Gwinnett
GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES
684 Winder Highway | Lawrenceville, GA 30045-5012
678.376.6700
www.gwinnettcounty.com | www.gwinnetth2o.com

November 27, 2018

Dan Weidner
Christian Brothers Automotive
17725 Katy Freeway, Suite 200
Houston, TX 77094

RE: Sewer Availability for Proposed Development Christian Brothers Automotive – Norcross, Parcel ID District 6, Land Lot 272, Parcel 327.

Dear Mr. Weidner:

This letter is to confirm that at the present time Gwinnett County DWR can serve the referenced development for sanitary sewer. The existing system has adequate capacity at this time to serve the proposed development on the above parcel. This confirmation is based on your anticipated peak flow of 1.17 gpm and the requested capacity is valid for 12-months from the date of this letter.

Capacity is relegated on a first-come-first-serve basis. The County is currently making every effort feasible to insure that there is sufficient sewer capacity to serve its developmental needs. However, sewer capacity and its limitations are an issue in every basin of the County. There is no such thing as a basin within Gwinnett County with unlimited capacity. Therefore, every proposed project is reviewed and considered for its impact on the individual basins, as well as its overall system impact. Capacity is relegated to a specific project only upon issuance of a Development Permit, or a Building Permit by the agency having such jurisdiction.

At present time there are no sewer moratoriums within that basin in Gwinnett County. However, regulatory or court-imposed restrictions, unanticipated new development, or delays in intermediate or plant construction could result in a moratorium, which may limit development in a specific or countywide basin.

Please let me know if you have any questions.

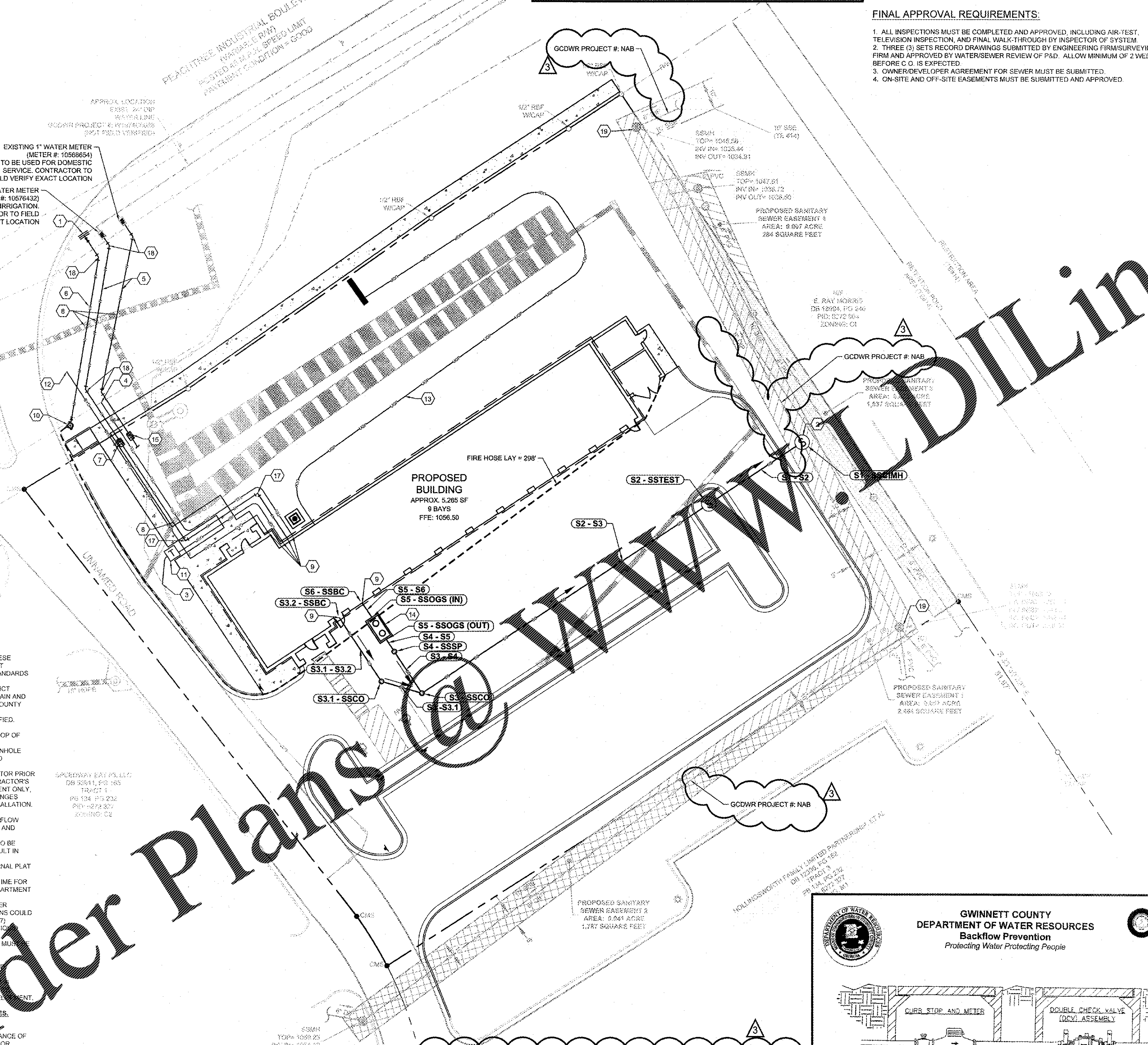
Sincerely,
GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lisa M. Willis, PE
Division Director, Infrastructure Support, Water Resources, Engineering and Technical Services
678.376.4214

