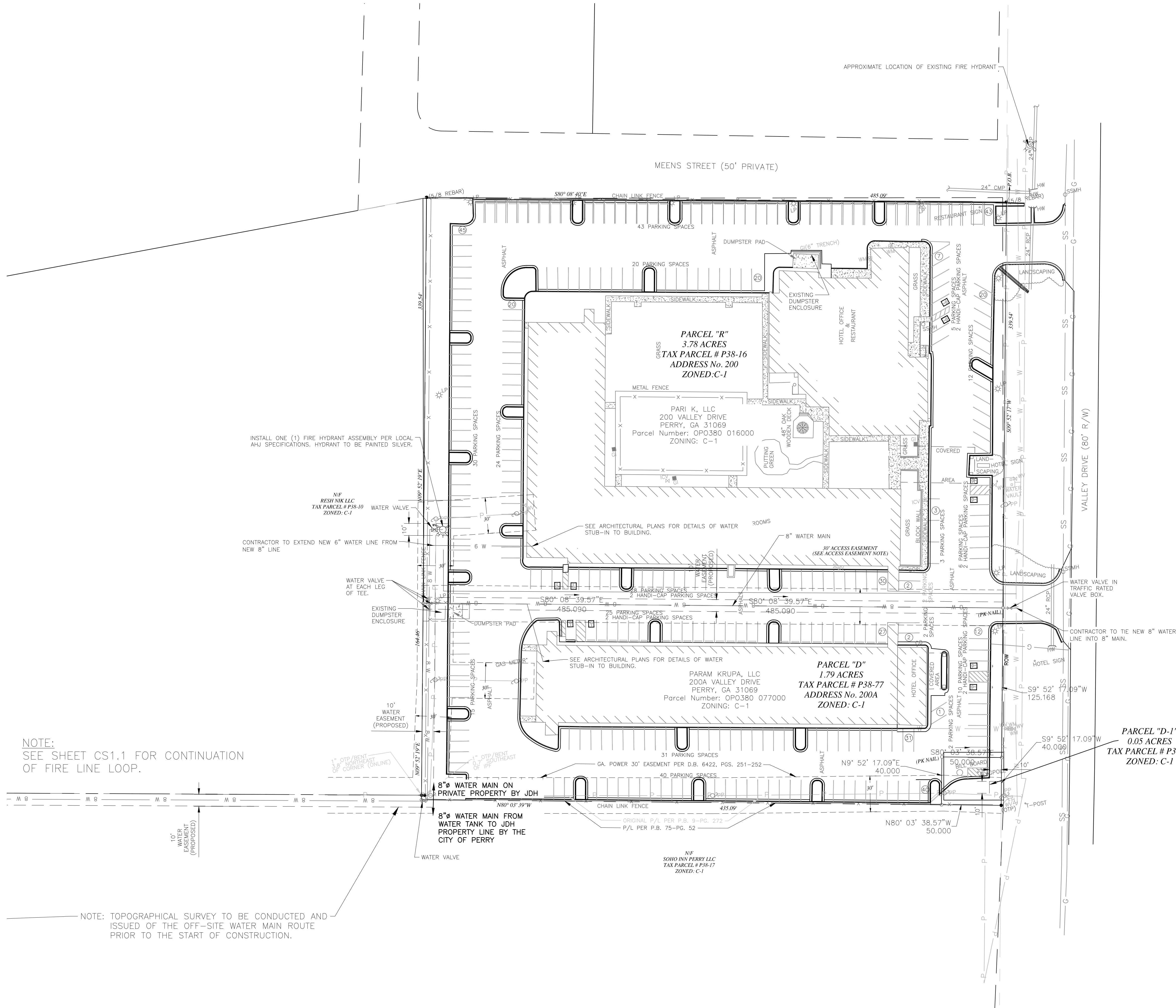




Utility Notes

- This site utility plan is for water line construction only. Do not use for grading or storm sewer construction.
- All pipe lengths are horizontal distances and are approximate.
- All domestic water stubs to be terminated 5 feet outside of the building unless otherwise noted. The end of these service lines shall be tightly plugged or capped and marked until such time as connection is made inside building by plumbing contractor. See detail sheets for fire line riser detail.
- Site utility contractor shall provide all the materials and appurtenances necessary for the complete installation of the utilities. All pipe and fittings shall be inspected by the water department inspector prior to being covered. The inspector must also be present during pressure testing and disinfection of laterals and his signature of approval is required.
- All work shall comply with all applicable codes, regulations, and/or local standards imposed by Local Utility System and the City of Perry, Ga.
- The site utility contractor shall make arrangements with the local utility authorities for connection to the existing mains and pay all applicable fees.
- All water lines shall have a minimum cover of 48" above top of pipe.
- Contractor shall adjust location of proposed water lines as required to avoid conflicts with storm sewer or other utilities at no extra cost.
- The site utility contractor shall cooperate and work with all other contractors on the site.
- All materials shall be U.L. listed and approved by the local utility company unless directed otherwise by the engineer.
- The existing utility facilities and locations shown on the drawings are taken from readily available information. The actual locations of the utility facilities may vary somewhat from the locations shown or indicated on the drawings. The site utility contractor shall contact all agencies with utility facilities in the vicinity of the work and shall locate all underground facilities before beginning work. The contractor shall protect all utility facilities and repair any damages resulting from their work, in conformance with the contract documents and specifications and relocate if required.
- Use only ductile iron water pipe and fittings for water lines over 2'Ø. Pipes 2'Ø and smaller may be Type K copper. Fittings shall be copper or cast bronze. Joints shall be solder or flare tube type.
- Utility lead-ins to building shall not be installed until locations are established on the architectural plumbing plans. Lead-ins may change 15' horizontally and 3' vertically prior to installations at no additional cost to the owner. Utility contractor shall request and receive written approval from prime contractor prior to installation of lead-ins.
- Building plumbing contractor shall pay all cost for water meters, meter boxes, valves, etc. to provide a complete job per local authority requirements.
- Thrust blocks shall be provided at all tees, elbows, and bends of sufficient size to comply with minimum standards of N.F.P.A. - existing soil conditions.
- Should latent soil conditions necessitate, contractor shall install special supports for piping and/or appurtenances including the removal of unsuitable material and backfilling with gravel or other material. Contractor shall perform any such work as directed by the civil engineer and/or soils engineer at no cost to owner.
- Contractor to coordinate all work with other utility installations not covered in these plans (electric, telephone, gas, cable, etc.) and allow for their operations and construction to be prepared.
- Sprinkler mains are to be stubbed 18" inside building and turned up 12" above f.f.e. unless otherwise noted. Contractor shall verify licensing requirements for installation of fire lines prior to submitting a bid.
- Connections to existing water line will be performed by City of Perry. The site utility contractor shall verify requirements and pay all costs.
- WHEN CROSSING SEWER LINES, WATER LINES TO HAVE AN 18" VERTICAL CLEARANCE BETWEEN THE BOTTOM OF THE WATER LINE AND TOP OF THE SEWER LINE.

