONS

Table with 3 columns: No., DATE, REMARKS. Contains revision information.

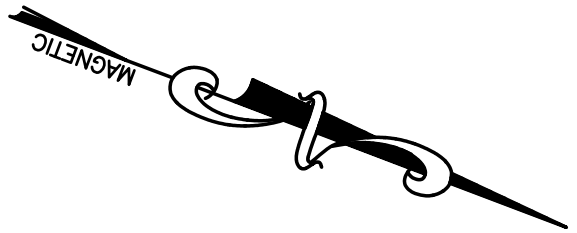


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Patton-Boyer, Inc.
LAND SURVEYORS & CIVIL ENGINEERS
909 ATLANTA HWY
GAINESVILLE, GEORGIA 30501
PHONE (770) 532 - 6492
FAX (770) 532 - 1995

EXISTING CONDITIONS
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C2 31
OF
SCALE
1" = 100'
DATE
3/21/06
PROJECT NO.
03-243.05



PROPOSED ROAD NAMES:
ROAD A - WALTON CREEK LANE
ROAD B - WALTON CREEK LANE
ROAD C - WALTON CREEK WAY
ROAD D - WALTON CREEK WAY
ROAD E - WALTON CREEK DRIVE
ROAD F - WALTON CREEK DRIVE

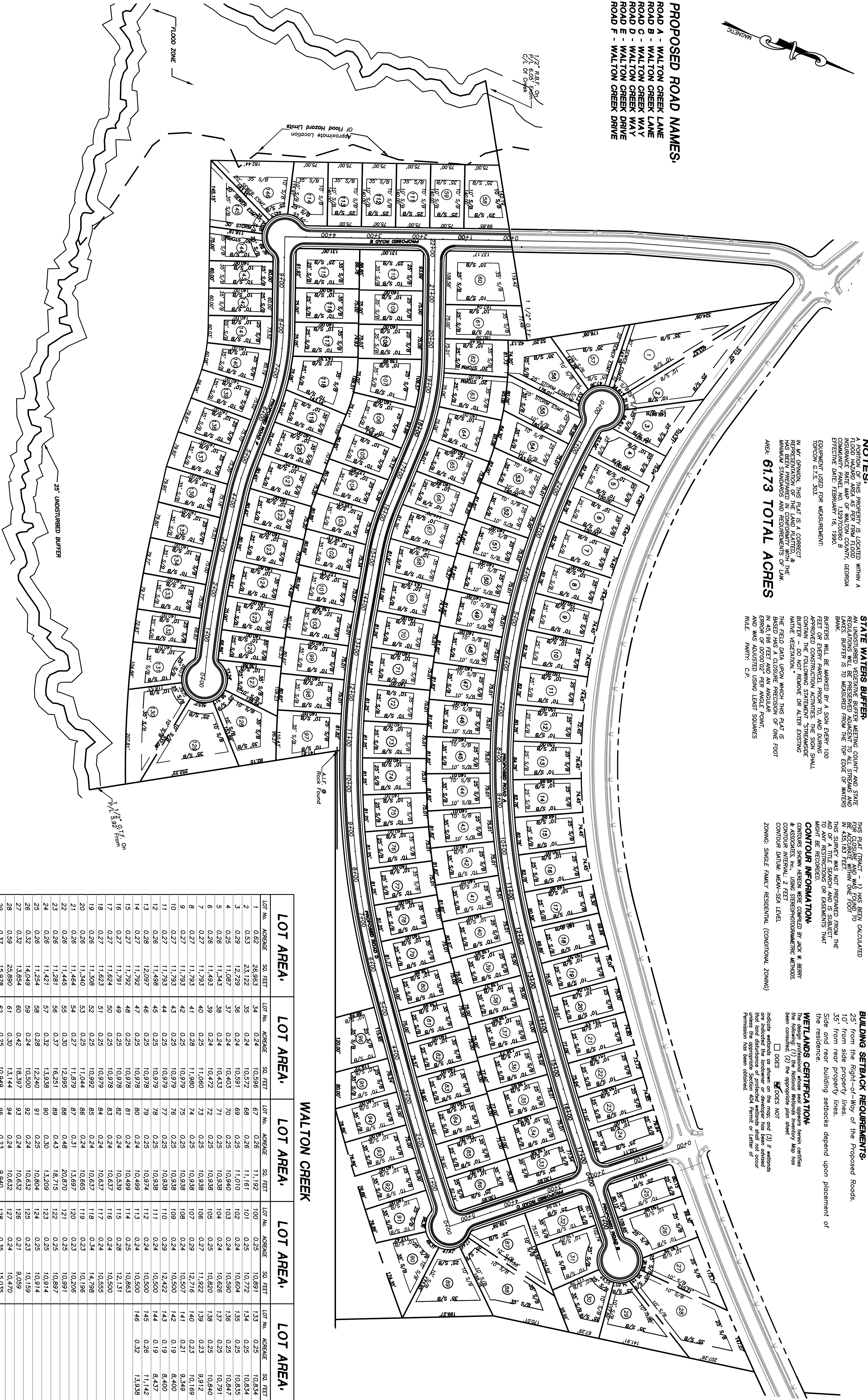
NOTES.
THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA COMMUNITY PANEL NO. 132920060 B EFFECTIVE DATE FEBRUARY 16, 1996.
EQUIPMENT USED FOR MEASUREMENT:
TOPCON G.I.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
61.73 TOTAL ACRES

STATE WATERS BUFFER.
AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE LEGISLATIVE REQUIREMENTS SHALL BE MAINTAINED FROM THE TOP EDGE OF MARSH BANK.
BUFFERS WILL BE MARKED BY A SIGN EVERY 100 FEET OR EVERY PARCEL, PRIOR TO, AND DURING APPROVED CONSTRUCTION ACTIVITIES. THE SIGN SHALL CONTAIN THE FOLLOWING STATEMENT: "STREASIDE BUFFER DO NOT REMOVE OR ALTER EXISTING NATIVE VEGETATION."
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY MEANS OF A TOTAL STATION IN 45,166 FEET AND AN ANGULAR ERROR OF 00'00"02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
DATE: 7/11/06
BY: [Signature]
TITLE: [Signature]

THIS PLAT (TRACT - 1) HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE 45,166 FEET.
THIS SURVEY WAS NOT PREPARED FROM THE AD OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY AFFECT THE PROPERTY.
CONTOUR INFORMATION.
CONTOUR DATA WAS OBTAINED BY JACK W. BERRY & ASSOCIATES, INC. USING PHOTOGRAMMETRIC METHODS. CONTOUR INTERVAL: 2 FEET.
ZONING: SINGLE FAMILY RESIDENTIAL (CONVENTIONAL ZONING)

BUILDING SETBACK REQUIREMENTS.
25' from the Right-of-Way of the Proposed Roads.
10' from side property lines.
35' from rear property lines.
Side and rear building setbacks depend upon placement of the residence.
WETLANDS CERTIFICATION.
I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Georgia. I have examined the following: (1) the National Wetlands Inventory Map has been consulted; (2) the appropriate pond sheet.
☐ DOES NOT
☒ DOES
Indicate wetlands as shown on the map; and (3) if wetlands are indicated the landowner or developer has been advised of the appropriate Section 404 Permit or Letter of Permission has been obtained.



LOT No.	ACREAGE	SO. FEET	LOT No.	ACREAGE	SO. FEET	LOT No.	ACREAGE	SO. FEET	LOT No.	ACREAGE	SO. FEET	LOT No.	ACREAGE	SO. FEET	LOT No.	ACREAGE	SO. FEET
1	0.62	26.963	34	0.24	10.596	67	0.26	11.192	100	0.25	10.891	133	0.25	10.834	166	0.25	10.834
2	0.53	23.122	35	0.24	10.572	68	0.26	11.161	101	0.25	10.772	134	0.25	10.835	167	0.25	10.835
3	0.29	12.729	36	0.24	10.591	69	0.25	11.010	102	0.24	10.604	135	0.25	10.847	168	0.25	10.847
4	0.25	11.087	37	0.24	10.403	70	0.25	10.940	103	0.24	10.590	136	0.25	10.847	169	0.25	10.847
5	0.26	11.343	38	0.24	10.432	71	0.25	10.938	104	0.24	10.626	137	0.25	10.791	170	0.25	10.791
6	0.26	11.493	39	0.24	10.472	72	0.25	10.938	105	0.24	10.820	138	0.25	10.840	171	0.25	10.840
7	0.27	11.793	40	0.25	11.060	73	0.25	10.938	106	0.27	11.922	139	0.25	9.912	172	0.25	9.912
8	0.27	11.793	41	0.28	11.980	74	0.25	10.938	107	0.29	12.716	140	0.23	10.169	173	0.23	10.169
9	0.27	11.793	42	0.25	10.979	75	0.25	10.938	108	0.24	10.507	141	0.21	9.349	174	0.21	9.349
10	0.27	11.793	43	0.25	10.979	76	0.25	10.938	109	0.24	10.500	142	0.19	8.400	175	0.19	8.400
11	0.27	11.793	44	0.25	10.979	77	0.25	10.938	110	0.29	12.422	143	0.19	8.400	176	0.19	8.400
12	0.26	11.499	45	0.25	10.979	78	0.25	10.938	111	0.24	10.500	144	0.19	8.437	177	0.19	8.437
13	0.26	12.097	46	0.25	10.978	79	0.25	10.974	112	0.24	10.500	145	0.26	11.142	178	0.26	11.142
14	0.27	11.792	47	0.25	10.978	80	0.24	10.499	113	0.24	10.500	146	0.32	13.938	179	0.32	13.938
15	0.27	11.792	48	0.25	10.978	81	0.24	10.499	114	0.25	10.500	147	0.32	13.938	180	0.32	13.938
16	0.27	11.791	49	0.25	10.978	82	0.24	10.539	115	0.28	12.131	181	0.28	12.131	181	0.28	12.131
17	0.27	11.624	50	0.25	10.978	83	0.24	10.637	116	0.24	10.500	182	0.24	10.500	182	0.24	10.500
18	0.27	11.624	51	0.25	10.979	84	0.24	10.637	117	0.24	10.555	183	0.24	10.555	183	0.24	10.555
19	0.26	11.308	52	0.25	10.992	85	0.24	10.637	118	0.24	14.798	184	0.24	14.798	184	0.24	14.798
20	0.26	11.340	53	0.25	11.044	86	0.24	10.655	119	0.23	10.196	185	0.23	10.196	185	0.23	10.196
21	0.26	11.464	54	0.27	11.879	87	0.31	13.697	120	0.23	10.206	186	0.23	10.206	186	0.23	10.206
22	0.26	11.445	55	0.30	12.985	88	0.46	20.870	121	0.25	10.981	187	0.25	10.981	187	0.25	10.981
23	0.26	11.261	56	0.37	16.251	89	0.43	18.715	122	0.25	10.987	188	0.25	10.987	188	0.25	10.987
24	0.26	11.421	57	0.32	13.938	90	0.30	13.209	123	0.25	10.914	189	0.25	10.914	189	0.25	10.914
25	0.26	11.254	58	0.28	12.240	91	0.25	10.804	124	0.25	10.914	190	0.25	10.914	190	0.25	10.914
26	0.32	14.049	59	0.24	10.500	92	0.24	10.632	125	0.23	10.159	191	0.23	10.159	191	0.23	10.159
27	0.32	13.854	60	0.42	18.397	93	0.24	10.632	126	0.21	9.059	192	0.21	9.059	192	0.21	9.059
28	0.59	25.890	61	0.30	13.144	94	0.24	10.632	127	0.24	10.470	193	0.24	10.470	193	0.24	10.470
29	0.37	15.978	62	0.25	10.949	95	0.23	9.940	128	0.25	15.055	194	0.25	15.055	194	0.25	15.055
30	0.30	12.663	63	0.27	11.910	96	0.28	12.050	129	0.49	21.158	195	0.49	21.158	195	0.49	21.158
31	0.29	12.704	64	0.27	11.910	97	0.31	13.345	130	0.44	19.225	196	0.44	19.225	196	0.44	19.225
32	0.24	10.452	65	0.24	10.577	98	0.25	10.894	131	0.24	11.428	197	0.24	11.428	197	0.24	11.428
33	0.24	10.268	66	0.25	10.866	99	0.25	10.894	132	0.22	9.783	198	0.22	9.783	198	0.22	9.783

WALTON CREEK

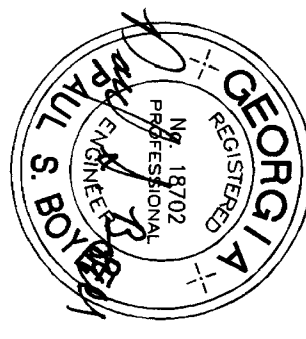


CALL FREE
THROUGHOUT GEORGIA
1 - 800 - 282 - 7411
IN ATLANTA: 325 - 5000

THREE WORKING DAYS BEFORE YOU DIG
ITS THE LAW

UTILITIES PROTECTION CENTER, INC.

Patton - Boyer, Inc.
LAND SURVEYORS & CIVIL ENGINEERS
909 ATLANTA HWY. GAINESVILLE, GEORGIA 30501
PHONE (770) 532 - 6492
FAX (770) 532 - 1995



No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS

PRELIMINARY SUBDIVISION LAYOUT
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C3 31

SCALE
1" = 100'
DATE
3/21/06
PROJECT NO.
03-243.05

2006-2007

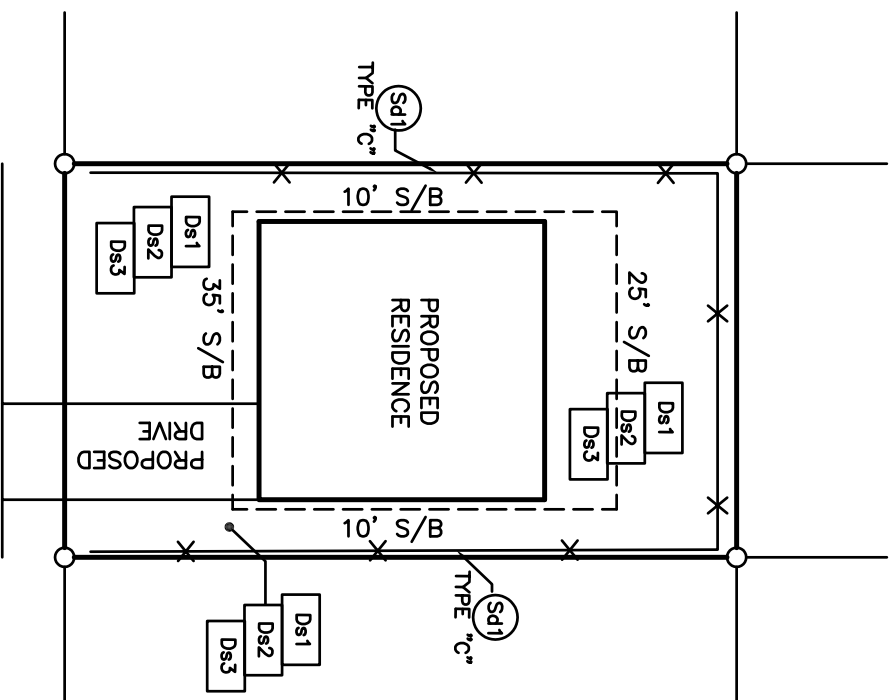
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STORM WATER NOTES.

1. All storm sewers must be installed according to City of Loganville design manual.
2. 24 Hour notice on all inspections.
3. All detention ponds must have 30" access between identified and must be permanent paved or gravelled.
4. All detention ponds must have 30" access between identified and must be permanent paved or gravelled.
5. All storm sewers must have 30" access between identified and must be permanent paved or gravelled.
6. Detention ponds must have a 6 ft chain link fence with a 1/2 ft. gate opening.
7. All Storm sewer lines to be installed and cleaned/TV inspected, and visual inspections performed.
8. Rip Rap on all Headwalls.
9. Where backing on all fence - Type C

INITIAL EROSION CONTROL

INTERMEDIATE EROSION CONTROL



UTILITIES PROTECTION CENTER, INC.



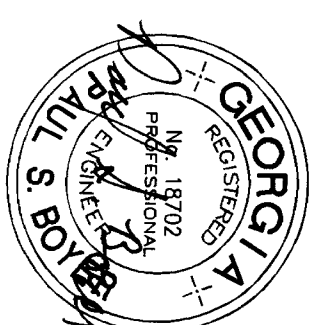
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ITS THE LAW**

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IN ATLANTA: 325 - 5000

(31)		FLOW CHARACTERISTICS OF THE PPE AT PILL FLOW.										STORM BRAN OUTLET PROTECTION			
LOCATED AT STRUCTURE NUMBER	PPE LENGTH DOWLER TYPE SLOPE	FLOW RATE (cfs)	VELOCITY (fps)	TWAILMER DIA.	LENGTH (L)	WIDTH AT HEADWALL (W)	DOWNSREAM WIDTH (W2)	AVG. STONE DIAMETER (GSD)	STONE DEPTH (D)						
A1	105 - 60' ADMP 1.43%	25.42	5.61	<0.5 DIA.	30 - 0"	15.0' - 0"	46' - 0"	9"	14"						
A3	58 - 60' ADMP 1.72%	81.64	7.67	>0.5 DIA.	20 - 0"	15' - 0"	22 - 0"	9"	14"						

REVISIONS

REVISIONS		
No.	DATE	REMARKS
1.	4/10/06	PER COMMENTS
2.	7/11/06	PER COMMENTS



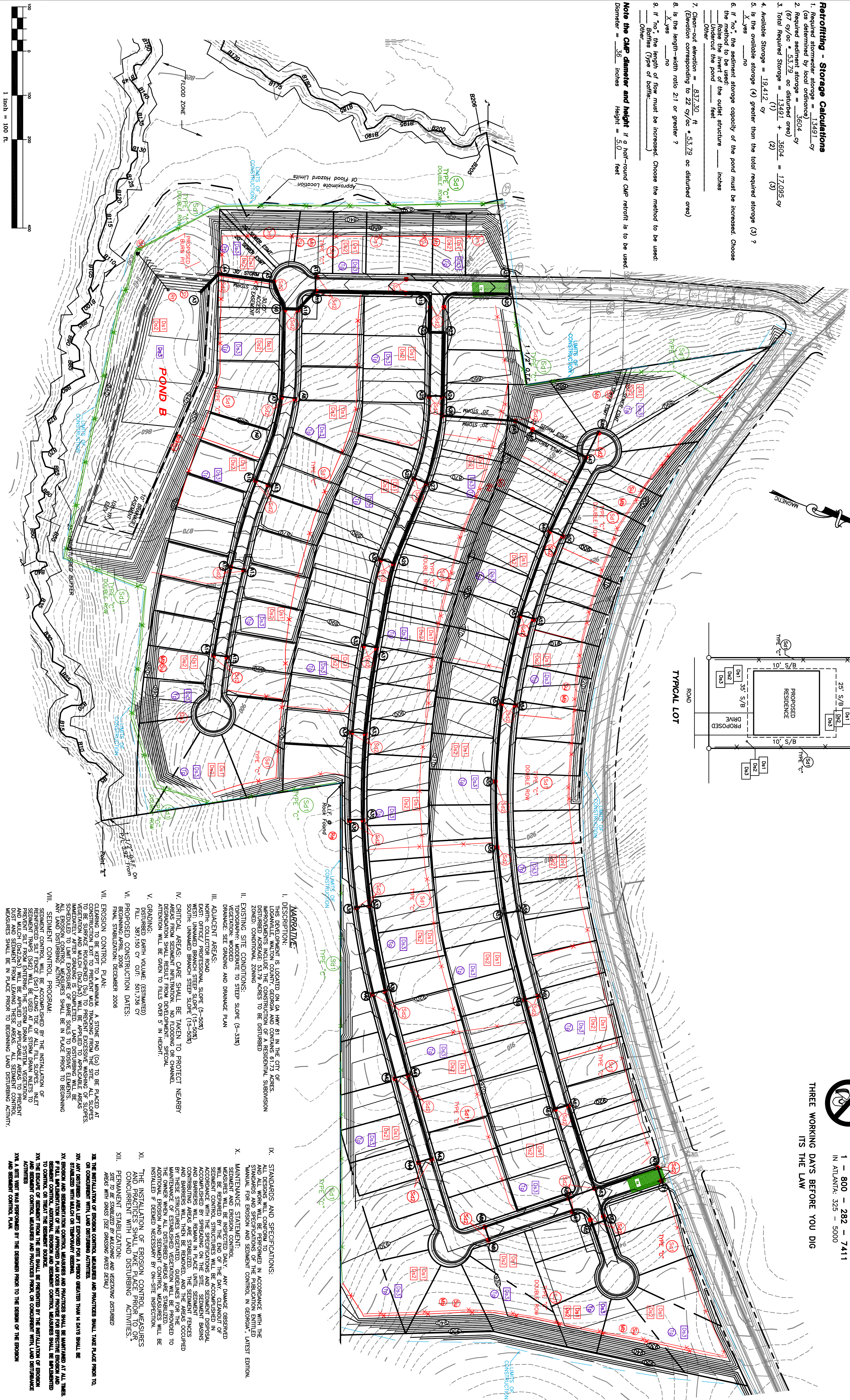
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Retrofitting - Storage Calculations

- (as determined by local ordinance) _____
 2. Required sediment storage = $\frac{360.4}{cy/cc} \times 53.79$ ac (disturbed area) = _____
 3. Total Required Storage = $\frac{1349.1}{(1)} + \frac{360.4}{(2)} = \frac{17,095}{(3)} cy$
 4. Available Storage = 19,412 cy
 5. Is the available storage (4) greater than the total required storage (3) ?
 $\frac{X}{\text{Yes}}$ $\frac{\text{no}}{\text{no}}$
 6. If "no", the sediment storage capacity of the pond must be increased. Choose the method to be used: _____
 Undercut the pond _____ feet _____ inches
 Other _____
 7. Clean-out elevation = 833.30 ft
 (Elevation corresponding to 22 cy/cc $\times \frac{53.79}{cy}$ ac (disturbed area))
 8. Is the _____ no _____
 $\frac{X}{\text{Yes}}$ $\frac{\text{no}}{\text{no}}$
 9. If "no", the length of flow must be increased. Choose the method to be used:
 Buffles (Type of baffle: _____)
 Other _____
- Note the CMP diameter and height.** If a half-round CMP retrofit is to be used:
 Diameter = $\frac{36}{\text{inches}}$ Height = $\frac{5.0}{\text{feet}}$

Note the CMP diameter and height if a half-round CMP retrofit is to be used
Diameter = 36 inches Height = 5.0 feet



**Patton -
Boyer, Inc.**
LAND SURVEYORS &
CIVIL ENGINEERS

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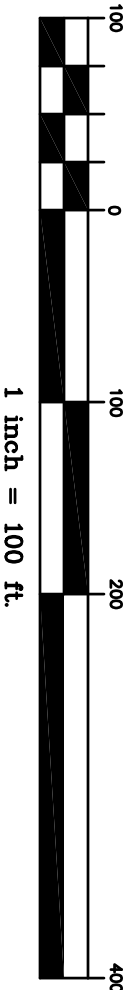
EROSION CONTROL PLAN
FOR
WALTON CREEK
SUBDIVISION
0 LOTS 156 & 184 ~ 4th LAND DISTRICT
LOGANVILLE WALTON COUNTY, GEORGIA

NUMBER
C4
31

DATE	3/21/06
PROJECT NO.	03-243.05

SOILS INFORMATION.									
Soil Symbol	Soil Series	Slope	Excellibility	Permeability (in. / Hrs.)	Depth to Bedrock	Depth to Water Table	K Factor	Texture	Drainage
Alm	Alluvial Land	2-6 %	Moderate	0.6-2.0	>72"	60"	.32	Sandy	Moderately Good
Alp	Alluvial Land, Mod. Wet	2-6 %	Moderate	0.6-2.0	>72"	60"	.32	Sandy	Poor
AD3	Appling	2-6 %	Severely	0.6-2.0	>72"	30-35"	.28	Sandy Clay Loam	Favorable
AD4	Appling	2-6 %	Severely	0.6-2.0	>72"	60"	.28	Sandy Clay Loam	Favorable
AD5	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD6	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD7	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD8	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD9	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD10	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD11	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD12	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD13	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD14	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD15	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD16	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD17	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD18	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD19	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD20	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD21	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD22	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD23	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD24	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD25	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD26	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD27	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD28	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD29	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD30	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD31	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD32	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD33	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD34	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD35	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD36	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD37	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD38	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD39	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD40	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD41	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD42	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD43	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD44	Appling	2-6 %	Severely	0.6-2.0	>72"	38-40"	.28	Sandy Clay Loam	Favorable
AD45	Appling	2-6 %	Severely	0.6-2.					

A hand-drawn illustration of a sword, oriented diagonally from the top-left to the bottom-right. The blade is dark grey with a lighter grey section near the hilt. The word "MAGNETIC" is written in a stylized, outlined font along the upper part of the blade. The hilt features a crossguard with ornate, swirling designs. The pommel is a simple, dark, rounded shape. The entire drawing is done in a sketchy, hand-drawn style with visible lines and shading.



