

PRELIMINARY SUBDIVISION PLANS
for

WALTON POND SUBDIVISION

LAND LOTS 156 & 184 – 4TH DISTRICT

CITY OF LOGANVILLE

WALTON COUNTY, GEORGIA

ZONED: SINGLE FAMILY RESIDENTIAL (CONDITIONAL ZONING)

DISTURBED AREA: 50.42 ACRES

INDEX TO DRAWINGS

City of Loganville Planning & Development

Zoning Commission
Recommendation

- Case #R04-026CU
New Horizon Partnership, LLC Hwy 81 S. Rezone R-24 to R-22 Conditional
133.71 acres +/- Walton Pond Estates and Walton Creek Estates

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

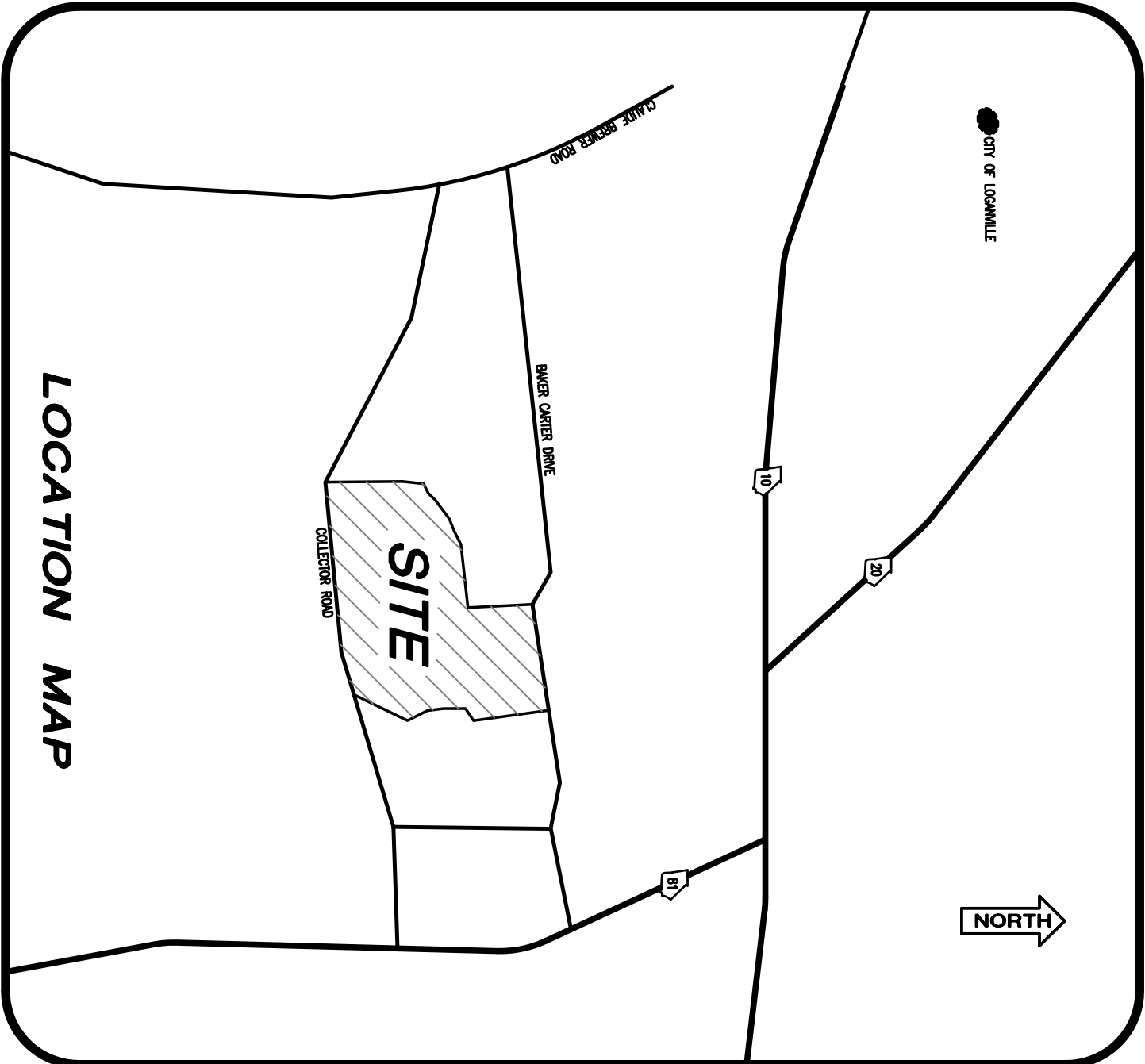
- Subdivision shall contain no more than 157 lots in Walton Pond Estates and 205 lots in Walton Creek Estates
- Lot size: An average of 9,000 sq. ft. lots
- 50 ft. road right-of-way
- Minimum front yard setback: 25 ft.
- Minimum side yard setback: 10 ft.
- Minimum rear yard setback: 35 ft.
- 4 ft. sidewalk, 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 lot.
- Homes shall have front facades of brick, stone, stucco or combination with hard-plank siding
- Minimum 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

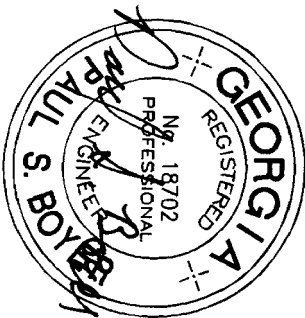
Monday / May 24, 2004 Zoning Commission Regular Meeting



LOCATION MAP

OWNER / DEVELOPER:

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



FEBRUARY 3, 2006

REVISED 7/11/06



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

ENGINEER:

COVER SHEET	C1
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SANITARY SEWER DETAILS	C31-C32

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

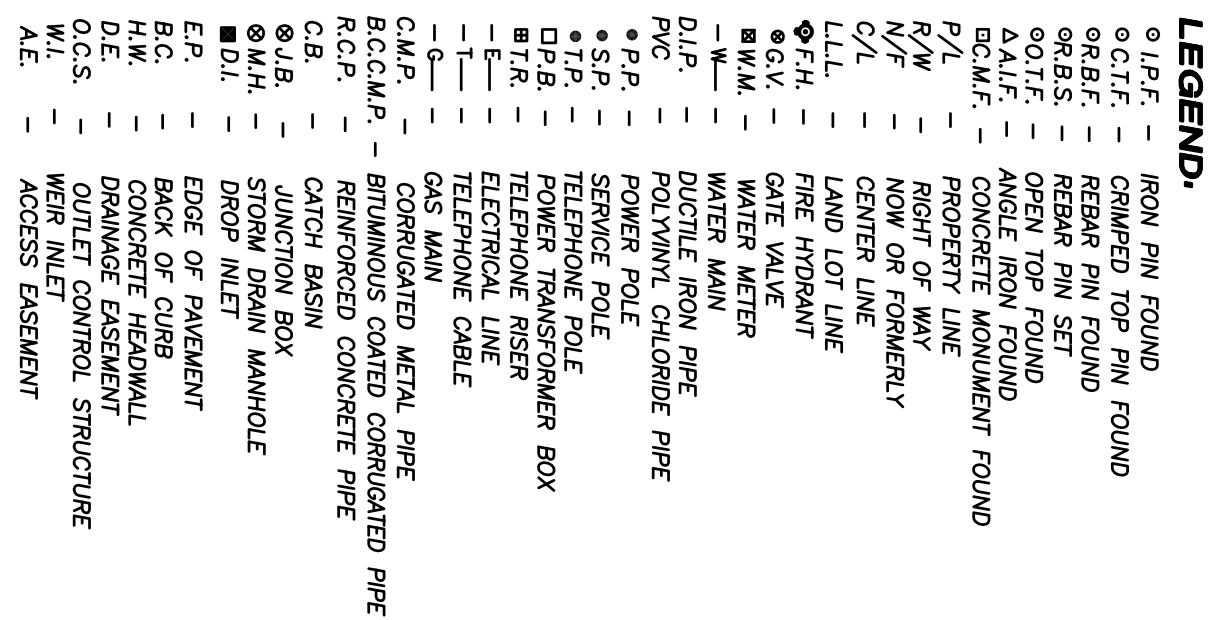
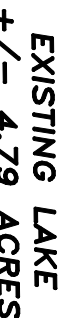
POINT "H" TO POINT "I"
ALONG THE C/L OF BRANCH

LINE	BEARING	DISTANCE
B207	N 50°42'28" E	28.35'
B208	N 50°42'28" E	28.35'
B209	N 22°29'48" E	25.08'
B210	N 26°15'36" E	33.59'
B211	N 02°05'17" W	20.44'
B212	N 25°10'00" E	26.53'
B213	N 05°39'52" E	13.28'
B214	N 11°14'12" E	13.10'
B215	N 19°16'27" E	22.38'
B216	N 32°51'49" E	50.66'
B217	N 1°32'48" E	30.79'
B218	N 44°00'02" E	21.08'
B219	N 52°48'09" E	25.57'
B220	N 40°58'59" E	15.93'
B221	N 16°19'19" E	12.88'
B222	N 72°52'30" E	11.32'
B223	S 67°01'19" E	13.32'
B224	N 47°48'23" E	17.52'
B225	N 24°27'48" E	15.34'
B226	N 7°40'38" E	12.64'
B227	N 54°42'17" E	18.67'
B228	N 03°08'42" E	11.31'
B229	N 41°06'52" E	16.06'
B230	N 48°53'51" E	26.65'
B231	N 56°43'19" E	27.66'
B232	N 22°05'33" E	22.06'
B233	N 50°53'30" E	28.69'
B234	N 8°23'12" E	35.35'
B235	S 66°27'55" E	10.73'
B236	N 74°15'08" E	8.35'
B237	N 71°48'10" E	8.32'
B238	N 71°48'10" E	8.32'
B239	N 84°23'12" E	35.35'
B240	N 72°28'03" E	21.90'
B241	N 62°14'12" E	13.95'
B242	N 71°55'52" E	21.01'
B243	N 21°19'15" E	18.18'
B244	N 21°19'15" E	18.18'
B245	N 42°53'01" E	12.33'
B246	S 89°06'05" E	9.31'
B247	S 38°07'51" E	16.06'
B248	N 42°09'35" E	28.17'
B249	N 76°58'41" E	10.46'
B250	N 66°20'43" E	15.08'
B251	N 66°20'43" E	15.08'
B252	N 72°58'21" E	16.16'
B253	N 35°11'17" E	15.42'
B254	N 59°24'27" E	18.45'
B255	N 59°24'27" E	18.45'
B256	N 65°13'08" E	23.09'
B257	N 65°58'27" E	18.37'
B258	N 37°08'24" E	18.52'
B259	N 68°28'48" E	16.10'
B260	N 56°46'14" E	22.80'
B261	N 27°37'10" E	20.64'
B262	N 52°20'13" E	16.27'
B263	N 29°13'08" E	12.11'
B264	N 51°17'13" E	13.79'
B265	N 72°58'08" E	35.29'
B266	N 84°06'36" E	5.89'
B267	N 48°51'39" E	11.77'
B268	N 00°35'02" W	13.63'
B269	N 57°32'40" E	12.85'

CALLS ALONG
ALONG POND

LINE	BEARING	DISTANCE
L286	N 57°10'11" W	28.35'
L287	S 04°33'56" W	3.08'
L288	S 30°27'28" E	10.15'
L289	S 64°34'58" E	22.12'
L290	S 56°19'55" E	26.59'
L291	S 59°43'27" E	16.71'
L292	S 57°35'52" E	22.84'
L293	S 57°35'52" E	22.84'
L294	S 23°32'45" E	15.82'
L295	S 48°03'01" E	16.39'
L296	S 52°59'27" E	15.81'
L297	S 52°59'27" E	15.81'
L298	S 59°27'08" E	17.48'
L299	S 59°27'08" E	17.48'
L300	S 62°15'23" E	24.22'
L301	S 64°34'58" E	22.12'
L302	S 56°19'55" E	26.59'
L303	S 59°43'27" E	16.71'
L304	S 57°35'52" E	22.84'
L305	S 57°35'52" E	22.84'
L306	S 23°32'45" E	15.82'
L307	S 48°03'01" E	16.39'
L308	S 52°59'27" E	15.81'
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L310	S 59°27'08" E	17.48'
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L315	S 59°43'27" E	16.71'
L316	S 57°35'52" E	22.84'
L317	S 57°35'52" E	22.84'
L318	S 23°32'45" E	15.82'
L319	S 48°03'01" E	16.39'
L320	S 52°59'27" E	15.81'
L321	S 52°59'27" E	15.81'
L322	S 59°27'08" E	17.48'
L323	S 59°27'08" E	17.48'
L324	S 62°15'23" E	24.22'
L325	S 64°34'58" E	22.12'
L326	S 56°19'55" E	26.59'
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L328	S 57°35'52" E	22.84'
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L334	S 59°27'08" E	17.48'
L335	S 59°27'08" E	17.48'
L336	S 62°15'23" E	24.22'
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L342	S 23°32'45" E	15.82'
L343	S 48°03'01" E	16.39'
L344	S 52°59'27" E	15.81'
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L540	S 62°15'23" E	24.22'
L541	S 64°34'58" E	22.12'
L542	S 56°19'55" E	26.59'
L543	S 59°43'27" E	16.

Acc	Soil	Soil	Slope	Fertility	Drainage	Depth	Water	K	Factor	Texture	Moisture
AD1	Alluvial	Land	2-6 %	Moderate	0.6-0.2	>12"	0-30"	32	Sandy	Medium	Good
AD2	Alluvial	Land, Mod.	2-6 %	Moderate	0.6-0.2	>12"	0-30"	32	Sandy	Poor	Moderate
AB1	Appling	Land	2-6 %	Moderate	0.6-0.2	>12"	>30"	28	Sandy Clay Loam	Fine	Good
AB2	Appling	Land	2-6 %	Moderate	0.6-0.2	>12"	>30"	28	Sandy Clay Loam	Fine	Good
AB3	Appling	Land	2-6 %	Moderate	0.6-0.2	>12"	>30"	28	Sandy Clay Loam	Fine	Good
AD3	Appling	Land	10-15 %	Severely	0.6-2.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AB4	Appling	Land	10-15 %	Severely	0.6-2.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AB5	Appling	Land	2-6 %	Moderate	0.6-2.0	>12"	>30"	28	Course Sandy Loam	Fine	Good
AD4	Appling	Land	2-6 %	Moderate	0.6-2.0	>12"	>30"	28	Course Sandy Loam	Fine	Good
AD5	Appling	Land	10-15 %	Moderate	0.6-2.0	>12"	18"-48"	28	Course Sandy Loam	Fine	Good
AD6	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD7	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD8	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD9	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD10	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD11	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD12	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD13	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD14	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD15	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD16	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD17	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD18	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD19	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD20	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD21	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD22	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD23	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD24	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD25	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD26	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD27	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD28	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD29	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD30	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD31	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD32	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD33	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD34	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good
AD35	Appling	Land	2-6 %	Severely	2.0-6.0	>12"	18"-48"	28	Sandy Clay Loam	Fine	Good



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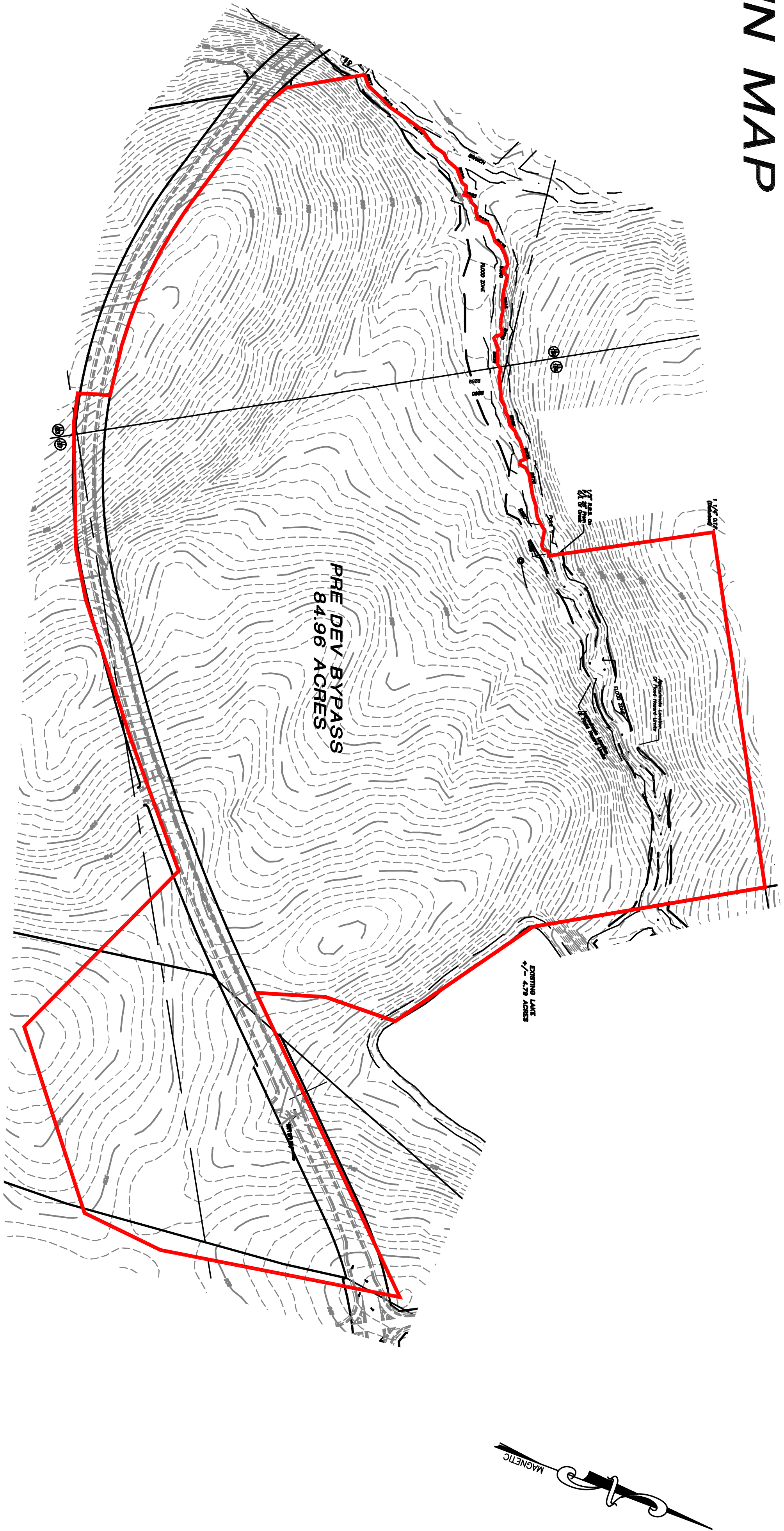
**SHEET
NUMBER**
C5
OF
32

SCALE
1" = 100'

DATE
2/6/06

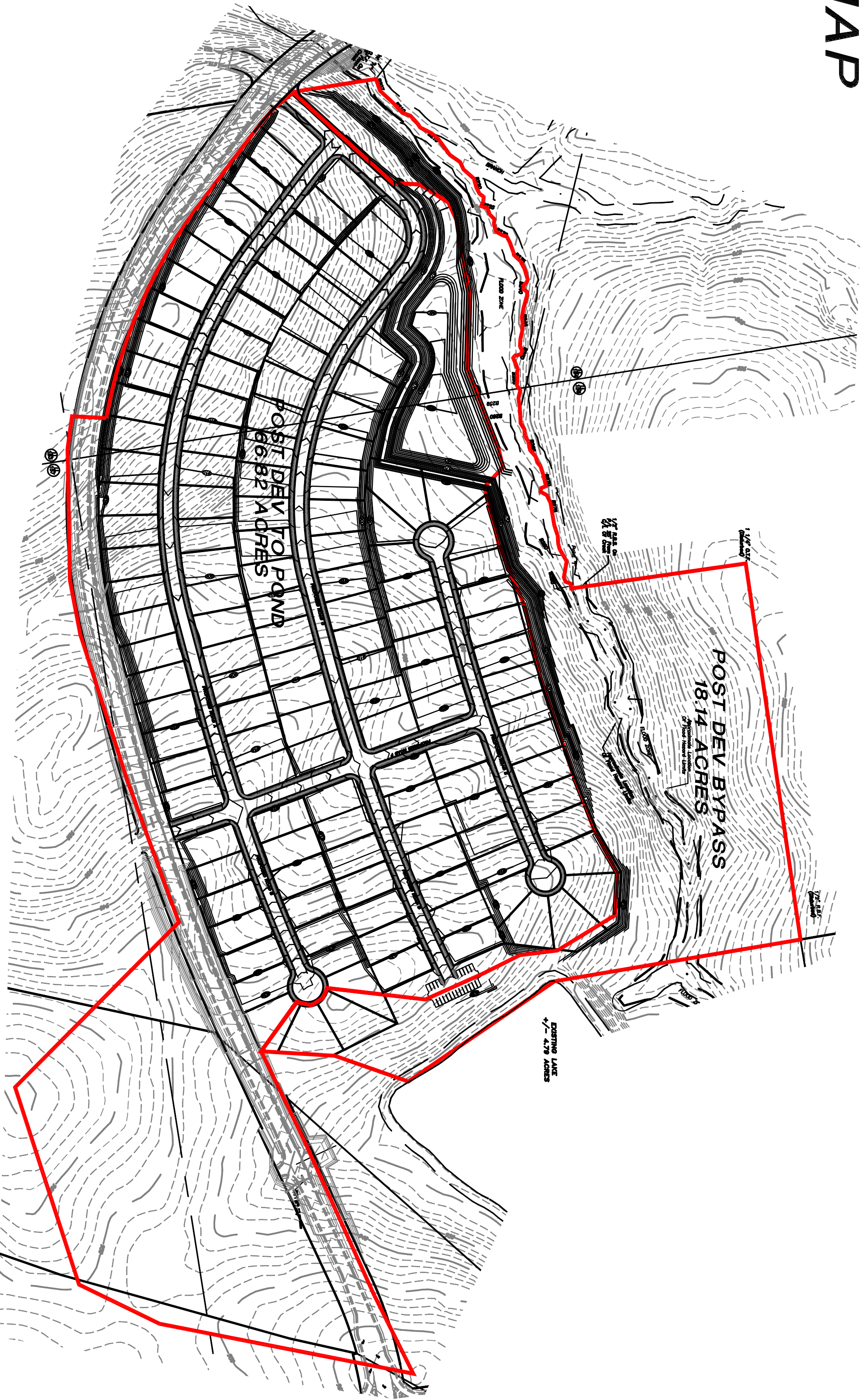
PROJECT NO.
03-243.05

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
 - A.T.F. - ANGLE TOP FOUND
 - B.M. - BENCHMARK 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
 - D.C. - DOOR CONTROL
 - P.P. - POWER POLE
 - S.P. - SERVICE POLE
 - T.P. - TELEPHONE POLE
 - E.B. - ELECTRICAL BOX
 - E.L. - 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
 - E.D. - EDGE OF PARAPET
 - B.C. - BACK OF CURB
 - H.W. - CONCRETE HEADWALL
 - D.C. - DRAINAGE EASEMENT
 - U.C. - UTILITY CONTROL STRUCTURE
 - A.E. - ACCESS EASEMENT

POST DEV BASIN MAP

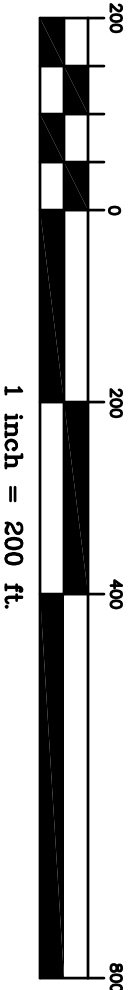


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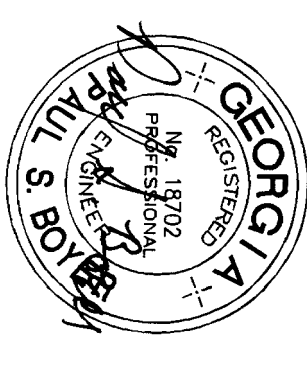
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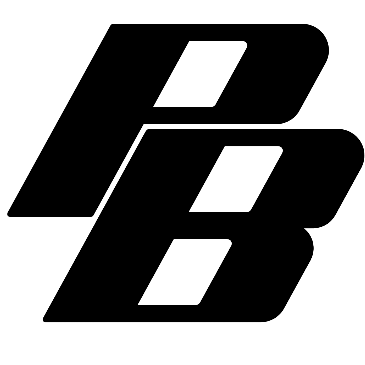
REVISIONS

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



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BASIN MAPS
FOR
**WALTON POND
SUBDIVISION**

