

SITE DEVELOPMENT PLANS  
for

THE COVE at RIVER POINTE

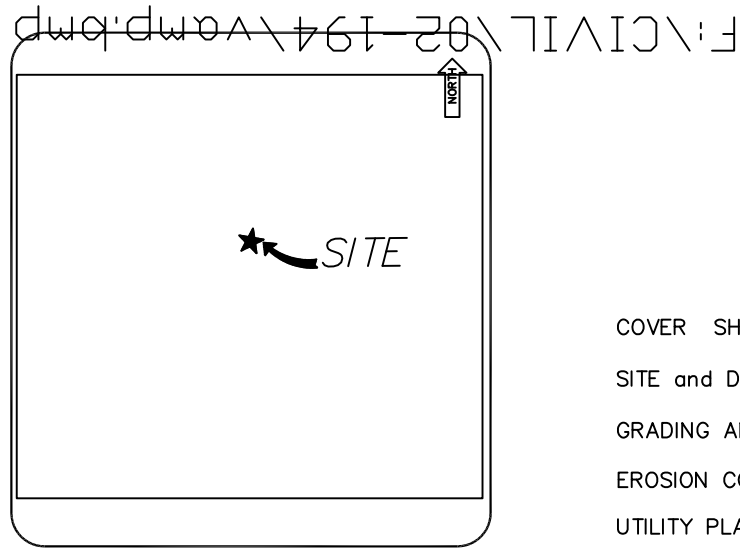
LAND LOT 143 - 9TH DISTRICT  
CITY OF GAINESVILLE  
HALL COUNTY, GEORGIA  
TAX ID# 01-100-001-002

OWNER / DEVELOPER:

RIVER POINTE DEVELOPMENT, LLC  
c/o MR. DAVID DERUSHA  
2857 BRIDGEVIEW DRIVE  
GAINESVILLE, GA 30507  
PHONE: 770-503-7900  
24 HR. CONTACT: MR. DAVID DERUSHA  
PHONE: 770-503-7900

ENGINEER:

PATTON-BOYER, INC.  
470-A WOODS MILL ROAD  
GAINESVILLE, GA 30501  
PHONE: 770-532-6492  
CONTACT: MYLES MONTGOMERY



LOCATION MAP (NTS)  
NOVEMBER 12, 2002  
REVISED: 1/22/03

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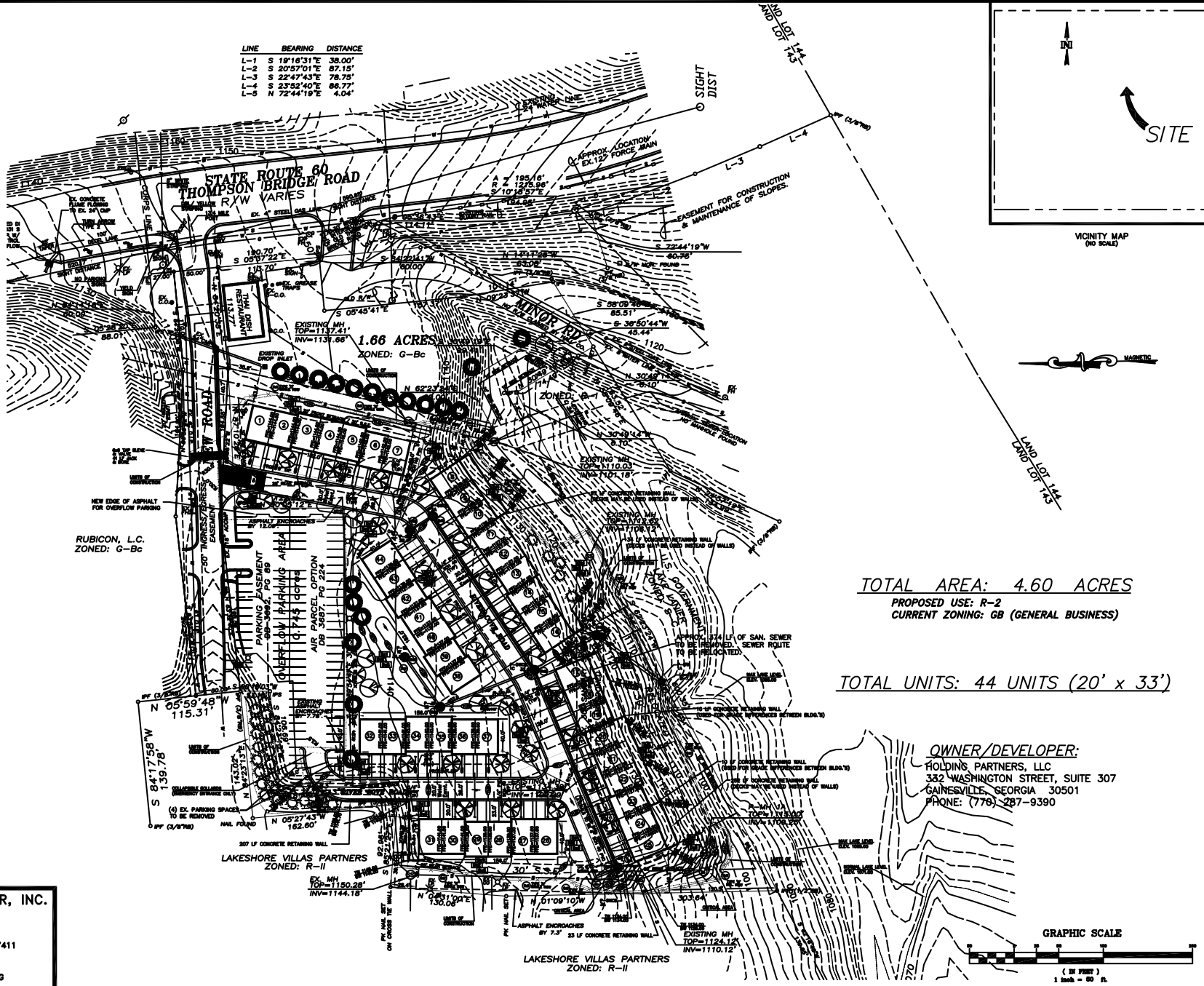
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TAX PARCEL # 09-124-00-010 AND #09-124-000-011  
IN EVENT OF EMERGENCY, CONTACT MR. DAVID DERUSHA @ 770-503-7900

**LEGEND:**

- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR FOUND
- O.T.F. - OPEN TOP FOUND
- A.I.F. - ANGLE IRON FOUND
- C.T.S. - CRIMPED TOP PIN SET
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- S/B - SETBACK
- L.L.L. - LAND LOT LINE
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- C.B. - CATCH BASIN
- P.B. - POWER BOX
- W.M. - WATER METER
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- W.V. - WATER VALVE
- K- - FENCE
- O- - CHAIN LINK FENCE
- E- - ELECTRICAL LINE
- W- - WATER LINE
- S.S.E. - SANITARY SEWER EASEMENT
- M.H. - MANHOLE
- SS- - SANITARY SEWER LINE
- C/S - CONCRETE SLAB
- ▲ - GUY WIRE ANCHOR
- 1200.00 - SPOT ELEVATION
- - ROAD SIGN WITH TYPE