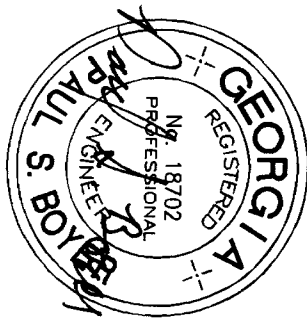
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LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

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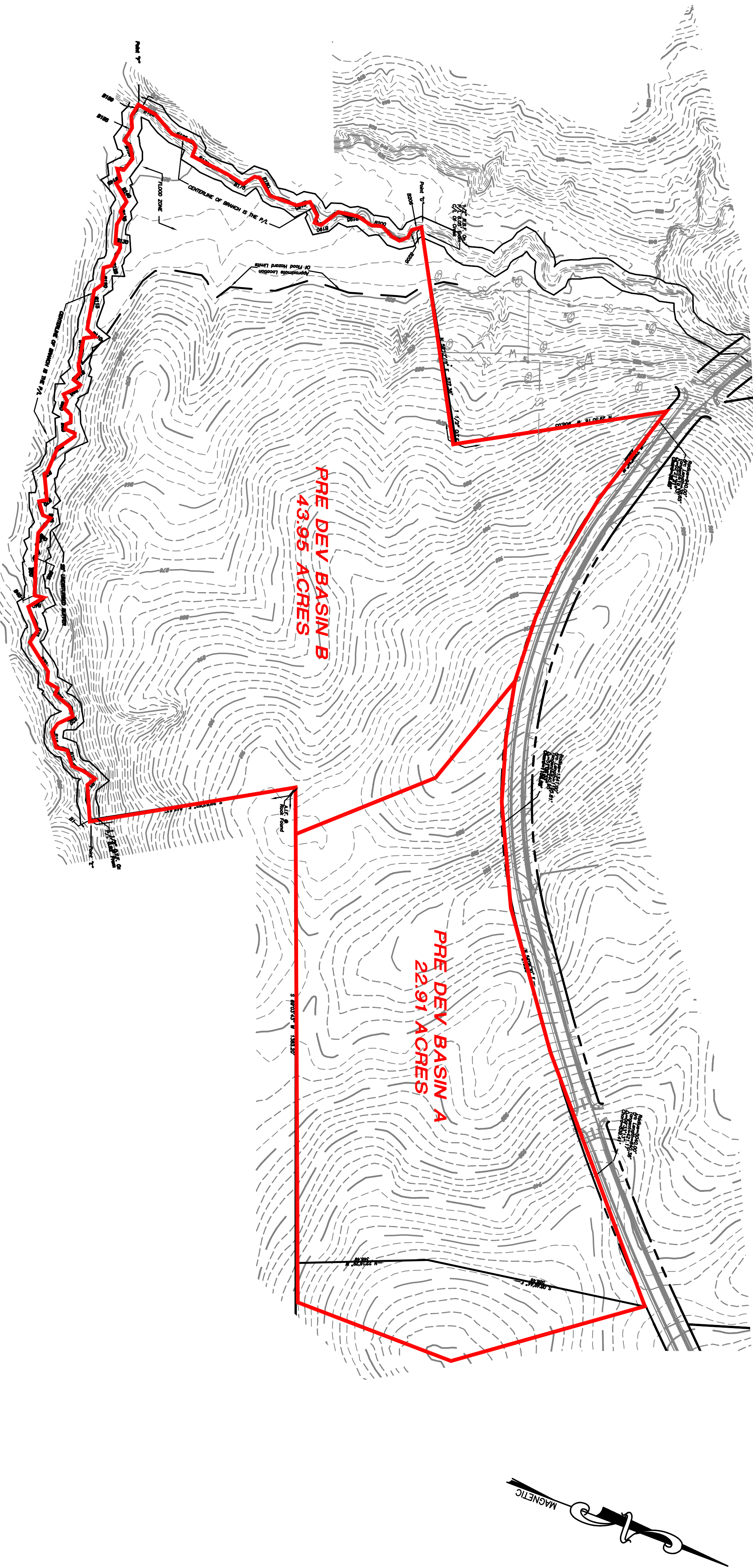


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No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS

31
C5

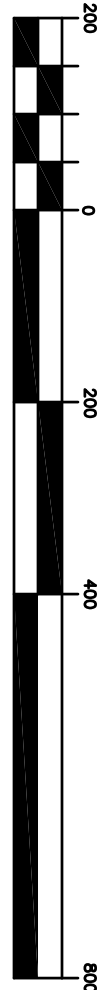
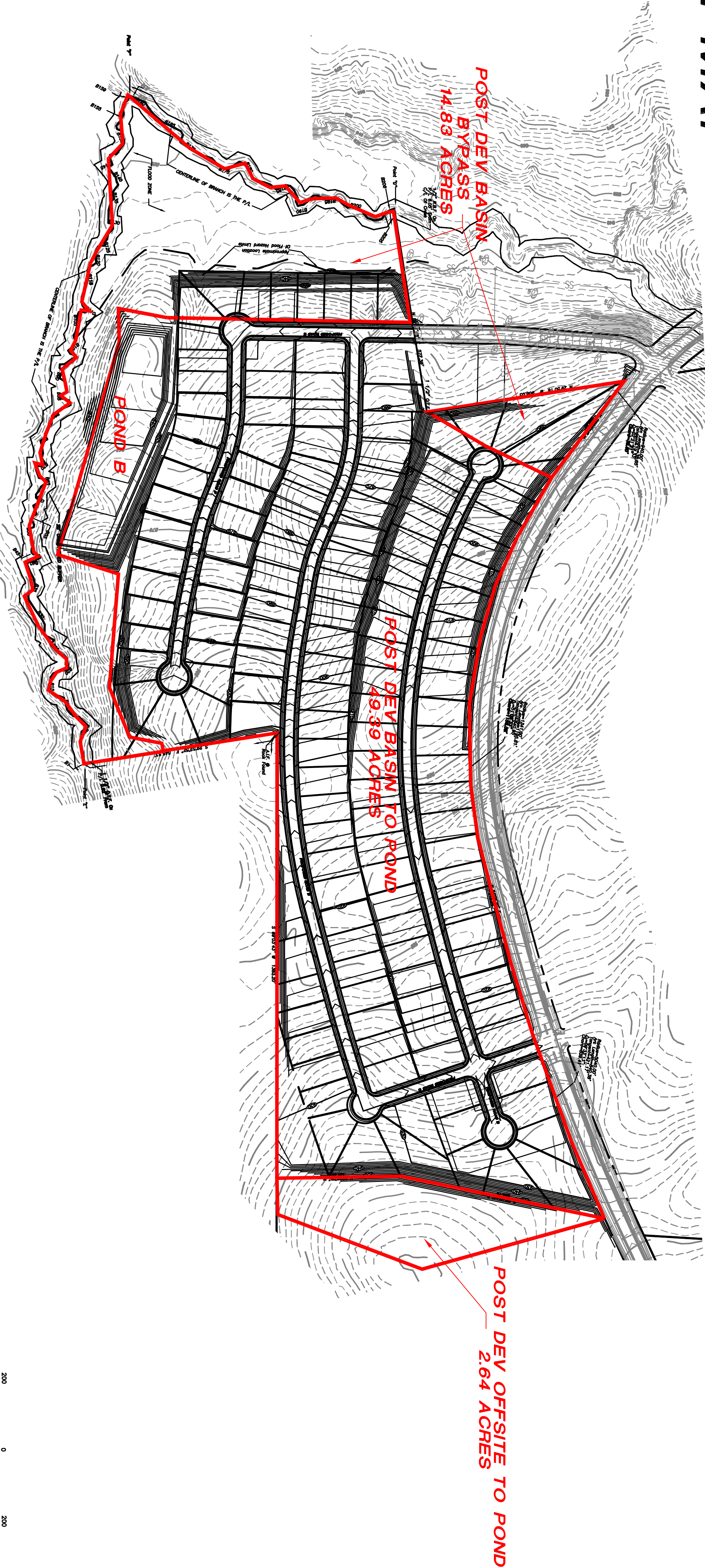
SCALE	1" = 100'
DATE	3/21/06
PROJECT NO.	03-243.05

PRE DEV BASIN MAP



- LEGEND.**
- I.P.F. - IRON PIN FOUND
 - R.B.F. - REBAR PIN FOUND
 - R.B.S. - REBAR PIN SET
 - O.T.F. - OPEN TOP FOUND
 - C.U.F. - CATCHER FOUND
 - P.M.F. - PROPERTY MARK FOUND
 - P.L. - PROPERTY LINE
 - R/W - RIGHT OF WAY
 - C/L - CENTER LINE
 - F.H. - FIRE HYDRANT
 - C.V. - GATE VALVE
 - W.M. - WATER METER
 - W. - WATER MAIN
 - D.P. - DOUBLE END PIPE
 - P.P. - POWER POLE
 - S.P. - SERVICE POLE
 - T.P. - TELEPHONE POLE
 - T.B. - TELEPHONE BOX
 - E. - ELECTRICAL LINE
 - T. - TELEPHONE CABLE
 - G.M. - GAS MAIN
 - C.M. - COATED METAL PIPE
 - B.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - C.B. - CATCH BASIN
 - J.B. - JUNCTION BOX
 - S.D. - STORM DRAIN MANHOLE
 - P.D. - PLENUM DRAIN
 - E.D. - EDGE OF DRIVE
 - B.C. - BACK OF CURB
 - H.W. - CONCRETE HEADWALL
 - D.E. - DRAINAGE EASEMENT
 - O.C.S. - OUTLET CONTROL STRUCTURE
 - A.E. - ACCESS EASEMENT

POST DEV BASIN MAP

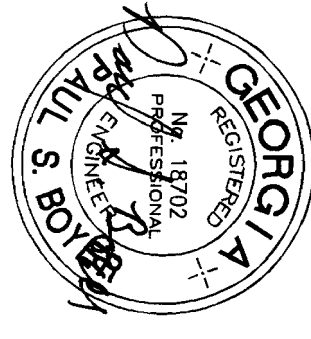


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BASIN MAPS
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C6 31
OF

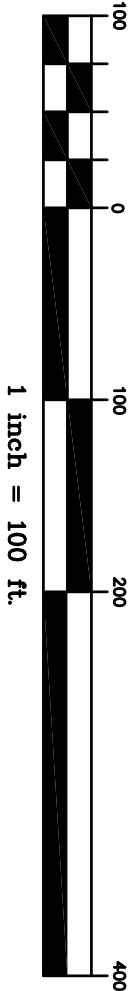
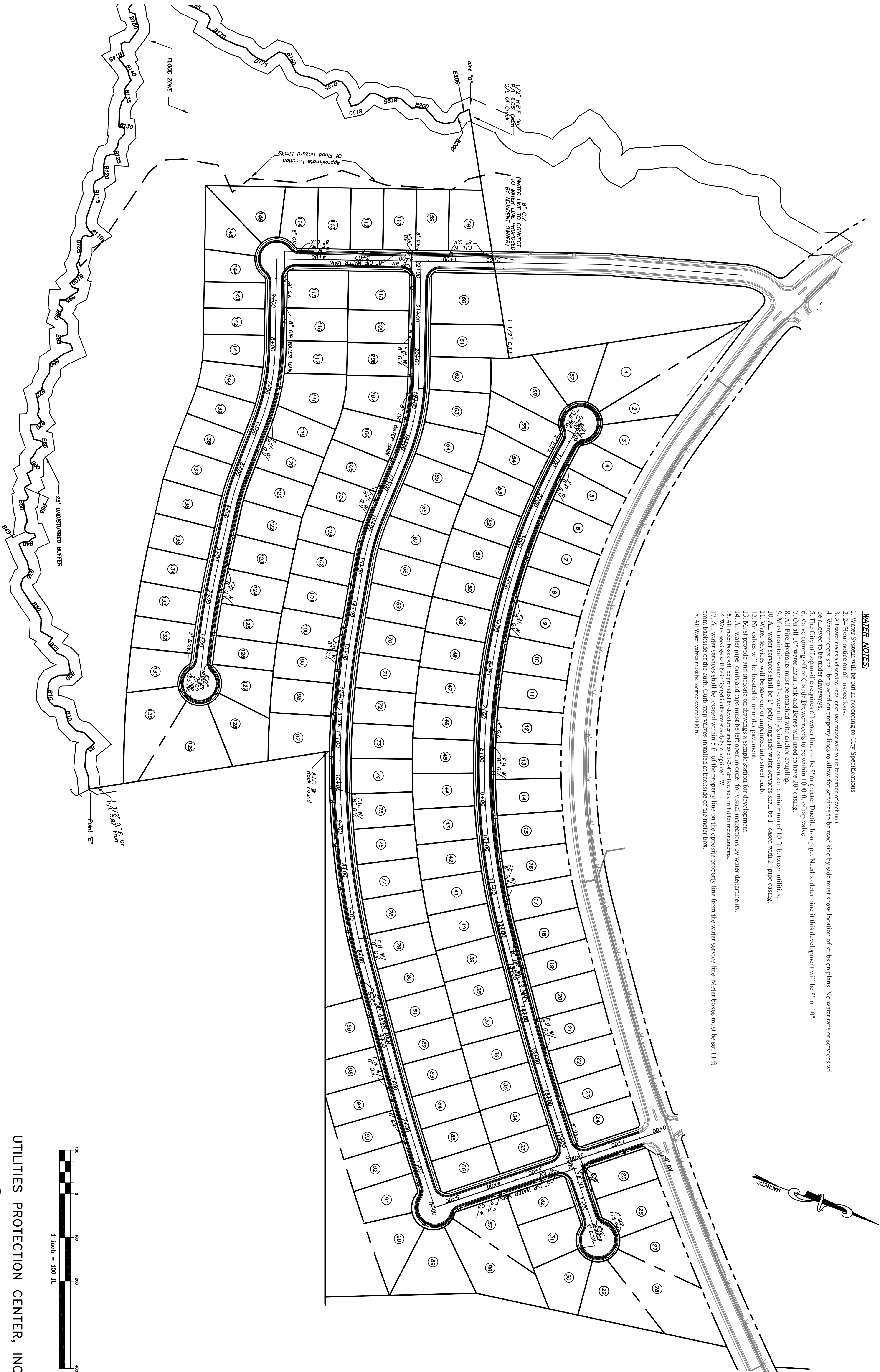
SCALE
1" = 200'

DATE
3/21/06

PROJECT NO.
03-243.05

WATER NOTES:

1. Water System will be put in according to City Specifications
2. 24 Hour notice on all inspections.
3. All water mains and service lines must have tracer wire to the foundation of each unit
4. Water meters shall be placed on property lines to allow for services to be read side by side must show location of mbs on plans. No water taps or services will be allowed to be under driveways.
5. The City of Loganville requires all water lines to be 8" or greater Ductile Iron pipe. Need to determine if this development will be 8" or 10"
6. Valve coming off of Claude Brewer needs to be within 1000 ft. of tap valve.
7. On all 10" water main, Jack and Bores will need to have 20" casing.
8. All Fire Hydrants must be attached with anchor coupling.
9. Must maintain water and sewer utility's in all easements at a minimum of 10 ft. between utilities.
10. All water services shall be 1" poly, long side water services shall be 1" cased with 2" pipe casing.
11. Water services will be saw cut or impinged into street curb.
12. No valves will be located in or under pavement.
13. Must provide and indicate on drawings a sample station for development.
14. All water pipe joints and taps must be left open in order for visual inspections by water departments.
15. All water boxes will be provided by developer and have 1.5x4 girth hole in lid for meter antenna.
16. Water services will be indicated in the sheet color by a impinged water.
17. All water services shall be located within 5 ft. of the property line on the opposite property line from the water service line. Meter boxes must be set 11 ft. from backside of the curb. Curb stop valves installed at backside of the meter box.
18. All Water valves must be located every 1000 ft.



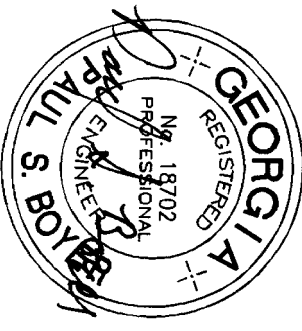
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WATER MAIN PLAN
FOR
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SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

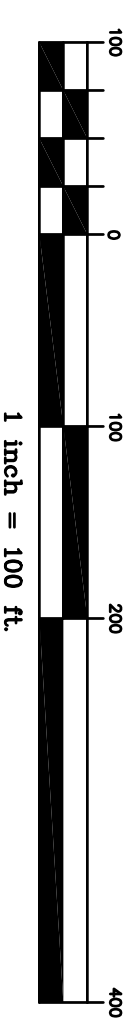
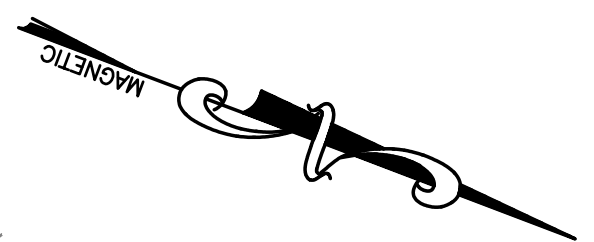
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NUMBER
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DATE
3/21/06
PROJECT NO.
03-243.05

1. Sanitary sewers will be put in according to City specifications
2. Plans show no easements or sewer laterals, all sanitary sewers must have minimum 20 ft. easements.
3. The City of Loganville requires all developments to have a backflow device installed on all laterals, must be visible at completion of development for access.
4. All sewer laterals must have 2 clean outs, one clean out must be located at least 5 ft. from house, 2nd clean out must be located at a minimum of 11 ft from the curb or from the point of the city's connection, clean outs must be visible at completion of development for access.
5. All sewer lines to be flushed and cleaned, TV inspected, Air tested and visual inspections performed.
6. Sewer services will be indicated in the street curb by a imprinted "S"
7. All sewer mains and laterals must have tracer wire to the foundation of each unit
8. All sewer services shall be located within 5 ft. of the property line on the opposite property line from the water service line.
9. All sewer pipe joints and taps must be left open in order for visual inspections by sewer department.
10. Must design sewage pump station according to City of Loganville Design & Construction Manual for Sanitary Sewer Pump Stations & Force mains (Manual).

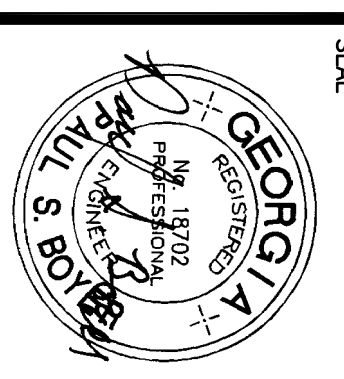




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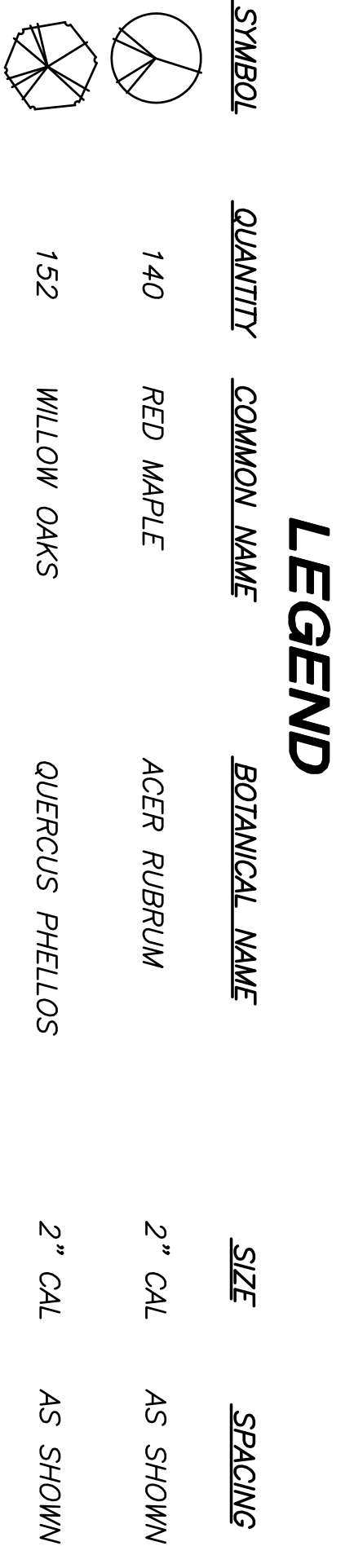
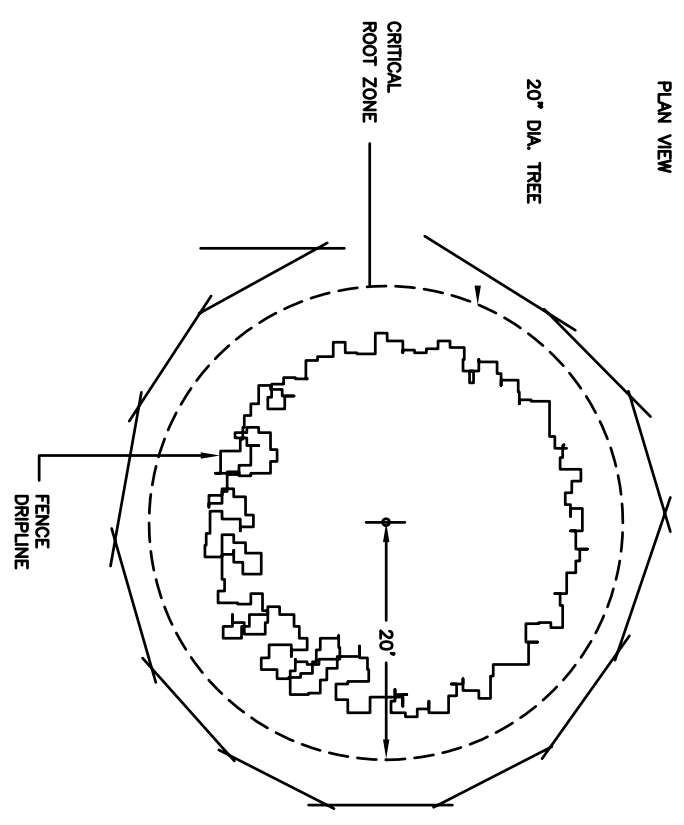


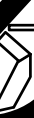
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SEWER PLAN
FOR
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LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

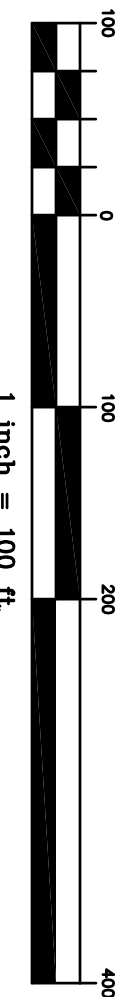
SHEET NUMBER	C8 OF 31
SCALE	1" = 100'
DATE	3/21/06
PROJECT NO.	03-243.05

A circular sign with a black border and a diagonal slash, indicating that smoking is prohibited. Inside the circle is a stylized cigarette with smoke.



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GENERAL NOTES:

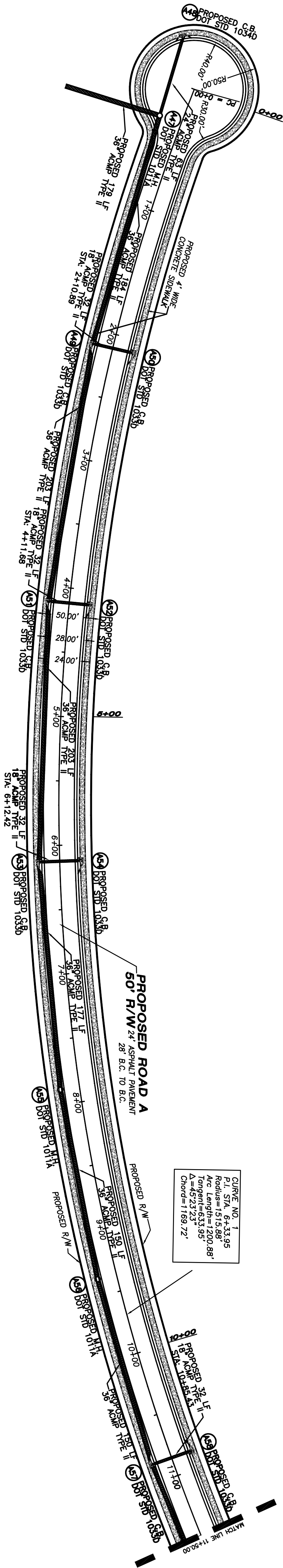
1. EMBANKMENTS SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED A COMPACTED THICKNESS OF 6 INCHES PER LAYER AND SHALL BE COMPACTED TO A DENSITY OF 95 PERCENT OF THE MAXIMUM LABORATORY DRY WEIGHT PER CUBIC FOOT AS DETERMINED BY AASHTO METHOD T-99 IN ALL AREAS WHERE STRUCTURE, PARKING LOTS AND DRIVES, STREETS, AND UTILITIES ARE TO BE PLACED. ALL OTHER EMBANKMENTS ARE TO BE COMPACTED TO AT LEAST 85 PERCENT

2. THE MAXIMUM SLOPES FOR CUT OF FILL SHALL BE 2:1 (TWO FEET OF HORIZONTAL RUN FOR EACH FOOT OF RISE OR FALL), EXCEPT AS DISCUSSED IN SECTION 8.1.5 BELOW. THE DEPTH OF CUT REFERRED TO HEREIN SHALL BE THE MAXIMUM CUT OR FILL OCCURRING IN ANY ONE SECTION OF CUT OR FILL. THE SLOPE OF CUT OR FILL SHALL BE UNIFORM THROUGHOUT FOR EACH SECTION OF CUT OR FILL EXCEPT WHEN BENCHING IS APPROVED BY THE DEPARTMENT. WHEN A CUT IS MADE IN ROCK THAT REQUIRES BLASTING, THE SLOPE MAY BE STEEPER IF PRESPLITTING IS EMPLOYED AND UPON SUBMISSION OF A GEOTECHNICAL REPORT WHICH SUBSTANTIATES THE INTEGRITY OF THE ROCK IN THE STEEPER CONDITION, SUBJECT TO THE REVIEW AND APPROVAL OF THE DIRECTOR. (NOTE: NO BLASTING SHALL OCCUR WITHOUT A VALID PERMIT ISSUED BY THE FIRE SERVICES DIVISION) REFER TO THE STANDARD PLANS FOR GRADING SECTION AND RETAINING WALL DETAILS.

3. WHILE MOST SOILS IN THE AREA CAN BE SAFELY STABILIZED AT A 2:1 SLOPE, SOME SOILS EXHIBIT A LOW SHEARING RESISTANCE AND A LOW COHESIVENESS. THESE SOILS TYPICALLY ARE MICACEOUS SILTS AND SANDY SOILS WITH LITTLE OR NOT CLAY. IF THE 2:1 SLOPE SHOWS EVIDENCE OF SHEARING, NON-COHESIVENESS, SLIDING, OR INABILITY TO MAINTAIN COMPACTION, THE SLOPE SHALL BE STABILIZED AT 3:1 OR BY USING SUCH MECHANICAL METHODS AS NEEDED (SUCH AS RETAINING WALLS OR "GROW MATS" STAPLED IN PLACE) TO MAINTAIN SLOPE, HEIGHT, AND INTEGRITY.