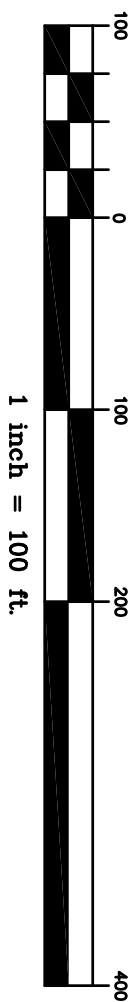
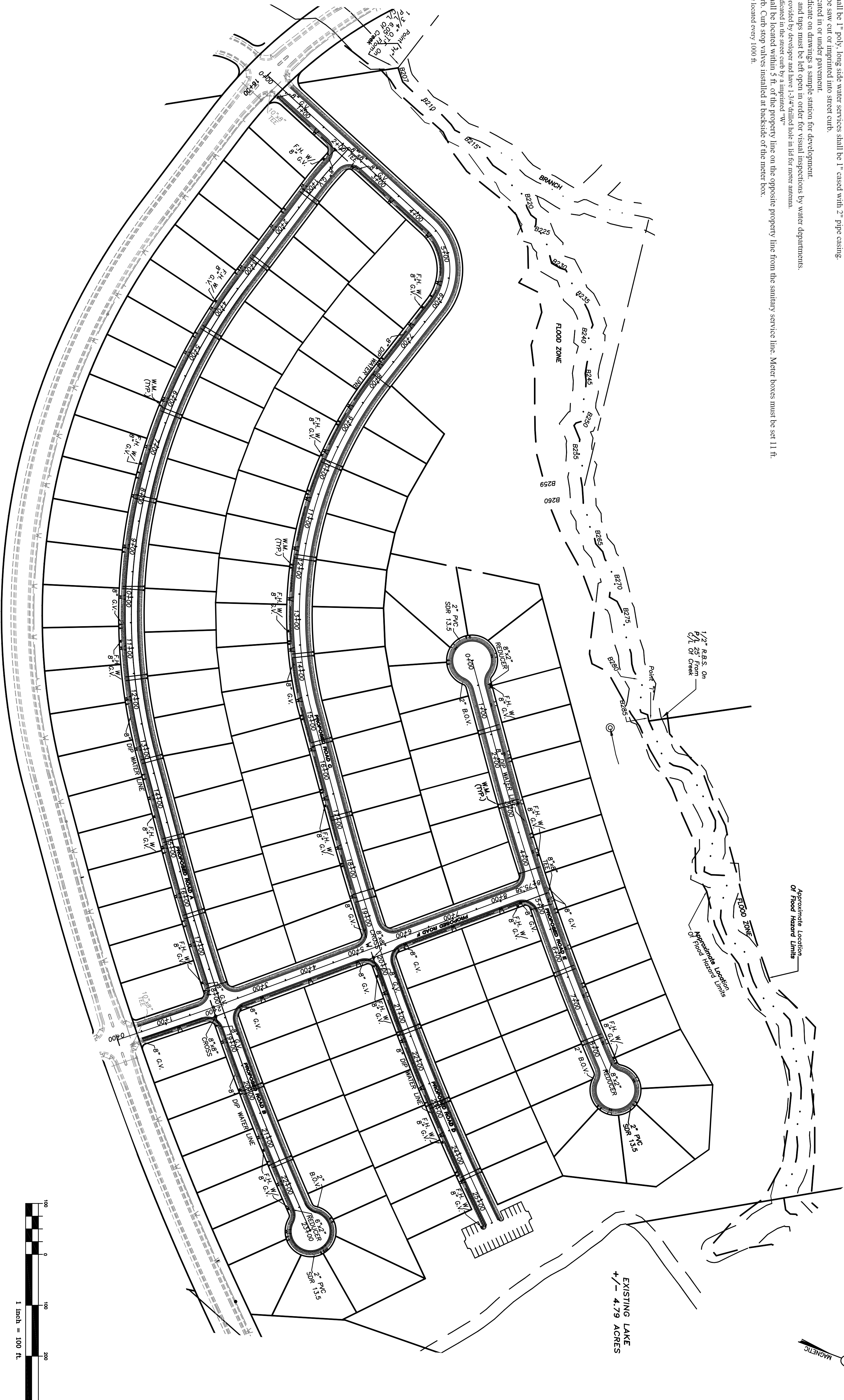
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C6 32
OF

SCALE
1" = 200'
DATE
2/6/06
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 stubs 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 lap valve.
7. On all 10" water main Jack and Boxes 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 imprinted 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 1-3/4" drilled hole in lid for meter antenna.
16. Water services will be indicated in the street curb by a imprinted "W"
17. All water services shall be located within 5 ft. of the property line on the opposite property line from the sanitary 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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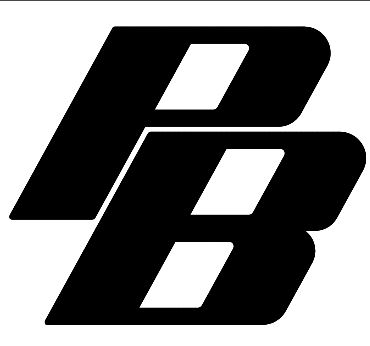
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REVISIONS		
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2.	8/10/06	ADD METERS



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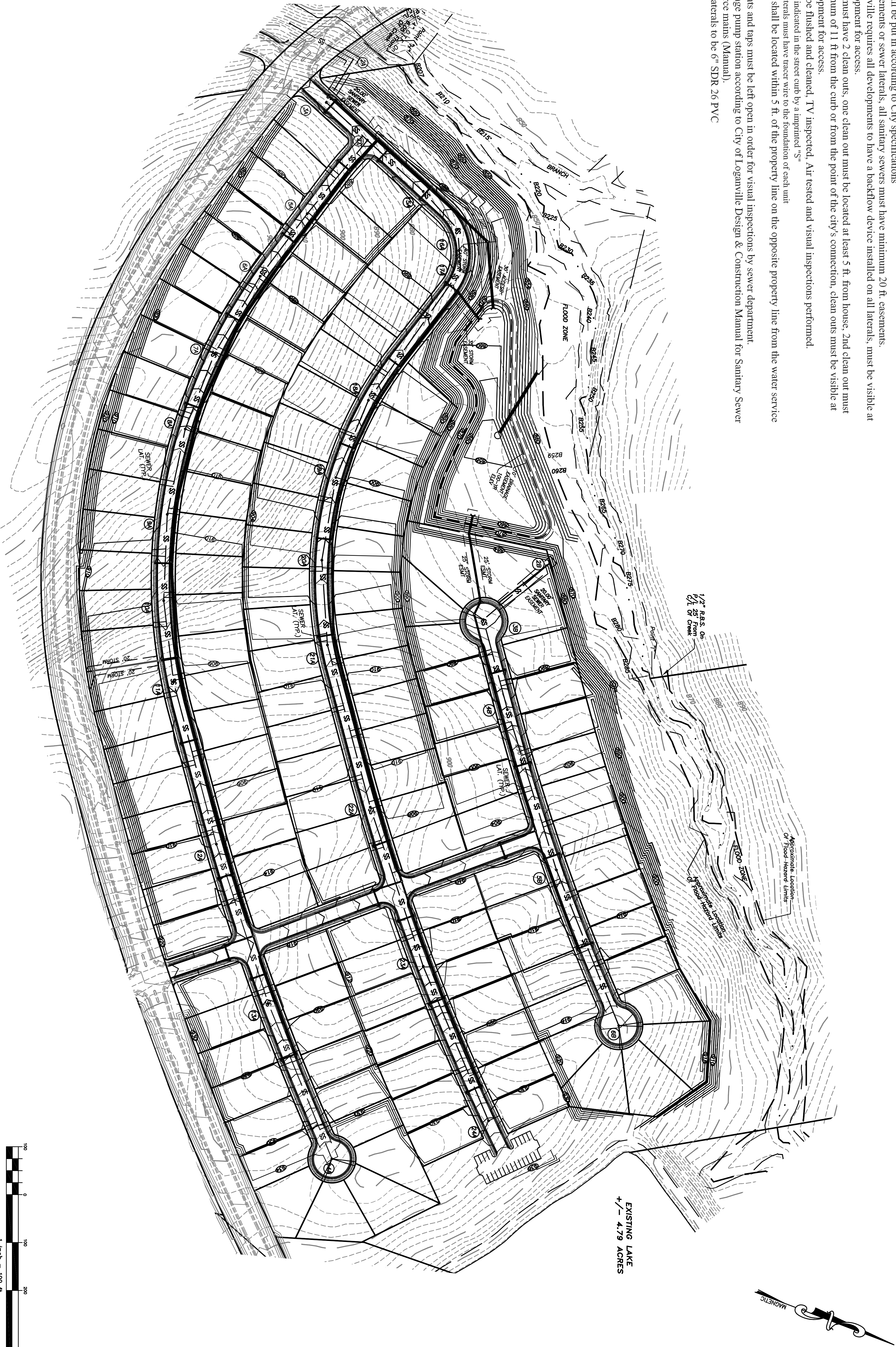
WATER MAIN PLAN
FOR
**WALTON POND
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C7 32
OF

SCALE
1" = 100'
DATE
2/6/06
PROJECT NO.
03-243.05

SEWER NOTES:

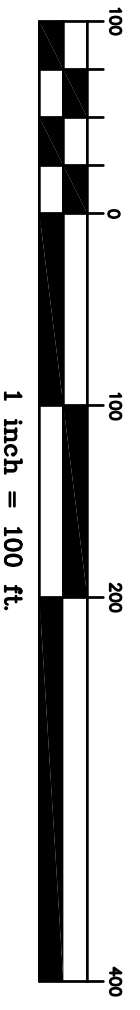
- Sanitary sewers will be put in according to City specifications
- Plans show no easements or sewer laterals, all sanitary sewers must have minimum 20 ft. easements.
- The City of Loganville requires all developments to have a backflow device installed on all laterals, must be visible at completion of development for access.
- 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.
- All sewer lines to be flushed and cleaned, TV inspected, Air tested and visual inspections performed.
- Sewer services will be indicated in the street curb by a imprinted "S"
- All sewer mains and laterals must have tracer wire to the foundation of each unit
- All sewer services shall be located within 5 ft. of the property line on the opposite property line from the water service line.
- All sewer pipe joints and taps must be left open in order for visual inspections by sewer department.
- Must design sewage pump station according to City of Loganville Design & Construction Manual for Sanitary Sewer Pump Stations & Force mains (Manual).
- Sanitary service laterals to be 6" SDR 26 PVC



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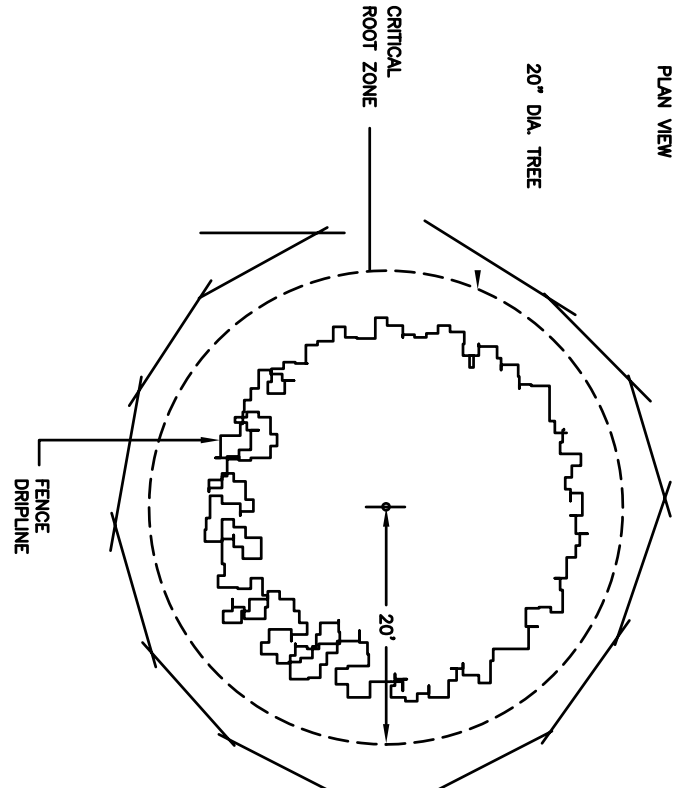
SEWER PLAN
FOR
**WALTON POND
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

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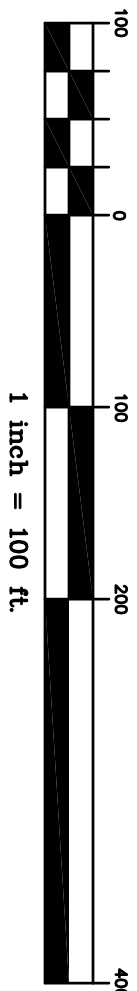
REVISIONS		
No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS
2.	8/10/06	ADD LATERALS

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

SHEET
NUMBER

C9 **32**

OF

SCALE

1" = 50'

DATE

2/6/06

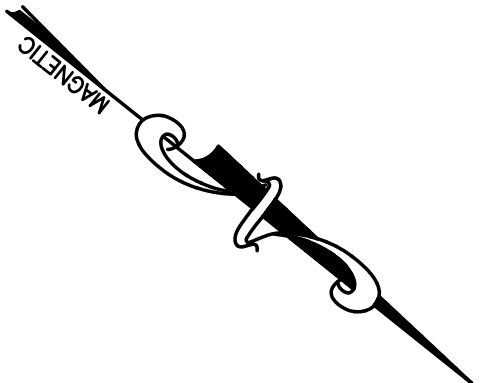
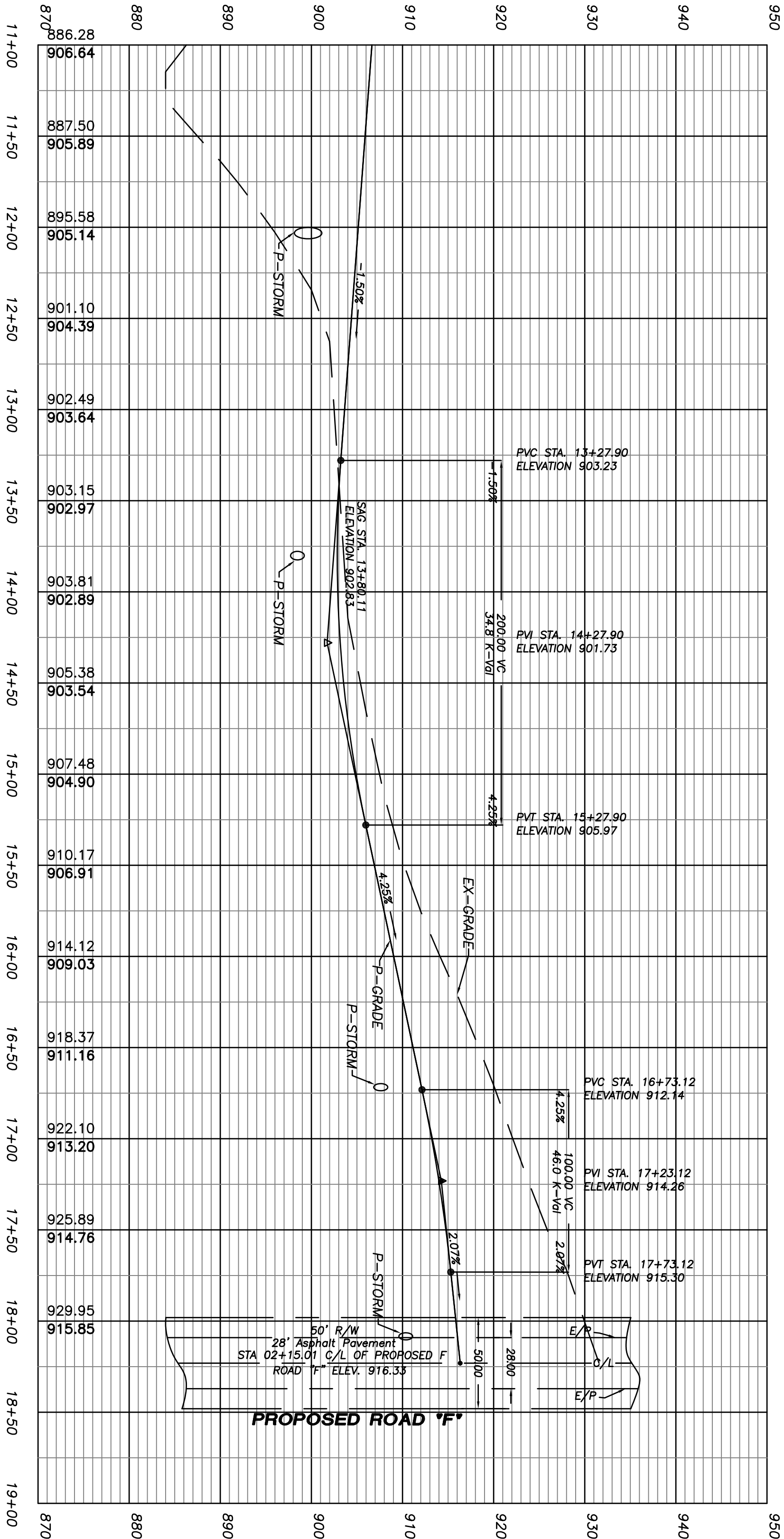
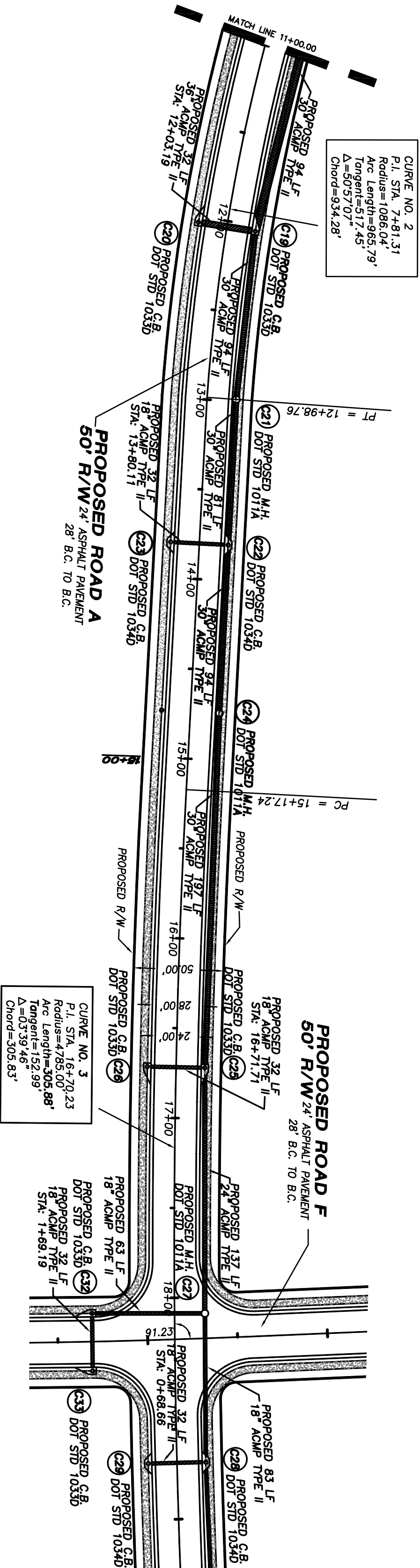
PROJECT NO.

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 OR 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.

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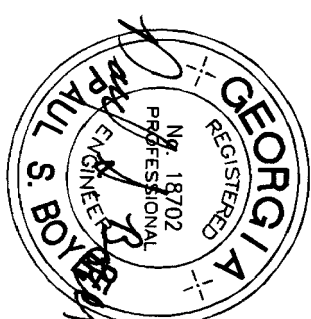
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ROAD PLAN AND PROFILES
FOR
WALTON POND SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C11 32
OF

SCALE
1" = 50'

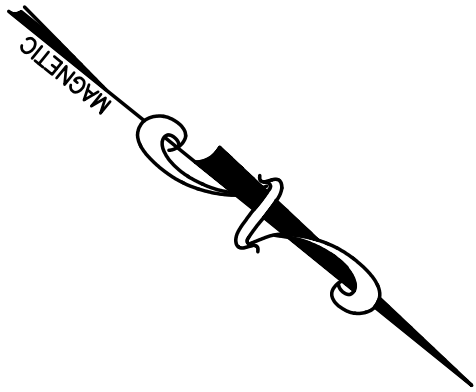
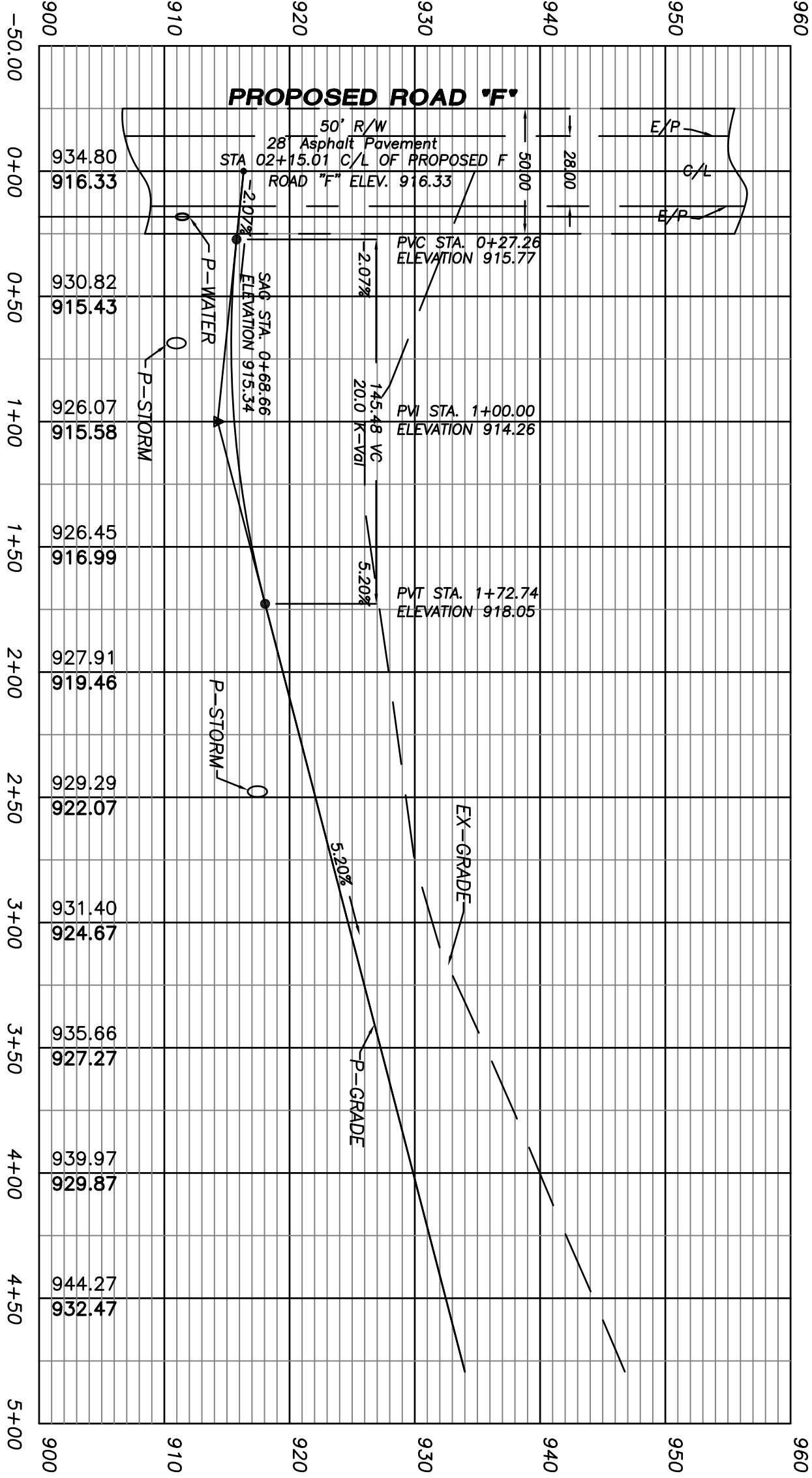
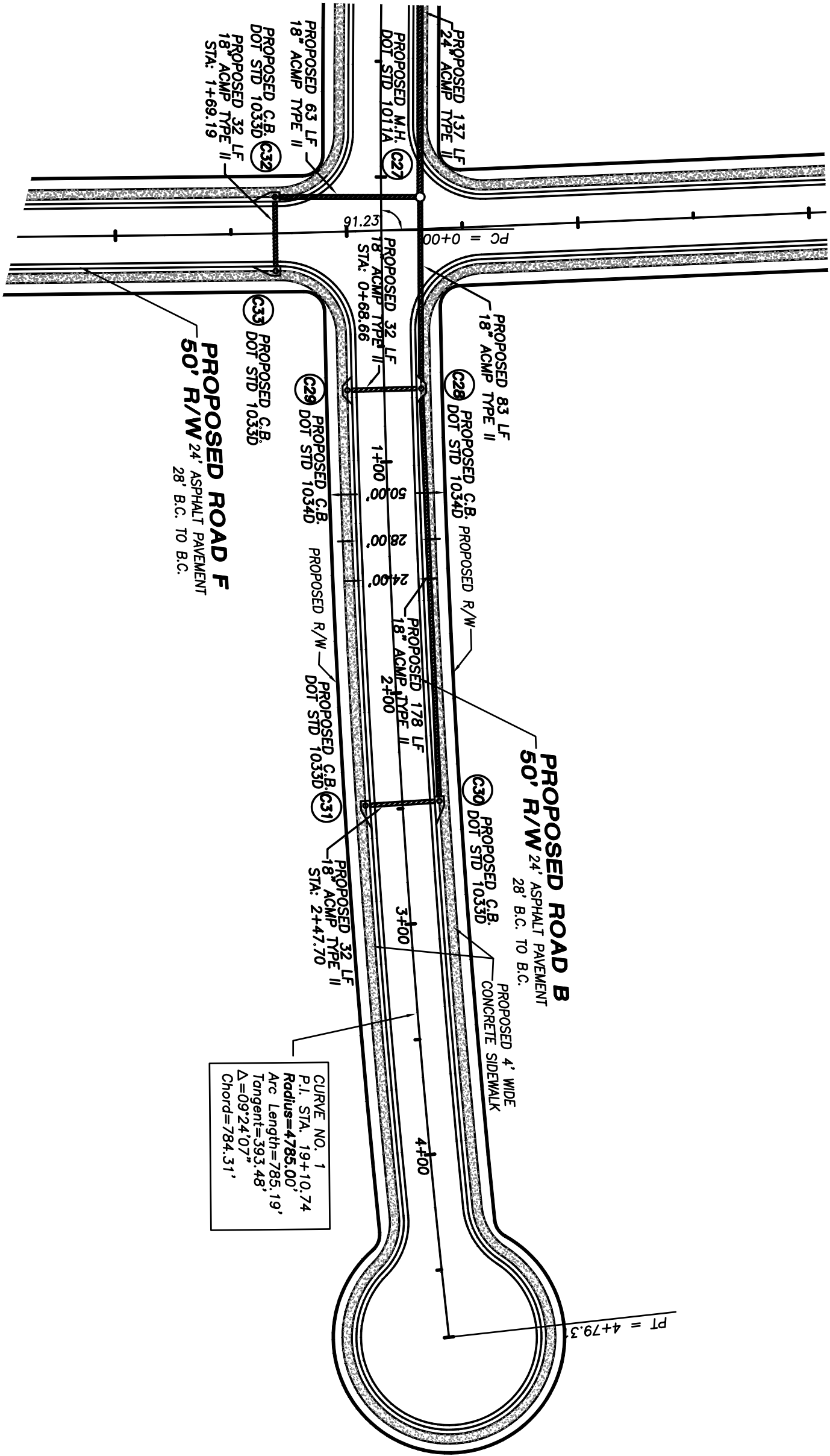
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2/6/06

