

NOTES:

1. SITE MAP WAS CREATED FROM GIS DATA AND AERIALS PROVIDED TO MAXIS ENGINEERING, LLC FROM CITY OF SANDY SPRINGS OPENDATA.ARCGIS.COM AND GOOGLE EARTH. MAXIS RECOMMENDS A PROFESSIONAL SURVEY IF EXACT LOCATIONS ARE NEEDED/REQUIRED.
2. ANY REFERENCE TO "CITY" MEANS CITY OF SANDY SPRINGS.
3. ANY REFERENCE TO "ENGINEER" MEANS MAXIS ENGINEERING, LLC.
4. THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER AND CITY ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND CITY MAKES NO GUARANTEE, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY, OR CONDITION.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- ☐ MAILBOX
- ⊙ A.C. UNIT
- TREE
- ⊙ BUSH
- ⊙ STOP SIGN

MAXIS ENGINEERING, LLC
501 HICKORY RIDGE TRAIL
SUITE 110
WOODSTOCK, GEORGIA 30188
PHONE: (770) 694-6178
FAX: (770) 694-6253

SITE MAP

CITY OF SANDY SPRINGS
360 HAMMOND DRIVE
SANDY SPRINGS, FULTON COUNTY GEORGIA

REV	DATE	BY	REVISIONS
0	02/04/20	JPF	INITIAL DRAWING

GRAPHIC SCALE: 1" = 15'

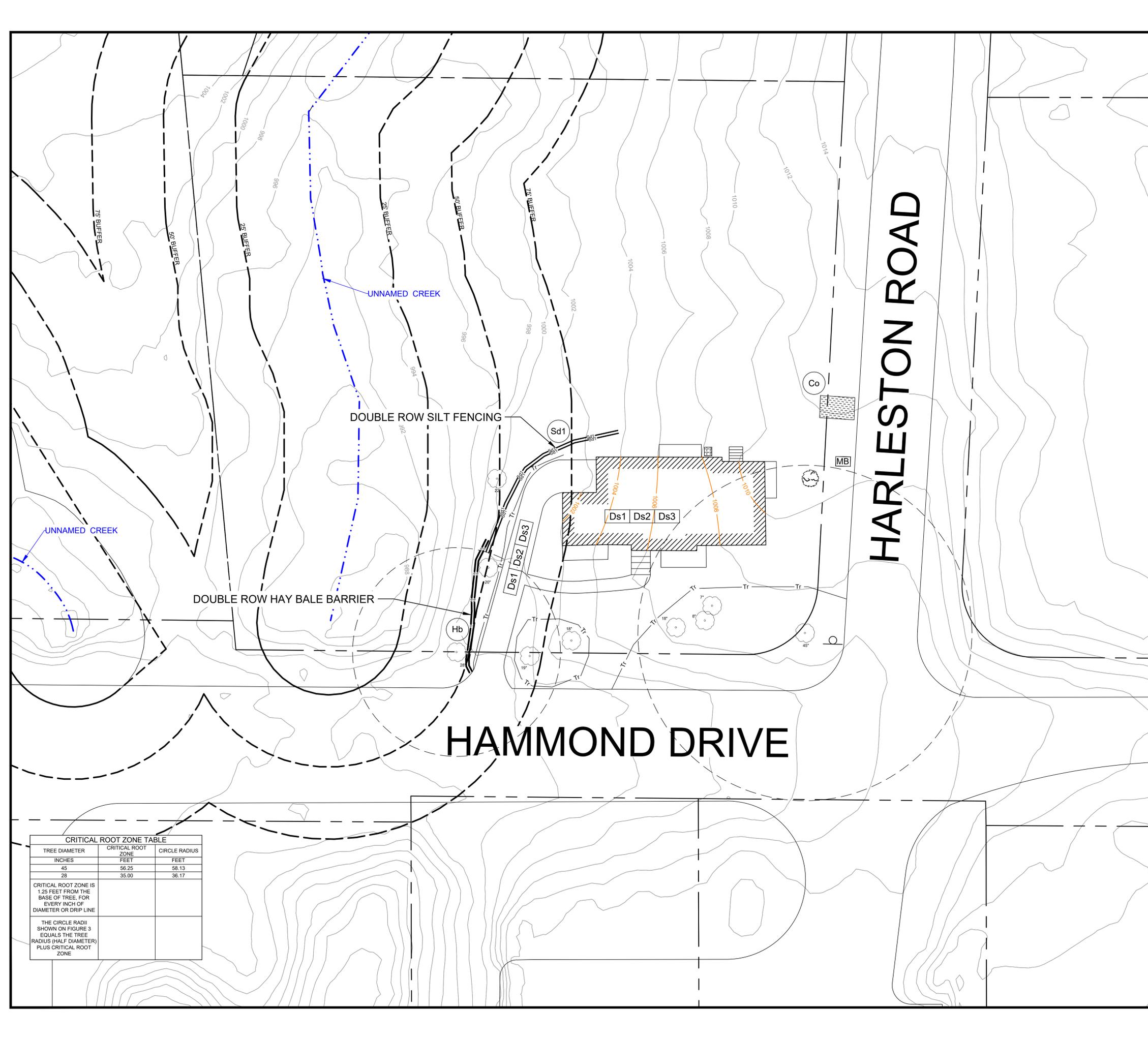
DRAWN BY: JPF
CHECKED BY: RKD
PROJECT NUMBER: 1-19-10885

GEORGIA811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

SHEET:

1

M:\Projects\2019 Projects\1-19-10885 - City of SSC - Hammond Drive - 360 Hammond Drive - Sandy Springs - GA\1-19-10885\02-04-20 Hammond Drive (Owner) Figure.dwg



ALL DISTURBED AREAS TO RECEIVE SEEDING

- GRADING NOTES:**
- ESTIMATED DISTURBANCE = 0.10 ACRES
 - CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
 - LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
 - PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
 - REMOVE SHRUBS AND OTHER VEGETATION OR OBSTRUCTIONS AS REQUIRED TO PERMIT THE START OF GRADING WORK. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
 - FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
 - APPROX. 620 C.Y. OF FILL MATERIAL AND DIRT ON-SITE CAN BE USED TO SATISFY GRADING REQUIREMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NECESSARY FILL QUANTITIES DUE TO TOPOGRAPHIC ELEVATION APPROXIMATIONS.
 - FILL MATERIALS USED AT ANY LOCATION SHALL BE FROM EITHER ON-SITE EXCAVATION OR OTHER BORROW AREA APPROVED BY THE CITY.
 - ALL AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698).
 - ALL EARTHEN SLOPES ASSOCIATED WITH RE-GRADING ACTIVITIES, SHALL NOT EXCEED A MAXIMUM 3 TO 1 SLOPE.
 - THE CONCRETE FOUNDATION OF THE BUILDING SHALL BE REMOVED AND BACKFILLED TO MATCH THE EXISTING GRADE OR GRADING CONTOURS PROVIDED.
 - THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDERS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
 - THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING CONSTRUCTION ENTRANCE/EXIT TO REMAIN FREE OF DIRT/DEBRIS.
 - THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
 - THE FINISHED FLOOR ELEVATION OF THE BUILDING WAS APPROXIMATED TO BE 1002 TO 1010. THIS APPROXIMATION WAS BASED OFF OF GIS DATA FROM THE CITY OF SANDY SPRINGS. IF A MORE ACCURATE ELEVATION IS NEEDED A PROFESSIONAL SURVEY IS RECOMMENDED.

EROSION CONTROL NOTES:

- 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 SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
- ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH SEEDING.
- MAXIS ENGINEERING, PLAN DESIGNER, VISITED THE SITE PRIOR TO DESIGNING THE EROSION & SEDIMENTATION CONTROL PLANS.
- SILT FENCE CANNOT BE USED TO STORE SEDIMENT. THE USE OF BASINS, DIVERSIONS, AND SEDIMENT CONTROLS ARE INSTALLED, STABILIZED, AND FUNCTIONAL.
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- ANY STORM DRAINAGE SYSTEM NOT WITHIN PUBLIC RIGHT OF WAY IS CONSIDERED A PRIVATE SYSTEM THAT WILL NOT BE MAINTAINED BY THE CITY OF SANDY SPRINGS. A STORM DRAINAGE EASEMENT DOES NOT INDICATE OWNERSHIP BY THE CITY OF SANDY SPRINGS.
- DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE NOT LESS THAN 6" IN 10 FEET. WHEREVER POSSIBLE RESIDENTIAL HOMES AND COMMERCIAL BUILDINGS ARE TO BE HIGHER THAN TOP OF CURB ELEVATIONS FOR ADEQUATE DRAINAGE.
- CONNECT ALL DOWNSPOUTS TO STORM SEWER SYSTEM. IF IMPOSSIBLE TO CONNECT TO STORM DRAINS, THEN FLOWS FROM DOWNSPOUTS SHALL BE SUFFICIENTLY SPREAD TO PREVENT EROSION CONDITIONS.
- LAND DISTURBANCE CANNOT BEGIN ON THE SITE UNTIL AFTER THE PRECONSTRUCTION CONFERENCE AND THE EROSION CONTROL INSPECTOR GIVES THE LDA PERMIT TO THE CONTRACTOR. PRESENT FOR THE PRECONSTRUCTION CONFERENCE SHALL BE: GENERAL CONTRACTOR, GRADING CONTRACTOR, AND OWNER. THE DESIGN PROFESSIONAL MAY BE PRESENT AT THE DIRECTION OF THE OWNER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES FREQUENTLY, SPECIALLY AFTER RAINFALL, AND MAINTAIN OR REPLACE AS NECESSARY PER THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR WILL SCHEDULE HIS WORK TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED.
- A TEMPORARY CONSTRUCTION EXIT WILL BE EMPLOYED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
- EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.
- CONTRACTOR TO INSTALL ADDITIONAL BMPs THROUGHOUT CONSTRUCTION ACTIVITIES, AS NEEDED.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- BUSH
- STOP SIGN
- SILT FENCING
- CONSTRUCTION ENTRANCE
- SILT FENCING
- HAYBALE BARRIER
- TREE SAVE
- CRITICAL ROOT ZONE
- HAYBALE BARRIER
- PROPOSED GRADING

CRITICAL ROOT ZONE TABLE

TREE DIAMETER	CRITICAL ROOT ZONE	CIRCLE RADIUS
INCHES	FEET	FEET
45	56.25	58.13
28	35.00	36.17

CRITICAL ROOT ZONE IS 1.25 FEET FROM THE BASE OF TREE, FOR EVERY INCH OF DIAMETER OR DRIP LINE

THE CIRCLE RADII SHOWN ON FIGURE 3 EQUALS THE TREE RADIUS (HALF DIAMETER) PLUS CRITICAL ROOT ZONE

GSWCC Georgia State Water Control Authority
 Barry D. Holbert
 Level II Certified Design Professional
 Certification Number: 000099877
 Issued: 04/21/2016 Expires: 04/21/2021

GEORGIA811
 Utilities Protection Center, Inc.
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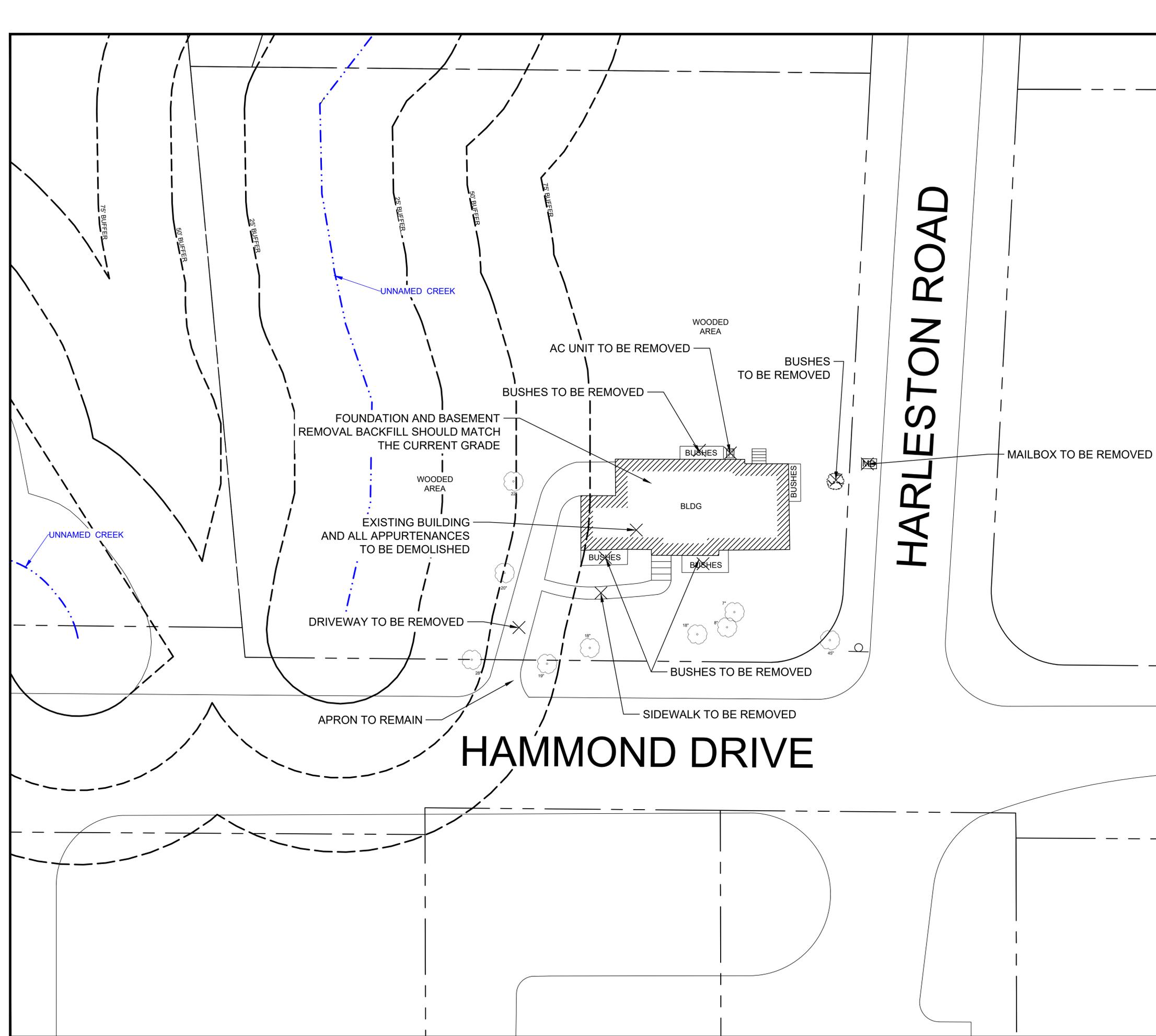
PROFESSIONAL ENGINEER
 BARRY D. HOLBERT
 No. 10000

GRADING AND ES&C PLAN
 CITY OF SANDY SPRING
 360 HAMMOND DRIVE
 SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	02/04/20	JPF	INITIAL DRAWING

GRAPHIC SCALE: 1" = 15'
 DRAWN BY: JPF
 CHECKED BY: RKD
 PROJECT NUMBER: 14-19-1088B

SHEET: **2**



SCOPE OF WORK:

1. DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
2. CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION, PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
3. ALL DISTURBED AREAS TO BE REGRADED TO MATCH THE EXISTING ELEVATIONS OUTSIDE BUILDING FOOTPRINT; ONCE FINISHED GRADING IS COMPLETE AND INSPECTED BY CITY, DISTURBED AREAS TO BE STABILIZED WITH SEED AND STRAW.
4. AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

DEVELOPMENT CONTACTS:

24-HR OWNER CONTACT: REBECCA DONNELLY
 MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL, STE. 110
 WOODSTOCK, GA, 30188
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 (404) 985-3485 - CELL
 rdonnelly@maxisengineering.com

DEVELOPER CONTACT: DAVID WELLS
 CITY OF SANDY SPRINGS
 1 GALAMBOSS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 Dwells@sandy-springs.ga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 007110020683
 ADDRESS: 360 HAMMOND DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.89
 DISTURBED ACRES: ~0.10

GENERAL NOTES:

1. ONLY STREET CURBING AND DRIVEWAY APRON TO REMAIN.
2. UTILITY SERVICES TO BE CAPPED AT RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
3. ALL UTILITIES (GAS METERS, ELECTRIC METERS, POWER POLES, ETC.) TO BE REMOVED IN DEMOLITION AREA, UNLESS OTHERWISE NOTED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S), IF APPLICABLE.
4. PRIOR TO ANY DEMOLITION ACTIVITIES: ALL EROSION AND SEDIMENTATION CONTROL (ES&C) DEVICES SHALL BE INSTALLED (SEE SHEET 2 AND 4); ENGINEER TO INSPECT WITHIN 7 DAYS AFTER INSTALLATION AND PRIOR TO DEMOLITION ACTIVITIES.
5. ES&C MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT DEMOLITION ACTIVITIES.
6. NO BUILDING WORK, DEMOLITION, ETC., IS TO TAKE PLACE UNTIL A LETTER IS FURNISHED TO THE CITY OF SANDY SPRINGS THAT ASBESTOS ABATEMENT IS COMPLETE.
7. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

DEMOLITION NOTES:

1. ESTIMATED DISTURBANCE = 0.10 ACRES
2. TRAFFIC: CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
3. LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
4. PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
5. THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDARDS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
6. THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
7. THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
8. THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- BUSH
- TO BE REMOVED
- STOP SIGN



MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL
 SUITE 110
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 694-6178
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DEMOLITION PLAN
 CITY OF SANDY SPRINGS
 360 HAMMOND DRIVE
 SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	02/04/20	JPF	INITIAL DRAWING

REV	DATE	BY	REVISIONS
0	02/04/20	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RKD	
PROJECT NUMBER: 1-19-1088B			



SHEET: **3**

M:\Projects\2019 Projects\1-19-1088B_City of SS - Demolition address, 360 Hammond Drive, Sandy Springs, GA\Figures\2020 02 04_360 Hammond Drive Demo Figures.dwg

ALL DISTURBED AREAS TO RECEIVE SEEDING

Ds1 | Ds2 | Ds3

GRADING NOTES:

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- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- APPROX. 250 C.Y. OF FILL MATERIAL AND DIRT ON-SITE CAN BE USED TO SATISFY GRADING REQUIREMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NECESSARY FILL QUANTITIES DUE TO TOPOGRAPHIC ELEVATION APPROXIMATIONS.
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- ALL EARTHEN SLOPES ASSOCIATED WITH RE-GRADING ACTIVITIES, SHALL NOT EXCEED A MAXIMUM 3 TO 1 SLOPE.
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EROSION CONTROL NOTES:

- 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 SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
- ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH SEEDING.
- MAXIS ENGINEERING, PLAN DESIGNER, VISITED THE SITE PRIOR TO DESIGNING THE EROSION & SEDIMENTATION CONTROL PLANS.
- SILT FENCE CANNOT BE USED TO STORE SEDIMENT. THE USE OF BASINS, SEDIMENT TRAPS AND OTHER SIMILAR BMPs IN ACCORDANCE WITH STATE LAW ARE REQUIRED.
- NO CLEARING OF THE SITE UNTIL ALL BASINS, DIVERSIONS, AND SEDIMENT CONTROLS ARE INSTALLED, STABILIZED, AND FUNCTIONAL.
- ANY STORM DRAINAGE SYSTEM NOT WITHIN PUBLIC RIGHT OF WAY IS CONSIDERED A PRIVATE SYSTEM THAT WILL NOT BE MAINTAINED BY THE CITY OF SANDY SPRINGS. A STORM DRAINAGE EASEMENT DOES NOT INDICATE OWNERSHIP BY THE CITY OF SANDY SPRINGS.
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LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- TREE
- CONCRETE PAD
- FIRE HYDRANT
- SIGN
- SILT FENCING
- CONSTRUCTION ENTRANCE
- SILT FENCING
- HAYBALE BARRIER
- TREE SAVE
- CRITICAL ROOT ZONE
- HAYBALE BARRIER
- PROPOSED GRADING

GSWCC COMMON SWEET'S AND WALKER
CONSTRUCTION CONSULTANTS

Barry D. Holbert
Level II Certified Design Professional

CERTIFICATION NUMBER: 000099877
ISSUED: 04/21/2016 EXPIRES: 04/21/2021

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
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GRADING AND ES&C PLAN
CITY OF SANDY SPRING
390 HAMMOND DRIVE
SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
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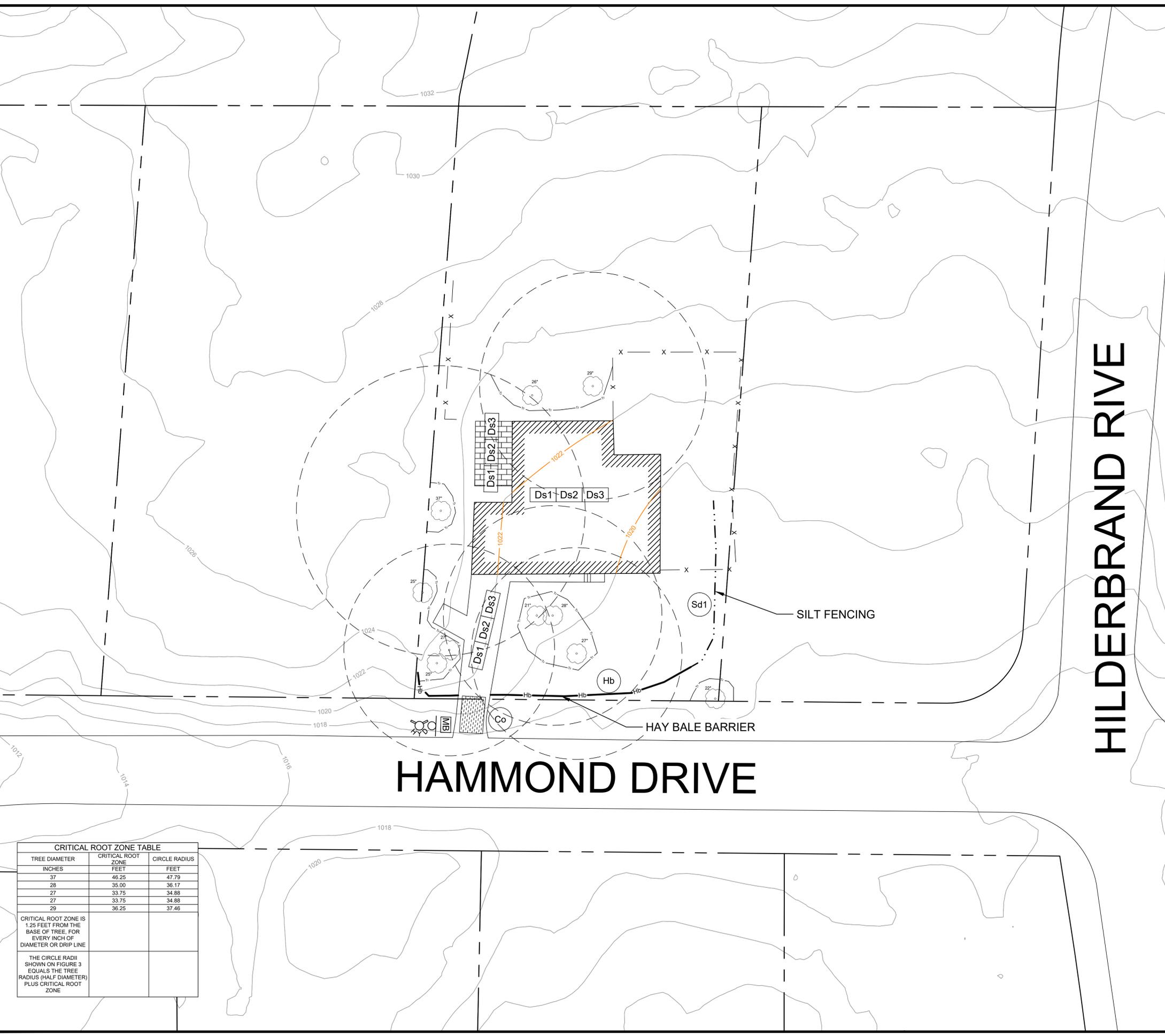
GRAPHIC SCALE: 1" = 15'

DRAWN BY: JPF

CHECKED BY: RKD

PROJECT NUMBER: 14-19-113B

SHEET: **2**

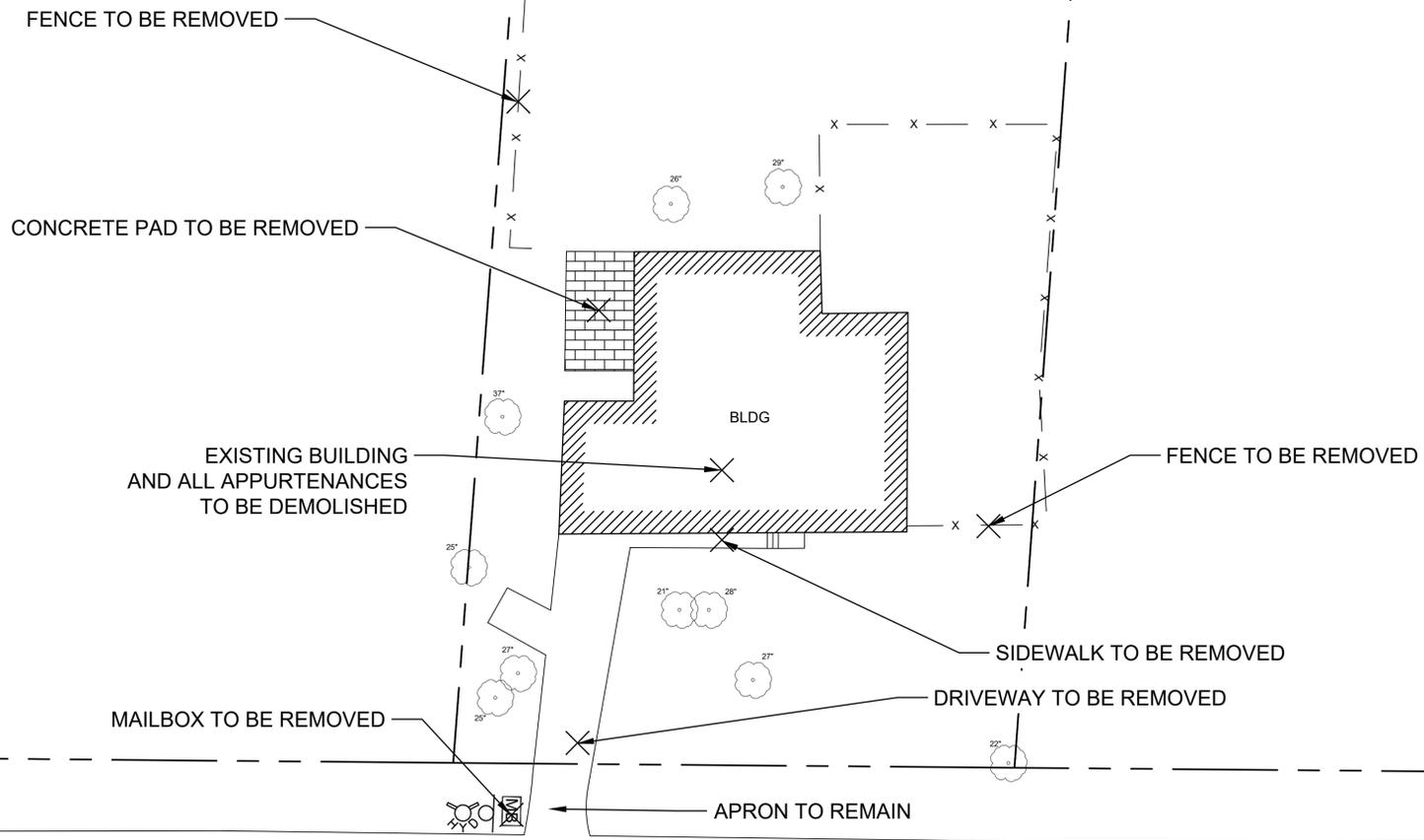


CRITICAL ROOT ZONE TABLE

TREE DIAMETER	CRITICAL ROOT ZONE	CIRCLE RADIUS
INCHES	FEET	FEET
37	46.25	47.79
28	35.00	36.17
27	33.75	34.88
27	33.75	34.88
29	36.25	37.46

CRITICAL ROOT ZONE IS 1.25 FEET FROM THE BASE OF TREE, FOR EVERY INCH OF DIAMETER OR DRIP LINE

THE CIRCLE RADII SHOWN ON FIGURE 3 EQUALS THE TREE RADIUS (HALF DIAMETER) PLUS CRITICAL ROOT ZONE



HAMMOND DRIVE

SCOPE OF WORK:

- DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION, PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
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- AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

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 SANDY SPRINGS GA. 30350
 (770) 206-2558 - MAIN
 Dwells@sandy-springs.ga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 007100020386
 ADDRESS: 390 HAMMOND DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.45
 DISTURBED ACRES: ~0.10

GENERAL NOTES:

- ONLY STREET CURBING AND DRIVEWAY APRON TO REMAIN.
- UTILITY SERVICES TO BE CAPPED AT RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
- ALL UTILITIES (GAS METERS, ELECTRIC METERS, POWER POLES, ETC.) TO BE REMOVED IN DEMOLITION AREA, UNLESS OTHERWISE NOTED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S), IF APPLICABLE.
- PRIOR TO ANY DEMOLITION ACTIVITIES: ALL EROSION AND SEDIMENTATION CONTROL (ES&C) DEVICES SHALL BE INSTALLED (SEE SHEET 2 AND 4); ENGINEER TO INSPECT WITHIN 7 DAYS AFTER INSTALLATION AND PRIOR TO DEMOLITION ACTIVITIES.
- ES&C MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT DEMOLITION ACTIVITIES.
- NO BUILDING WORK, DEMOLITION, ETC., IS TO TAKE PLACE UNTIL A LETTER IS FURNISHED TO THE CITY OF SANDY SPRINGS THAT ASBESTOS ABATEMENT IS COMPLETE.
- AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

DEMOLITION NOTES:

- ESTIMATED DISTURBANCE = 0.10 ACRES
- TRAFFIC: CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
- PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDARDS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

- - - - - APPROX. LOCATION OF PROPERTY LINE
- ☐ MAILBOX
- TREE
- ▨ CONCRETE PAD
- ⊗ FIRE HYDRANT
- ⊕ TO BE REMOVED
- ⊗ SIGN
- x - FENCE



MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL
 SUITE 110
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 694-6178
 FAX: (770) 694-6253



DEMOLITION PLAN
 CITY OF SANDY SPRINGS
 390 HAMMOND DRIVE
 SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	02/06/20	JPF	INITIAL DRAWING

0	7.5	15	30
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GRAPHIC SCALE: 1" = 15'
 DRAWN BY: JPF
 CHECKED BY: RMD
 PROJECT NUMBER: 1-19-1113B

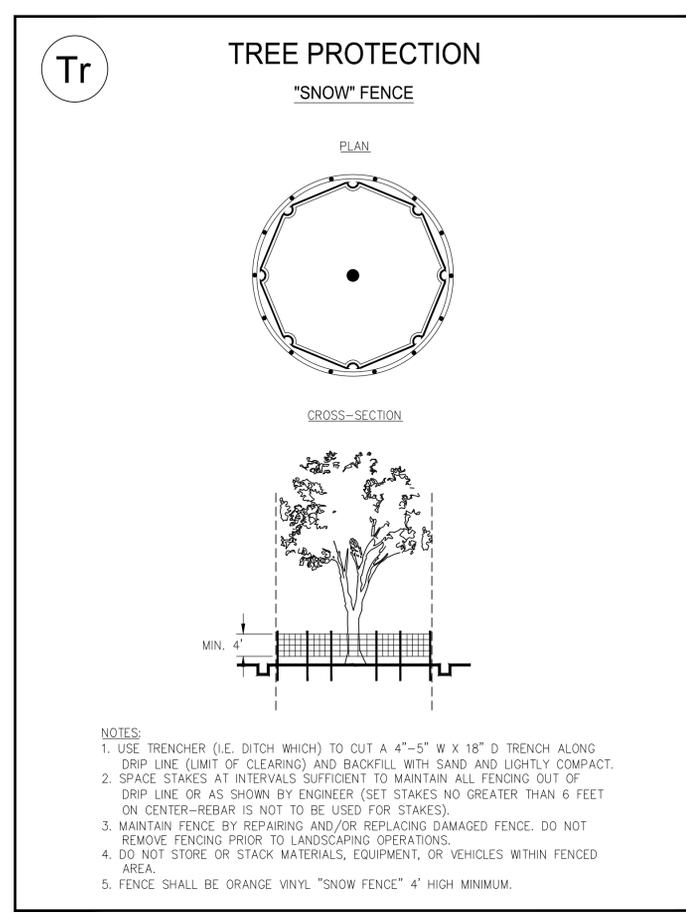
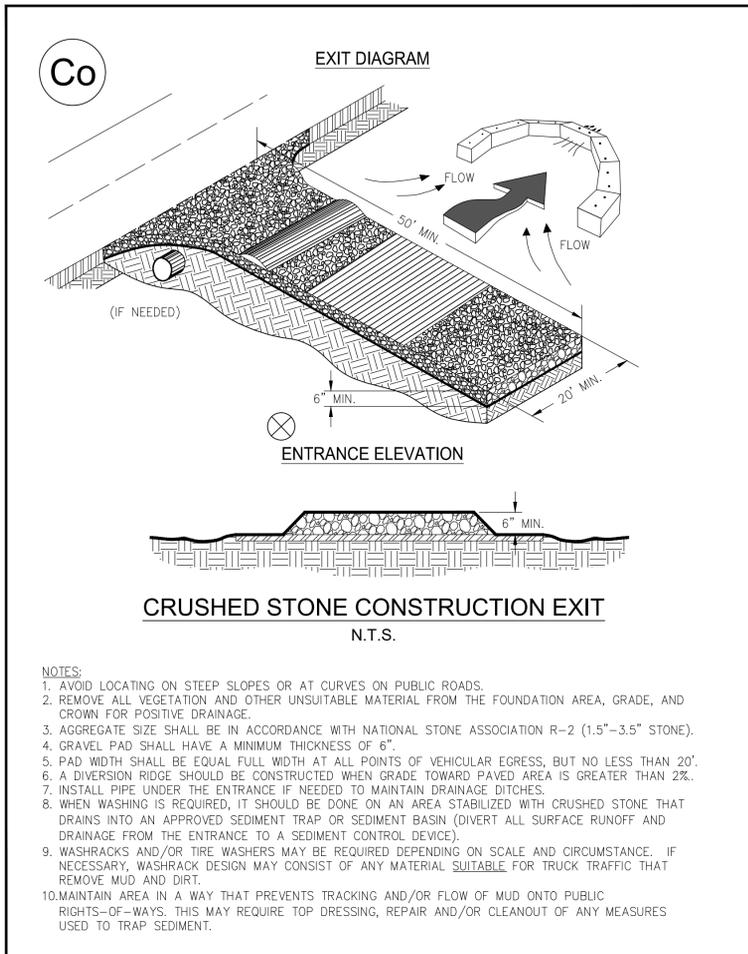


SHEET: **3**

M:\Project\2019\Projects\1-19-1113B - City of SS, Demolition Activities for 390 Hammond Drive, Sandy Springs, GA\Figures\2020\02.06 - 390 Hammond Drive Demo Figures.dwg

REV	DATE	BY	REVISIONS
0	02/04/21	JF	INITIAL DRAWING

GRAPHIC SCALE: NTS	DRAWN BY: JPF
CHECKED BY: RND	PROJECT NUMBER: 1-19-113B



Ds1 **TEMPORARY STABILIZATION (MULCHING)**

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
STRAW - 2 TONS/AC - 2-4" DEEP
HAY - 2.5 TONS/AC - 2-4" DEEP
WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 **TEMPORARY SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
* FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 **PERMANENT SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

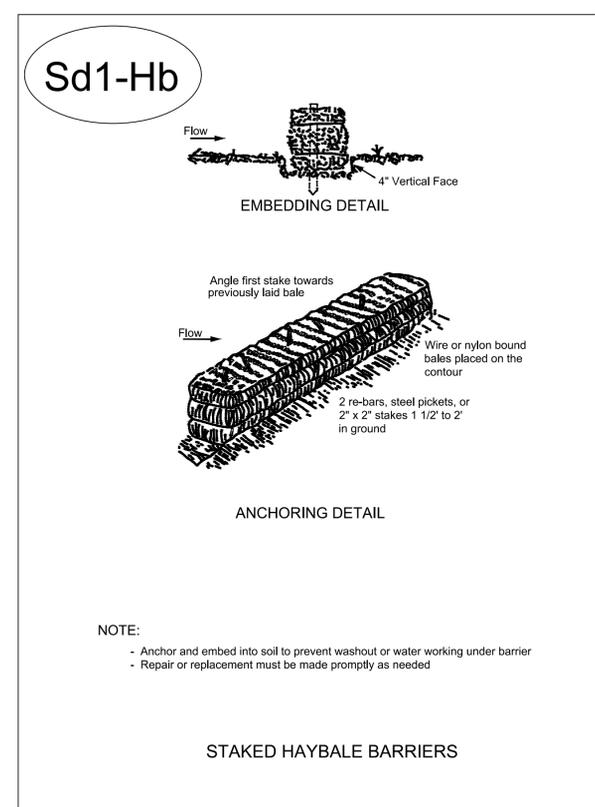
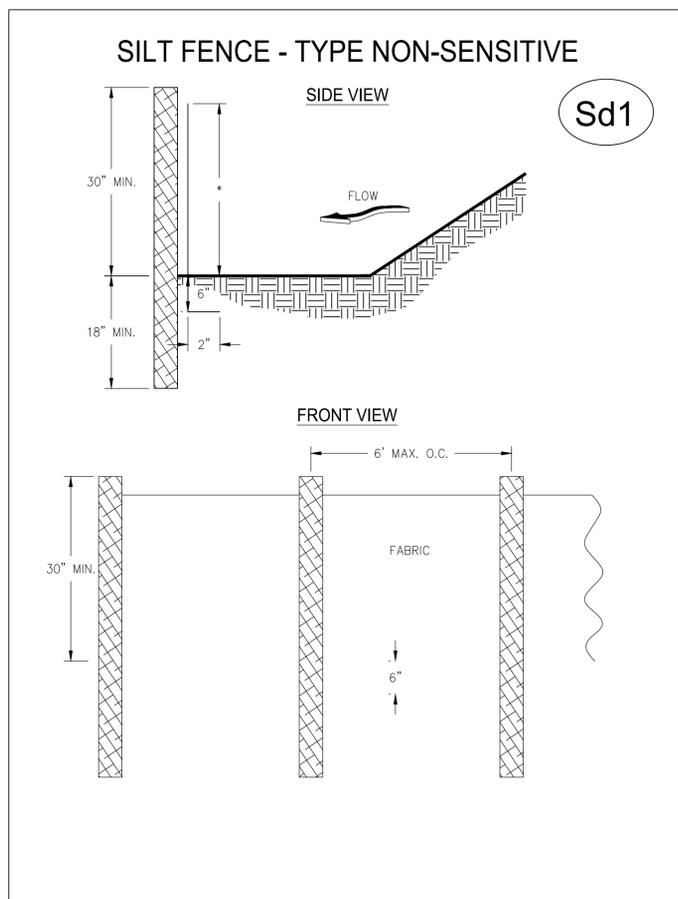


Figure 6-20.2

NOW OR FORMERLY OWNED BY: LEFKO PROPERTIES LLC

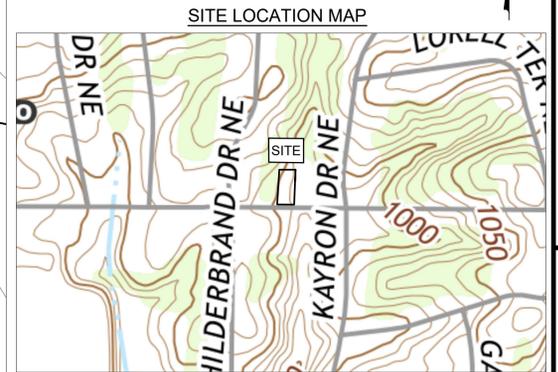
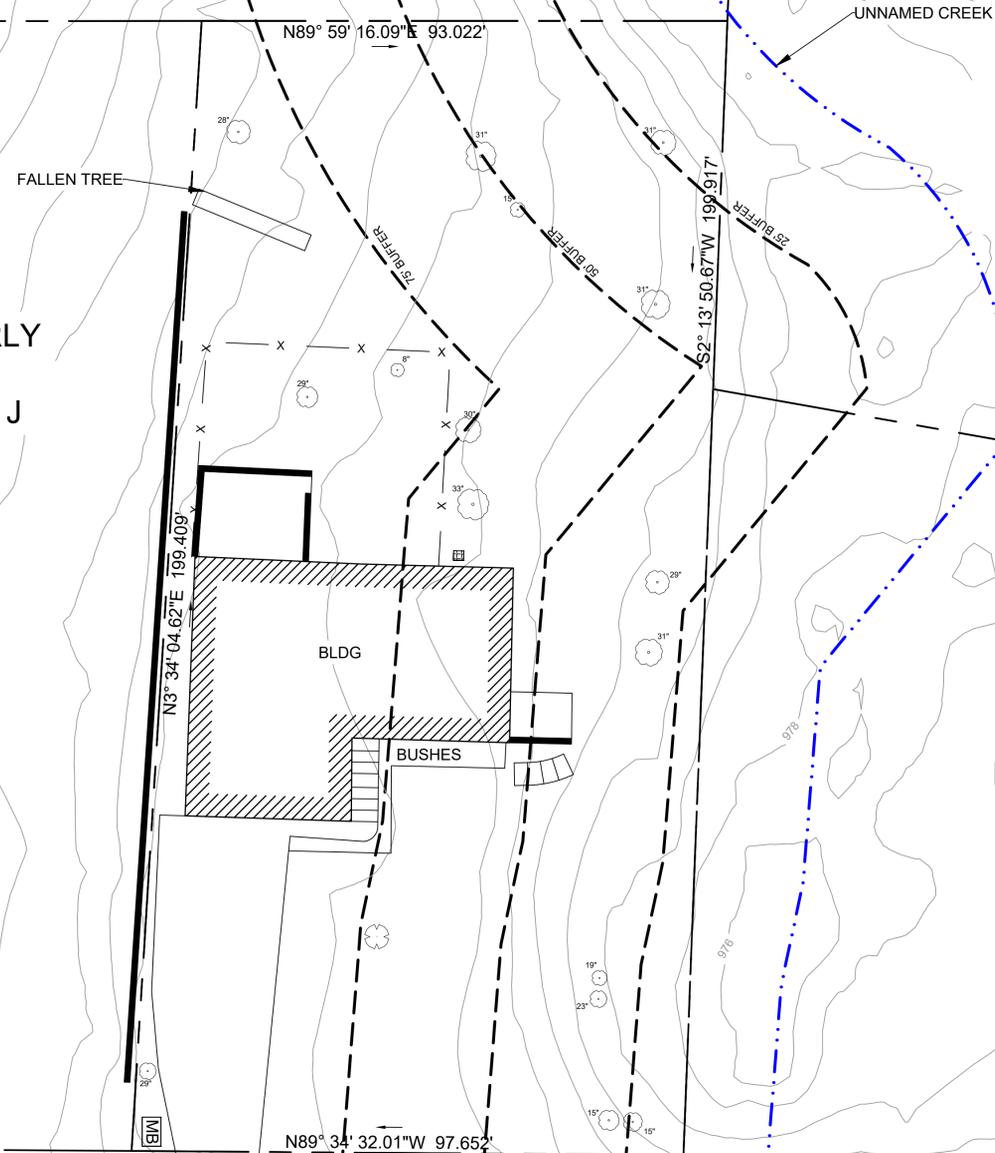
NOW OR FORMERLY OWNED BY: GRIEVES CARLA & GRIEVES GREGORY

NOW OR FORMERLY OWNED BY: LANGFORD EMILY & LANGFORD MATHEW

NOW OR FORMERLY OWNED BY: HOLLISTER AMY J

NOW OR FORMERLY OWNED BY: READY VIRGINIA CA

NOW OR FORMERLY OWNED BY: CITY OF SANDY SPRINGS



- NOTES:**
1. SITE MAP WAS CREATED FROM GIS DATA AND AERIALS PROVIDED TO MAXIS ENGINEERING, LLC FROM CITY OF SANDY SPRINGS OPENDATA.ARCGIS.COM AND GOOGLE EARTH. MAXIS RECOMMENDS A PROFESSIONAL SURVEY IF EXACT LOCATIONS ARE NEEDED/REQUIRED.
 2. ANY REFERENCE TO "CITY" MEANS CITY OF SANDY SPRINGS.
 3. ANY REFERENCE TO "ENGINEER" MEANS MAXIS ENGINEERING, LLC.
 4. THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER AND CITY ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND CITY MAKES NO GUARANTEE, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY, OR CONDITION.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- RETAINING WALL
- BUSH
- FENCE

HAMMOND DRIVE

MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL
 SUITE 110
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 694-6178
 FAX: (770) 694-6253



SITE MAP
 CITY OF SANDY SPRINGS
 446 HAMMOND DRIVE
 SANDY SPRINGS, FULTON COUNTY GEORGIA

REV	DATE	BY	REVISIONS
0	11/25/19	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RKD	
PROJECT NUMBER: 1-19-1087B			

Utilities Protection Center, Inc.
 Know what's below.
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SHEET: **1**

ALL DISTURBED AREAS TO RECEIVE SEEDING

Ds1 | Ds2 | Ds3

GRADING NOTES:

- ESTIMATED DISTURBANCE = 0.10 ACRES
- CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
- PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
- REMOVE SHRUBS AND OTHER VEGETATION OR OBSTRUCTIONS AS REQUIRED TO PERMIT THE START OF GRADING WORK. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- APPROX. 350 C.Y. OF FILL MATERIAL AND DIRT ON-SITE CAN BE USED TO SATISFY GRADING REQUIREMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NECESSARY FILL QUANTITIES DUE TO TOPOGRAPHIC ELEVATION APPROXIMATIONS.
- FILL MATERIALS USED AT ANY LOCATION SHALL BE FROM EITHER ON-SITE EXCAVATION OR OTHER BORROW AREA APPROVED BY THE CITY.
- ALL AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698).
- ALL EARTHEN SLOPES ASSOCIATED WITH RE-GRADING ACTIVITIES, SHALL NOT EXCEED A MAXIMUM 3 TO 1 SLOPE.
- THE CONCRETE FOUNDATION OF THE BUILDING SHALL BE REMOVED AND BACKFILLED TO MATCH THE EXISTING GRADE OR GRADING CONTOURS PROVIDED.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDERS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING CONSTRUCTION ENTRANCE/EXIT TO REMAIN FREE OF DIRT/DEBRIS.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE FINISHED FLOOR ELEVATION OF THE BUILDING WAS APPROXIMATED TO BE 1028 TO 1033. THIS APPROXIMATION WAS BASED OFF OF GIS DATA FROM THE CITY OF SANDY SPRINGS. IF A MORE ACCURATE ELEVATION IS NEEDED A PROFESSIONAL SURVEY IS RECOMMENDED.

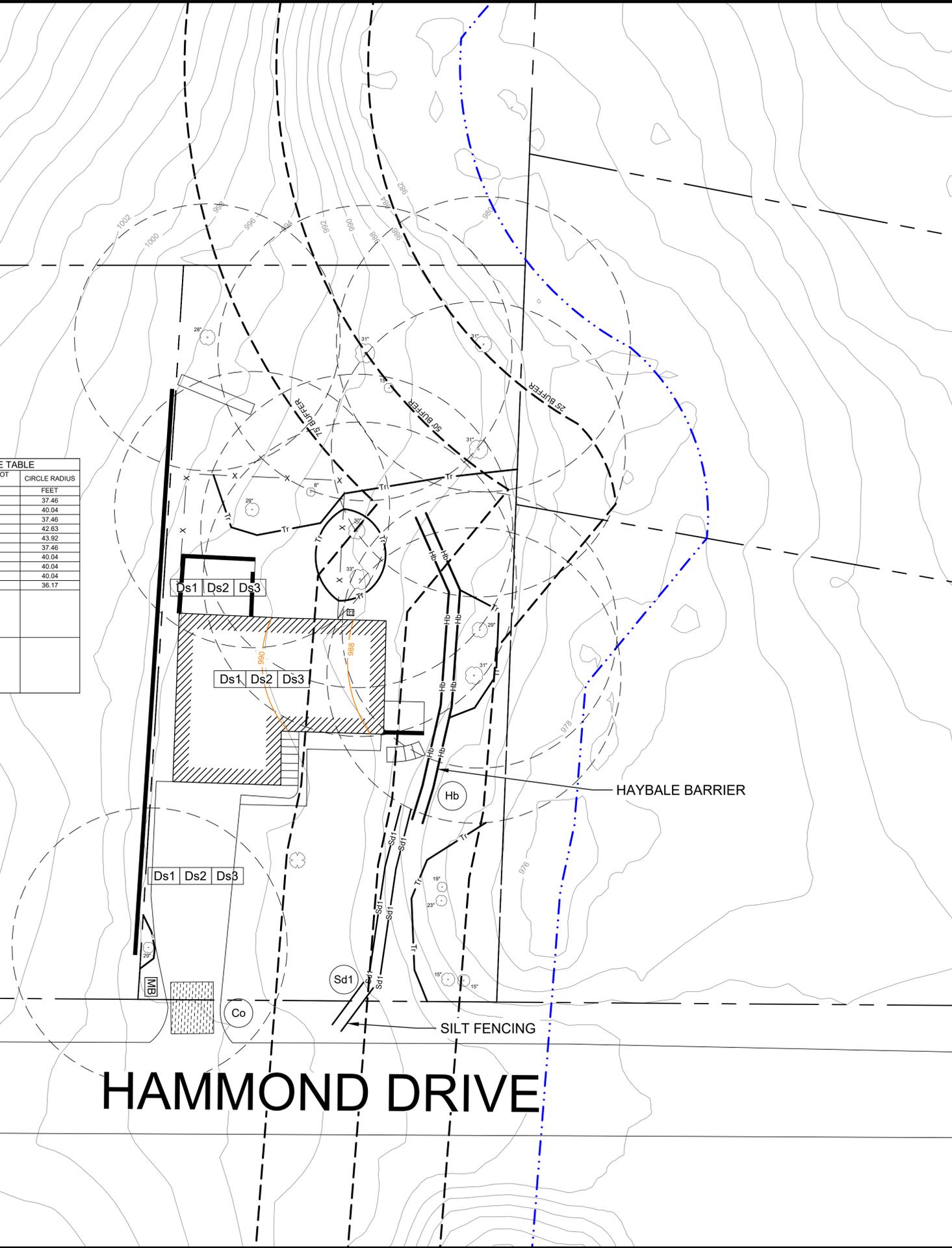
EROSION CONTROL NOTES:

- 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 SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
- ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH SEEDING.
- MAXIS ENGINEERING, PLAN DESIGNER, VISITED THE SITE PRIOR TO DESIGNING THE EROSION & SEDIMENTATION CONTROL PLANS.
- SILT FENCE CANNOT BE USED TO STORE SEDIMENT. THE USE OF BASINS, SEDIMENT TRAPS AND OTHER SIMILAR BMPs IN ACCORDANCE WITH STATE LAW ARE REQUIRED.
- NO CLEARING OF THE SITE UNTIL ALL BASINS, DIVERSIONS, AND SEDIMENT CONTROLS ARE INSTALLED, STABILIZED, AND FUNCTIONAL.
- ANY STORM DRAINAGE SYSTEM NOT WITHIN PUBLIC RIGHT OF WAY IS CONSIDERED A PRIVATE SYSTEM THAT WILL NOT BE MAINTAINED BY THE CITY OF SANDY SPRINGS. A STORM DRAINAGE EASEMENT DOES NOT INDICATE OWNERSHIP BY THE CITY OF SANDY SPRINGS.
- DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE NOT LESS THAN 6" IN 10 FEET. WHEREVER POSSIBLE RESIDENTIAL HOMES AND COMMERCIAL BUILDINGS ARE TO BE HIGHER THAN TOP OF CURB ELEVATIONS FOR ADEQUATE DRAINAGE.
- CONNECT ALL DOWNSPOUTS TO STORM SEWER SYSTEM. IF IMPOSSIBLE TO CONNECT TO STORM DRAINS, THEN FLOWS FROM DOWNSPOUTS SHALL BE SUFFICIENTLY SPREAD TO PREVENT EROSION CONDITIONS.
- LAND DISTURBANCE CANNOT BEGIN ON THE SITE UNTIL AFTER THE PRECONSTRUCTION CONFERENCE AND THE EROSION CONTROL INSPECTOR GIVES THE LDA PERMIT TO THE CONTRACTOR. PRESENT FOR THE PRECONSTRUCTION CONFERENCE SHALL BE: GENERAL CONTRACTOR, GRADING CONTRACTOR, AND OWNER. THE DESIGN PROFESSIONAL MAY BE PRESENT AT THE DIRECTION OF THE OWNER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES FREQUENTLY, SPECIALLY AFTER RAINFALL, AND MAINTAIN OR REPLACE AS NECESSARY PER THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR WILL SCHEDULE HIS WORK TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED.
- A TEMPORARY CONSTRUCTION EXIT WILL BE EMPLOYED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
- EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.
- CONTRACTOR TO INSTALL ADDITIONAL BMPs THROUGHOUT CONSTRUCTION ACTIVITIES, AS NEEDED.

CRITICAL ROOT ZONE TABLE		
TREE DIAMETER	CRITICAL ROOT ZONE	CIRCLE RADIUS
INCHES	FEET	FEET
29	36.25	37.46
31	38.75	40.04
29	36.25	37.46
33	41	42.63
30	42.50	43.92
29	36.25	37.46
31	38.75	40.04
31	38.75	40.04
31	38.75	40.04
28	35.00	36.17

CRITICAL ROOT ZONE IS 1.25 FEET FROM THE BASE OF TREE, FOR EVERY INCH OF DIAMETER OR DRIP LINE

THE CIRCLE RADI SHOWN ON FIGURE 3 EQUALS THE TREE RADIUS (HALF DIAMETER) PLUS CRITICAL ROOT ZONE



LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- RETAINING WALL
- BUSH
- FENCE
- SILT FENCING
- CONSTRUCTION ENTRANCE
- SILT FENCING
- HAYBALE BARRIER
- TREE SAVE
- CRITICAL ROOT ZONE
- HAYBALE BARRIER
- PROPOSED GRADING

GSWCC Common Sense, Smart Work
 Construction Management
 Barry D. Holbert
 Level II Certified Design Professional
 CERTIFICATION NUMBER: 000009877
 ISSUED: 04/21/2016 EXPIRES: 04/21/2021

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MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL
 SUITE 110
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 694-6178
 FAX: (770) 694-6253

GRADING AND ES&C PLAN
 CITY OF SANDY SPRING
 446 HAMMOND DRIVE
 SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	11/23/19	JPF	INITIAL DRAWING

GRAPHIC SCALE: 1" = 15'
 DRAWN BY: JPF
 CHECKED BY: RND
 PROJECT NUMBER: 19-1087B

SHEET: **2**

NO PROJECTS 2019 PROJECT 119-1087B, City of Sandy Springs, 446 Hammond Drive, Sandy Springs, GA 30086
 11/23/2019 11:16:46 Hammond Drive Dwg.rvt Figures.dwg



REV	DATE	BY	REVISIONS
0	11/25/19	JPF	INITIAL DRAWING

30	JPF	RKD
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0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RKD	
PROJECT NUMBER: 1-19-1087B			

SCOPE OF WORK:

- DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION, PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
- ALL DISTURBED AREAS TO BE REGRADED TO MATCH THE EXISTING ELEVATIONS OUTSIDE BUILDING FOOTPRINT; ONCE FINISHED GRADING IS COMPLETE AND INSPECTED BY CITY, DISTURBED AREAS TO BE STABILIZED WITH SEED AND STRAW.
- AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

DEVELOPMENT CONTACTS:

24-HR OWNER CONTACT: REBECCA DONNELLY
 MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL, STE. 110
 WOODSTOCK, GA, 30188
 (770) 694-6178 - MAIN
 (404) 985-3485 - CELL
 rdonnelly@maxisengineering.com

DEVELOPER CONTACT: DAVID WELLS
 CITY OF SANDY SPRINGS
 1 GALAMBOS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 Dwells@sandy Springsga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 00710002061
 ADDRESS: 446 HAMMOND DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.46
 DISTURBED ACRES: ~0.10

GENERAL NOTES:

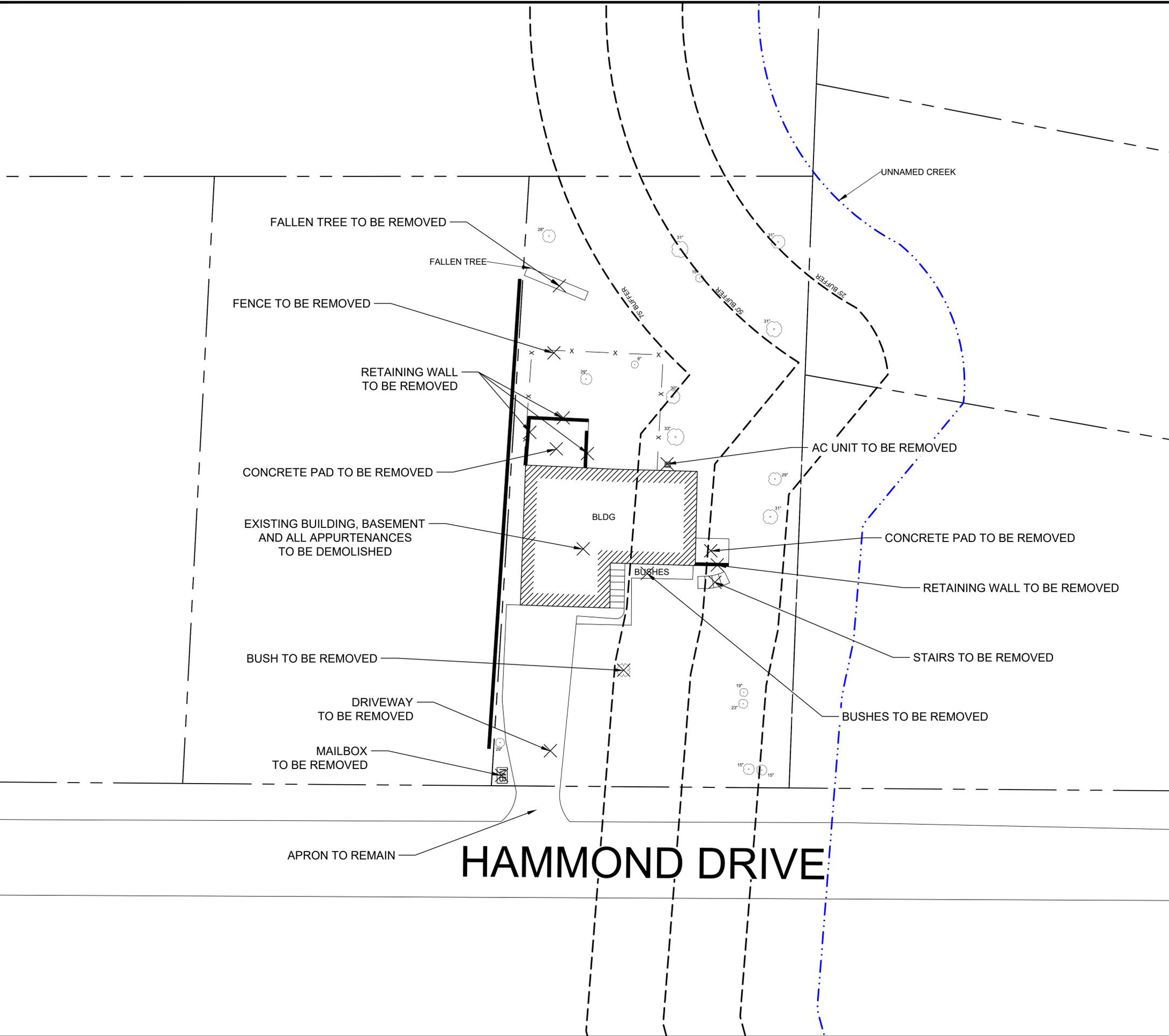
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- ES&C MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT DEMOLITION ACTIVITIES.
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- AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

DEMOLITION NOTES:

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- THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

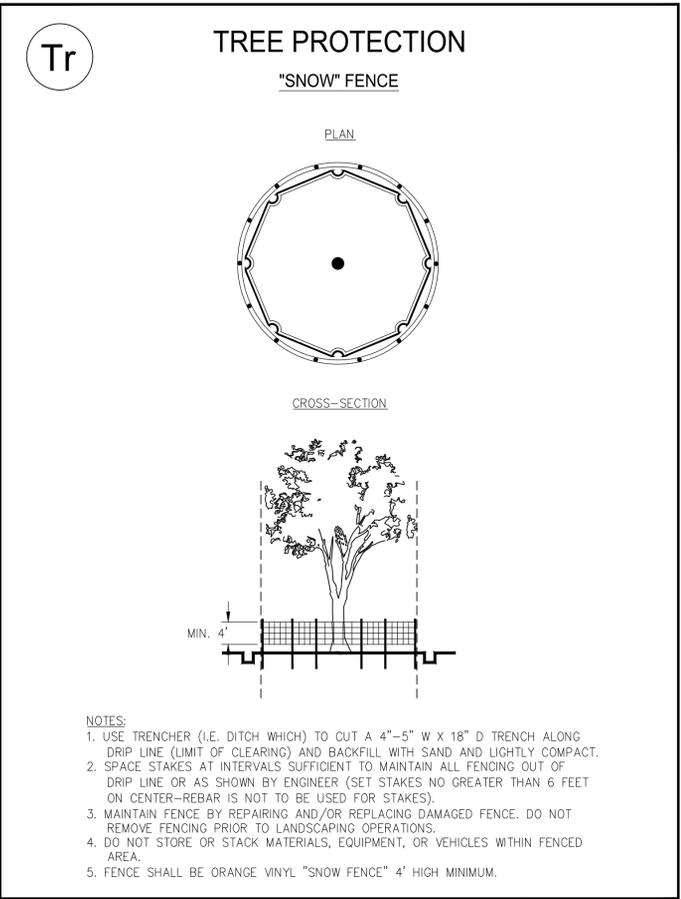
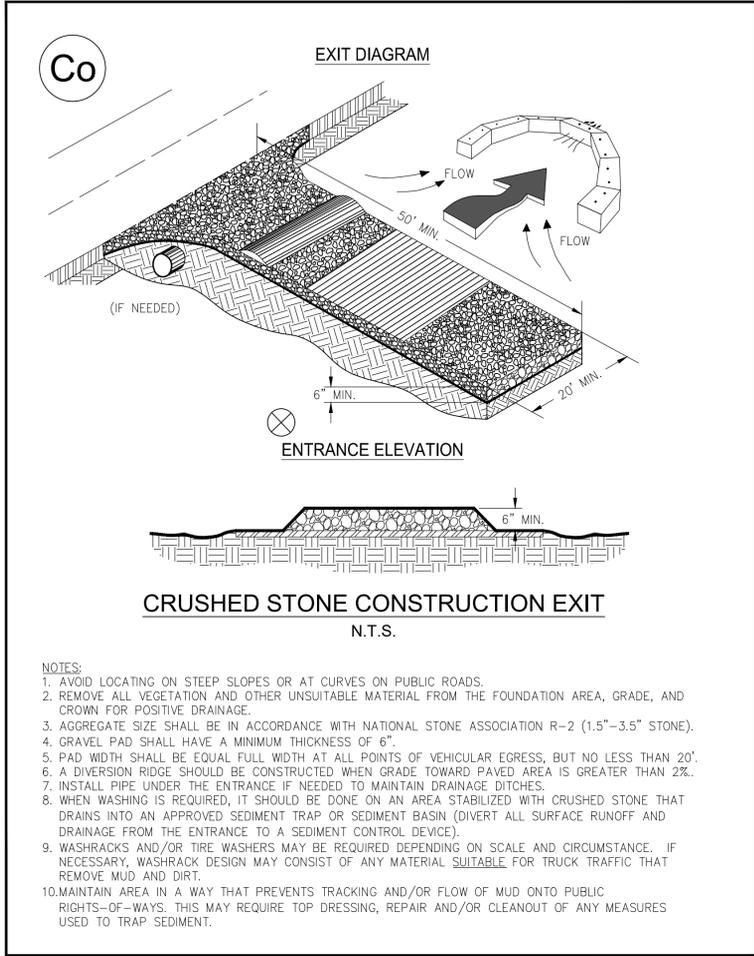
- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- RETAINING WALL
- BUSH
- FENCE TO BE REMOVED



M:\Project\2019 Project\1-19-1087B_City of SS, Demo Related\Utilities, 446 Hammond Drive, Sandy Springs, GA\Figures\2019 1118_446 Hammond Drive Demo Figures.dwg

REV	DATE	BY	REVISIONS
0	11/28/19	JPF	INITIAL DRAWING

GRAPHIC SCALE: NTS	DRAWN BY: JPF	CHECKED BY: RND	PROJECT NUMBER: 1-19-1087B
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Ds1 **TEMPORARY STABILIZATION (MULCHING)**

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
 TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
 STRAW - 2 TONS/AC - 2-4" DEEP
 HAY - 2.5 TONS/AC - 2-4" DEEP
 WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 **TEMPORARY SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
 * FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 **PERMANENT SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

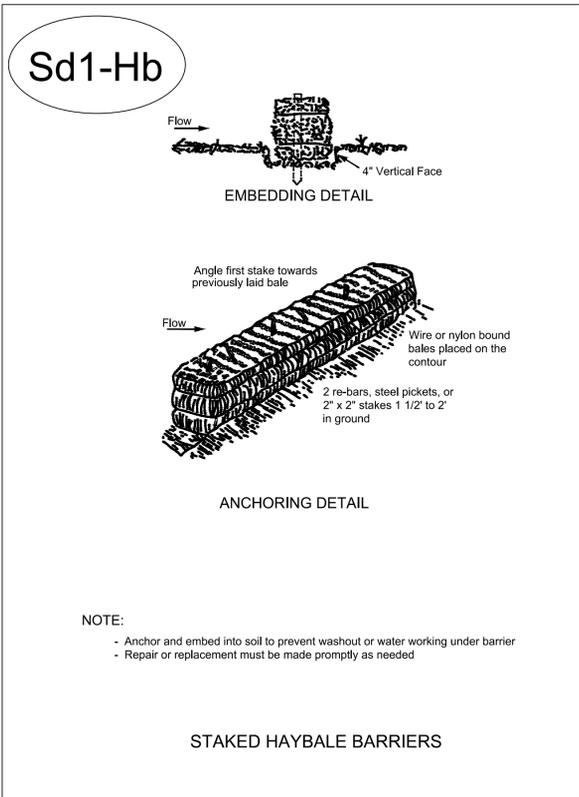
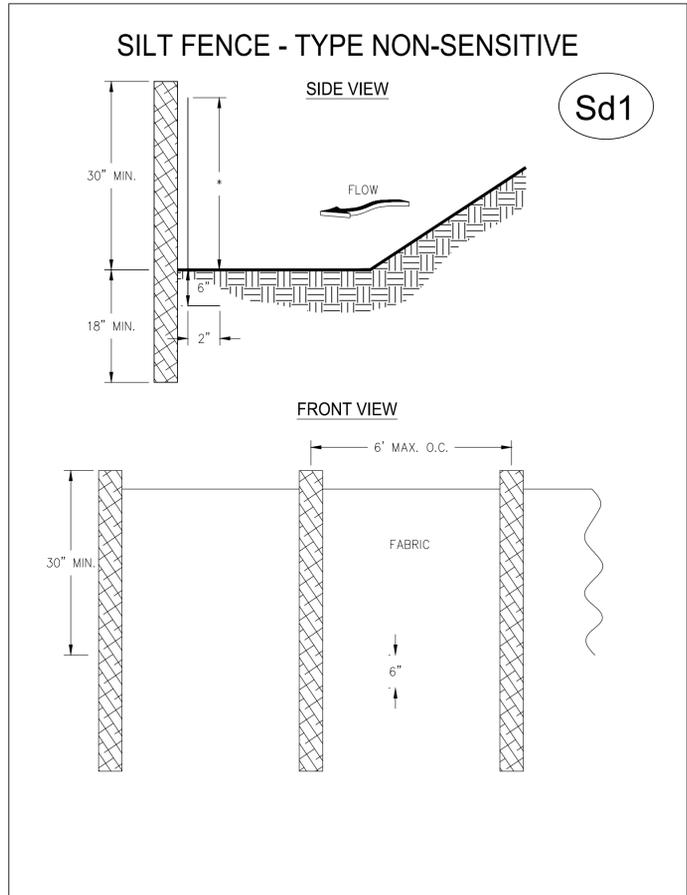


Figure 6-20.2

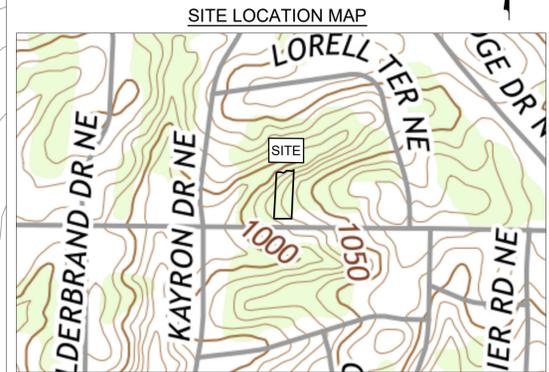
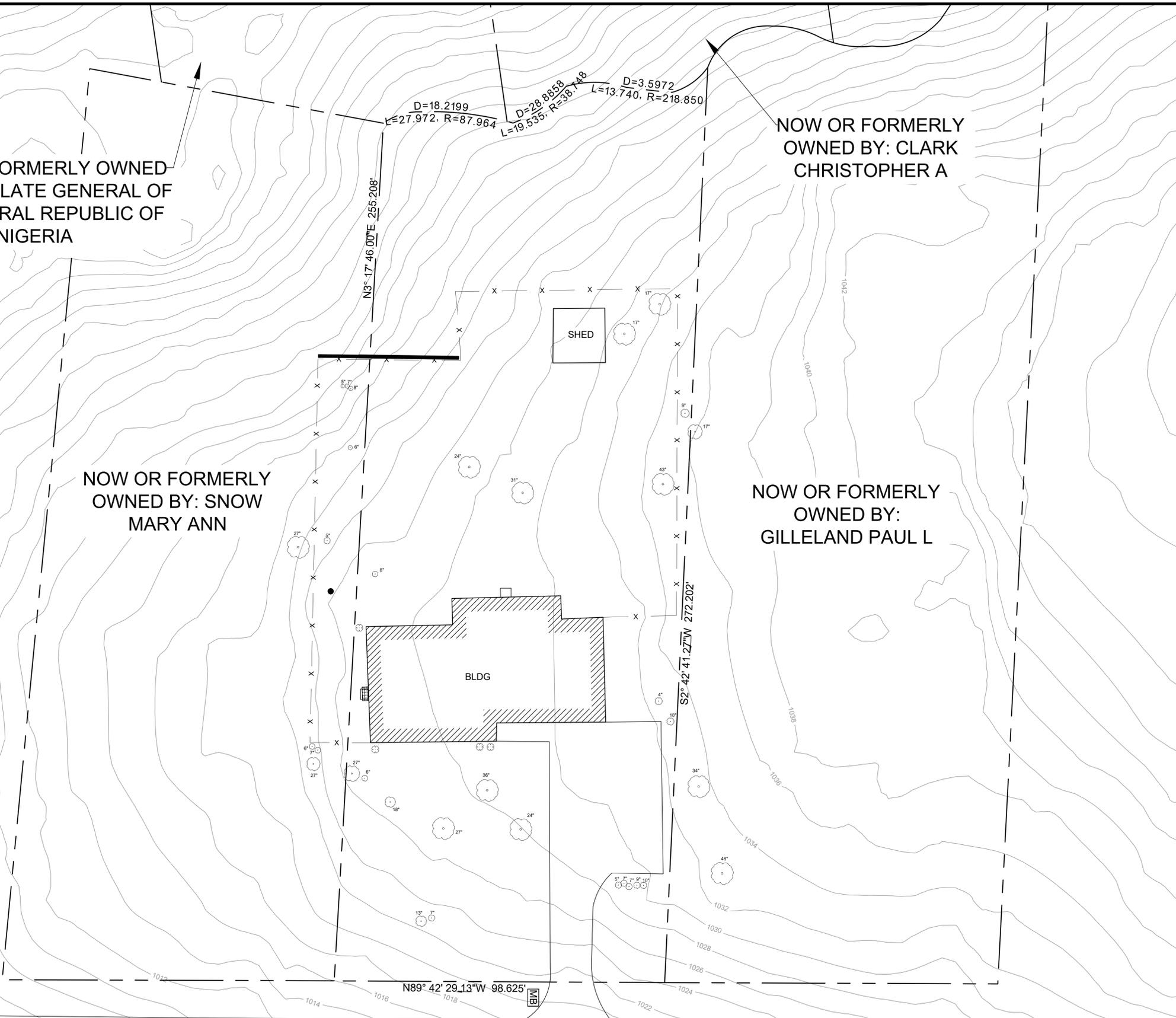
NOW OR FORMERLY OWNED BY: CONSULATE GENERAL OF THE FEDERAL REPUBLIC OF NIGERIA

NOW OR FORMERLY OWNED BY: SNOW MARY ANN

NOW OR FORMERLY OWNED BY: CLARK CHRISTOPHER A

NOW OR FORMERLY OWNED BY: GILLELAND PAUL L

HAMMOND DRIVE



NOTES:

1. SITE MAP WAS CREATED FROM GIS DATA AND AERIALS PROVIDED TO MAXIS ENGINEERING, LLC FROM CITY OF SANDY SPRINGS OPENDATA.ARCGIS.COM AND GOOGLE EARTH. MAXIS RECOMMENDS A PROFESSIONAL SURVEY IF EXACT LOCATIONS ARE NEEDED/REQUIRED.
2. ANY REFERENCE TO "CITY" MEANS CITY OF SANDY SPRINGS.
3. ANY REFERENCE TO "ENGINEER" MEANS MAXIS ENGINEERING, LLC.
4. THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER AND CITY ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND CITY MAKES NO GUARANTEE, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY, OR CONDITION.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- ☐ MAILBOX
- A.C. UNIT
- TREE
- ▬ RETAINING WALL
- ⊗ BUSH
- x- FENCE
- SATELLITE DISH

MAXIS ENGINEERING, LLC
501 HICKORY RIDGE TRAIL
SUITE 110
WOODSTOCK, GEORGIA 30188
PHONE: (770) 694-6178
FAX: (770) 694-6253

SITE MAP
CITY OF SANDY SPRINGS
524 HAMMOND DRIVE
SANDY SPRINGS, FULTON COUNTY GEORGIA

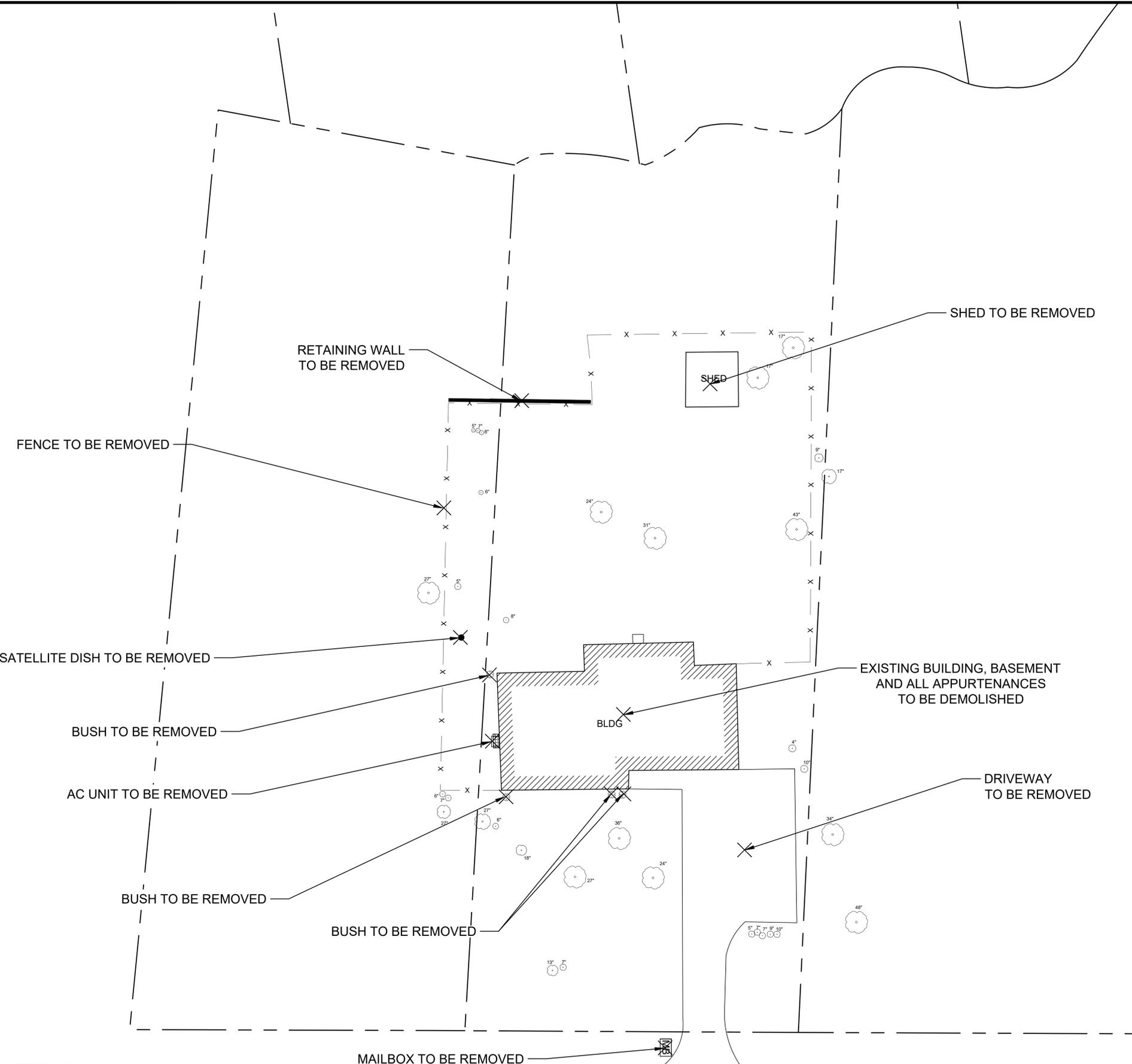
REV	DATE	BY	REVISIONS
0	05/09/19	JPF	INITIAL DRAWING

DRAWN BY: JPF
CHECKED BY: RKD
PROJECT NUMBER: 1-19-10648

1

Know what's below.
Call before you dig.

M:\Projects\2019 Projects\1-19-10648_City of SS, 524 Hammond Drive, Demolition Admin, Sandy Springs, GA\Figural\2019 08 20_524 Hammond Drive Demolition Figures.dwg



HAMMOND DRIVE

SCOPE OF WORK:

- DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION, PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
- ALL DISTURBED AREAS TO BE REGRADED TO MATCH THE EXISTING ELEVATIONS OUTSIDE BUILDING FOOTPRINT; ONCE FINISHED GRADING IS COMPLETE AND INSPECTED BY CITY, DISTURBED AREAS TO BE STABILIZED WITH SEED AND STRAW.
- AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

DEVELOPMENT CONTACTS:

24-HR OWNER CONTACT: REBECCA DONNELLY
 MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL, STE. 110
 WOODSTOCK, GA, 30188
 (770) 694-6178 - MAIN
 (404) 985-3485 - CELL
 rdonnelly@maxisengineering.com

DEVELOPER CONTACT: DAVID WELLS
 CITY OF SANDY SPRINGS
 1 GALAMBOS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 Dwells@SandySpringsga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 007100030161
 ADDRESS: 524 HAMMOND DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.73
 DISTURBED ACRES: ~0.11

GENERAL NOTES:

- ONLY STREET CURBING AND DRIVEWAY APRON TO REMAIN.
- UTILITY SERVICES TO BE CAPPED AT RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
- ALL UTILITIES (GAS METERS, ELECTRIC METERS, POWER POLES, ETC.) TO BE REMOVED IN DEMOLITION AREA, UNLESS OTHERWISE NOTED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S), IF APPLICABLE.
- PRIOR TO ANY DEMOLITION ACTIVITIES: ALL EROSION AND SEDIMENTATION CONTROL (ES&C) DEVICES SHALL BE INSTALLED (SEE SHEET 3 AND 4); ENGINEER TO INSPECT WITHIN 7 DAYS AFTER INSTALLATION AND PRIOR TO DEMOLITION ACTIVITIES.
- ES&C MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT DEMOLITION ACTIVITIES.
- NO BUILDING WORK, DEMOLITION, ETC., IS TO TAKE PLACE UNTIL A LETTER IS FURNISHED TO THE CITY OF SANDY SPRINGS THAT ASBESTOS ABATEMENT IS COMPLETE.
- AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

DEMOLITION NOTES:

- ESTIMATED DISTURBANCE = 0.11 ACRES
- TRAFFIC: CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
- PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDARDS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

- - - - - APPROX. LOCATION OF PROPERTY LINE
- MB MAILBOX
- A.C. UNIT
- TREE
- ▬ RETAINING WALL
- ⊗ BUSH
- x - FENCE
- SATELLITE DISH
- ⊗ TO BE REMOVED



MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL
 SUITE 110
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 694-6178
 FAX: (770) 694-6253



DEMOLITION PLAN
 CITY OF SANDY SPRINGS
 524 HAMMOND DRIVE
 SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	09/25/19	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RMD	
PROJECT NUMBER: 1-19-1064B			

SHEET: **2**



M:\Projects\2019 Projects\1-19-1064B - City of SS - 524 Hammond Drive, Demolition Activities - Sandy Springs, GA\Figures\2019 09 20_524 Hammond Drive Demo Figures.dwg

REV	DATE	BY	REVISIONS
0	09/25/19	JPF	INITIAL DRAWING

REV	DATE	BY	REVISIONS
0	09/25/19	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY:	JPF	CHECKED BY:	RKD
PROJECT NUMBER:	1-19-1064B		

ALL DISTURBED AREAS TO RECEIVE SEEDING

Ds1 Ds2 Ds3

GRADING NOTES:

- ESTIMATED DISTURBANCE = 0.11 ACRES
- CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
- PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
- REMOVE SHRUBS AND OTHER VEGETATION OR OBSTRUCTIONS AS REQUIRED TO PERMIT THE START OF GRADING WORK. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- APPROX. 320 C.Y. OF FILL MATERIAL AND DIRT ON-SITE CAN BE USED TO SATISFY GRADING REQUIREMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NECESSARY FILL QUANTITIES DUE TO TOPOGRAPHIC ELEVATION APPROXIMATIONS.
- FILL MATERIALS USED AT ANY LOCATION SHALL BE FROM EITHER ON-SITE EXCAVATION OR OTHER BORROW AREA APPROVED BY THE CITY.
- ALL AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698).
- ALL EARTHEN SLOPES ASSOCIATED WITH RE-GRADING ACTIVITIES, SHALL NOT EXCEED A MAXIMUM 3 TO 1 SLOPE.
- THE CONCRETE FOUNDATION OF THE BUILDING SHALL BE REMOVED AND BACKFILLED TO MATCH THE EXISTING GRADE OR GRADING CONTOURS PROVIDED.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDERS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING CONSTRUCTION ENTRANCE/EXIT TO REMAIN FREE OF DIRT/DEBRIS.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE FINISHED FLOOR ELEVATION OF THE BUILDING WAS APPROXIMATED TO BE 1028 TO 1033. THIS APPROXIMATION WAS BASED OFF OF GIS DATA FROM THE CITY OF SANDY SPRINGS. IF A MORE ACCURATE ELEVATION IS NEEDED A PROFESSIONAL SURVEY IS RECOMMENDED.