LINE	BEARING	DISTANCE
L-1	S 19°16'31"E	38.00'
L-2	S 20°57'01"E	87.15'
L-3	S 22°47'43"E	78.75'
L-4	S 23°52'40"E	86.77'
L-5	N 72°44'19"W	4.04'

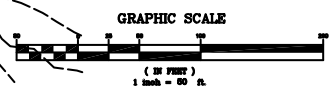


1.66 ACRES  
ZONED: G-Bc

**TOTAL AREA: 4.60 ACRES**  
**PROPOSED USE: R-2**  
**CURRENT ZONING: GB (GENERAL BUSINESS)**

**TOTAL UNITS: 44 UNITS (20' x 33')**

**OWNER/DEVELOPER:**  
 HOLDINGS PARTNERS, LLC  
 332 WASHINGTON STREET, SUITE 307  
 GAINESVILLE, GEORGIA 30501  
 PHONE: (770) 287-9390



REVISIONS		
NO.	DATE	REMARKS

THE DRAWING IS AN INSTRUMENT OF SERVICE...  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Georgia, do hereby certify that I am the author of the design and design calculations shown on this drawing and that I am a duly Licensed Professional Engineer in the State of Georgia, License No. 1484.



REZONING PLAN FOR  
**RIVERPOINT TOWNHOMES**  
 LAND LOT 143 - 9th LAND DISTRICT  
 HALL COUNTY, GEORGIA

SCALE: 1" = 50'  
 DATE: 7/3/02  
 PROJECT NO.: 02-086

**UTILITIES PROTECTION CENTER, INC.**

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

THREE WORKING DAYS BEFORE YOU DIG ITS THE LAW

4.60 ACRES

TAX PARCEL IDENTIFICATION NO.: 01-100-001-002

ZONED: R-II (RESIDENTIAL)

OWNER/DEVELOPER:

RIVER POINTE DEVELOPMENT, LLC  
c/o MR. DAVID DERUSHA  
2857 BRIDGEVIEW DRIVE  
GAINESVILLE, GA 30507  
PHONE: 770-503-7900

24-HOUR CONTACT:

MR. DAVID DERUSHA  
PHONE: 770-503-7900

LINE	BEARING	DISTANCE
L-1	S 19°18'31"E	38.00'
L-2	S 20°57'01"E	87.15'
L-3	S 22°47'43"E	78.75'
L-4	S 23°52'40"E	86.77'
L-5	N 72°44'19"E	4.04'

NOTES:  
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA COMMUNITY PANEL NO. 130203 0183 E EFFECTIVE DATE: MARCH 21, 2004

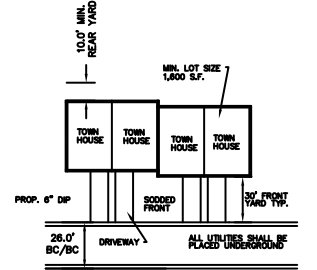
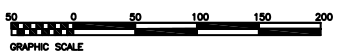
GENERAL NOTES:

- NOTIFY CITY OF GAINESVILLE INSPECTOR 24 HOURS PRIOR TO BEGINNING EACH PHASE OF CONSTRUCTION.
- ALL CONSTRUCTION TO CONFORM WITH CITY STANDARDS AND SPECIFICATIONS.
- PARKING REQUIRED:  
MULTI-FAMILY DWELLINGS: 2 SPACES / EACH DWELLING  
TOTAL REQUIRED = 44 DWELLINGS x 2 = 88 SPACES
- PARKING PROVIDED:  
88 STANDARD SPACES (9' x 17.5')
- NO OUTDOOR STORAGE
- NO SPILL LIGHTING WILL BE USED ON THIS SITE.
- ALL DRIVEWAY APRONS SHALL BE INSPECTED WHEN THE CONCRETE FORMS HAVE BEEN INSTALLED AND AFTER THE CONCRETE HAS BEEN POURED.
- RATIO OF GROSS FLOOR TO TOTAL LOT AREA: (45,738 SF/4.80 ACRES)  
23% GROSS FLOOR SPACE PER TOTAL LOT AREA.
- BUILDING HEIGHT = 2 STORY ABOVE GRADE & 1 STORY BASEMENT (UNITS B THRU 25 ONLY)
- PROPOSED SITE CONSIST OF 41% IMPERVIOUS SURFACE AREA.
- A PERMIT MUST BE OBTAINED FROM DEPARTMENT OF PLANNING AND ZONING PRIOR TO PLACING ANY SIGNS ON THE PROPERTY.
- THERE ARE NO STATE WATERS OR WETLANDS LOCATED ON THIS SITE.
- PROPOSED BUILDING HEIGHT IS 24'.
- THE CONTRACTOR WILL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING DIVISION.
- OUTDOOR LIGHTING USED IN THIS DEVELOPMENT; BE IT FOR RECREATIONAL, SECURITY OR GENERAL PURPOSES, SHALL BE OF NON-SPILL DESIGN AND PLACED IN A MANNER SO AS TO MINIMIZE DIRECT VISIBILITY BY ADJOINING OR ADJACENT PROPERTIES.
- EACH TOWN HOME SHALL BE A MINIMUM OF 1800 SQUARE FEET OF HEATED FLOOR AREA, EXCLUDING GARAGES AND PATIOS.
- LENGTH OF PROPOSED DRIVE IS APPROX. 985 LF.

RUBICON, L.C.  
ZONED: G-Bc

LAKE SHORE VILLAS PARTNERS  
ZONED: R-II

LAKE SHORE VILLAS PARTNERS  
ZONED: R-II



TYPICAL TOWNHOUSE LAYOUT  
N.T.S.

REVISIONS		
NO.	DATE	REMARKS
1	1/22	PER COMMENTS

SCALE

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF BAYNE & BERRY, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BAYNE & BERRY, INC.

Bayne & Berry, Inc.  
Professional Engineers  
1877 17th Ave. S.W.  
Atlanta, GA 30348  
Phone: (770) 432-2444  
Fax: (770) 432-1888



SITE and DEMOLITION PLAN  
FOR  
THE COVE at RIVER POINTE  
LAND LOT 143 9th LAND DISTRICT  
CITY OF GAINESVILLE \* HALL COUNTY, GEORGIA

SHEET NUMBER  
C2 C9  
OF

SCALE  
1" = 50'  
DATE  
11/12/02  
PROJECT NO.  
02-194

UTILITIES PROTECTION CENTER, INC.



