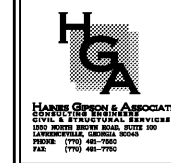


PHILLIPS architects + engineers

770.394.1616

CONSULTANT



SEAL



5/30/19

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
1	05/30/2019	PERMIT SUBMITTAL

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TENANT

PROJECT

CLIENT



PHILLIPS JOB NUMBER 1925401

ISSUE DATE 05/30/2019

DRAWN BY/CHECKED BY

DRAWING TITLE

UTILITY PLAN

SHEET NUMBER

C-2.0

THE PALISADES
5901 PEACHTREE DUNWOODY RD
BUILDING A, SUITE -50
ATLANTA, GEORGIA 30328

HGA JOB No. 2019-049

LEGEND	
EXISTING FEATURES	PROPOSED GATE VALVE
EXISTING BUILDING	PROPOSED CONC. THRUST BLOCK
EXISTING OVERHEAD POWER SERVICE	PROPOSED SANITARY SEWER MANHOLE
EXISTING UNDERGROUND POWER	PROPOSED SS CLEANOUT/WYE CONN.
EXISTING GAS SERVICE	PROPOSED GAS METER
EXISTING SANITARY SEWER	EXISTING LIGHT POLE AND FIXTURE
EXISTING TELECOMMUNICATION LINE	PROPOSED PARKING LOT LIGHT POLE AND FIXTURE
PROPOSED FEATURES	
PROPOSED WATER MAIN	
PROPOSED SANITARY SEWER	
PROPOSED FIRE HYDRANT	
PROPOSED METER/OVCY VAULT	
PROPOSED WATER METER	

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE TOPOGRAPHIC/UTILITY SURVEY PERFORMED BY PATRICK M. MARTINO DATED 5/23/19 AND THE UTILITY LOCATIONS PER THE ORIGINAL SITE DESIGN CIVIL DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT AND CIVIL ENGINEER OF ANY DISCREPANCIES

UTILITY PLAN GENERAL NOTES

- REFER TO THE SITE ELECTRICAL PLAN AND PHOTOMETRIC LAYOUT FOR ADDITIONAL SITE LIGHTING INFORMATION AND DETAILS
- SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
- SITE CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING UTILITIES TYPE, SIZE, DEPTH, AND ALIGNMENT PRIOR TO BEGINNING GRADING.
- ALL EXISTING WATER WELLS, SANITARY SEWER SEPTIC TANKS AND/OR SEPTIC TANKS WITHIN THE SITE AREA MUST BE REMOVED/CLOSED/SEALED/CLOSED OUT PER ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND GUIDELINES.

SANITARY SEWER GENERAL NOTES

- ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL STANDARDS AND SPECIFICATIONS OF THE LOCAL WATER AND SEWER AUTHORITY.
- CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
- SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
- ALL CLEANOUT CAPS MUST BE BRASS AND BE PLACED FLUSH WITH THE EXISTING OR PROPOSED GRADES.

WATER SYSTEM GENERAL NOTES

- ALL WATER LINE MATERIAL SHALL BE C900.
- HYDRANTS ARE TO BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE BUILDINGS. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. (NFPA 1141 3-6.5, 3-6-6)
- ALL BACKFLOW PREVENTERS ON FIRE LINE LEADS INTO BUILDINGS SHALL BE AN 8" AMES 2000#s DOUBLE-CHECK DEVICE OR DOUBLE-CHECK DEVICE OF EQUIVANT FRICTION LOSS UNLESS OTHERWISE NOTED.

