

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

\*\*\*THIS DOCUMENT MUST ONLY BE RECORDED BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION\*\*\*

Return Recorded Document to:  
Fulton County Land Division  
141 Pryor Street, S.W. – Suite 8021  
Atlanta, Georgia 30303

Project Name : 422 Hilderbrand Drive  
Tax Parcel Identification No.: 17 007100020501  
Land Disturbance Permit No.: WRN24-063  
Zoning/Special Use Permit No.: \_\_\_\_\_  
(if applicable)

*For Fulton County Use Only*

Approval Date: \_\_\_\_\_  
Initials: \_\_\_\_\_

**SEWER EASEMENT  
(Corporate Form)**

STATE OF GEORGIA,  
COUNTY OF FULTON

This indenture entered into this 1st day of August, 2024, between Above and Beyond Investment, LLC, a corporation duly organized under the laws of the State of Georgia, party of the first part (hereinafter referred to as Grantor) and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part and Grantee.

WITNESSETH, that for and in consideration of \$1.00 in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefits which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to **FULTON COUNTY** and to successors and assigns the right, title, and privilege of easements through subject property located in Land Lot(s) 71, \_\_\_\_\_ Section (if applicable) of District 17, Fulton County, Georgia, and more particularly described as follows: To wit:

422 Hilderbrand Drive

*Project Name*

**[ See Exhibit "A" attached hereto and made a part hereof ]**

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 1 day of August, 2024 in the presence of

GRANTOR: Above and Beyond Investment+  
CORPORATE NAME

By: 

Print Name: Nave Edelstein

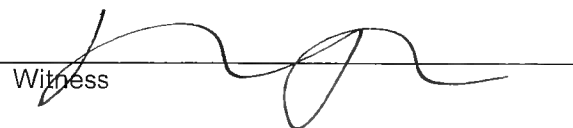
Title: owner

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

[CORPORATE SEAL]

  
Witness

  
Notary Public



[NOTARIAL SEAL]

**TEXT LEGEND**

OTPF = OPEN TOP FOUND  
 CTPF = CRIMPED TOP FOUND  
 RBF = REBAR FOUND  
 CMF = CONCRETE MONUMENT  
 IPS = IRON PIN SET (1/2" REBAR)  
 R/W = RIGHT OF WAY  
 BSL = BUILDING LINE  
 N/F = NOW OR FORMERLY  
 DB = DEED BOOK  
 PB = PLAT BOOK  
 PG = PAGE  
 D.E. = DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P/L = PROPERTY LINE  
 C/L = CENTER LINE  
 TBM = BENCHMARK  
 FFE = FINISH FLOOR ELEVATION  
 AE = ACCESS EASEMENT