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

THREE WORKING DAYS BEFORE YOU DIG  
ITS THE LAW



**NOTES:**

1. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES AT THE RESPONSIBILITY OF THE OWNER.
2. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF SLOPES.
4. A UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PROVIDED ADJACENT TO ALL RUNNING STREAMS AND LAKEBAYS.
5. THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS PER F.I.R.M. COMMUNITY PANEL #13130C 0187E, DATED MARCH 21, 2000.
6. ALL CUT AND FILL SLOPES SHALL BE SURFACE ROUGHENED AND VEGETATED WITHIN THREE (3) DAYS AFTER GRADING IS COMPLETED.
7. STORM AND CONSTRUCTION DERRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL OFF-SITE.
8. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM "SURVEY FOR HOLDING PARTNERS, L.L.C.", PREPARED BY MORELAND ALTOBELLI ASSOCIATES, INC. DATED 11/22/2000.
9. ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", LATEST EDITION.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF THE DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AGENCY.
11. THE CONTRACTOR WILL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING DIVISION.
12. THE SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFER (20', 30' OR 100').
13. THE SITE DOES NOT CONTAIN WETLANDS.
14. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION.
15. ALL DRIVEWAY APRONS MUST BE INSPECTED WHEN FORMED AND AFTER POURED.
16. NO STORMWATER DETENTION OR HYDROLOGY STUDY ARE REQUIRED PER UNPAID LAND DEVELOPMENT CODE SECTION 8-2-10(A)(4) WHICH STATES "DEVELOPMENTS THAT ADVISE LAND LAMER ARE EXEMPT FROM STORMWATER DETENTION REQUIREMENTS".

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**4.60 ACRES**

TAX PARCEL IDENTIFICATION NO.: 01-100-001-002  
ZONED: R-11  
(RESIDENTIAL)  
DISTURBED AREA: 3.75 AC.

MAPPING UNIT	SOIL NAME	ERODIBILITY	PERMEABILITY
MD2	MADRON	MODERATE	MODERATE

SOILS INFORMATION TAKEN FROM SOIL SURVEY OF HALL COUNTY



**SYMBOLS:**

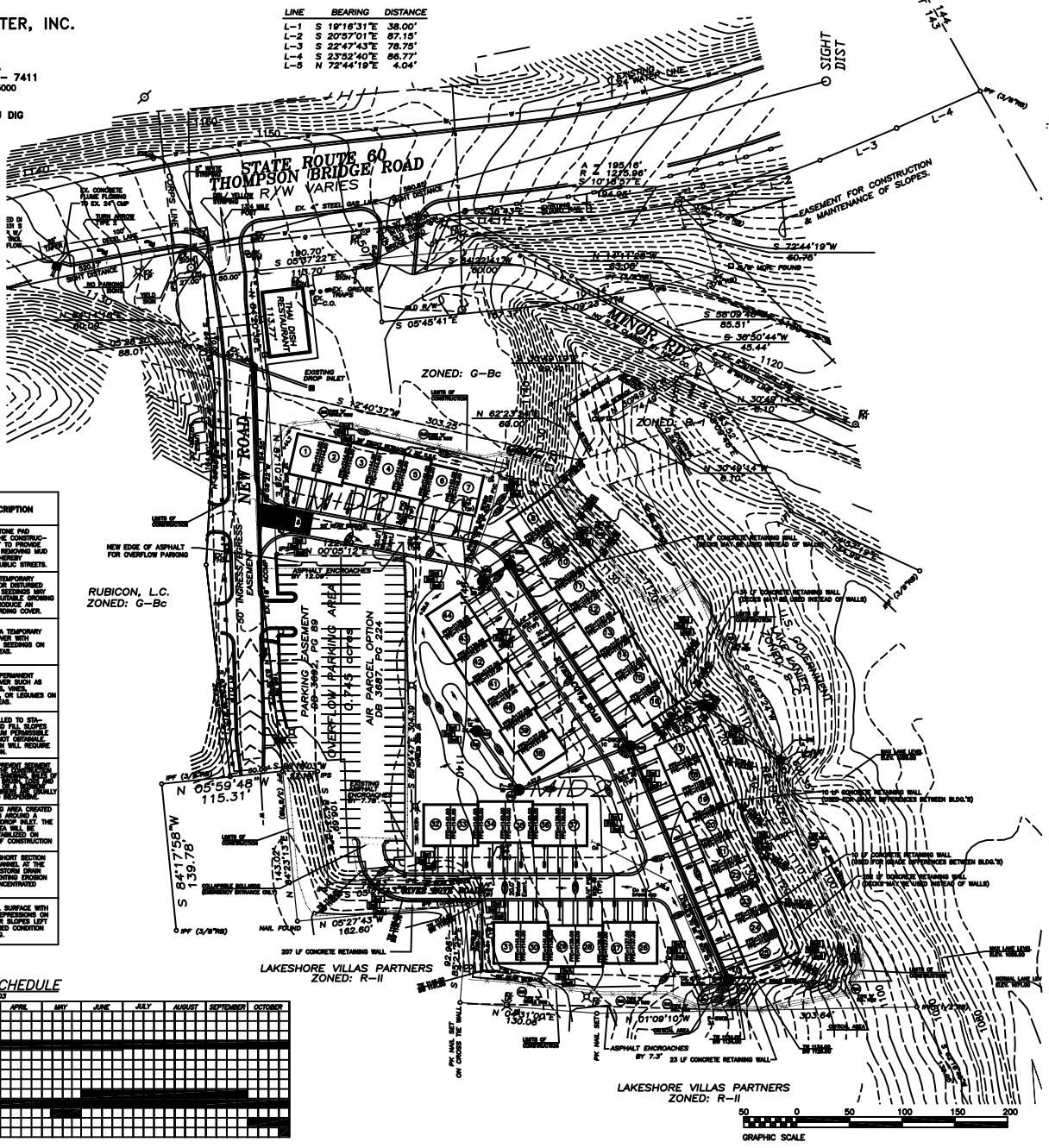
- III. DESCRIPTION: THIS DEVELOPMENT IS LOCATED OFF SOUTH SIDE OF THE FRONTAGE ROAD THAT SERVES RUBICON AND LAKEVIEW VALLEY OFF THOMPSON BRIDGE RD. THIS PROJECT WILL INCLUDE CONSTRUCTION OF 160 UNITS OF CONDOMINIUMS. THERE WILL BE 375 ACRES OF DISTURBED AREA AND 3.75 ACRES OF UNDISTURBED AREA. EROSION AND SEDIMENT CONTROL MEASURES WILL BE PREVIOUSLY PAID GRADED. ALL UTILITIES WILL BE INSTALLED BY THE OWNER PRIOR TO BEGINNING OF CONSTRUCTION.
- IV. EXISTING SITE CONDITIONS: TOPOGRAPHY: PAID FLAT (2-3%) SLOPES STEP (2-1) VEGETATION: GRASSES AND WEEDS DRAINAGE: (SEE GRADING/EROSION CONTROL PLAN)
- V. ADJACENT AREAS: NORTH: COMMERCIAL OFFICE PROPERTY (RUBICON BLDG.) FLAT TO MODERATE (3-10%), SPARSELY WOODED (HARDWOODS) SOUTH: LAKE LAVER CONCRETE STEP (2-1), SPARSELY WOODED HARDWOOD/PINE MIX WEST: LAKEVIEW VALLEY (TOWNHOME) FLAT TO MODERATE (3-10%), SPARSELY WOODED HARDWOODS EAST: 100' HIGH RESTAURANT PAID FLAT (2-3%) SLOPES STEP (2-3-4%), GRASSES & WEEDS
- VI. CRITICAL AREAS: CARE SHALL BE TAKEN TO PROTECT NEARBY AREAS FROM SEDIMENT INFILTRATION. NO FLOODING ON CHANNEL. SEDIMENTATION SHALL RESULT FROM DEVELOPMENT. SPECIAL ATTENTION WILL BE GIVEN TO FILLS OVER 5' IN HEIGHT. SLOPE BURNERS WILL BE USED ON STEEP CRITICAL SLOPES WHERE NEEDED.
- VII. GRADING: DISTURBED EARTH VOLUME: (ESTIMATED) FILL 3,727 C.Y. & CUT 18,340 C.Y.
- VIII. PROPOSED CONSTRUCTION DATES: (SEE GRAPHICAL DESCRIPTION BELOW) BEGINNING: JANUARY, 2003 FINAL STABILIZATION: OCTOBER, 2003
- IX. EROSION CONTROL PLAN: CLEARING TO BE LEFT TO A MINIMUM. A STONE PAD (CO) TO BE PLACED AT CONSTRUCTION TOE TO PREVENT WASH TRACKS FROM THE SITE. ALL SLOPES TO BE SURFACE ROUGHENED (SU) TO PREVENT EXCESSIVE WEAR OF SLOPES. VEGETATION AND MULCH (CO) WILL BE APPLIED TO ALL DISTURBED AREAS IMMEDIATELY AFTER GRADING IS COMPLETED. LAND DISTURBING WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EXCESS GLUMERAT. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO BEGINNING OF CONSTRUCTION.
- X. SEDIMENT CONTROL PROGRAM: SEDIMENT CONTROL WILL BE ACCOMPLISHED BY THE INSTALLATION OF REINFORCED SILT FENCE (SF) ALONG TOE OF ALL FILL SLOPES. SILENT SEDIMENT TRAP (ST) WILL BE USED AT ALL STORM DRAIN INLETS TO PREVENT SILT FROM ENTERING THE STORM DRAIN SYSTEM. VEGETATION AND MULCH (CO) WILL BE APPLIED TO ALL DISTURBED AREAS TO PREVENT DUST AND SEDIMENT FROM LEAVING THESE AREAS. ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO BEGINNING OF CONSTRUCTION.
- XI. STANDARDS AND SPECIFICATIONS: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", LATEST EDITION.
- XII. MAINTENANCE STATEMENT: SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED DAILY. ANY DAMAGE OBSERVED WILL BE REPAIRED BY THE END OF THE DAY. CLEARING OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS ACCOMPANIED BY SPREADING ON THE SITE. SEDIMENT BANS AND BARRIERS WILL REMAIN IN PLACE UNTIL SEDIMENT CONTROL MEASURES ARE STABILIZED. THE SEDIMENT FENCES AND BARRIERS WILL REMAIN IN PLACE UNTIL THE AREAS COVERED BY THESE STRUCTURES VEGETATED. GUIDELINES FOR THE MAINTENANCE OF EROSION CONTROL MEASURES WILL BE PROVIDED TO THE OWNER WHEN ALL DISTURBED AREAS ARE STABILIZED. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- XIII. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- XIV. PERMANENT STABILIZATION: AREAS TO BE STABILIZED BY MULCHING AND VEGETATING SHOULD BE COMPLETED BY THE END OF THE WORKING DAY (SEE SPEC. 2.02).