PROJECT NO.
03-243.05

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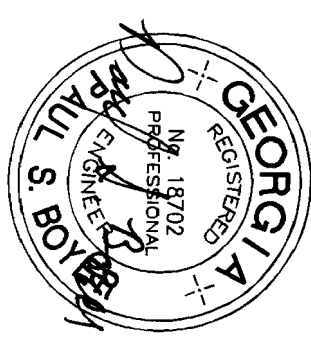
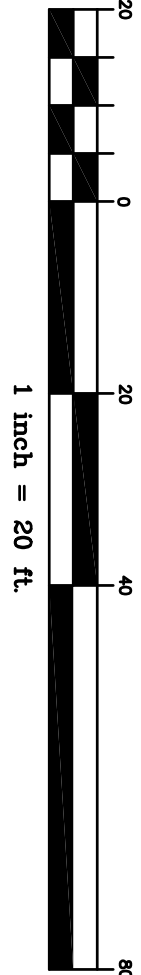


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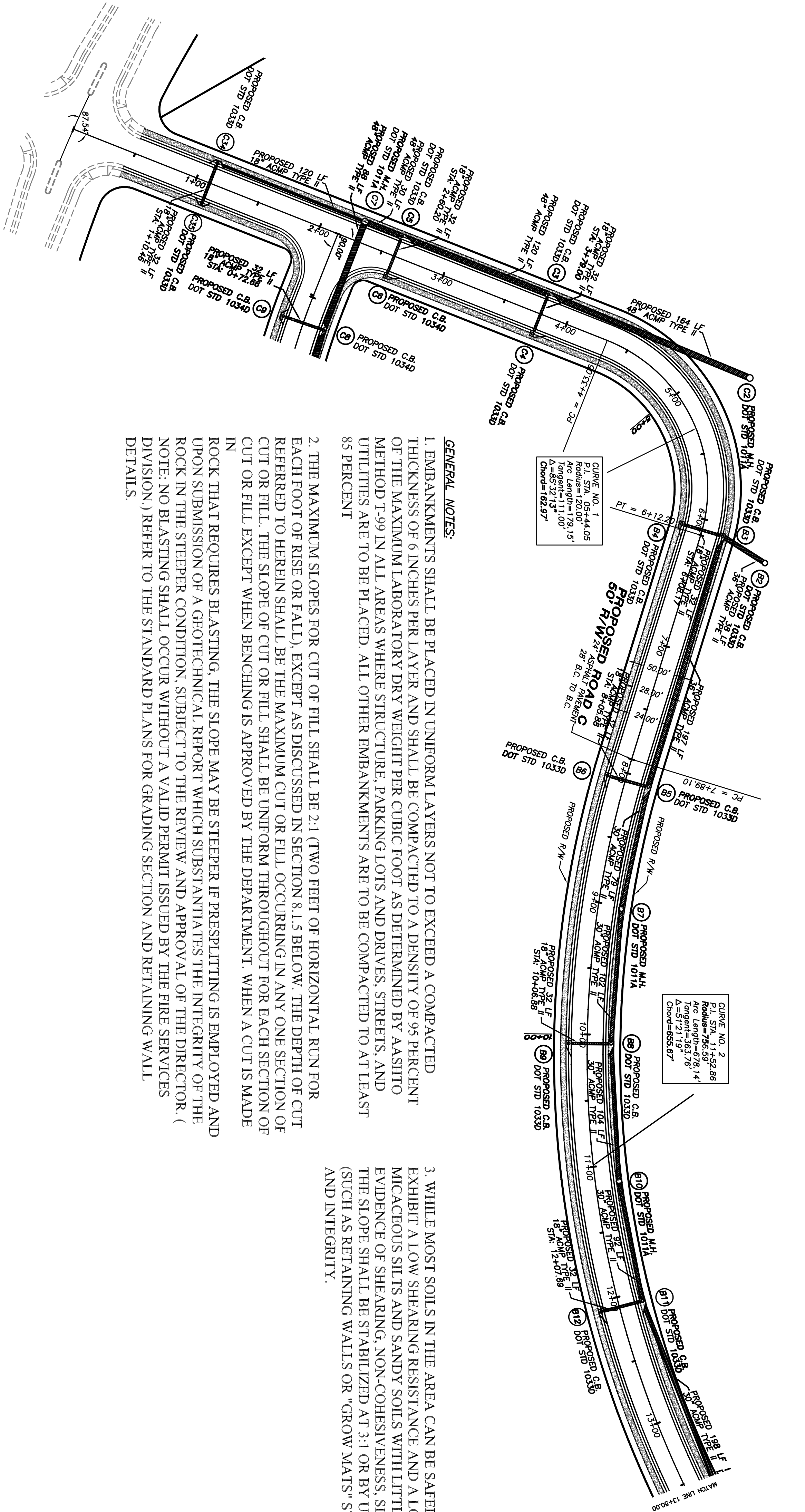
ROAD PROFILE AND PLAN
FOR
WALTON POND SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C12 32
OF

SCALE
1" = 20'

DATE
2/6/06

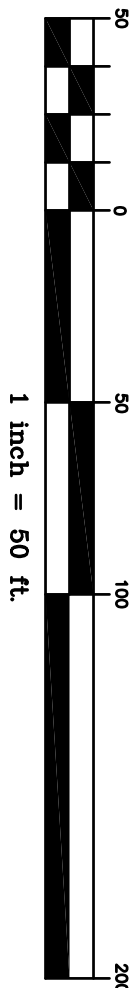
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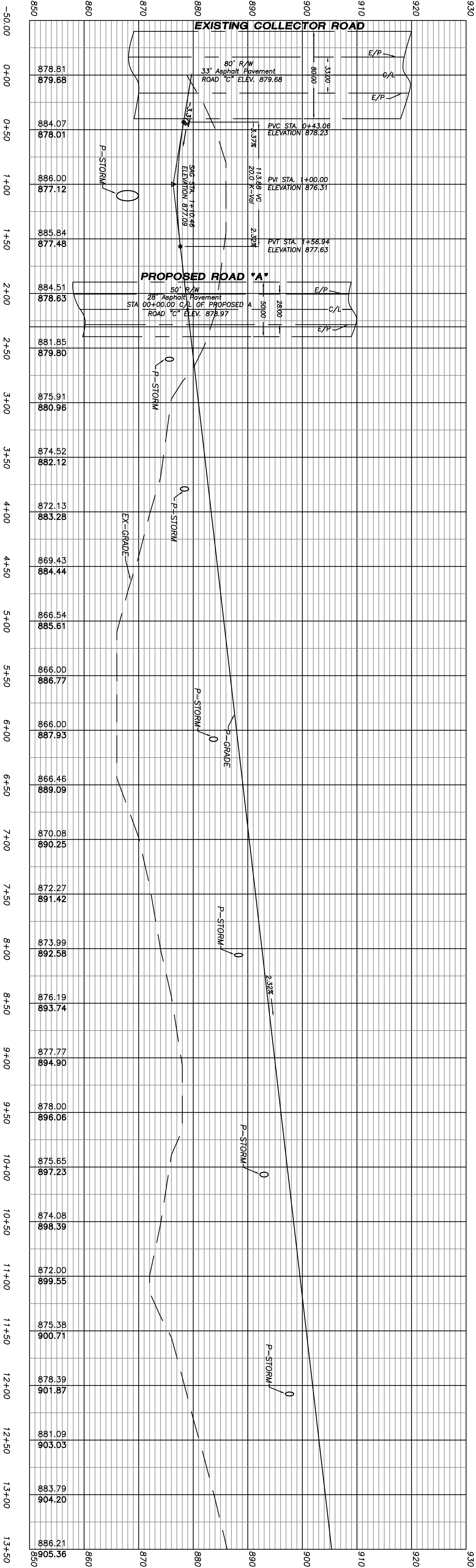
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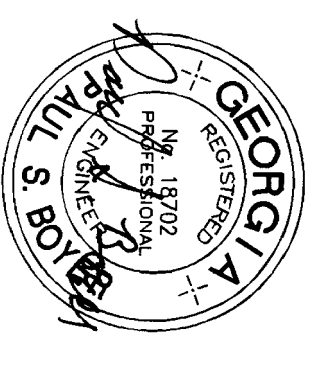
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No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS



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909 ATLANTA HWY
GAINESVILLE, GEORGIA 30501
PHONE (770) 532 - 6492
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ROAD PLAN AND PROFILES
FOR
WALTON POND SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C13 32
OF

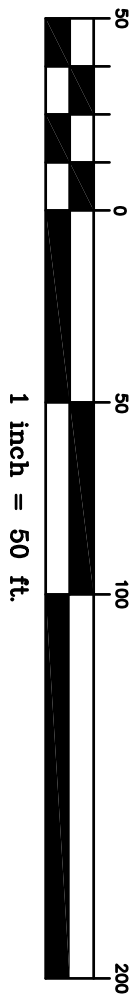
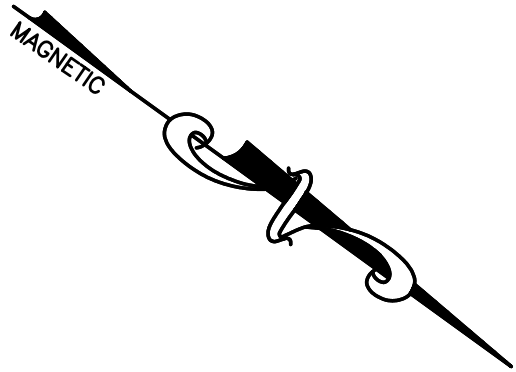
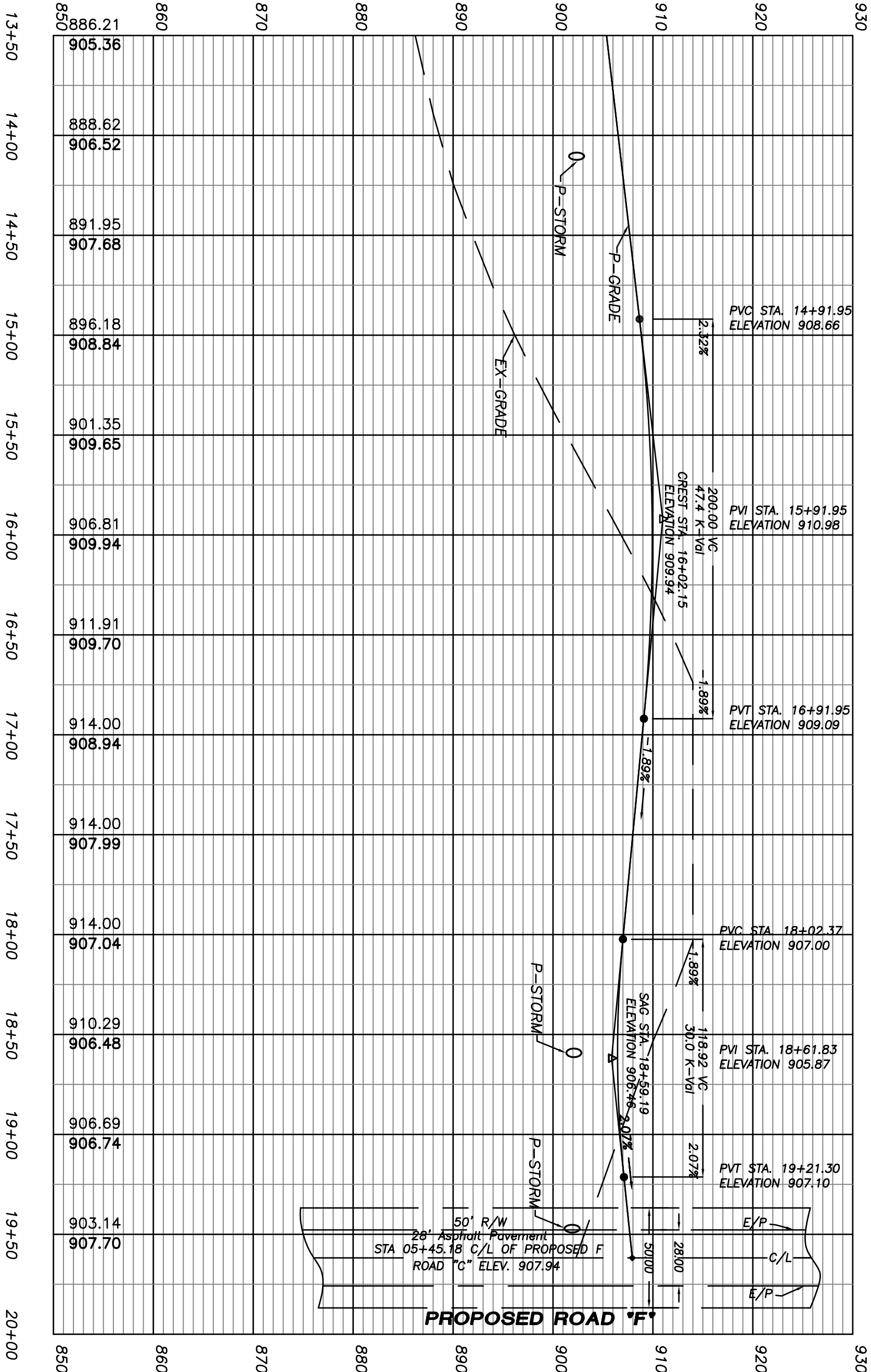
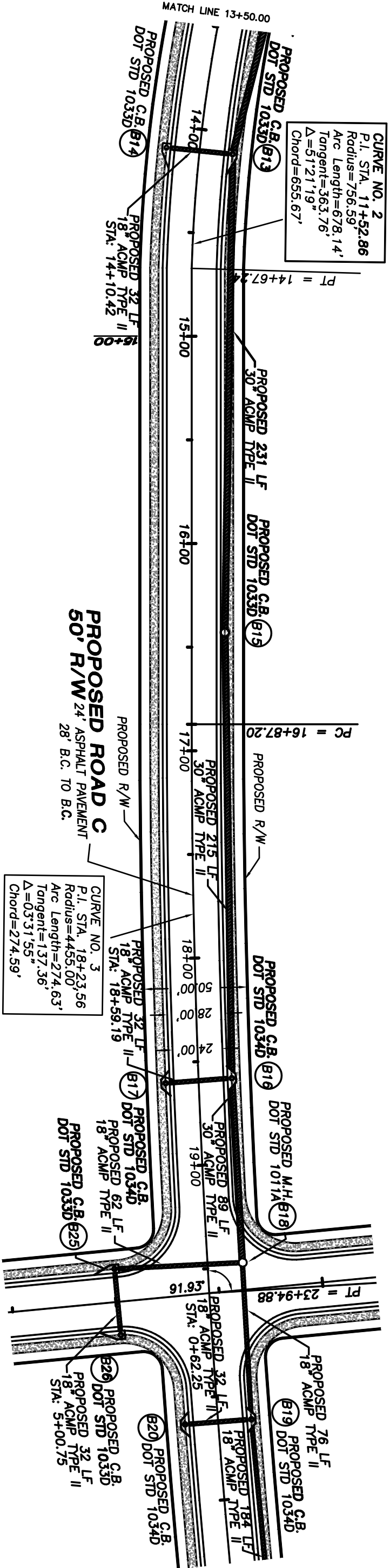
SCALE
1" = 50'

DATE
2/6/06

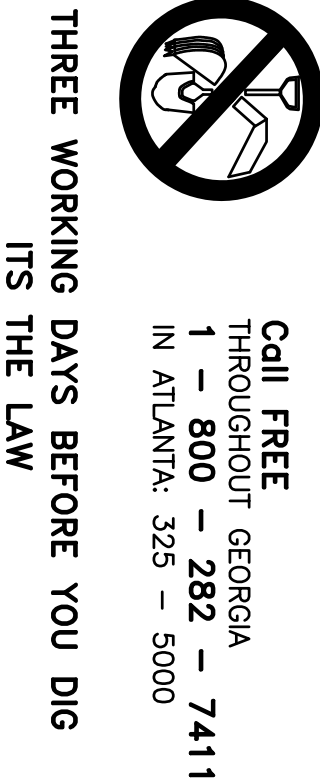
PROJECT NO.
03-243.05

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 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.
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UTILITIES PROTECTION CENTER, INC.

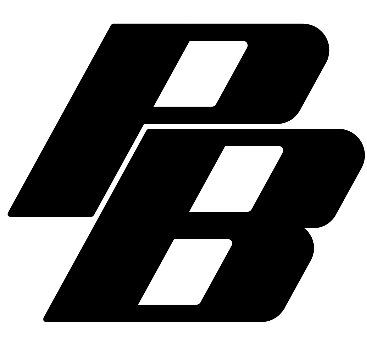


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No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS



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GAINESVILLE, GEORGIA 30601
PHONE (770) 532-6492
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ROAD PLAN AND PROFILES
FOR
WALTON POND SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C14 32
OF

SCALE
1" = 50'

DATE
2/6/06

PROJECT NO.
03-243.05

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

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

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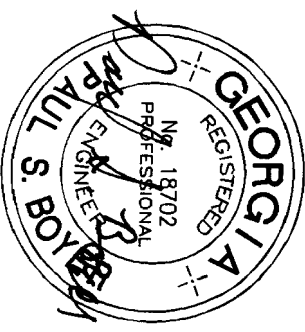
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA



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

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FAX (770) 532 - 1995

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REVISIONS		
No.	DATE	REMARKS
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SHEET
NUMBER

C15 32

OF

SCALE

1" = 50'

DATE

2/6/06

PROJECT NO.

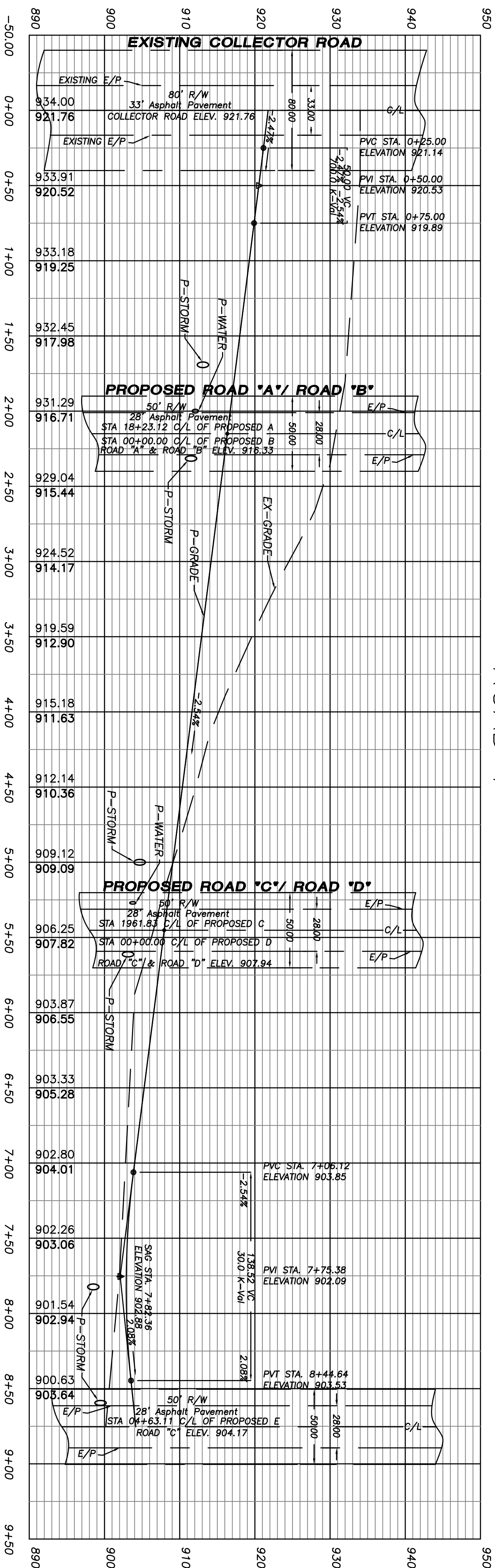
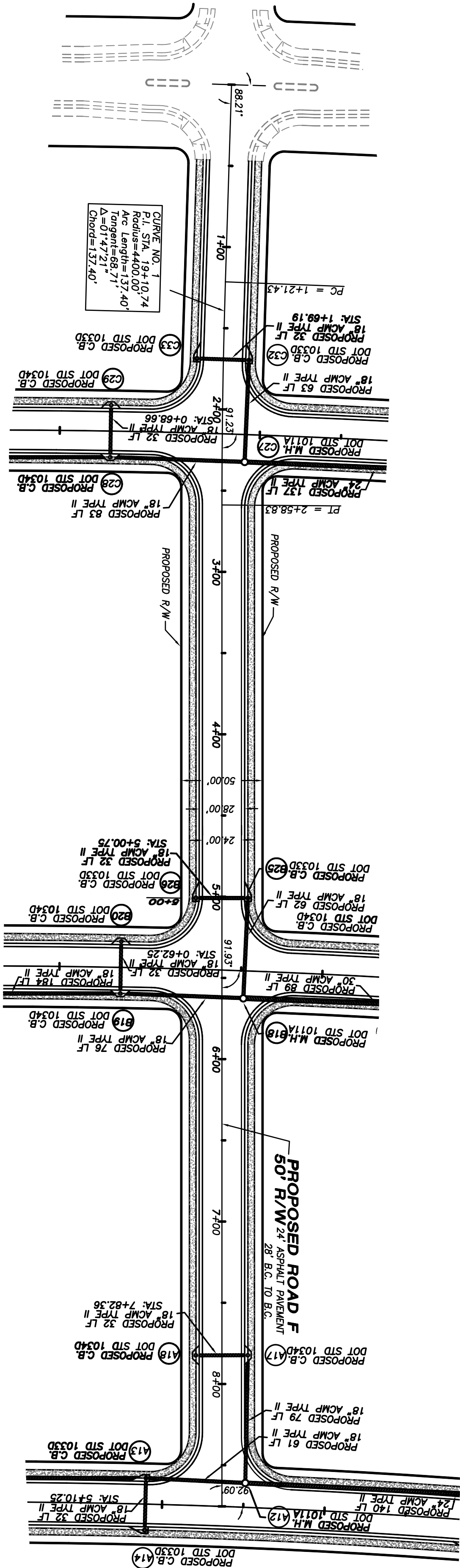
03-243.05

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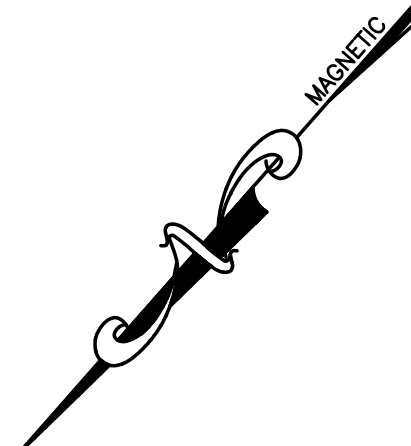


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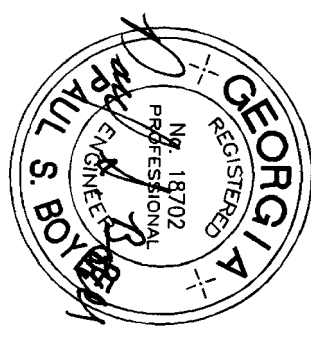
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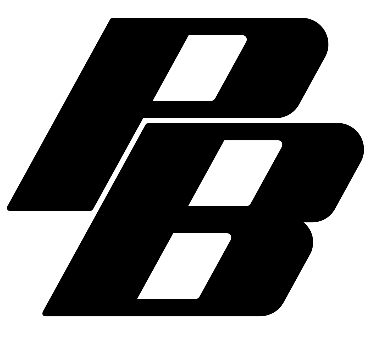