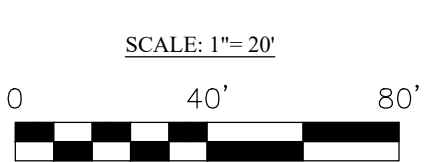
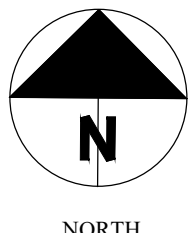
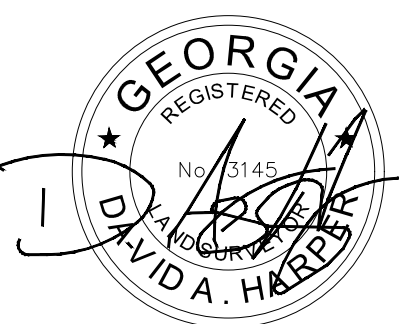
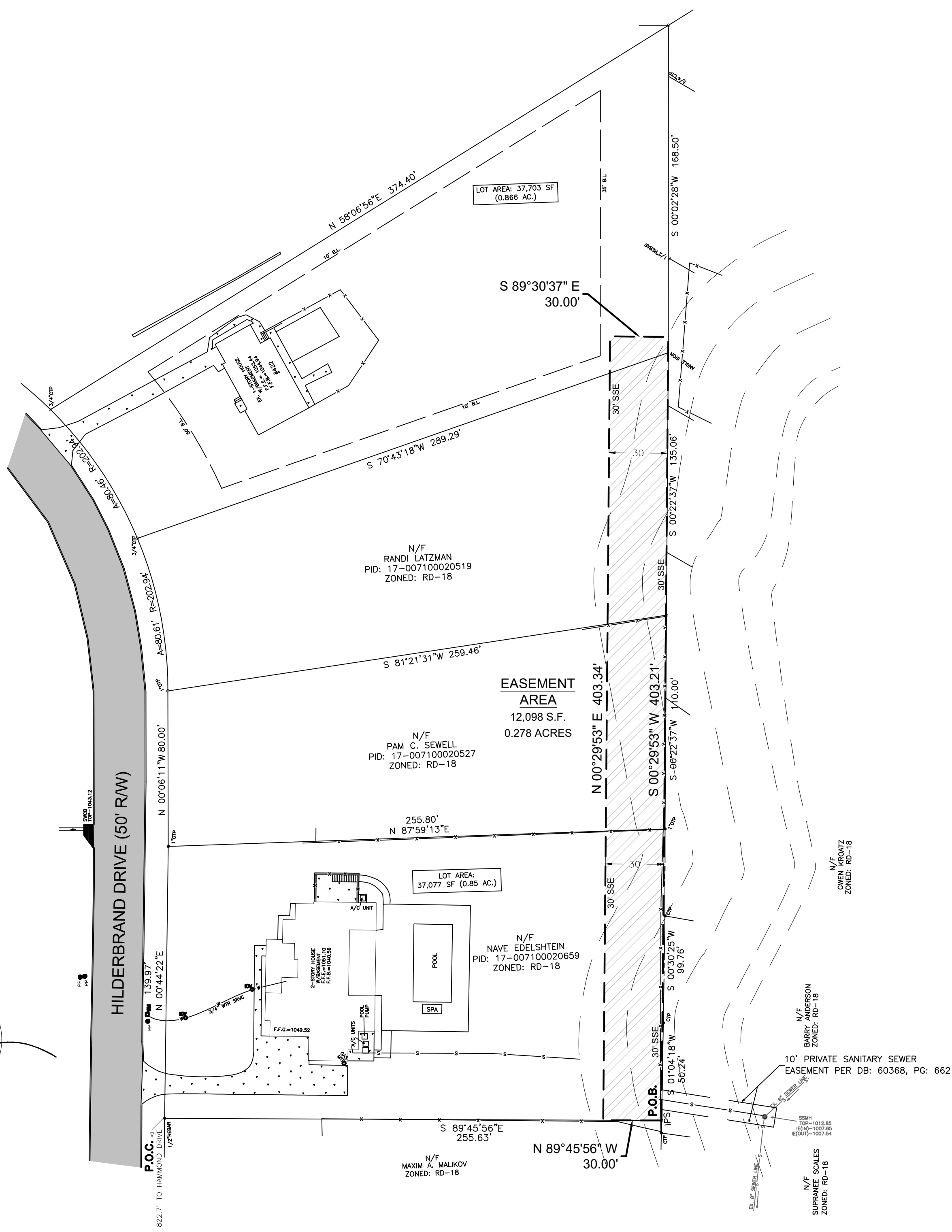
**SYMBOL LEGEND**

⊕ = LIGHT POLE  
 ⦿ = SEWER LATERAL  
 ⊙ = WATER METER  
 ☐ = POWER BOX  
 ☒ = TELEPHONE CO. BOX  
 ⚡ = FIRE HYDRANT  
 ⊕ = WATER VALVE  
 -P- = OVERHEAD POWER LINE  
 -X- = FENCE LINE  
 -FO- = U.G. COMMUNICATION LINE  
 -G- = GAS LINE  
 -W- = WATER LINE  
 -T- = TELEPHONE LINES & CABLE  
 -E- = UNDERGROUND POWER  
 -S- = SANITARY SEWER  
 = SET 1/2" REBAR  
 = STORM PIPE  
 = SIGN  
 (R) = RECORD CALL  
 -O-

**GENERAL NOTES**

- NO FIELD WORK PERFORMED IN PREPARATION OF THIS EXHIBIT. SURVEY PROVIDED BY OTHERS.
- THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
- SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT, THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
- THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL BUFFERS AND SETBACKS MAY NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION.

Bjm  
 11/7/2024



**SANITARY SEWER EASEMENT DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING A 30 FOOT WIDE SANITARY SEWER EASEMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR ON THE WESTERLY RIGHT OF WAY LINE OF HILDERBRAND DR (50' R/W), POINT BEING LOCATED 822.7' FROM HAMMOND DR; THENCE LEAVING SAID RIGHT OF WAY LINE S 89°45'56" E FOR A DISTANCE OF 255.63 TO A POINT, SAID POINT IS THE POINT OF BEGINNING;  
 THENCE N 89°45'56" W FOR A DISTANCE OF 30.00' TO A POINT;  
 THENCE N 0°29'53" E FOR A DISTANCE OF 403.34' TO A POINT;  
 THENCE S 89°30'37" E FOR A DISTANCE OF 30.00' TO A POINT;  
 THENCE S 0°29'53" W FOR A DISTANCE OF 403.21' TO THE POINT OF BEGINNING;

SAID EASEMENT HAVING AN AREA OF 12,098 SQUARE FEET, 0.278 ACRES.