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR TRUCKS TO TURN FROM TRUCKS TRAVELING PROTECTIVE PUBLIC STREET.
Da1	DISTURBED AREA ESTABLISHMENT (WITH MULCHING ONLY)			PROTECTION FOR DISTURBED AREAS WHERE SEDIMENT MAY NOT HAVE A SUITABLE GROUND SURFACE TO PROVIDE AN EROSION RETARDING COVER.
Da2	DISTURBED AREA STABILIZATION (OWN TEMPORARY VEGETATION)			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SPECIES ON DISTURBED AREAS.
Da3	DISTURBED AREA STABILIZATION (OWN PERMANENT VEGETATION)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS GRASS, BERMUDA, OR LEAVES ON DISTURBED AREAS.
Re	RETAINING WALL			A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PROBABLE SOFT ARE NOT OTHERWISE STABILIZED. SUCH STRUCTURES WILL REQUIRE A PERMITS FOR CONSTRUCTION ACTIVITY.
Sd1	SEDIMENT BARRIER			A BARRIERS ARE USED TO PREVENT EXCESSIVE WASH TRACKS FROM THE SITE. ALL SLOPES TO BE SURFACE ROUGHENED (SU) TO PREVENT EXCESSIVE WEAR OF SLOPES.
Sd2	SEDIMENT TRAP, TEMPORARY			AN IMPROVED AREA CREDIT BY STOPPING WATER FROM THE OUTFLOW OF A STORM DRAIN SYSTEM (PREVENTING EROSION FROM THE CONCENTRATED FLOW).
Sf	STORM DRAIN OUTLET PROTECTION			A FINED OR SHORT SECTION OF STORM DRAIN SYSTEM (PREVENTING EROSION FROM THE CONCENTRATED FLOW).
Su	SURFACE ROUGHENING			A ROUGH SOIL SURFACE WITH AN IRREGULAR DEPRESSION ON A CONTOUR OF SLOPES LEFT IN A ROUGHENED CONDITION AFTER GRADING.

**CONSTRUCTION SCHEDULE**

ACTIVITY	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER
INSTALL CONSTRUCTION EXITS										
INSTALL EROSION CONTROL MEASURES										
IMPLEMENT EROSION CONTROL MEASURES										
PERFORM CLEARING, GRUBBING, AND GRADING										
INSTALL STONE DRAIN										
INSTALL SANITARY SEWER SYSTEM										
INSTALL TEMPORARY VEGETATION										
CONSTRUCT PAVING										
INSTALL CURBING & PAVING										
INSTALL FINAL LANDSCAPING/VEGETATION										
SITE CLEANUP (CLEAN STORM DRAINS, ETC.)										

LINE	BEARING	DISTANCE
L-1	S 19°16'31" E	38.00'
L-2	S 20°57'01" E	87.15'
L-3	S 22°47'43" E	78.75'
L-4	S 23°52'40" E	86.77'
L-5	N 72°44'18" E	4.04'



REVISIONS		
NO.	DATE	REMARKS
1	1/22	PER COMMENTS

THE OWNER, AS AN INSTRUMENT OF SERVICE, HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE GEORGIA DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH THE FIELD REPRESENTATIVE OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF TRANSPORTATION PRIOR TO THE USE OF THE PLAN.