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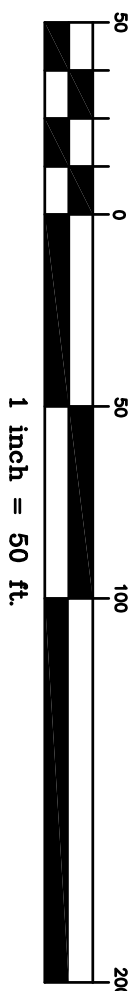
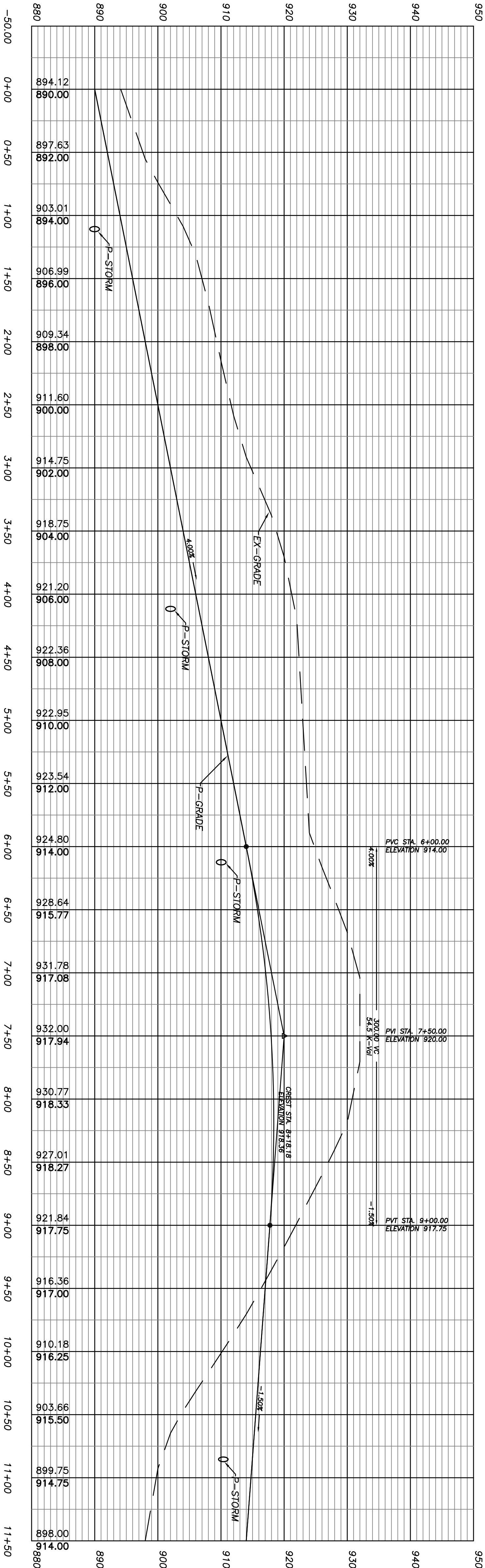


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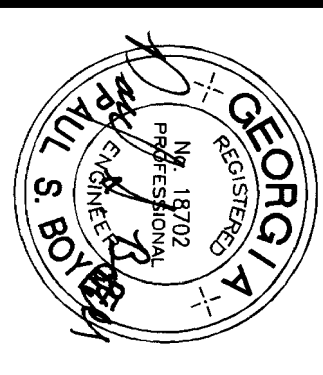
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ROAD PLAN AND PROFILES
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C10 31
OF

SCALE
1" = 50'

DATE
3/21/06

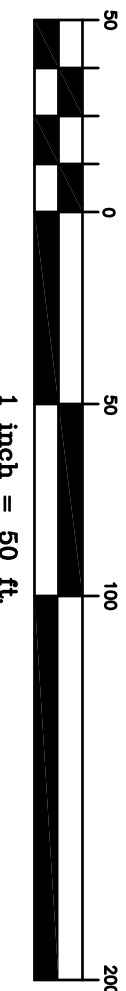
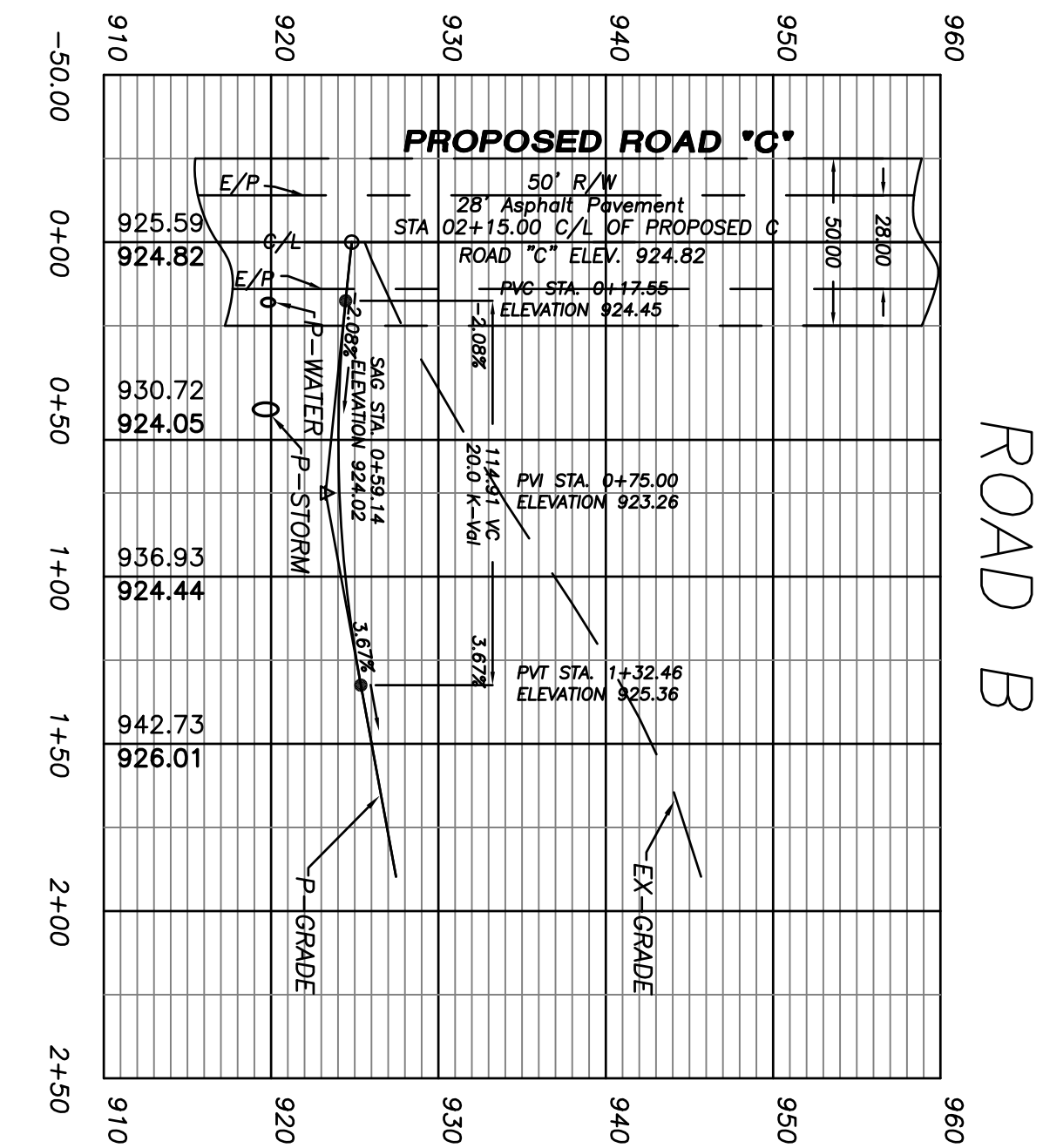
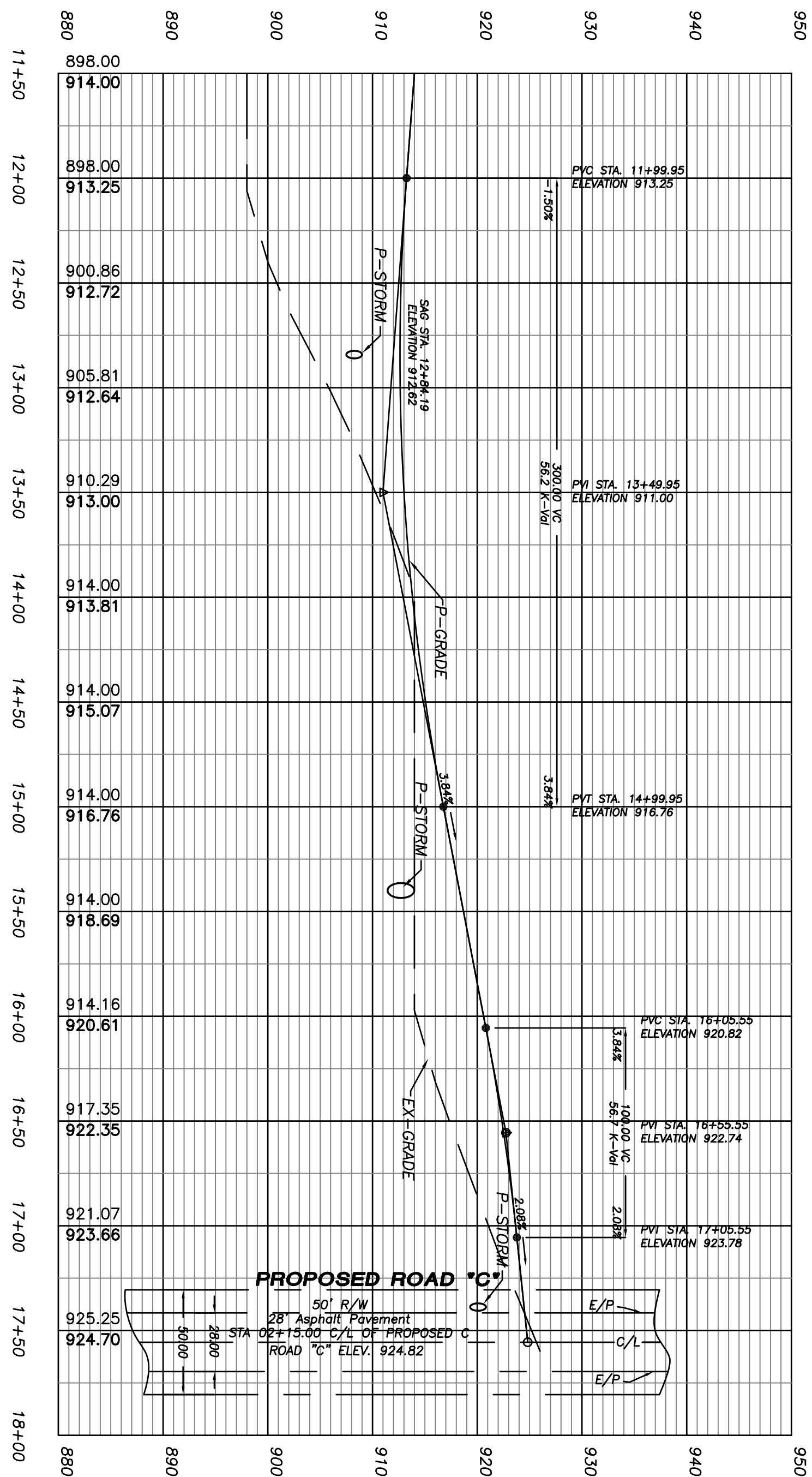
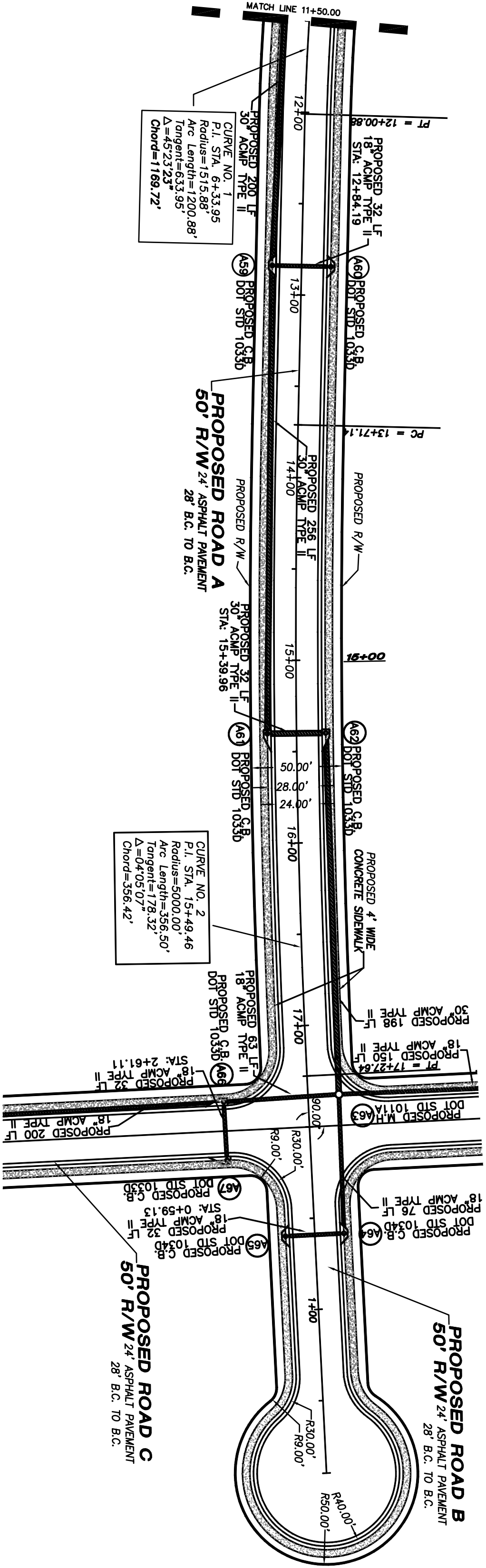
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GENERAL NOTES:

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C11 31

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DATE
3/21/06

PROJECT NO.
03-243.05

ROAD PLAN AND PROFILES
FOR
**WALTON CREEK
SUBDIVISION**

LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

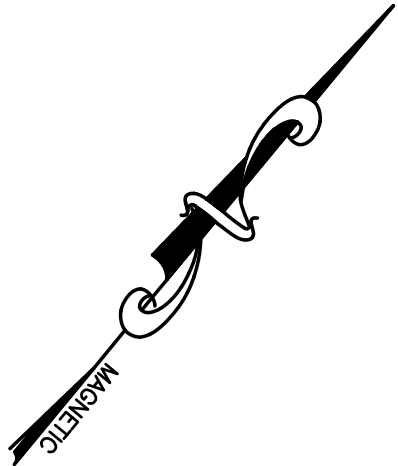
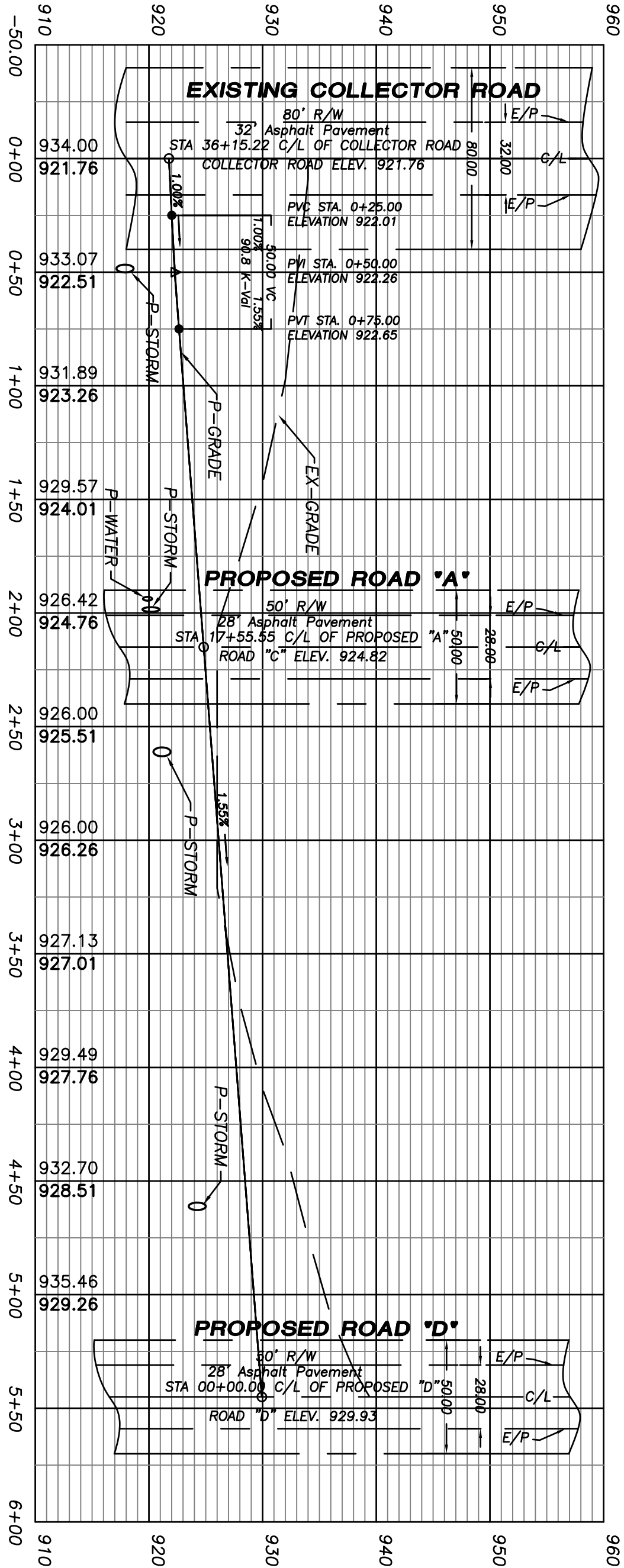
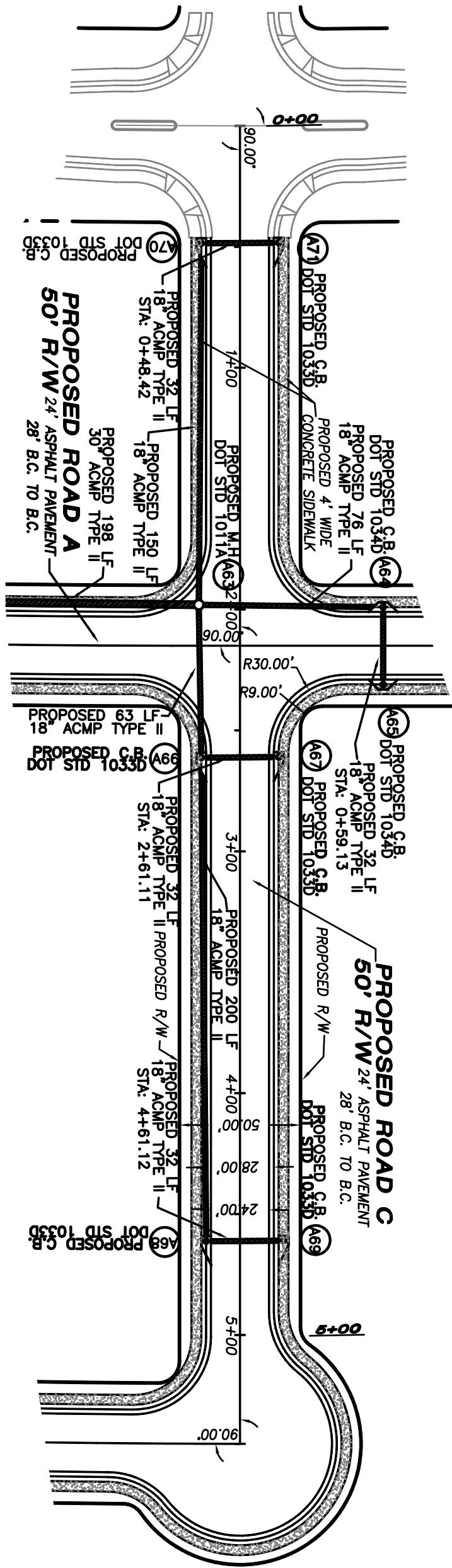
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1. EMBANKMENTS SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED A COMPACTED THICKNESS OF 6 INCHES PER LAYER AND SHALL BE COMPACTED TO A DENSITY OF 95 PERCENT OF THE MAXIMUM LABORATORY DRY WEIGHT PER CUBIC FOOT AS DETERMINED BY AASHTO METHOD T-99 IN ALL AREAS WHERE STRUCTURE, PARKING LOTS AND DRIVES, STREETS, AND UTILITIES ARE TO BE PLACED. ALL OTHER EMBANKMENTS ARE TO BE COMPACTED TO AT LEAST 85 PERCENT
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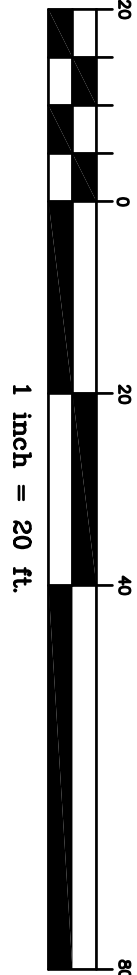
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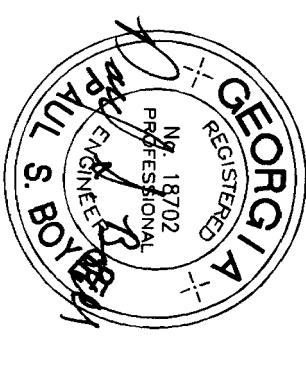
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REVISIONS		
No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS



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Patton-Boyer, Inc.
LAND SURVEYORS & CIVIL ENGINEERS
909 ATLANTA HWY
GAINESVILLE, GEORGIA 30601
PHONE (770) 532 - 6492
FAX (770) 532 - 1995

ROAD PROFILE AND PLAN
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C12 31
OF

SCALE
1" = 20'
DATE
3/21/06
PROJECT NO.
03-243.05

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CURVE NO. 1
 P.I. STA. 1+77.87
 Radius=147.00'
 Arc Length=295.62'
 Tangent=172.87'
 Δ=303.94°
 Chord=328.56'

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 PROPOSED 4' WIDE CONCRETE SHOULDER
 STA. 1+50.00 TO STA. 1+50.00

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+52.67 TO STA. 1+52.67

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+54.19 TO STA. 1+54.19

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+56.62 TO STA. 1+56.62

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+59.06 TO STA. 1+59.06

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+61.49 TO STA. 1+61.49

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+63.92 TO STA. 1+63.92

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+66.35 TO STA. 1+66.35

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+68.78 TO STA. 1+68.78

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+71.21 TO STA. 1+71.21

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+73.64 TO STA. 1+73.64

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+76.07 TO STA. 1+76.07

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+78.50 TO STA. 1+78.50

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+80.93 TO STA. 1+80.93

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+83.36 TO STA. 1+83.36

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+85.79 TO STA. 1+85.79

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+88.22 TO STA. 1+88.22

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+90.65 TO STA. 1+90.65

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+93.08 TO STA. 1+93.08

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+95.51 TO STA. 1+95.51

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+97.94 TO STA. 1+97.94

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+100.37 TO STA. 1+100.37

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+102.80 TO STA. 1+102.80

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+105.23 TO STA. 1+105.23

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+107.66 TO STA. 1+107.66

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+110.09 TO STA. 1+110.09

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+112.52 TO STA. 1+112.52

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+114.95 TO STA. 1+114.95

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+117.38 TO STA. 1+117.38

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 1+120.00 TO STA. 1+120.00

CURVE NO. 2
 P.I. STA. 8+47.36
 Radius=545.00'
 Arc Length=773.93'
 Tangent=432.73'
 Δ=101.10°
 Chord=788.27'

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+50.00 TO STA. 8+50.00

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+52.67 TO STA. 8+52.67

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+55.34 TO STA. 8+55.34

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+58.01 TO STA. 8+58.01

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+60.68 TO STA. 8+60.68

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+63.35 TO STA. 8+63.35

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+66.02 TO STA. 8+66.02

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+68.69 TO STA. 8+68.69

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+71.36 TO STA. 8+71.36

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+74.03 TO STA. 8+74.03

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+76.70 TO STA. 8+76.70

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+79.37 TO STA. 8+79.37

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+82.04 TO STA. 8+82.04

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+84.71 TO STA. 8+84.71

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+87.38 TO STA. 8+87.38

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+90.05 TO STA. 8+90.05

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+92.72 TO STA. 8+92.72

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+95.39 TO STA. 8+95.39

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 8+98.06 TO STA. 8+98.06

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 9+00.73 TO STA. 9+00.73

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 9+03.40 TO STA. 9+03.40

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 9+06.07 TO STA. 9+06.07

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 9+08.74 TO STA. 9+08.74

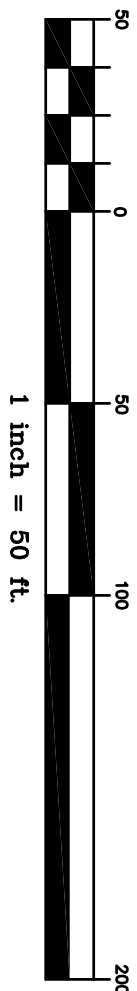
PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 9+11.41 TO STA. 9+11.41

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B 18' ACAP TYPE II
 STA. 9+14.08 TO STA. 9+14.08

PROPOSED 32 LF 18' ACAP TYPE II
 PROPOSED C&B


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Boyer, Inc.**
LAND SURVEYORS &
CIVIL ENGINEERS

909 ATLANTA HWY
GAINESVILLE, GEORGIA 30501
PHONE (770) 532 - 6492
FAX (770) 532 - 1995

ROAD PLAN AND PROFILES
FOR
WALTON CREEK
SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

**SHEET
NUMBER**
C13 31
OF

SCALE
1" = 50'

DATE
3/21/06

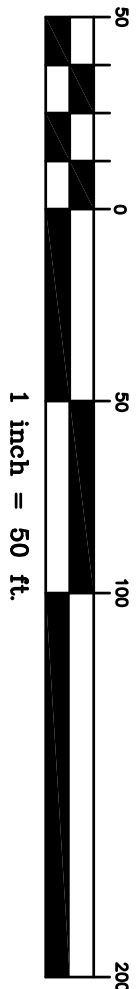
PROJECT NO.
03-243.05

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[illegible]A circular sign with a black border and a diagonal slash, indicating that mobile phones are not allowed. Inside the circle is a stylized illustration of a mobile phone.

ROAD D



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The logo for Patton-Boyer, Inc. features a large, stylized, bold letter 'P' on the left. To the right of the 'P', the company name 'Patton-Boyer, Inc.' is written in a large, bold, italicized serif font. Below the company name, the text 'LAND SURVEYORS & CIVIL ENGINEERS' is written in a smaller, all-caps, sans-serif font. At the bottom of the logo, the company's address and contact information are listed: '908 ATLANTA HWY', 'GAINESVILLE, GEORGIA 30501', 'PHONE (770) 532 - 6492', and 'FAX (770) 532 - 1995'.

ROAD PLAN AND PROFILES
FOR
WALTON CREEK
SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

**SHEET
NUMBER**
C14 31
OF

SCALE
1" = 50'

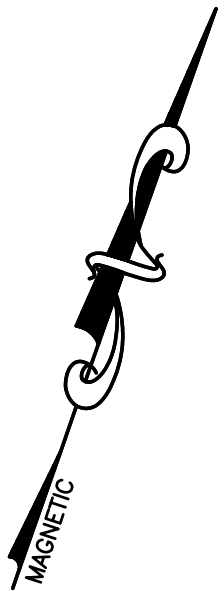
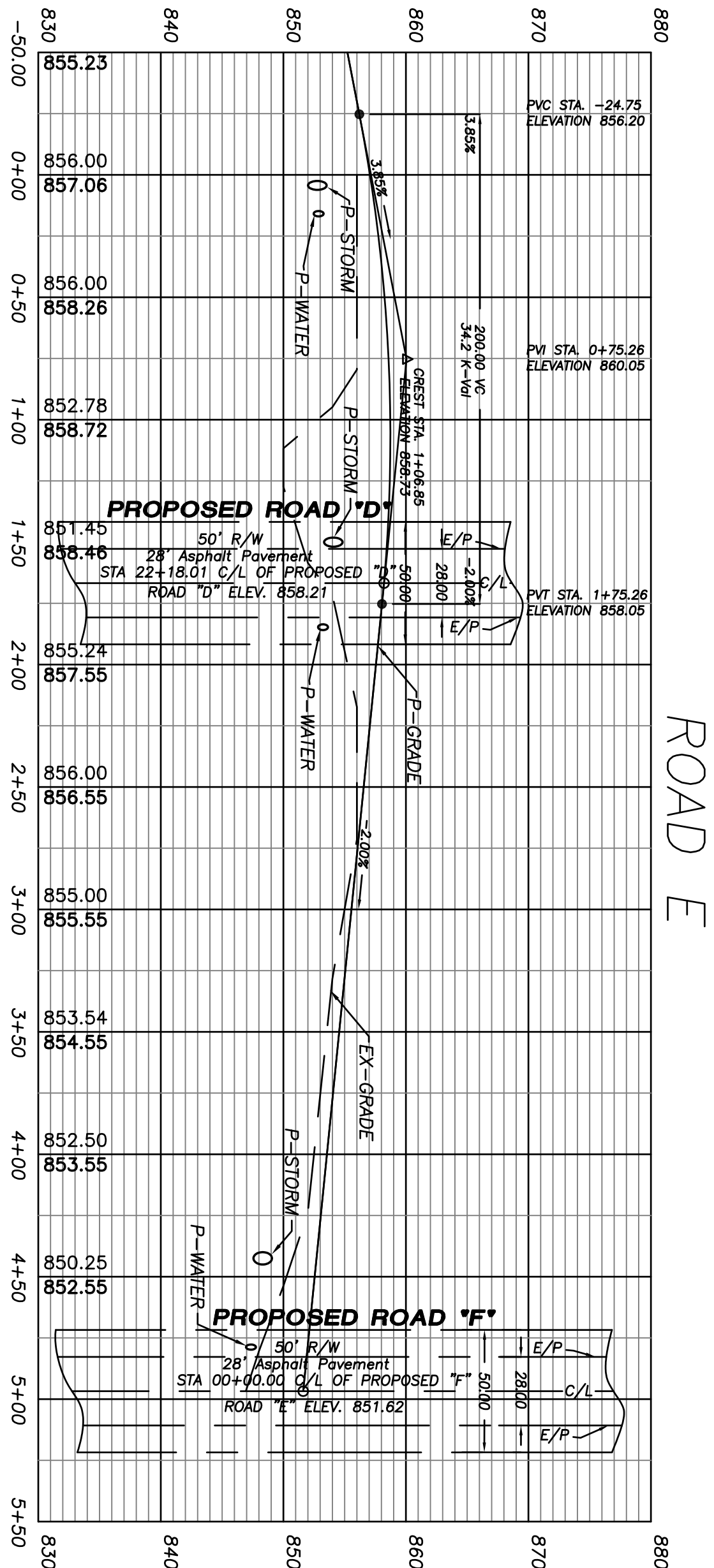
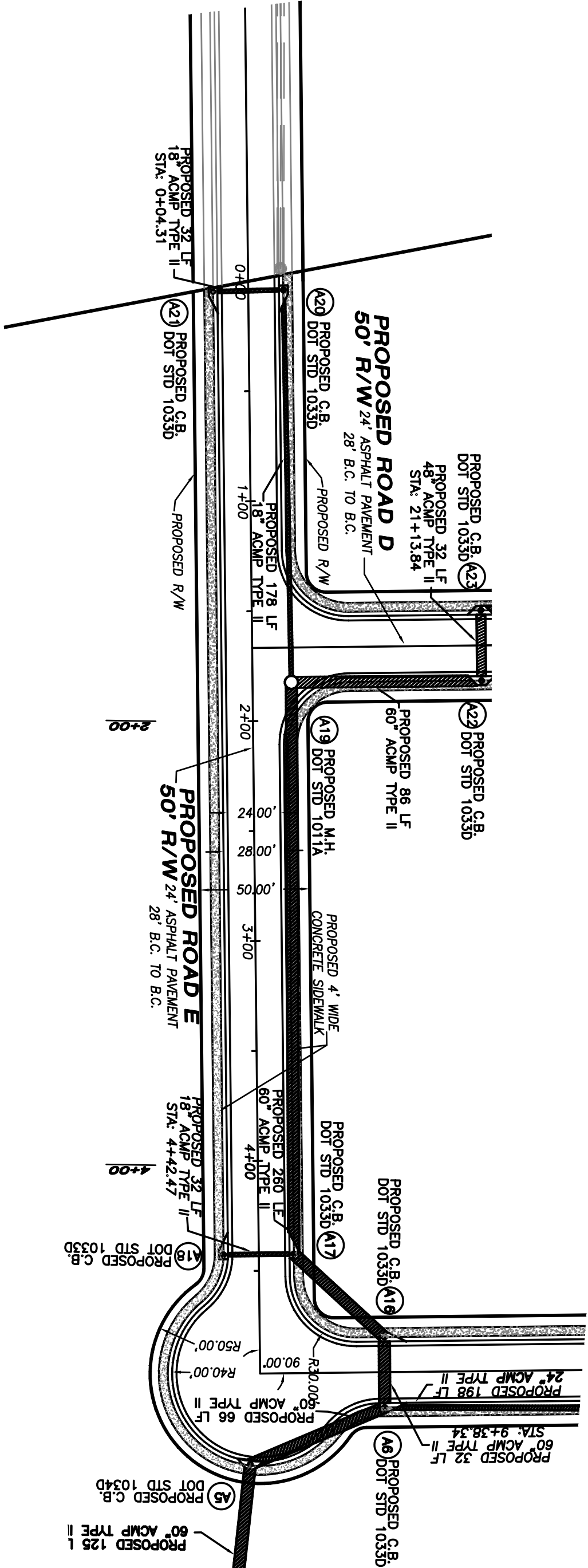
DATE
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PROJECT NO.
03-243.05