UTILITY PLAN GENERAL NOTES

- SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
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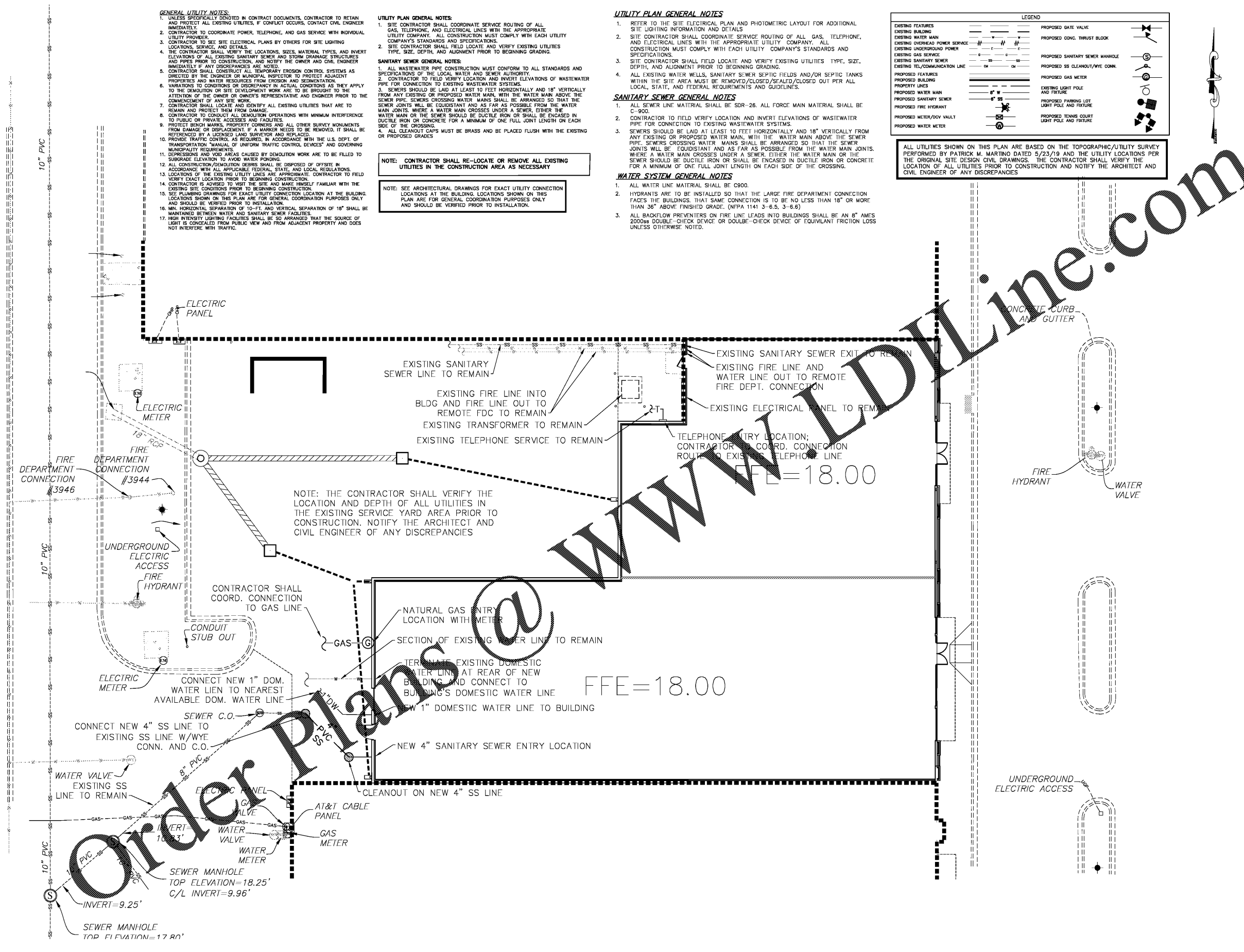
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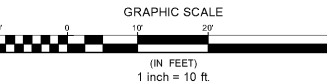
NOTE: CONTRACTOR SHALL RE-LOCATE OR REMOVE ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA AS NECESSARY

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

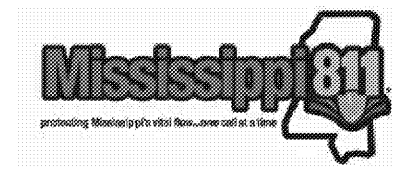
- UNLESS SPECIFICALLY DENIED IN CONTRACT DOCUMENTS, CONTRACTOR TO RETAIN AND PROTECT ALL EXISTING UTILITIES. IF CONFLICT OCCURS, CONTACT CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR TO COORDINATE POWER, TELEPHONE, AND GAS SERVICE WITH INDIVIDUAL UTILITY PROVIDER.
- CONTRACTOR TO SEE SITE ELECTRICAL PLANS BY OTHERS FOR SITE LIGHTING LOCATIONS, SERVICE, AND DETAILS.
- CONTRACTOR SHALL VERIFY THE LOCATIONS, SIZES, MATERIAL TYPES, AND INVERT ELEVATIONS OF ALL EXISTING SANITARY SEWER AND STORM DRAINAGE STRUCTURES AND PIPES PRIOR TO CONSTRUCTION, AND NOTIFY THE OWNER AND CIVIL ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
- CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY THE ENGINEER OR MUNICIPAL INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION.
- VARIATIONS TO CONDITIONS OR DISCREPANCY IN ACTUAL CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
- CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
- CONTRACTOR TO CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES AND FACILITIES.
- PROTECT BENCH MARKS, PROPERTY CORNERS AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. A MARKER NEEDS TO BE REMOVED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND REPLACED.
- PROVIDE TRAFFIC CONTROL AS REQUIRED, IN ACCORDANCE WITH THE U.S. DEPT. OF TRANSPORTATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
- DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK ARE TO BE FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
- LOCATIONS OF THE EXISTING UTILITY LINES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS ADVISED TO VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATION AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.
- MIN. HORIZONTAL SEPARATION OF 10'-FT. AND VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN WATER AND SANITARY SEWER FACILITIES.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.



UTILITY PLAN



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CAUTION-NOTE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN ON THE FIELD. IF INFORMATION IS NOT TO BE RELIED ON OR IS IN ANY WAY INCOMPLETE, THE CONTRACTOR SHALL VERIFY THE LOCATION AND/OR ELEVATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RECORDS OF ALL THE UTILITIES WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.