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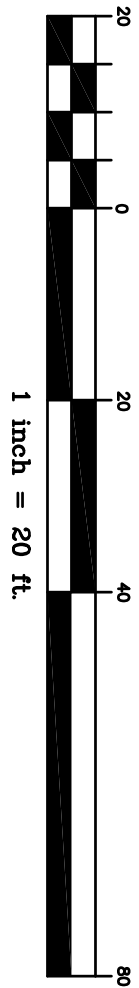
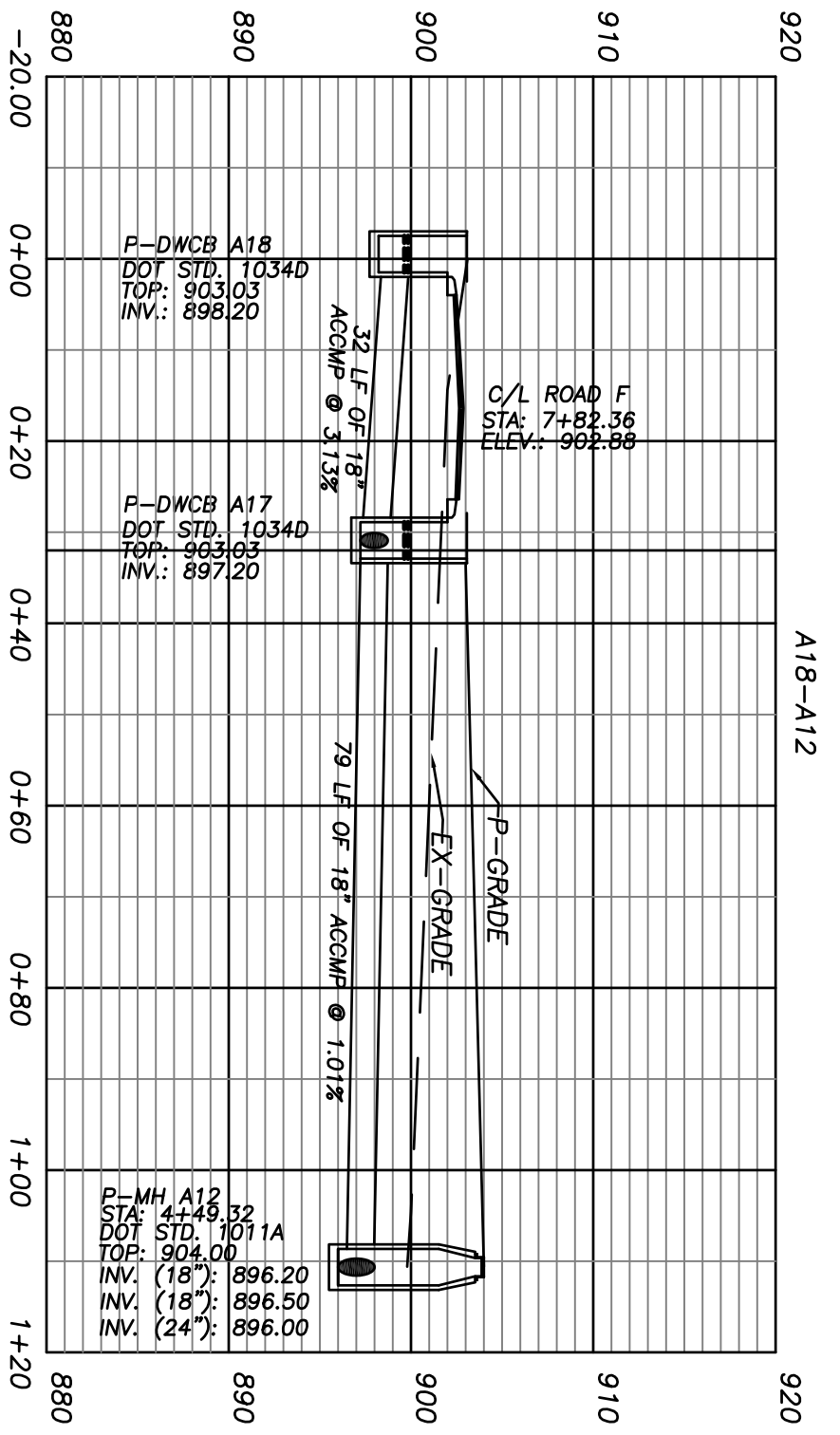
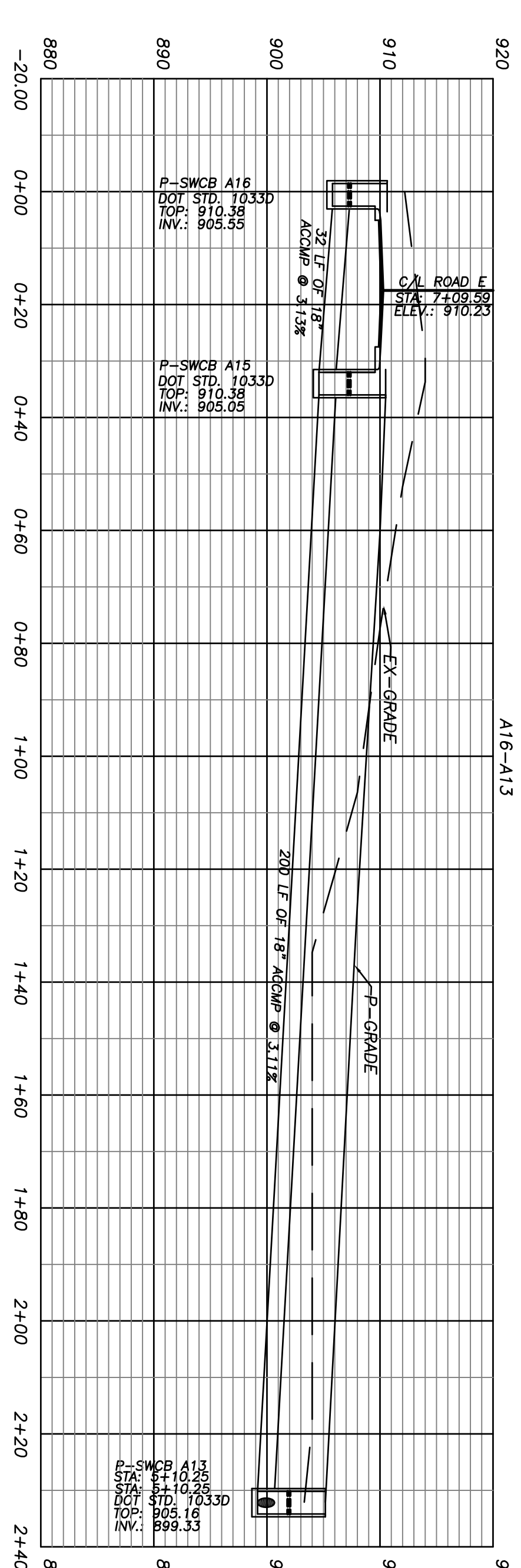
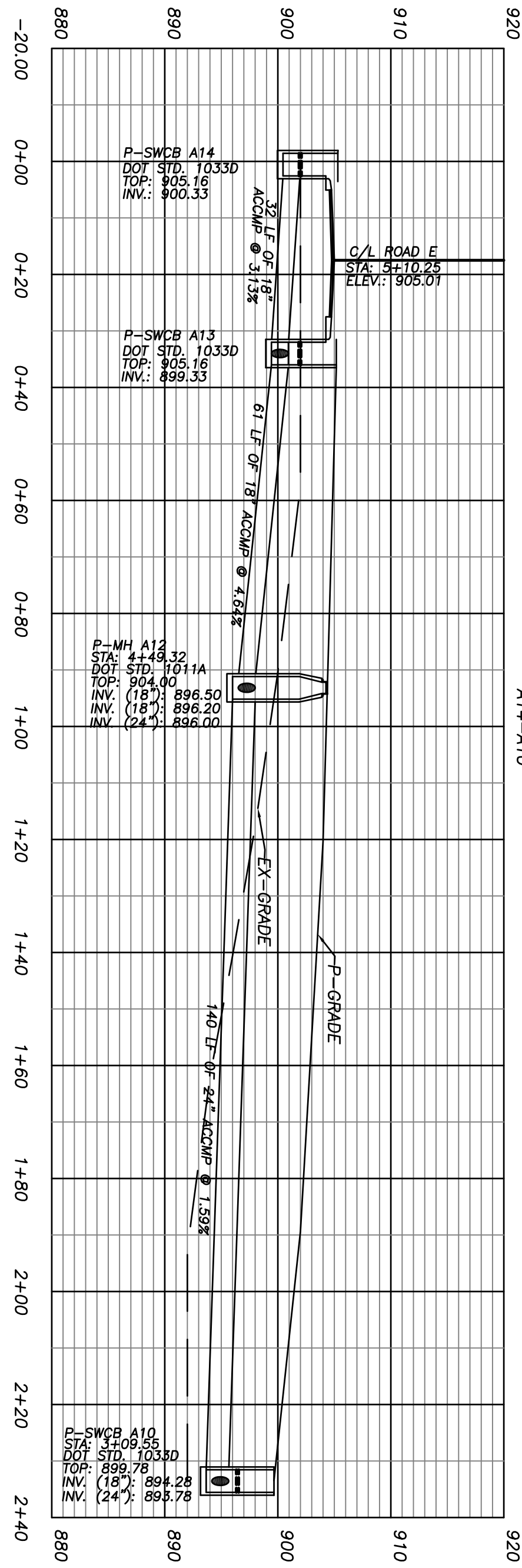
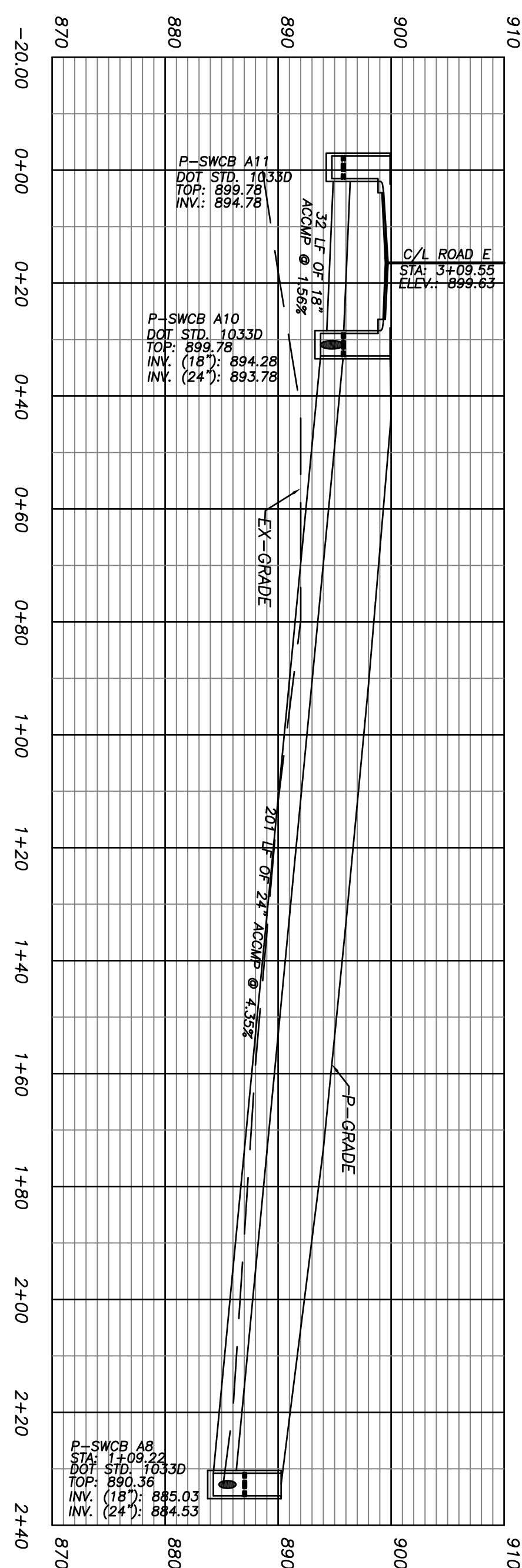
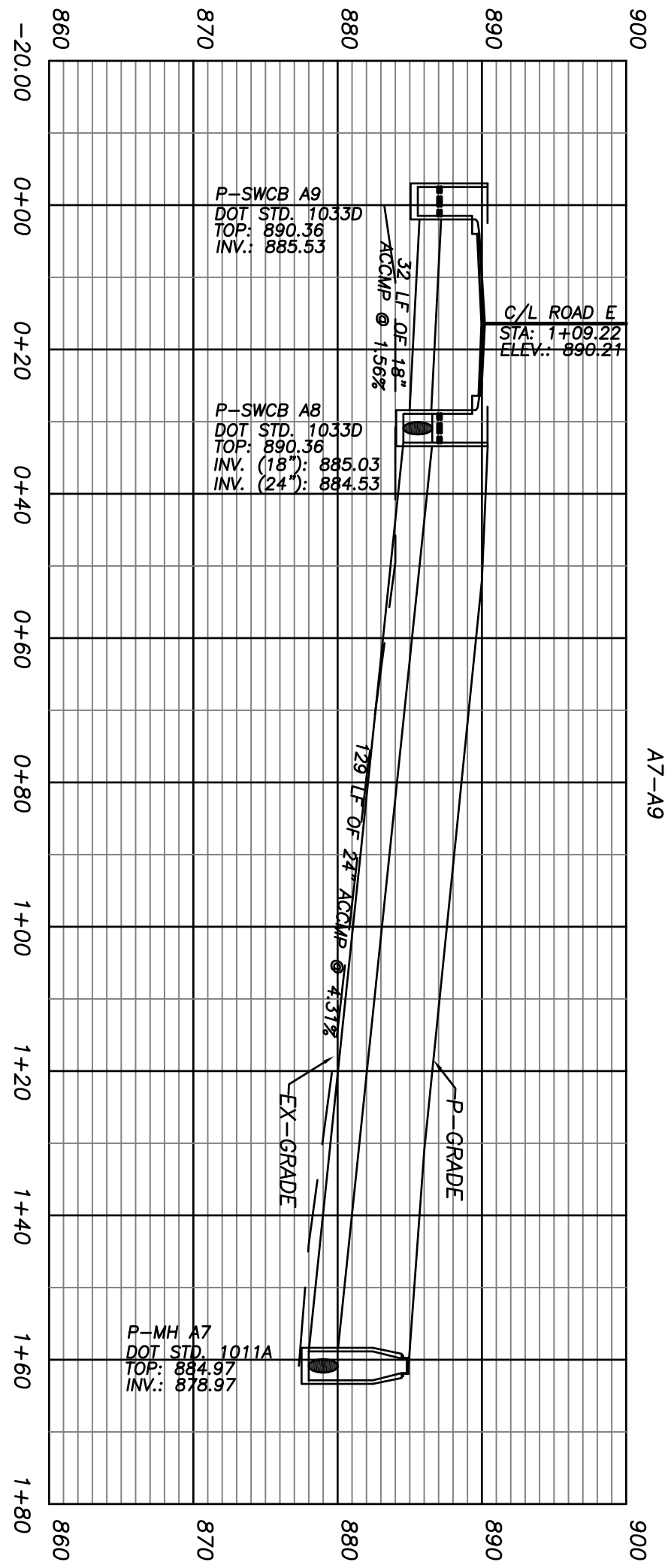
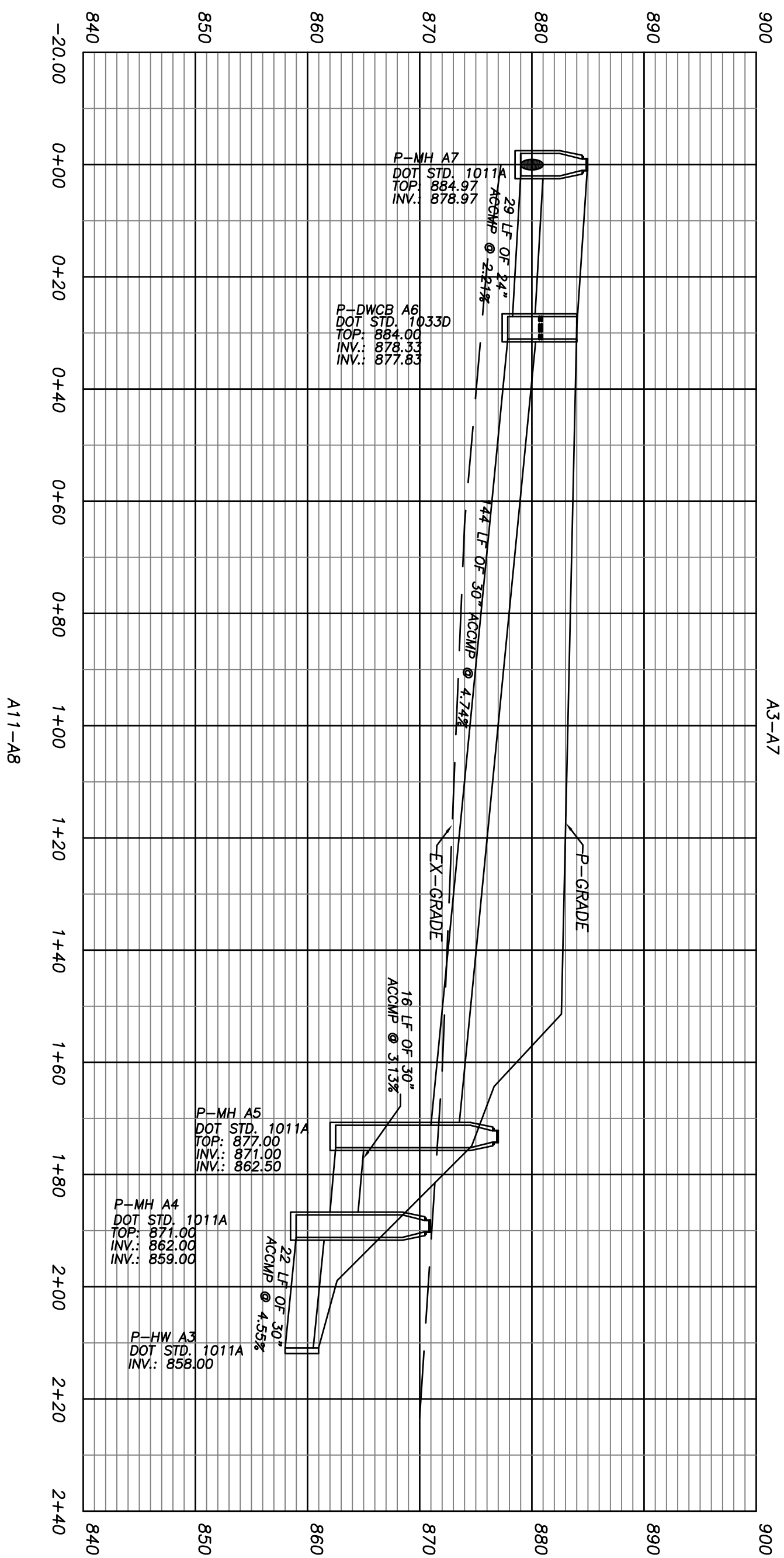
ROAD PLAN AND PROFILES
FOR
**WALTON POND
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C17 32
OF

SCALE
1" = 50'