C: Chadi Young, Planning Manager, Gwinnett County Planning & Development
Raghu Vemuru, Engineer V, Gwinnett County Water Resources
Yige Gao, Engineer IV, Gwinnett County Water Resources

CAUTION

THE UTILITES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



GWINNETT COUNTY WATER RESOURCES NOTES:

SEWER

1. THE DESIGNER AND DEVELOPER ACKNOWLEDGE THAT ALL WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS HAS BEEN DESIGNED TO FULLY COMPLY WITH THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS.. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY THE COUNTY INSPECTOR. IN CASE OF CONFLICT BETWEEN THE PERMITTED DOCUMENTS AND THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE COUNTY SPECIFICATIONS SHALL GOVERN THE RIGHTS AND OBLIGATIONS OF THE PARTIES.
2. USE OF PRE-CAST INVERT MANHOLES IS ACCEPTABLE PROVIDED INVERTS ARE NOT MODIFIED.
3. ALL NEW PIPE TIE-INS REQUIRE NEW INVERTS IN MANHOLES. (3.5.12f)
4. IF TYING INTO EXISTING MANHOLE, NOT MUST BE ADDED ON PLANS TO READ "MATCH TO TOP OF EXISTING TABLE".
5. EXISTING PIPE CAN ONLY BE CUT IN THE PRESENCE OF A COUNTY INSPECTOR. CUT-IN MANHOLE REQUIRED UNLESS 'DOGHOUSE MANHOLE' SPECIFICALLY APPROVED BY GCDWR PRIOR TO CONSTRUCTION
6. A SEWER CONSTRUCTION PERMIT IS TO BE ACQUIRED BY A GCDWR APPROVED CONTRACTOR PRIOR TO INSTALLATION. CALL 678-518-6174 FOR INFORMATION AND COPY OF APPROVED CONTRACTOR'S LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH INSPECTOR, BY APPOINTMENT ONLY, IS REQUIRED 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION. ANY UTILITY DESIGN CHANGES MUST BE APPROVED BY THE WATER AND SEWER REVIEW SECTION OF P&D PRIOR TO INSTALLATION.
7. IN THE FIRST NEWLY INSTALLED MANHOLE UPSTREAM OF THE EXISTING TIE-IN MANHOLE, CONTRACTOR SHALL INSTALL TEMPORARY MECHANICAL PLUGS ON THE INFLOW AND OUTFLOW INVERTS. SAID MECHANICAL PLUGS SHALL BE TIED TO MANHOLE STEP WITH STEEL CABLE AND PADLOCKED TO PREVENT TAMPERING AND GCDWR SHALL INSTALL A LOCKING COVER.
8. PLUG TO BE INSTALLED AT THE TIE-IN MANHOLE AND FIRST MANHOLE UPSTREAM. PLUG TO BE REMOVED AT THE DIRECTION OF THE UTILITY INSPECTOR. FAILURE TO COMPLY MAY RESULT IN CITATION AND/OR SUSPENSION FROM APPROVED CONTRACTOR'S LIST. (3.2.5, 4.6.4, 4.14)
9. AS-BUILTS/RECORD DRAWINGS FOR SEWER SYSTEM REQUIRED PRIOR TO REQUESTING FINAL PLAT APPROVAL, TEMPORARY CERTIFICATE OF OCCUPANCY OR ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALLOW MINIMUM 10 BUSINESS DAYS FOR INITIAL REVIEW AND ADDITIONAL TIME FOR RE-REVIEW(S). (4.5) DRAWINGS TO BE SUBMITTED TO, REVIEWED AND APPROVED BY DEPARTMENT OF WATER RESOURCES.
10. ALL WORK TO BE PERFORMED ACCORDING TO GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES SANITARY SEWER STANDARDS, CURRENT EDITION. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY INSPECTOR. (3.2.7)
11. OWNER SHALL MAINTAIN PLUGS IN DUMPSTER DRAINS AT ALL TIMES SO AS TO PROHIBIT LIQUID DRAINAGE FROM DUMPSTER.
12. GCDWR DOES NOT AUTHORIZE ANY PAVEMENT CUTS - IF CUT IS NECESSARY PERMISSION MUST BE OBTAINED FROM THE OWNER OF THE STREET.
13. MAINTAIN 10' SEPARATION BETWEEN WATER AND SEWER LINES.
14. EXTERIOR GREASE TRAPS WILL BE REQUIRED FOR ALL ESTABLISHMENTS PROVIDING FOOD SERVICE. SEE FORMULA FOR # OF TRAPS. (2.13.3 FOG ORDINANCE)
15. NO TREES OR PERMANENT STRUCTURES ALLOWED IN SANITARY SEWER EASEMENTS. (2.[illegible])
16. PER THE FEE RESOLUTION THERE IS A "PENALTY FEE" OF 100% OF THE PERMIT FEE FOR SITE ACTIVITY PRIOR TO THE ISSUANCE OF APPROPRIATE PERMITS (LAND DISTURBANCE, DEVELOPMENT, UTILITY CONSTRUCTION, OR GREASE TRAP INSTALLATIONS).
17. **ALL WATER, SANITARY SEWER TO BE INSPECTED BY DEPARTMENT OF WATER RESOURCES.**