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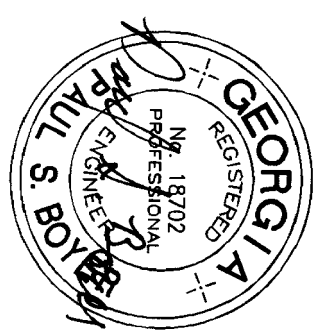
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REVISIONS

No.	DATE	REMARKS
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1.	7/11/06	PER COMMENTS
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ROAD PLAN AND PROFILES
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C15 31
OF

SCALE
1" = 50'

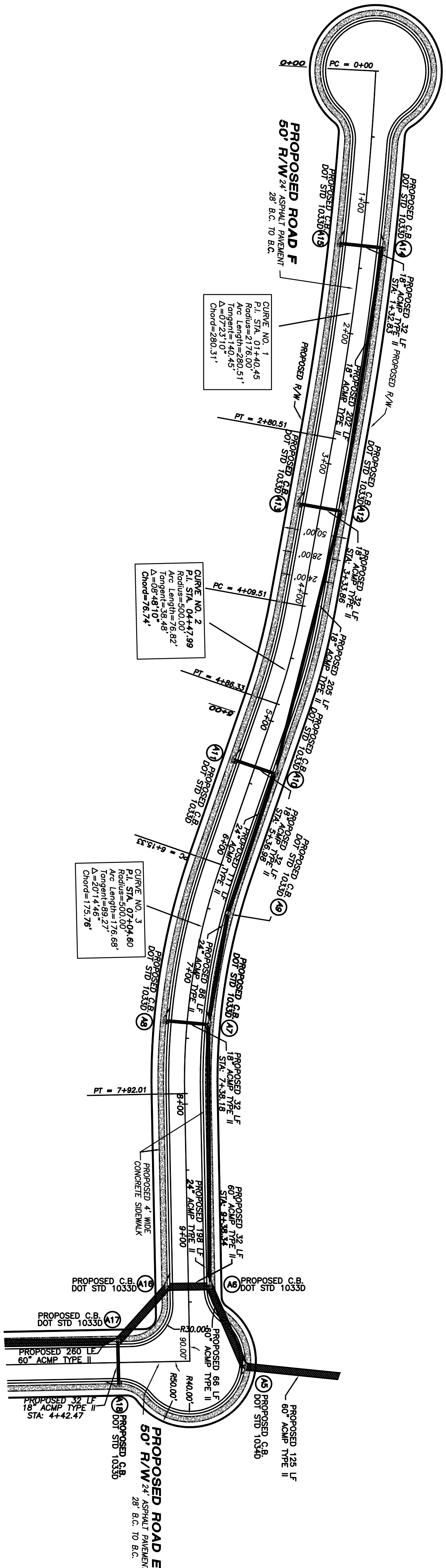
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3/21/06

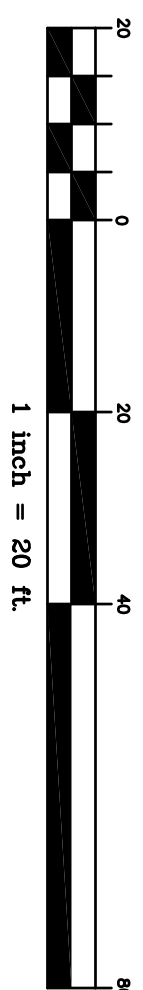
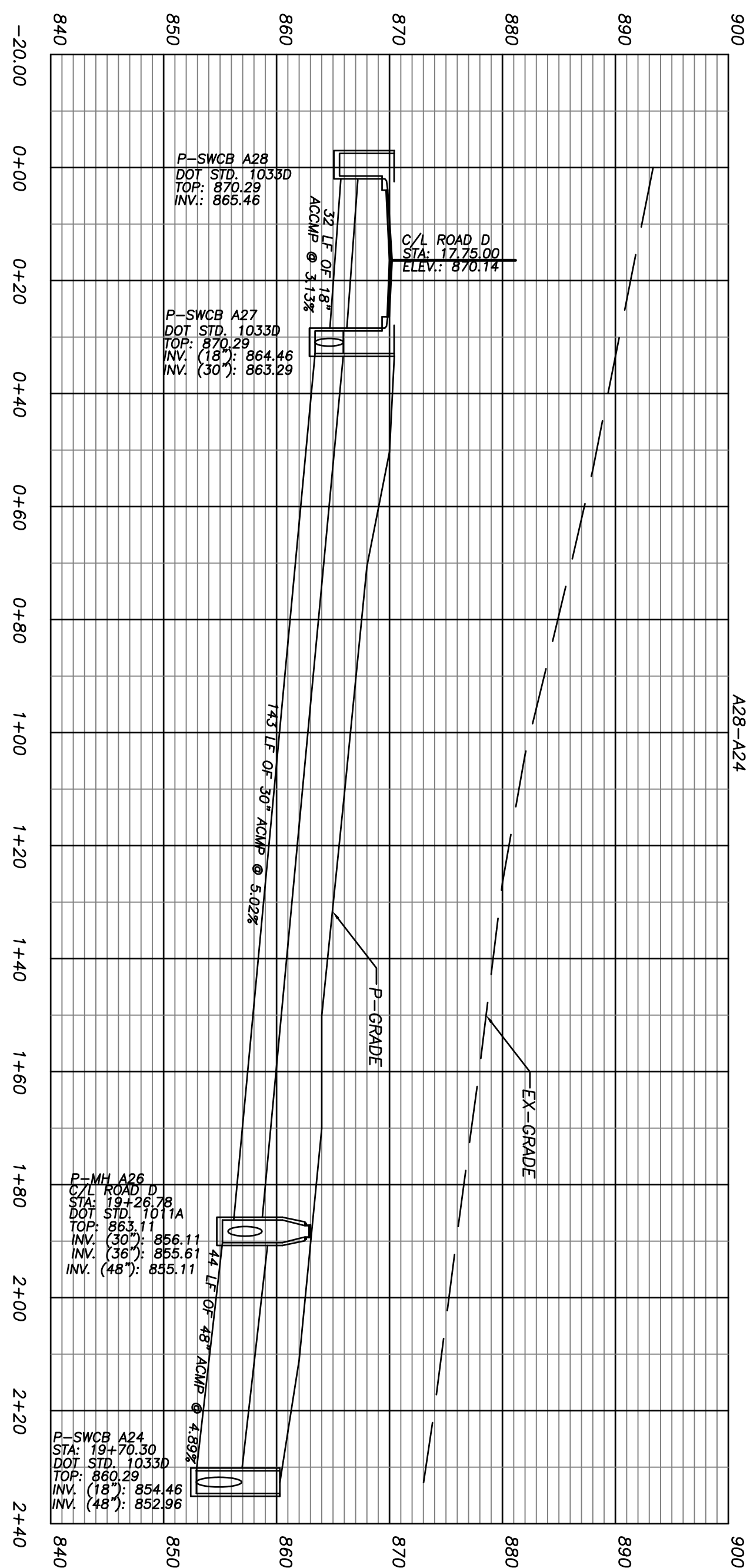
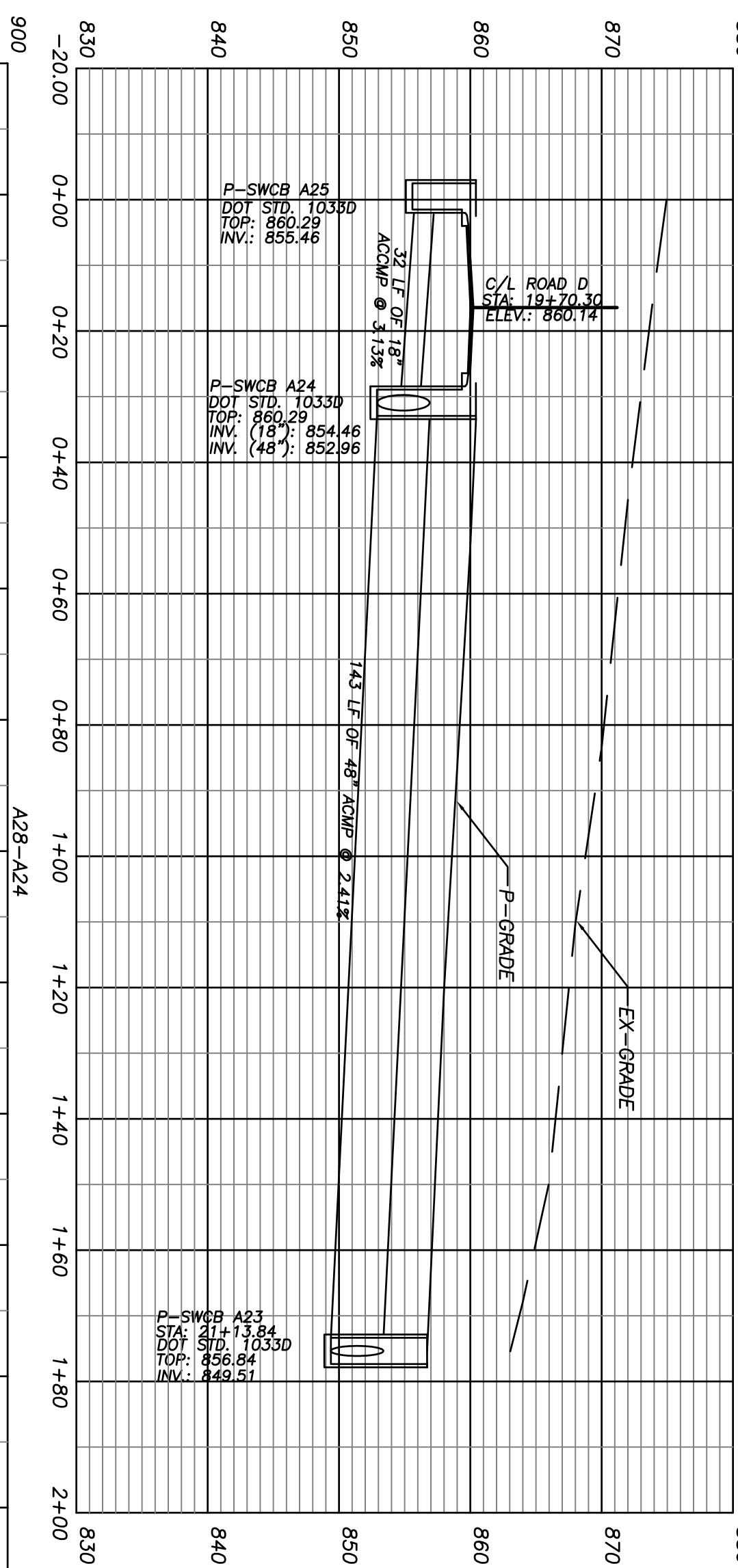
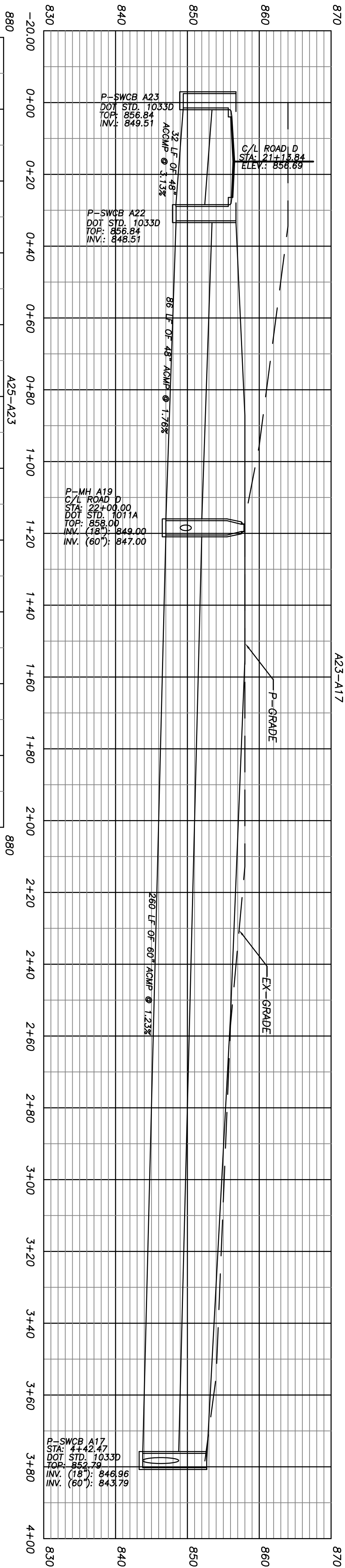
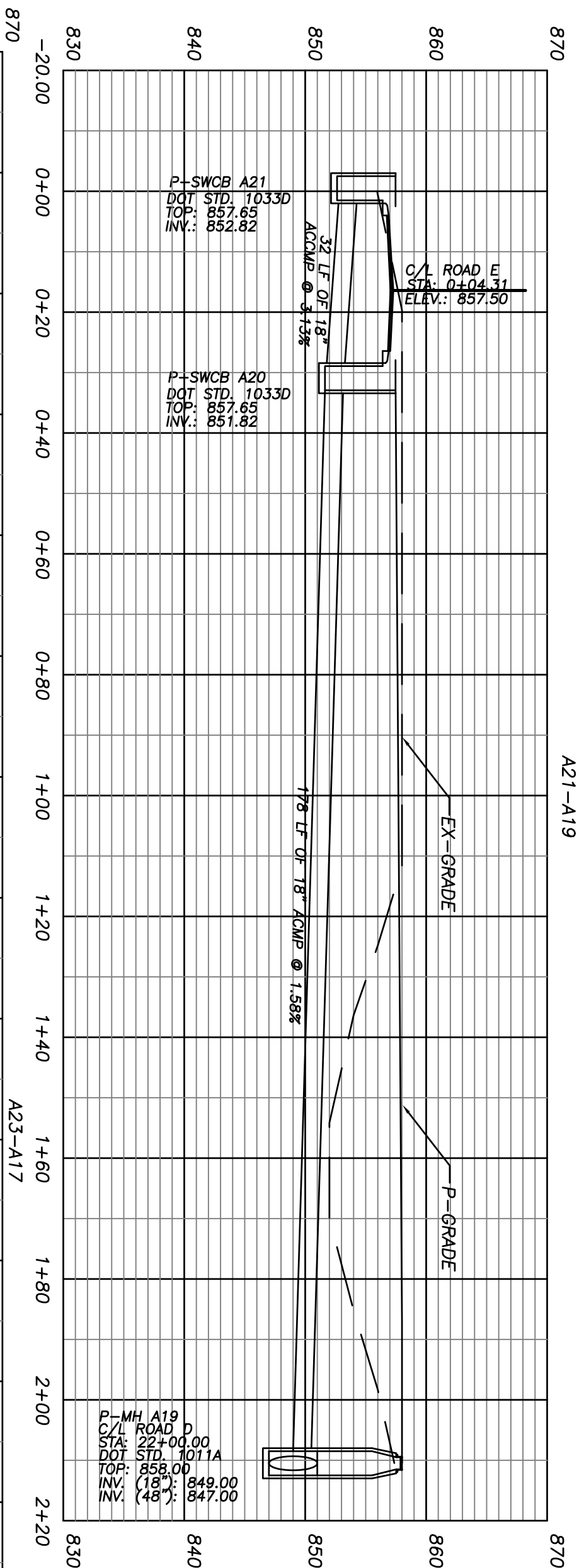
PROJECT NO.
03-243.05

GENERAL NOTES:

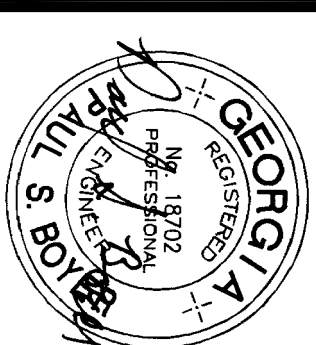
1. EMBANKMENTS SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED A COMPACTED THICKNESS OF 6 INCHES PER LAYER AND SHALL BE COMPACTED TO A DENSITY OF 95 PERCENT OF THE MAXIMUM LABORATORY DRY WEIGHT PER CUBIC FOOT AS DETERMINED BY AASHTO METHOD T-99 IN ALL AREAS WHERE STRUCTURE, PARKING LOTS AND DRIVES, STREETS, AND UTILITIES ARE TO BE PLACED. ALL OTHER EMBANKMENTS ARE TO BE COMPACTED TO AT LEAST 85 PERCENT
2. THE MAXIMUM SLOPES FOR CUT OF FILL SHALL BE 2:1 (TWO FEET OF HORIZONTAL RUN FOR EACH FOOT OF RISE OR FALL), EXCEPT AS DISCUSSED IN SECTION 8.1.5 BELOW. THE DEPTH OF CUT REFERRED TO HEREIN SHALL BE THE MAXIMUM CUT OR FILL OCCURRING IN ANY ONE SECTION OF CUT OR FILL. THE SLOPE OF CUT OR FILL SHALL BE UNIFORM THROUGHOUT FOR EACH SECTION OF CUT OR FILL EXCEPT WHEN BENCHING IS APPROVED BY THE DEPARTMENT. WHEN A CUT IS MADE IN ROCK THAT REQUIRES BLASTING, THE SLOPE MAY BE STEEPER IF PRESPPLITTING IS EMPLOYED AND UPON SUBMISSION OF A GEOTECHNICAL REPORT WHICH SUBSTANTIATES THE INTEGRITY OF THE ROCK IN THE STEEPER CONDITION, SUBJECT TO THE REVIEW AND APPROVAL OF THE DIRECTOR. (NOTE: NO BLASTING SHALL OCCUR WITHOUT A VALID PERMIT ISSUED BY THE FIRE SERVICES DIVISION) REFER TO THE STANDARD PLANS FOR GRADING SECTION AND RETAINING WALL DETAILS.

3. WHILE MOST SOILS IN THE AREA CAN BE SAFELY STABILIZED AT A 2:1 SLOPE, SOME SOILS EXHIBIT A LOW SHEARING RESISTANCE AND A LOW COHESIVENESS. THESE SOILS TYPICALLY ARE MICACEOUS SILTS AND SANDY SOILS WITH LITTLE OR NOT CLAY. IF THE 2:1 SLOPE SHOWS EVIDENCE OF SHEARING, NON-COHESIVENESS, SLIDING, OR INABILITY TO MAINTAIN COMPACTION, THE SLOPE SHALL BE STABILIZED AT 3:1 OR BY USING SUCH MECHANICAL METHODS AS NEEDED (SUCH AS RETAINING WALLS OR "GROW MATS" STAPLED IN PLACE) TO MAINTAIN SLOPE, HEIGHT, AND INTEGRITY.