EROSION CONTROL NOTES:

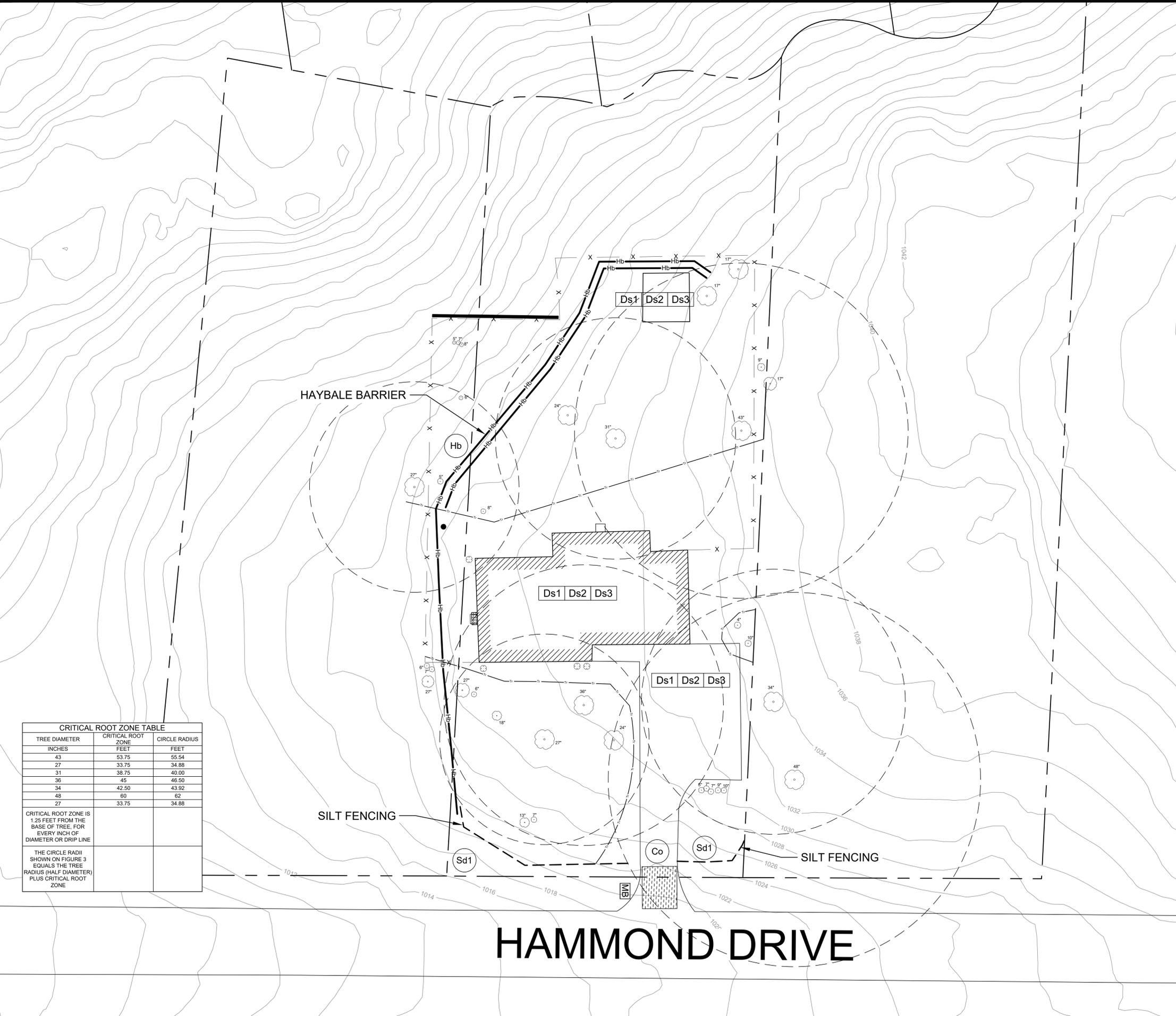
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
- ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH SEEDING.
- MAXIS ENGINEERING, PLAN DESIGNER, VISITED THE SITE PRIOR TO DESIGNING THE EROSION & SEDIMENTATION CONTROL PLANS.
- SILT FENCE CANNOT BE USED TO STORE SEDIMENT. THE USE OF BASINS, SEDIMENT TRAPS AND OTHER SIMILAR BMPs IN ACCORDANCE WITH STATE LAW ARE REQUIRED.
- NO CLEARING OF THE SITE UNTIL ALL BASINS, DIVERSIONS, AND SEDIMENT CONTROLS ARE INSTALLED, STABILIZED, AND FUNCTIONAL.
- ANY STORM DRAINAGE SYSTEM NOT WITHIN PUBLIC RIGHT OF WAY IS CONSIDERED A PRIVATE SYSTEM THAT WILL NOT BE MAINTAINED BY THE CITY OF SANDY SPRINGS. A STORM DRAINAGE EASEMENT DOES NOT INDICATE OWNERSHIP BY THE CITY OF SANDY SPRINGS.
- DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE NOT LESS THAN 6" IN 10 FEET. WHEREVER POSSIBLE RESIDENTIAL HOMES AND COMMERCIAL BUILDINGS ARE TO BE HIGHER THAN TOP OF CURB ELEVATIONS FOR ADEQUATE DRAINAGE.
- CONNECT ALL DOWNSPOUTS TO STORM SEWER SYSTEM. IF IMPOSSIBLE TO CONNECT TO STORM DRAINS, THEN FLOWS FROM DOWNSPOUTS SHALL BE SUFFICIENTLY SPREAD TO PREVENT EROSION CONDITIONS.
- LAND DISTURBANCE CANNOT BEGIN ON THE SITE UNTIL AFTER THE PRECONSTRUCTION CONFERENCE AND THE EROSION CONTROL INSPECTOR GIVES THE LDA PERMIT TO THE CONTRACTOR. PRESENT FOR THE PRECONSTRUCTION CONFERENCE SHALL BE: GENERAL CONTRACTOR, GRADING CONTRACTOR, AND OWNER. THE DESIGN PROFESSIONAL MAY BE PRESENT AT THE DIRECTION OF THE OWNER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES FREQUENTLY, SPECIALLY AFTER RAINFALL, AND MAINTAIN OR REPLACE AS NECESSARY PER THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR WILL SCHEDULE HIS WORK TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED.
- A TEMPORARY CONSTRUCTION EXIT WILL BE EMPLOYED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
- EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.
- CONTRACTOR TO INSTALL ADDITIONAL BMPs THROUGHOUT CONSTRUCTION ACTIVITIES, AS NEEDED.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- RETAINING WALL
- BUSH
- FENCE
- SATELLITE DISH
- SILT FENCING
- CONSTRUCTION ENTRANCE
- SILT FENCING
- HAYBALE BARRIER
- TREE SAVE
- CRITICAL ROOT ZONE
- HAYBALE BARRIER
- PROPOSED GRADING

Barry D. Holbert
 Level II Certified Design Professional
 CERTIFICATION NUMBER: 000098877
 ISSUED: 04/21/2016 EXPIRES: 04/21/2021

Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.



TREE DIAMETER	CRITICAL ROOT ZONE	CIRCLE RADIUS
INCHES	FEET	FEET
43	53.75	55.64
27	33.75	34.88
31	38.75	40.00
36	45	46.50
34	42.50	43.92
48	60	62
27	33.75	34.88

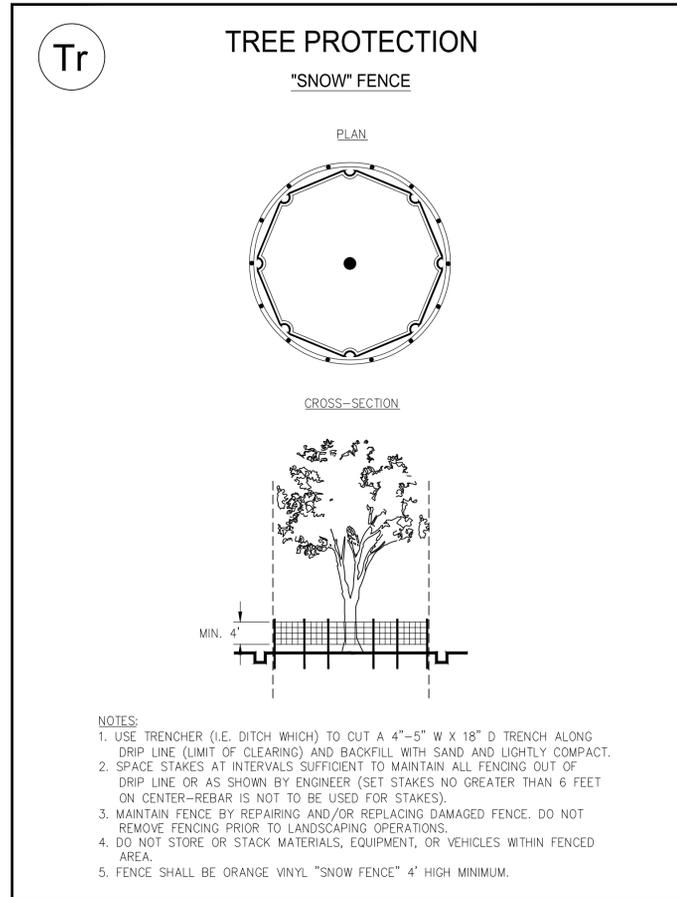
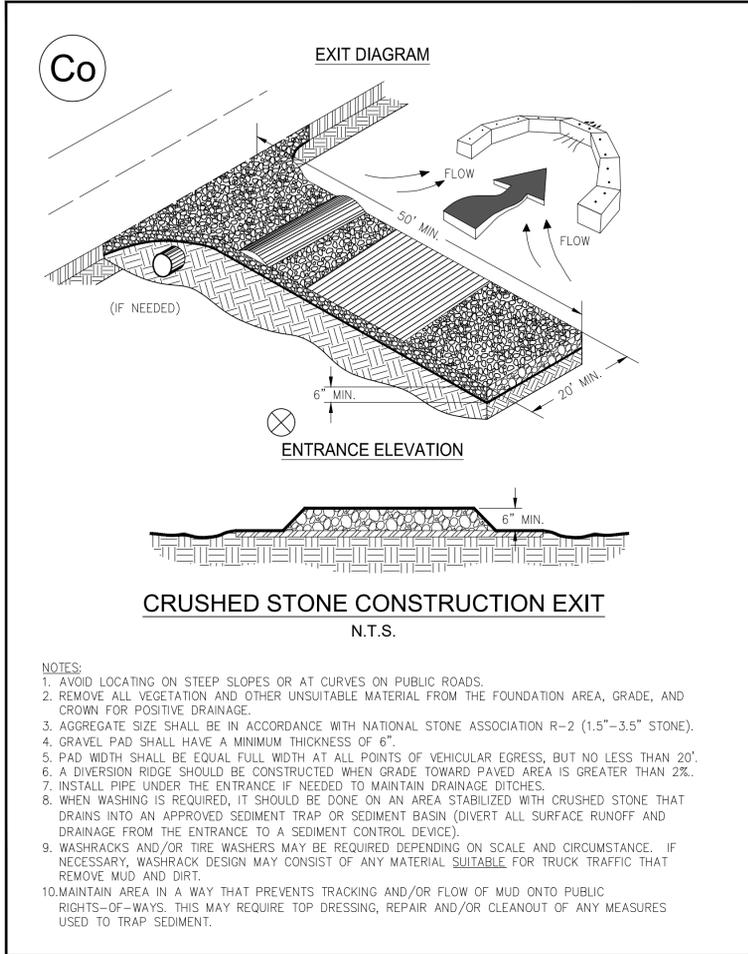
CRITICAL ROOT ZONE IS 1.25 FEET FROM THE BASE OF TREE, FOR EVERY INCH OF DIAMETER OR DRIP LINE

THE CIRCLE RADII SHOWN ON FIGURE 3 EQUALS THE TREE RADIUS (HALF DIAMETER) PLUS CRITICAL ROOT ZONE

HAMMOND DRIVE

REV	DATE	BY	REVISIONS
0	09/25/19	JPF	INITIAL DRAWING

GRAPHIC SCALE: NTS	DRAWN BY: JPF
CHECKED BY: RND	PROJECT NUMBER: 1-19-1064B



Ds1 **TEMPORARY STABILIZATION (MULCHING)**

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
STRAW - 2 TONS/AC - 2-4" DEEP
HAY - 2.5 TONS/AC - 2-4" DEEP
WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 **TEMPORARY SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
* FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 **PERMANENT SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

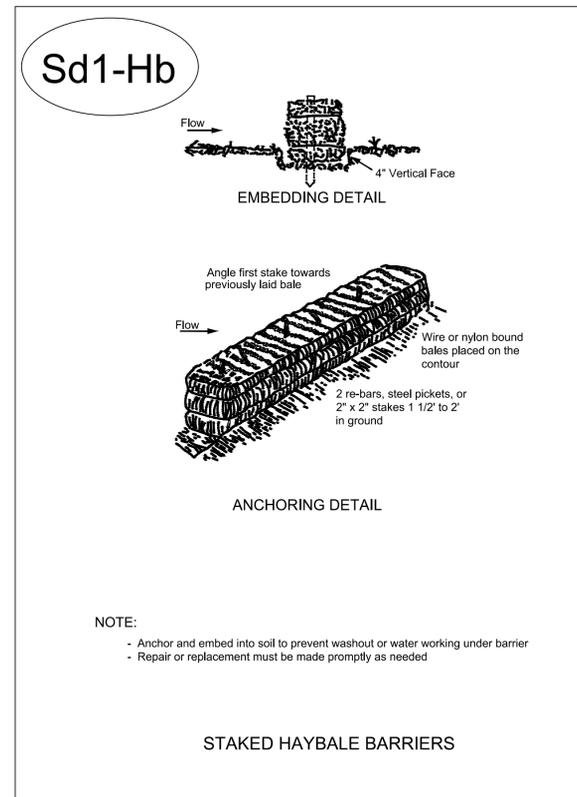
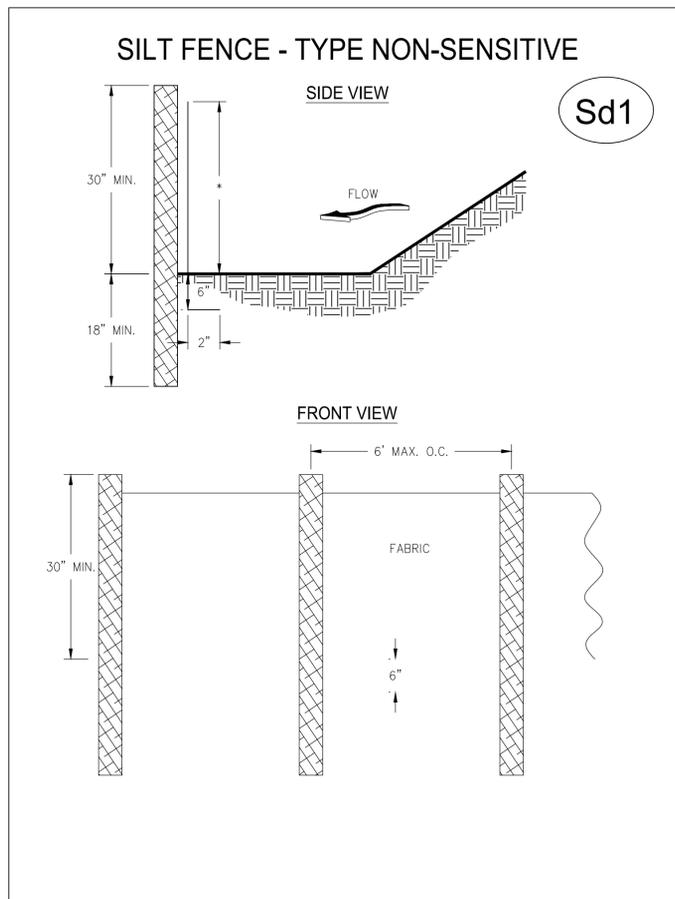
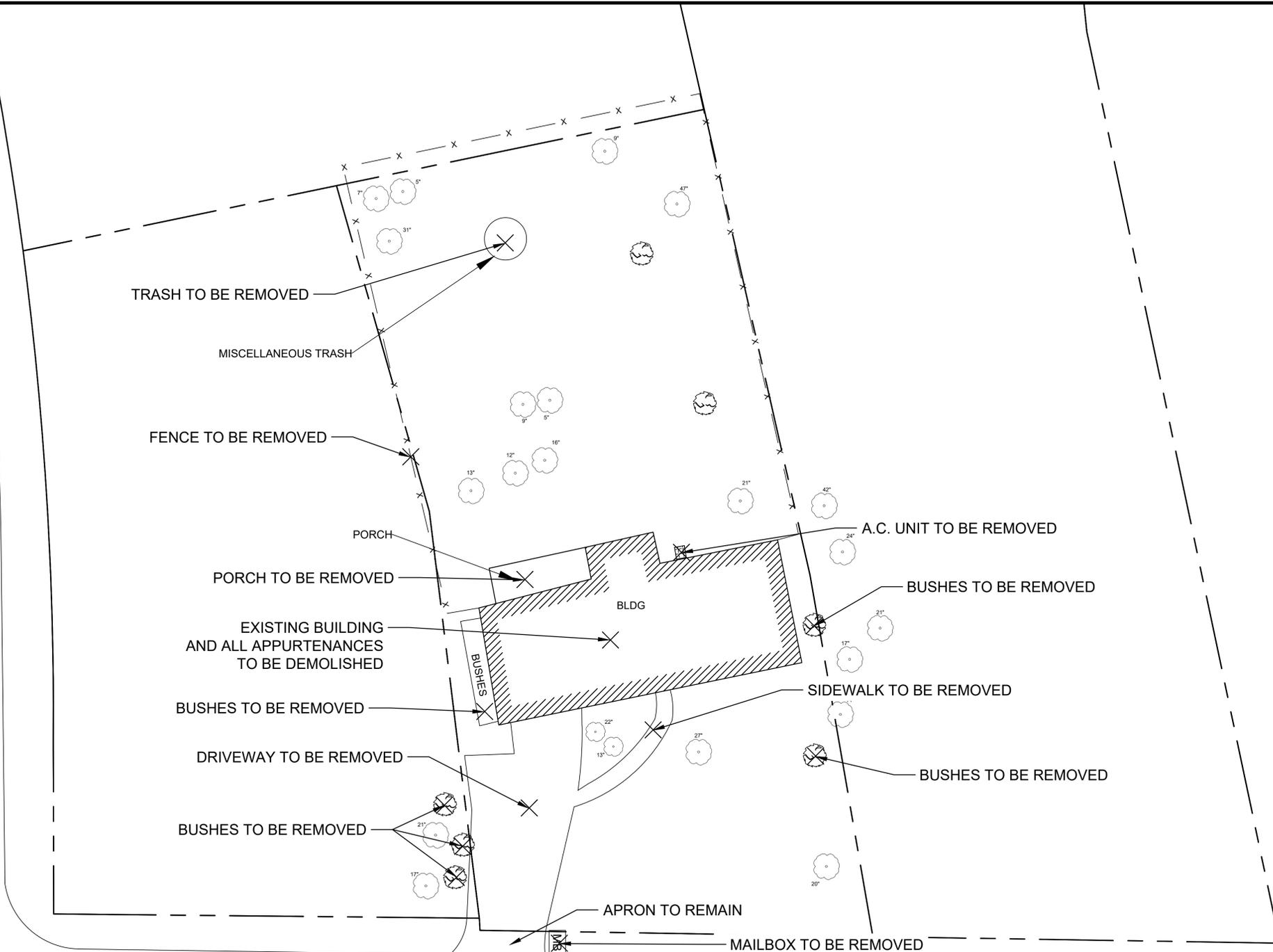


Figure 6-20.2

LORELL TERRACE RD



HAMMOND DRIVE

SCOPE OF WORK:

1. DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
2. CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION, PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
3. ALL DISTURBED AREAS TO BE REGRADED TO MATCH THE EXISTING ELEVATIONS OUTSIDE BUILDING FOOTPRINT; ONCE FINISHED GRADING IS COMPLETE AND INSPECTED BY CITY, DISTURBED AREAS TO BE STABILIZED WITH SEED AND STRAW.
4. AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

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DEVELOPER CONTACT: DAVID WELLS
 CITY OF SANDY SPRINGS
 1 GALAMBOS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 dwells@sandy-springe.ga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 007100060119
 ADDRESS: 600 HAMMOND DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.45
 DISTURBED ACRES: ~0.10

GENERAL NOTES:

1. ONLY STREET CURBING AND PARKING LOT TO REMAIN.
2. UTILITY SERVICES TO BE CAPPED AT RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
3. ALL UTILITIES (GAS METERS, ELECTRIC METERS, POWER POLES, ETC.) TO BE REMOVED IN DEMOLITION AREA, UNLESS OTHERWISE NOTED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S), IF APPLICABLE.
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5. ES&C MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT DEMOLITION ACTIVITIES.
6. NO BUILDING WORK, DEMOLITION, ETC., IS TO TAKE PLACE UNTIL A LETTER IS FURNISHED TO THE CITY OF SANDY SPRINGS THAT ASBESTOS ABATEMENT IS COMPLETE.
7. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

DEMOLITION NOTES:

1. ESTIMATED DISTURBANCE = 0.10 ACRES
2. TRAFFIC: CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
3. LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
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5. THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDARDS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
6. THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
7. THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
8. THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- ☒ MAILBOX
- ⊙ BUSH
- ⊙ TREE
- x- FENCE
- ⊗ A.C. UNIT TO BE REMOVED



MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL
 SUITE 110
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 694-6178



DEMOLITION PLAN
 CITY OF SANDY SPRINGS
 600 HAMMOND DRIVE
 SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	03/23/20	JPF	INITIAL DRAWING

0 7.5 15
 GRAPHIC SCALE: 1" = 15'
 DRAWN BY: JPF
 CHECKED BY: RKD
 PROJECT NUMBER: 1-19-1133B



SHEET: **3**

LORELL TERRACE RD

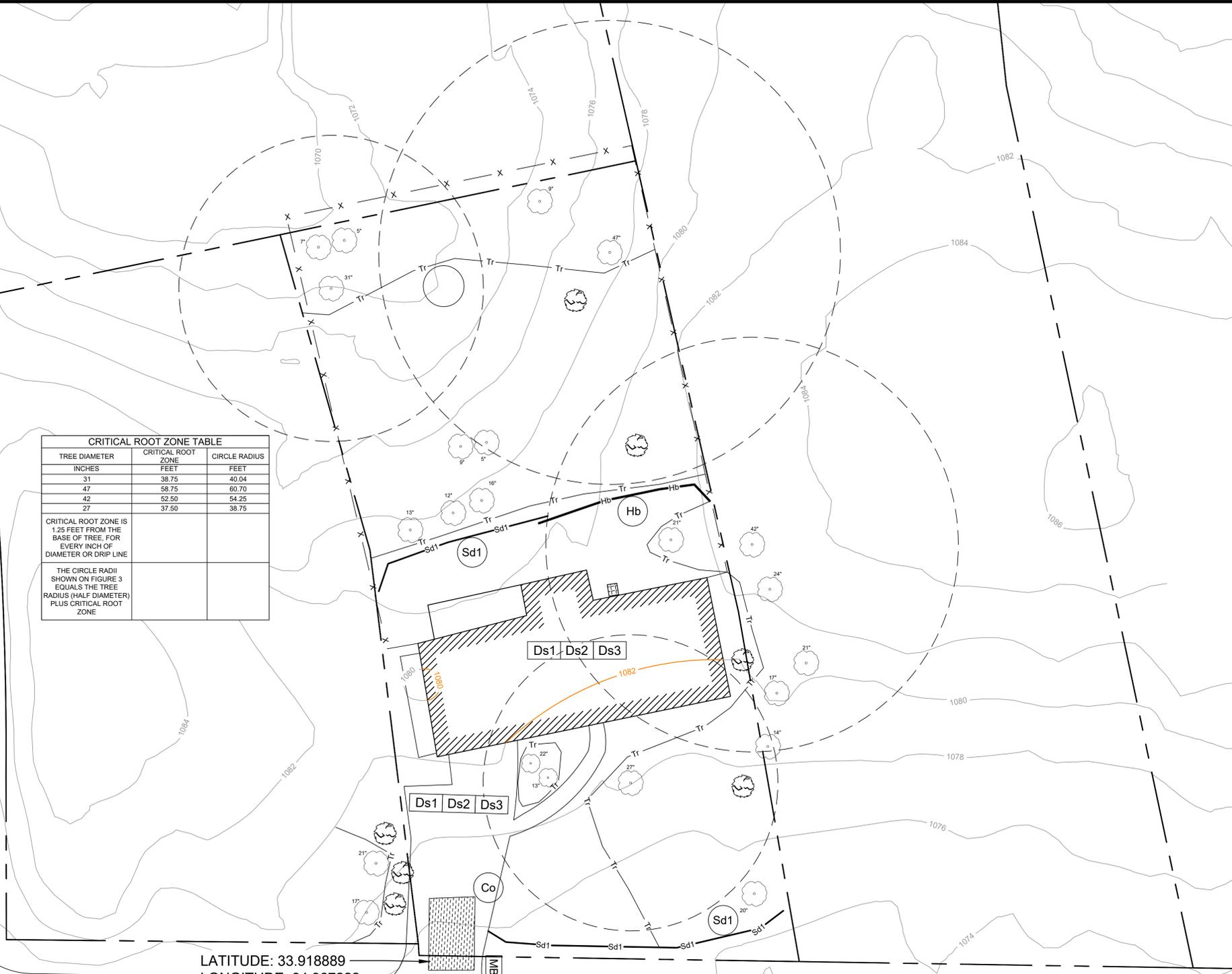
HAMMOND DRIVE

LATITUDE: 33.918889
LONGITUDE: 84.367222

CRITICAL ROOT ZONE TABLE		
TREE DIAMETER INCHES	CRITICAL ROOT ZONE FEET	CIRCLE RADIUS FEET
31	38.75	40.04
47	58.75	60.70
42	52.50	54.25
27	37.50	38.75

CRITICAL ROOT ZONE IS 1.25 FEET FROM THE BASE OF TREE, FOR EVERY INCH OF DIAMETER OR DRIP LINE

THE CIRCLE RADI SHOWN ON FIGURE 3 EQUALS THE TREE RADIUS (HALF DIAMETER) PLUS CRITICAL ROOT ZONE



ALL DISTURBED AREAS TO RECEIVE SEEDING

Ds1 | Ds2 | Ds3

GRADING NOTES:

- ESTIMATED DISTURBANCE = 0.10 ACRES
- CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
- PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
- REMOVE SHRUBS AND OTHER VEGETATION OR OBSTRUCTIONS AS REQUIRED TO PERMIT THE START OF GRADING WORK. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL. UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- APPROX. 180 C.Y. OF FILL MATERIAL AND DIRT ON-SITE CAN BE USED TO SATISFY GRADING REQUIREMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NECESSARY FILL QUANTITIES DUE TO TOPOGRAPHIC ELEVATION APPROXIMATIONS.
- FILL MATERIALS USED AT ANY LOCATION SHALL BE FROM EITHER ON-SITE EXCAVATION OR OTHER BORROW AREA APPROVED BY THE CITY.
- ALL AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698).
- ALL EARTHEN SLOPES ASSOCIATED WITH RE-GRADING ACTIVITIES, SHALL NOT EXCEED A MAXIMUM 3 TO 1 SLOPE.
- THE CONCRETE FOUNDATION OF THE BUILDING SHALL BE REMOVED AND BACKFILLED TO MATCH THE EXISTING GRADE OR GRADING CONTOURS PROVIDED.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDERS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING CONSTRUCTION ENTRANCE/EXIT TO REMAIN FREE OF DIRT/DEBRIS.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE FINISHED FLOOR ELEVATION OF THE BUILDING WAS APPROXIMATED TO BE 1094 TO 1092. THIS APPROXIMATION WAS BASED OFF OF GIS DATA FROM THE CITY OF SANDY SPRINGS. IF A MORE ACCURATE ELEVATION IS NEEDED A PROFESSIONAL SURVEY IS RECOMMENDED.

EROSION CONTROL NOTES:

- 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 SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
- ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH SEEDING.
- MAXIS ENGINEERING, PLAN DESIGNER, VISITED THE SITE PRIOR TO DESIGNING THE EROSION & SEDIMENTATION CONTROL PLANS.
- SILT FENCE CANNOT BE USED TO STORE SEDIMENT. THE USE OF BASINS, SEDIMENT TRAPS AND OTHER SIMILAR BMPs IN ACCORDANCE WITH STATE LAW ARE REQUIRED.
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- ANY STORM DRAINAGE SYSTEM NOT WITHIN PUBLIC RIGHT OF WAY IS CONSIDERED A PRIVATE SYSTEM THAT WILL NOT BE MAINTAINED BY THE CITY OF SANDY SPRINGS. A STORM DRAINAGE EASEMENT DOES NOT INDICATE OWNERSHIP BY THE CITY OF SANDY SPRINGS.
- DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE NOT LESS THAN 6" IN 10 FEET. WHEREVER POSSIBLE RESIDENTIAL HOMES AND COMMERCIAL BUILDINGS ARE TO BE HIGHER THAN TOP OF CURB ELEVATIONS FOR ADEQUATE DRAINAGE.
- CONNECT ALL DOWNSPOUTS TO STORM SEWER SYSTEM. IF IMPOSSIBLE TO CONNECT TO STORM DRAINS, THEN FLOWS FROM DOWNSPOUTS SHALL BE SUFFICIENTLY SPREAD TO PREVENT EROSION CONDITIONS.
- LAND DISTURBANCE CANNOT BEGIN ON THE SITE UNTIL AFTER THE PRECONSTRUCTION CONFERENCE AND THE EROSION CONTROL INSPECTOR GIVES THE LDA PERMIT TO THE CONTRACTOR. PRESENT FOR THE PRECONSTRUCTION CONFERENCE SHALL BE: GENERAL CONTRACTOR, GRADING CONTRACTOR, AND OWNER. THE DESIGN PROFESSIONAL MAY BE PRESENT AT THE DIRECTION OF THE OWNER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES FREQUENTLY, SPECIALLY AFTER RAINFALL, AND MAINTAIN OR REPLACE AS NECESSARY PER THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR WILL SCHEDULE HIS WORK TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED.
- A TEMPORARY CONSTRUCTION EXIT WILL BE EMPLOYED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
- EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.
- CONTRACTOR TO INSTALL ADDITIONAL BMPs THROUGHOUT CONSTRUCTION ACTIVITIES, AS NEEDED.
- 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.
- 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.
- 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.