NOTE:
SEE SHEET CS2.0 FOR DETAILS.
SEE SHEET CS3.0 FOR LANDSCAPING PLAN.

Site Data

Property Information:

Lot 200

Pari K, LLC
200 Valley Drive
Perry, Ga 31069

Parcel Number: OPO380 016000
Total Area: 3.78 acres
Zoning: C-1

Lot 200A

Param Krupa, LLC
200A Valley Drive
Perry, Ga 31069

Parcel Number: OPO380 077000
Total Area: 1.79 acres
Zoning: C-2

Civil Engineer:

Miller-McCoy, Inc.
915 Creekside Road
Chattanooga, TN 37406
Richard Wayne McCoy, P.E.
wmccoy@miller-mccoy.com
423-698-2661



MILLER-MCCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD
CHATTANOOGA, TENNESSEE 37406
PHONE (423) 698-2661

CIVIL ENGINEER:



PLAN PREPARED FOR:

Home1 Apartments Perry
Fire Service
Line Improvements
200 & 200A VALLEY DRIVE
PERRY, GA 31069

PROJECT:

REVISIONS

NO.	DESCRIPTION	DATE
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SHEET NAME:

CIVIL SITE
PLAN

DATE: 9-29-23

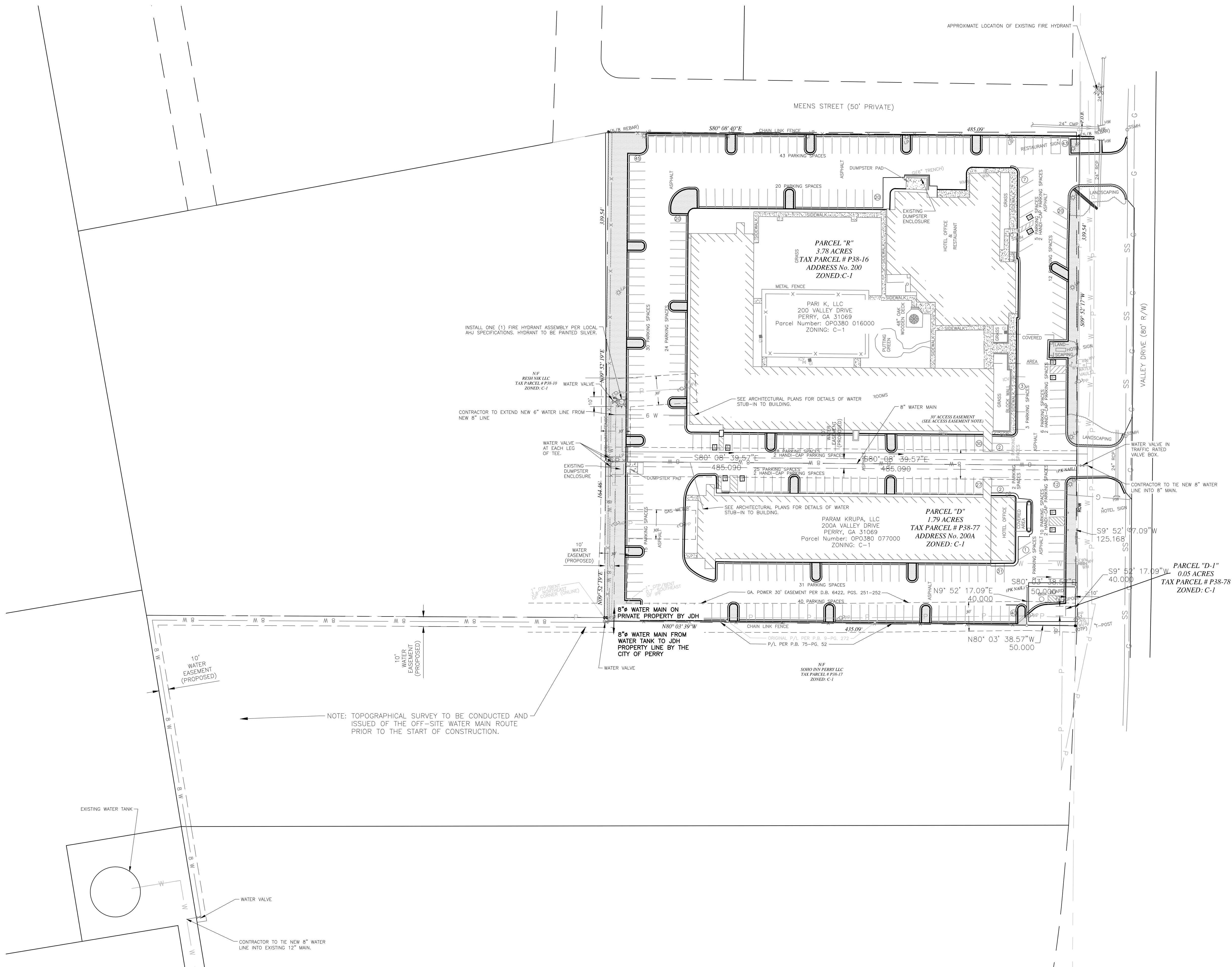
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CHECKED BY: RWM