**UTILITY NOTES & INFORMATION:**  
 Utilities shown are based on above ground and visible evidence. Surveyor does not warrant the exact size, type, or location of utilities shown and furthermore no guarantee is made that other utilities may exist on site that are not shown.

David A. Harper, RLS  
 5911 Waterway Place  
 Flowery Branch, GA 30542  
 Phone 678.410.3004  
 Contact: Ashley Harper: aharper3145@gmail.com

**SANITARY SEWER EXHIBIT FOR:**  
**444 Hilderbrand Dr**  
 Parcel No. 17 00700020659  
 Land Lot 71, 17th District,  
 Fulton County, Georgia  
 Date: 10/23/24

**IF YOU DIG GEORGIA...  
 CALL US FIRST!  
 1-800-282-7411  
 UTILITIES PROTECTION CENTER  
 It's The Law!**

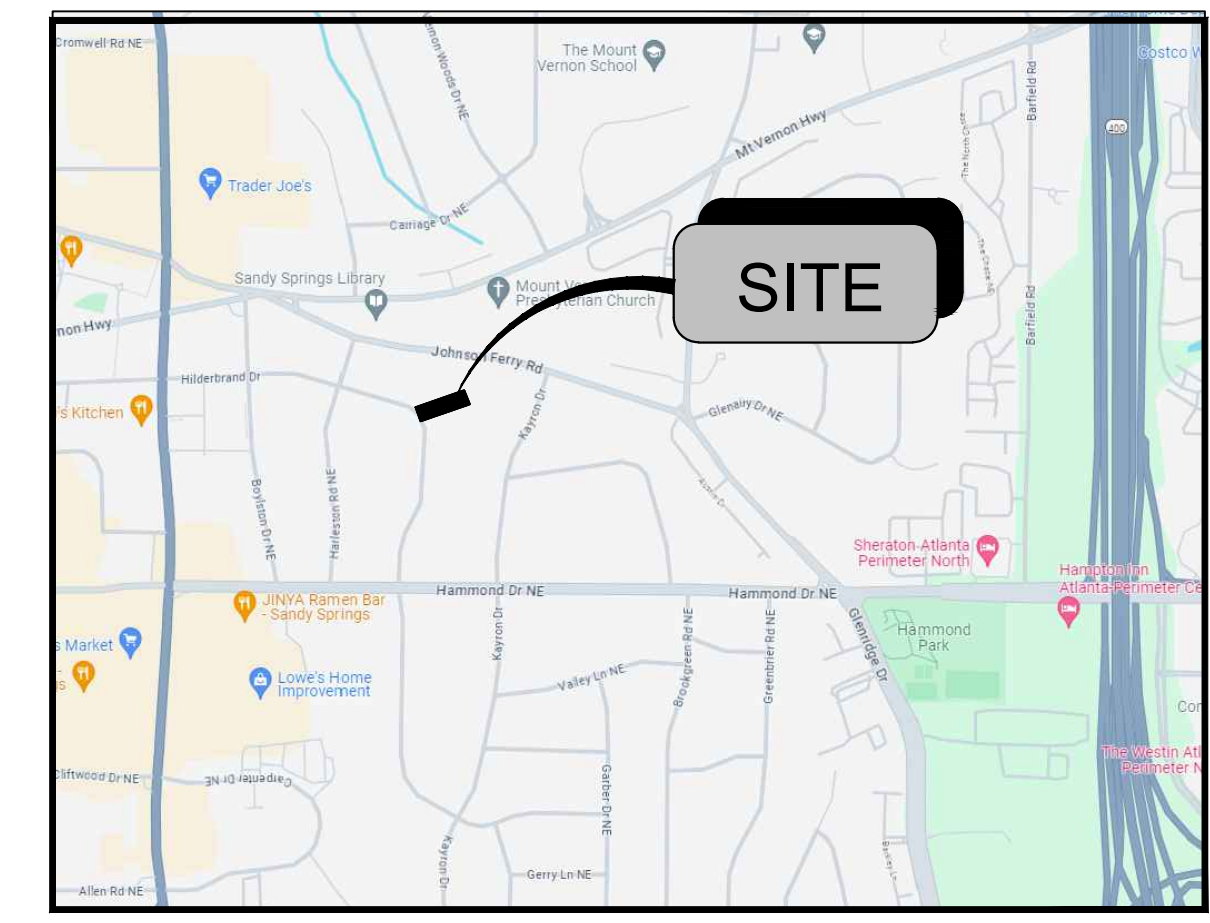


PROJECT NAME: 422 HILDERBRAND DRIVE  
 PROJECT NUMBER: WRN24-063  
 SITE ADDRESS: 422 HILDERBRAND DRIVE, SANDY SPRINGS, GA  
 WASTEWATER SERVICES PROVIDED BY FULTON COUNTY