**Partman & Boyette, Inc.**  
LAND SURVEYORS & ENGINEERS  
1000 GATEWAY CENTER, SUITE 1000  
ATLANTA, GEORGIA 30338  
PHONE: (404) 525-8888  
FAX: (404) 525-1888

**EROSION CONTROL PLAN FOR THE COVE at RIVER POINTE**  
LAND LOT 143 9th LAND DISTRICT  
CITY OF GAINESVILLE \* HALL COUNTY, GEORGIA

SHEET NUMBER  
**C4 C9**

SCALE  
1" = 50'

DATE  
11/12/02

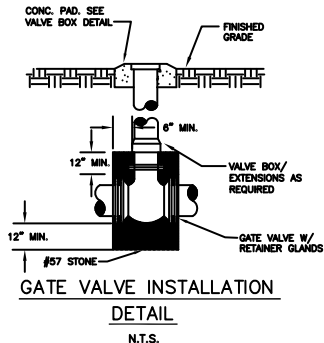
PROJECT NO.  
02-194









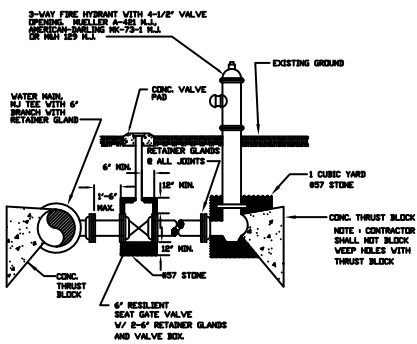


**GATE VALVE INSTALLATION DETAIL**

N.T.S.

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

SD-16

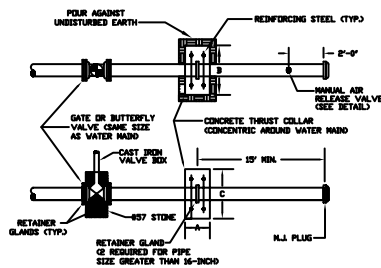


**TYPICAL FIRE HYDRANT DETAIL**

**NOTE:**  
1. IF SOIL CONDITIONS ARE SUCH THAT CONCRETE BLOCKING IS NOT EFFECTIVE, THE CONTRACTOR SHALL PROVIDE 2 #4 W/4\"/>

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

SD - 2



MAIN DIAMETER	CONC. COLLAR SIZE			STEEL REINFORCING
	A	B	C	
20"	1'-0"	7'-0"	7'-0"	89 @ 12" O.C. E.W.E.F.
16"	1'-0"	6'-0"	6'-0"	88 @ 12" O.C. E.W.E.F.
12"	1'-0"	5'-0"	5'-0"	87 @ 12" O.C. E.W.E.F.
6" OR 8"	1'-0"	4'-0"	4'-0"	86 @ 12" O.C. E.W.E.F.

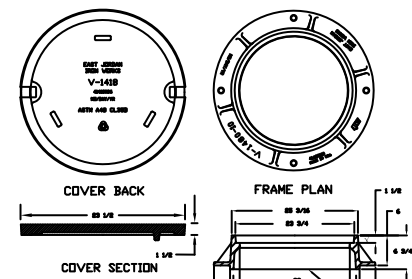
TEST PRESSURE: 850 PSI  
SOIL BEARING PRESSURE: 3000 PSF

**WATER MAIN TERMINATION DETAIL**

**NOTE:**  
FOR USE WHERE FUTURE WATER MAIN EXTENSION IS REQUIRED.

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

SD - 3



**COVER BACK**

**FRAME PLAN**

**COVER SECTION**

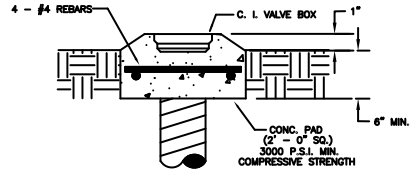
**FRAME SECTION**

**COVER FACE**  
**MANHOLE FRAME & COVER DETAIL**

**NOTES:**  
1) COVER SHALL BE V-1418 CHOWD, U.S. FOUNDRY 362, OR APPROVED EQUAL.  
2) ALL DIMENSIONS ARE IN INCHES.

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

SD - 7

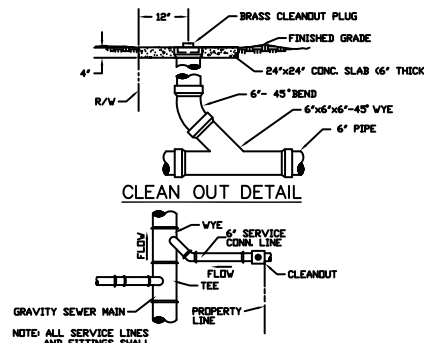


**VALVE BOX PAD DETAIL**

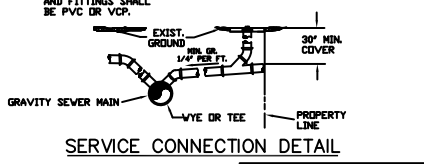
N.T.S.

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

SD-18



**CLEAN OUT DETAIL**

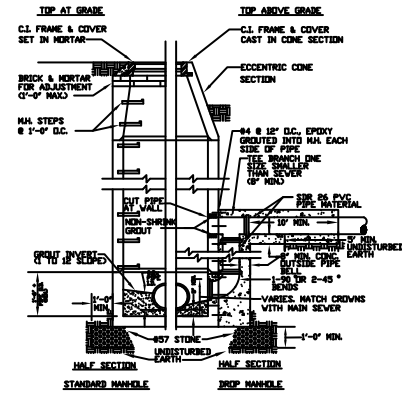


**SERVICE CONNECTION DETAIL**

**NOTE:**  
CLEANOUT WITH BRASS PLUG REQUIRED AT PROPERTY LINE, RIGHT OF WAY LINE, OR EASEMENT LINE AS APPLICABLE.

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

SD - 11

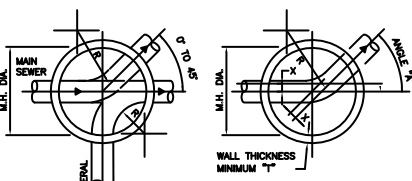


**PRECAST CONCRETE MANHOLE DETAIL**

**NOTE:**  
RUBBER BOOTS REQUIRED AT ALL PIPE CONNECTIONS TO MANHOLE WITH THE EXCEPTION OF DROP CONNECTIONS.

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
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SD - 6



**STANDARD MANHOLE SCHEDULE OF GOVERNING DIMENSIONS**

PIPE SIZE	ANGLE "A"	M.H. DIA.	"1"	"2"
8" TO 12"	0° TO 90°	4'-0"	0"	0"
15" TO 18"	90° TO 90°	5'-0"	0"	0"
24" TO 36"	0° TO 90°	6'-0"	7"	0"

**NOTE:**  
MINIMUM RADIUS (R) OF M.H. INVERT = 1.5 x PIPE DIAMETER

**TYPICAL PLANS**  
**STANDARD MANHOLE DETAIL**

N.T.S.