PROJECT NO.: 22180

SHEET NUMBER:

CS1.0

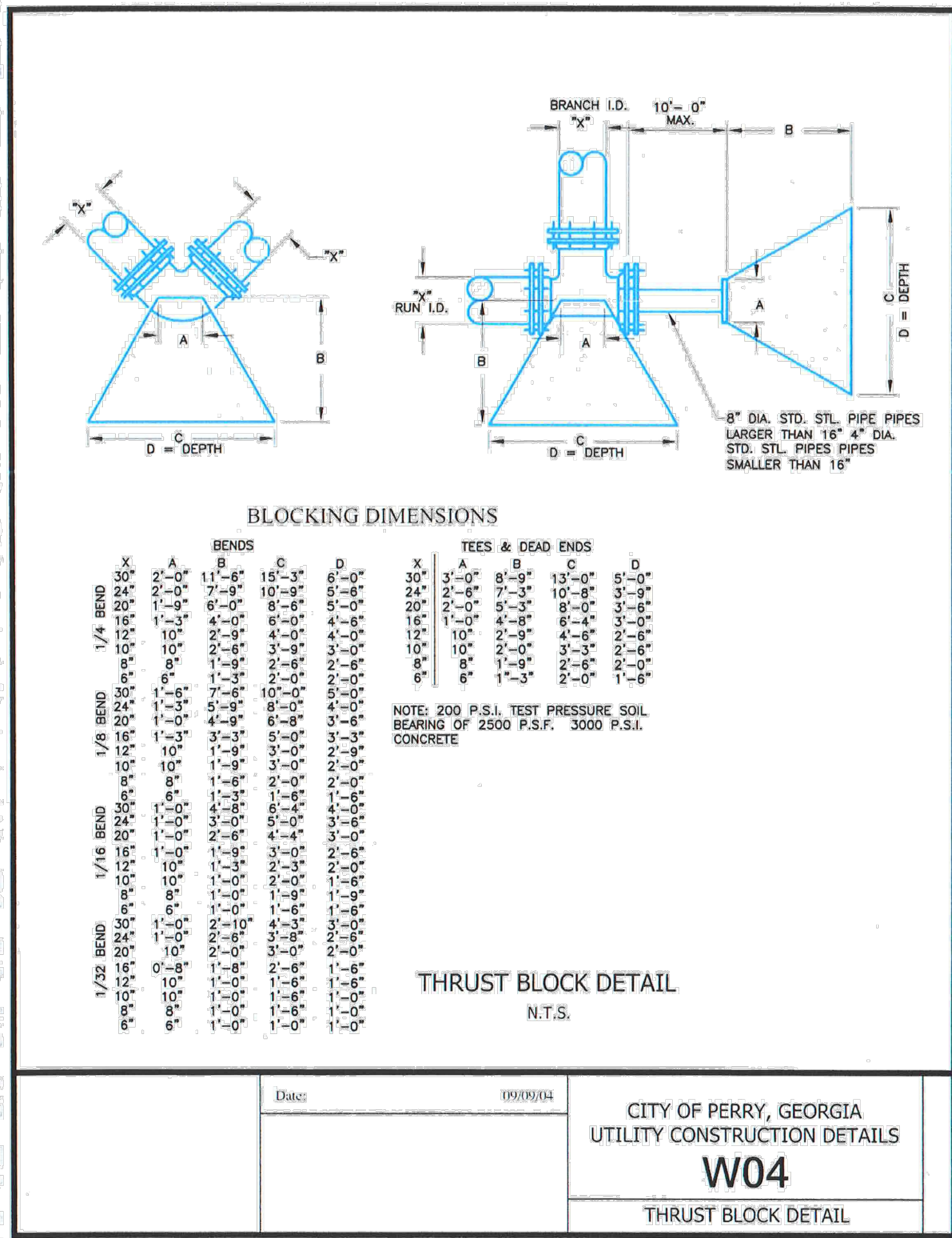