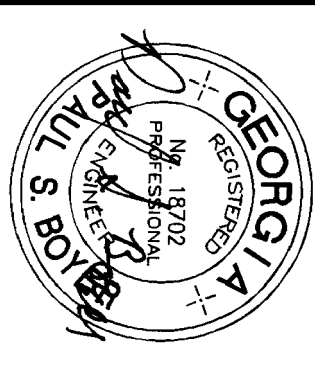
DATE
2/6/06

PROJECT NO.
03-243.05



REVIEWS

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



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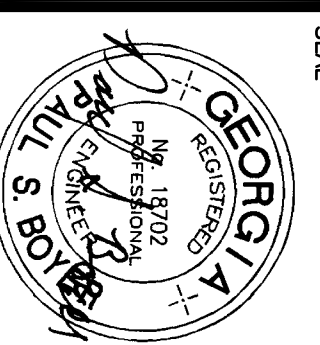
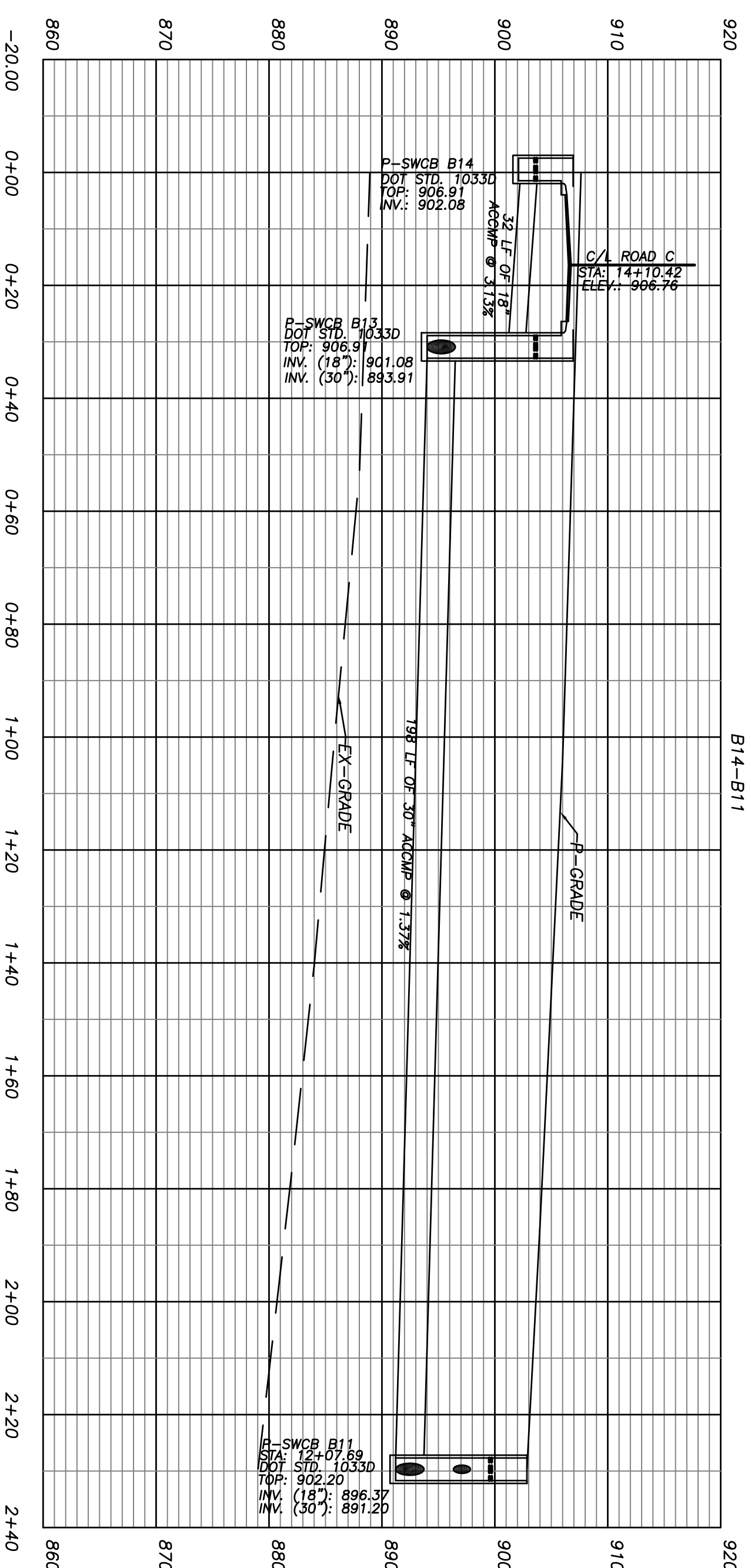
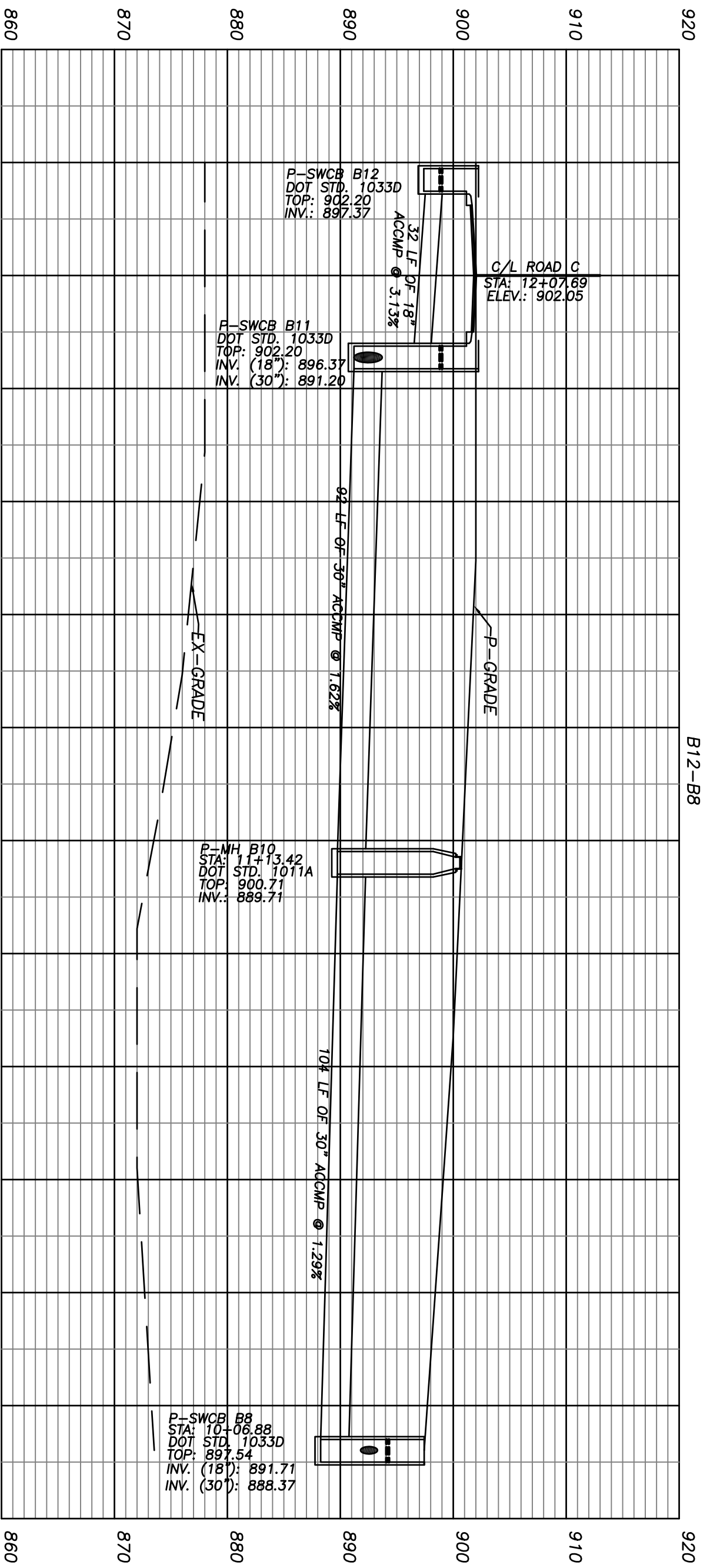
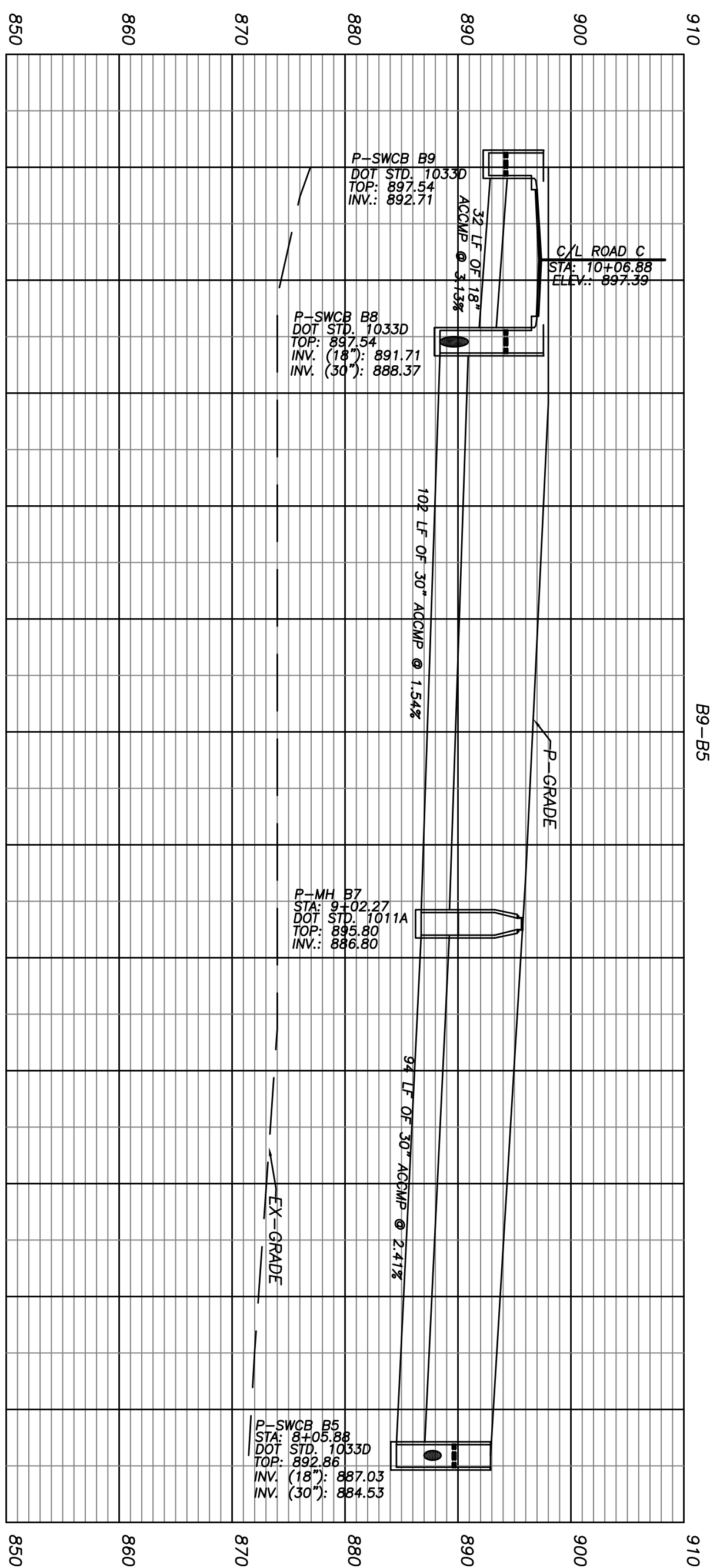
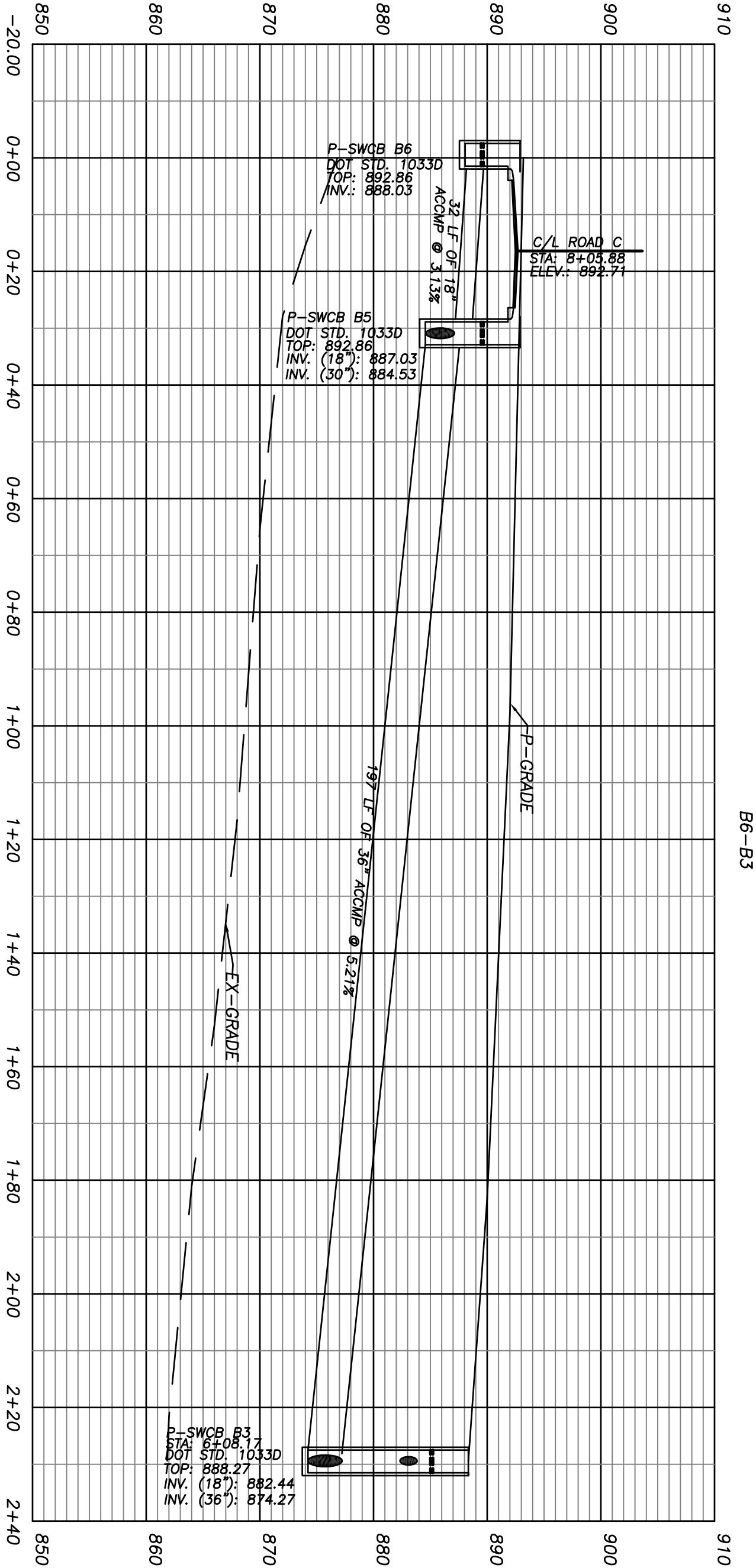
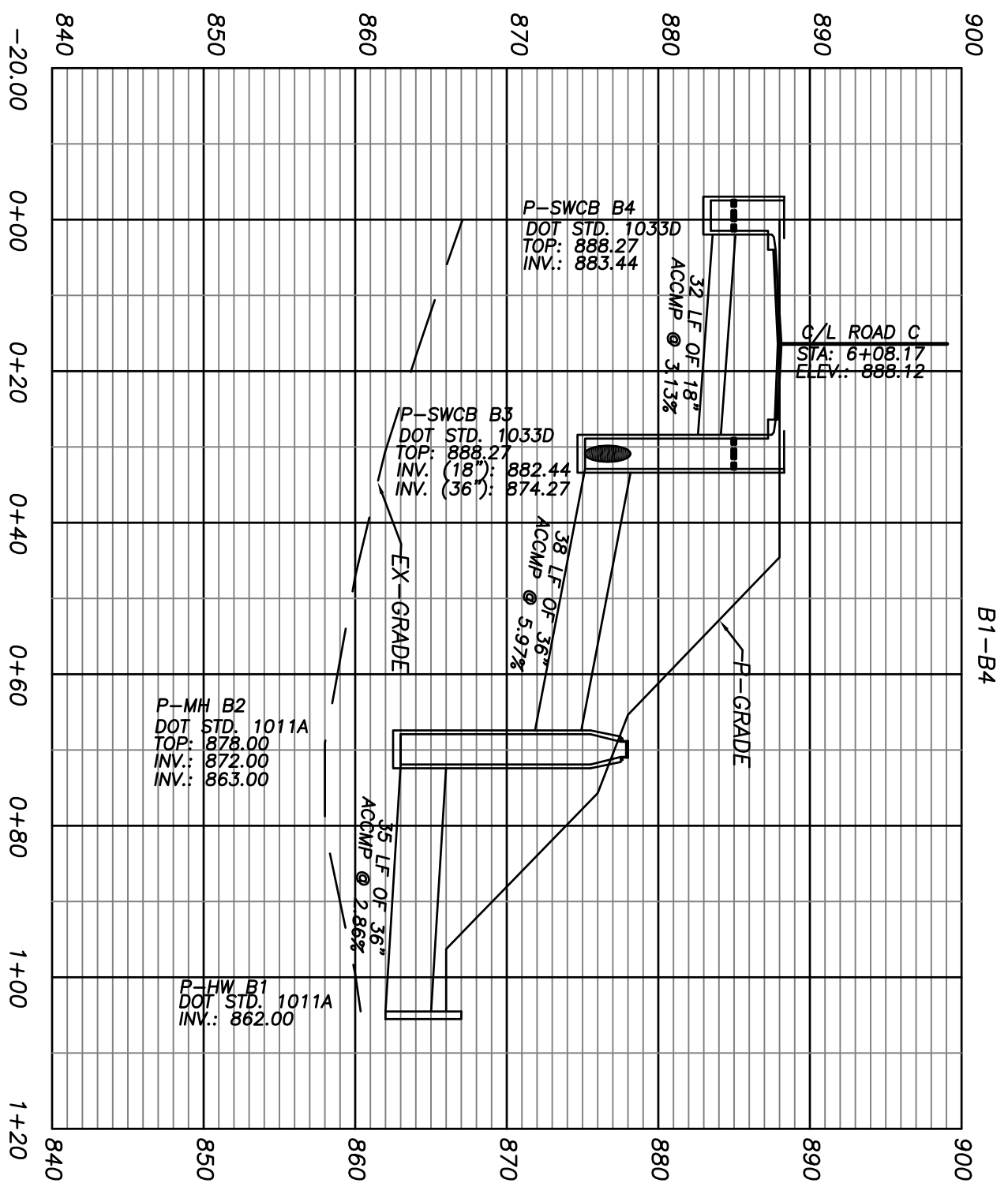
STORM DRAIN PROFILES
FOR
WALTON POND SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C18 32
OF

SCALE
1" = 20'

DATE
2/6/06

PROJECT NO.
03-243.05



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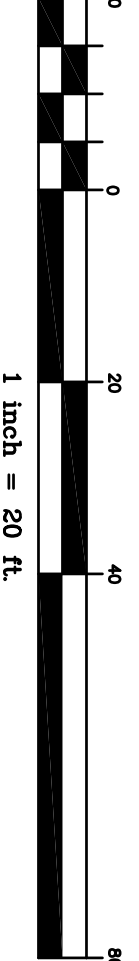
STORM DRAIN PROFILES
FOR
WALTON POND SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

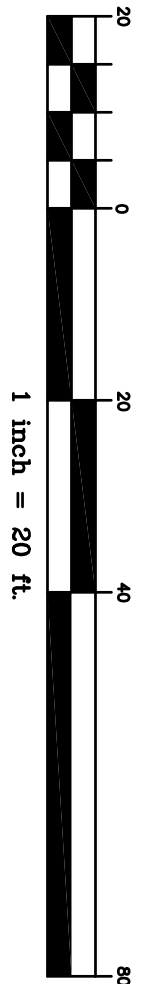
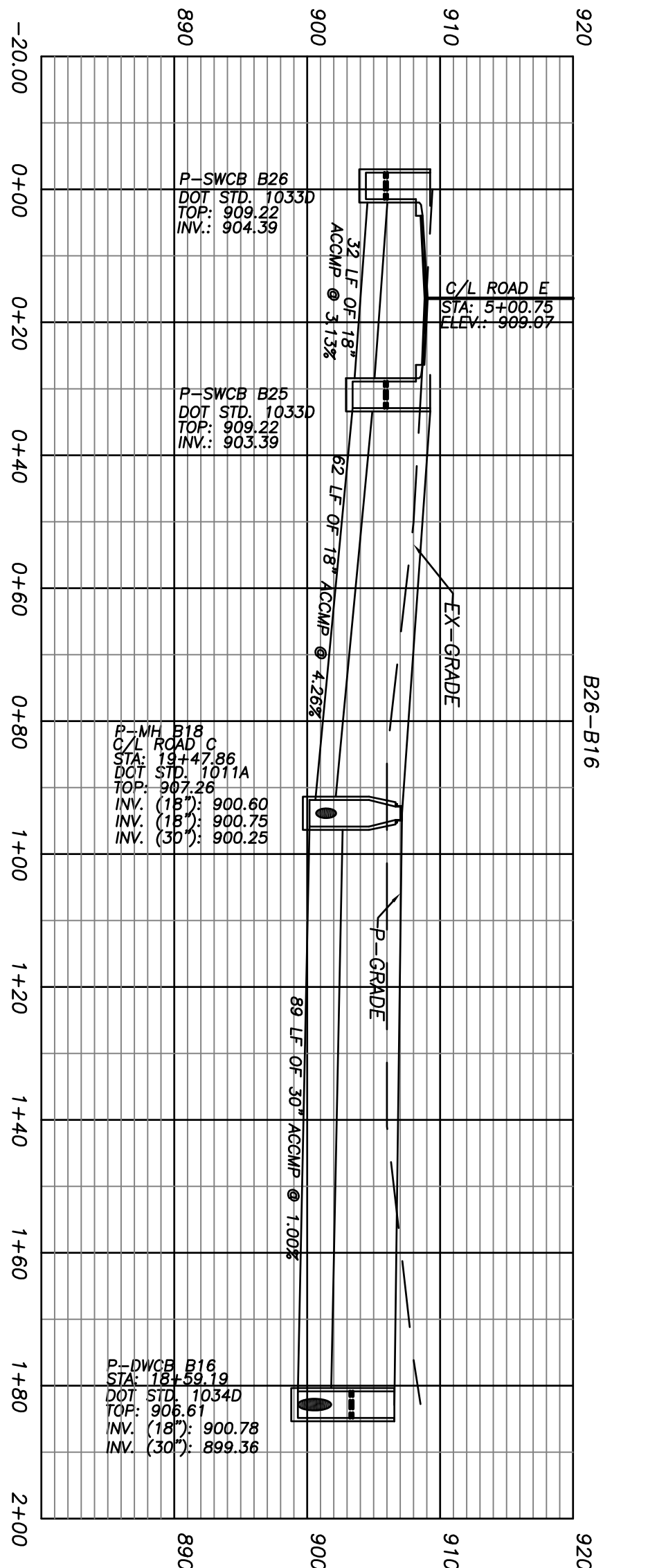
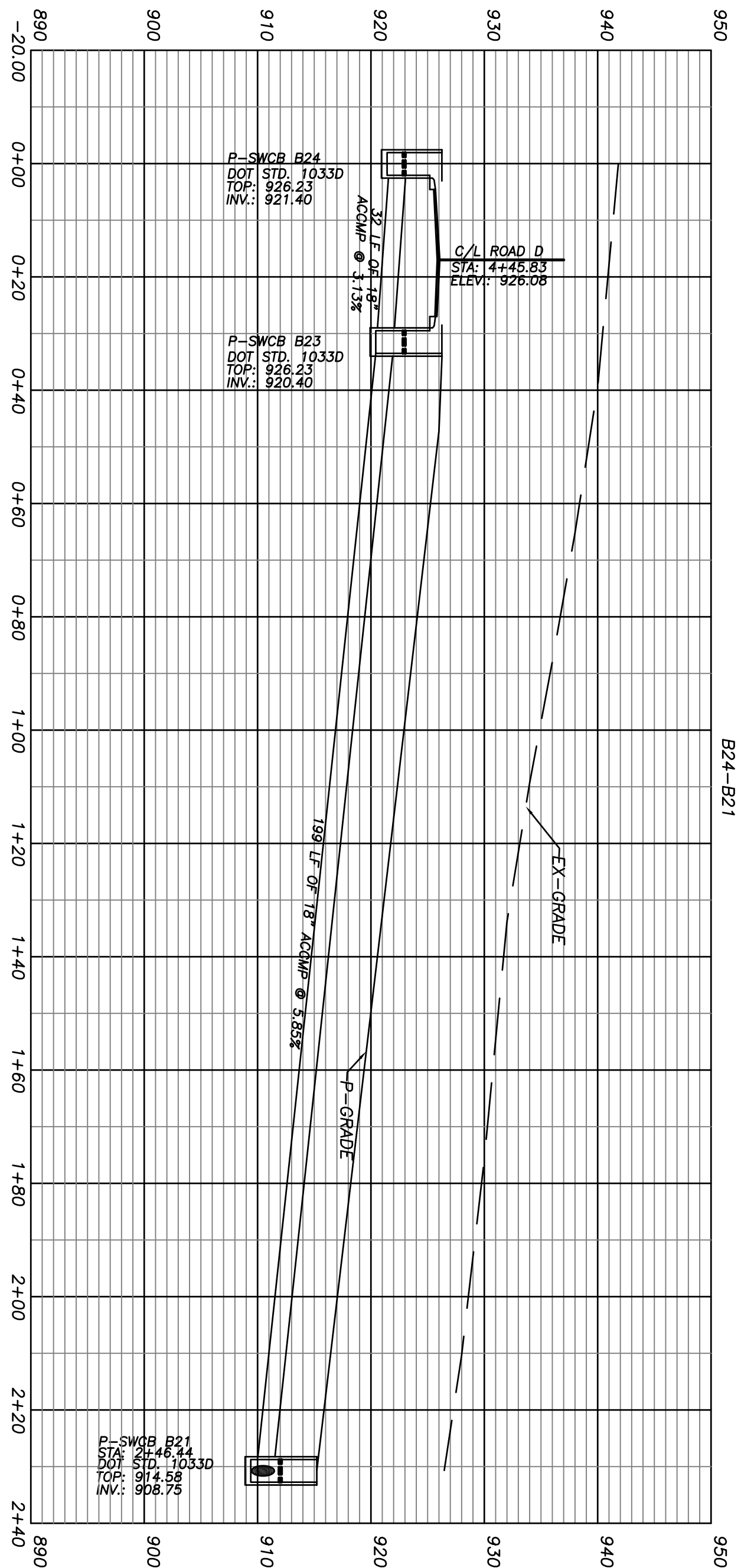
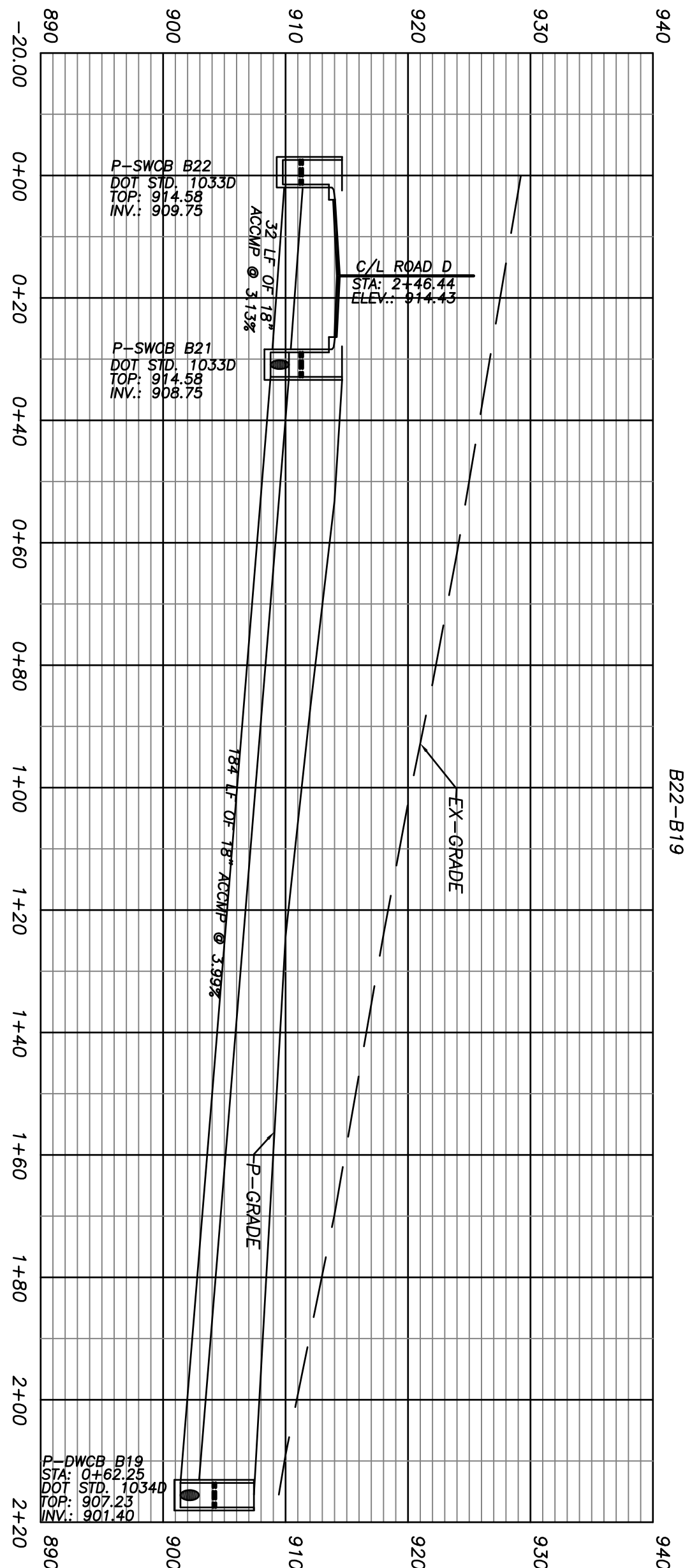
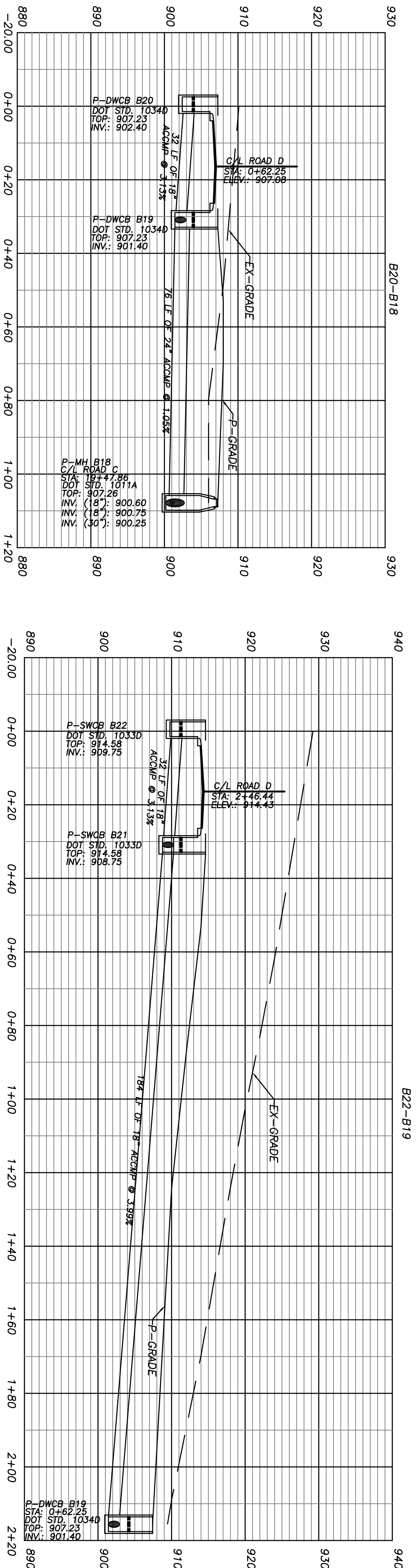
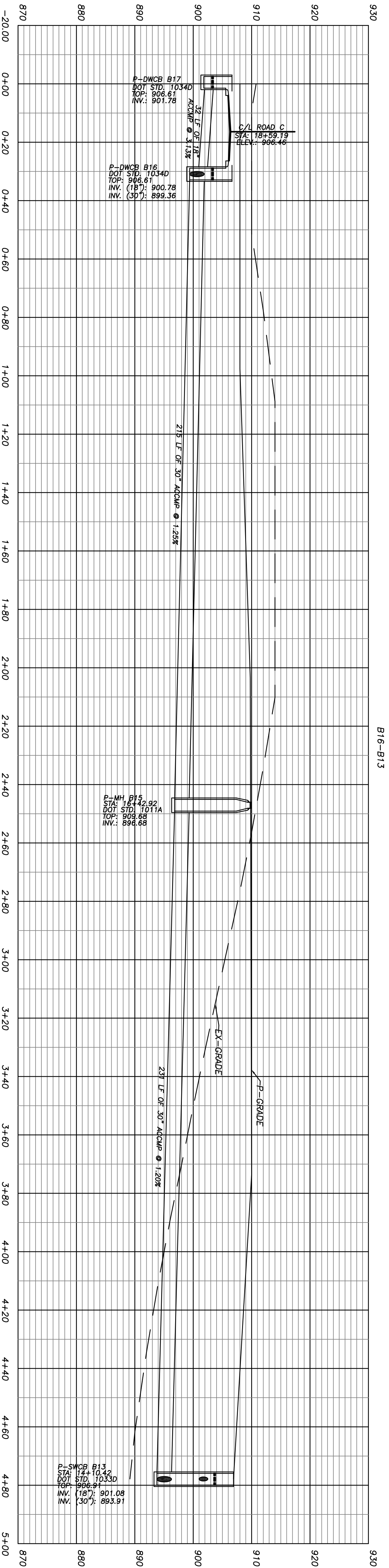
SHEET NUMBER
C19 32
OF