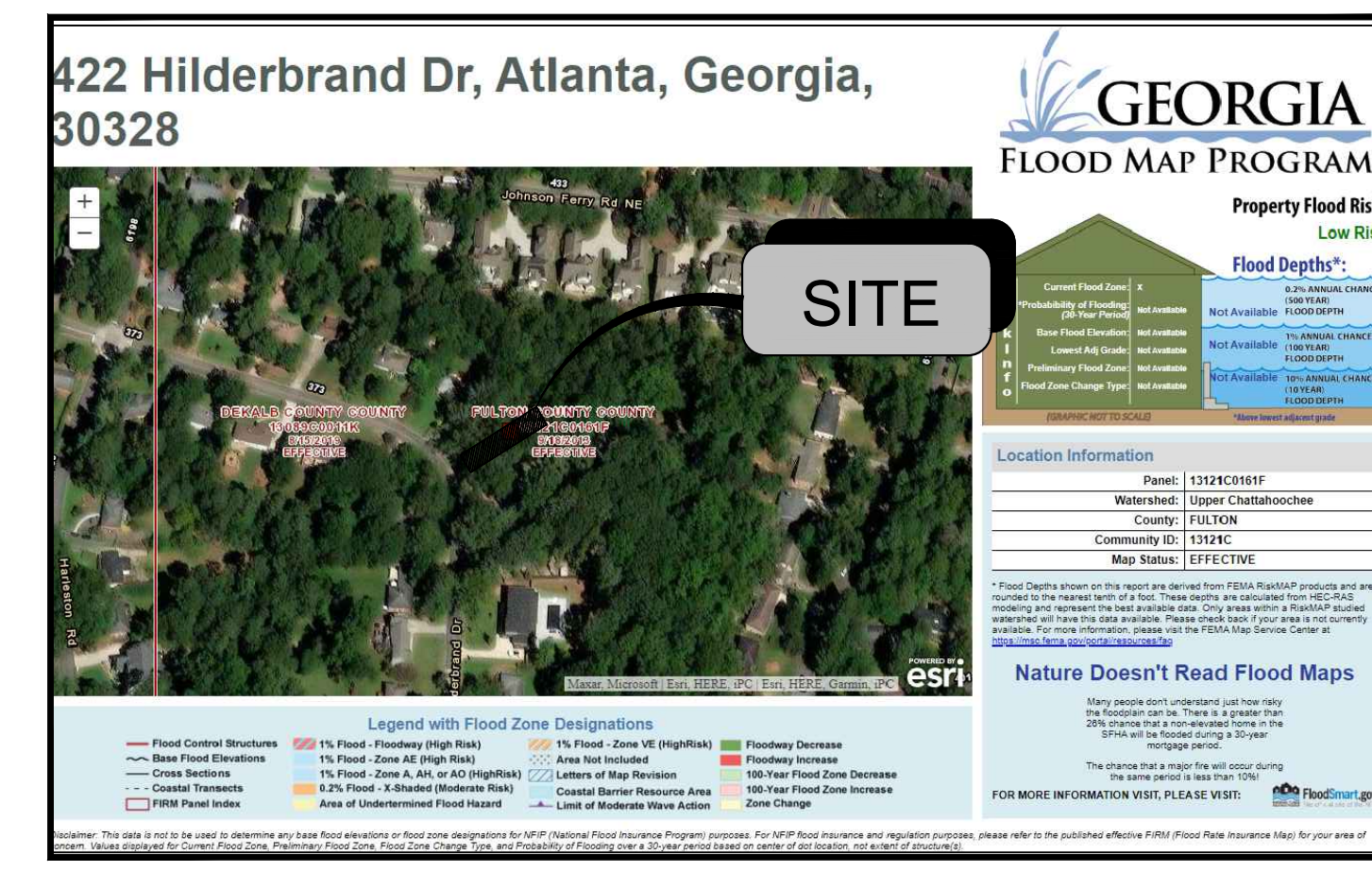
**JDM CONSULTANTS**  
 DESIGN CONSULTING  
 CONSTRUCTION MANAGEMENT  
 P.O. BOX 366411  
 ATLANTA, GA 30336  
 (205) 266-1648  
 darrell@jdmconsultantsllc.com  
 jdmconsultantsllc@gmail.com

# SITE PLAN FOR 422 HILDERBRAND DRIVE

LAND LOT 71, DIST. 17  
 CITY OF SANDY SPRINGS, FULTON COUNTY, GA  
 TAX PARCELS: 17-007100020501



VICINITY MAP  
 N.T.S.