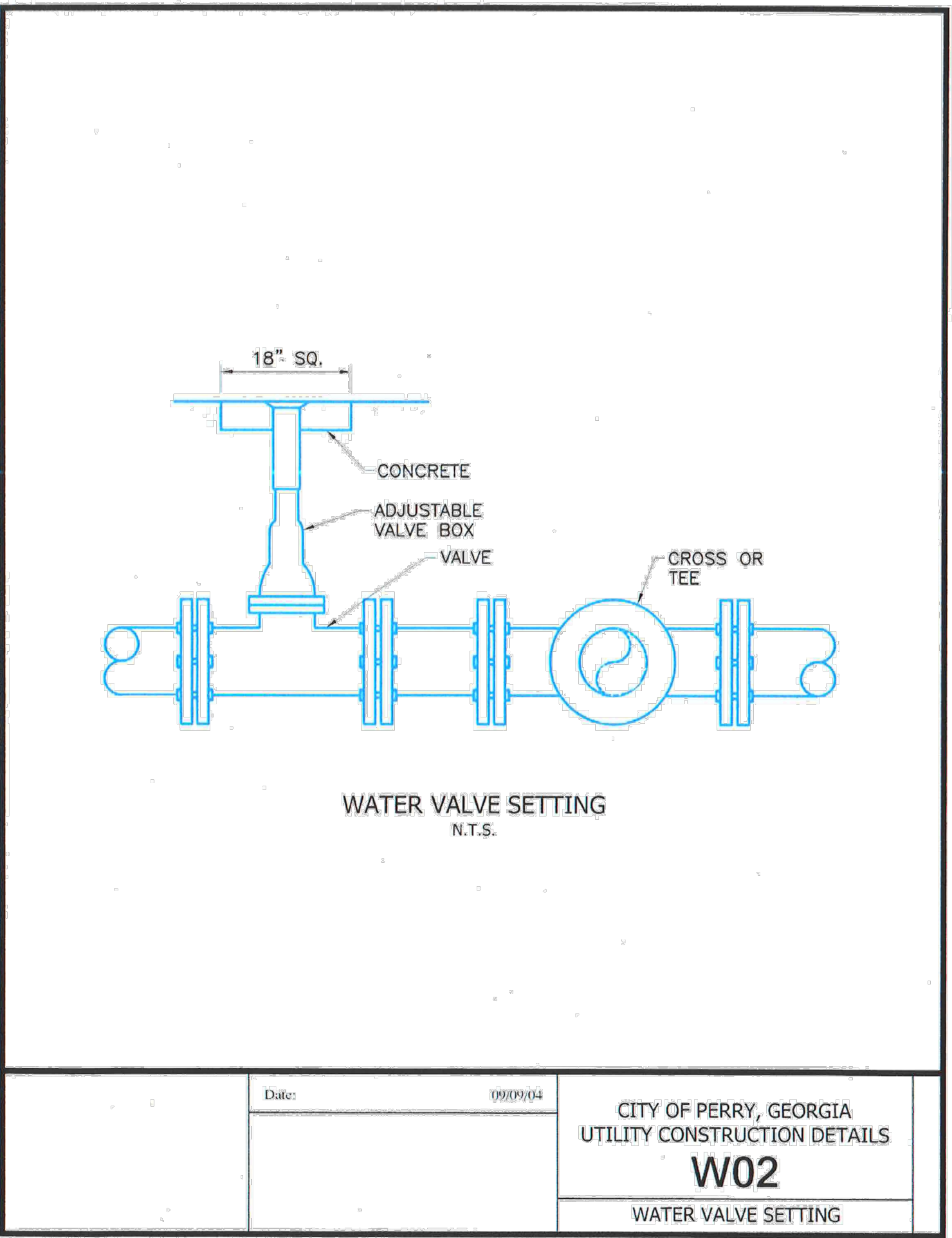
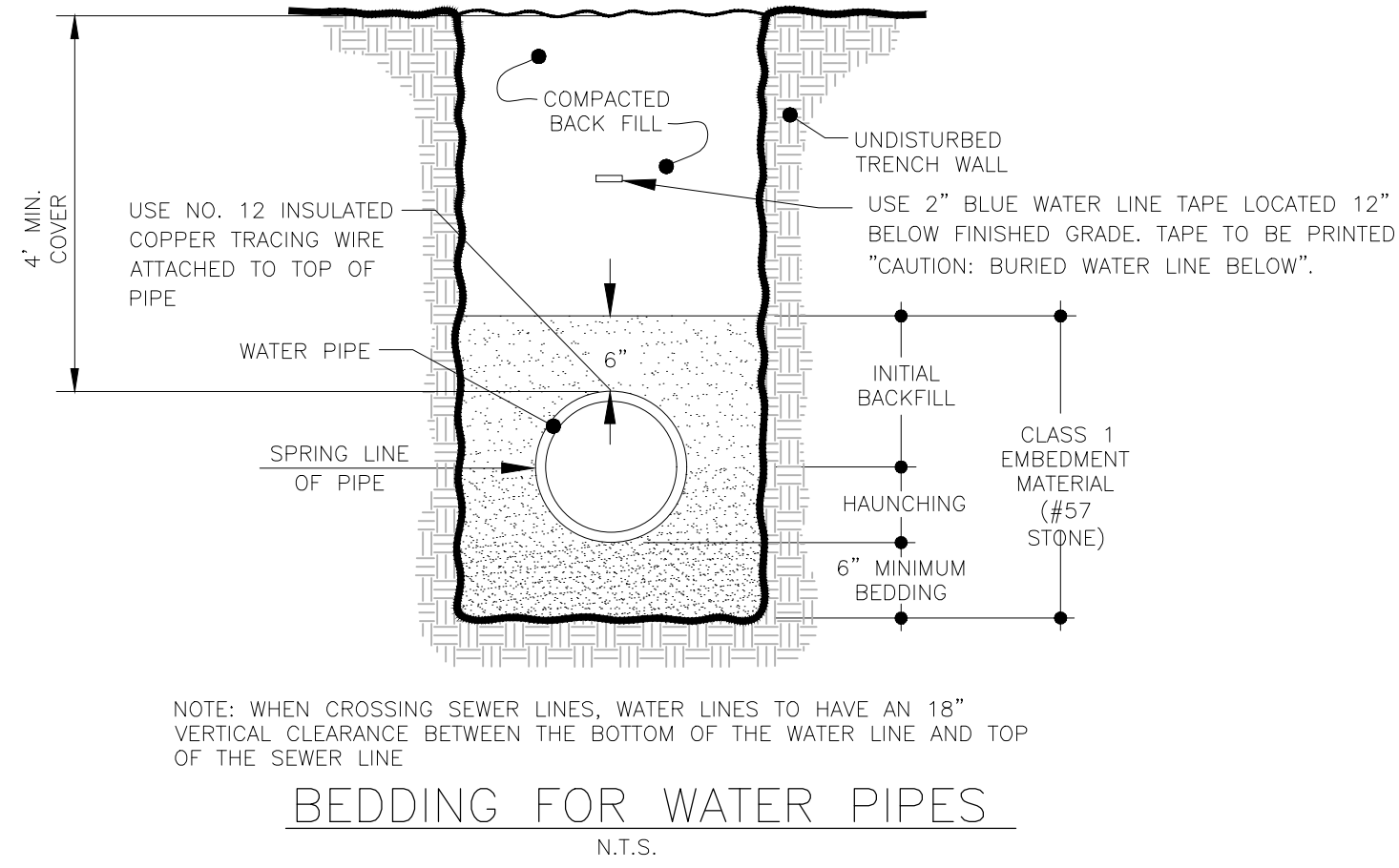