LEGEND

- - - - - APPROX. LOCATION OF PROPERTY LINE
- ⊠ SIGN
- ⊞ BUSH
- ⊙ TREE
- x - x - FENCE
- - - - - A.C. UNIT
- - - - - SILT FENCING
- ⊞ CONSTRUCTION ENTRANCE
- ⊞ SILT FENCING
- - - - - HAY BALE BARRIER
- - - - - HAY BALE BARRIER

GSWCC Common Sense, Smart Work
Construction Commission

Barry D. Holbert
Level II Certified Design Professional

CERTIFICATION NUMBER: 000009877
ISSUED: 04/21/2016 EXPIRES: 04/21/2021

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MAXIS ENGINEERING, LLC
501 HICKORY RIDGE TRAIL
SUITE 110
WOODSTOCK, GEORGIA 30188
PHONE: (770) 694-6178

GRADING AND ES&C PLAN
CITY OF SANDY SPRING
600 HAMMOND DRIVE
SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	03/20/20	JPF	INITIAL DRAWING

GRAPHIC SCALE: 1" = 15'

DRAWN BY: JPF

CHECKED BY: RND

PROJECT NUMBER: 1-19-1133B

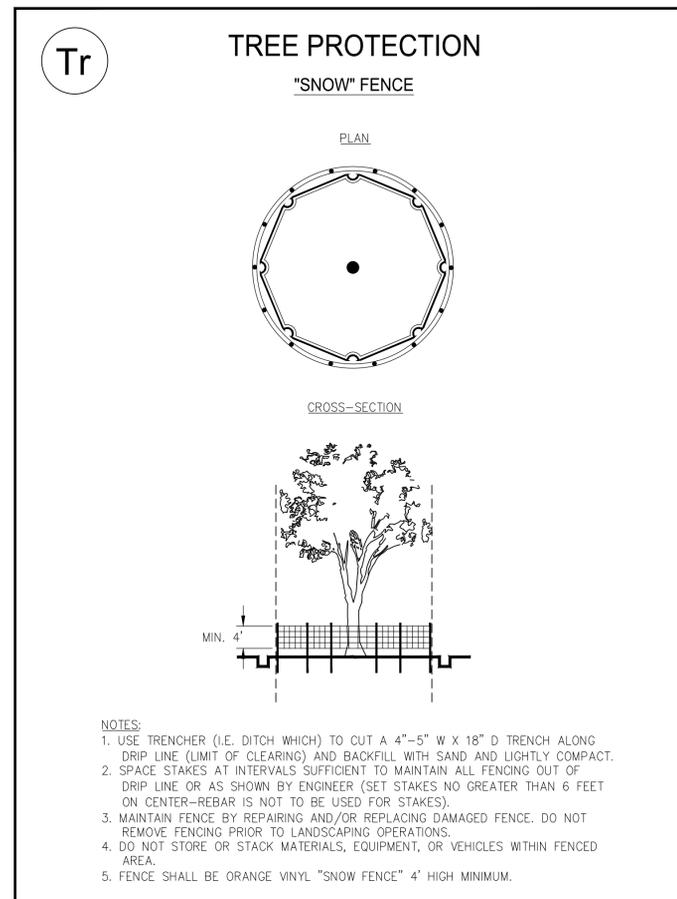
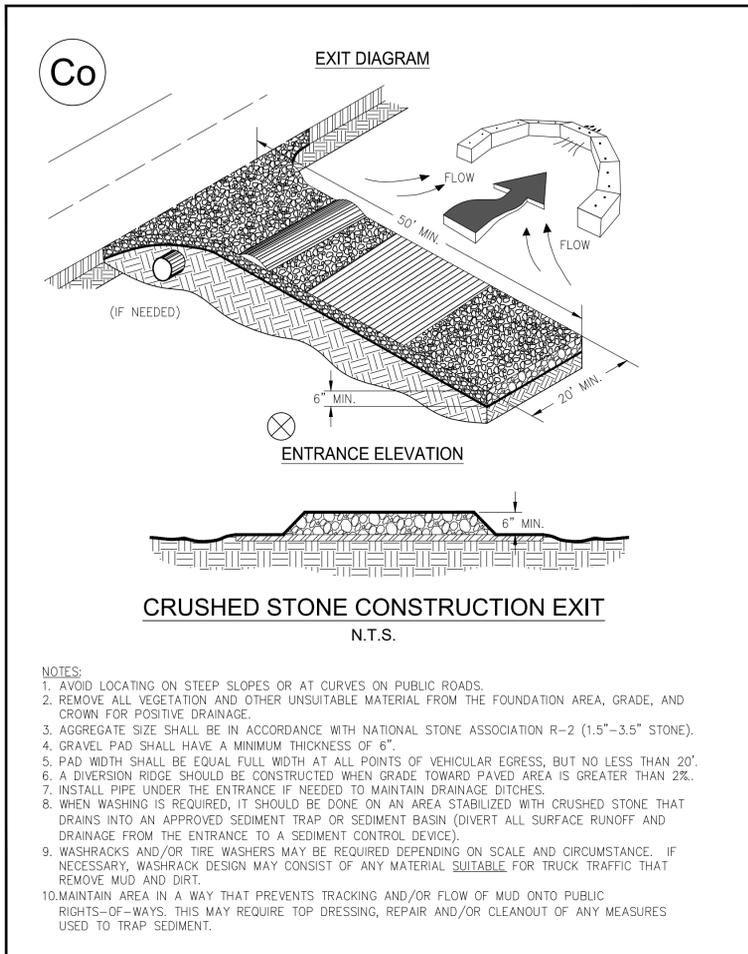
2

SHEET:

M:\Projects\2019\Projects\1-19-1133B - City of SS - 600 Hammond Drive - Demo Related Activities - Sandy Springs - GA\19030200.00.01.21 - 600 Hammond Drive Demo Figures.dwg

REV	DATE	BY	REVISIONS
0	09/23/21	JPF	INITIAL DRAWING

GRAPHIC SCALE: NTS	DRAWN BY: JPF
CHECKED BY: RKD	PROJECT NUMBER: 1-19-1133B



Ds1 **TEMPORARY STABILIZATION (MULCHING)**

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
 TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
 STRAW - 2 TONS/AC - 2-4" DEEP
 HAY - 2.5 TONS/AC - 2-4" DEEP
 WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 **TEMPORARY SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
 * FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 **PERMANENT SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

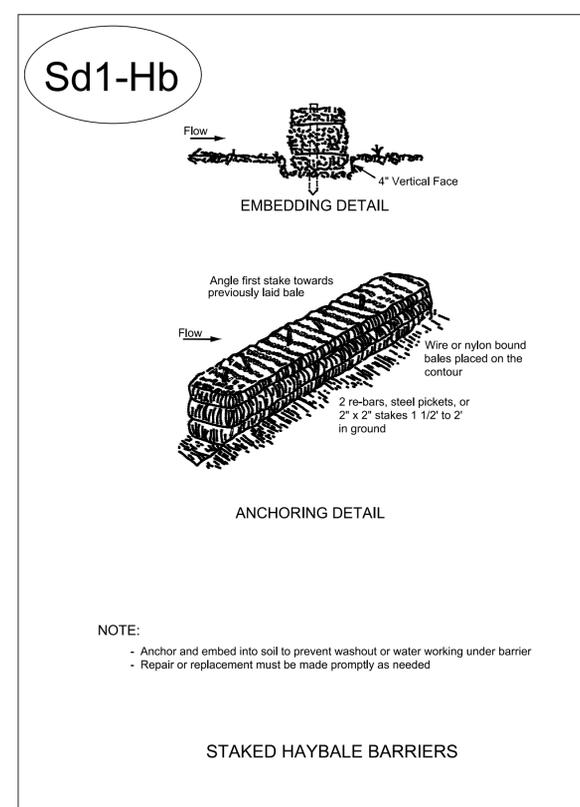
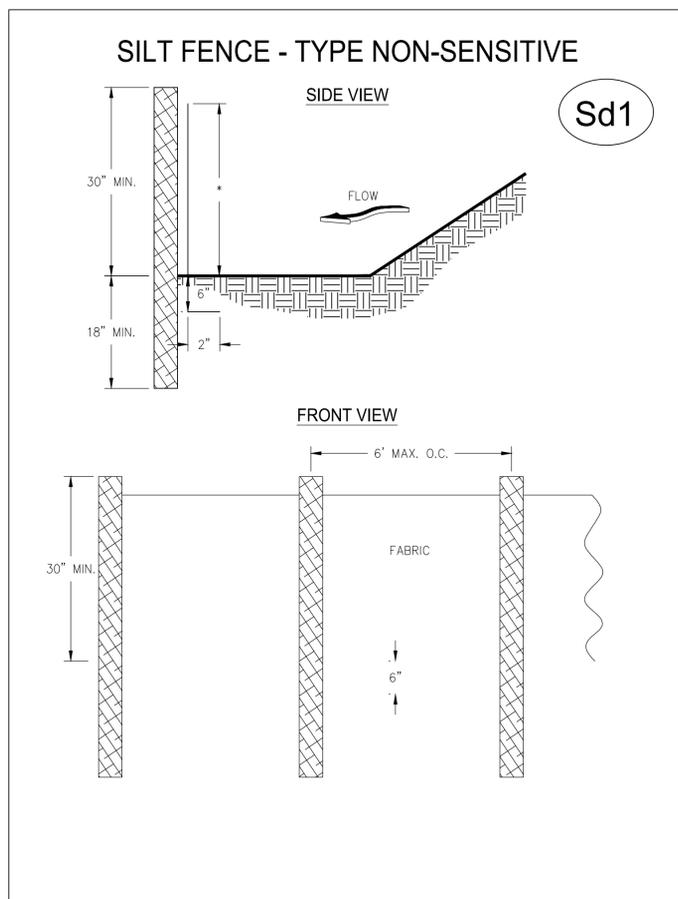


Figure 6-20.2

REV	DATE	BY	REVISIONS
0	02/07/20	JPF	INITIAL DRAWING

REV	DATE	BY	REVISIONS
0	02/07/20	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RMD	
PROJECT NUMBER: 1-19-1004C			

SCOPE OF WORK:

- DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION, PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
- ALL DISTURBED AREAS TO BE REGRADED TO MATCH THE EXISTING ELEVATIONS OUTSIDE BUILDING FOOTPRINT; ONCE FINISHED GRADING IS COMPLETE AND INSPECTED BY CITY, DISTURBED AREAS TO BE STABILIZED WITH SEED AND STRAW.
- AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

DEVELOPMENT CONTACTS:

24-HR OWNER CONTACT: REBECCA DONNELLY
 MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL, STE. 110
 WOODSTOCK, GA, 30188
 (770) 694-6178 - MAIN
 (404) 985-3485 - CELL
 rdonnelly@maxisengineering.com

DEVELOPER CONTACT: DAVID WELLS
 CITY OF SANDY SPRINGS
 1 GALAMBOS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 Dwells@SandySpringsga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 003600020133
 ADDRESS: 630 HAMMOND DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.82
 DISTURBED ACRES: ~0.12

GENERAL NOTES:

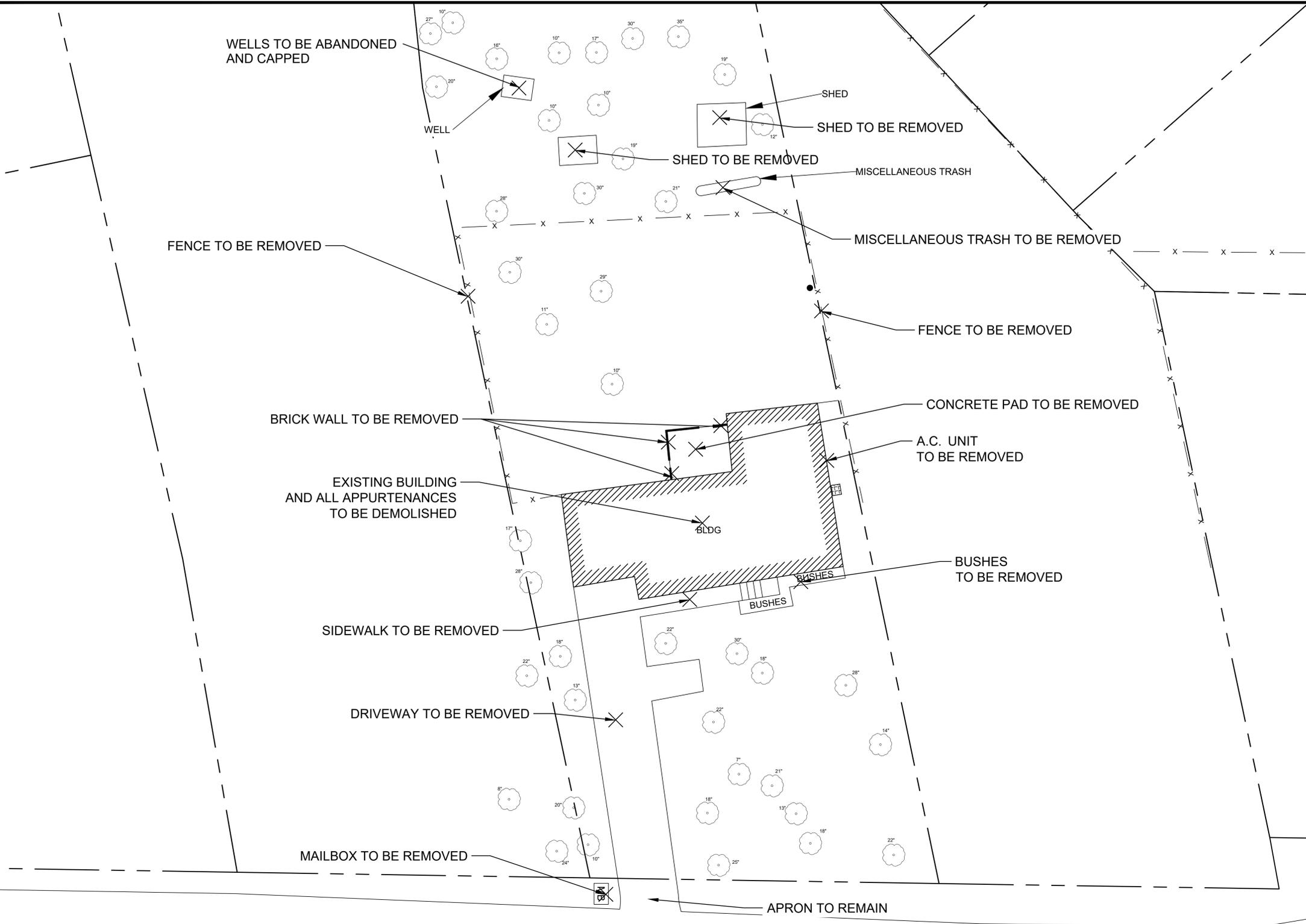
- ONLY STREET CURBING AND DRIVEWAY APRON TO REMAIN.
- UTILITY SERVICES TO BE CAPPED AT RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
- ALL UTILITIES (GAS METERS, ELECTRIC METERS, POWER POLES, ETC.) TO BE REMOVED IN DEMOLITION AREA, UNLESS OTHERWISE NOTED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S), IF APPLICABLE.
- PRIOR TO ANY DEMOLITION ACTIVITIES: ALL EROSION AND SEDIMENTATION CONTROL (ES&C) DEVICES SHALL BE INSTALLED (SEE SHEET 2 AND 4); ENGINEER TO INSPECT WITHIN 7 DAYS AFTER INSTALLATION AND PRIOR TO DEMOLITION ACTIVITIES.
- ES&C MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT DEMOLITION ACTIVITIES.
- NO BUILDING WORK, DEMOLITION, ETC., IS TO TAKE PLACE UNTIL A LETTER IS FURNISHED TO THE CITY OF SANDY SPRINGS THAT ASBESTOS ABATEMENT IS COMPLETE.
- AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

DEMOLITION NOTES:

- ESTIMATED DISTURBANCE = 0.12 ACRES
- TRAFFIC: CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
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- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDARDS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- ☐ MAILBOX
- TREE TO BE REMOVED
- x-x- FENCE
- SATELLITE DISH
- A.C. UNIT
- ▨ BRICK WALL



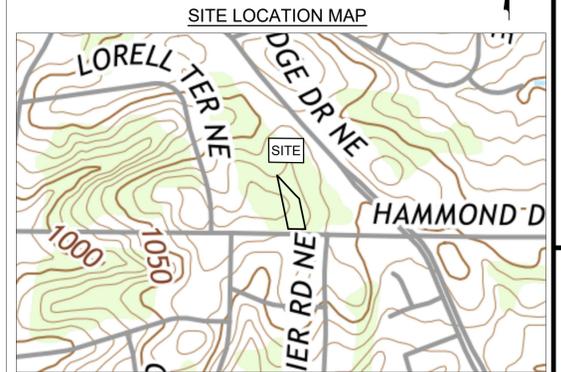
HAMMOND DRIVE

M:\Projects\2019\Project\1-19-1004C_City of SS, Demolition\Assties for 630 Hammond Drive, Sandy Springs, GA\Figures\2020\02_07_630 Hammond Drive Demo Figures.dwg



REV	DATE	BY	REVISIONS
0	12/16/19	JPF	INITIAL DRAWING

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GRAPHIC SCALE: 1" = 30'			
DRAWN BY: JPF		CHECKED BY: RKD	
PROJECT NUMBER: 1-19-1102B			



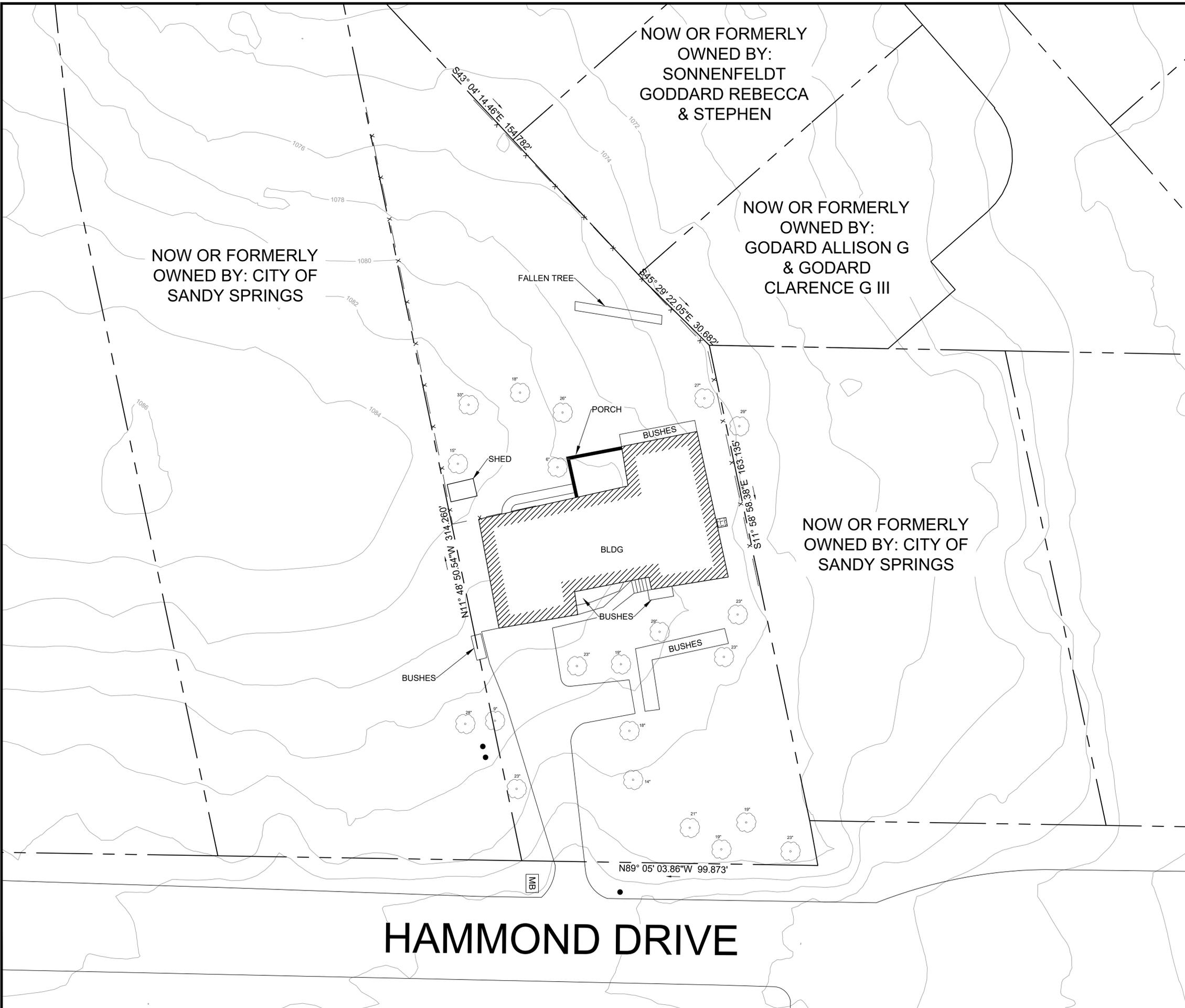
RECENT AERIAL PHOTOGRAPH



- NOTES:**
- SITE MAP WAS CREATED FROM GIS DATA AND AERIALS PROVIDED TO MAXIS ENGINEERING, LLC FROM CITY OF SANDY SPRINGS OPENDATA.ARCGIS.COM AND GOOGLE EARTH. MAXIS RECOMMENDS A PROFESSIONAL SURVEY IF EXACT LOCATIONS ARE NEEDED/REQUIRED.
 - ANY REFERENCE TO "CITY" MEANS CITY OF SANDY SPRINGS.
 - ANY REFERENCE TO "ENGINEER" MEANS MAXIS ENGINEERING, LLC.
 - THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER AND CITY ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND CITY MAKES NO GUARANTEE, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY, OR CONDITION.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- BRICK WALL
- FENCE
- TELEPHONE POLE



ALL DISTURBED AREAS TO RECEIVE SEEDING

Ds1 | Ds2 | Ds3

GRADING NOTES:

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- APPROX. 510 C.Y. OF FILL MATERIAL AND DIRT ON-SITE CAN BE USED TO SATISFY GRADING REQUIREMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NECESSARY FILL QUANTITIES DUE TO TOPOGRAPHIC ELEVATION APPROXIMATIONS.
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- EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.
- CONTRACTOR TO INSTALL ADDITIONAL BMPs THROUGHOUT CONSTRUCTION ACTIVITIES, AS NEEDED.

LEGEND

- - - - - APPROX. LOCATION OF PROPERTY LINE
- MB MAILBOX
- A.C. UNIT
- TREE
- BRICK WALL
- x FENCE
- TELEPHONE POLE
- - - - - SILT FENCING
- CONSTRUCTION ENTRANCE
- SILT FENCING
- HAYBALE BARRIER
- TREE SAVE
- CRITICAL ROOT ZONE
- HAYBALE BARRIER
- PROPOSED GRADING

GSWCC Common Sense, Not More Construction Controversies
 Barry D. Holbert
 Level II Certified Design Professional
 CERTIFICATION NUMBER: 000009877
 ISSUED: 04/21/2016 EXPIRES: 04/21/2021

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

CRITICAL ROOT ZONE TABLE		
TREE DIAMETER	CRITICAL ROOT ZONE	CIRCLE RADIUS
INCHES	FEET	FEET
28	35.00	36.17
29	36.25	37.46
27	33.75	34.88
29	36	37.46
33	41.25	42.63

CRITICAL ROOT ZONE IS 1.25 FEET FROM THE BASE OF TREE, FOR EVERY INCH OF DIAMETER OR DRIP LINE

THE CIRCLE RADII SHOWN ON FIGURE 3 EQUALS THE TREE RADIUS (HALF DIAMETER) PLUS CRITICAL ROOT ZONE

HAMMOND DRIVE

MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL
 SUITE 110
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 694-6178
 FAX: (770) 694-6253

GRADING AND ES&C PLAN
 CITY OF SANDY SPRING
 640 HAMMOND DRIVE
 SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	12/10/19	JPF	INITIAL DRAWING

GRAPHIC SCALE: 1" = 15'
 DRAWN BY: JPF
 CHECKED BY: RKD
 PROJECT NUMBER: 14-19-1102B

SHEET: **2**



REV	DATE	BY	REVISIONS
0	12/16/19	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RKD	
PROJECT NUMBER: 1-19-1102B			

SCOPE OF WORK:

- DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION, PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
- ALL DISTURBED AREAS TO BE REGRADED TO MATCH THE EXISTING ELEVATIONS OUTSIDE BUILDING FOOTPRINT; ONCE FINISHED GRADING IS COMPLETE AND INSPECTED BY CITY, DISTURBED AREAS TO BE STABILIZED WITH SEED AND STRAW.
- AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

DEVELOPMENT CONTACTS:

24-HR OWNER CONTACT: REBECCA DONNELLY
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 rdonnelly@maxisengineering.com

DEVELOPER CONTACT: DAVID WELLS
 CITY OF SANDY SPRINGS
 1 GALAMBOS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 Dwells@sandy-springs.ga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 003600020125
 ADDRESS: 640 HAMMOND DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.54
 DISTURBED ACRES: ~0.12

GENERAL NOTES:

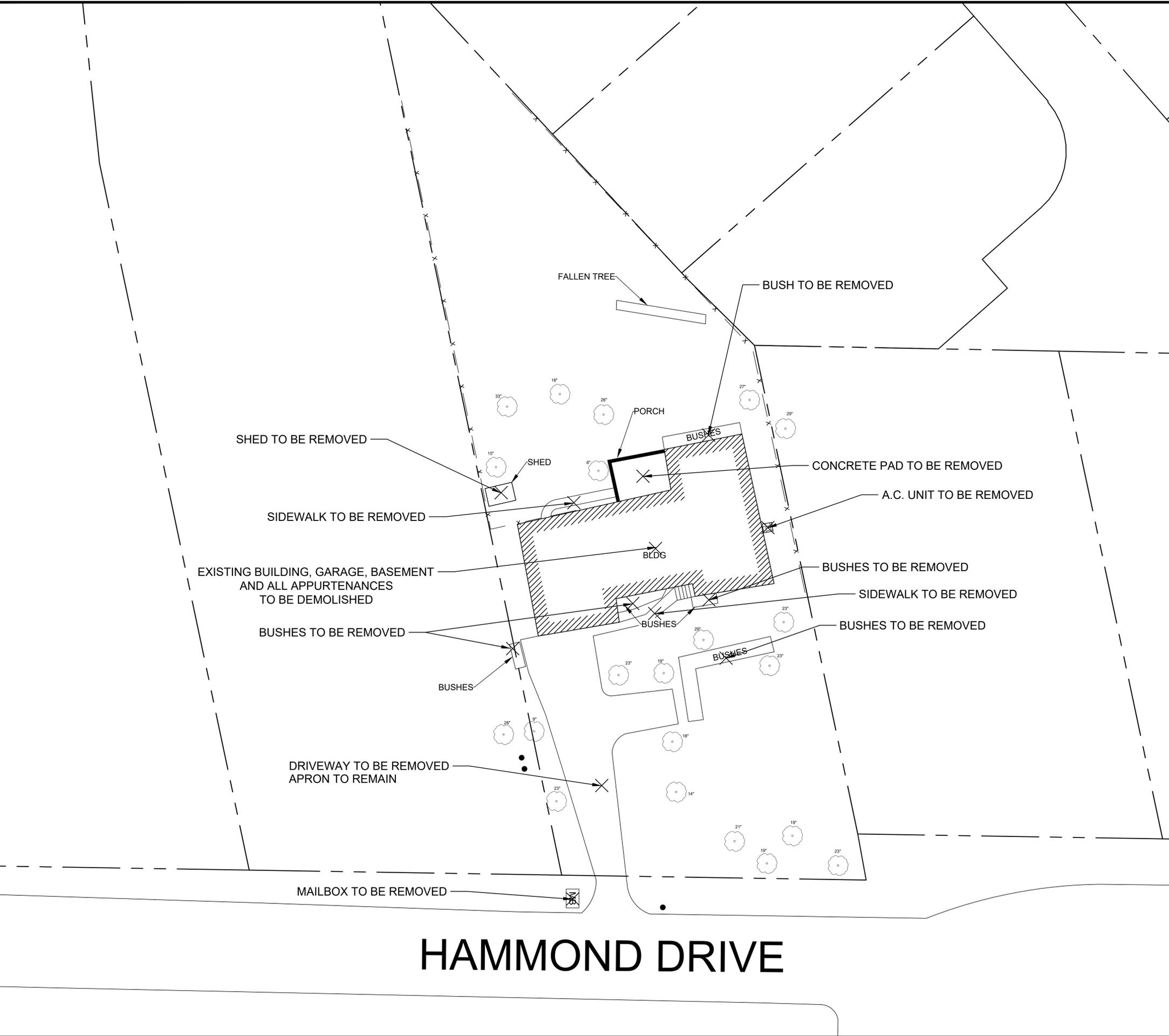
- ONLY STREET CURBING AND DRIVEWAY APRON TO REMAIN.
- UTILITY SERVICES TO BE CAPPED AT RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
- ALL UTILITIES (GAS METERS, ELECTRIC METERS, POWER POLES, ETC.) TO BE REMOVED IN DEMOLITION AREA, UNLESS OTHERWISE NOTED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S), IF APPLICABLE.
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DEMOLITION NOTES:

- ESTIMATED DISTURBANCE = 0.12 ACRES
- TRAFFIC: CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
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- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

- - - - - APPROX. LOCATION OF PROPERTY LINE
- ☐ MAILBOX
- ⊗ A.C. UNIT
- TREE
- ▬ BRICK WALL
- x - FENCE TO BE REMOVED
- TELEPHONE POLE