SCALE
1" = 20'

DATE
2/6/06

PROJECT NO.
03-243.05





SHEET NUMBER
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OF

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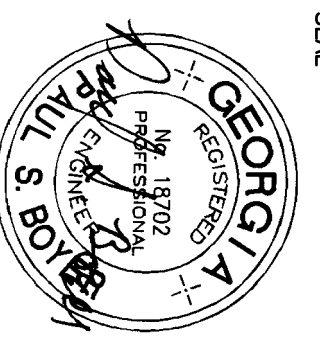
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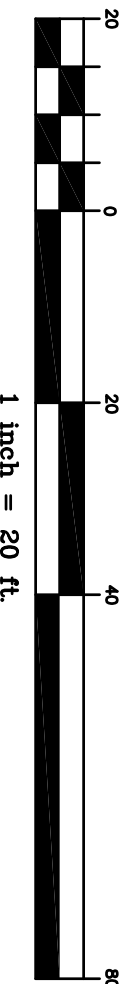
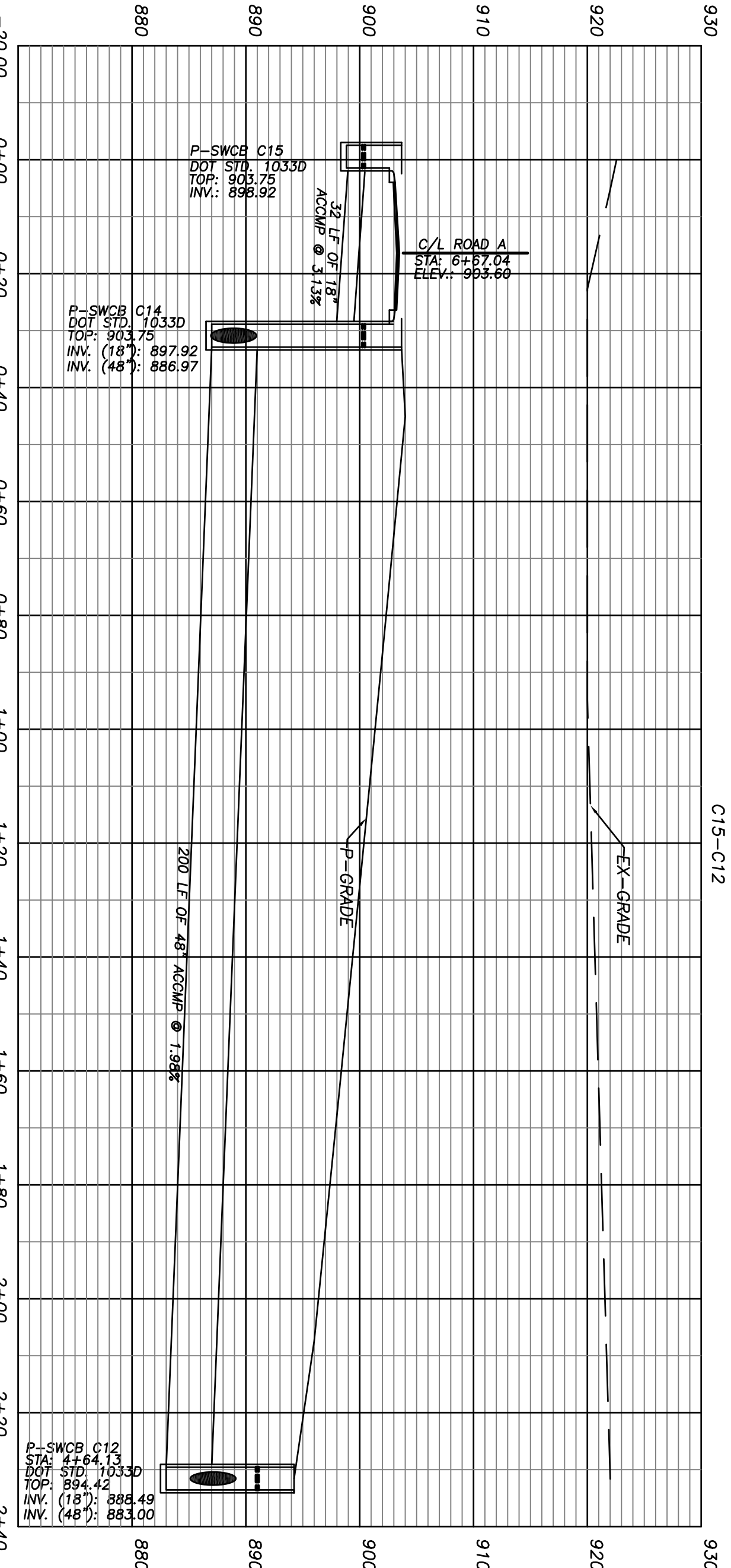
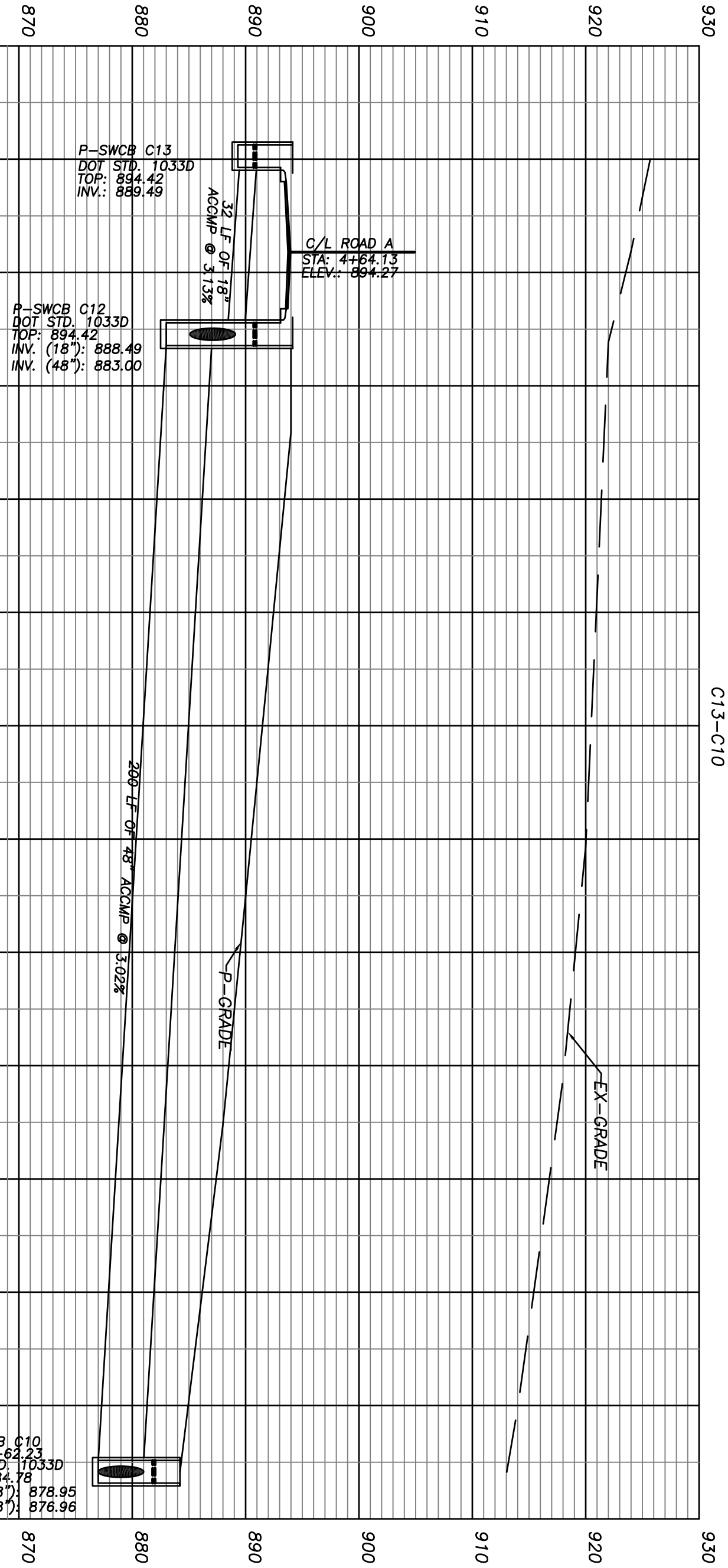
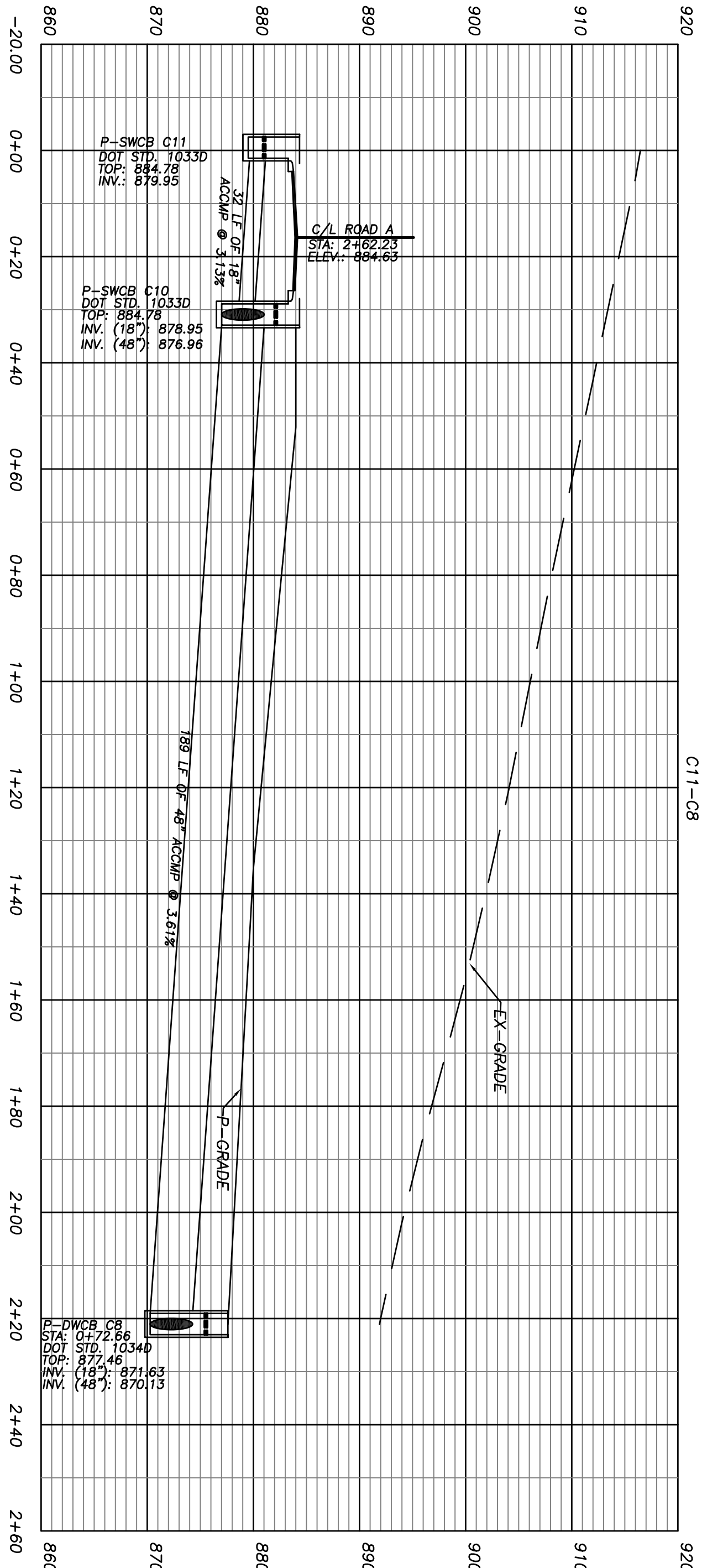
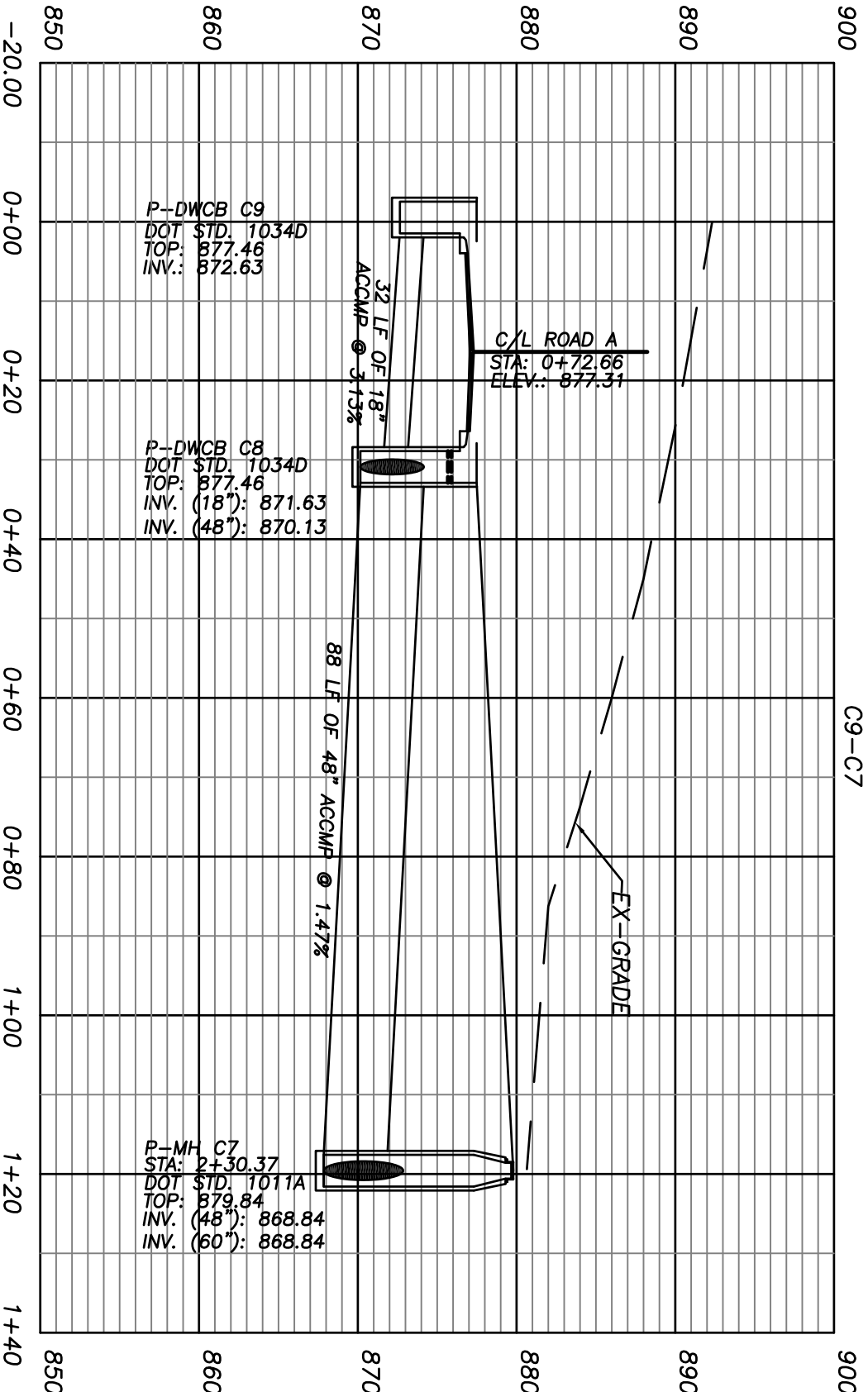
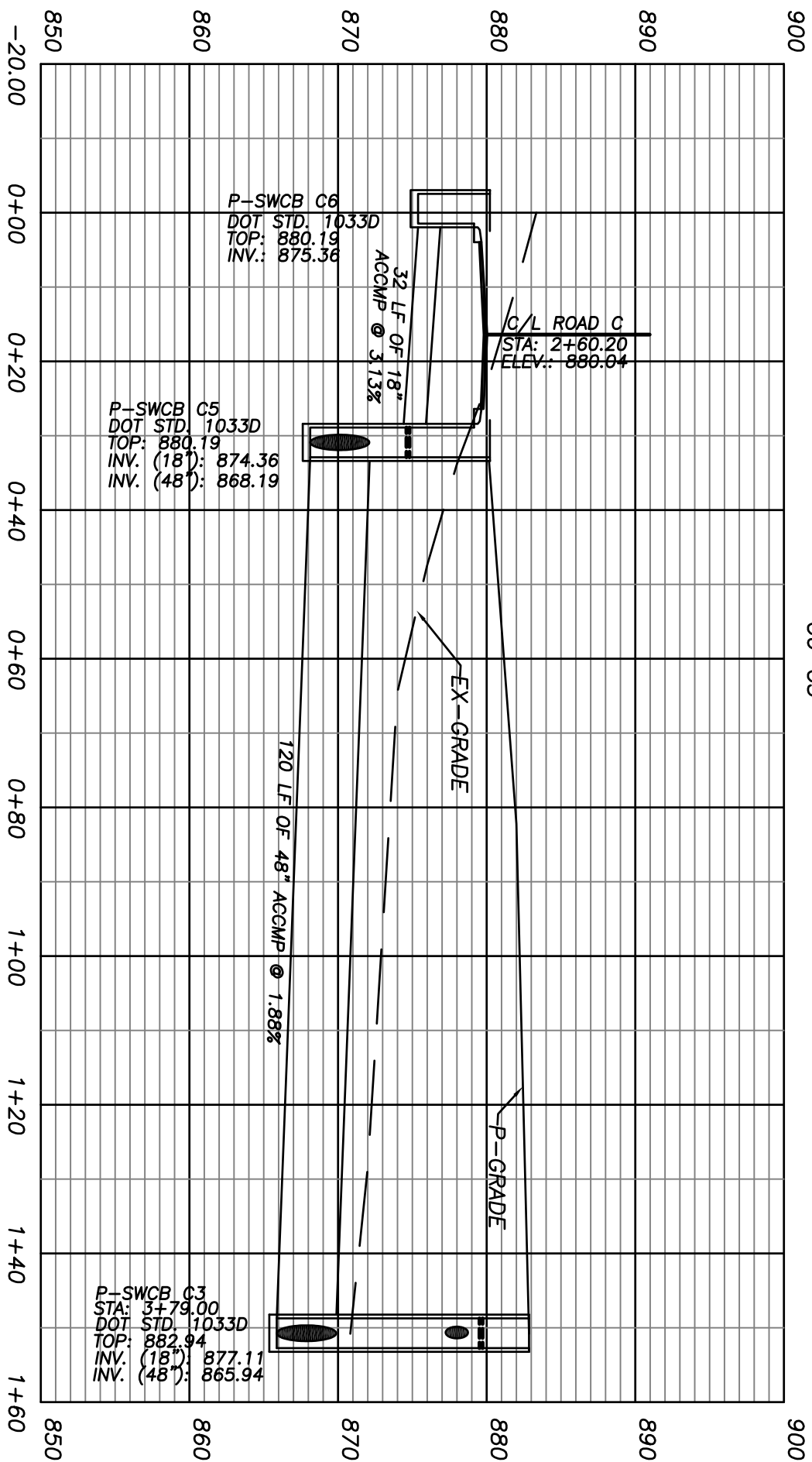
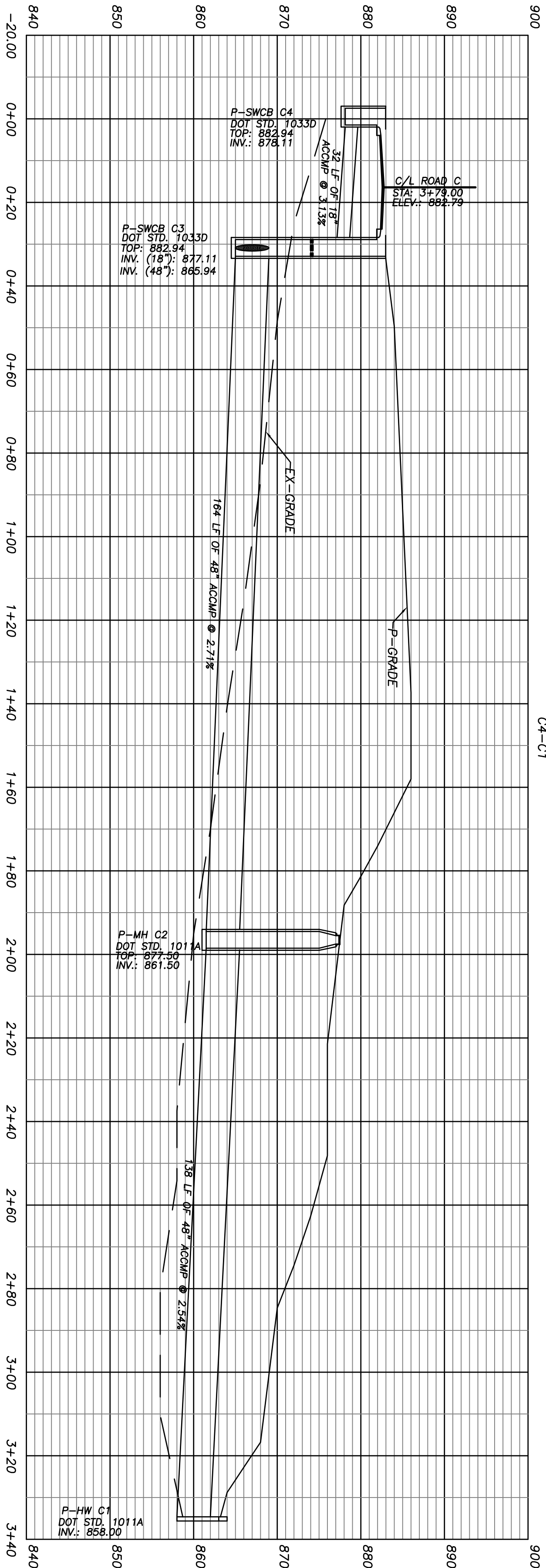
STORM DRAIN PROFILES
FOR
**WALTON POND
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

Patton-Boyer, Inc.
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REVISIONS		
No.	DATE	REMARKS
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PROJECT NO. 03-243.05

DATE 2/6/06

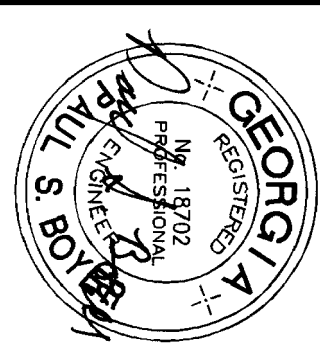
SCALE 1" = 20'