FEMA MAP  
 N.T.S.



AERIAL MAP  
 N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA (ZONE "X") PER COMMUNITY PANEL NO. 13121C0161F DATED SEPTEMBER 18, 2013.

TOTAL SITE AREA: 0.87 AC.  
 ZONING: RD18 (SINGLE FAMILY RESIDENTIAL DIST.)

**DEVELOPMENT TEAM**

<b>OWNER</b> NAVE EDELSSTEIN 422 HILDERBRAND DRIVE SANDY SPRINGS, GA 30328 PHONE: (818) 987-1882	<b>ENGINEER</b> JDM CONSULTANTS, LLC P.O. BOX 366411 ATLANTA, GA 30336 PHONE: (205) 266-1648 CONTACT: DARRELL JOHNSON	<b>SURVEYOR</b> ALPHA LAND SERVICES PHONE: (770) 696-4054
--	--	---

**GOVERNING AGENCIES**

CITY OF SANDY SPRINGS  
 COMMUNITY DEVELOPMENT  
 1 GALAMBOS WAY  
 SANDY SPRINGS, GA 30328  
 PHONE: (770) 730-5600

**SUBMITTAL DATE**

CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT - 5-19-2024

**SHEET LIST TABLE**

SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
1 OF 1	SURVEY
C2	SITE PLAN
C3	GRADING & EROSION
C4	SAN SEWER PROFILE
C5	COUNTY DETAILS

SCOPE OF WORK: TO CONSTRUCT A SINGLE-FAMILY RESIDENTIAL HOME.

**APPLICABLE CODES AND ORDINANCES**

- All Parties Associated with this Project are Responsible to Comply with all Codes and Regulations
- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- Georgia Amendments, Prescriptive Deck Details
- International Fire Code, 2018 Edition
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- NFPA National Electrical Code, 2017 Edition, with no Georgia Amendments
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- 2012 NFPA 101 Life Safety Code
- International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
- NFPA Codes and Standards: Current Edition
- NFPA 101 Life Safety Code: 2012 Edition (Amended by 120-3-3)
- International Fire Code (ICC): 2012 Edition with Amendments (2014) Modified by the State Fire Marshal per Ch.120-3-3 of Rules and Regulations of the Safety Fire Commissioner.

CLIENT:

THIS DRAWING IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF JDM CONSULTANTS, LLC.

SEAL:  
  
 5/19/2024

GSWCC # 77396 EXP. DATE: 7/1/2025

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-11-2024	COMMENTS ADDRESSED

PROJECT:  
**422 HILDERBRAND DRIVE**  
 SANDY SPRINGS, GA 30328  
 LAND LOT 71, DIST 17  
 FULTON COUNTY, GA  
 PARCEL ID: 17 007100020501  
 PROJECT NUMBER: WRN24-063

SHEET TITLE:  
**COVER SHEET**

DESIGNED BY: JDM  
 DRAWN BY: DJ  
 CHECKED BY: DJ  
 APPROVED BY: JDM

SCALE: AS SHOWN  
 DATE: 5-19-2024  
 PROJECT NO.:

SHEET:  
**C1**

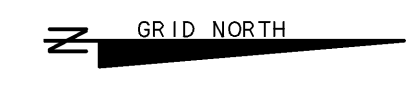
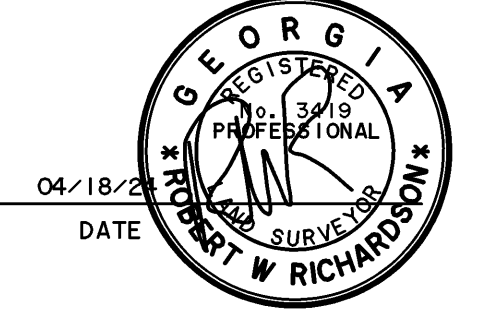
Know what's below.  
 Call before you dig.