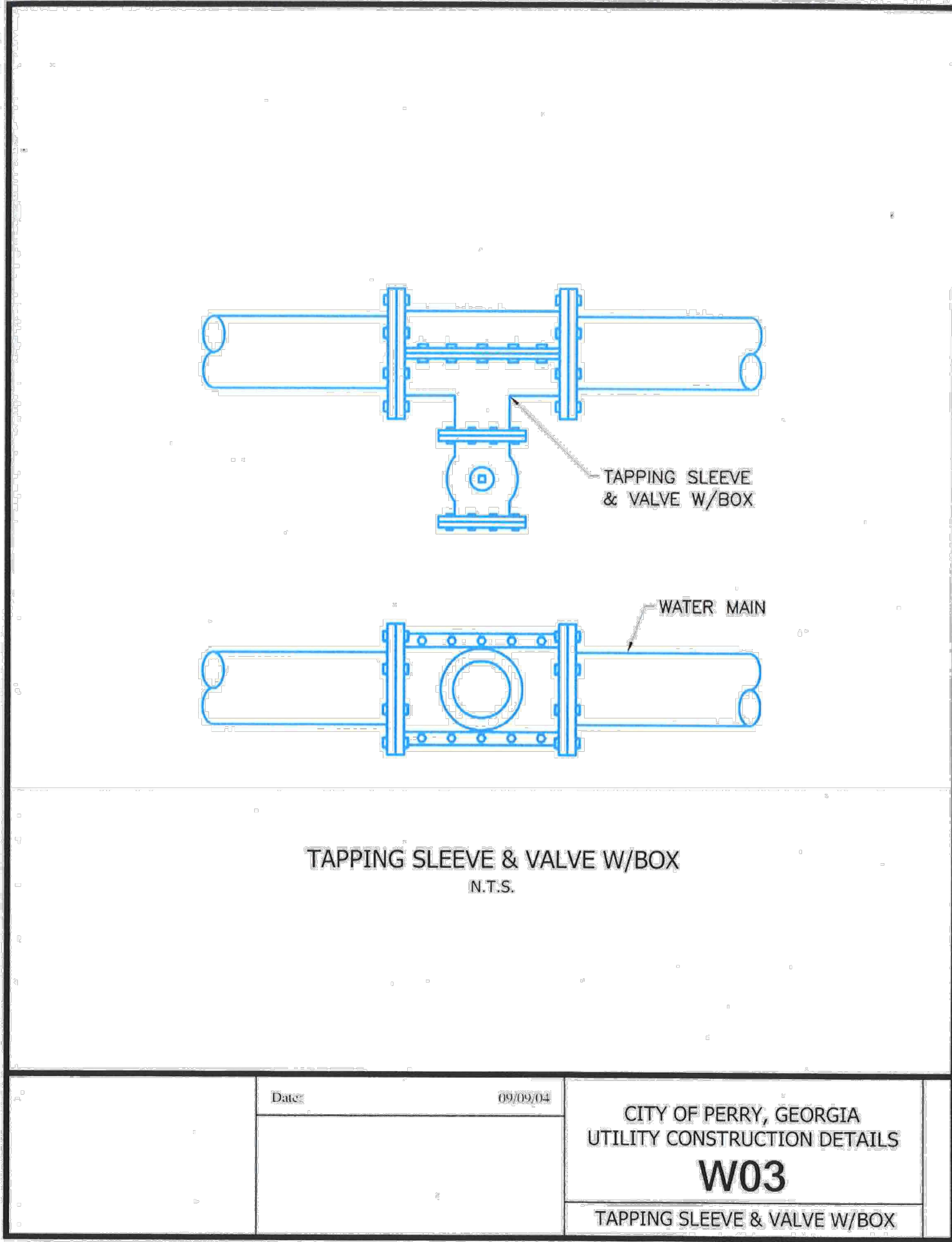
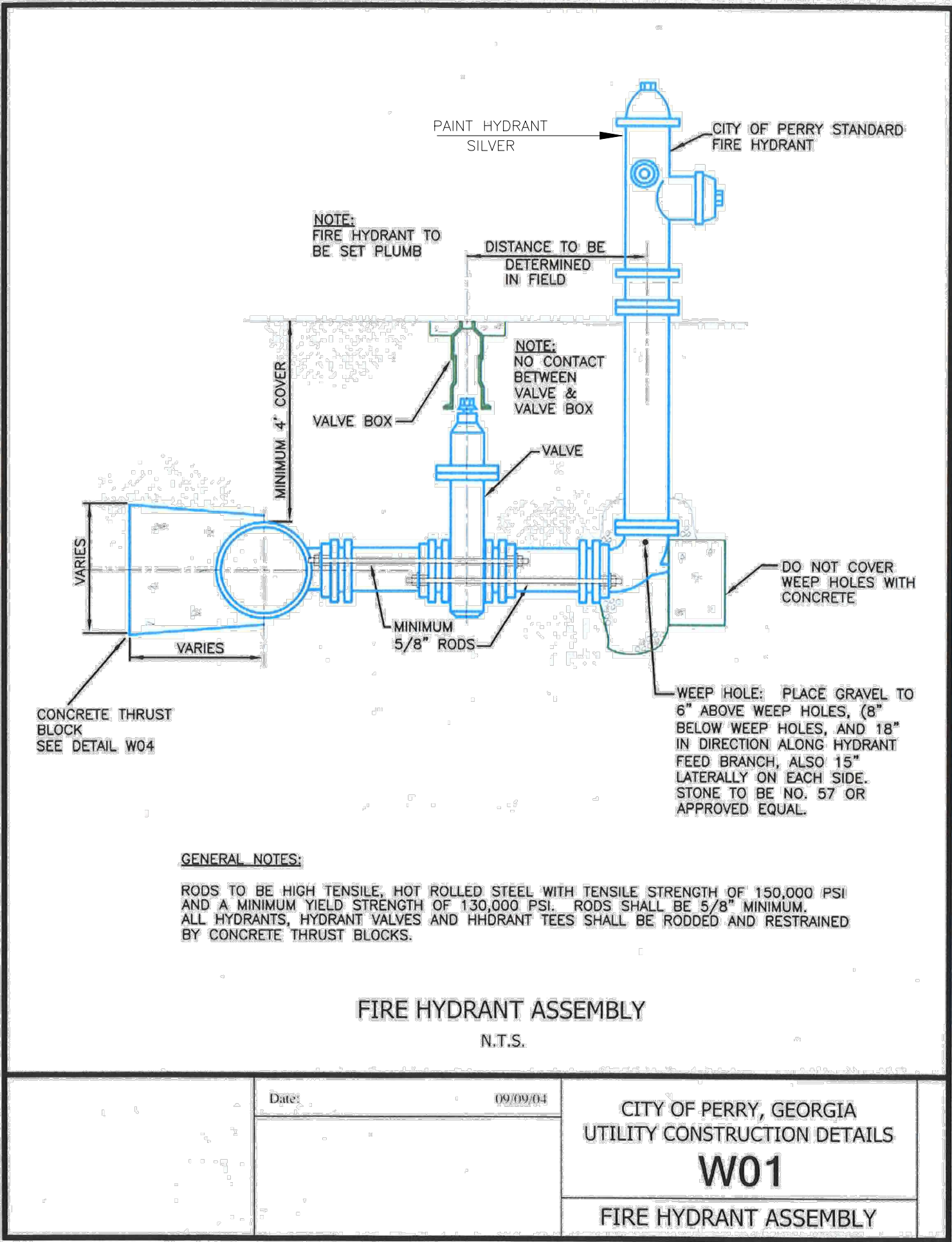