WATER

18. METER FEES MUST BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT OR BEFORE ISSUANCE OF DDC CONSTRUCTION PERMIT OR ISSUANCE OF A CONSTRUCTION PERMIT FOR METERS 3" OR LARGER.
19. DOUBLE CHECK BACKFLOW PREVENTION DEVICES FOR ALL METERS AND/OR FIRE LINES MUST BE TESTED AND APPROVED BEFORE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
20. PER THE FEE RESOLUTION THERE IS A "PENALTY FEE" OF 100% OF THE PERMIT FEE FOR SITE ACTIVITY PRIOR TO THE ISSUANCE OF APPROPRIATE PERMITS (LAND DISTURBANCE, DEVELOPMENT, UTILITY CONSTRUCTION, OR GREASE TRAP INSTALLATIONS).
21. A GCDWR CONSTRUCTION PERMIT MUST BE ACQUIRED BY A GCDWR APPROVED CONTRACTOR PRIOR TO INSTALLATION. CALL 678.518.6174 FOR INFORMATION AND A COPY OF APPROVED CONTRACTORS LIST. A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH INSPECTOR, BY APPOINTMENT ONLY, IS REQUIRED 48 HOURS PRIOR TO INSTALLATION OF WATER METERING DEVICE METERS ¾" TO 2", INSTALLED BY GCDWR, REQUIRE NO CONSTRUCTION PERMIT.
22. THE DESIGNER AND DEVELOPER ACKNOWLEDGE THAT ALL WORK REPRESENTED IN THESE CONSTRUCTION DOCUMENTS HAS BEEN DESIGNED TO FULLY COMPLY WITH THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE GWINNETT COUNTY BACKFLOW PREVENTION MANUAL. ACTUAL FIELD CONDITIONS COULD DICTATE MORE STRINGENT REQUIREMENTS, IF DEEMED NECESSARY BY THE COUNTY INSPECTOR. IN CASE OF CONFLICT BETWEEN THE PERMITTED DOCUMENTS AND THE CURRENT GWINNETT COUNTY WATER MAIN AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE GWINNETT COUNTY BACKFLOW PREVENTION MANUAL, THE COUNTY SPECIFICATIONS SHALL GOVERN THE RIGHTS AND OBLIGATIONS OF THE PARTIES.
23. **ALL WATER, SANITARY SEWER TO BE INSPECTED BY DEPARTMENT OF WATER RESOURCES.**

SANITARY PIPES

NAME:	SIZE:	LENGTH:	SLOPE:	INV UP:	INV DOWN:	MATERIAL:
S1 - S2	6"	38.29	2.50%	1045.63 (S2 - SSTEST)	1044.67 (S1 - SSCIMH)	DI
S2 - S3	6"	117.67	4.00%	1050.53 (S3 - SSCO)	1045.83 (S2 - SSTEST)	DI
S3 - S4	4"	17.09	4.00%	1051.22 (S4 - SSSP)	1050.53 (S3 - SSCO)	DI
S3 -S3.1	6"	14.43	1.00%	1051.96 (S3.1 - SSCO)	1051.81 (S3 - SSCO)	DI
S3.1 - S3.2	6"	26.07	1.00%	1052.22 (S3.2 - SSBC)	1051.96 (S3.1 - SSCO)	DI
S4 - S5	4"	5.00	4.00%	1052.42 (S5 - SSOGS (OUT))	1052.22 (S4 - SSSP)	DI
S5 - S6	4"	5.89	1.40%	1052.50 (S6 - SSBC)	1052.42 (S5 - SSOGS (IN))	DI

SANITARY STRUCTURES

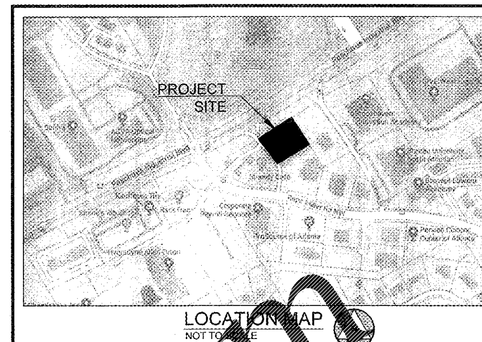
NAME:	TYPE:	STATION:	RIM:	INV IN: (PIPE)	INV OUT: (PIPE)
S1 - SSCIMH	CUT-IN MANHOLE	0+00.00	1053.34	1044.67 (S1 - S2)	1043.39 (EXST)
S2 - SSTEST	TEST MANHOLE	0+38.29	1056.30	1045.83 (S2 - S3)	1045.63 (S1 - S2)
S3 - SSCO	CLEANOUT	1+55.96	1055.61	1050.53 (S3 - S4) 1051.81 (S3 -S3.1)	1050.53 (S2 - S3)
S3.1 - SSCO	CLEANOUT	0+14.43	1055.88	1051.96 (S3.1 - S3.2)	1051.96 (S3 -S3.1)
S3.2 - SSBC	BUILDING CONNECTION	0+40.49	1056.45		1052.22 (S3.1 - S3.2)
S4 - SSSP	SAMPLING PORT	1+73.04	1055.96	1052.22 (S4 - S5)	1051.22 (S3 - S4)
S5 - SSOGS (IN)	OIL/GRIT SEPARATOR	1+87.07	1056.25	1052.42 (S5 - S6)	
S5 - SSOGS (OUT)	OIL/GRIT SEPARATOR	1+78.04	1056.06		1052.42 (S4 - S5)
S6 - SSBC	BUILDING CONNECTION	1+92.96	1056.39		1052.50 (S5 - S6)