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

SD - 8

**REVISIONS**

NO.	DATE	REMARKS
1	1/22	PER COMMENTS

SEAL

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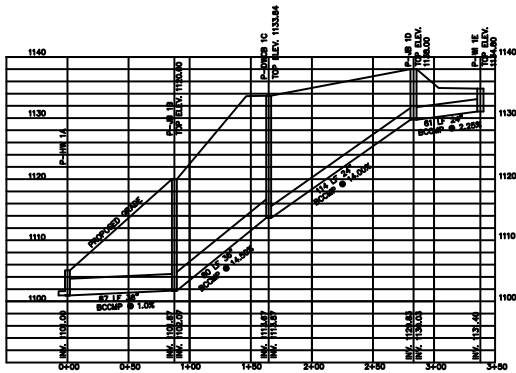
**Bayne & Bayne, Inc.**  
INCORPORATED  
1000 N. UNIVERSITY AVENUE  
SUITE 100  
GAINESVILLE, FLORIDA 32601  
PHONE: (772) 332-2842  
FAX: (772) 332-1888



CONSTRUCTION DETAILS FOR  
**THE COVE at RIVER POINTE**  
LAND LOT 124 ~ 9th LAND DISTRICT  
CITY OF GAINESVILLE \* HALL COUNTY, GEORGIA

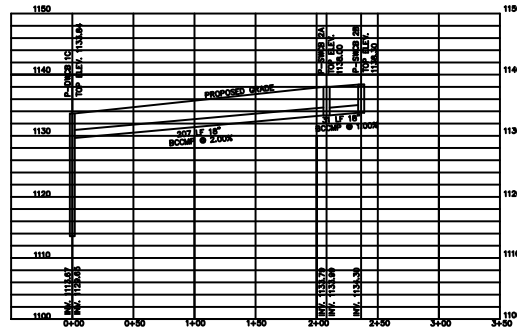
SHEET NUMBER  
**C8 C9**

SCALE: N/A  
DATE: 11/12/02  
PROJECT NO.: 02-194



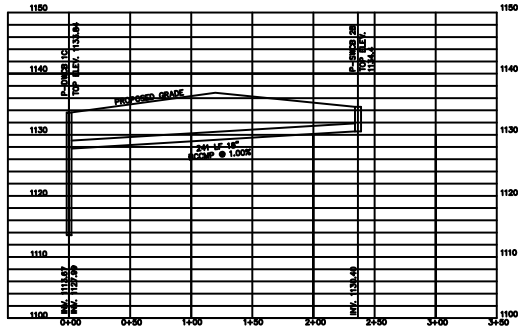
**STORM DRAIN PROFILES**

SCALE: HORIZ: 1" = 50'  
VERT: 1" = 10'



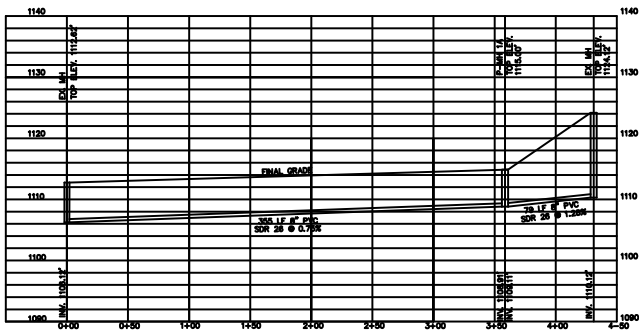
**STORM DRAIN PROFILES**

SCALE: HORIZ: 1" = 50'  
VERT: 1" = 10'



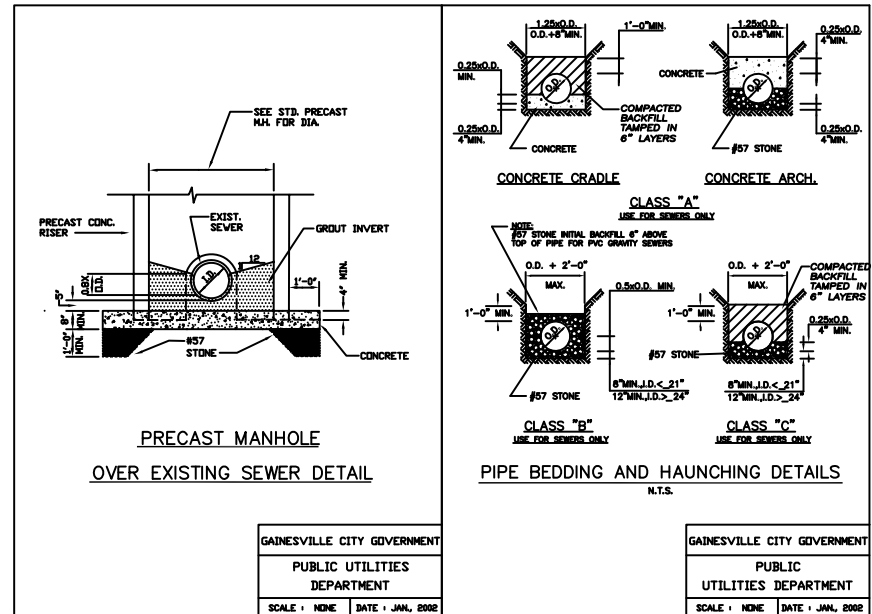
**STORM DRAIN PROFILES**

SCALE: HORIZ: 1" = 50'  
VERT: 1" = 10'



**SANITARY SEWER PROFILES**

SCALE: HORIZ: 1" = 50'  
VERT: 1" = 10'



GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

GAINESVILLE CITY GOVERNMENT  
PUBLIC UTILITIES DEPARTMENT  
SCALE: NONE DATE: JAN, 2002

REVISIONS		
NO.	DATE	REMARKS
1	1/22	PER COMMENTS

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Parsons  
Brinckerhoff & Company, Inc.  
AECOM  
1000 N. GAINESVILLE BLVD., SUITE 1000  
GAINESVILLE, FLORIDA 32601  
PHONE: (772) 632-6442  
FAX: (772) 632-1080



CONSTRUCTION DETAILS & PROFILES FOR  
**THE COVE at RIVER POINTE**  
LAND LOT 143 9th LAND DISTRICT  
CITY OF GAINESVILLE, GEORGIA