REVISIONS		
No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS



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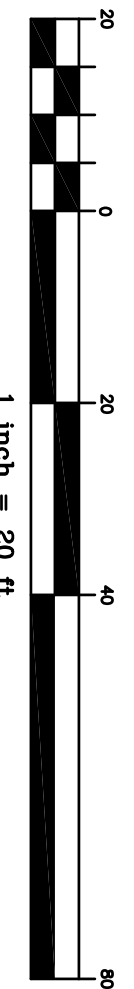
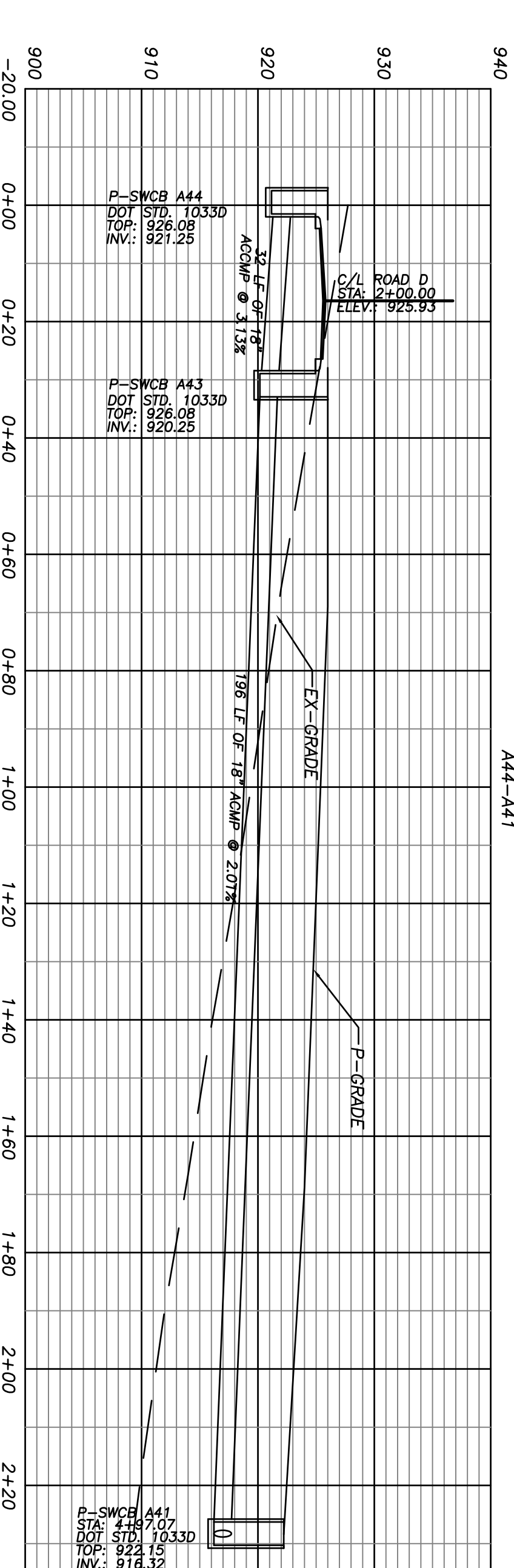
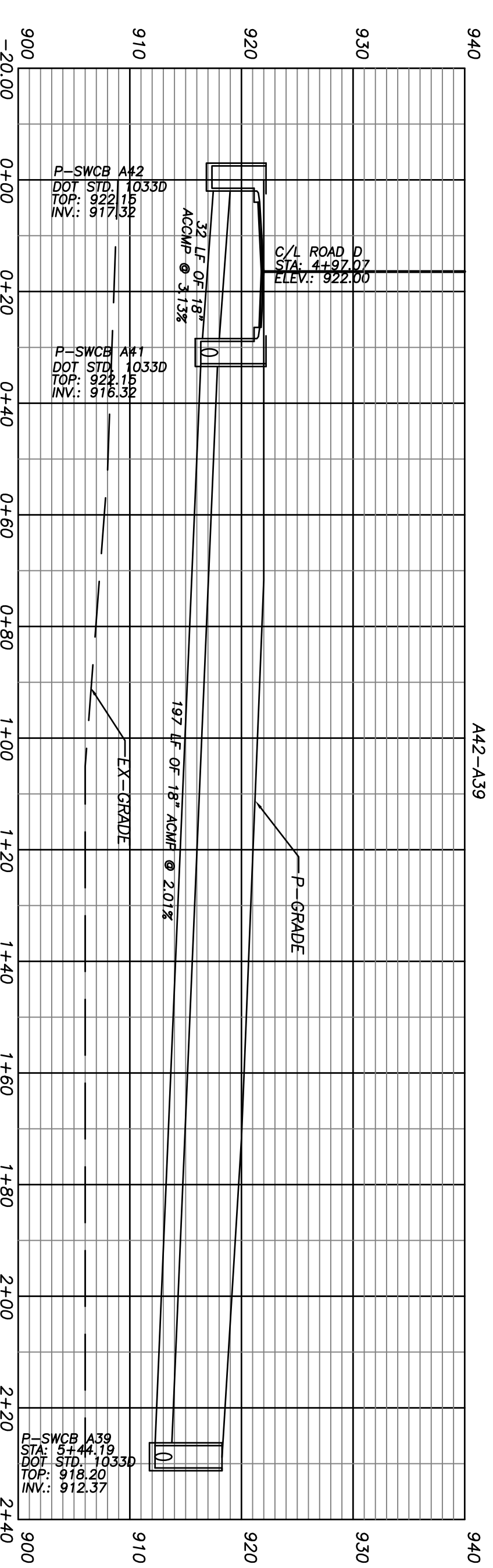
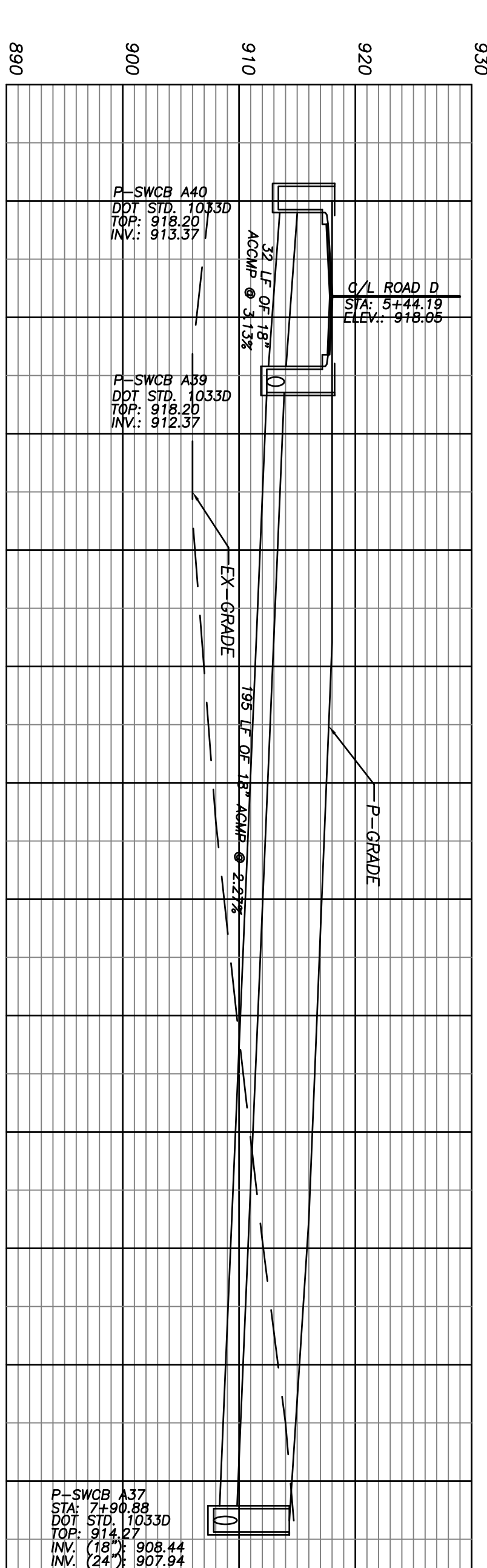
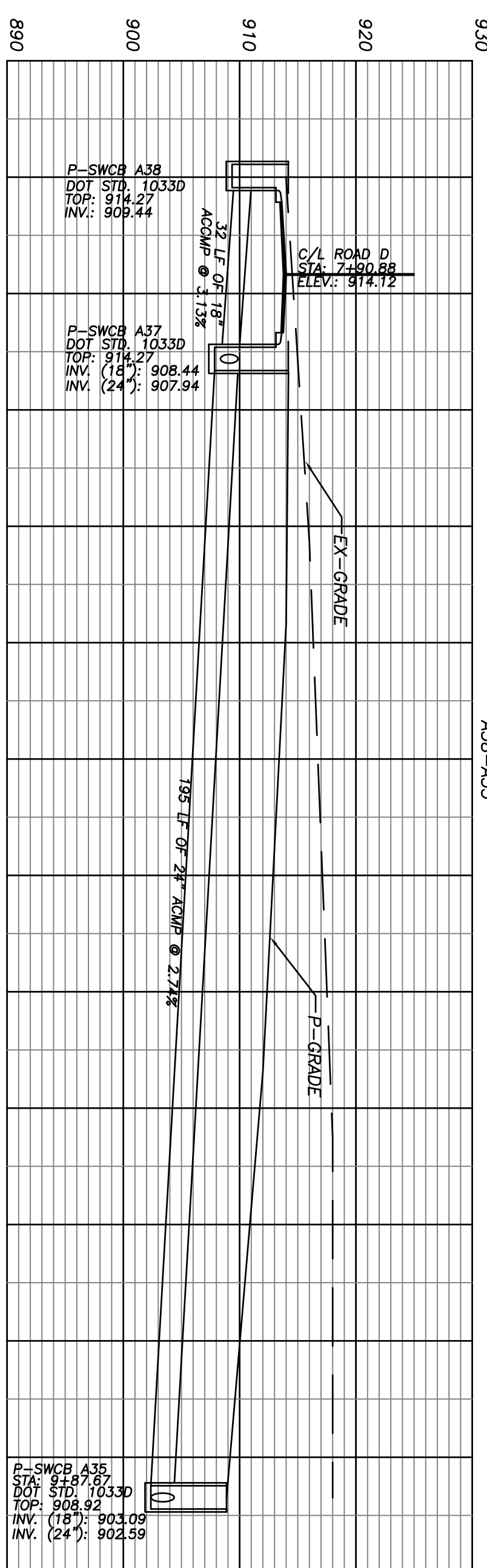
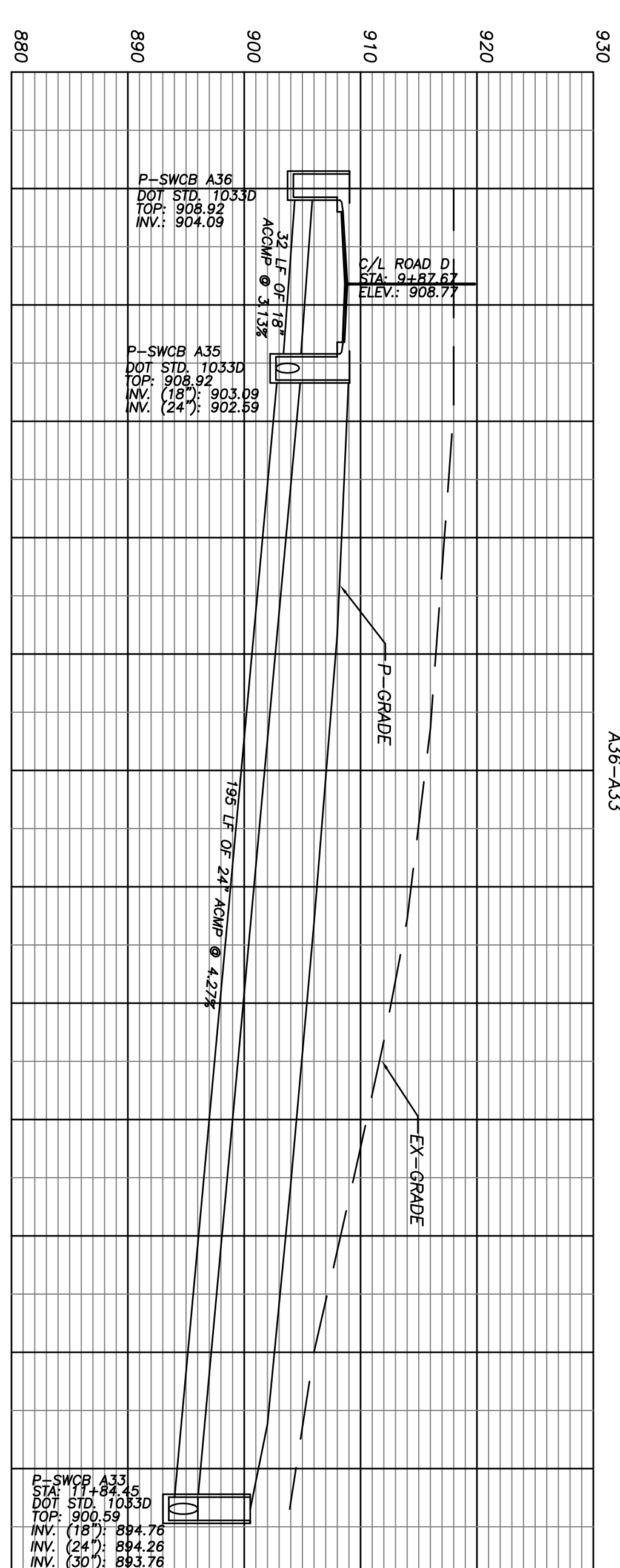
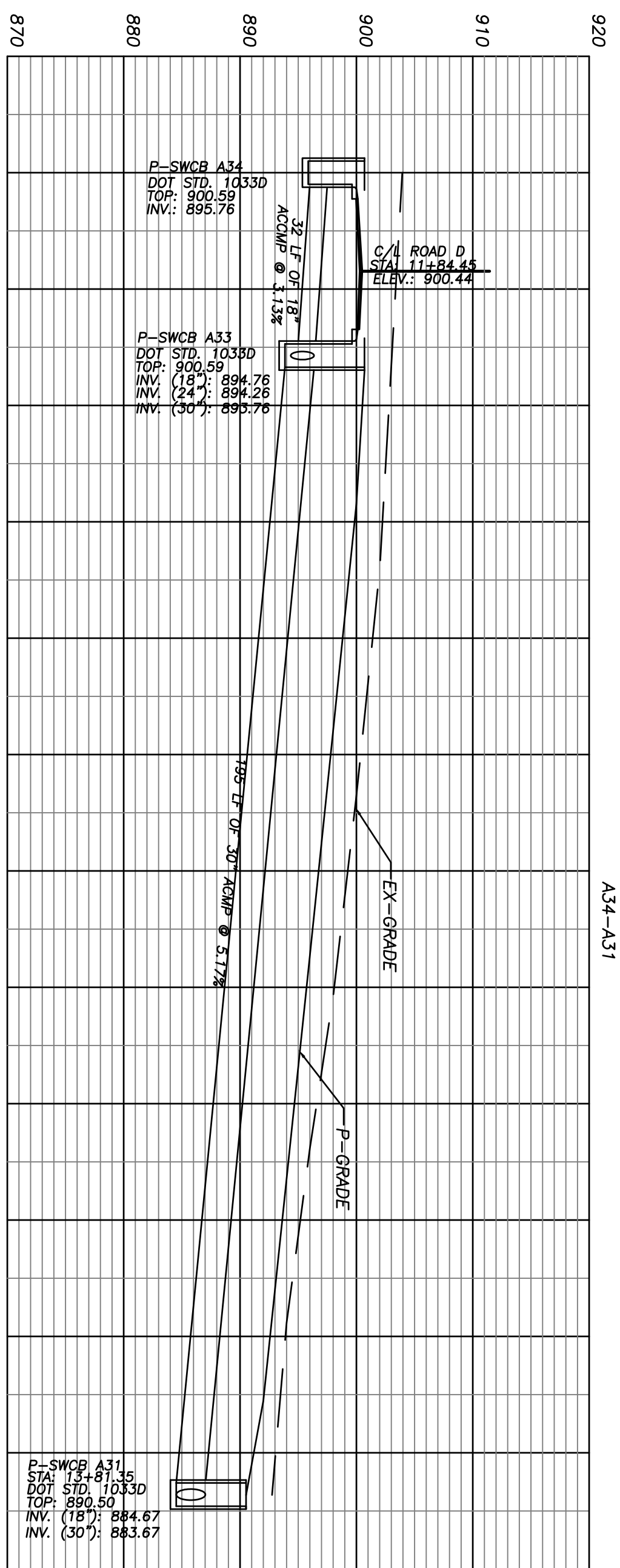
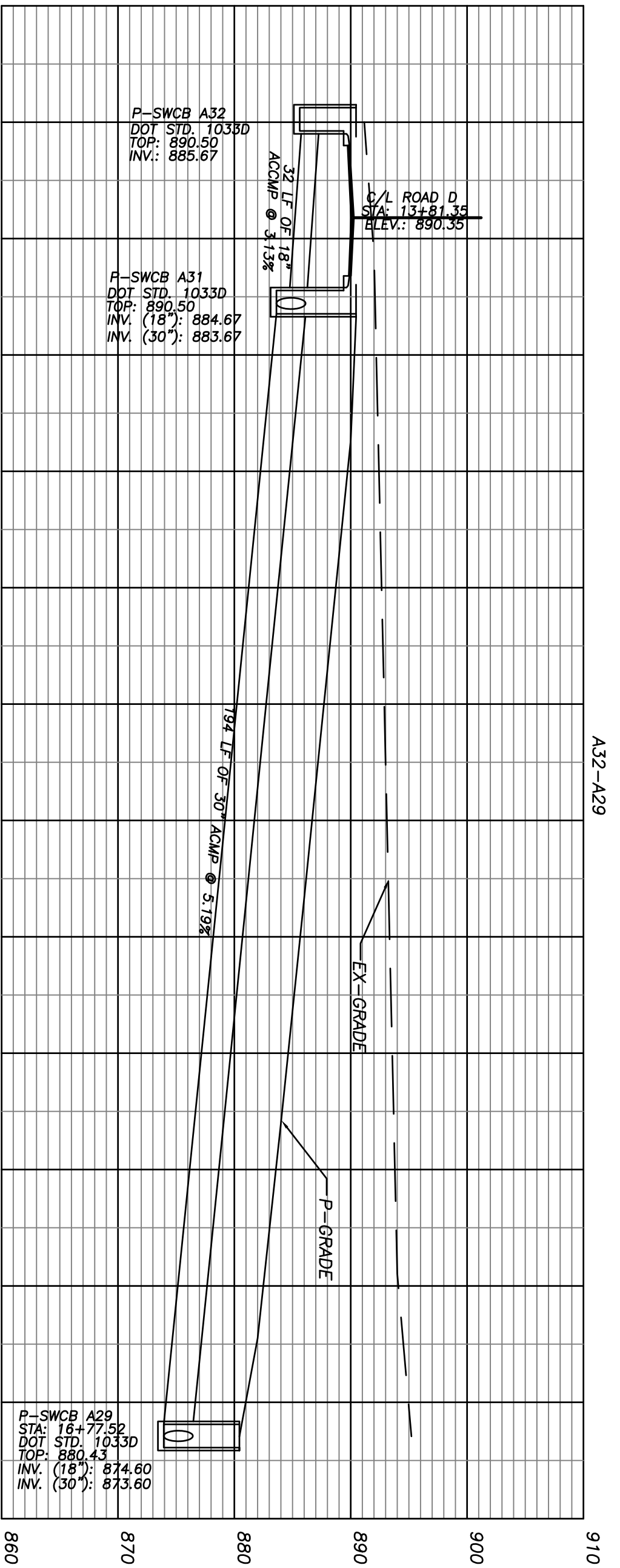
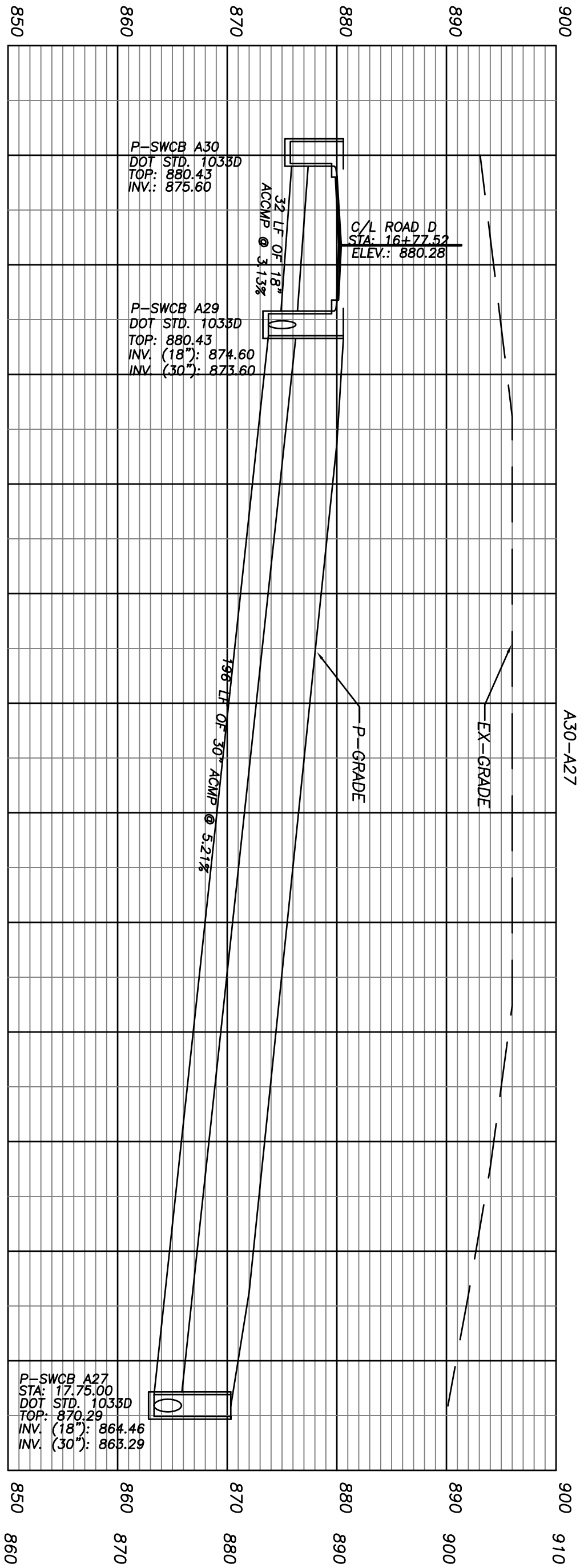
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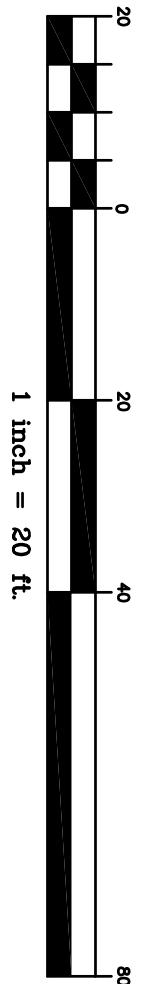
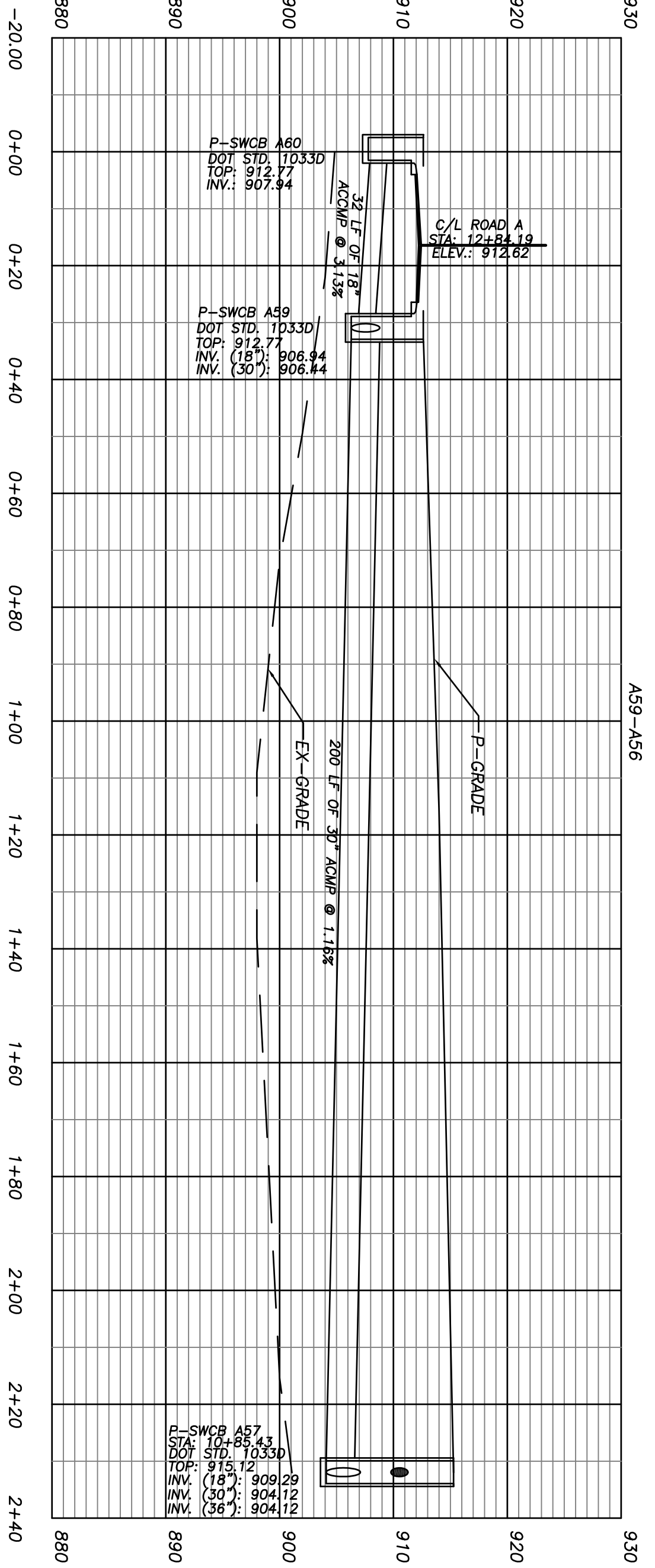
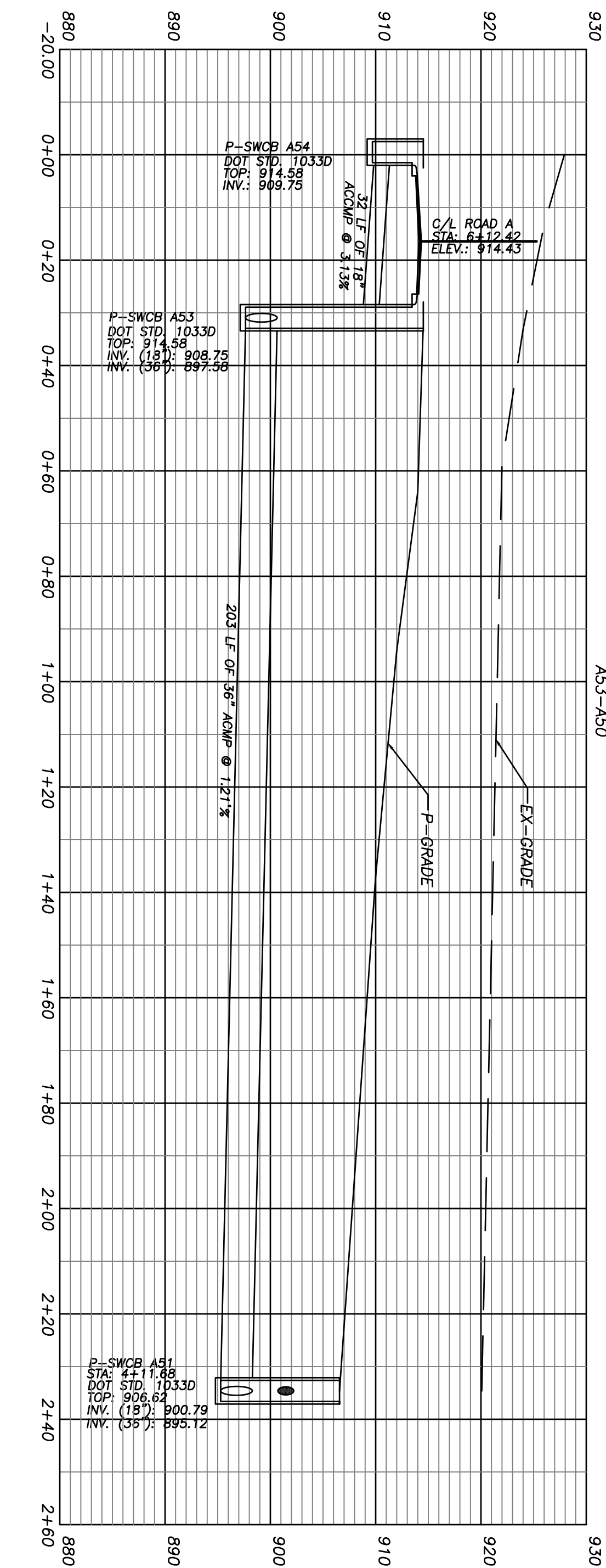
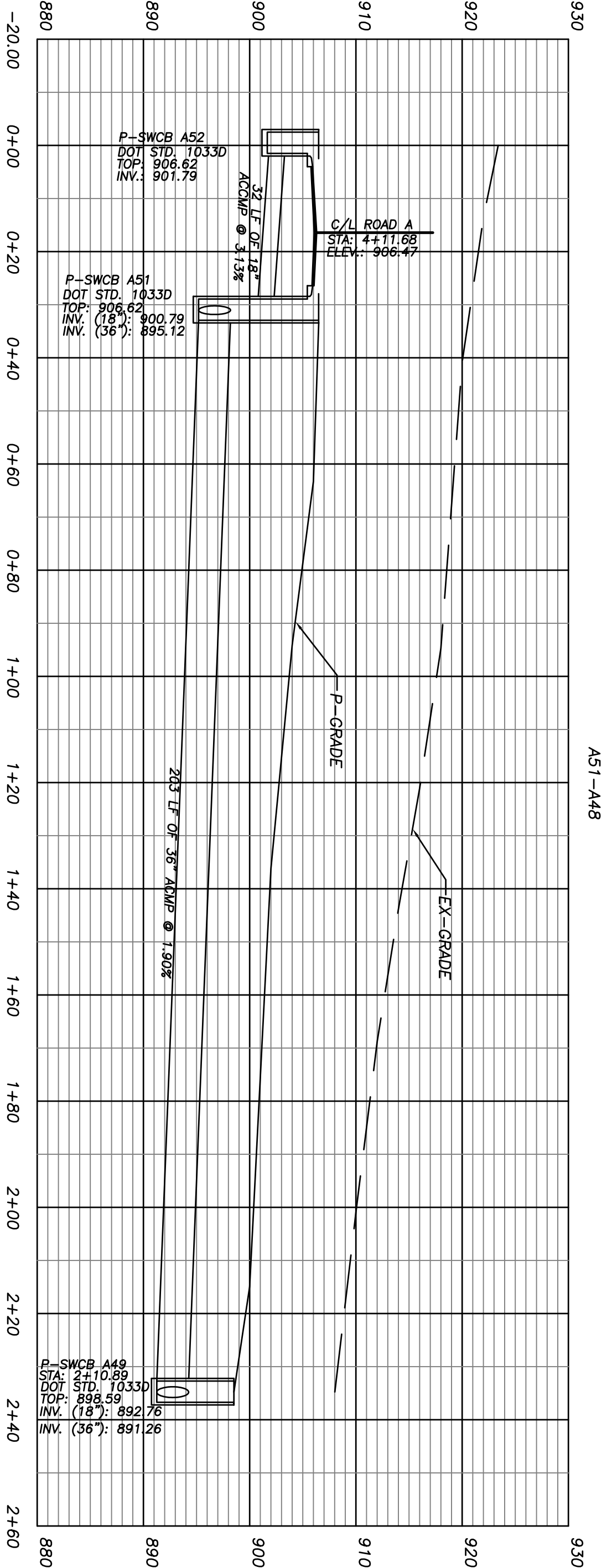
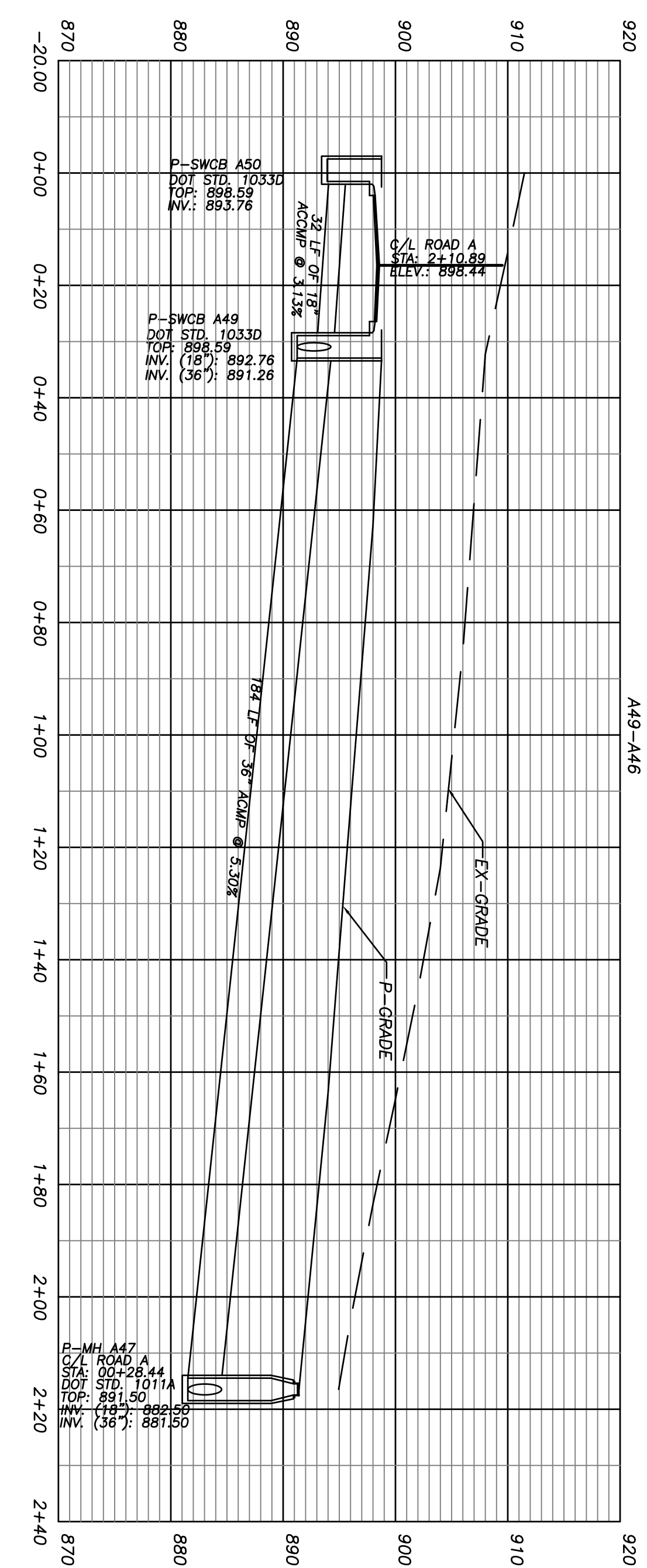
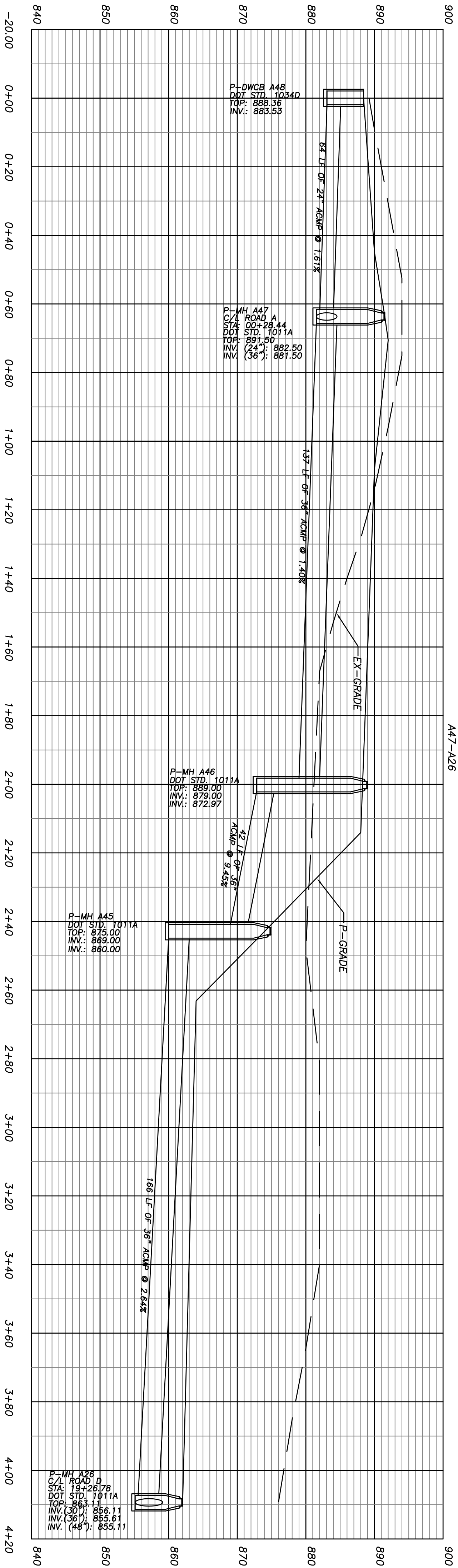
909 ATLANTA HWY.
GAINESVILLE, GEORGIA 30501
PHONE (770) 532 - 6492
FAX (770) 532 - 1995