GWINNETT COUNTY BUILDING REVIEW NOTES:

THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS PLUMBING INSTALLATION REQUIRES A SEPARATE SITE PLUMBING PERMIT WHICH CAN BE OBTAINED FROM THE GWINNETT COUNTY BUILDING PERMITS. ALL WORK SHALL BE INSPECTED BY GWINNETT COUNTY PLUMBING INSPECTIONS.

FINAL APPROVAL REQUIREMENTS:

1. ALL INSPECTIONS MUST BE COMPLETED AND APPROVED, INCLUDING AIR-TEST, TELEVISION INSPECTION, AND FINAL WALK-THROUGH BY INSPECTOR OF SYSTEM.
2. THREE (3) SETS RECORD DRAWINGS SUBMITTED BY ENGINEERING FIRM/SURVEYING FIRM AND APPROVED BY WATER/SEWER REVIEW OF P&D. ALLOW MINIMUM OF 2 WEEKS BEFORE C.O. IS EXPECTED.
3. OWNER/DEVELOPER AGREEMENT FOR SEWER MUST BE SUBMITTED.
4. ON-SITE AND OFF-SITE EASEMENTS MUST BE SUBMITTED AND APPROVED.



LOCATION MAP
NOT TO SCALE

GENERAL UTILITY NOTES:

1.) CONTRACTOR TO NOTIFY OWNER/DEVELOPER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM DESIGN ASSUMPTIONS.
2.) LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON A SURVEY BY LECRAW ENGINEERING, INC., DATED JULY 10, 2018. APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
3.) MAINTAIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES.
4.) REFER TO ARCH/MEP PLANS FOR ON SITE UTILITY CONDUITS FOR SITE LIGHTING, ETC. AND UTILITY ENTRY AND EXIT LOCATIONS
5) VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
6) ALL SANITARY SEWER LINE AND STRUCTURES ARE LISTED AS GCDWR PROJECT #: NAB PER THE GWINNETT COUNTY ONLINE GIS

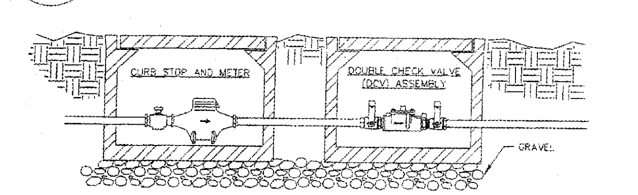
STRUCTURE TYPES:
SSMH - GWINNETT COUNTY STANDARD S7 (STANDARD SEWER MANHOLE)
SSGT - GWINNETT COUNTY STANDARD S30 (GREASE TRAP)
SSCO - GWINNETT COUNTY STANDARD S20 (CLEANOUT)
SSBC - SANITARY SEWER BUILDING CONNECTION, REFER TO ARCH. PLANS FOR DETAILS