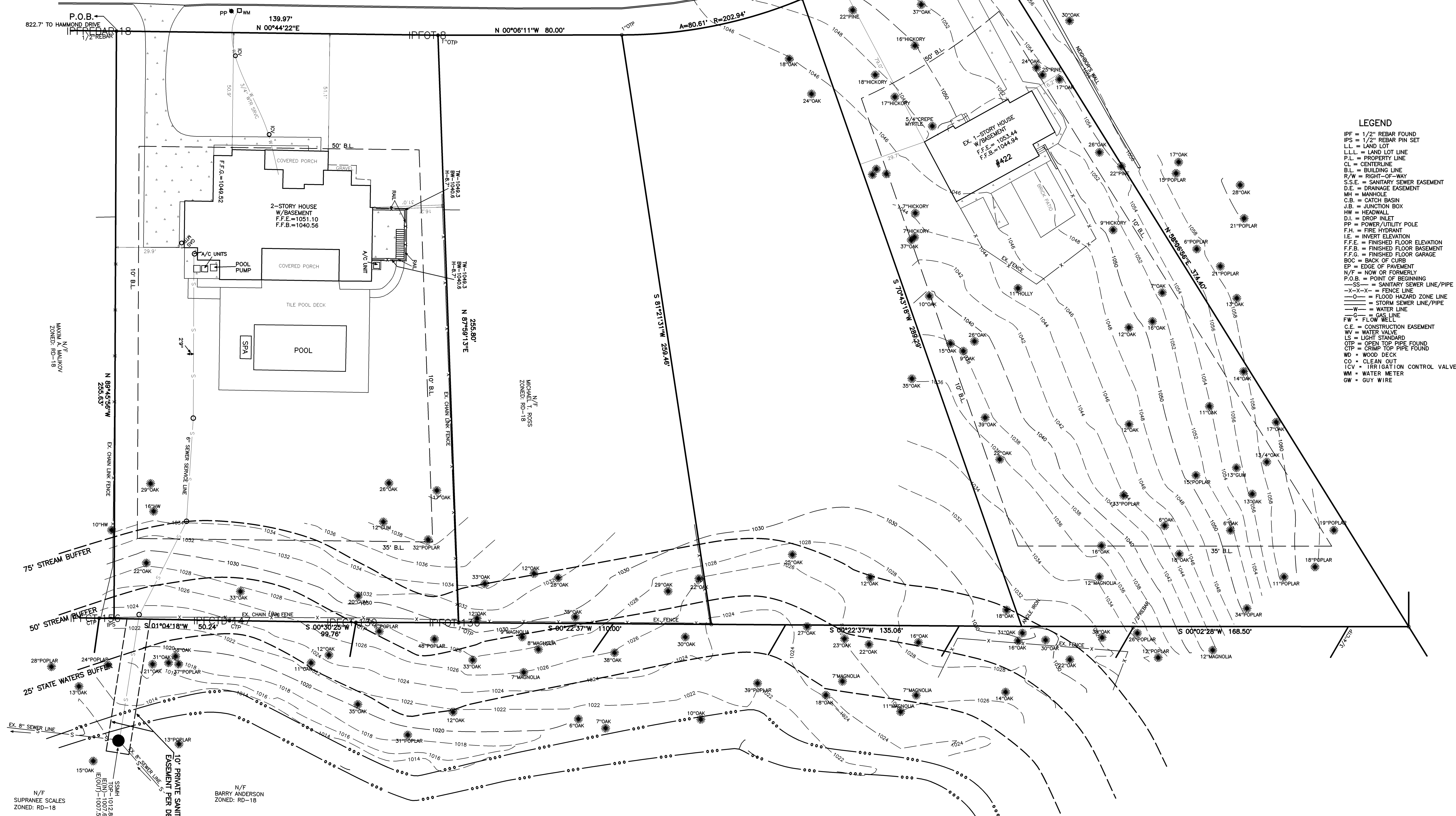
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*RR*

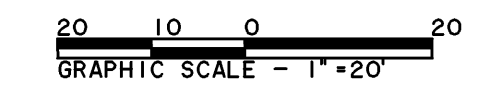
ROBERT W. RICHARDSON, GA RLS #3419



HILDEBRAND DRIVE (50' R/W)