STORM DRAIN PROFILES
FOR
WALTON CREEK
SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

**SHEET
NUMBER**
C18 31

SCALE	1" = 20'
DATE	3/21/06
PROJECT NO.	03-243.05





SHEET NUMBER
C2031
OF

SCALE
1" = 20'

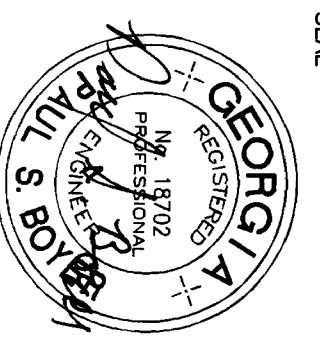
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3/21/06

PROJECT NO.
03-243.05

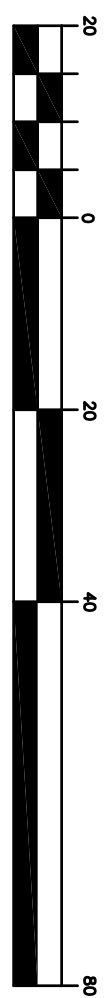
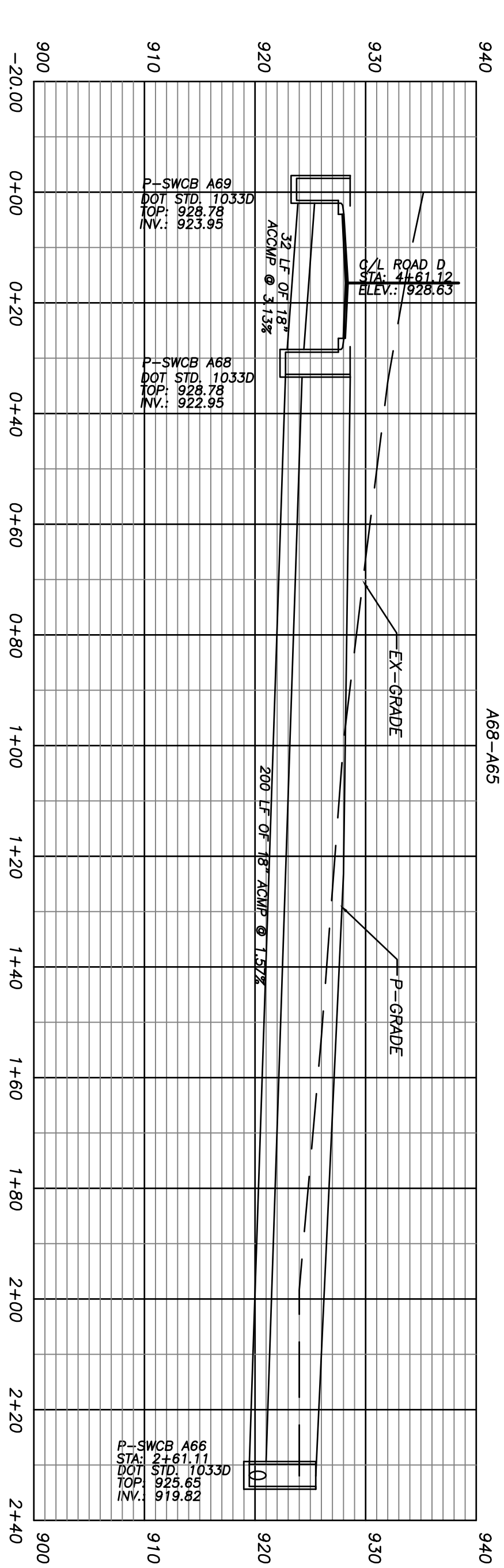
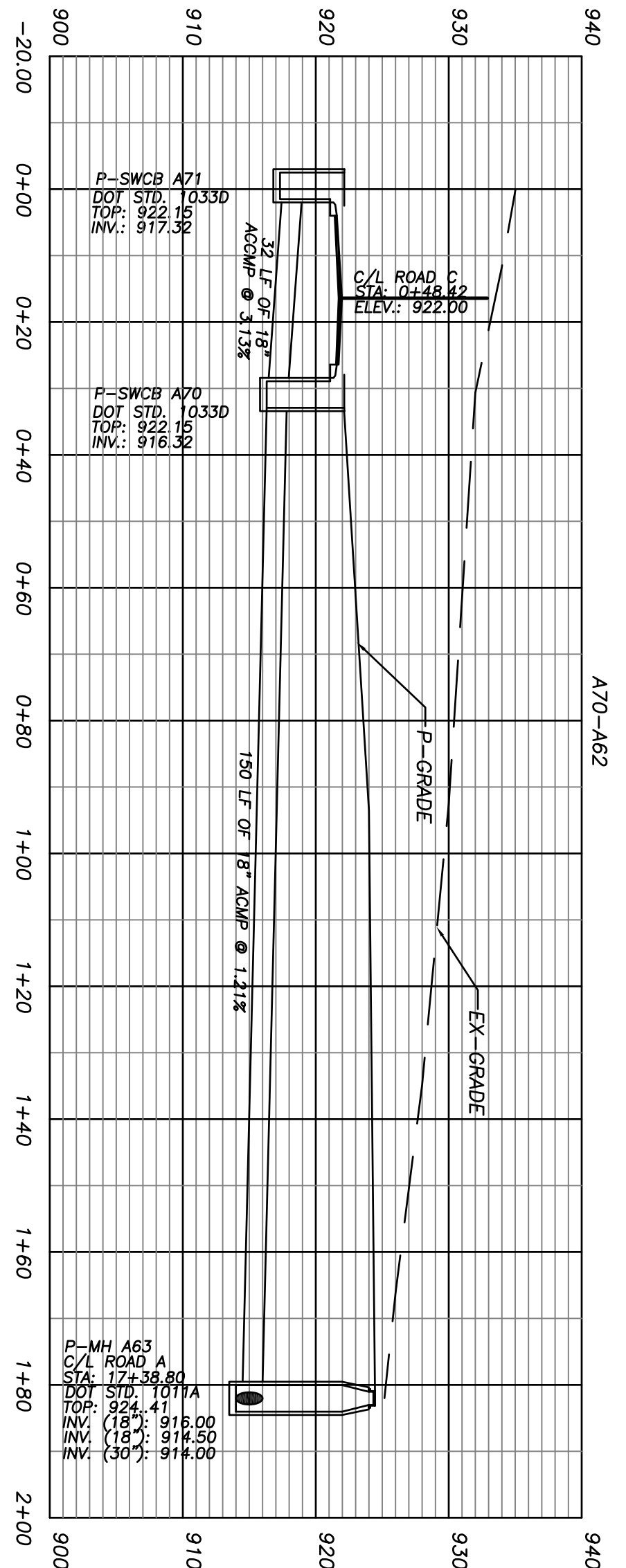
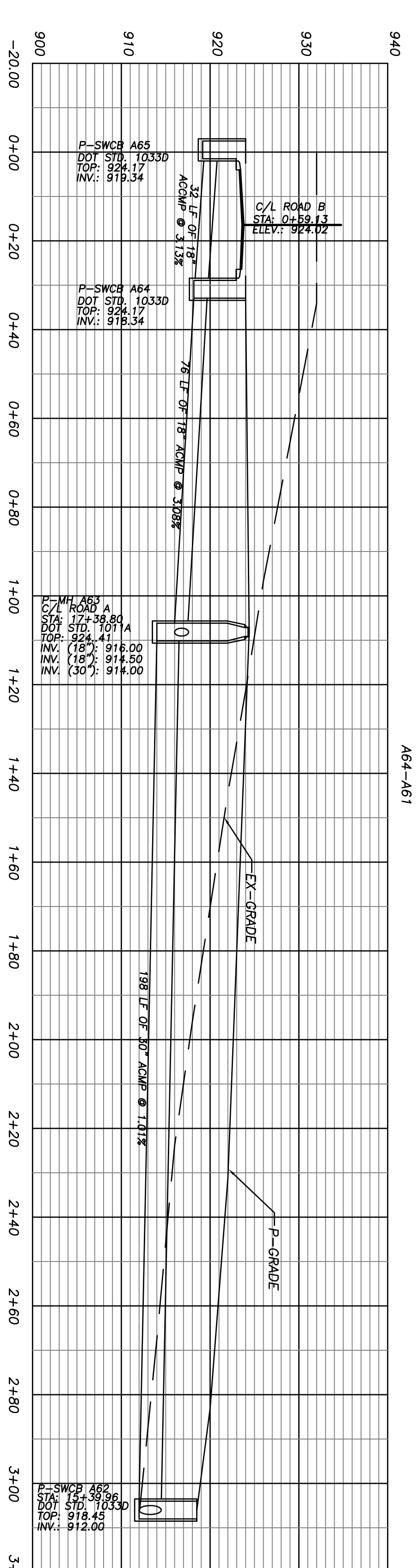
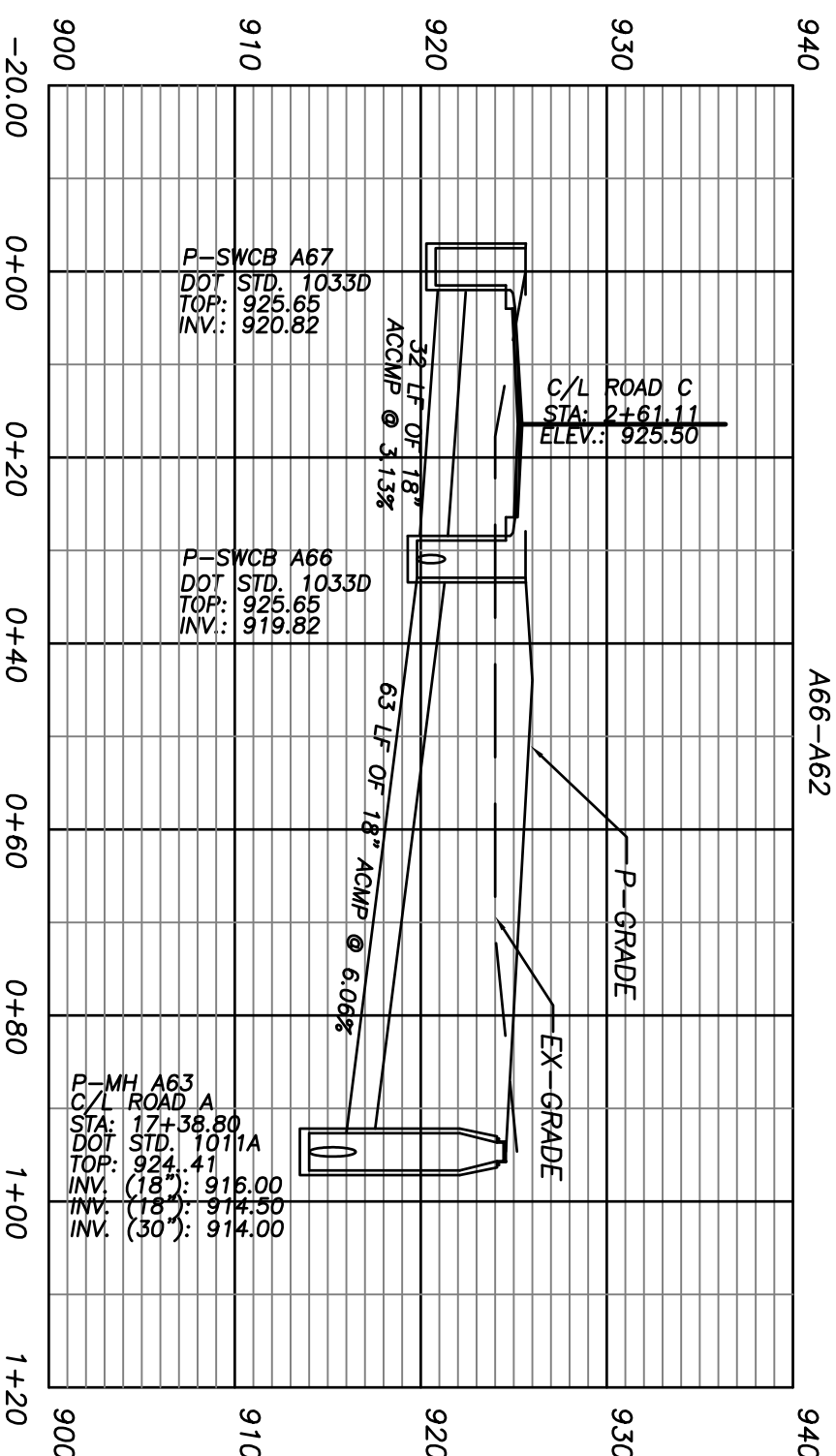
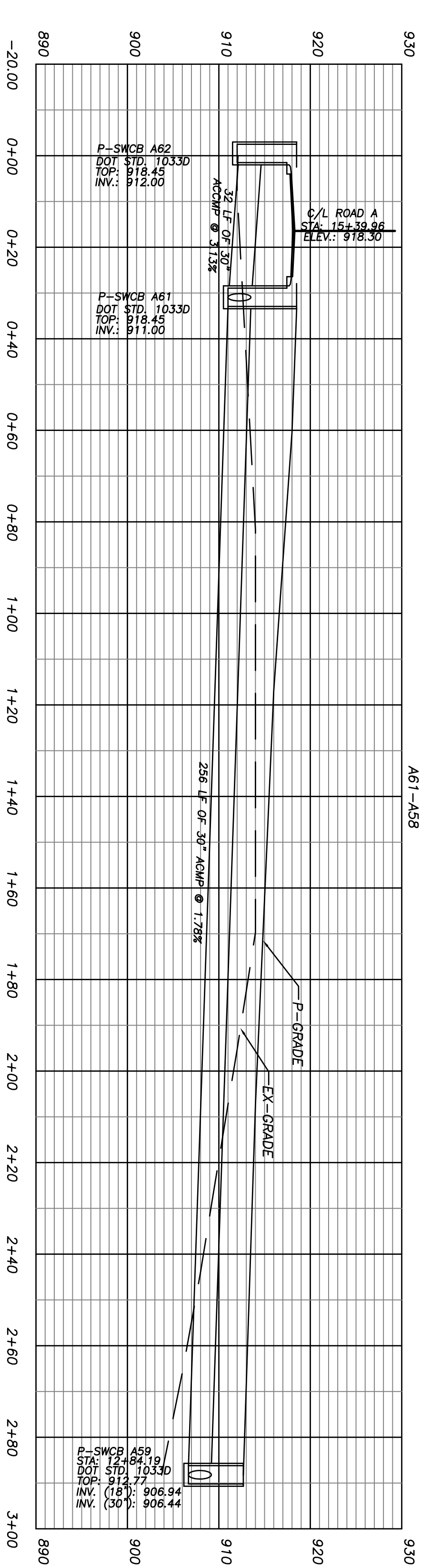
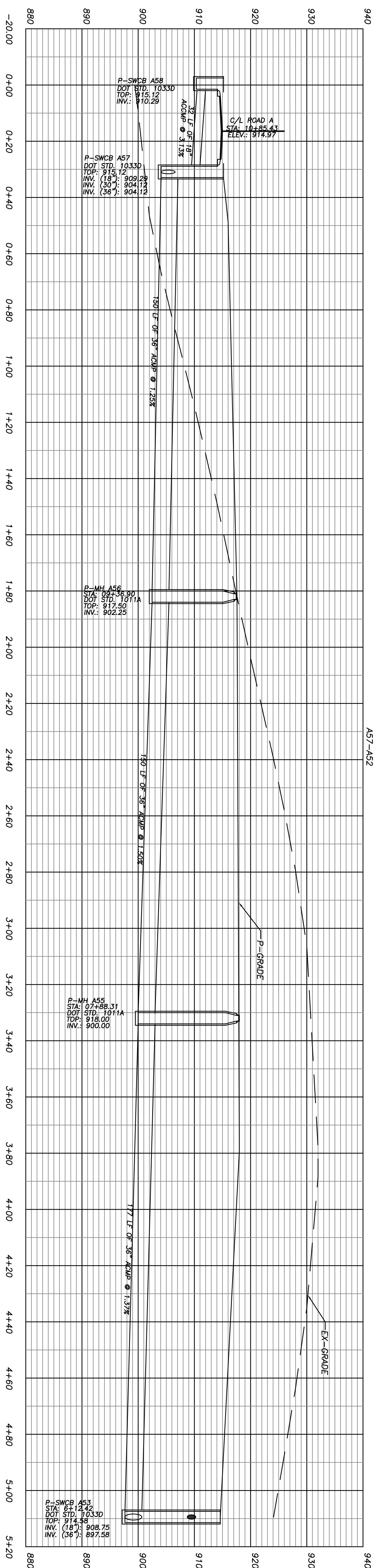
STORM DRAIN PROFILES
FOR
**WALTON CREEK
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

Patton-Boyer, Inc.
LAND SURVEYORS & CIVIL ENGINEERS
909 ATLANTA HWY
GAINESVILLE, GEORGIA 30601
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REVISIONS		
No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS



1 inch = 20 ft.

REVISIONS		
No.	DATE	REMARKS
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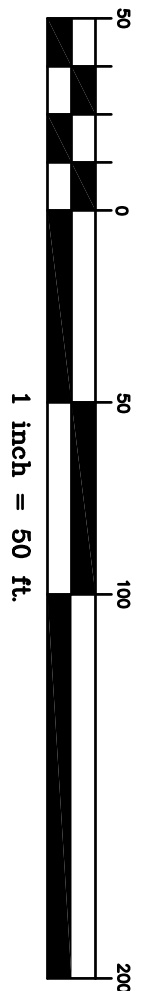
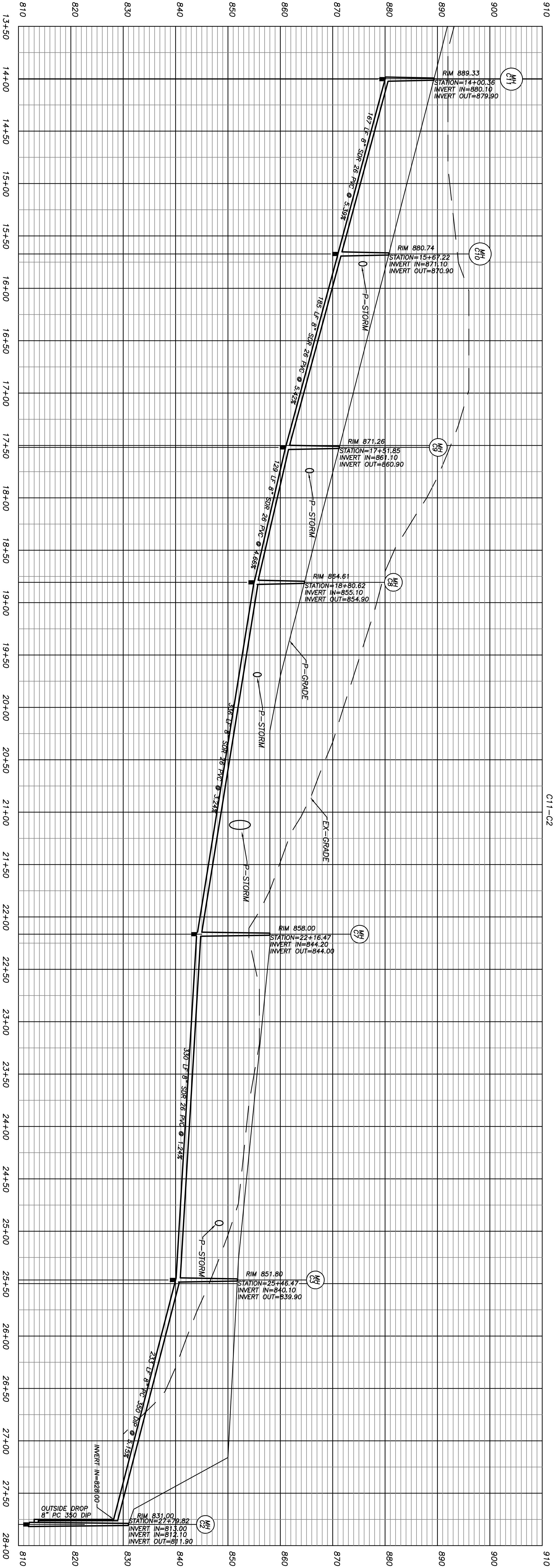
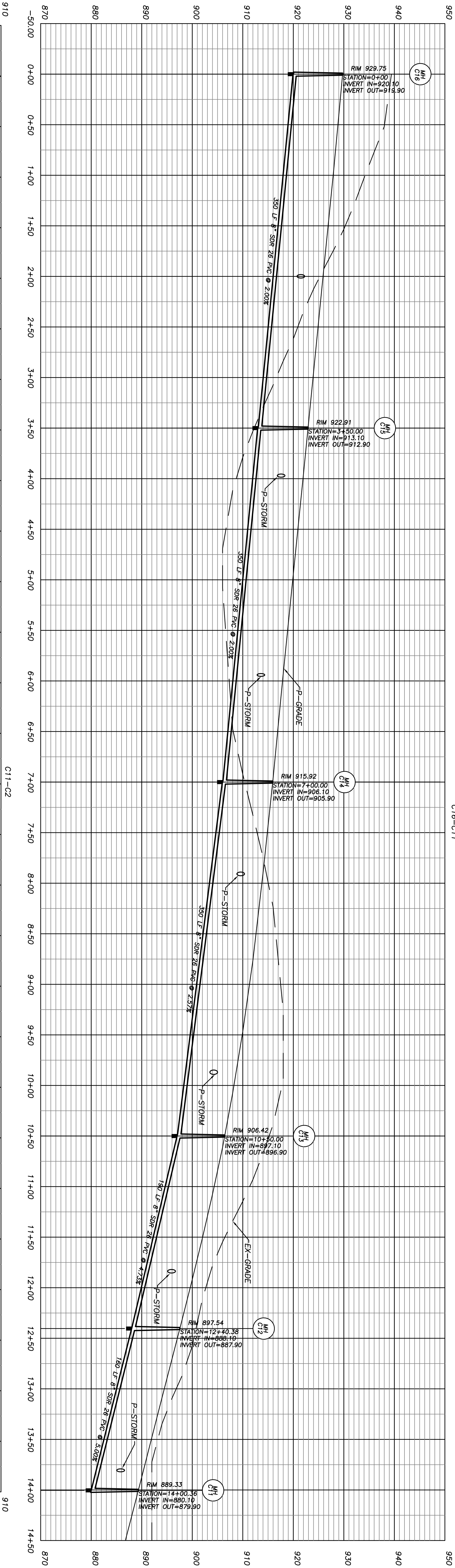
STORM DRAIN PROFILES
FOR
**WALTON CREEK
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C21 31
OF

$$1'' = 20'$$

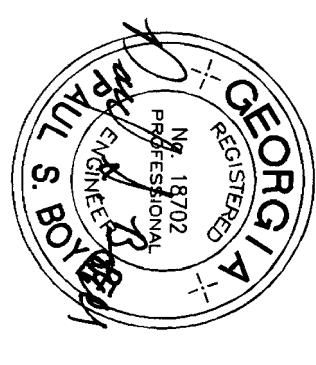
DATE 3/21/06

PROJECT NO.
03-243.05



REVISIONS

No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS

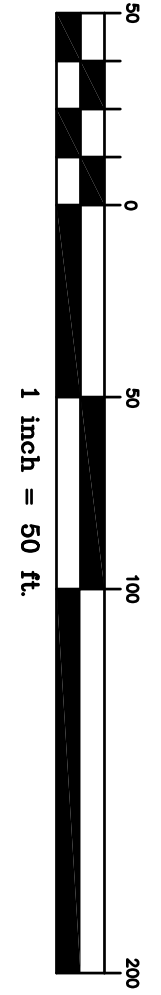
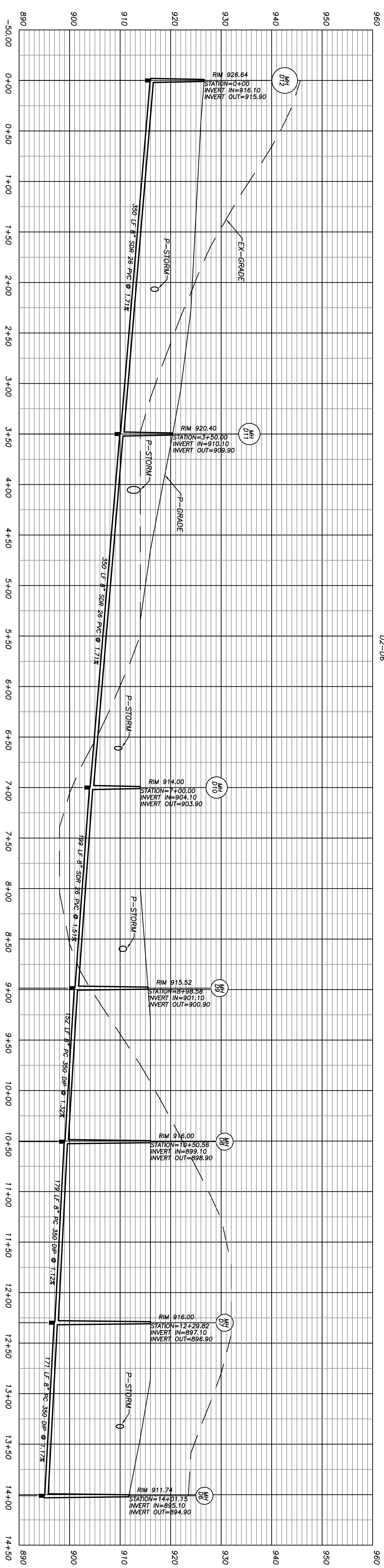
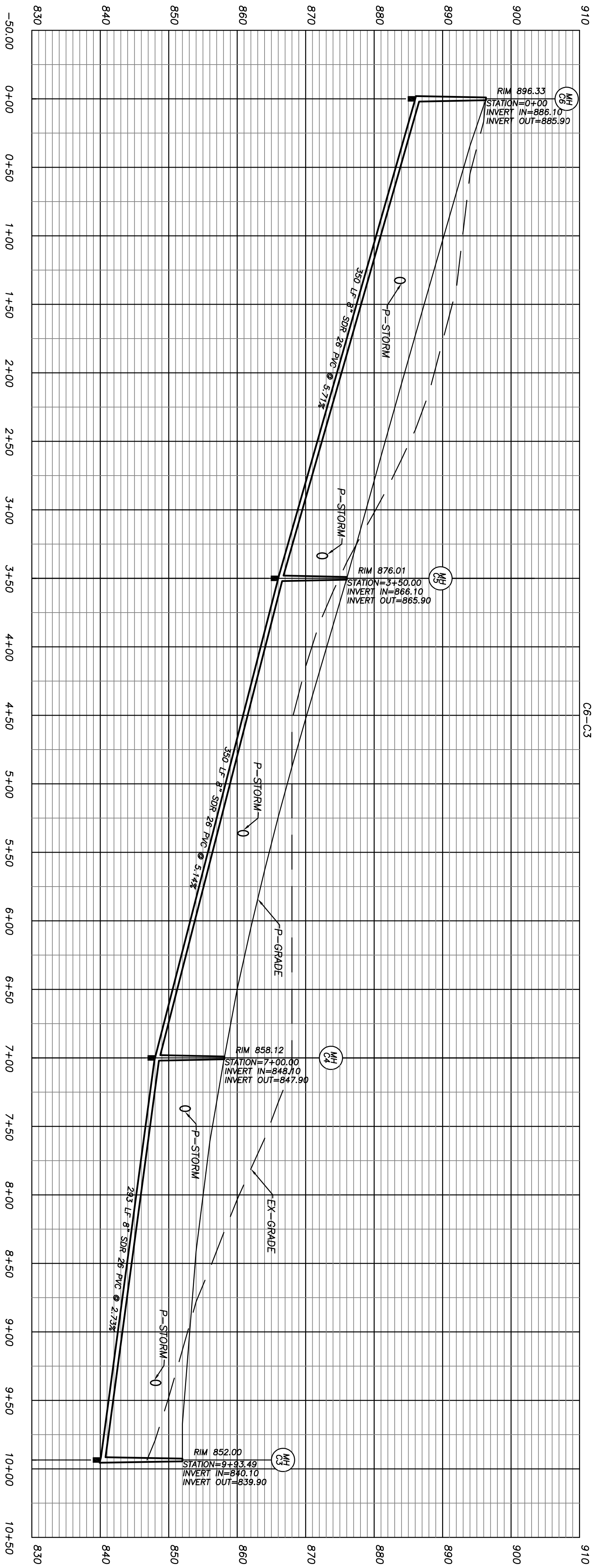