KEY NOTES

1	24"X24"X6" TAPPING SLEEVE AND VALVE
2	CONNECTION TO EXISTING SANITARY SEWER MAIN. INVERT SHOWN BASED ON AN ASSUMED CONSTANT SLOPE BETWEEN THE EXISTING MANHOLES. CONTRACTOR TO VERIFY AND NOTIFY ENGINEER IF DIFFERENT THAN SHOWN ON PLANS.
3	PROPOSED UNDERGROUND POWER SERVICE CONNECTION, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
4	UNDERGROUND TELEPHONE SERVICE CONNECTION, CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR EXACT LOCATION AND CONTINUATION
5	1" DOMESTIC WATER LINE, SCHEDULE 40 PVC
6	6" DOMESTIC WATER LINE, SCHEDULE 40 PVC
7	3/4" DOUBLE CHECK VALVE BACKFLOW PREVENTOR FOR DOMESTIC SERVICE
8	CONTRACTOR TO BEND WATER LINE AS NECESSARY TO ENSURE 18" OF SEPARATION AND MINIMUM OF 4' OF COVER.
9	REFER TO ARCH PLANS FOR ALL LOCATIONS AND INTERNAL CONNECTIONS
10	PROPOSED FIRE HYDRANT ASSEMBLY
11	CIVIL TO COORDINATE THE EXACT SIZE AND LOCATION OF TRANSFORMER AND PAD WITH UTILITY PROVIDER
12	2" GAS LINE. CONTRACTOR TO COORDINATE THE EXACT SIZE, LOCATION, AND MATERIAL WITH UTILITY PROVIDER
13	PROPOSED 2" CONDUIT FOR UNDERGROUND POWER SERVICE FROM BUILDING TO MONUMENT SIGN.
14	750 GALLON SAND AND OIL INTERCEPTOR, SIZED PER 2012 INTERNATIONAL PLUMBING CODE SECTION 1003.4
15	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR FOR IRRIGATION
16	NOT USED
17	90° BEND
18	45° BEND
19	CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLE RIM TO PROPOSED GRADE AS NECESSARY.

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES
Backflow Prevention
Protecting Water Protecting People

BACKFLOW PREVENTION



NOTE: *For final approval, assembly* ***MUST*** *be centered in enclosure.*

*No bricks allowed to adjust backflow box to grade.
*Backflow box must be minimum 24"x18"x12" on 3/4" thru 2" backflow.
*Any opening on backflow box must be sealed with appropriate material.
*Unions or swivel nuts must be integral with the device or valve.
If you have any questions, please call Gwinnett County Department of Water Resources Backflow at 678-376-4213.

PROJECT TEAM

OWNER/DEVELOPER
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
DAN WEIDNER, P.E.
281.675.6132
dan.weidner@cbac.com

CIVIL ENGINEERING
LeCRAW ENGINEERING, INC.
3475 CORPORATE WAY, SUITE A
DULUTH, GA 30096
678.546.8100
MARK S. LECRAW, P.E.
mark.lecraw@lecraweng.com

GWINNETT COUNTY PROJECT #: CDP2018-00206

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
© 2018 LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
PEF005768

REV. #		DATE	DRAWN BY:	CHECKED BY:
3	GC WATER & SEWER COMMENT REVISIONS	01/08/2019	TDD	MSL
1	NORCROSS, GCDWR, AND GSWCC COMMENT REVISIONS	11/28/2018	TDD	MSL

CLIENT
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY - SUITE 200 - HOUSTON, TX 77094

PROJECT
CHRISTIAN BROTHERS AUTOMOTIVE - NORCROSS
5650 PEACHTREE INDUSTRIAL BLVD
LAND LOT 272, DISTRICT 6, PARCEL 6272 327
NORCROSS, GWINNETT COUNTY, GA

SEAL:
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 30828 MARK S. LECRAW 1/8/19

DESIGN TEAM:

DRAWN BY:	TDD
DESIGNED BY:	TDD
REVIEWED BY:	MSL

811 Know what's **below**. **Call** before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0' 10' 20' 40'
SCALE: 1"=20'

JOB #:	186005
DATE:	08/16/2018

UTILITY PLAN
C-5.0

Drawing name: L:\186005 - Christian Brothers Automotive - Norcross_GA\CADD\CONSTR\186005 - 08 - UTILITY.dwg UTILITY PLAN Jan 08, 2019 2:33pm by: thomas.dugan

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