REVISION NUMBER  
**C9 C9**  
OF

SCALE: N/A  
DATE: 11/12/02  
PROJECT NO.: 02-194

SD - 10

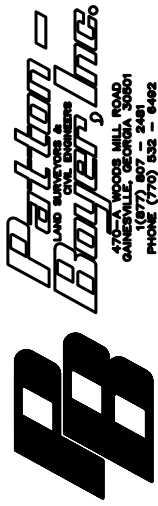
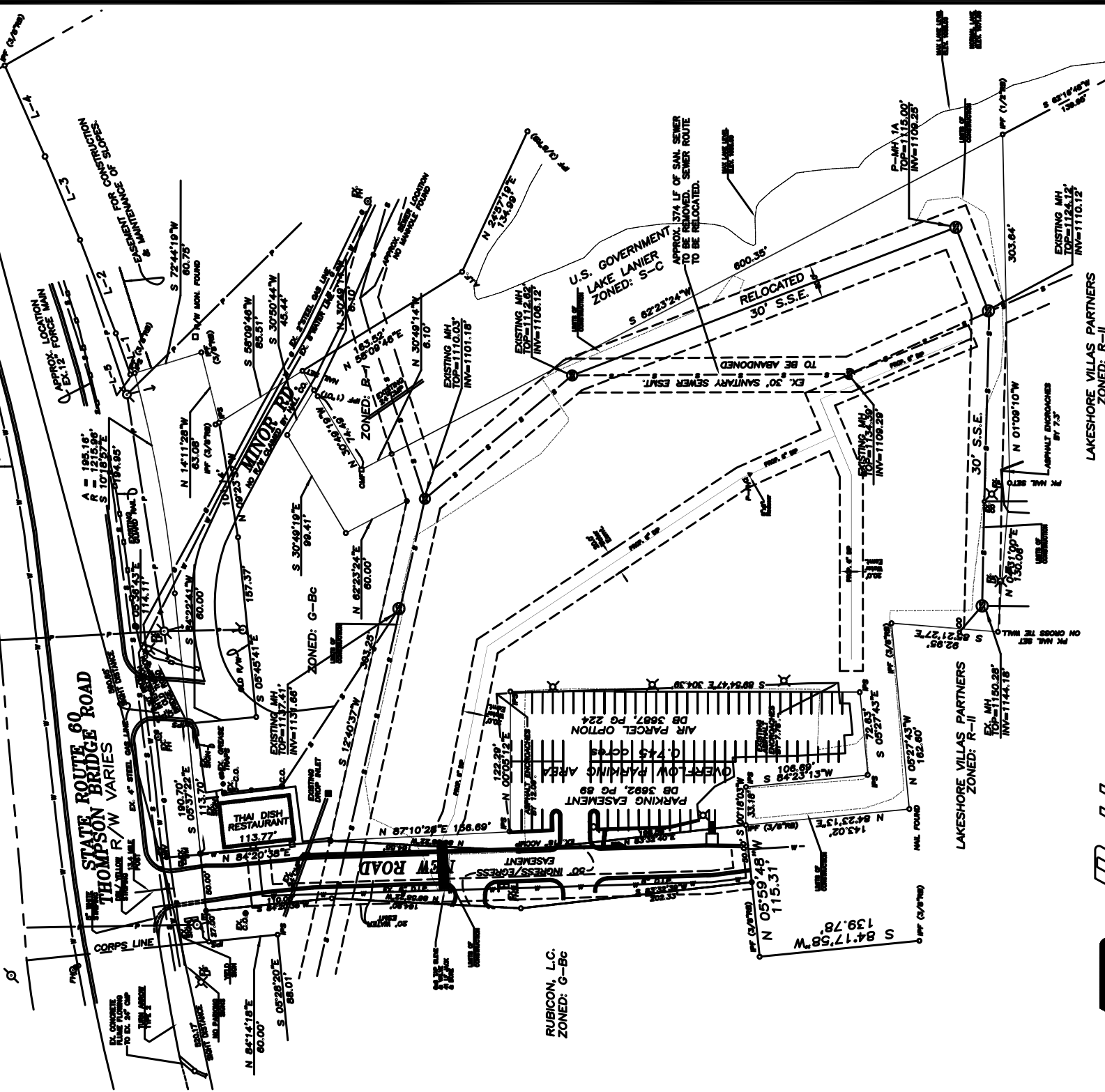
SD-13

2 LOT 144  
D LOT 143

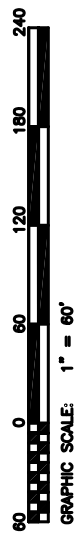


LINE	BEARING	DISTANCE
L-1	S 19°16'31"E	38.00'
L-2	S 20°57'01"E	87.18'
L-3	S 22°47'43"E	78.75'
L-4	S 23°32'40"E	86.77'
L-5	N 72°44'19"E	4.04'

