

# SITE CONSTRUCTION PLANS FOR: CREEKSIDE RETAIL

PREPARED FOR:

**OWNER/DEVELOPER:**  
HIGHPOINT PROPERTIES, LLC.  
5655 GOLF CLUB DR  
BRASELTON, GEORGIA 30517

**PRIMARY PERMITTEE:**  
FRIENDSHIP ROAD PROPERTIES, LLC.  
P.O. BOX 783  
BRASELTON, GEORGIA 30517

**TAX PARCEL # 15039 000068**  
**G.M.D. 1749**  
**TOWN OF BRASELTON**  
**HALL COUNTY, GEORGIA**

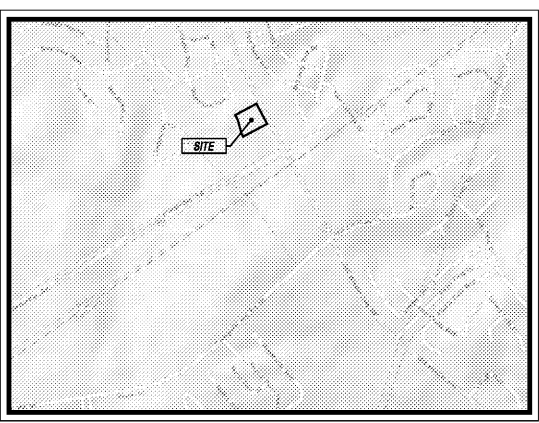
**24-HR EMERGENCY CONTACT:**  
**MR. RANDY HERRON**  
**(404) 578-8296**

PREPARED BY:

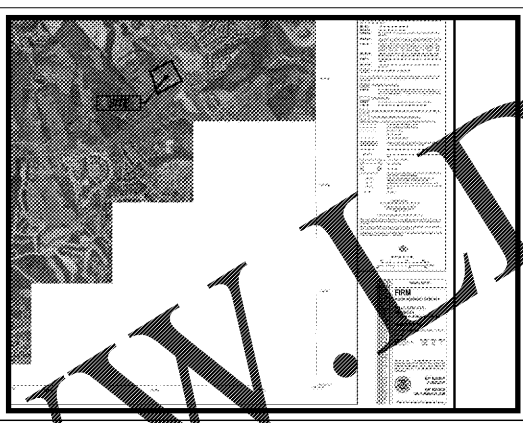


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**CONTACT: REED J. PARKER, P.E.**  
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**VICINITY MAP**  
N.T.S.



**FIRM PANEL NO. 13135C0377F**  
N.T.S.

**G.P.S. LOCATION OF CONSTRUCTION EXIT**  
LATITUDE: 33° 26' N  
LONGITUDE: 83° 28' W

**DISTURBED ACRES:**  
**2.3 AC.**

- GENERAL NOTES:**
- TOTAL PROPERTY ACREAGE = 12.08 ACRES (OVERALL NORTH SITE)
  - TOTAL SITE AREA = 2.07 ACRES (TRACT 3)
  - CURRENT ZONING = G-C GENERAL COMMERCIAL
  - PROPOSED USE = COMMERCIAL/RETAIL
  - BOUNDARY INFORMATION BASED UPON: SUBDIVIDE SURVEY FOR RIVERSTONE BRASELTON, LLC. PREPARED BY PATTON LAND SURVEYING DATED 05/04/2017.
  - TOPOGRAPHIC INFORMATION BASED ON A FIELD-RUN TOPOGRAPHY BY DEVELOPMENT PLANNING AND ENGINEERING, INC. DATED MARCH 2018. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
  - SANITARY SEWER SERVICE TO BE PROVIDED BY THE TOWN OF BRASELTON.
  - WATER SERVICE TO BE PROVIDED BY THE CITY OF GAINESVILLE
  - NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER GWINNETT COUNTY F.I.R.M. No. 13139C0377F EFFECTIVE SEPTEMBER 28, 2006.
  - ALL IMPROVEMENTS TO CONFORM WITH TOWN OF BRASELTON CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.

IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED TOWN OF BRASELTON RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE TOWN'S ORDINANCE PROHIBITING UN-PERMITTED ROW ENCROACHMENTS.

THE TOWN OF BRASELTON SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND TOWN OF BRASELTON ROW.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM THE TOWN OF BRASELTON WATER AND SEWER DEPARTMENT.

NO POOL DRAINS, DUMPSTER PADS, OR ROOF DRAIN OR AIR CONDITIONING CONDENSATE DRAIN DISCHARGE IS ALLOWED INTO SANITARY SEWER LINES.

ALL PLANT MATERIALS ARE TO CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION", AMERICAN NURSERY & LANDSCAPE ASSOCIATION.

THE TOWN OF BRASELTON WATER DEPARTMENT SHALL BE NOTIFIED AT A MINIMUM 48 HOURS (MONDAY THROUGH FRIDAY) PRIOR TO COMMENCING ANY WORK, TESTING, AND PRIOR TO MAKING ANY CONNECTIONS TO EXISTING WATERLINES.

THE BRASELTON SEWER DEPARTMENT SHALL BE NOTIFIED AT A MINIMUM 48 HOURS (MONDAY THROUGH FRIDAY) PRIOR TO COMMENCING ANY WORK, TESTING, AND PRIOR TO MAKING ANY CONNECTIONS TO EXISTING SEWER LINES OF MANHOLES.

CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MUST BE TAKEN TO A STATE APPROVED LANDFILL.

ALL STRUCTURES WILL COMPLY WITH THE REQUIREMENTS OF THE GEORGIA STATE MINIMUM STANDARD CODES, AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE GEORGIA STATE MINIMUM STANDARD.

ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.