- LEGEND**
- IPF = 1/2" REBAR FOUND
  - IPS = 1/2" REBAR PIN SET
  - LL = LAND LOT
  - LL.L. = LAND LOT LINE
  - PL = PROPERTY LINE
  - CL = CENTERLINE
  - BL = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - MH = MANHOLE
  - C.B. = CATCH BASIN
  - J.B. = JUNCTION BOX
  - HW = HEADWALL
  - D.I. = DROP INLET
  - PP = POWER/UTILITY POLE
  - F.H. = FIRE HYDRANT
  - I.E. = INVERT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.F.B. = FINISHED FLOOR BASEMENT
  - F.F.G. = FINISHED FLOOR GARAGE
  - BOC = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - N/F = NOW OR FORMERLY
  - P.O.B. = POINT OF BEGINNING
  - SS = SANITARY SEWER LINE/PIPE
  - X-X- = FENCE LINE
  - O-O- = FLOOD HAZARD ZONE LINE
  - | | - = STORM SEWER LINE/PIPE
  - W- = WATER LINE
  - G- = GAS LINE
  - FW = FLOW WELL
  - C.E. = CONSTRUCTION EASEMENT
  - WW = WATER VALVE
  - LS = LIGHT STANDARD
  - OTF = OPEN TOP PIPE FOUND
  - CTP = CRIMP TOP PIPE FOUND
  - WD = WOOD DECK
  - CO = CLEAN OUT
  - ICV = IRRIGATION CONTROL VALVE
  - WM = WATER METER
  - GW = GUY WIRE



<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA 30052 ENGINEERING & LAND SURVEYING OFF: 770.698.4054 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM		SURVEY FOR: <b>422 &amp; 444 HILDEBRAND DR.</b> <b>SEWER EXTENSION</b>	
REVISION:	LAND LOT: 71	LOT: 15816 BLOCK: B	
	DISTRICT: 17TH	SUB: SANDY SPRINGS	
	GEORGIA	COUNTY: REALTY	
REF. PLAT: PB. 32 P. 62	FIELD DATE: 04/04/24	AREA = 0.851 ACRES	
	PLAT DATE: 04/18/24	JOB No. 20655SWR	