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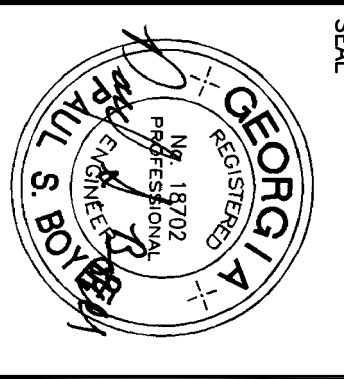
Patton-Boyer, Inc.
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GAINESVILLE, GEORGIA 30501
PHONE (770) 532 - 6492
FAX (770) 532 - 1995

SANITARY SEWER PROFILES
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

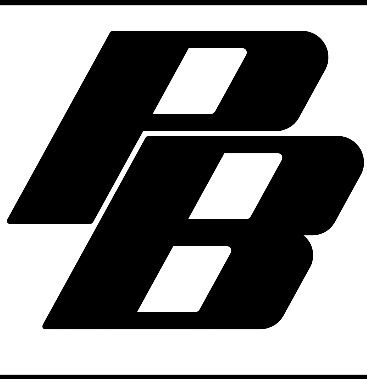
SHEET NUMBER
C22 31
OF
SCALE
1" = 50'
DATE
3/21/06
PROJECT NO.
03-243.05



REVISIONS		
No.	DATE	REMARKS
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SANITARY SEWER PROFILES
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

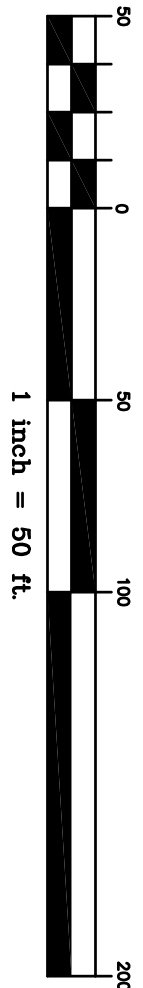
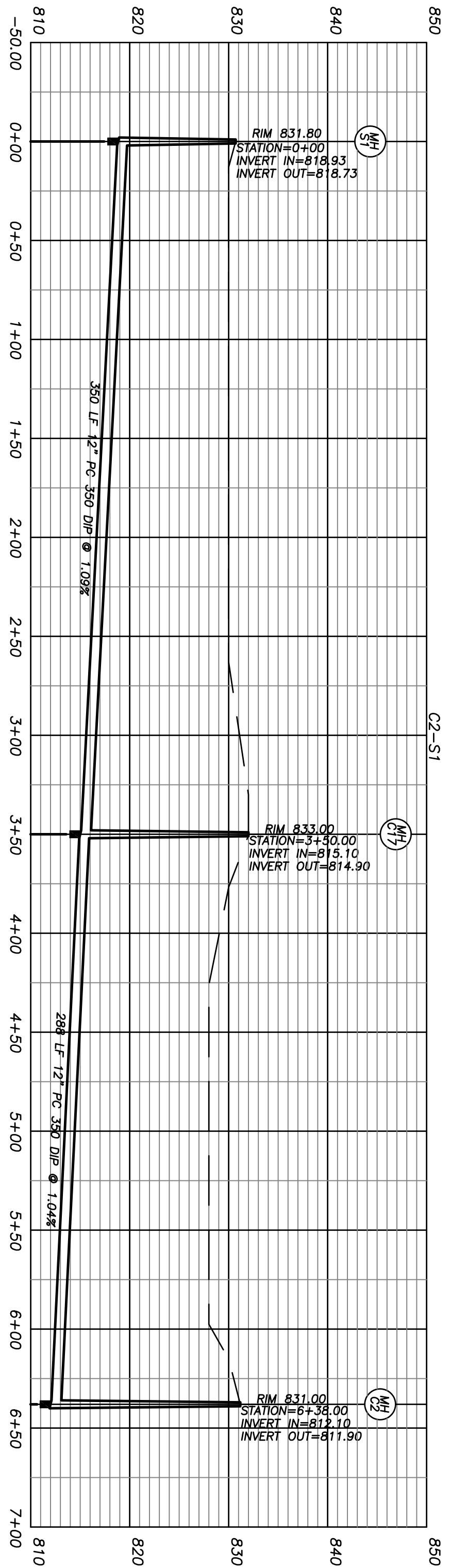
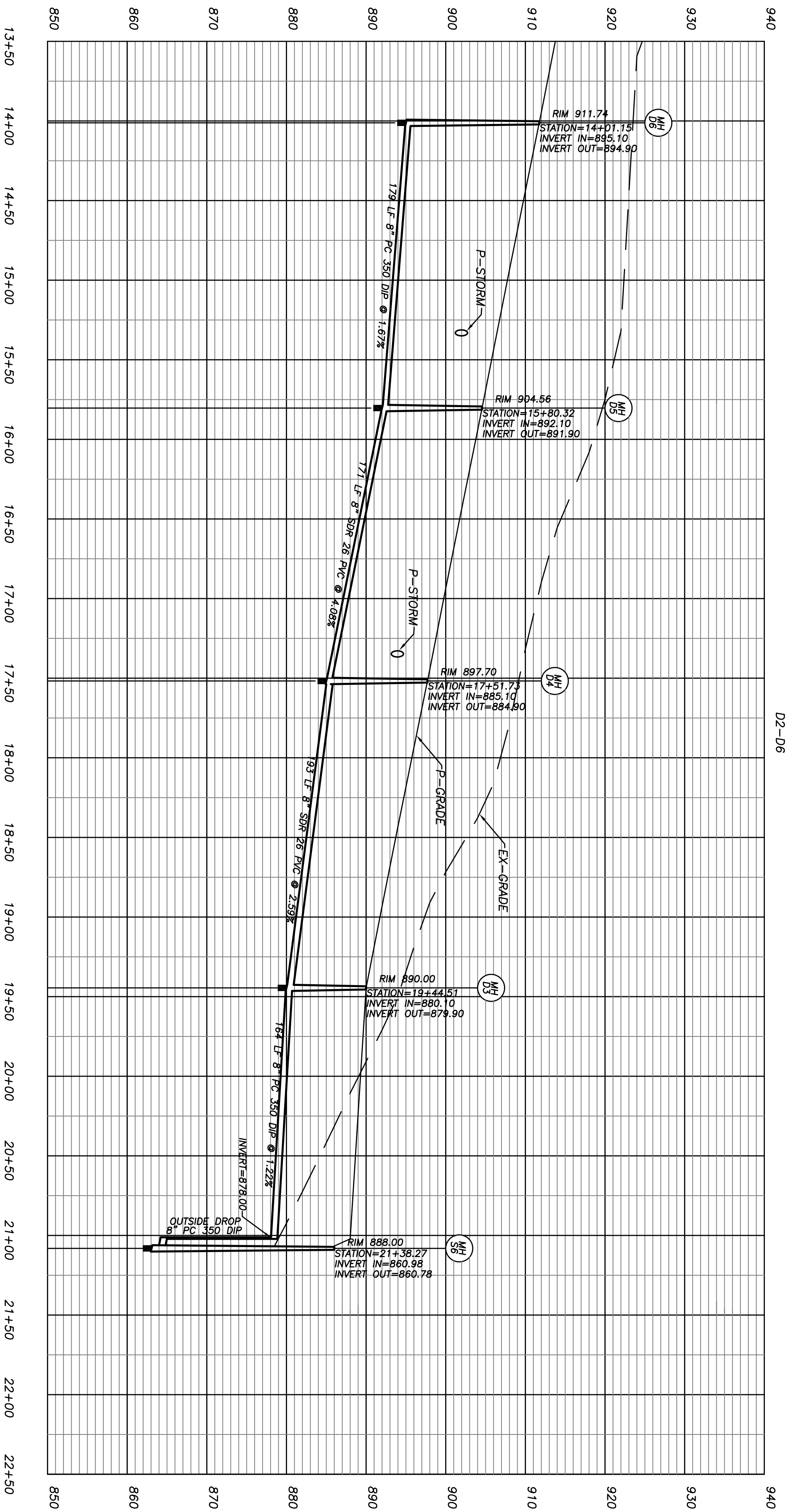
C2331
OF

SHEET NUMBER

SCALE
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DATE
3/21/06

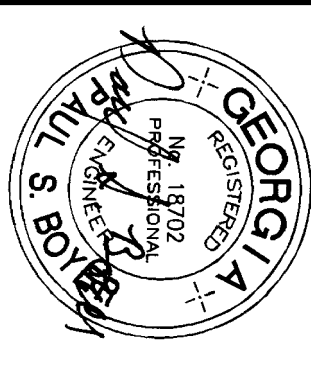
PROJECT NO.
03-243.05



REVISIONS

No.	DATE	REMARKS
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SEAL



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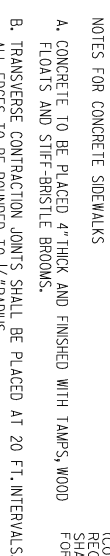
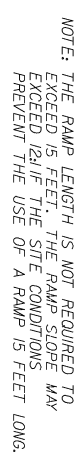
SANITARY SEWER PROFILES
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C2431
OF

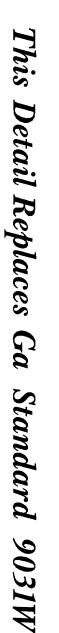
SCALE
1" = 50'

DATE
3/21/06

PROJECT NO.
03-243.05

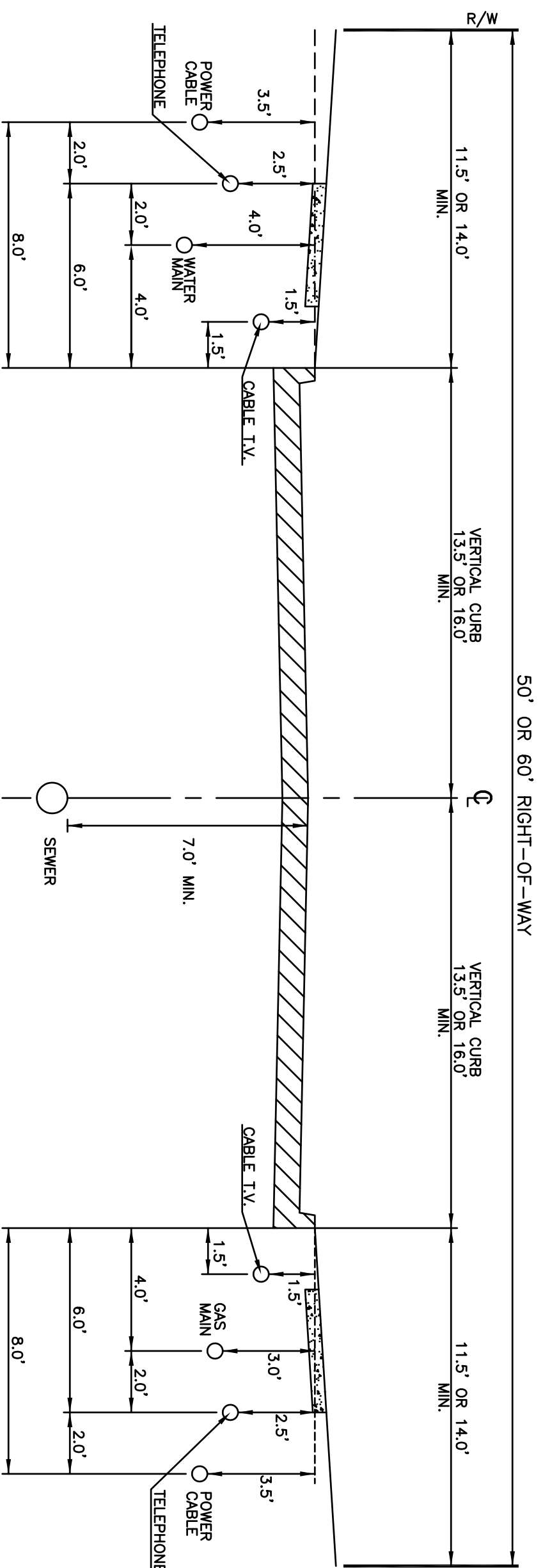


REQUIRED FOR MAILBOX AND SIGN POST SHALL BE INCLUDED IN THE PRICE BIDD FOR SIDEWALK

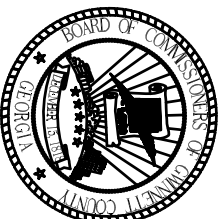
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NORTH OR WEST

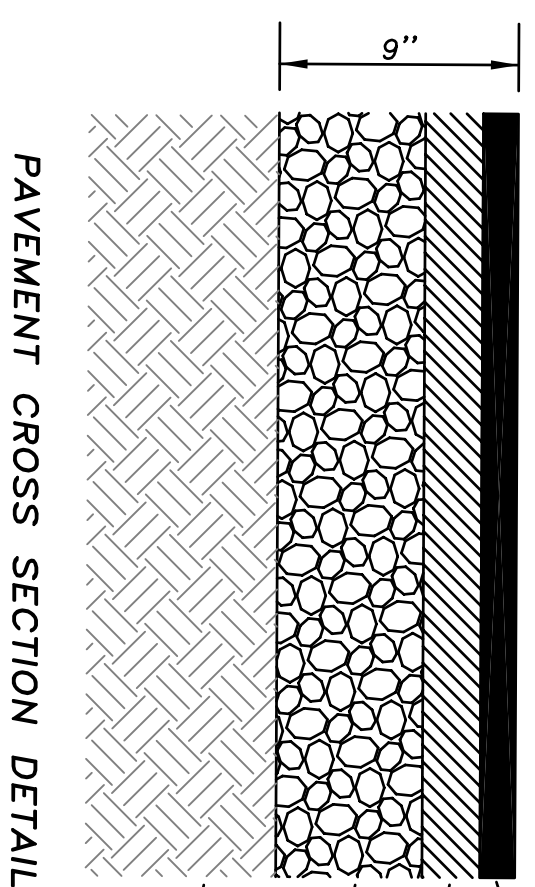
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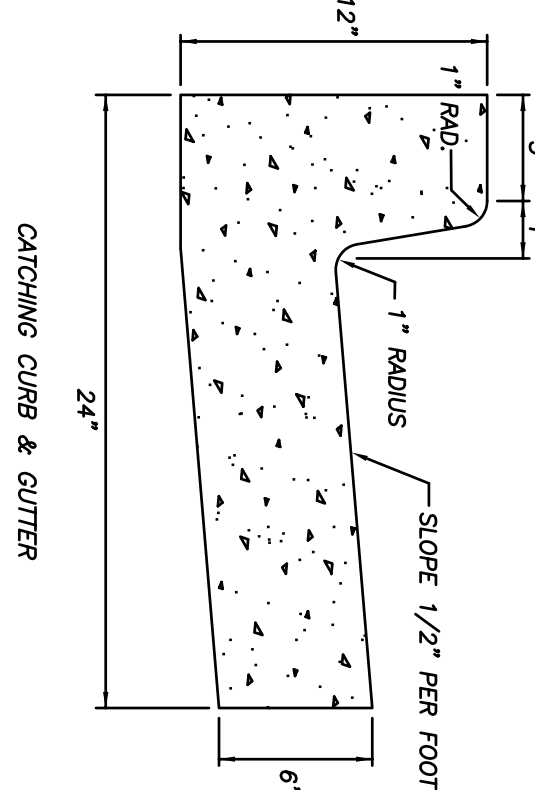
1. THIS STANDARD DESIGN TO BE USED FOR UTILITY LOCATIONS WITHIN RIGHT-OF-WAY OF SUBDIVISIONS ONLY.
2. BEFORE ANY UTILITY IS INSTALLED, THE ENTIRE WIDTH OF THE RIGHT-OF-WAY SHALL BE ROUGH GRADED, SEE DEVELOPMENT REGULATIONS FOR TIMING OF WATER SYSTEM INSTALLATION.
3. IN GENERAL, THE DEEPEST UTILITIES SHOULD BE INSTALLED FIRST TO AVOID ANY POSSIBLE INTERFERENCE WITH LATERALS OR SERVICE LINES.
4. IN CUT-DE-SAC OR EYEBROW TURNAROUNDS, THE DIMENSIONS FROM THE CURB SHALL VARY. HOWEVER, THE STANDARD UTILITY SPACING SHALL BE MAINTAINED.
5. BACKFILL OF ALL UTILITY TRENCHES CONSTRUCTED IN THE ROADWAY SHOULDER SHALL BE RETURNED TO 90% COMPACTION.
6. EACH UTILITY SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE THEY CREATE TO OTHER UTILITY LINES, OR TO THE STREET IMPROVEMENTS WITHIN THE RIGHT-OF-WAY. NO UTILITY SHALL BE RESPONSIBLE FOR DAMAGES TO ANOTHER UTILITY WHICH IS LOCATED OUTSIDE THEIR ASSIGNED SPACE.
7. ANYONE DIGGING IN THE RIGHT-OF-WAY SHALL CALL THE "ONE CALL CENTER" AT 325-5000 TO HAVE UTILITIES LOCATED.
8. ONCE THE ROAD BASE HAS BEEN PLACED, ALL FURTHER INSTALLATION OF UTILITIES UNDER THE ROADWAY SHALL BE BORED OR OTHERWISE COMPLY WITH THE STREET CUT REQUIREMENTS OF SECTION 7.5 OF THE DEVELOPMENT REGULATIONS.



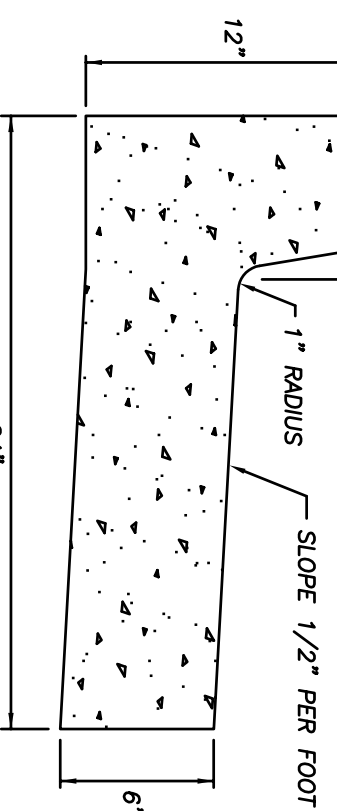
GIMNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
Utility Placement in Flights-of-Way
DATE: SEPTEMBER 1993 SHEET: 501



PAVEMENT CROSS SECTION DETAIL

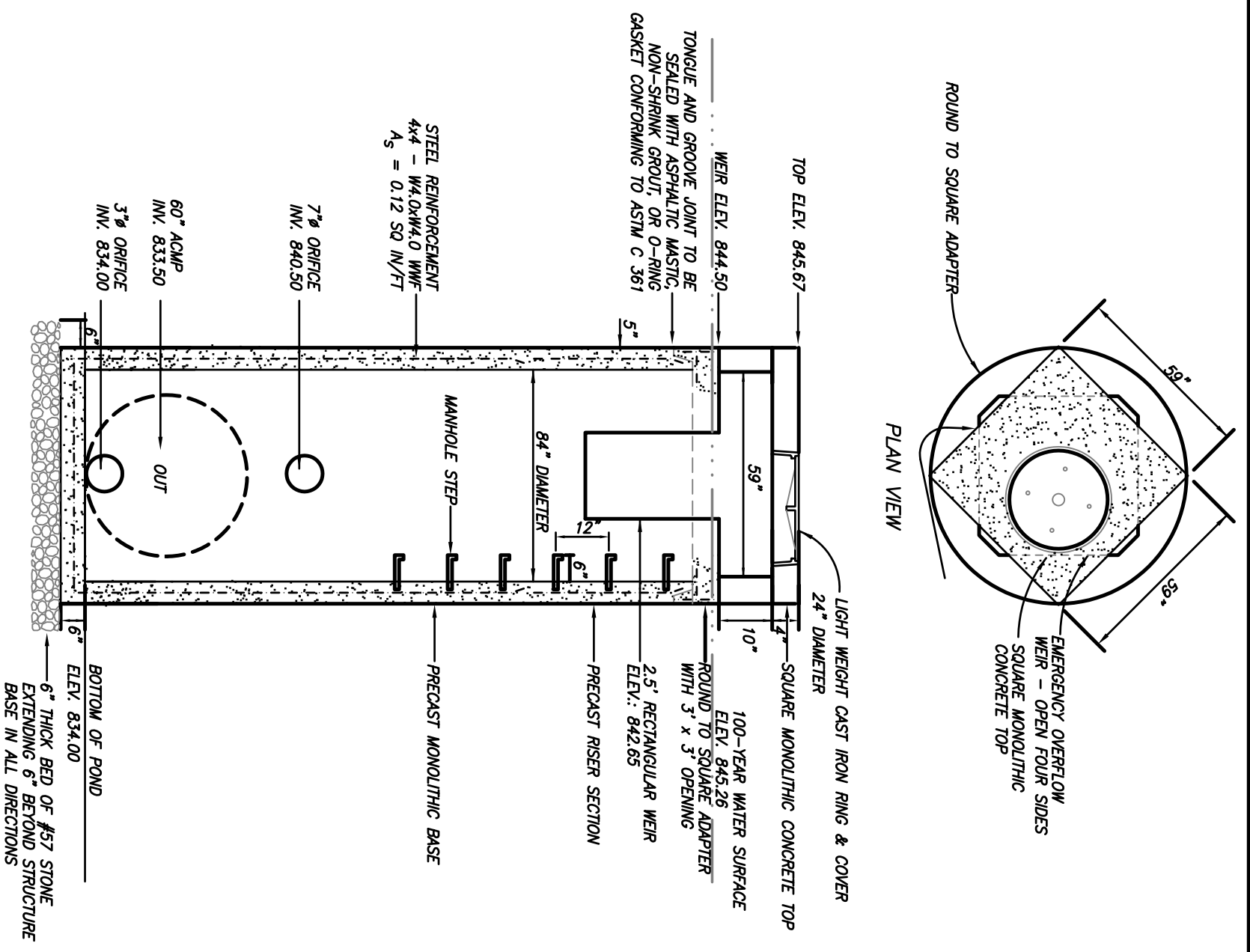


CATCHING CURB & GUTTER



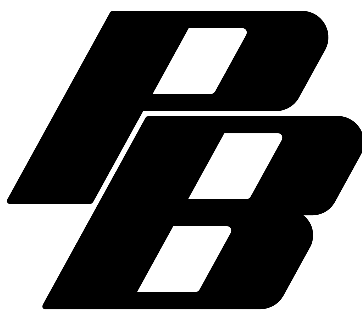
SPILLING CURB & GUTTER

CURB & GUTTER DETAIL



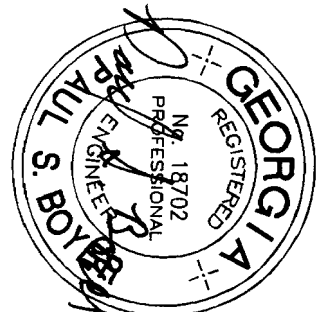
DISCHARGE CONTROL STRUCTURE DETAIL
PRECAST

PRECAST



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REVISIONS		
No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS

CONSTRUCTION DETAILS
FOR
**WALTON CREEK
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