STATE ROUTE 60  
STATION BRIDGE ROAD  
THOMPSON  
R/W VARIES

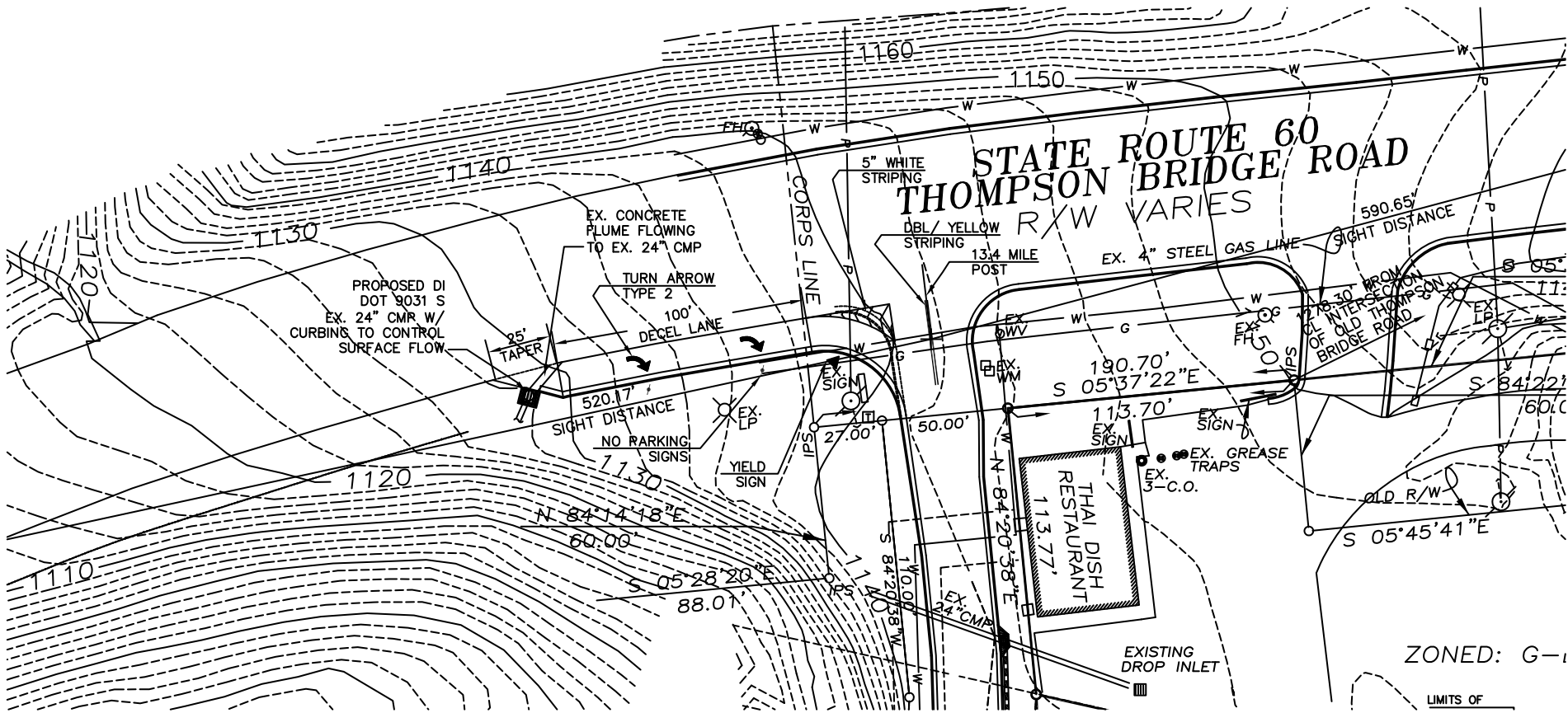


16770 CROSS MILL ROAD  
GAINESVILLE, GEORGIA 30601  
PHONE (770) 532 - 2481  
FAX (770) 532 - 1986



**EXHIBIT 'A'**  
**WATER & SEWER EASEMENT**  
FOR  
**RIVER POINTE TOWNHOMES**  
LAND LOT 124 ~ 9th LAND DISTRICT  
CITY OF GAINESVILLE \* HALL COUNTY, GEORGIA

JOB # 02-194  
DATE 12/16/2002



**REVISIONS**

NO.	DATE	REVISIONS
1	3/12	PER COMMENTS

THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORDS OF THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**Partlow & Boyer, Inc.**  
 CIVIL ENGINEERS  
 1000 W. GAINESVILLE ROAD  
 SUITE 100  
 GAINESVILLE, GA 30607  
 (770) 507-1323 - FAX  
 FAX (770) 507-1324



**GEORGIA D.O.T. NOTES:**

THE WORK AUTHORIZED MUST BEGIN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE AND ALSO, BE COMPLETED BEFORE THE FACILITY IS OPEN TO THE PUBLIC.

THE FOLLOWING WILL NOT BE ALLOWED ON D.O.T. RIGHT-OF-WAY: 1) DIVERSION OF EXISTING DRAINAGE AREA ONTO THE RIGHT-OF-WAY; 2) GRADING EXCEPT A DRIVEWAY CONSTRUCTION LOCATION; 3) HEADLIGHTS, SIGN DISPLAYS, DEVICES, AND OTHER STRUCTURES WHICH ARE OBSOLETE, WETTED, OR USED TO ADVERTISE OR PROMOTE; 4) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN.

ALL EXISTING UTILITIES WHICH WOULD BE UNDER NEW PAVEMENT OR IN ACCELERATION / DECELERATION LANES SHALL BE RELOCATED BEFORE FINAL GRADING OR PAVING AND AT NO COST TO THE D.O.T.

CONSTRUCT EROSION CONTROL BARRIERS AS PER D.O.T. RESPECTO AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.

THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS DAMAGED BY PERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AS SHOWN ON THE APPROVED PLAN.

ALL CURBED ISLANDS SHALL BE FIELDED TO TOP OF CURB WITH TOP SOIL AND GRADED.

NOTE: THIS APPROVAL DOES NOT AUTHORIZE ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES, SEWAGE, WATER, TELEPHONE, GAS, ETC.

**REQUIRED PAVEMENT SPECIFICATIONS:**  
 1 1/2" - ASPHALTIC CONCRETE "E"  
 3" - ASPHALTIC CONCRETE "B"  
 3" - ASPHALTIC CONCRETE BASE  
 10" - GRADED AGGREGATE BASE COURSE

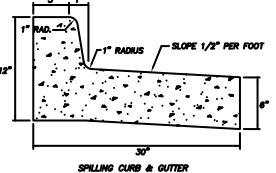
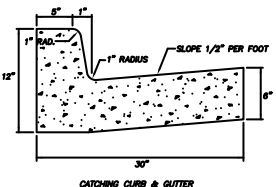
**NOTICE:**  
 THIS PLAN IS APPROVED ON THE CONDITION THAT APPLICANT COMPLY WITH GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, EROSION AND SEDIMENT CONTROL RULES AND REGULATIONS, CHAPTER 391-3-7.

THIS PERMIT IS APPROVED SUBJECT TO THE REVISIONS AND COMMENTS SHOWN IN RED ON THE ATTACHED PLAN COPY AND SHALL REMAIN DEPENDENT UPON COMPLIANCE WITH THESE.

NO WORK WILL BE ACCOMPLISHED UNDER THIS PERMIT PRIOR TO THE ACCEPTANCE OF CURRENT DRIVEWAY CONSTRUCTION PROJECTS WITHOUT APPROVAL OF THE PRIME CONTRACTOR.

ALL CONSTRUCTION UNDER THIS PERMIT MUST BE COMPLETE BEFORE THIS FACILITY IS OPEN TO THE PUBLIC.

THE MAINTENANCE OF THE DRIVEWAY FROM THE NORMAL EDGE OF PAVEMENT IS THE RESPONSIBILITY OF THE PROPERTY.



**CURB & GUTTER DETAIL**

**OWNER/DEVELOPER:**  
 RIVER POINTE DEVELOPMENT, LLC  
 c/o MR. DAVID DERUSHA  
 2857 BRIDGEVIEW DRIVE  
 GAINESVILLE, GA 30607  
 PHONE: 770-503-7900

**24-HOUR CONTACT:**  
 MR. DAVID DERUSHA  
 PHONE: 770-503-7900

**4.60 ACRES**

TAX PARCEL IDENTIFICATION NO.: 01-100-001-002

**ZONED: R-II**  
 (RESIDENTIAL)

DISTURBED AREA: 3.75 AC.

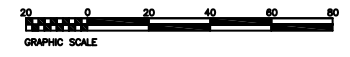


**UTILITIES PROTECTION CENTER, INC.**



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

**THREE WORKING DAYS BEFORE YOU DIG ITS THE LAW**



D.O.T. ENTRANCE PLAN FOR

**THE COVE at RIVER POINTE**  
 LAND LOT 143 ± 6th LAND DISTRICT  
 CITY OF GAINESVILLE - HALL COUNTY, GEORGIA

SHEET NUMBER

**C1 C1**  
 of

SCALE 1" = 20'

DATE 2/28/03

PROJECT NO. 02-194