SHEET NUMBER C2132 OF

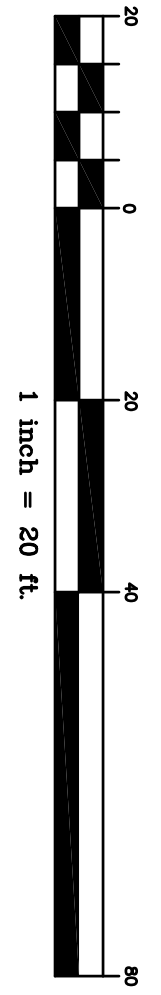
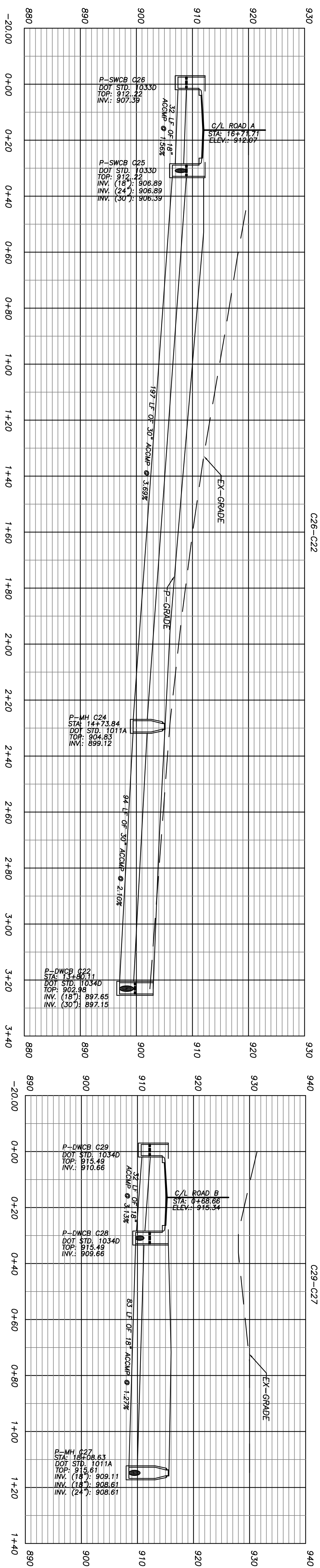
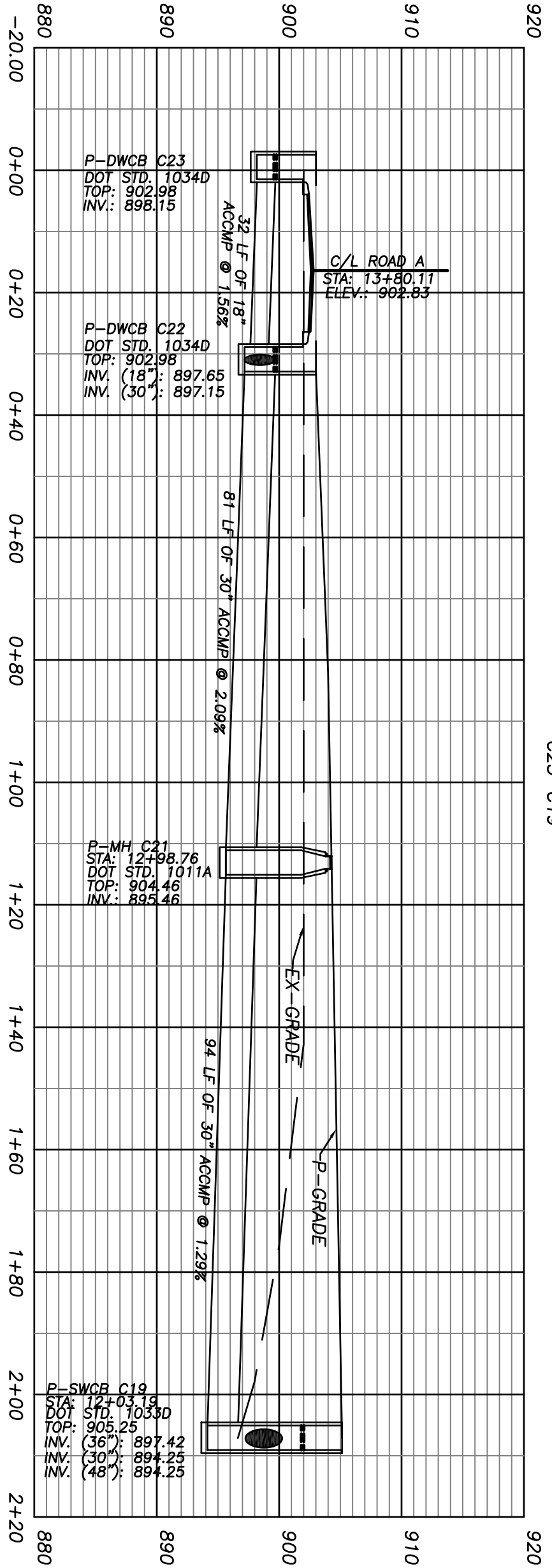
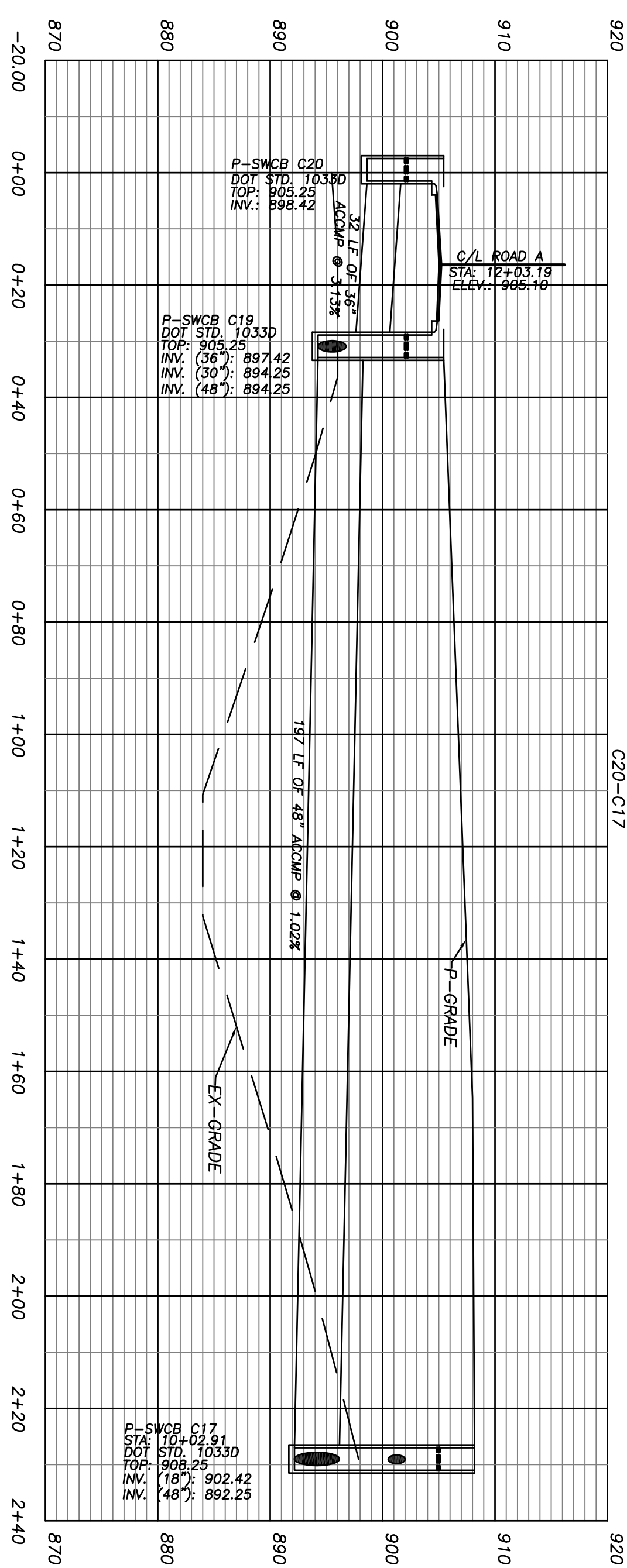
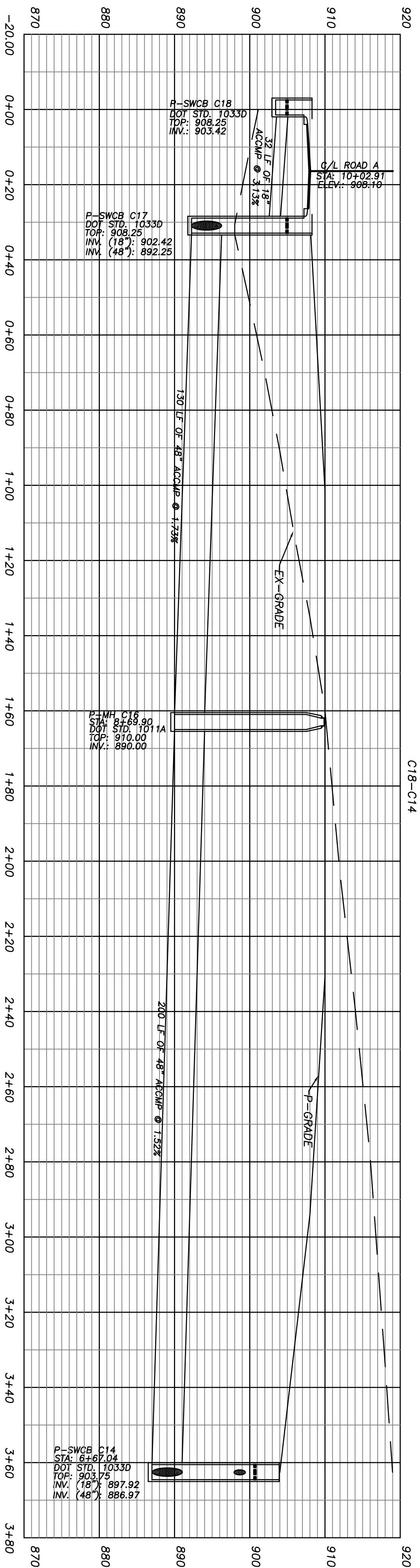
STORM DRAIN PROFILES
FOR
**WALTON POND
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

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

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



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

C2232

OF

32

1" = 20'

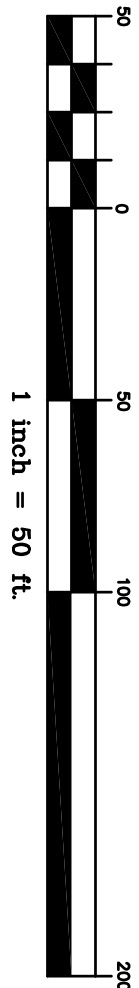
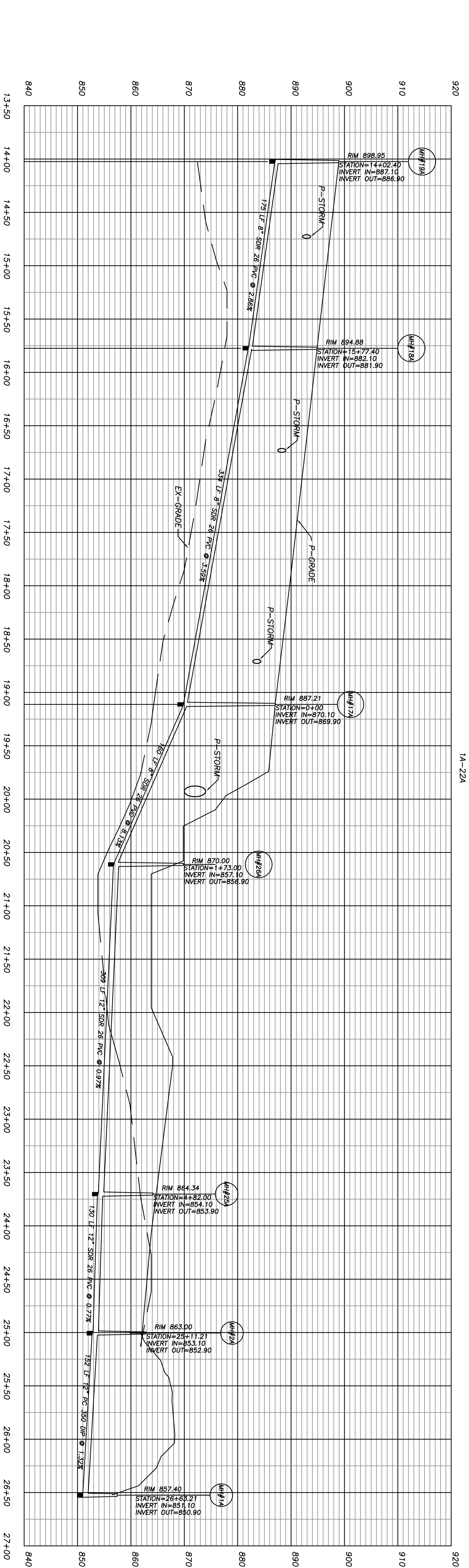
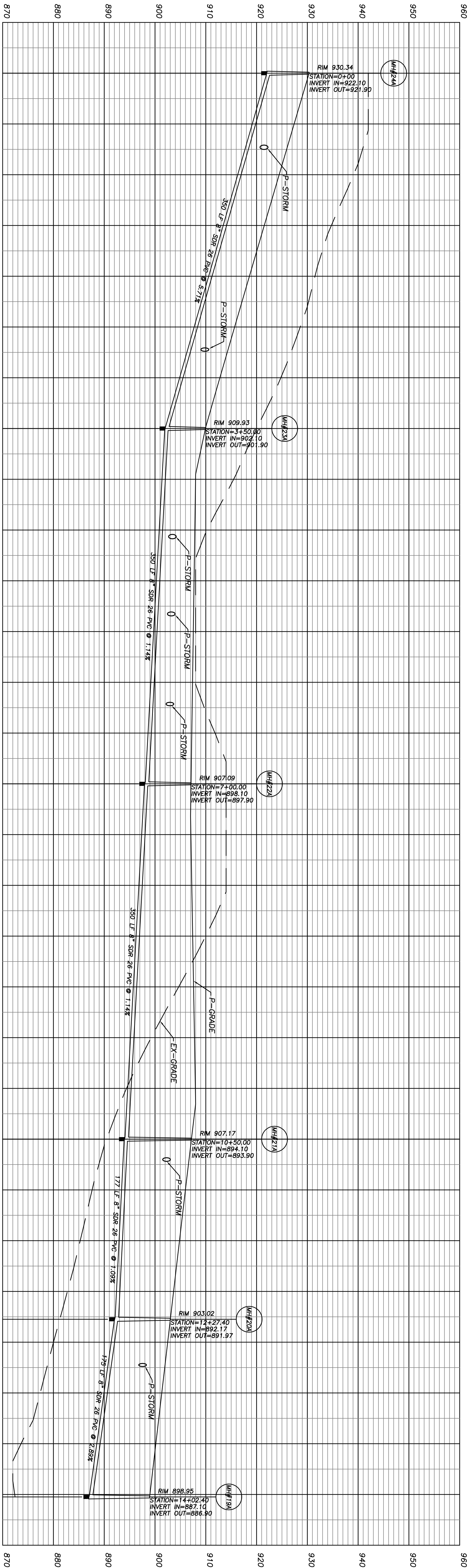
2/6/06

03-243.05

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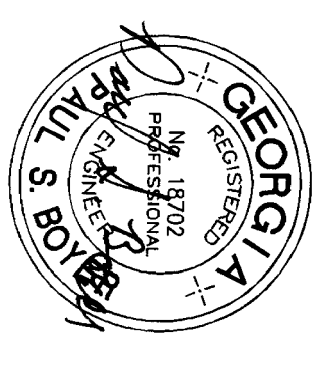
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REVISIONS		
No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS

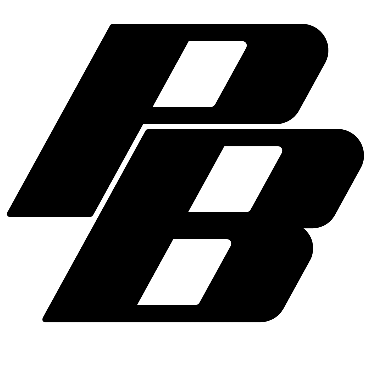


REVISIONS

No.	DATE	REMARKS
1.	7/11/06	PER COMMENTS
2.	9/25/06	REVISED MANHOLE LOCATIONS
3.	10/31/06	REVISED MANHOLE 1A



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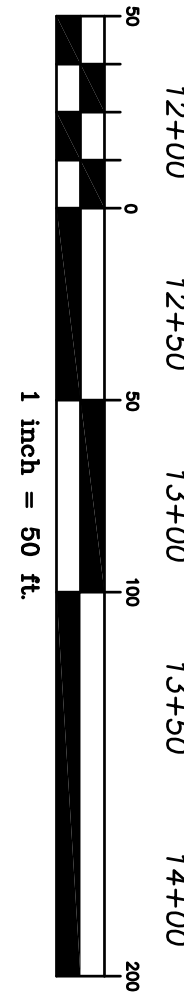
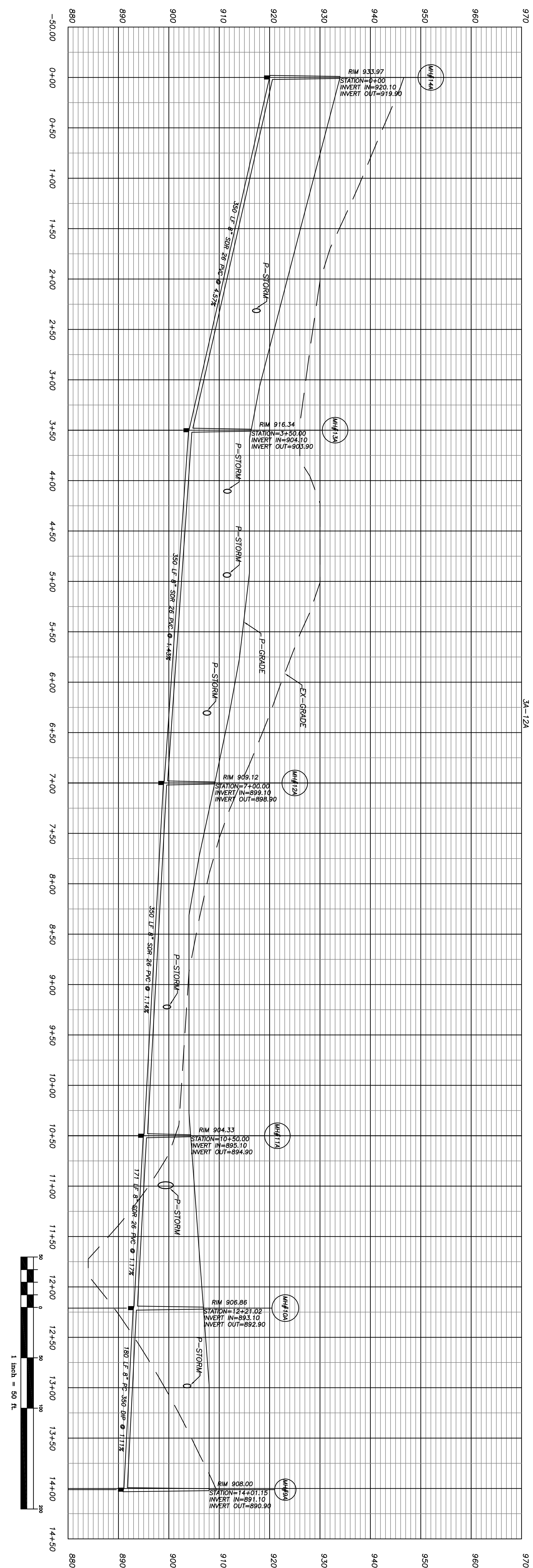
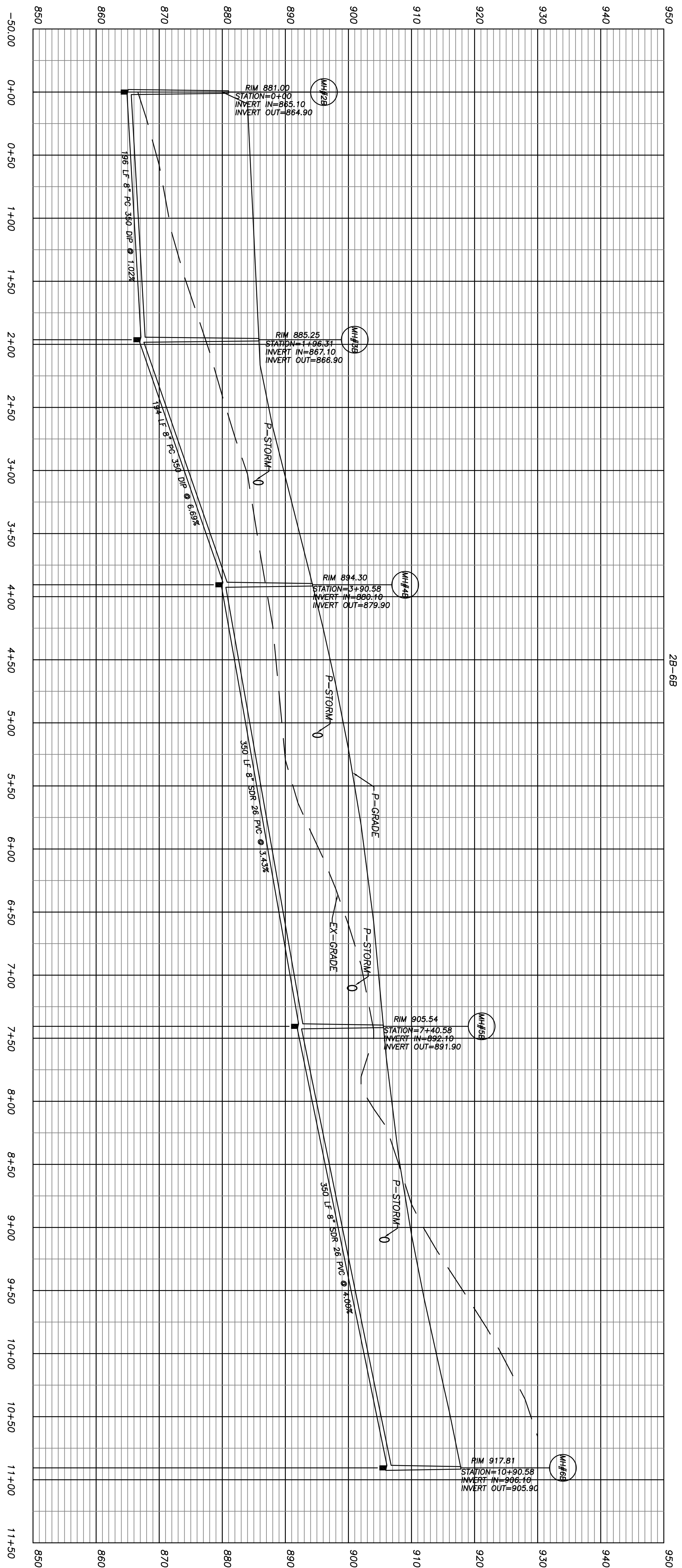
SANITARY SEWER PROFILES
FOR
**WALTON POND
SUBDIVISION**
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET
NUMBER
C2432
OF

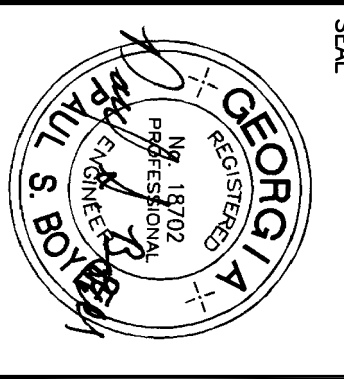
SCALE
1" = 50'

DATE
2/6/06

PROJECT NO.
03-243.05



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



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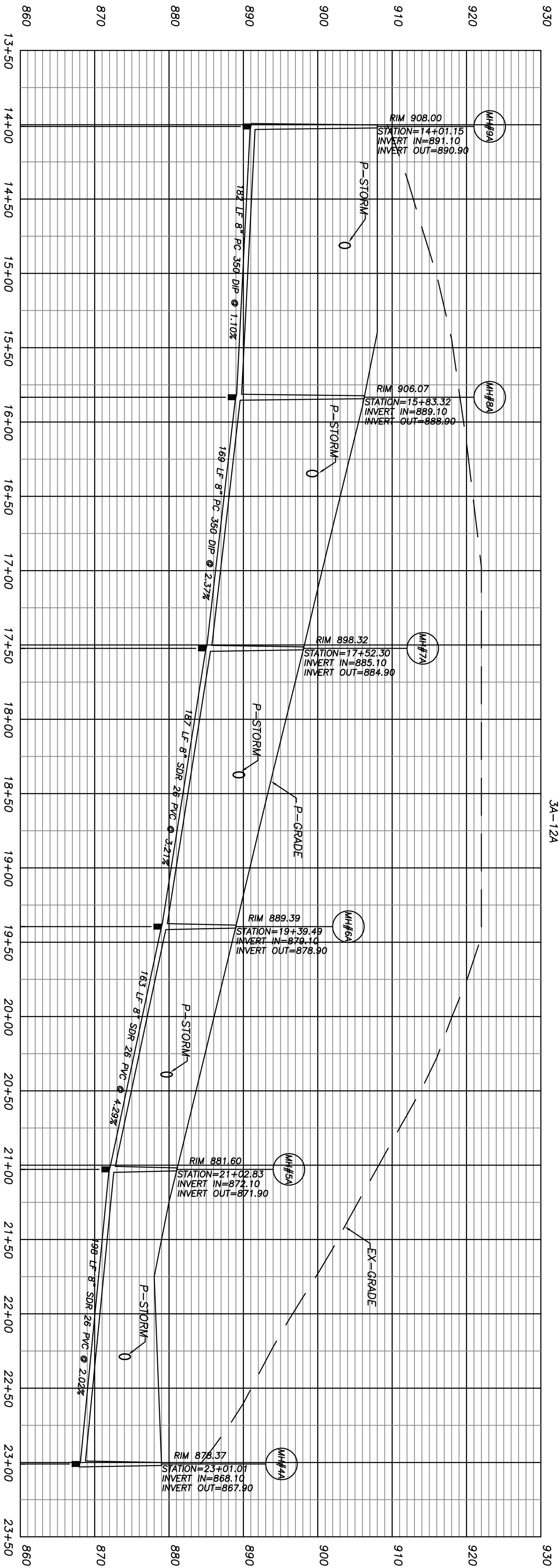
SANITARY SEWER PROFILES
FOR
WALTON POND SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C2532
OF

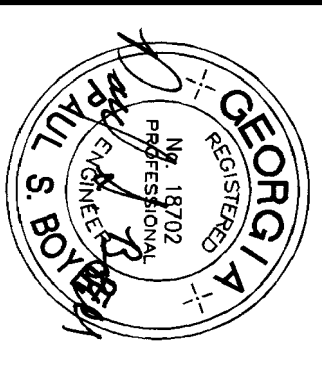
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DATE
2/6/06