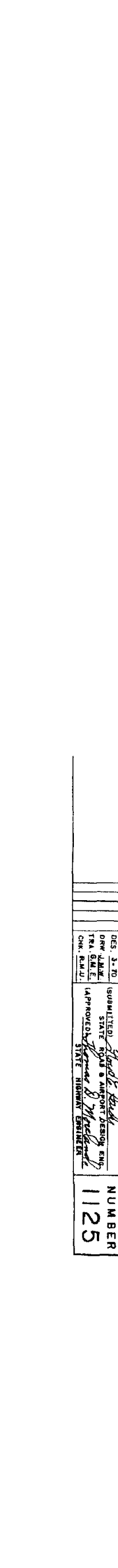
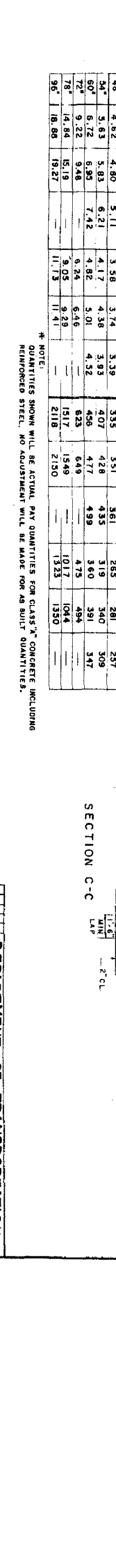
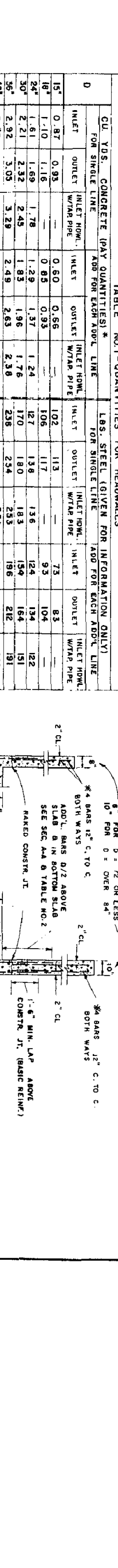
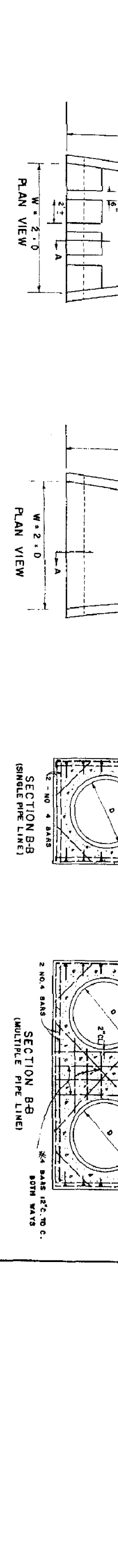
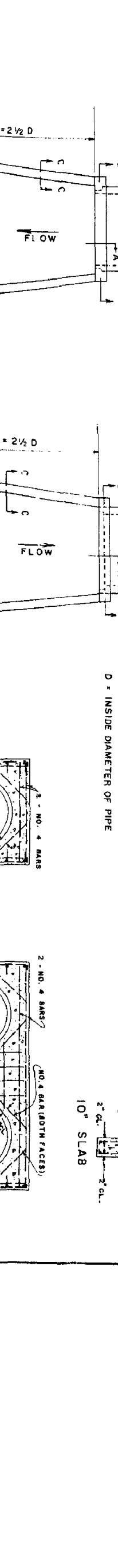
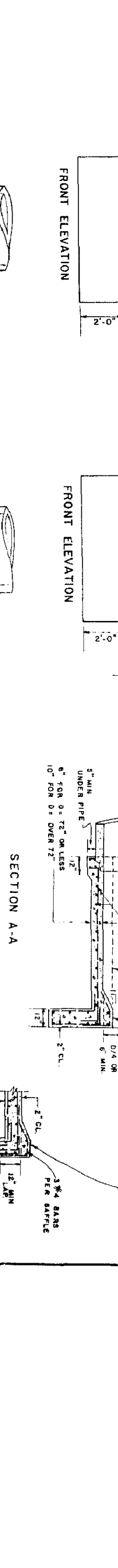
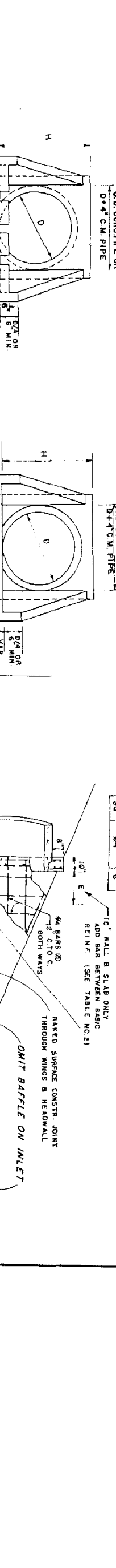
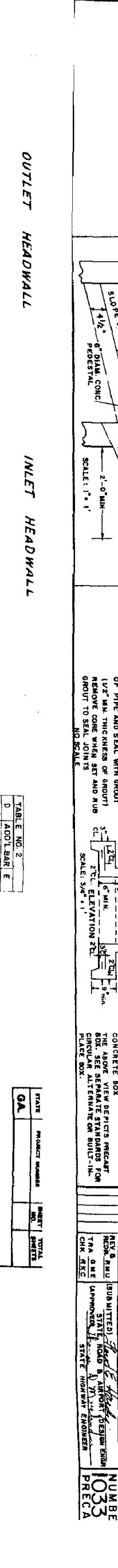
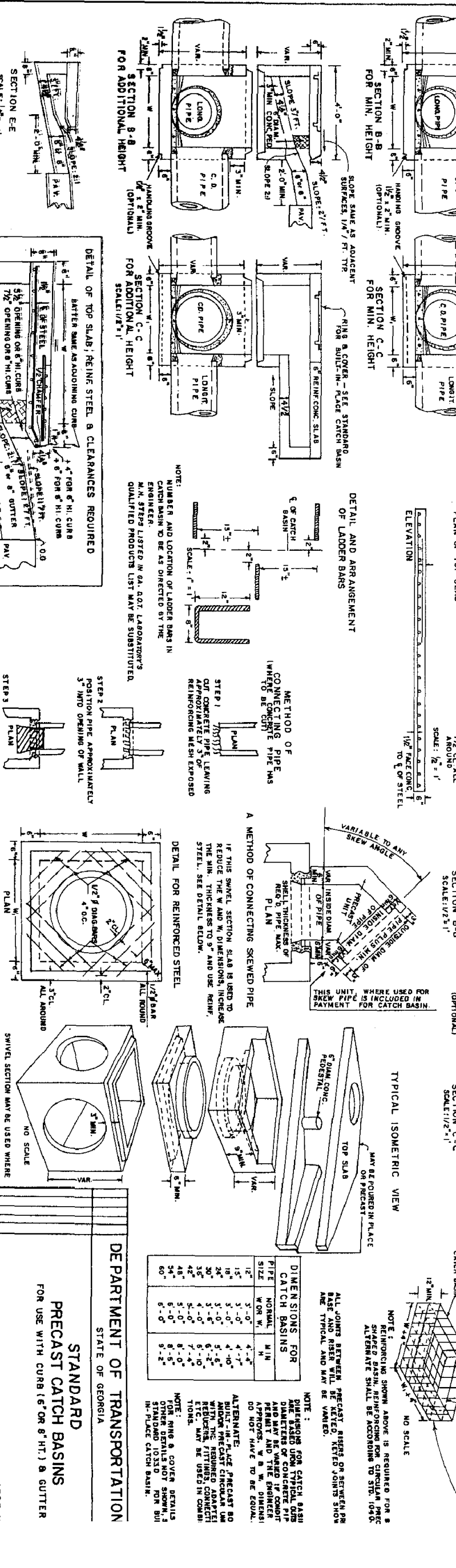
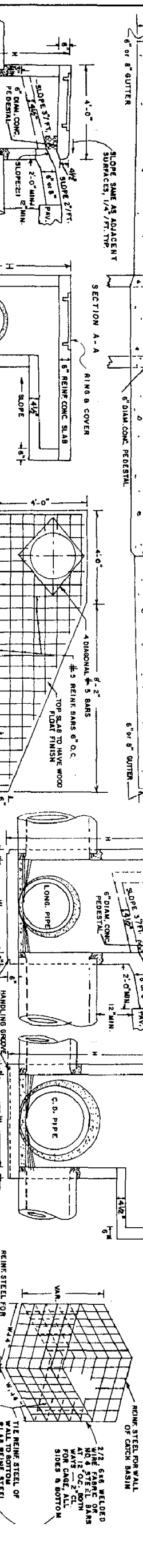
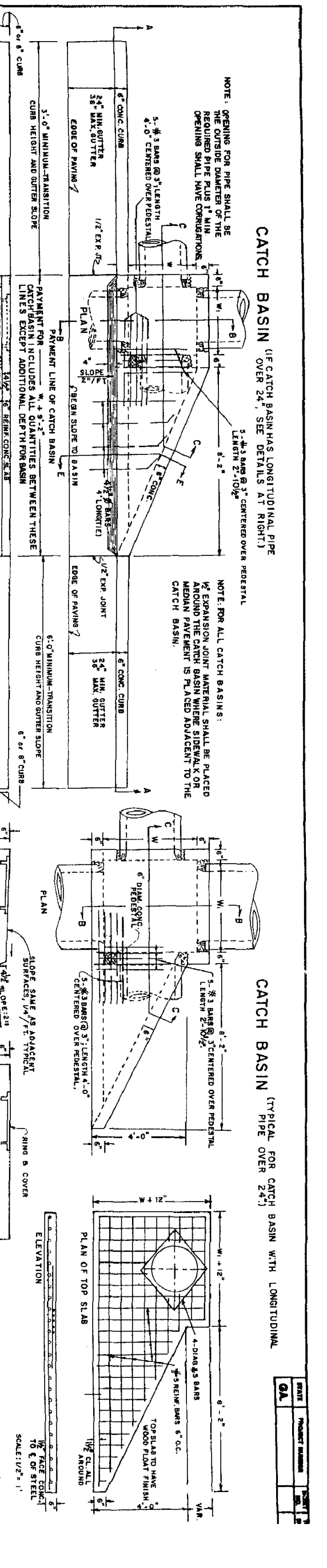
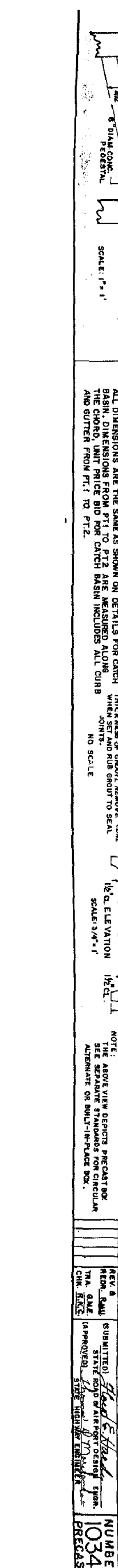
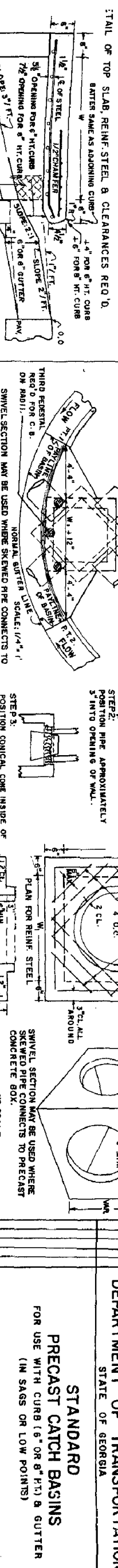
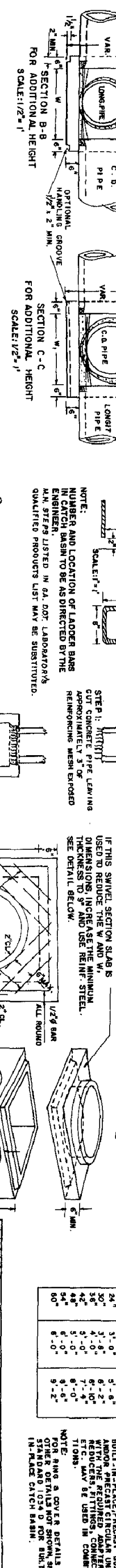
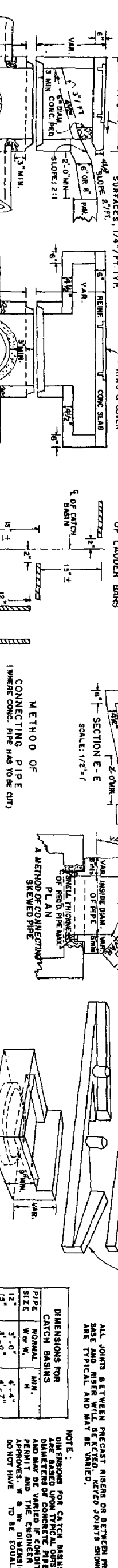
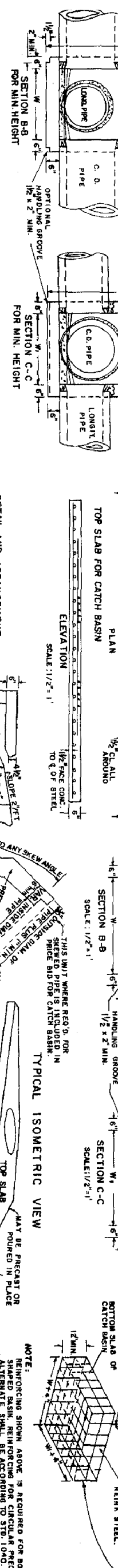
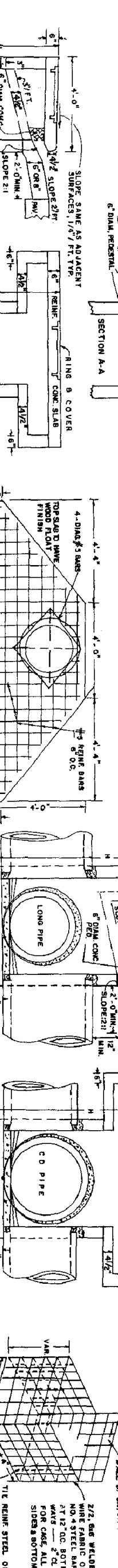
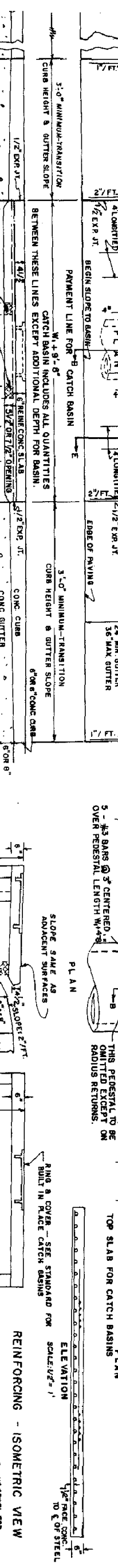
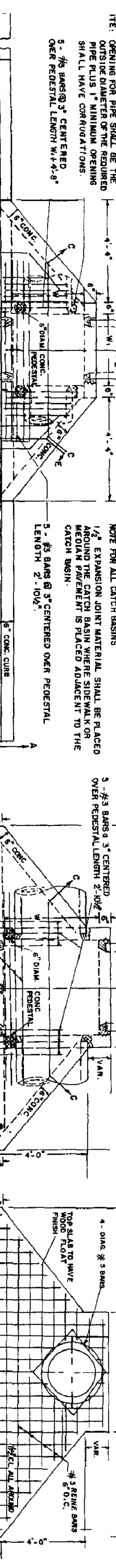
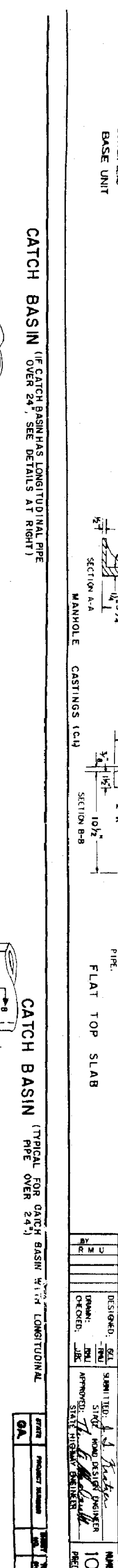
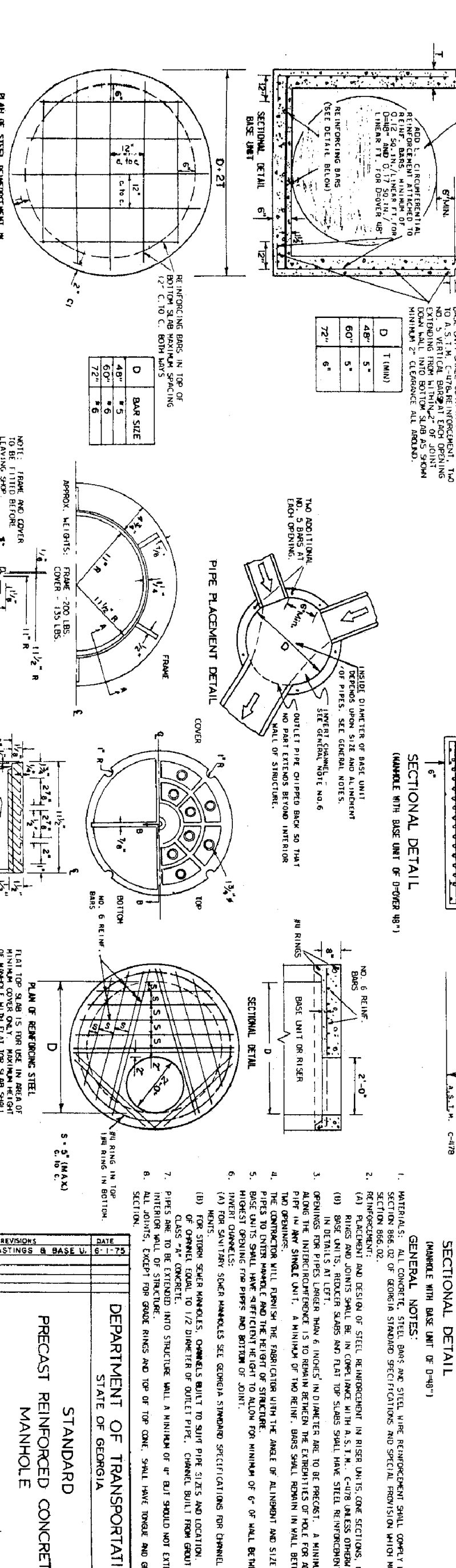
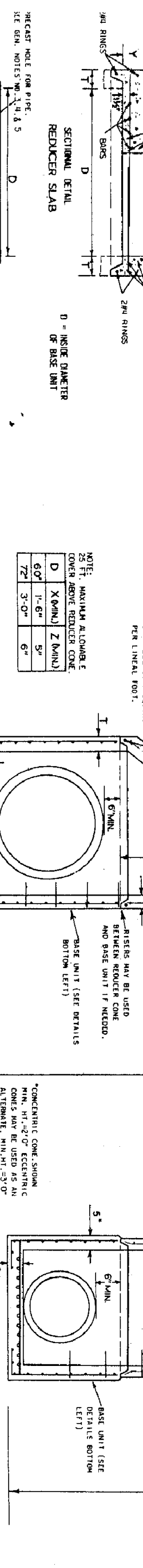
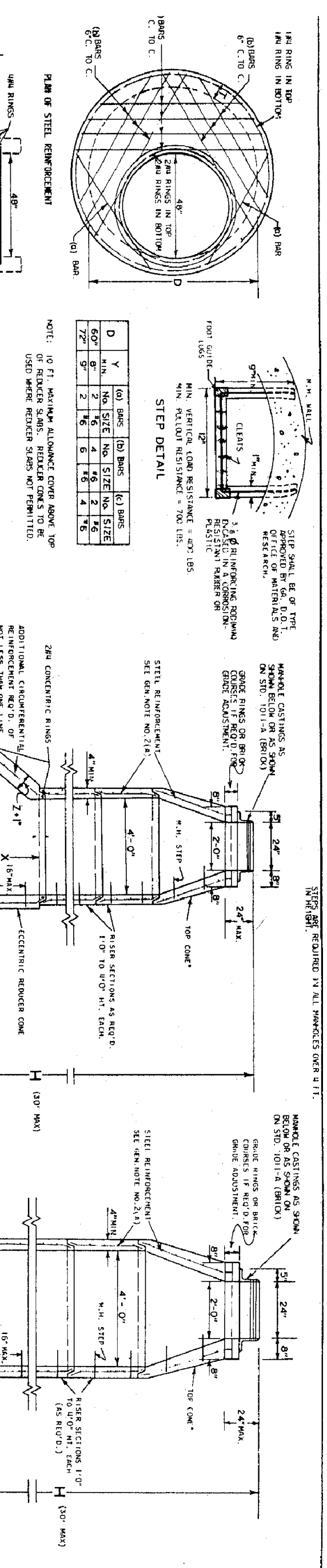
02531

**SHEET
NUMBER**

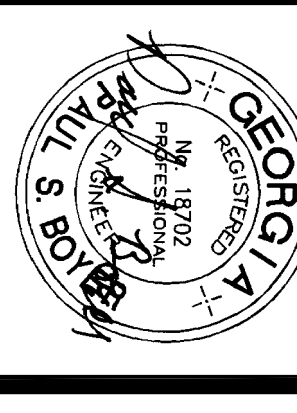
1" = 50'

DATE _____

PROJECT NO.
03-243.05



REVISIONS		
NO.	DATE	REMARKS
1.	7/11/06	PER COMMENTS



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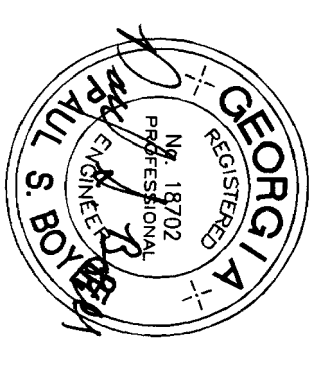
Patton-Boyer, Inc.
LAND SURVEYORS & ENGINEERS
909 ATLANTA HWY
GAINESVILLE, GEORGIA 30501
PHONE (770) 532-16492
FAX (770) 532-1995

CONSTRUCTION DETAILS
FOR
WALTON CREEK SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C26 31
OF
SCALE
1" = 50'
DATE
3/21/06
PROJECT NO.
03-243.05

REVISIONS

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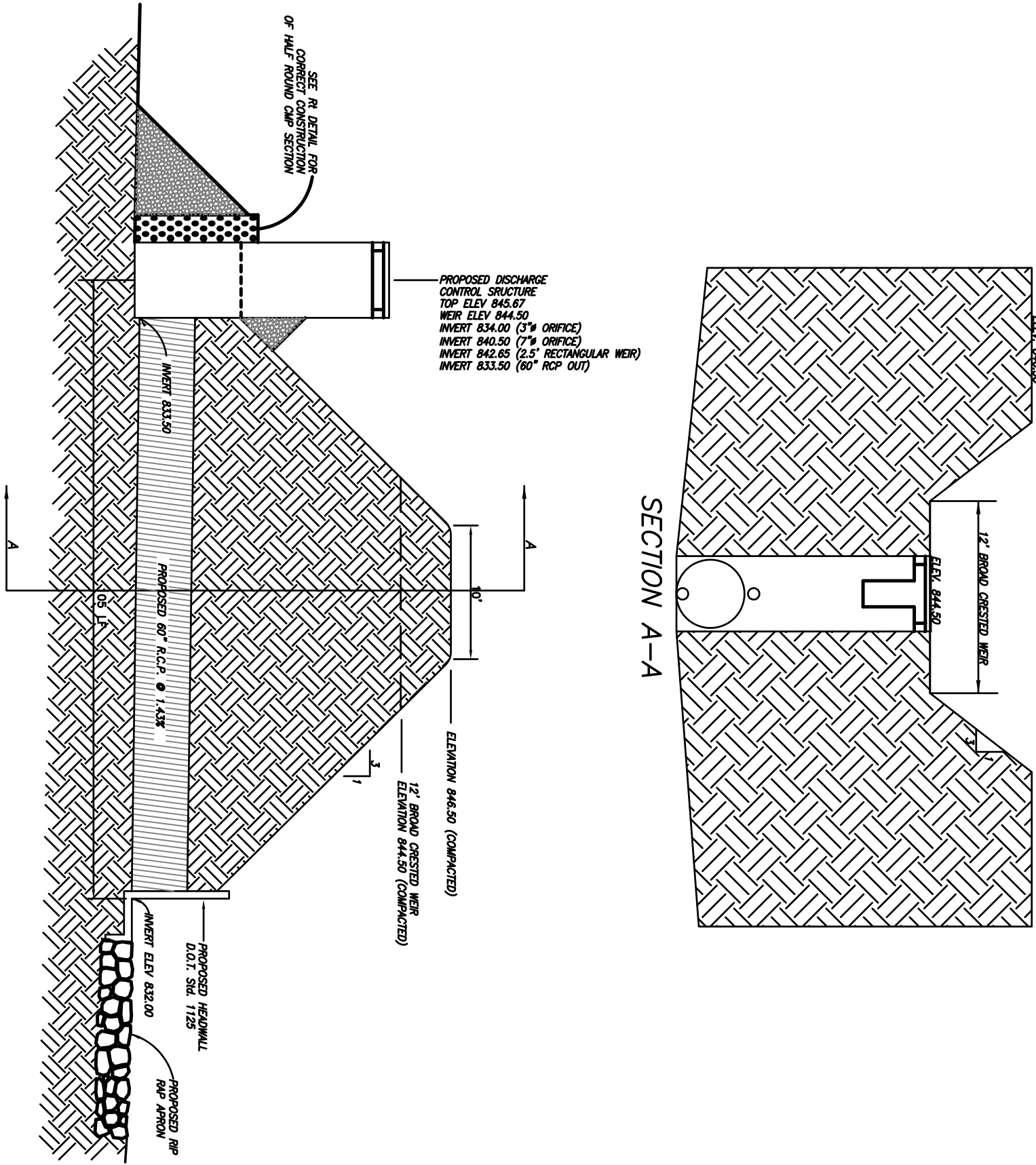
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LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
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SHEET NUMBER
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OF

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1" = 50'

DATE
3/21/06

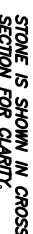
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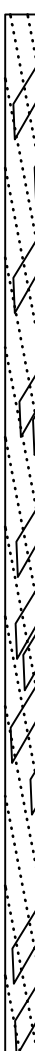


7. FIELD INSTRUMENT SHALL BE A 12" MIN. DIAM. OF 30" STONE OR 2" STONE. CRUSHED RUBB OR POWD. SCREENINGS ARE ACCEPTABLE.

STORM DRAIN COILE PROJECTION DETAIL



מל



- SURFACE WATER RUNNING DOWN SLOPE.**

Su



CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION ERT			1. CRUSHED STONE AND SAND FILL TO BE LOCATED AT THE CONSTRUCTION SITE EXT TO PROVIDE A SOURCE FOR FILLING AND PROTECTING PUBLIC STREETS.
Ds1	DISTURBED AREA STABILIZATION (WITH OR WITHOUT SOIL)			ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE STEEPNESS MAY CAUSE EROSION DURING SEASON TO PRODUCE AN EROSION REPAIRING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			ESTABLISHING A TEMPORARY FAST GROWING STEPPINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, OR HERBS TO PROTECT DISTURBED AREAS.
Gd	GARDENS			ROCK FILLED BASKETS WHICH FORM A CURB TO PREVENT ROCK FORMING SOIL STABILIZING STRUCTURES.
Mb	EROSION CONTROL MATS AND BLANKETS			The installation of a protective matting of straw or hay for stabilization may be on a prepared channel, or steep slopes, channels, or shorelines.
Rt	RETROFITTING			A PLACE OR STRUCTURE PLACED IN FRONT OF A PERMANENT STORMWATER DETENTION BASIN TO PREVENT EROSION TO SERVE AS A TEMPORARY SEDIMENT FILTER.
Sd1	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM ENTERING A DETENTION BASIN. IT MAY BE STRINGS, RAILS OR FILLING. IT MAY BE A SEDIMENT TRAP OR A SEDIMENT TRAP WITH A SEDIMENT FILTER.
Sd2	SEDIMENT TRAP, TEMPORARY			AN ACQUISITION AREA, CREATED BY EXCAVATING AROUND A STORM DRAIN DROP INLET, THE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION.
Sf	STORM DRAIN PROTECTION			A GRADED OR SHORT SECTION OF A RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN FROM THE CONCENTRATED RUNOFF.
Su	SURFACE ROUGHENING			A GRADED SOIL SURFACE WITH HORIZONTAL DEPRESSIONS ON A CONTIGUOUS OR SLOPES LEFT IN A ROUGHENED CONDITION AFTER CONSTRUCTION.

SIZE

GENERAL

	MATERIALS	RATE
1. 1000	1000	1000
2. 1000	1000	1000
3. 1000	1000	1000
4. 1000	1000	1000
5. 1000	1000	1000
6. 1000	1000	1000
7. 1000	1000	1000
8. 1000	1000	1000
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97. 1000	1000	1000
98. 1000	1000	1000
99. 1000	1000	1000

4-6" DEEP

LEWIS CLARK COLLEGE

OMITTED. MULCH IS NOT REQUIRED BUT SHOULD BE USED AS DICTATED BY SITE CONDITIONS.

ALONE ON AREAS THAT WILL BE DISTURBED AT A LATER DATE (FUTURE PAVING, FUTURE BUILDING, ETC.)

ENVIRONMENTAL DIVISION

D30

100% HULLED SEED
 (HULLED SEED)
 100% HULLED SEED
 (HULLED SEED)

THE SEED IS SCARIFIED.

THE MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA

DISURBED AREA STABILIZATION

D31 D32 D30
DIGITIZED ANALY DIGITIZATION



DOWNDRAIN PIPE AND INLET DETAILS

Make all pipe connections watertight and secure so that the joints will not separate in use.



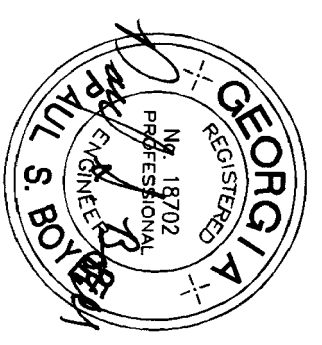
ORDINAMENTO DELL'INSEGNAMENTO

TYPE C SILI FENCE



BAFFLE BOX

REVISIONS		
No.	DATE	REMARKS
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EACH PHASE OF THE WORK.



EROSION DETAILS
FOR
**WALTON CREEK
SUBDIVISION**

LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

FILE NUMBER
C2831

N.I.S.

90/17/c



**Patton -
Boyer, Inc.**
LAND SURVEYORS &
CIVIL ENGINEERS

909 ATLANTA HWY.
GAINESVILLE, GEORGIA 30501
PHONE (770) 532 - 6492
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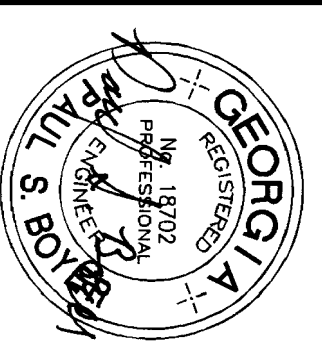
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UTILITY DETAILS
FOR
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LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

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