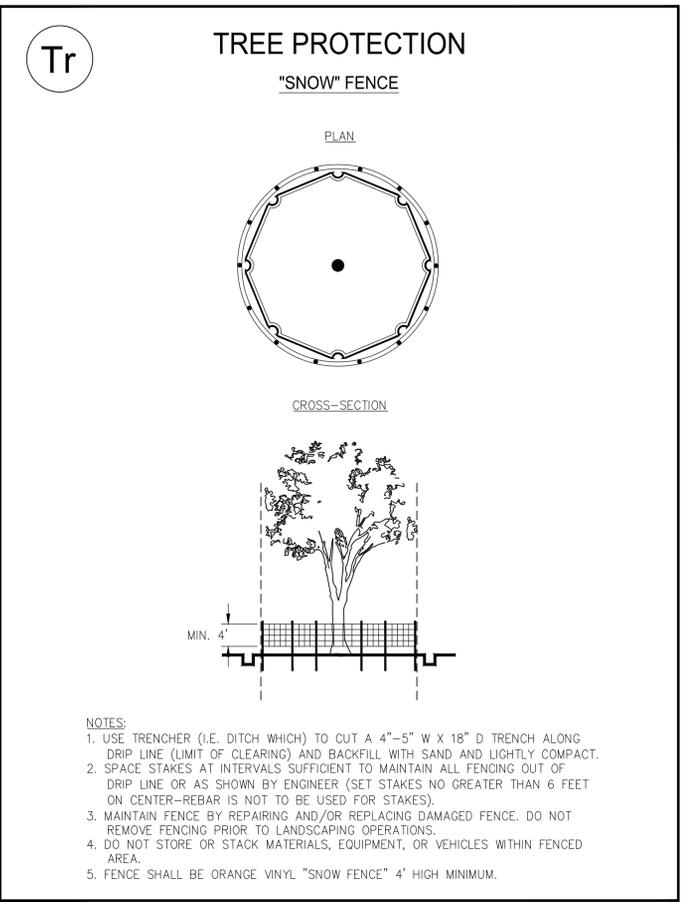
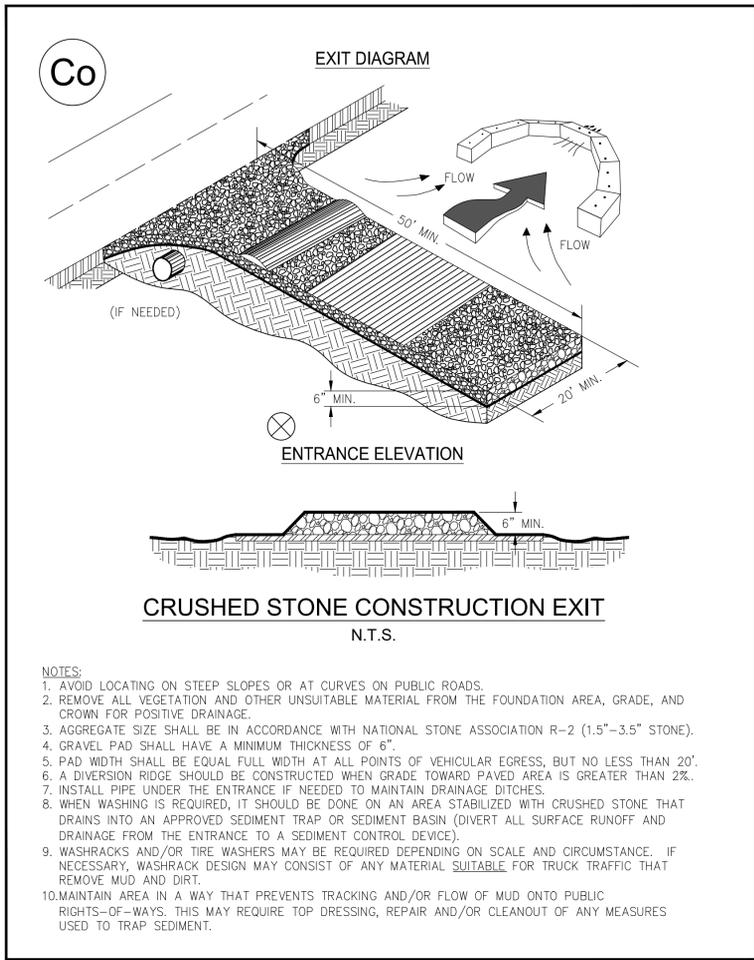
HAMMOND DRIVE



M:\Project\2019\Project\1-19-1102B - City of SS, Demo Release Activities, 640 Hammond Drive, Sandy Springs, GA\Figures\2019 12 11_640 Hammond Drive Demo Figures.dwg

REV	DATE	BY	REVISIONS
0	12/16/19	JPF	INITIAL DRAWING

GRAPHIC SCALE: NTS	DRAWN BY: JPF
CHECKED BY: RND	PROJECT NUMBER: 1-19-1102B



Ds1 **TEMPORARY STABILIZATION (MULCHING)**

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
 TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
 STRAW - 2 TONS/AC - 2-4" DEEP
 HAY - 2.5 TONS/AC - 2-4" DEEP
 WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 **TEMPORARY SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
 * FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 **PERMANENT SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

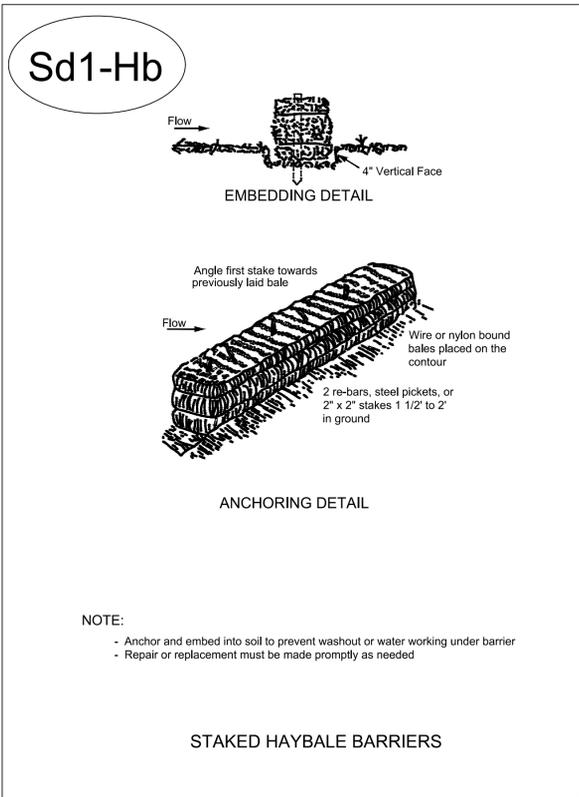
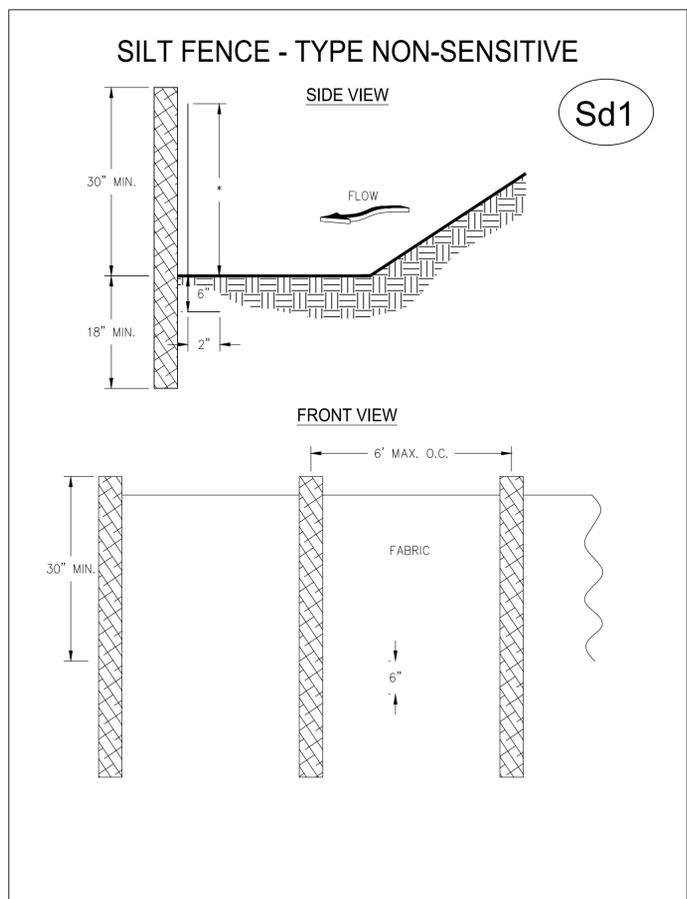
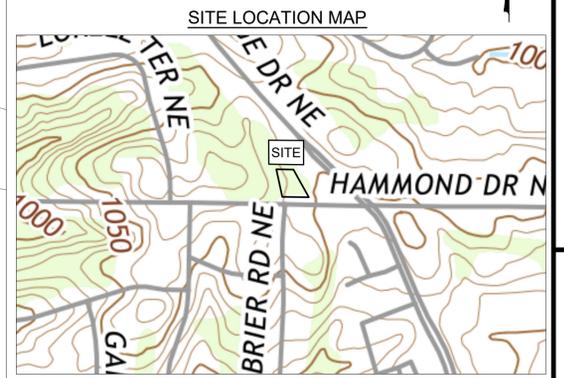


Figure 6-20.2



REV	DATE	BY	REVISIONS
0	02/07/20	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RKD	
PROJECT NUMBER: 1-19-1097B			

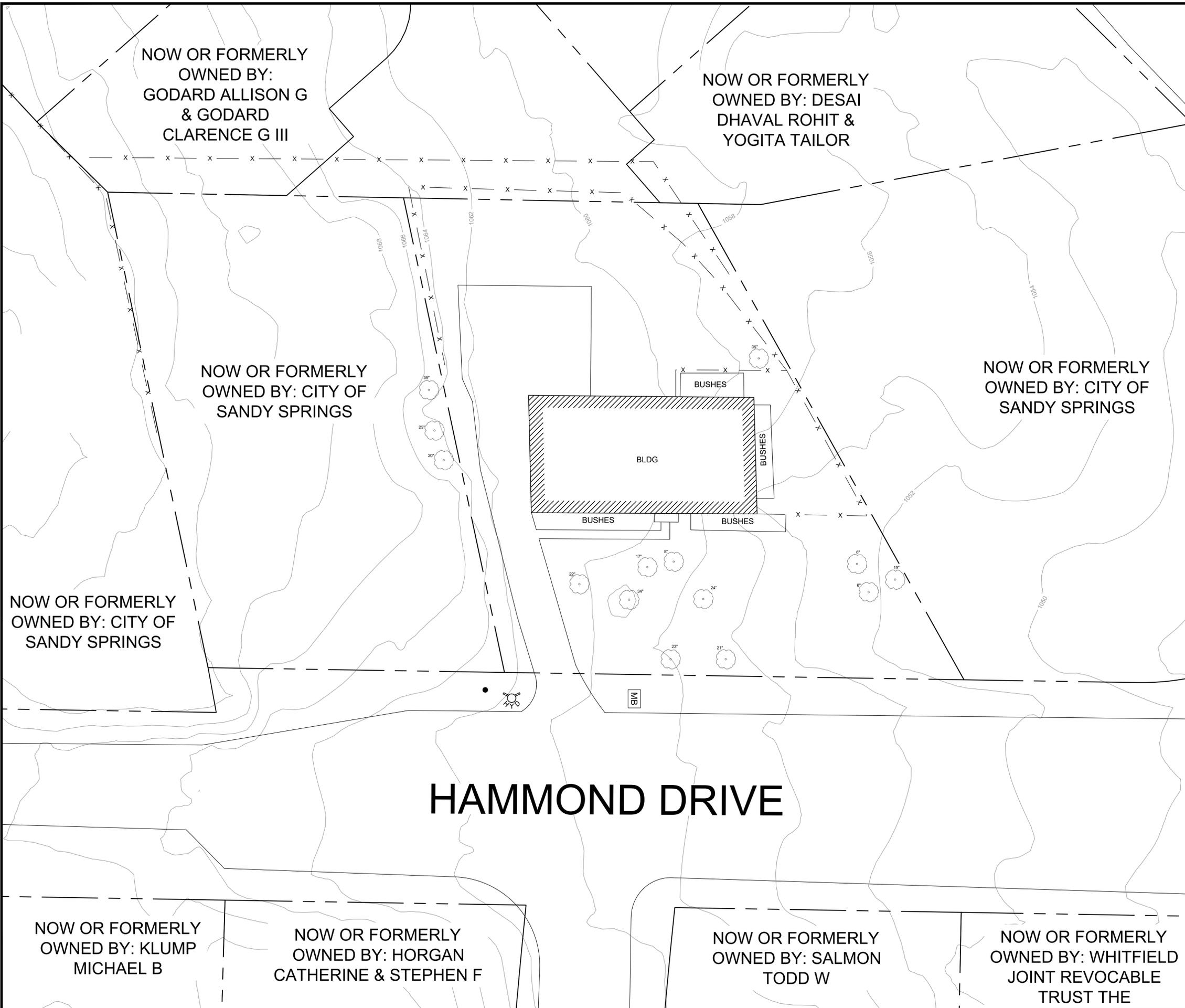


NOTES:

- SITE MAP WAS CREATED FROM GIS DATA AND AERIALS PROVIDED TO MAXIS ENGINEERING, LLC FROM CITY OF SANDY SPRINGS OPENDATA.ARCGIS.COM AND GOOGLE EARTH. MAXIS RECOMMENDS A PROFESSIONAL SURVEY IF EXACT LOCATIONS ARE NEEDED/REQUIRED.
- ANY REFERENCE TO "CITY" MEANS CITY OF SANDY SPRINGS.
- ANY REFERENCE TO "ENGINEER" MEANS MAXIS ENGINEERING, LLC.
- THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER AND CITY ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND CITY MAKES NO GUARANTEE, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY, OR CONDITION.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MB MAILBOX
- TREE
- ⊗ FIRE HYDRANT
- x-x- FENCE
- TELEPHONE POLE



NOW OR FORMERLY OWNED BY:
 GODARD ALLISON G
 & GODARD CLARENCE G III

NOW OR FORMERLY OWNED BY: DESAI
 DHAVAL ROHIT &
 YOGITA TAILOR

NOW OR FORMERLY OWNED BY: CITY OF
 SANDY SPRINGS

NOW OR FORMERLY OWNED BY: CITY OF
 SANDY SPRINGS

NOW OR FORMERLY OWNED BY: CITY OF
 SANDY SPRINGS

HAMMOND DRIVE

NOW OR FORMERLY OWNED BY: KLUMP
 MICHAEL B

NOW OR FORMERLY OWNED BY: HORGAN
 CATHERINE & STEPHEN F

NOW OR FORMERLY OWNED BY: SALMON
 TODD W

NOW OR FORMERLY OWNED BY: WHITFIELD
 JOINT REVOCABLE TRUST THE





REV	DATE	BY	REVISIONS
0	02/07/20	JPF	INITIAL DRAWING

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0	02/07/20	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RMD	
PROJECT NUMBER: 1-19-1097B			

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 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 Dwells@sandy-springs.ga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 003600020109
 ADDRESS: 660 HAMMOND DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.50
 DISTURBED ACRES: ~0.15

GENERAL NOTES:

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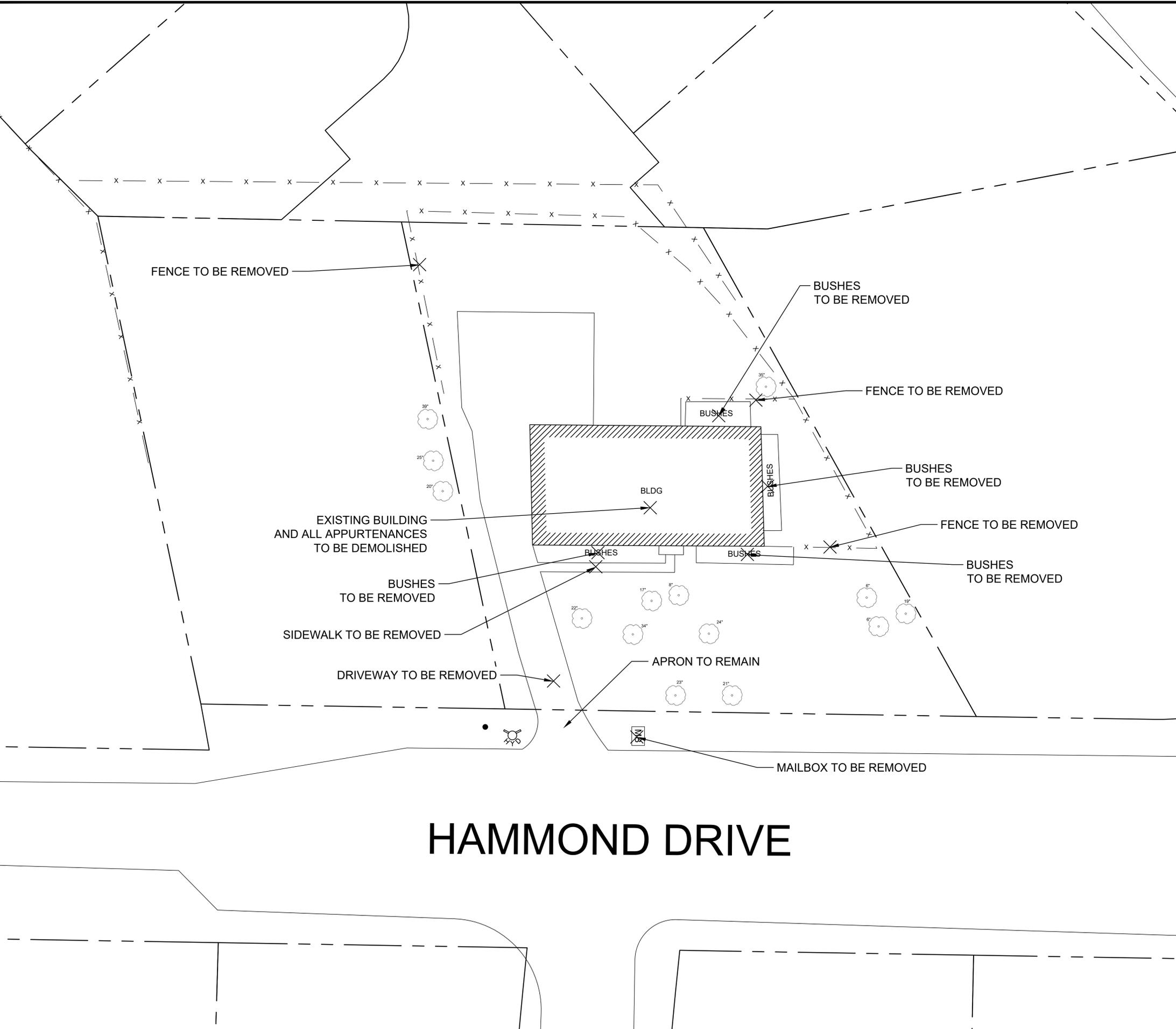
DEMOLITION NOTES:

- ESTIMATED DISTURBANCE = 0.15 ACRES
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LEGEND

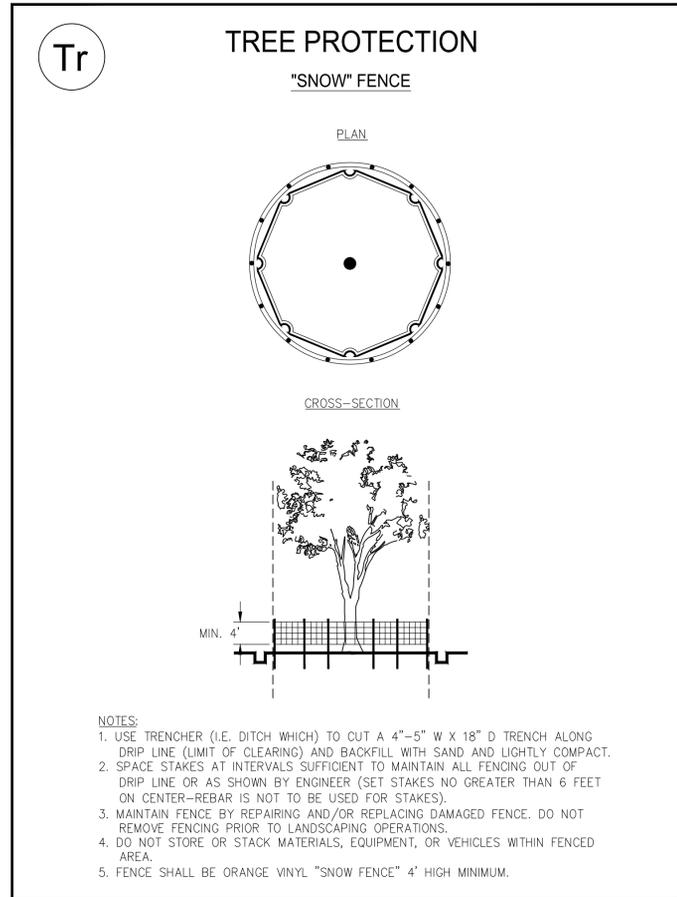
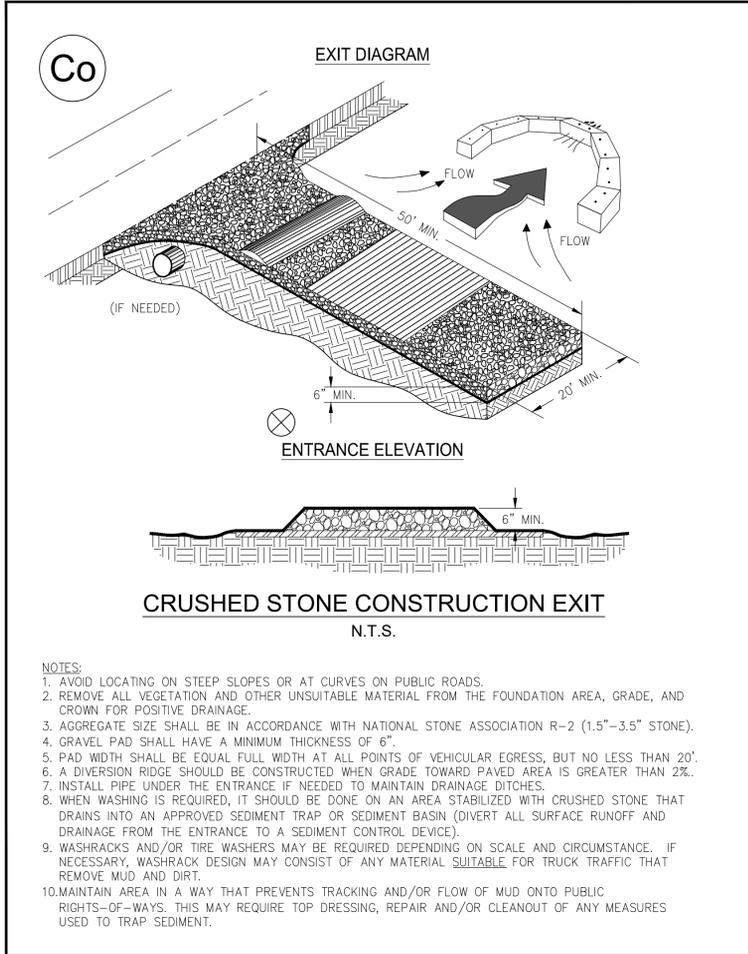
- - - - - APPROX. LOCATION OF PROPERTY LINE
- ☒ MAILBOX
- TREE TO BE REMOVED
- x - x - FENCE
- TELEPHONE POLE

HAMMOND DRIVE



REV	DATE	BY	REVISIONS
0	02/04/21	JF	INITIAL DRAWING

GRAPHIC SCALE: NTS	DRAWN BY: JPF
CHECKED BY: RND	PROJECT NUMBER: 1-19-1097B



Ds1 **TEMPORARY STABILIZATION (MULCHING)**

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
 TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
 STRAW - 2 TONS/AC - 2-4" DEEP
 HAY - 2.5 TONS/AC - 2-4" DEEP
 WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 **TEMPORARY SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
 * FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 **PERMANENT SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

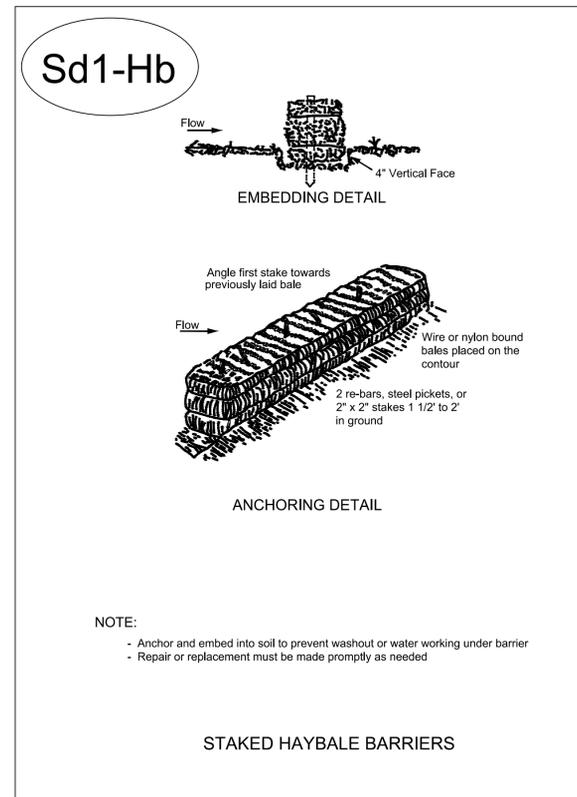
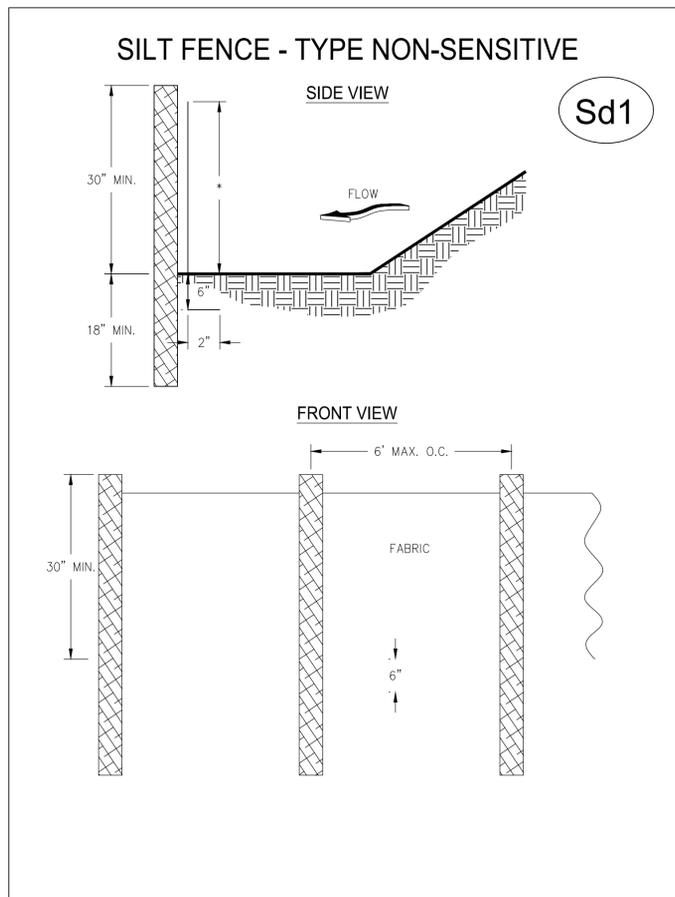


Figure 6-20.2



REV	DATE	BY	REVISIONS
0	02/03/20	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RKD	
PROJECT NUMBER: 1-19-1070B			

SCOPE OF WORK:

- DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
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 CITY OF SANDY SPRINGS
 1 GALAMBOS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 Dwells@sandy-springe.ga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 00710002015
 ADDRESS: 6038 HARLESTON ROAD
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.48
 DISTURBED ACRES: ~0.10

GENERAL NOTES:

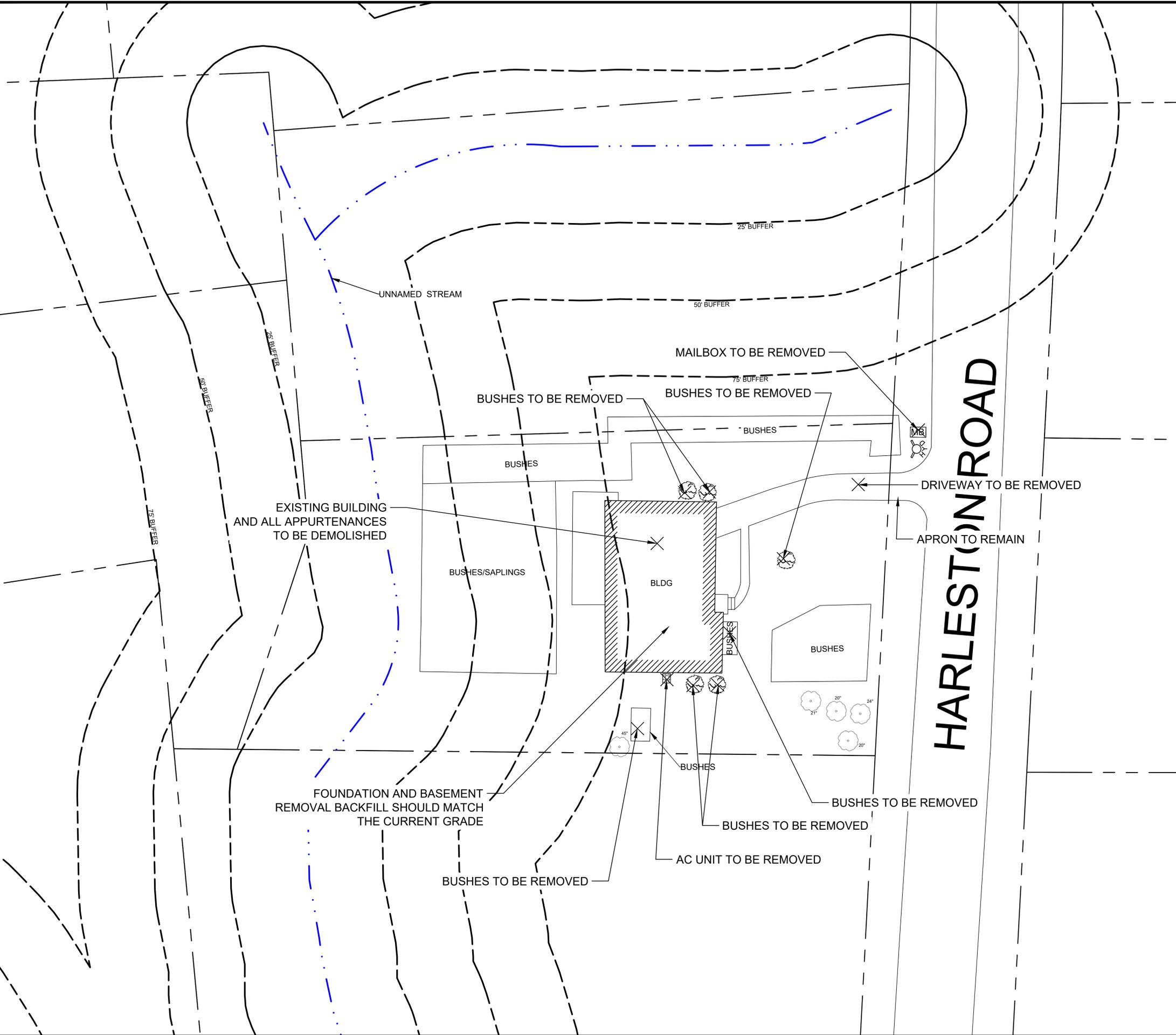
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DEMOLITION NOTES:

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- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

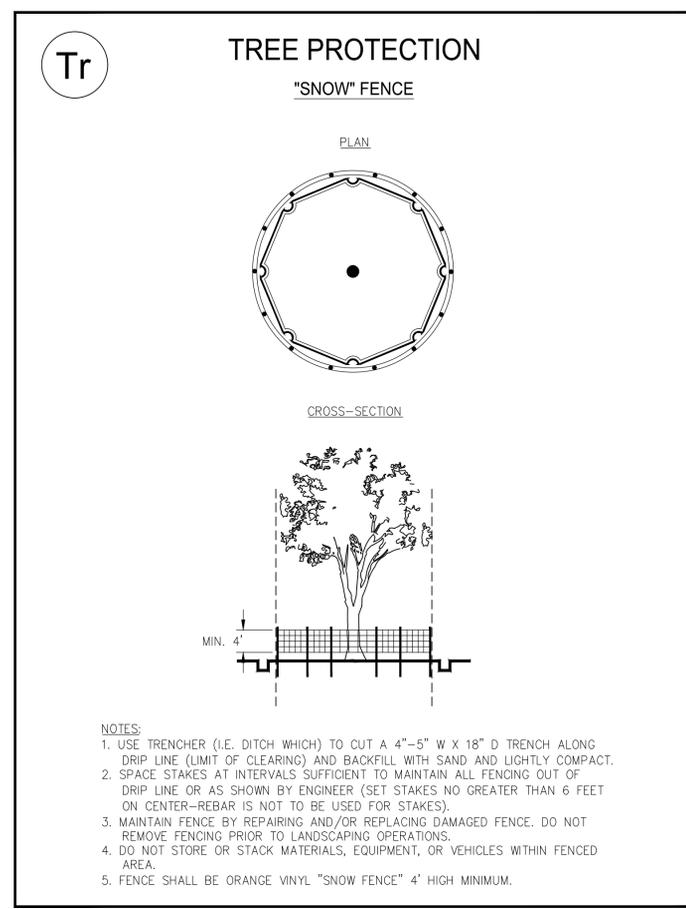
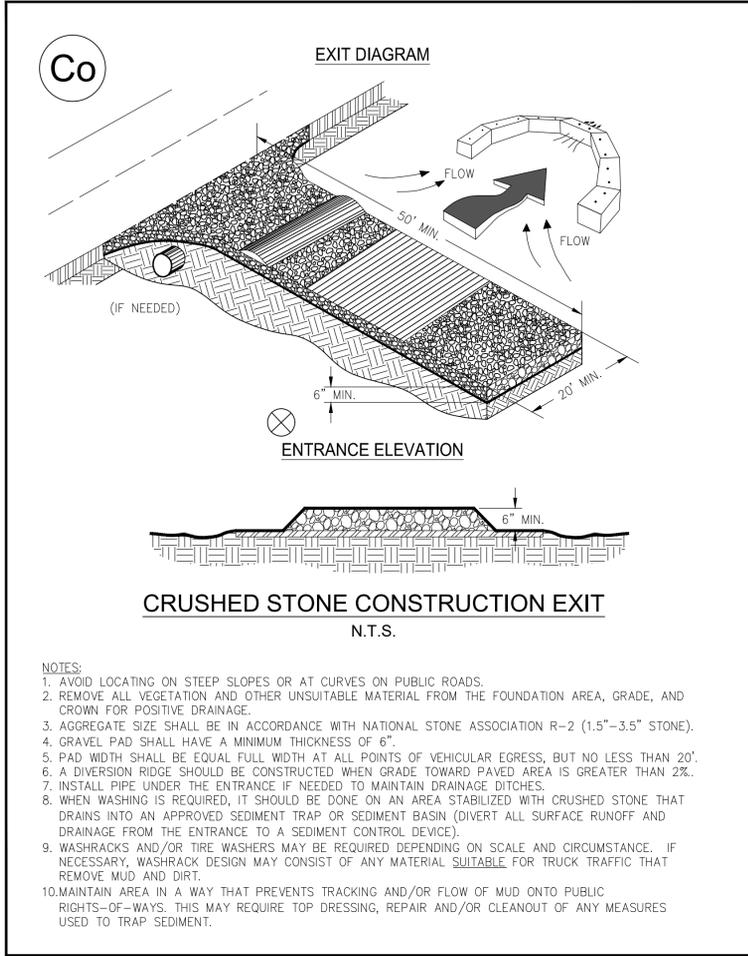
- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- BUSH
- TO BE REMOVED
- FIRE HYDRANT



M:\Projects\2019\Project-1-19-1070B_City of SS_Demolition Address: 6038 Harleston Road, Sandy Springs, GA\Permit\2020_02_03_6038 Harleston Drive Demo Figures.dwg

REV	DATE	BY	REVISIONS
0	02/04/21	JPF	INITIAL DRAWING

GRAPHIC SCALE: NTS	DRAWN BY: JPF
CHECKED BY: RND	PROJECT NUMBER: 1-19-1070B



Ds1 **TEMPORARY STABILIZATION (MULCHING)**

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
STRAW - 2 TONS/AC - 2-4" DEEP
HAY - 2.5 TONS/AC - 2-4" DEEP
WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 **TEMPORARY SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
* FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 **PERMANENT SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

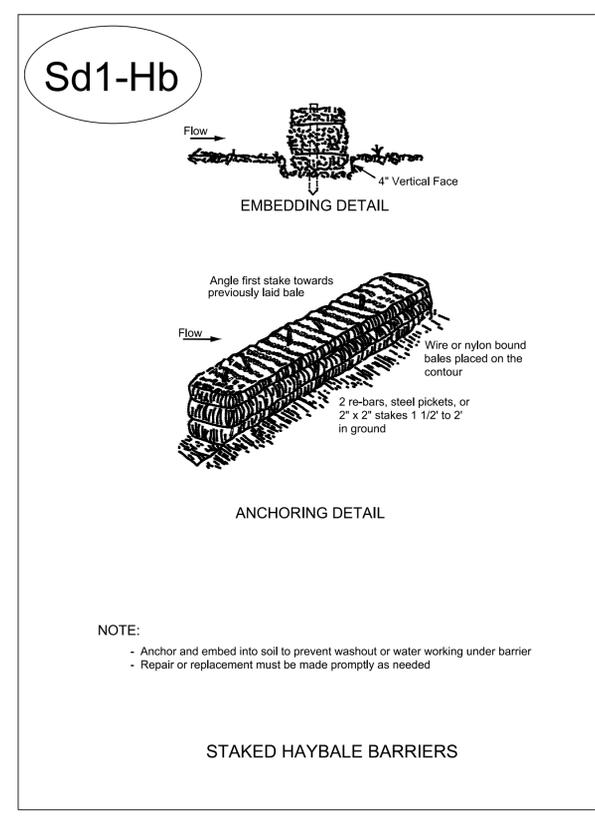
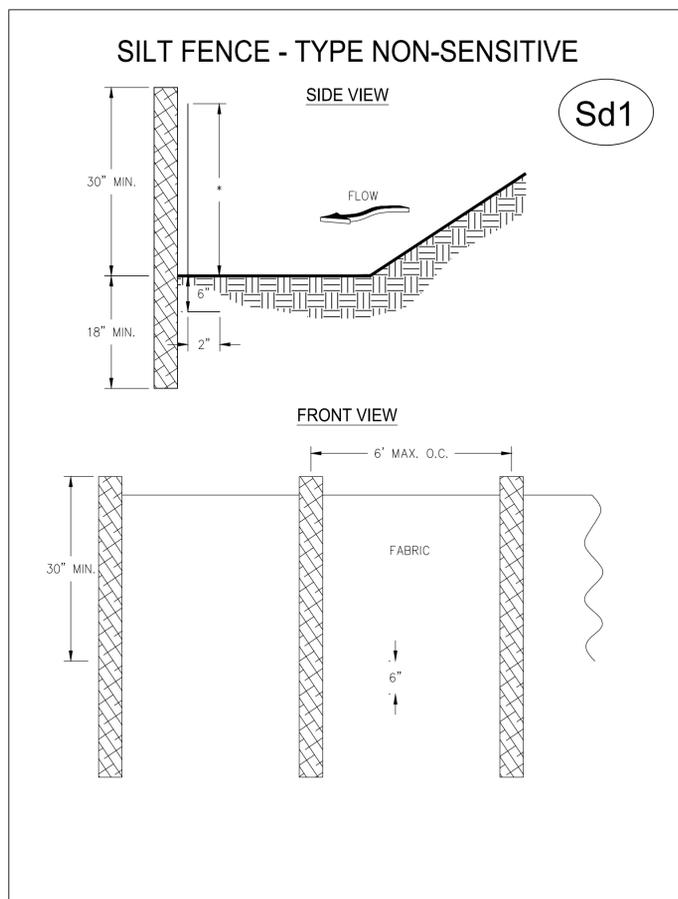


Figure 6-20.2

NOW OR FORMERLY OWNED BY:
LANGFORD EMILY &
LANGFORD MATHEW

NOW OR FORMERLY OWNED BY: CITY OF
SANDY SPRINGS

NOW OR FORMERLY OWNED BY: CITY OF
SANDY SPRINGS

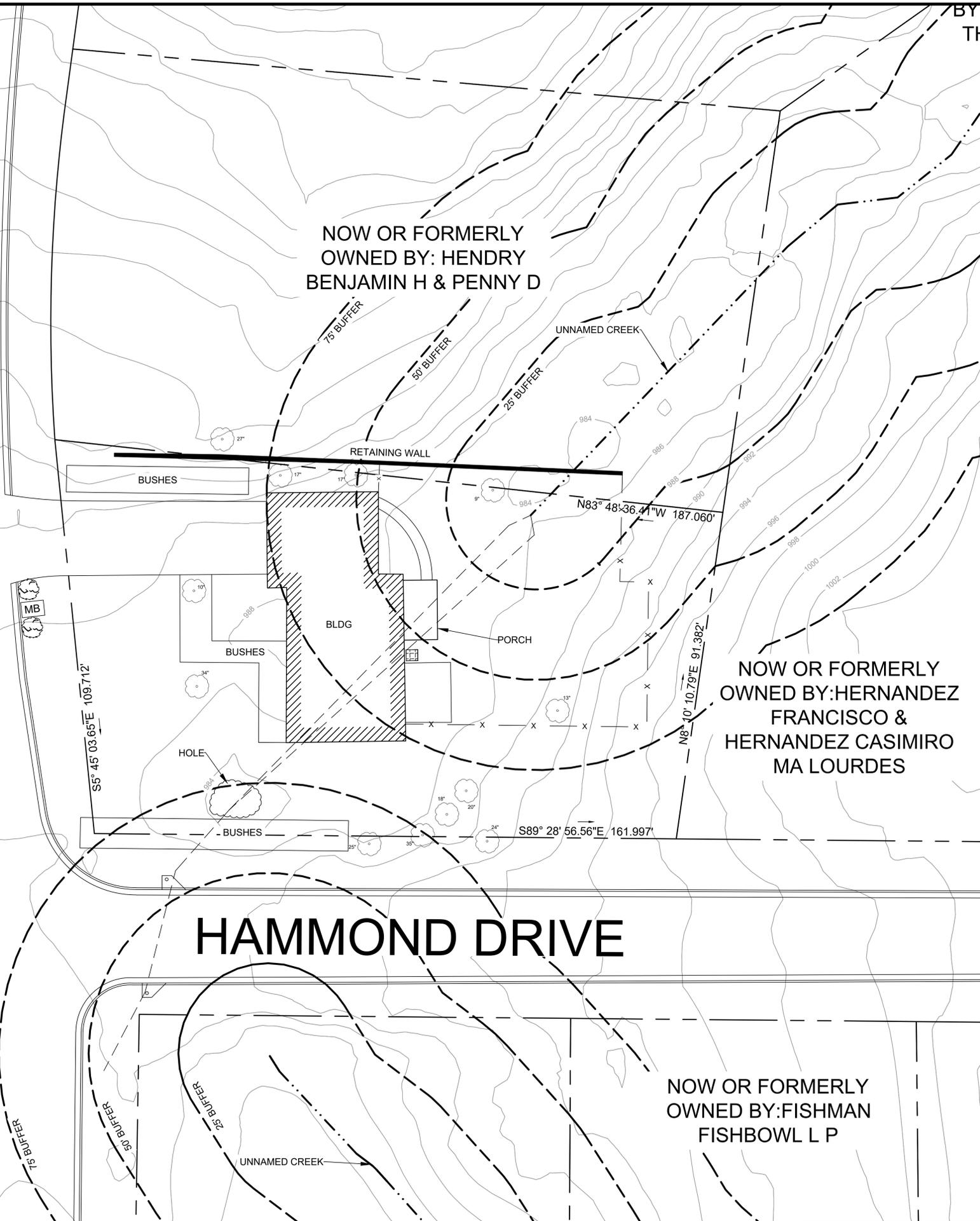
NOW OR FORMERLY OWNED BY: HENDRY
BENJAMIN H & PENNY D

NOW OR FORMERLY OWNED BY: HERNANDEZ
FRANCISCO &
HERNANDEZ CASIMIRO
MA LOURDES

NOW OR FORMERLY OWNED BY: FISHMAN
FISHBOWL L P

KAYRON DRIVE

HAMMOND DRIVE



NOTES:

- SITE MAP WAS CREATED FROM GIS DATA AND AERIALS PROVIDED TO MAXIS ENGINEERING, LLC FROM CITY OF SANDY SPRINGS OPENDATA.ARCGIS.COM AND GOOGLE EARTH. MAXIS RECOMMENDS A PROFESSIONAL SURVEY IF EXACT LOCATIONS ARE NEEDED/REQUIRED.
- ANY REFERENCE TO "CITY" MEANS CITY OF SANDY SPRINGS.
- ANY REFERENCE TO "ENGINEER" MEANS MAXIS ENGINEERING, LLC.
- THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER AND CITY ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND CITY MAKES NO GUARANTEE, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY, OR CONDITION.

LEGEND

	APPROX. LOCATION OF PROPERTY LINE
	SIGN
	BUSH
	TREE
	FENCE
	UNDERGROUND STORMWATER PIPING
	A.C. UNIT

MAXIS ENGINEERING, LLC
501 HICKORY RIDGE TRAIL
SUITE 110
WOODSTOCK, GEORGIA 30188
PHONE: (770) 694-6178

SITE MAP
CITY OF SANDY SPRINGS
6017 KAYRON DRIVE
SANDY SPRINGS, FULTON COUNTY GEORGIA

REV	DATE	BY	REVISIONS
0	05/11/20	JPF	INITIAL DRAWING
1	07/16/20	JPF	DRAWING UPDATES

GRAPHIC SCALE: 1" = 15'

DRAWN BY: JPF
CHECKED BY: RKD
PROJECT NUMBER: 1-17-875B

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SHEET: **1**

CRITICAL ROOT ZONE TABLE		
TREE DIAMETER INCHES	CRITICAL ROOT ZONE FEET	CIRCLE RADIUS FEET
27	33.75	34.88
34	42.50	43.92
35	43.75	45.21

CRITICAL ROOT ZONE IS 1.25 FEET FROM THE BASE OF TREE, FOR EVERY INCH OF DIAMETER OR DRIP LINE

THE CIRCLE RADII SHOWN ON FIGURE 3 EQUALS THE TREE RADIUS (HALF DIAMETER) PLUS CRITICAL ROOT ZONE

KAYRON DRIVE

HAMMOND DRIVE

LATITUDE: 33.919369
LONGITUDE: 84.371669

HALE BALE BARRIER

DOUBLE ROW SILT FENICNG

ALL DISTURBED AREAS TO RECEIVE SEEDING

Ds1 Ds2 Ds3

GRADING NOTES:

- ESTIMATED DISTURBANCE = 0.10 ACRES
- CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
- PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
- REMOVE SHRUBS AND OTHER VEGETATION OR OBSTRUCTIONS AS REQUIRED TO PERMIT THE START OF GRADING WORK. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- APPROX. 220 C.Y. OF FILL MATERIAL AND DIRT ON-SITE CAN BE USED TO SATISFY GRADING REQUIREMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NECESSARY FILL QUANTITIES DUE TO TOPOGRAPHIC ELEVATION APPROXIMATIONS.
- FILL MATERIALS USED AT ANY LOCATION SHALL BE FROM EITHER ON-SITE EXCAVATION OR OTHER BORROW AREA APPROVED BY THE CITY.
- ALL AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698).
- ALL EARTHEN SLOPES ASSOCIATED WITH RE-GRADING ACTIVITIES, SHALL NOT EXCEED A MAXIMUM 3 TO 1 SLOPE.
- THE CONCRETE FOUNDATION OF THE BUILDING SHALL BE REMOVED AND BACKFILLED TO MATCH THE EXISTING GRADE OR GRADING CONTOURS PROVIDED.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDERS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING CONSTRUCTION ENTRANCE/EXIT TO REMAIN FREE OF DIRT/DEBRIS.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE FINISHED FLOOR ELEVATION OF THE BUILDING WAS APPROXIMATED TO BE 986 TO 988. THIS APPROXIMATION WAS BASED OFF OF GIS DATA FROM THE CITY OF SANDY SPRINGS. IF A MORE ACCURATE ELEVATION IS NEEDED A PROFESSIONAL SURVEY IS RECOMMENDED.

EROSION CONTROL NOTES:

- 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 SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
- ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH SEEDING.
- MAXIS ENGINEERING, PLAN DESIGNER, VISITED THE SITE PRIOR TO DESIGNING THE EROSION & SEDIMENTATION CONTROL PLANS.
- SILT FENCE CANNOT BE USED TO STORE SEDIMENT. THE USE OF BASINS, SEDIMENT TRAPS AND OTHER SIMILAR BMPs IN ACCORDANCE WITH STATE LAW ARE REQUIRED.
- NO CLEARING OF THE SITE UNTIL ALL BASINS, DIVERSIONS, AND SEDIMENT CONTROLS ARE INSTALLED, STABILIZED, AND FUNCTIONAL.
- ANY STORM DRAINAGE SYSTEM NOT WITHIN PUBLIC RIGHT OF WAY IS CONSIDERED A PRIVATE SYSTEM THAT WILL NOT BE MAINTAINED BY THE CITY OF SANDY SPRINGS. A STORM DRAINAGE EASEMENT DOES NOT INDICATE OWNERSHIP BY THE CITY OF SANDY SPRINGS.
- DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE NOT LESS THAN 6" IN 10 FEET. WHEREVER POSSIBLE RESIDENTIAL HOMES AND COMMERCIAL BUILDINGS ARE TO BE HIGHER THAN TOP OF CURB ELEVATIONS FOR ADEQUATE DRAINAGE.
- CONNECT ALL DOWNSPOUTS TO STORM SEWER SYSTEM. IF IMPOSSIBLE TO CONNECT TO STORM DRAINS, THEN FLOWS FROM DOWNSPOUTS SHALL BE SUFFICIENTLY SPREAD TO PREVENT EROSION CONDITIONS.
- LAND DISTURBANCE CANNOT BEGIN ON THE SITE UNTIL AFTER THE PRECONSTRUCTION CONFERENCE AND THE EROSION CONTROL INSPECTOR GIVES THE LDA PERMIT TO THE CONTRACTOR. PRESENT FOR THE PRECONSTRUCTION CONFERENCE SHALL BE: GENERAL CONTRACTOR, GRADING CONTRACTOR, AND OWNER. THE DESIGN PROFESSIONAL MAY BE PRESENT AT THE DIRECTION OF THE OWNER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES FREQUENTLY, ESPECIALLY AFTER RAINFALL, AND MAINTAIN OR REPLACE AS NECESSARY PER THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR WILL SCHEDULE HIS WORK TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED.
- A TEMPORARY CONSTRUCTION EXIT WILL BE EMPLOYED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
- EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.
- CONTRACTOR TO INSTALL ADDITIONAL BMPs THROUGHOUT CONSTRUCTION ACTIVITIES, AS NEEDED.
- 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.
- 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.
- 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.
- NO LAND DISTURBING ACTIVITY SHALL BE CONDUCTED WITHIN THE 25-FOOT STREAM BUFFER.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- SIGN
- BUSH
- TREE
- FENCE
- UNDERGROUND STORMWATER PIPING
- HAY BALE BARRIER
- CONSTRUCTION ENTRANCE
- TREE SAVE
- CRITICAL ROOT ZONE
- PROPOSED GRADING

GSWCC Common Sense, Smart Work
Construction Consultants

Barry D. Holbert
Level II Certified Design Professional

CERTIFICATION NUMBER: 000098877
ISSUED: 04/21/2016 EXPIRES: 04/21/2021

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MAXIS ENGINEERING, LLC
501 HICKORY RIDGE TRAIL
SUITE 110
WOODSTOCK, GEORGIA 30188
PHONE: (770) 694-6178

GRADING AND ES&C PLAN
CITY OF SANDY SPRING
6017 KAYRON DRIVE
SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	05/11/20	JPF	INITIAL DRAWING
1	07/10/20	JPF	DRAWING UPDATES

GRAPHIC SCALE: 1" = 15'

DRAWN BY: JPF

CHECKED BY: RKD

PROJECT NUMBER: 1-19-275B

SHEET: **2**

M:\Projects\2017 Projects\1129356_City of SS - Demolition activities - 6017 Kayron Drive - 6017 Kayron Drive - Sandy Springs, GA\Figures\2020\05 11_6017 Kayron Drive - Sandy Springs.dwg



REV	DATE	BY	REVISIONS
0	05/11/20	JPF	INITIAL DRAWING
1	07/16/20	JPF	DRAWING UPDATES

REV	DATE	BY	REVISIONS

0	7.5	15	30
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GRAPHIC SCALE: 1" = 15'
DRAWN BY: JPF
CHECKED BY: RKD
PROJECT NUMBER: 1-17-875B

SCOPE OF WORK:

- DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION, PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
- ALL DISTURBED AREAS TO BE REGRADED TO MATCH THE EXISTING ELEVATIONS OUTSIDE BUILDING FOOTPRINT; ONCE FINISHED GRADING IS COMPLETE AND INSPECTED BY CITY, DISTURBED AREAS TO BE STABILIZED WITH SEED AND STRAW.
- AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

DEVELOPMENT CONTACTS:

24-HR OWNER CONTACT: REBECCA DONNELLY
 MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL, STE. 110
 WOODSTOCK, GA, 30188
 (770) 694-6178 - MAIN
 (404) 985-3485 - CELL
 rdonnelly@maxisengineering.com

DEVELOPER CONTACT: DAVID WELLS
 CITY OF SANDY SPRINGS
 1 GALAMBOS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 Dwells@SandySpringsga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 0071000030567
 ADDRESS: 6017 KAYRON DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.44
 DISTURBED ACRES: ~0.10

GENERAL NOTES:

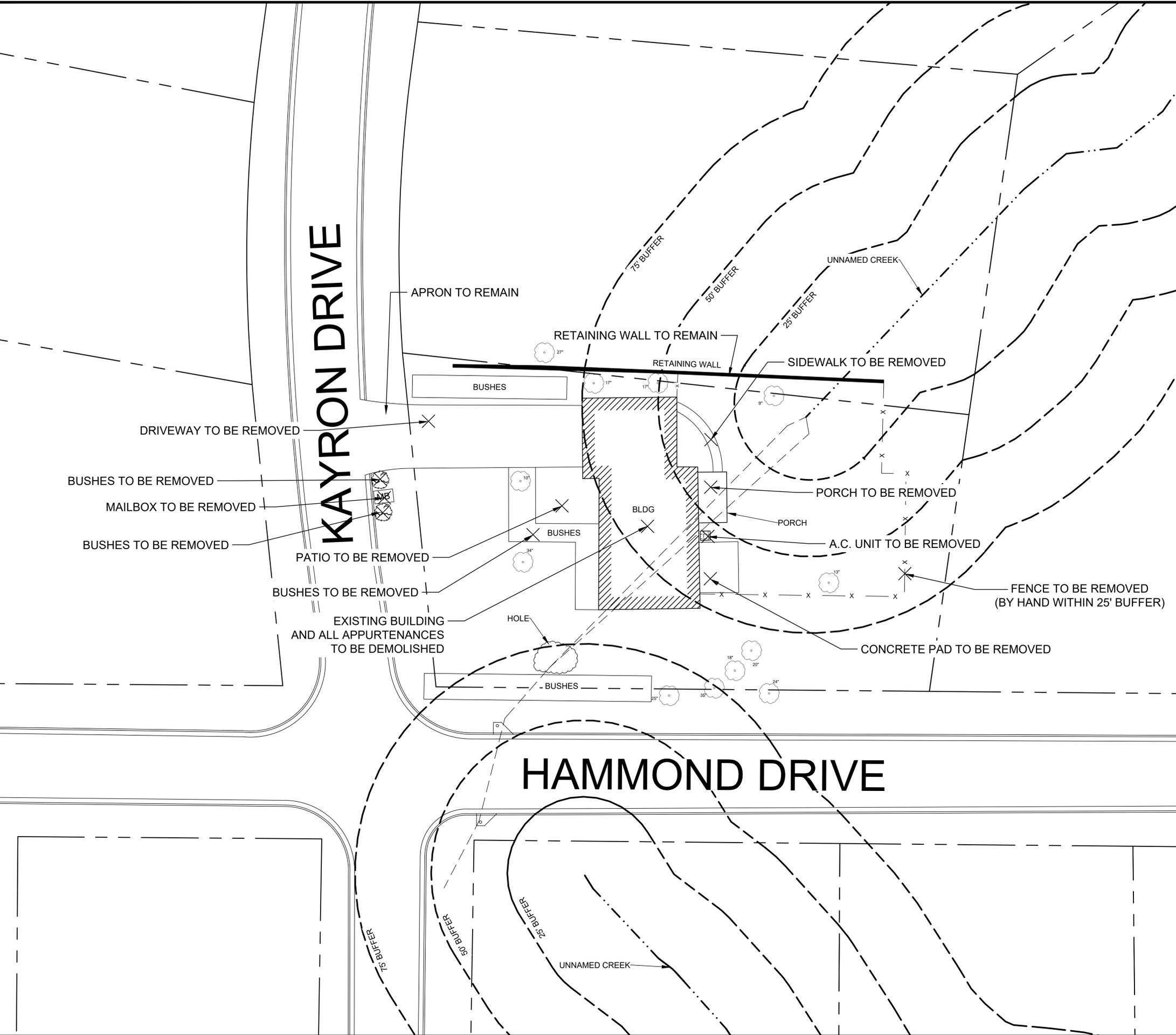
- ONLY STREET CURBING AND PARKING LOT TO REMAIN.
- UTILITY SERVICES TO BE CAPPED AT RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
- ALL UTILITIES (GAS METERS, ELECTRIC METERS, POWER POLES, ETC.) TO BE REMOVED IN DEMOLITION AREA, UNLESS OTHERWISE NOTED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S), IF APPLICABLE.
- PRIOR TO ANY DEMOLITION ACTIVITIES: ALL EROSION AND SEDIMENTATION CONTROL (ES&C) DEVICES SHALL BE INSTALLED (SEE SHEET 2 AND 4); ENGINEER TO INSPECT WITHIN 7 DAYS AFTER INSTALLATION AND PRIOR TO DEMOLITION ACTIVITIES.
- ES&C MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT DEMOLITION ACTIVITIES.
- NO BUILDING WORK, DEMOLITION, ETC., IS TO TAKE PLACE UNTIL A LETTER IS FURNISHED TO THE CITY OF SANDY SPRINGS THAT ASBESTOS ABATEMENT IS COMPLETE.
- AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

DEMOLITION NOTES:

- ESTIMATED DISTURBANCE = 0.10 ACRES
- TRAFFIC: CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
- PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDARDS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

LEGEND

- - - - - APPROX. LOCATION OF PROPERTY LINE
- ⊠ SIGN
- ⊙ BUSH
- ⊙ TREE
- x - x - FENCE
- - - - - UNDERGROUND STORMWATER PIPING
- ⊠ A.C. UNIT TO BE REMOVED



REV	DATE	BY	REVISIONS
0	05/11/20	JPF	INITIAL DRAWING
1	07/16/20	JPF	DRAWING UPDATES

GRAPHIC SCALE: NTS	DRAWN BY: JPF
CHECKED BY: RND	PROJECT NUMBER: 1-17-875B

Co EXIT DIAGRAM

CRUSHED STONE CONSTRUCTION EXIT
N.T.S.