REQUIRED LANDSCAPING MUST BE IN PLACE PRIOR TO THE APPROVAL OF THE ASBUL.

AS-BUILT REQUIRED FOR CO PRIOR TO FINAL BUILDING INSPECTION.

**MAINTENANCE STATEMENT** ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING OFFICIAL.

**UTILITY DISCLAIMER** EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGED EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

**WETLANDS** THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY FORSYTH COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

**DISPOSAL OF DEBRIS** CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.

**CONSTRUCTION NOTES:**

- FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE.
- FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH AND COMPACTED TO 95% MAXIMUM DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM, D 998.
- ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE APPLICABLE TOWN OF BRASELTON, N.R.C.S. AND GEORGIA D.O.T. STANDARDS.
- ANY EXISTING SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE INTO ALL STREETS, DROP INLETS, CATCH BASINS, ETC., FOR ALL LOW AREAS AS REQUIRED DURING CONSTRUCTION.

**FIRE SAFETY NOTES:**

- HYDRANT(S) AND MAIN(S) SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
- MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION. IN CASE OF FIRE, ROADWAYS SHALL BE ABLE TO CARRY A FIRE TRUCK BEING USED OR HAVING A CRUSHED STONE BASE, ETC. WITH A MINIMUM WIDTH OF 23 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STAIRWELL SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)
- HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET, THAT SAME CONNECTION IS TO BE NO LESS THAN 18" AND MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES. (NFPA 1141 3-6.5)

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&P PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS, PERIMETER CONTROL BMPs AND SEDIMENT BASINS IN ACCORDANCE WITH PART IV.A.5. WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

AMENDMENTS/REVISIONS TO THE ES&P PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

**EROSION NOTE:**

THE ATTACHED EROSION CONTROL PLANS ARE FOR OUTPARCEL No. 6 ONLY AND ARE A SUPPLEMENT TO THE OVERALL APPROVED E.S.P.C. PLANS TITLED "GRADING ONLY & UTILITY PLANS FOR HIGHPOINT MIXED USE PROPERTIES" - PREPARED BY ROCHESTER & ASSOCIATES INC., DATED 4/5/2016. ADDITIONAL BMP'S WERE ADDED TO THE OVERALL APPROVED E.S.P.C. PLAN FOR THE CONSTRUCTION OF THE INTERNAL ROADS AND ARE SHOWN ON PLANS PREPARED BY DEVELOPMENT PLANNING AND ENGINEERING, INC., DATED JANUARY 2017. THE PRIMARY PERMITTEE LISTED ABOVE IS RESPONSIBLE FOR THE ENTIRE SITE AND IS REQUIRED TO MAINTAIN COMPLIANCE WITH THE OVERALL APPROVED E.S.P.C. PLAN INCLUDING THE SUPPLEMENTAL DOCUMENTS. OUTPARCEL No. 6 IS PART OF THE HIGHPOINT MIXED USE COMMON DEVELOPMENT.

**STORMWATER MANAGEMENT NOTE:**

THE STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED WITHIN AND EXISTING DETENTION FACILITY AS SHOWN IN APPROVED HYDROLOGY REPORT FOR "RIVERSTONE MEDICAL DEVELOPMENT" BY CARTER ENGINEERING CONSULTANTS, INC., LAST REVISED OCTOBER 6, 2014.

ALLOWABLE CURVE NUMBER (CN) FOR SITE PER APPROVED REPORT = 89  
CALCULATED CURVE NUMBER (CN) FOR PROPOSED SITE = 85.3

**CALCULATIONS:**  
TOTAL SITE AREA = 2.07 AC.  
PROPOSED IMPERVIOUS = 1.36 AC. (CN=98)  
DISTURBED PERVIOUS = 0.71 AC. (CN=61)  
COMPOSITE CURVE NUMBER = 85.3

**WALL NOTE:**

PRIOR TO CONSTRUCTION, SOIL DESIGN PARAMETERS STATED ON THE CONSTRUCTION WALL DETAILS INCLUDING BUT NOT LIMITED TO ALLOWABLE SOIL BEARING PRESSURE, INTERNAL ANGLE OF FRICTION, COEFFICIENT OF FRICTION, AND SOIL DENSITY SHALL BE FIELD-VERIFIED BY A GEOTECHNICAL FIRM. A CORRESPONDING WRITTEN REPORT WITH THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA AND EMPLOYED BY THE GEOTECHNICAL FIRM VERIFYING THE SOIL DESIGN PARAMETERS SHALL BE SUBMITTED TO THE TOWN OF BRASELTON BUILDING INSPECTOR PRIOR TO CONSTRUCTION OF THE WALL. IF THERE IS A DISCREPANCY BETWEEN FIELD-VERIFIED SOIL PARAMETERS AND THOSE SPECIFIED ON THE CONSTRUCTION PLAN, CONSTRUCTION SHALL NOT PROCEED UNTIL APPLICABLE DESIGN MODIFICATIONS HAVE BEEN SUBMITTED BY THE WALL DESIGN ENGINEER OF RECORD AND HAVE BEEN REVIEWED BY TOWN OF BRASELTON.

"I CERTIFY THAT THE PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003."

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

*Reed J. Parker*  
REED J. PARKER, P.E.  
LEVEL II CERTIFIED DESIGN PROFESSIONAL NO. 0000013064  
DATE: 04/12/18



Know what's below.  
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LEVEL II CERTIFIED DESIGN  
PROFESSIONAL NO. 0000013064

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No.	DATE	BY	DESCRIPTION	DPE No.
1	04/12/18	RJP	INITIAL SUBMITTAL TO TOWN OF BRASELTON	15-082F

TOWN OF BRASELTON PERMIT No. XX-XXX

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