Site Data	
Property Information:	
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Pari K, LLC 200 Valley Drive Perry, Ga 31069	
Parcel Number: OPO380 016000 Total Area: 3.78 acres Zoning: C-1	
Lot 200A	
Param Krupa, LLC 200A Valley Drive Perry, Ga 31069	
Parcel Number: OPO380 077000 Total Area: 1.79 acres Zoning: C-2	
Civil Engineer:	
Miller-McCoy, Inc. 915 Creekside Road Chattanooga, TN 37406 Richard Wayne McCoy, P.E. wmccoy@miller-mccoy.com 423-698-2661	
Parking	
Existing Parking = 324 Spaces Existing HC Parking = 10 Spaces	
Proposed Parking = 303 Spaces	

- Utility Notes
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OVER-ALL CIVIL SITE PLAN

1" = 50'



CIVIL ENGINEER:

MILLER/MCCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD CHATTANOOGA, TENNESSEE 37406
PHONE (423) 698-2661 FAX (423) 698-2664

PLAN PREPARED FOR:

IDH DEVELOPERS
400 GALLERIA PARKWAY STE 1140
ATLANTA, GA 30339

PROJECT:

Home1 Apartments Perry
Fire Service
Line Improvements
200 & 200A VALLEY DRIVE
PERRY, GA 31069

REVISIONS		
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SHEET NAME:

DETAILS

DATE: 9-29-23

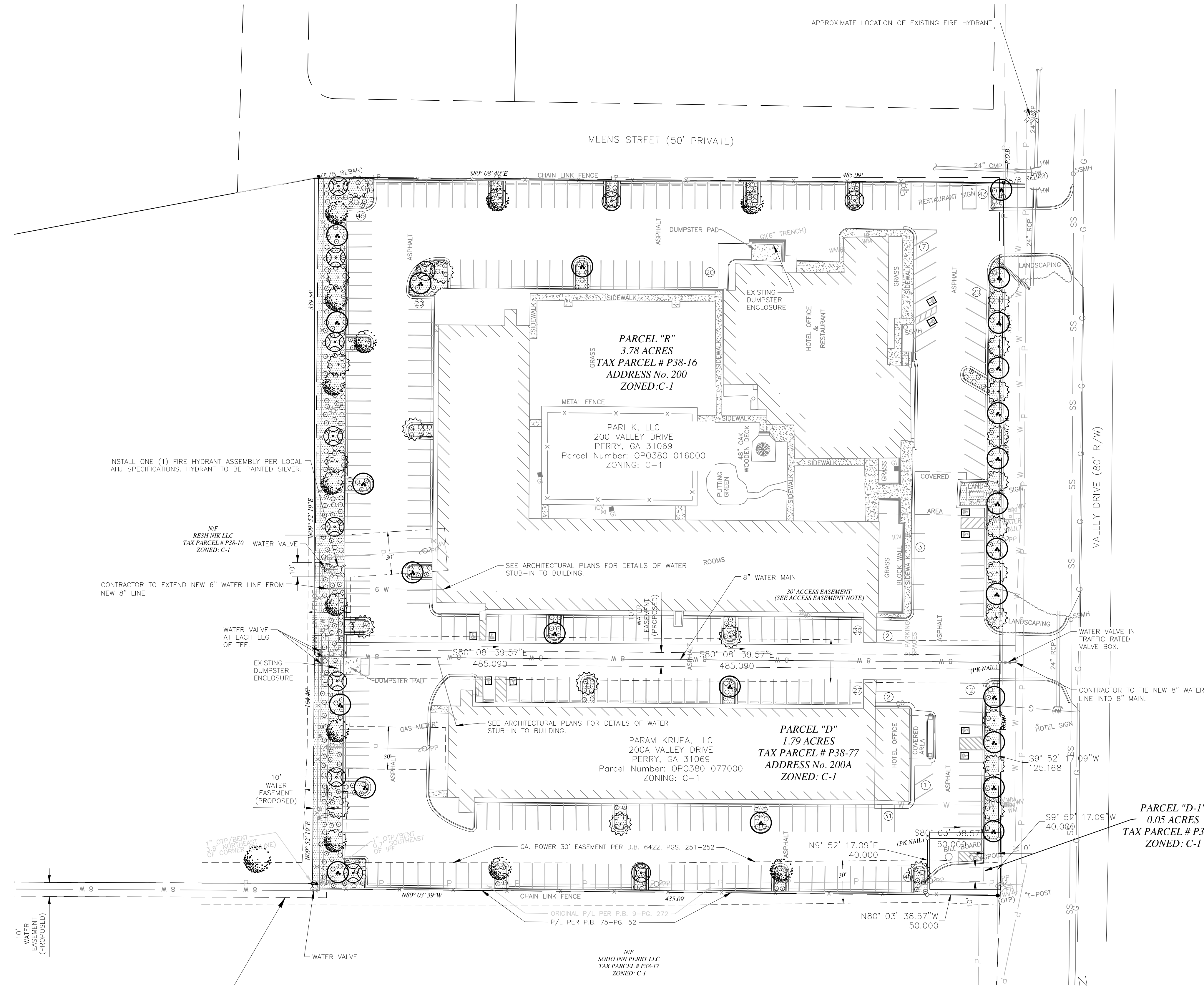
DRAWN BY: DPC

CHECKED BY: RWM

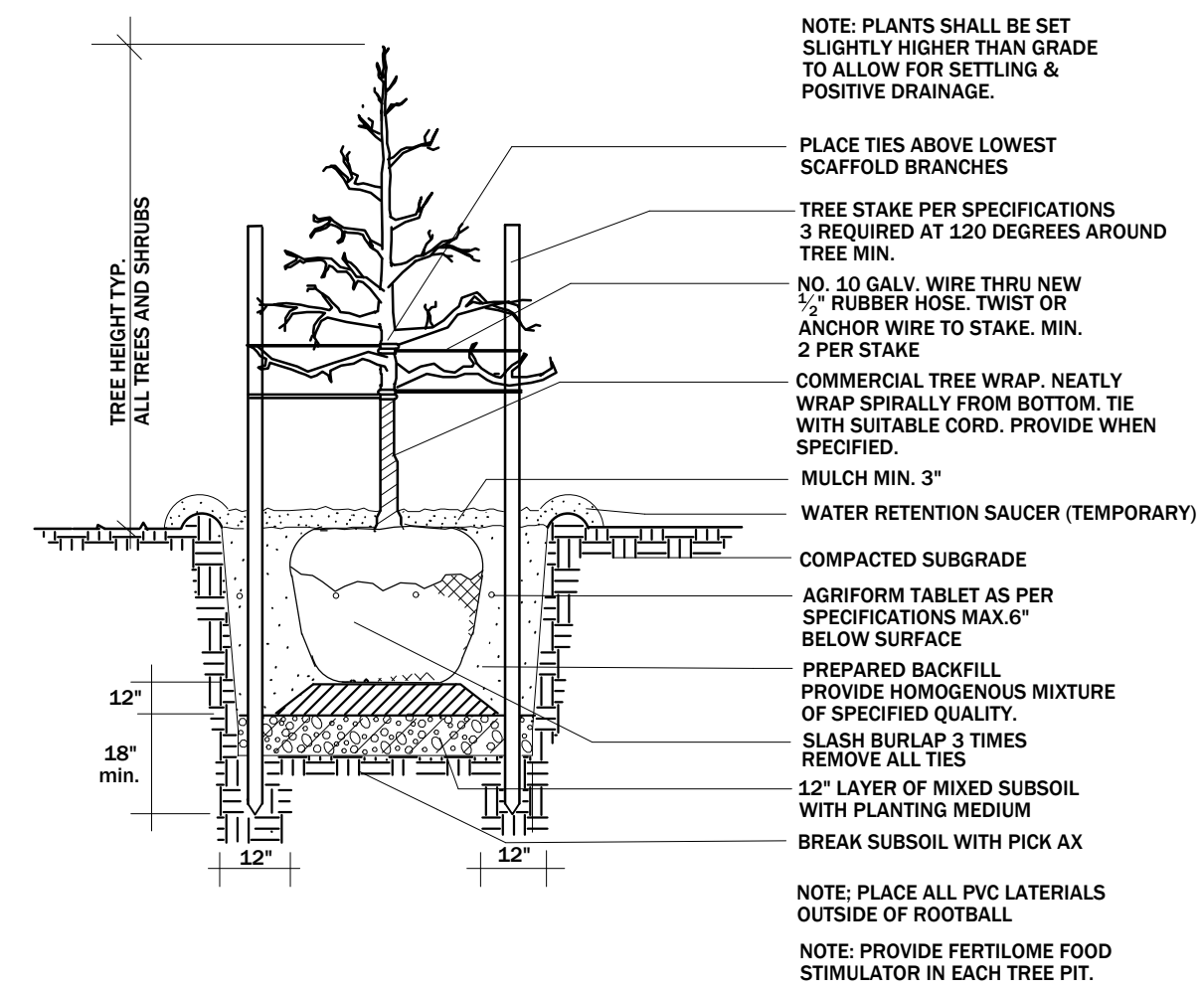
PROJECT NO.: 22180

SHEET NUMBER:

CS2.0

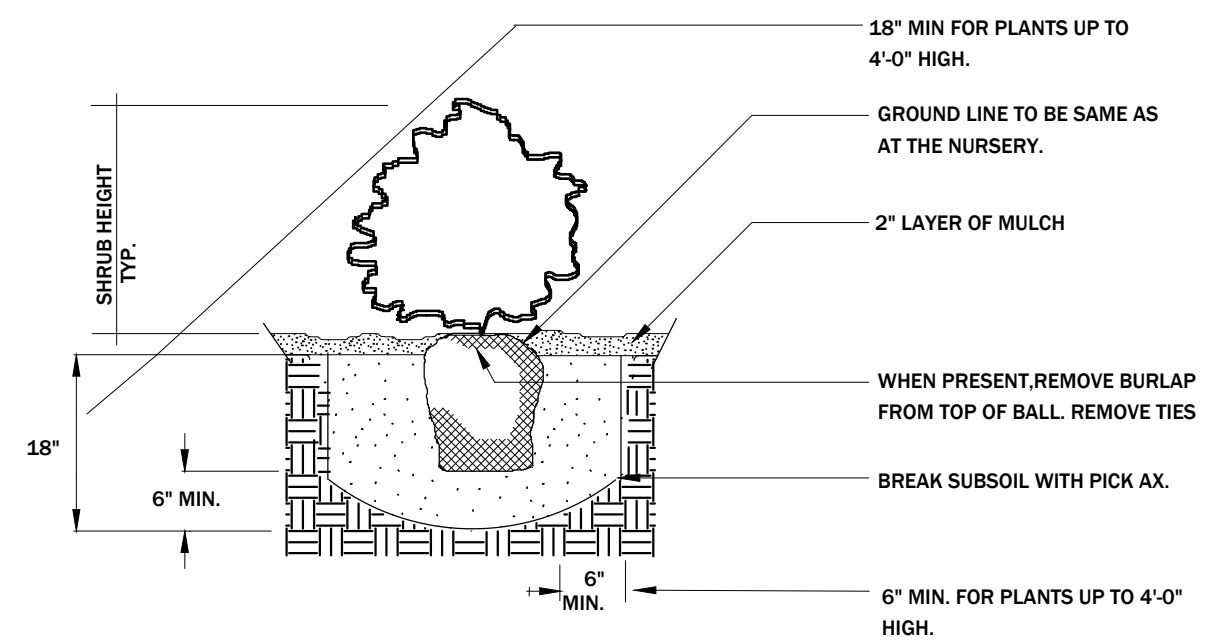


- LANDSCAPING NOTES
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS & DISEASE.
 - ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES MUST BE FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SHOWN IN DETAILS.
 - PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ARCHITECT AND OWNER.
 - THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
 - THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
 - ARMOUR COMMERCIAL REAL ESTATE WILL BE RESPONSIBLE FOR ONGOING LANDSCAPE MAINTENANCE.
 - THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE, AND MEETING ALL PLANT LIST SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" ARE ONLY GUIDELINE SPECIFICATIONS AND SHALL BE CONSIDERED MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.



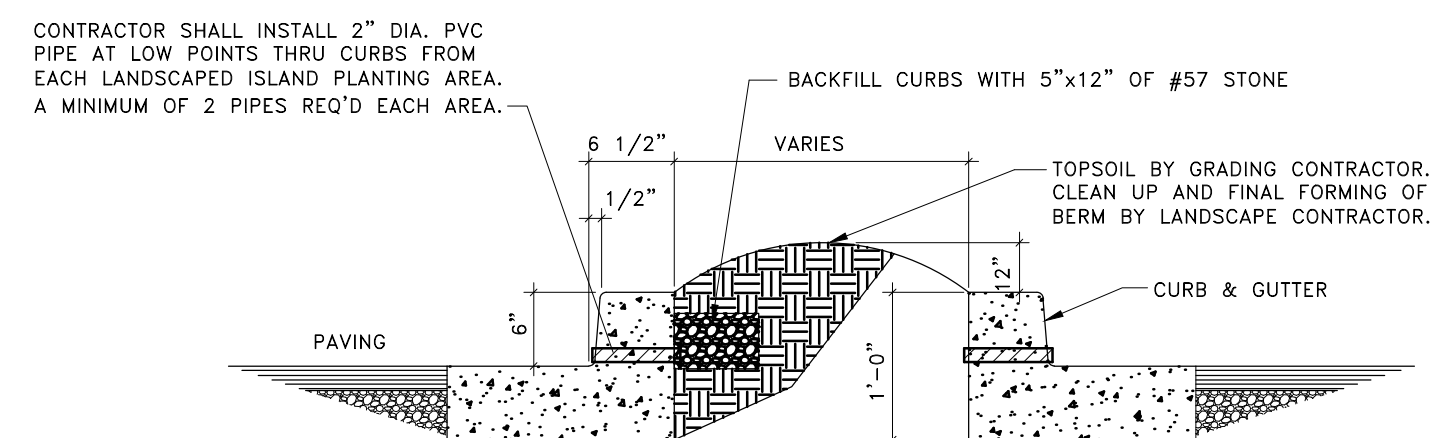
TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



CONC. CURB & GUTTER @ LANDSCAPED ISLAND

N.T.S.



MILLER-MCCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD
CHATTANOOGA, TENNESSEE 37406
PHONE (423) 698-2664
FAX (423) 698-2664

CIVIL ENGINEER:



PLAN PREPARED FOR:

PROJECT: Home1 Apartments Perry
Fire Service
Line Improvements
200 & 200A VALLEY DRIVE
PERRY, GA 31069

REVISIONS

NO.	DESCRIPTION	DATE
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SHEET NAME:

LANDSCAPE PLAN

DATE: 9-29-23

DRAWN BY: DPC

CHECKED BY: RWM

PROJECT NO.: 22180

SHEET NUMBER:

CS3.0