NOTES:

1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Tr TREE PROTECTION
"SNOW" FENCE

NOTES:

1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

Ds1 TEMPORARY STABILIZATION (MULCHING)

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
STRAW - 2 TONS/AC - 2-4" DEEP
HAY - 2.5 TONS/AC - 2-4" DEEP
WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 TEMPORARY SEEDING

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
* FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 PERMANENT SEEDING

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

SILT FENCE - TYPE NON-SENSITIVE

Sd1

Sd1-Hb

NOTE:

- Anchor and embed into soil to prevent washout or water working under barrier
- Repair or replacement must be made promptly as needed

STAKED HAYBALE BARRIERS

Figure 6-20.2

NOW OR FORMERLY OWNED BY: PATEL MANOJ N & PATEL ANJNA C

NOW OR FORMERLY OWNED BY: DESAI DHAVAL ROHIT & YOGITA TAILOR

NOW OR FORMERLY OWNED BY: CITY OF SANDY SPRINGS

GLENRIDGE DRIVE

HAMMOND DRIVE

S88° 54' 44.82"E 21.094'

N79° 23' 28.94"E 148.122'

S45° 19' 26.78"E 58.539'

N29° 18' 31.59"W 783.364'

N89° 08' 17.31"W 61.504'

D=135.2817
L=200.724, R=85.073



- NOTES:**
1. SITE MAP WAS CREATED FROM GIS DATA AND AERIALS PROVIDED TO MAXIS ENGINEERING, LLC FROM CITY OF SANDY SPRINGS OPENDATA.ARCGIS.COM AND GOOGLE EARTH. MAXIS RECOMMENDS A PROFESSIONAL SURVEY IF EXACT LOCATIONS ARE NEEDED/REQUIRED.
 2. ANY REFERENCE TO "CITY" MEANS CITY OF SANDY SPRINGS.
 3. ANY REFERENCE TO "ENGINEER" MEANS MAXIS ENGINEERING, LLC.
 4. THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER AND CITY ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND CITY MAKES NO GUARANTEE, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY, OR CONDITION.

LEGEND

	APPROX. LOCATION OF PROPERTY LINE
	MAILBOX
	A.C. UNIT
	TREE
	BUSH
	FENCE
	TELEPHONE POLE
	FIRE HYDRANT
	STRAIGHT HEADWALL
	STORMWATER PIPING



MAXIS ENGINEERING, LLC
501 HICKORY RIDGE TRAIL
SUITE 110
WOODSTOCK, GEORGIA 30188
PHONE: (770) 694-6178
FAX: (770) 694-6253



SITE MAP
CITY OF SANDY SPRINGS
6020 GLENRIDGE DRIVE
SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	12/18/19	JPF	INITIAL DRAWING

GRAPHIC SCALE: 1" = 30'
DRAWN BY: JPF
CHECKED BY: RKD
PROJECT NUMBER: 1-19-1087C



SHEET: **1**

ALL DISTURBED AREAS TO RECEIVE SEEDING

Ds1 | Ds2 | Ds3

GRADING NOTES:

- ESTIMATED DISTURBANCE = 0.15 ACRES
- CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
- PROTECTION OF EXISTING IMPROVEMENTS: PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS WHICH ARE TO REMAIN.
- REMOVE SHRUBS AND OTHER VEGETATION OR OBSTRUCTIONS AS REQUIRED TO PERMIT THE START OF GRADING WORK. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE.
- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- APPROX. 500 C.Y. OF FILL MATERIAL AND DIRT ON-SITE CAN BE USED TO SATISFY GRADING REQUIREMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NECESSARY FILL QUANTITIES DUE TO TOPOGRAPHIC ELEVATION APPROXIMATIONS.
- FILL MATERIALS USED AT ANY LOCATION SHALL BE FROM EITHER ON-SITE EXCAVATION OR OTHER BORROW AREA APPROVED BY THE CITY.
- ALL AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698).
- ALL EARTHEN SLOPES ASSOCIATED WITH RE-GRADING ACTIVITIES, SHALL NOT EXCEED A MAXIMUM 3 TO 1 SLOPE.
- THE CONCRETE FOUNDATION OF THE BUILDING SHALL BE REMOVED AND BACKFILLED TO MATCH THE EXISTING GRADE OR GRADING CONTOURS PROVIDED.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDERS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING CONSTRUCTION ENTRANCE/EXIT TO REMAIN FREE OF DIRT/DEBRIS.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE FINISHED FLOOR ELEVATION OF THE BUILDING WAS APPROXIMATED TO BE 1054 TO 1050. THIS APPROXIMATION WAS BASED OFF OF GIS DATA FROM THE CITY OF SANDY SPRINGS. IF A MORE ACCURATE ELEVATION IS NEEDED A PROFESSIONAL SURVEY IS RECOMMENDED.

EROSION CONTROL NOTES:

- 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 SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
- ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH SEEDING.
- MAXIS ENGINEERING, PLAN DESIGNER, VISITED THE SITE PRIOR TO DESIGNING THE EROSION & SEDIMENTATION CONTROL PLANS.
- SILT FENCE CANNOT BE USED TO STORE SEDIMENT. THE USE OF BASINS, SEDIMENT TRAPS AND OTHER SIMILAR BMPs IN ACCORDANCE WITH STATE LAW ARE REQUIRED.
- NO CLEARING OF THE SITE UNTIL ALL BASINS, DIVERSIONS, AND SEDIMENT CONTROLS ARE INSTALLED, STABILIZED, AND FUNCTIONAL.
- ANY STORM DRAINAGE SYSTEM NOT WITHIN PUBLIC RIGHT OF WAY IS CONSIDERED A PRIVATE SYSTEM THAT WILL NOT BE MAINTAINED BY THE CITY OF SANDY SPRINGS. A STORM DRAINAGE EASEMENT DOES NOT INDICATE OWNERSHIP BY THE CITY OF SANDY SPRINGS.
- DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE NOT LESS THAN 6" IN 10 FEET. WHEREVER POSSIBLE RESIDENTIAL HOMES AND COMMERCIAL BUILDINGS ARE TO BE HIGHER THAN TOP OF CURB ELEVATIONS FOR ADEQUATE DRAINAGE.
- CONNECT ALL DOWNSPOUTS TO STORM SEWER SYSTEM. IF IMPOSSIBLE TO CONNECT TO STORM DRAINS, THEN FLOWS FROM DOWNSPOUTS SHALL BE SUFFICIENTLY SPREAD TO PREVENT EROSION CONDITIONS.
- LAND DISTURBANCE CANNOT BEGIN ON THE SITE UNTIL AFTER THE PRECONSTRUCTION CONFERENCE AND THE EROSION CONTROL INSPECTOR GIVES THE LDA PERMIT TO THE CONTRACTOR. PRESENT FOR THE PRECONSTRUCTION CONFERENCE SHALL BE: GENERAL CONTRACTOR, GRADING CONTRACTOR, AND OWNER. THE DESIGN PROFESSIONAL MAY BE PRESENT AT THE DIRECTION OF THE OWNER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES FREQUENTLY, SPECIALLY AFTER RAINFALL, AND MAINTAIN OR REPLACE AS NECESSARY PER THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR WILL SCHEDULE HIS WORK TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED.
- A TEMPORARY CONSTRUCTION EXIT WILL BE EMPLOYED TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE BY VEHICULAR TRAFFIC.
- EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE DURATION OF THE WORK.
- CONTRACTOR TO INSTALL ADDITIONAL BMPs THROUGHOUT CONSTRUCTION ACTIVITIES, AS NEEDED.

LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MAILBOX
- A.C. UNIT
- TREE
- BUSH
- STRAIGHT HEADWALL
- FIRE HYDRANT
- FENCE
- TELEPHONE POLE
- STORMWATER PIPING
- SILT FENCING
- CONSTRUCTION ENTRANCE
- SILT FENCING
- HAYBALE BARRIER
- CONTROL FILTER SOCK
- TREE SAVE
- CRITICAL ROOT ZONE
- HAYBALE BARRIER
- PROPOSED GRADING

GSWCC Georgia State Water Control Authority
 Barry D. Holbert
 Level II Certified Design Professional
 CERTIFICATION NUMBER: 000009877
 ISSUED: 04/21/2016 EXPIRES: 04/21/2021

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

CRITICAL ROOT ZONE TABLE		
TREE DIAMETER	CRITICAL ROOT ZONE	CIRCLE RADIUS
INCHES	FEET	FEET
27	33.75	34.88
28	35.00	36.17
27	33.75	34.88
31	38.75	40.04
29	36.25	37.46
29	36.25	37.46
29	36.25	37.46
28	35.00	36.17

CRITICAL ROOT ZONE IS 1.25 FEET FROM THE BASE OF TREE, FOR EVERY INCH OF DIAMETER OR DRIP LINE

THE CIRCLE RADII SHOWN ON FIGURE 3 EQUALS THE TREE RADIUS (HALF DIAMETER) PLUS CRITICAL ROOT ZONE

ME
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 WOODSTOCK, GEORGIA 30188
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 FAX: (770) 694-6253



GRADING AND ES&C PLAN
 CITY OF SANDY SPRING
 6020 GLENRIDGE DRIVE
 SANDY SPRINGS, FULTON COUNTY, GEORGIA

REV	DATE	BY	REVISIONS
0	12/18/19	JPF	INITIAL DRAWING

GRAPHIC SCALE: 1" = 15'
 DRAWN BY: JPF
 CHECKED BY: RKD
 PROJECT NUMBER: 19-1087C

SHEET: **2**



REV	DATE	BY	REVISIONS
0	12/18/19	JPF	INITIAL DRAWING

0	7.5	15	30
GRAPHIC SCALE: 1" = 15'			
DRAWN BY: JPF		CHECKED BY: RKD	
PROJECT NUMBER: 1-19-1087C			

SCOPE OF WORK:

- DEMOLISH THE EXISTING BUILDING/STRUCTURE; ALL DEBRIS (WOOD, BLOCK, CONCRETE, METAL, ASPHALT, ETC.) TO BE REMOVED FROM SITE AND PROPERLY RECYCLED/DISCARDED PER APPLICABLE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR RESPONSIBLE FOR REMOVING ALL ASBESTOS CONTAINING MATERIAL (ACM) PRIOR TO CONDUCTING ANY DEMOLITION. PER THE APPLICABLE GEORGIA ENVIRONMENTAL PROTECTION DIVISION REGULATIONS; ASBESTOS SURVEY(S) WILL BE PROVIDED BY THE CITY PRIOR TO DEMOLITION ACTIVITIES.
- ALL DISTURBED AREAS TO BE REGRADED TO MATCH THE EXISTING ELEVATIONS OUTSIDE BUILDING FOOTPRINT; ONCE FINISHED GRADING IS COMPLETE AND INSPECTED BY CITY, DISTURBED AREAS TO BE STABILIZED WITH SEED AND STRAW.
- AT THE COMPLETION OF THE SCOPE OF WORK, ALL DISTURBED AREAS WILL BE INSPECTED/APPROVED BY THE CITY.

DEVELOPMENT CONTACTS:

24-HR OWNER CONTACT: REBECCA DONNELLY
 MAXIS ENGINEERING, LLC
 501 HICKORY RIDGE TRAIL, STE. 110
 WOODSTOCK, GA, 30188
 (770) 694-6178 - MAIN
 (404) 985-3485 - CELL
 rdonnelly@maxisengineering.com

DEVELOPER CONTACT: DAVID WELLS
 CITY OF SANDY SPRINGS
 1 GALAMBOS WAY
 SANDY SPRINGS GA, 30350
 (770) 206-2558 - MAIN
 dwells@sandy-springe.ga.gov

PROPERTY NOTES:

TAX PARCEL ID #: 17 00360020091
 ADDRESS: 6020 GLENRIDGE DRIVE
 SANDY SPRINGS, GA
 TOTAL ACRES: ~0.82
 DISTURBED ACRES: ~0.15

GENERAL NOTES:

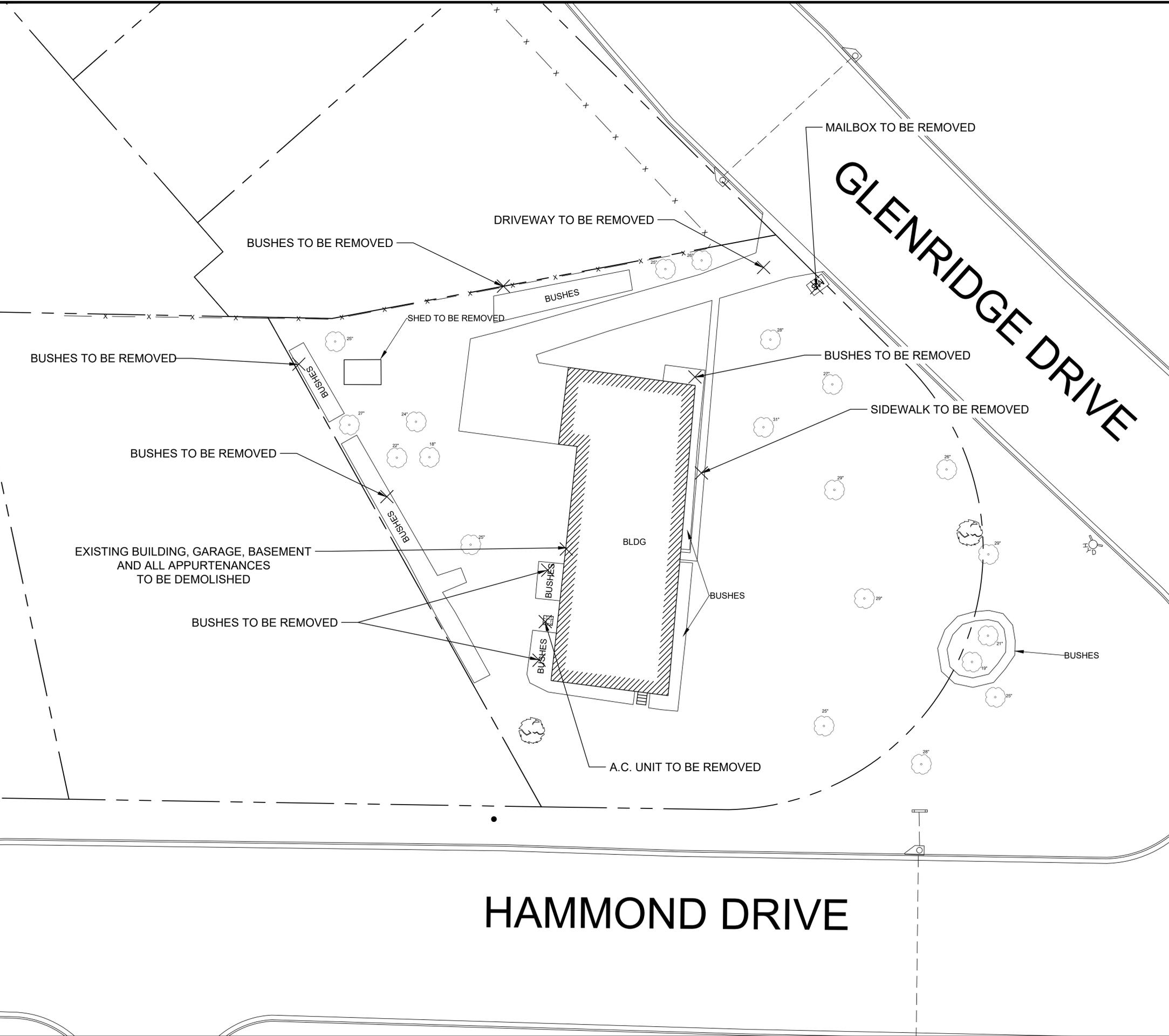
- ONLY STREET CURBING AND DRIVEWAY APRON TO REMAIN.
- UTILITY SERVICES TO BE CAPPED AT RIGHT-OF-WAY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
- ALL UTILITIES (GAS METERS, ELECTRIC METERS, POWER POLES, ETC.) TO BE REMOVED IN DEMOLITION AREA, UNLESS OTHERWISE NOTED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S), IF APPLICABLE.
- PRIOR TO ANY DEMOLITION ACTIVITIES: ALL EROSION AND SEDIMENTATION CONTROL (ES&C) DEVICES SHALL BE INSTALLED (SEE SHEET 3 AND 4); ENGINEER TO INSPECT WITHIN 7 DAYS AFTER INSTALLATION AND PRIOR TO DEMOLITION ACTIVITIES.
- ES&C MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT DEMOLITION ACTIVITIES.
- NO BUILDING WORK, DEMOLITION, ETC., IS TO TAKE PLACE UNTIL A LETTER IS FURNISHED TO THE CITY OF SANDY SPRINGS THAT ASBESTOS ABATEMENT IS COMPLETE.
- AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

DEMOLITION NOTES:

- ESTIMATED DISTURBANCE = 0.15 ACRES
- TRAFFIC: CONDUCT DEMOLITION ACTIVITIES TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER ADJACENT OCCUPIED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS, STREETS, SIDEWALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM THE CITY.
- LANE & SIDEWALK CLOSURE: IF LANE AND/OR SIDEWALK CLOSURE IS DEEMED NECESSARY BY THE CONTRACTOR, CONTRACTOR MUST NOTIFY CITY AND STATE (AND ALL OTHER ASSOCIATED DEPARTMENTS); CONTRACTOR RESPONSIBLE FOR FOLLOWING ALL DEPARTMENT OF TRANSPORTATION RULES/REGULATIONS FOR LANE CLOSURE, IF APPLICABLE.
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- THE CONTRACTOR SHALL PLACE AND MAINTAIN IN GOOD CONDITION TEMPORARY FENCE, GUARDRAILS, BARRICADES, LIGHTS AND OTHER PROTECTIVE MEASURES REQUIRED FOR THE SAFETY OF PERSONNEL AND BY-STANDARDS. THESE SHALL BE MAINTAINED AT ALL TIME DURING THE CONSTRUCTION PERIOD.
- THE LOCATION (ASSUMED OR CONFIRMED) OF ANY UNDERGROUND UTILITIES SHALL BE INVESTIGATED BY THE CONTRACTOR.
- THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES ARE PROHIBITED IN THE RIGHT-OF-WAY.
- THE PROPOSED DISTURBANCE WILL NOT DAMAGE OR IMPACT THE CRITICAL ROOT ZONE (1.25' FOR EVERY INCH IN DIAMETER) OF ANY PROTECTED TREE.

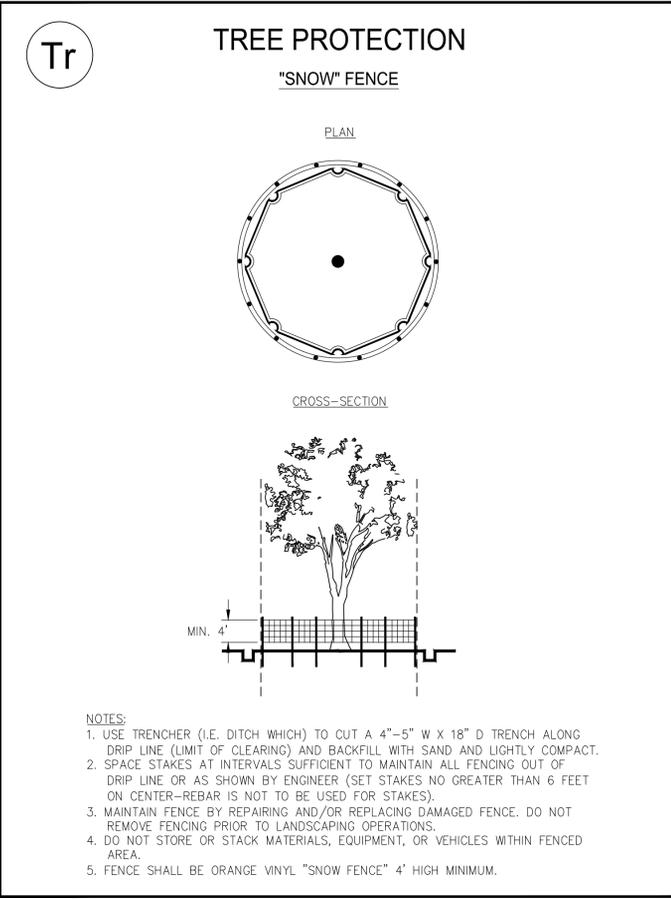
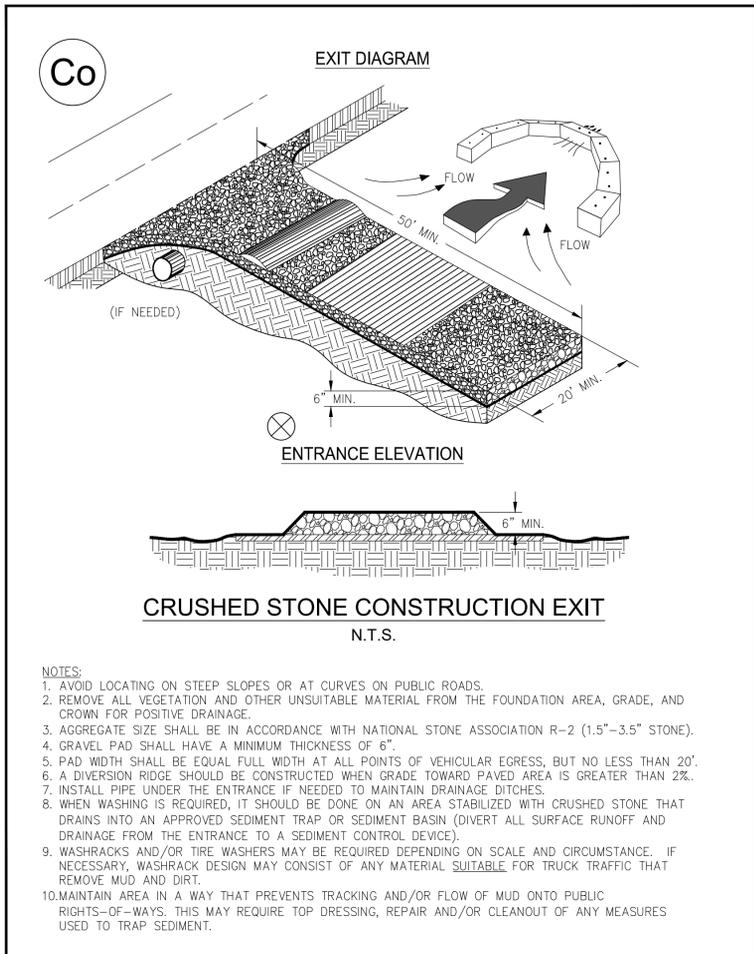
LEGEND

- APPROX. LOCATION OF PROPERTY LINE
- MB MAILBOX
- A.C. UNIT
- TREE
- x FENCE
- TO BE REMOVED
- TELEPHONE POLE
- ⊗ BUSH
- ▭ STRAIGHT HEADWALL
- ⊕ FIRE HYDRANT
- STORMWATER PIPING



REV	DATE	BY	REVISIONS
0	12/2/19	JF	INITIAL DRAWING

GRAPHIC SCALE: NTS	DRAWN BY: JPF	CHECKED BY: RND	PROJECT NUMBER: 1-19-1087C
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Ds1 **TEMPORARY STABILIZATION (MULCHING)**

WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON
 TEMPORARY STABILIZATION MAY BE ACCOMPLISHED WITH:
 STRAW - 2 TONS/AC - 2-4" DEEP
 HAY - 2.5 TONS/AC - 2-4" DEEP
 WOOD, WASTE, BARK, SAWDUST - 2-3" DEEP

Ds2 **TEMPORARY SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
WINTER RYE	3.9 LBS.	8/15-1/1	1 TON/AC
*WEEPING LOVEGRASS	0.1 LBS.	3/7-8/21	1 TON/AC

HYDROSEED ON ALL 2:1 (H:V) SLOPES
 * FOR VERY LOW FERTILITY SOILS USE 500 TO 700 LBS OF 10-10-10 FERTILIZER PER AC.

Ds3 **PERMANENT SEEDING**

SEEDING SCHEDULE			
SPECIES	RATE/1000 S.F.	DATES	LIME
HULLED BERMUDA	0.2 LBS.	3/1-7/1	1 TON/AC
UNHULLED BERMUDA	0.2 LBS.	10/1-3/1	1 TON/AC
FESCUE	1.1 LBS.	8/15-11/1	1 TON/AC

COOL SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	1000	---
MAINTENANCE	10-10-10	400	30

WARM SEASON GRASSES- FERTILIZERS			
	N-P-K	RATE (LBS-AC)	TOP DRESSING
FIRST YEAR	6-12-12	1500	50-100
SECOND YEAR	6-12-12	800	50-100
MAINTENANCE	10-10-10	400	30

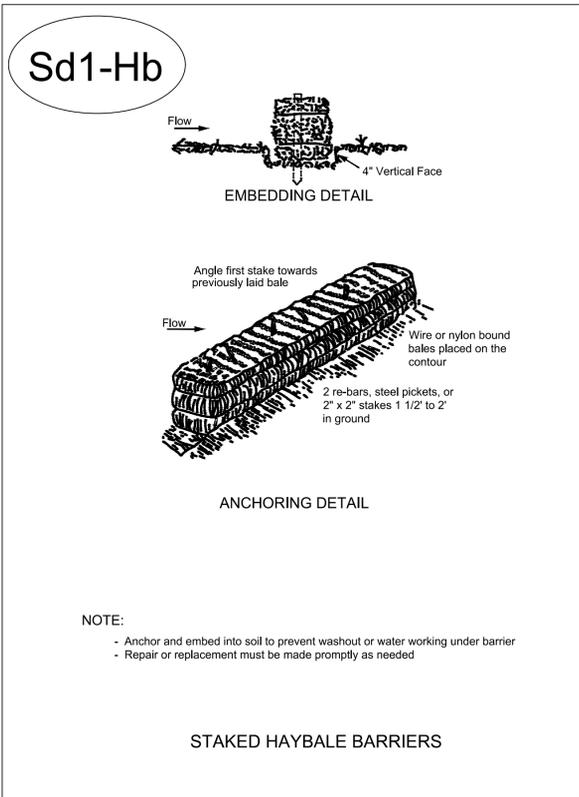
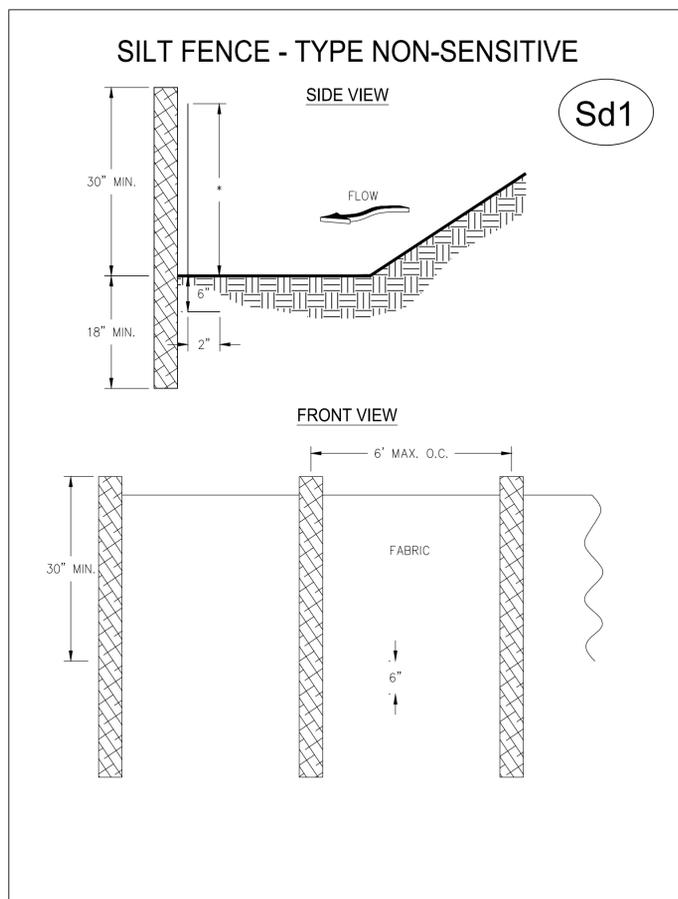


Figure 6-20.2