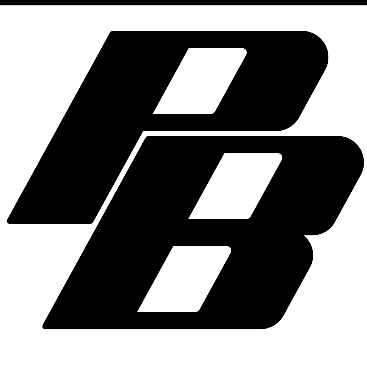
PROJECT NO.
03-243.05



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



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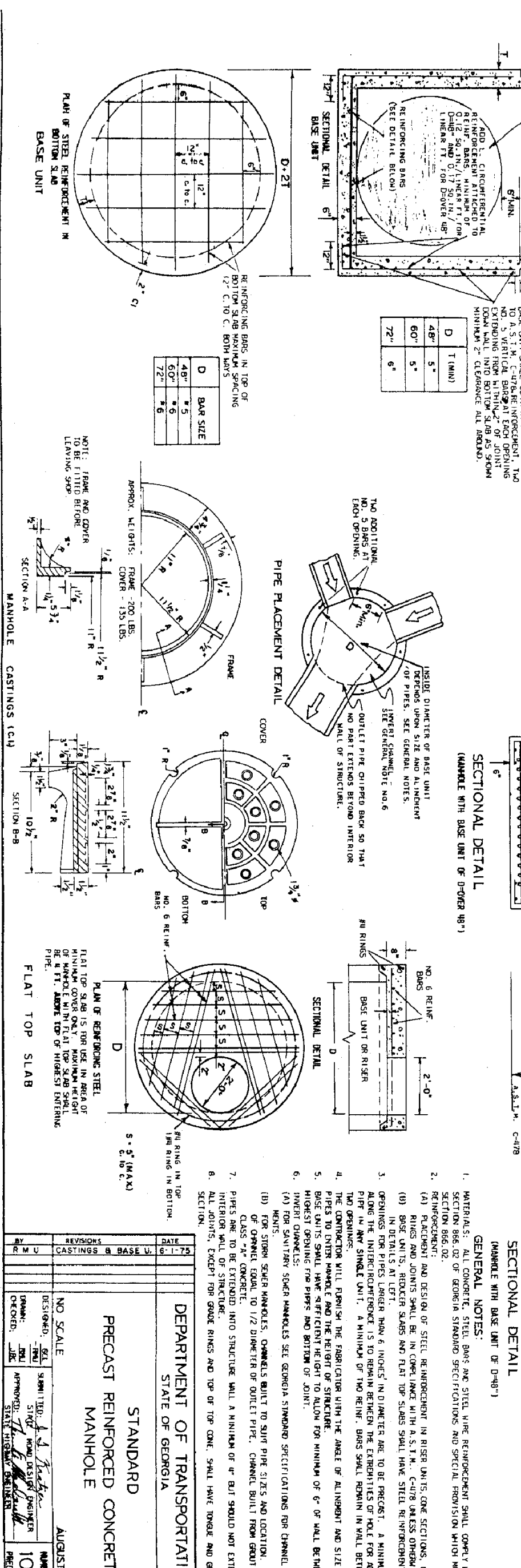
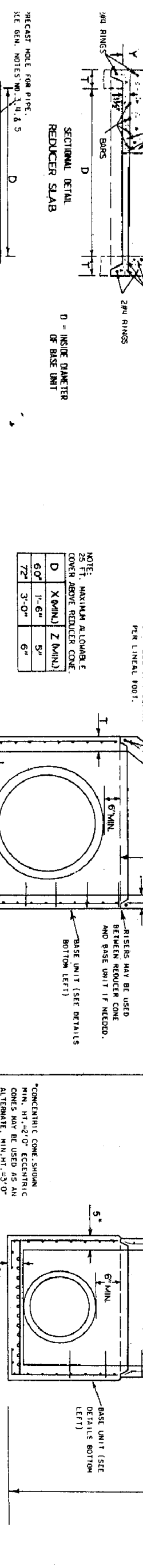
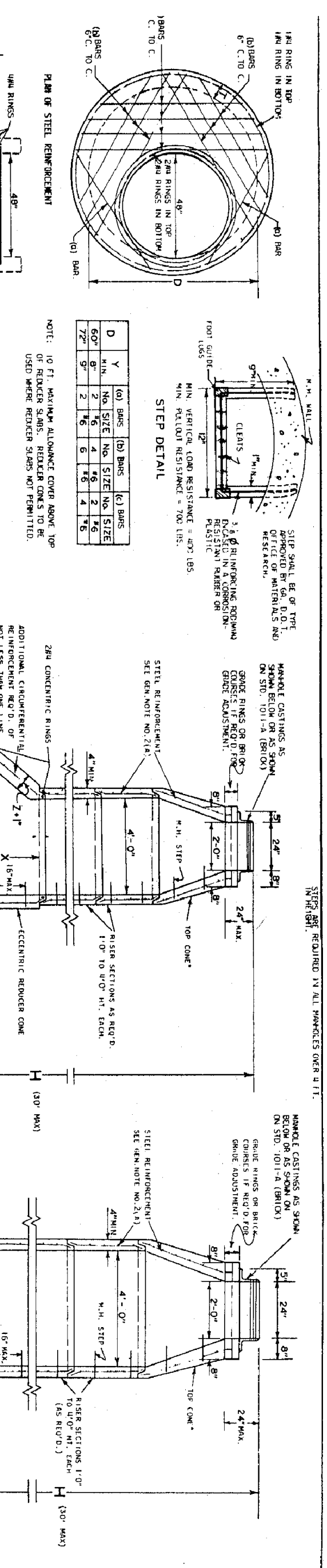
SANITARY SEWER PROFILES
FOR
WALTON POND SUBDIVISION
LAND LOTS 156 & 184 ~ 4th LAND DISTRICT
CITY OF LOGANVILLE WALTON COUNTY, GEORGIA

SHEET NUMBER
C2632
OF

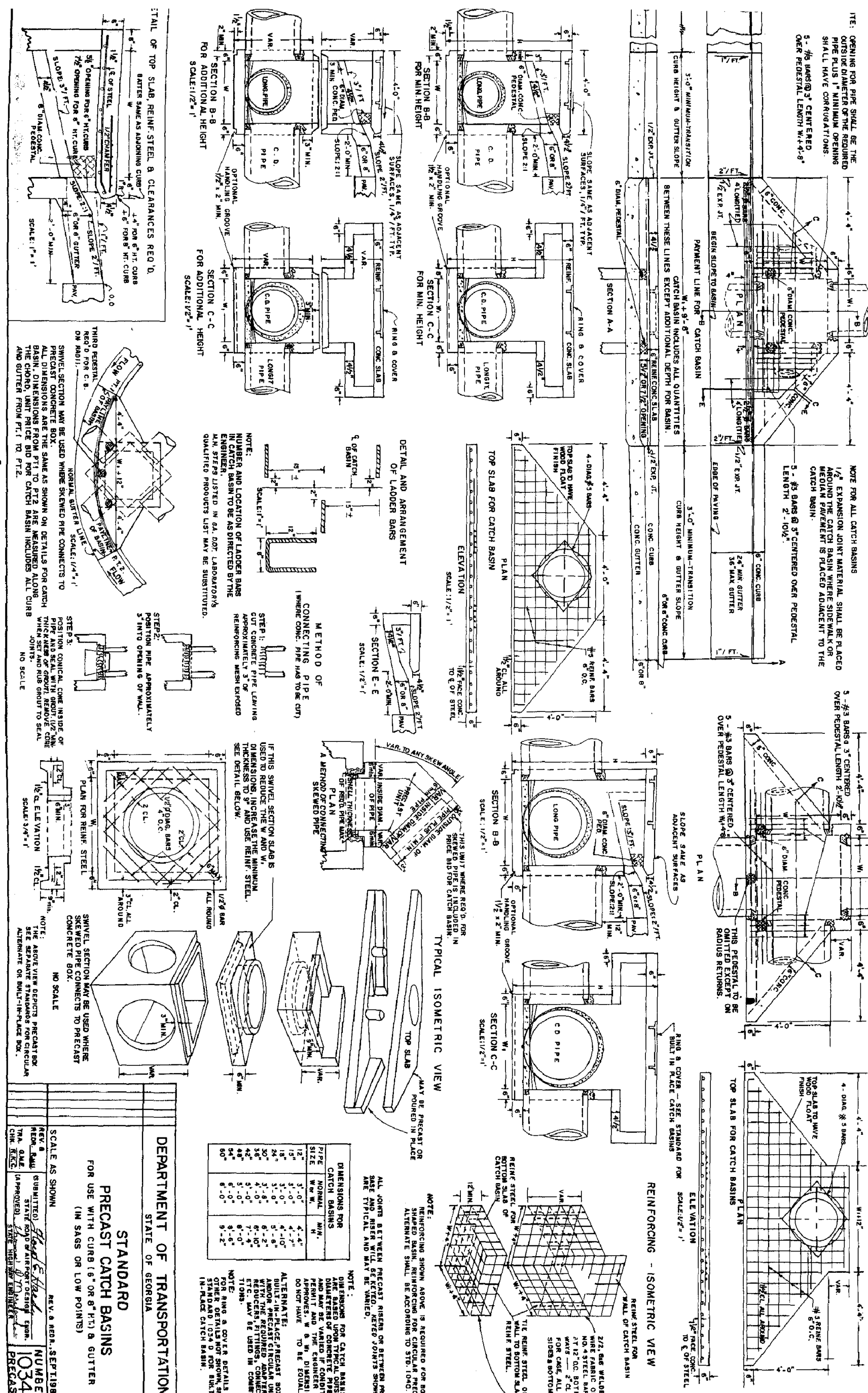
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DATE
2/6/06

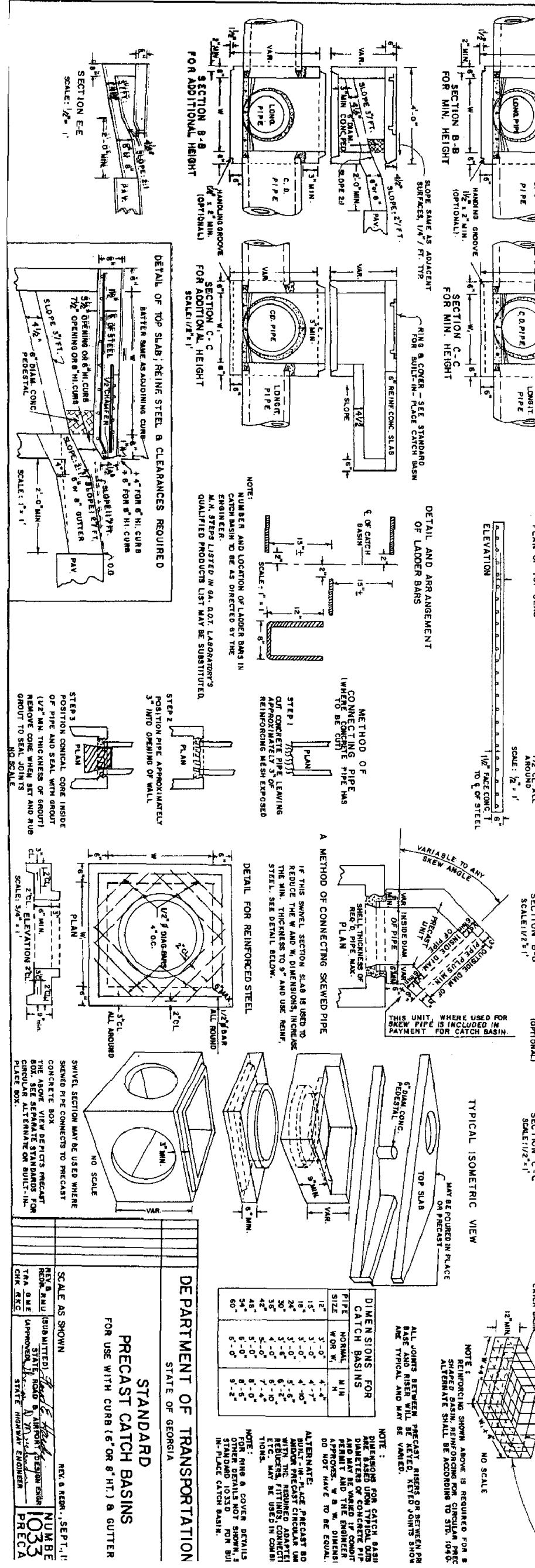
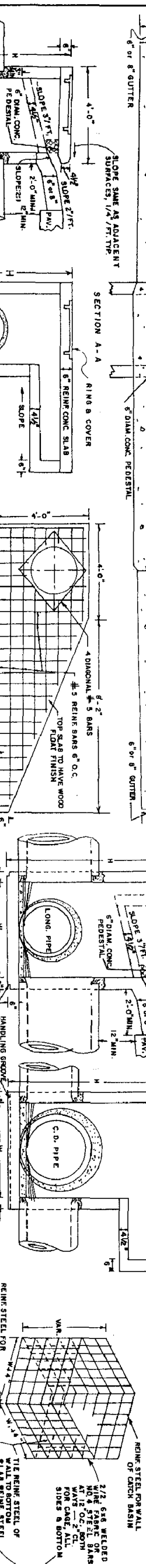
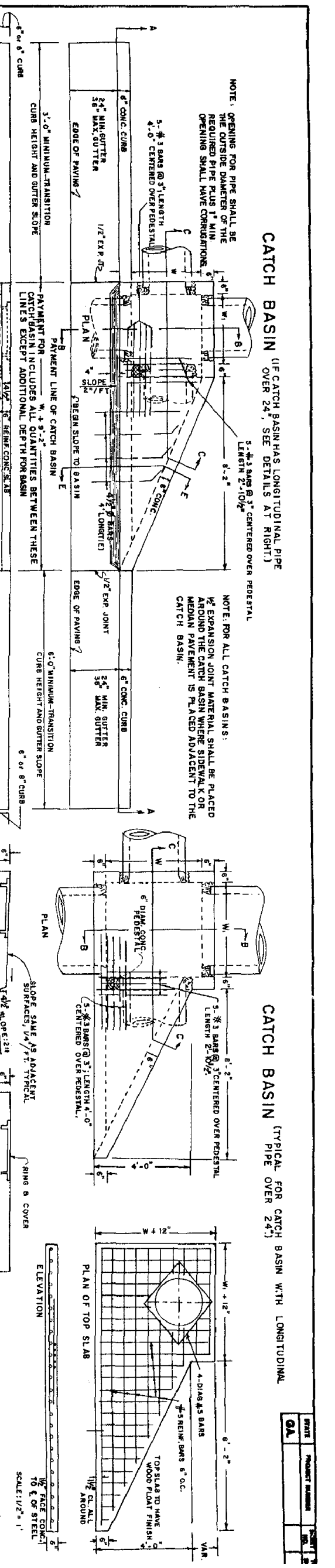
PROJECT NO.
03-243.05



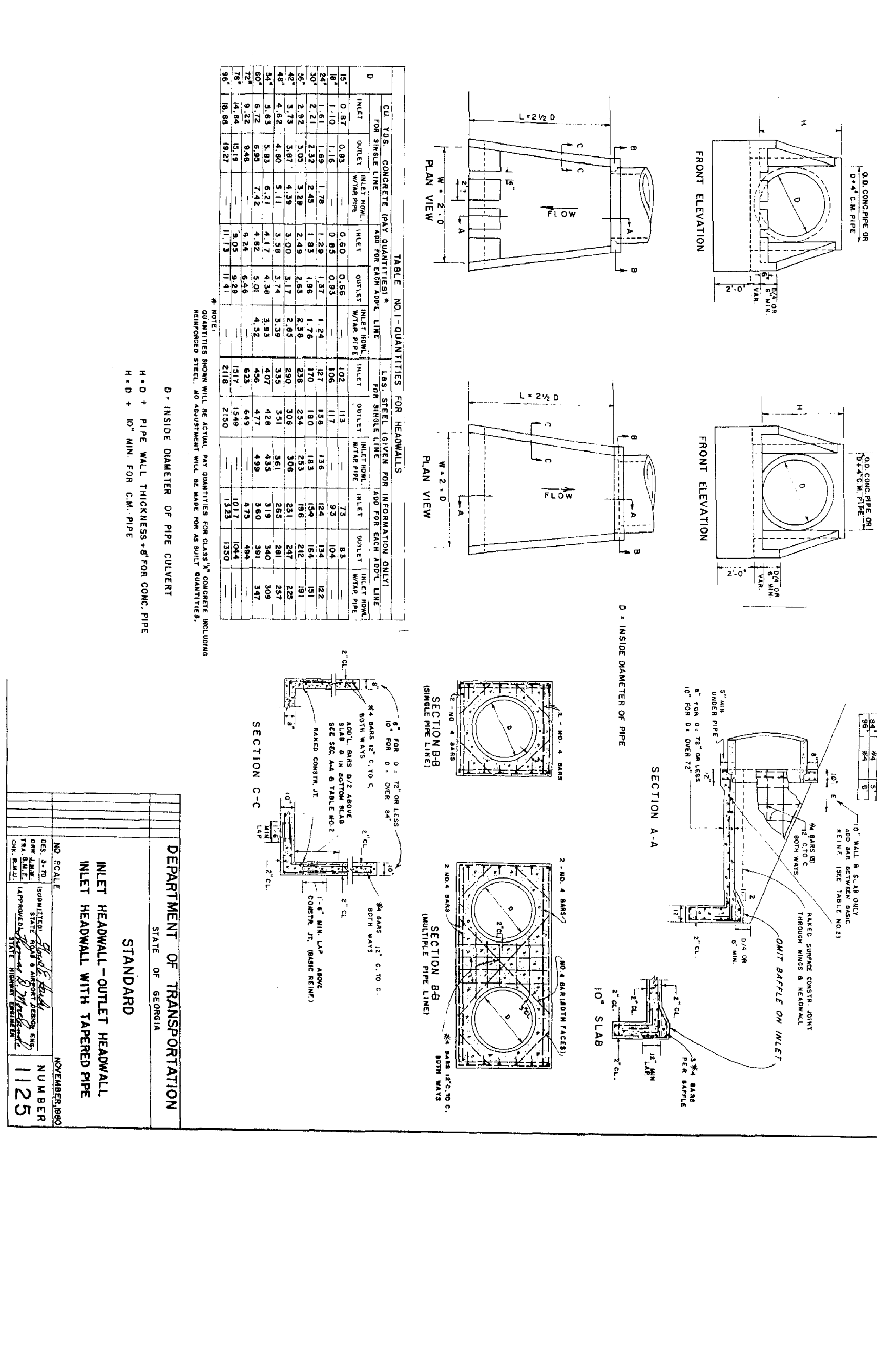
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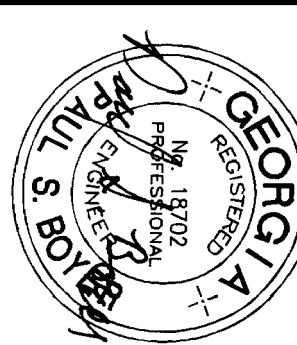


CATCH BASIN OVER 24\"/>



CATCH BASIN OVER 24\"/>

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



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

SHEET NUMBER
C28332
OF

SCALE
1" = 50'

DATE
2/6/06

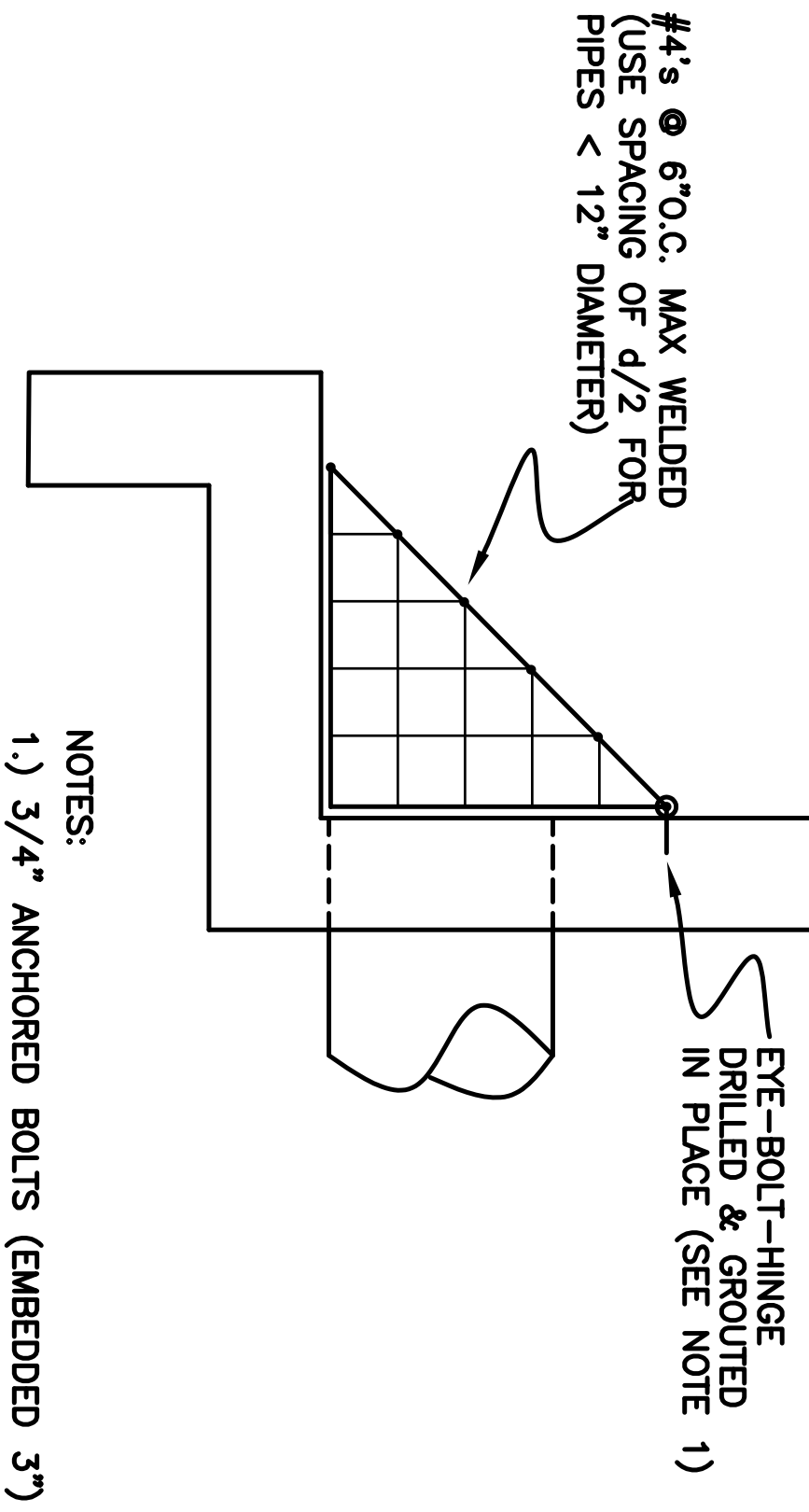
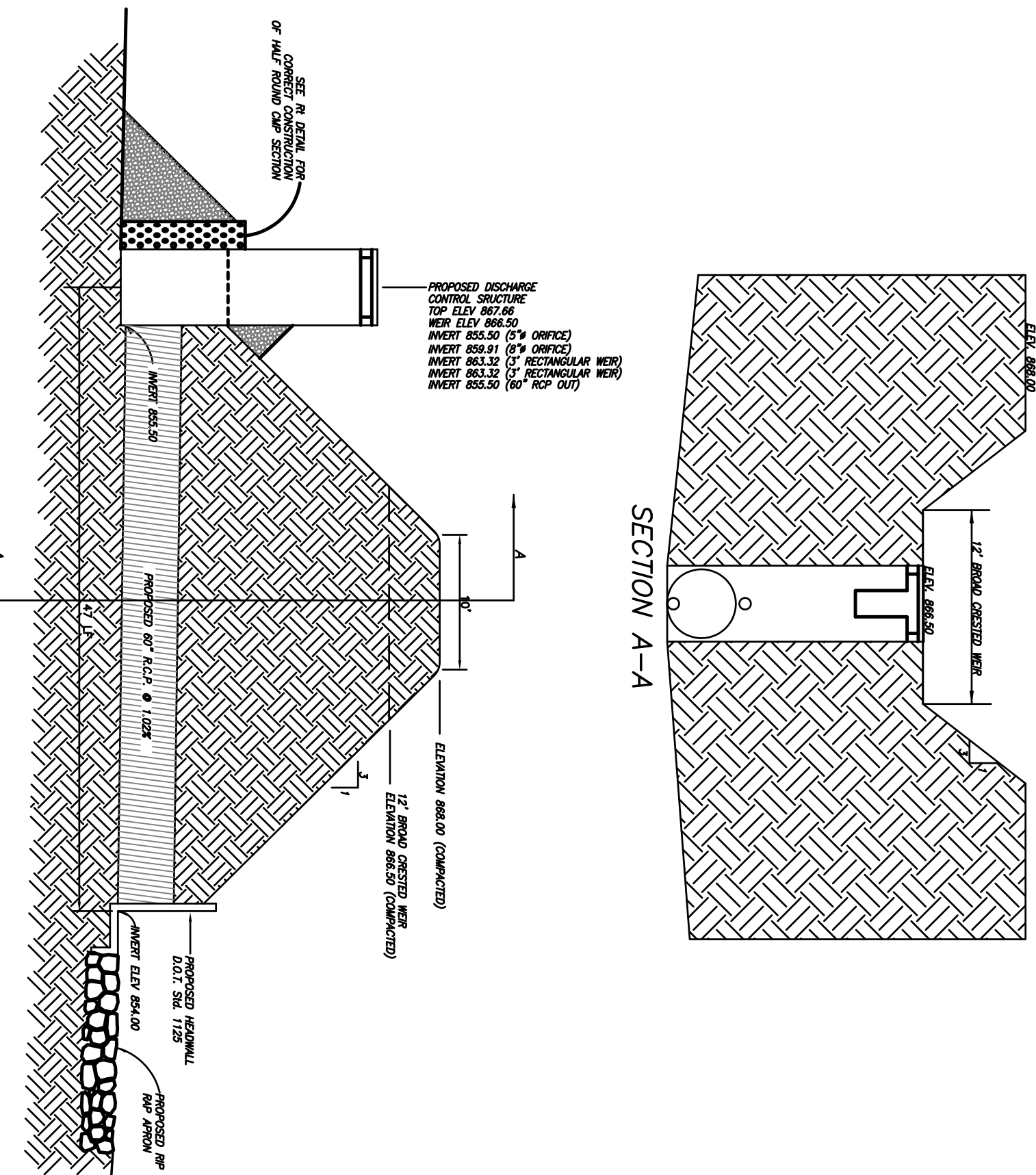
PROJECT NO.
03-243.05



**Patton -
Boyer, Inc.**
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**SHEET
NUMBER**
C2932
OF



CONTRA COSTA COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
TRASHRACK FOR OUTLET CONTROL
STRUCTURES
DATE: NOVEMBER 2002 SHEET: 628