WAYNE N.F. FAULKNER  
ZONED: RD-18

MICHAEL N.F. ROSS  
ZONED: RD-18

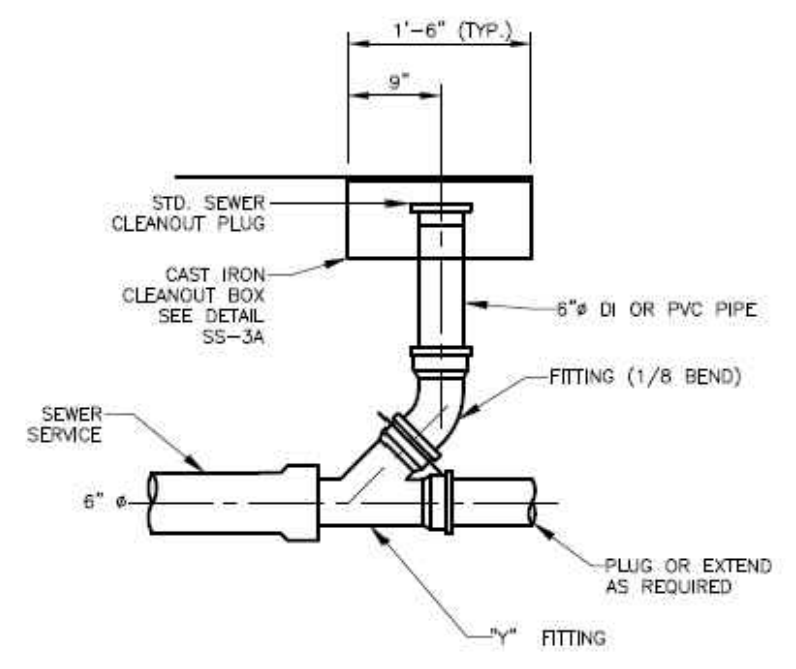
N/F BARRY ANDERSON  
ZONED: RD-18

N/F GWEN KROATZ  
ZONED: RD-18

10' PRIVATE SANITARY SEWER  
EASEMENT PER DB: 60368, PG: 662



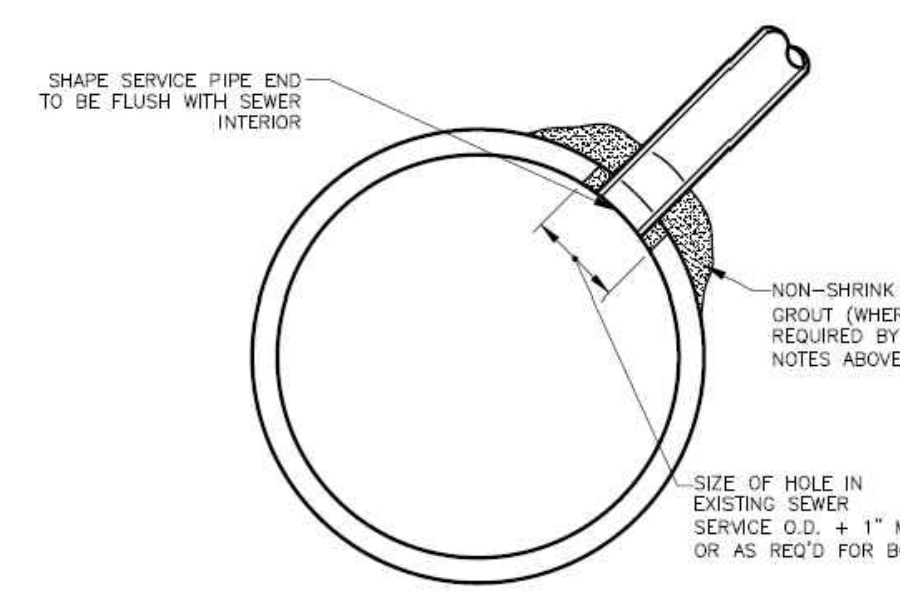
NOTE: TOP OF CLEANOUT BOX SHALL BE FLUSH WITH FINAL SURFACE IN SIDEWALKS AND PAVED AREAS



THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
	SERVICE CONNECTION CLEANOUT	DETAIL NO. SS-G, SC004

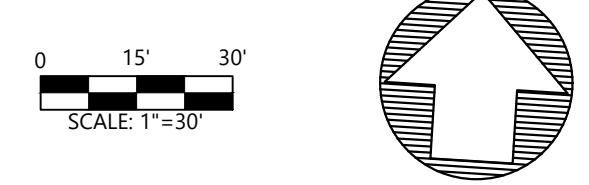
NOTE: 1.) HOLE IN EXISTING SEWER SHALL BE CORED.  
2.) CONNECT SERVICE TO SEWER WITH:  
- BOOT ON RCP SEWERS.  
- TAPPING SADDLE ON DIP SEWERS EQUAL TO AMERICAN OUTLET / TAPPING SADDLE WITH MECHANICAL JOINT OUTLET AND MINIMUM 3 STRAPS FOR SECURING  
- TIGHTLY PACKED NON-SHRINK GROUT ON BRICK SEWERS  
- BOOT OR TIGHTLY PACKED NON-SHRINK GROUT ON VCP SEWERS  
- MANUFACTURED SADDLE ON PVC PIPE SEWERS



THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.

City of Atlanta	STANDARD DETAILS	REV. DATE: OCT. 2011 ORIG. DATE: NOV 2004 SCALE: N.T.S.
	SERVICE CONNECTION	DETAIL NO. SS-G, SC003

**NOTE**  
PAVED AREAS OUTSIDE THE RIGHT OF WAY AND PROPERTY LINE WERE OMITTED FROM LOT IMPERVIOUS CALCULATION.



**SITE LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 24" CURB AND GUTTER
- ⊙ STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ▨ STANDARD DUTY CONCRETE
- ▨ HEAVY DUTY CONCRETE PAVING

**SITE AREA CALCULATIONS**

LOT SIZE = 37,703 SQ. FT. (0.87 AC.)  
LIMITS OF DISTURBANCE = 6,094 SQ. FT. (0.14 AC.)

**LOT IMPERVIOUS AREA CALCULATIONS**

PROP. IMPERVIOUS AREA = 7,904 SF (0.18 AC.) - 20.9%  
 - ROOF AREA (PRIMARY) = 3,619 SF  
 - ROOF AREA (POOL HOUSE) = 494 SF  
 - COURTYARD AREA = 1,115 SF  
 - REAR PATIO AREA = 1,876 SF  
 - CONC. DRIVEWAY AREA = 800 SF

**ZONING**

JURISDICTION: CITY OF SANDY SPRINGS  
 RD18 (SINGLE FAMILY RESIDENTIAL DISTRICT)

**SETBACKS**

FRONT YARD SETBACK 50'  
 SIDE YARD SETBACK 10'  
 REAR YARD SETBACK 35'  
 MAX. LOT COVERAGE 35%

**SITE NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:  
  
BOUNDARY & TOPOGRAPHY: ALPHA LAND SERVICES
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE MINIMUM 4,000 PSI 28 DAY COMPRESSIVE STRENGTH (SEE DETAILS)
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.

PROJECT NAME: 422 HILDERBRAND DRIVE  
 PROJECT NUMBER: WRN24-063  
 SITE ADDRESS: 422 HILDERBRAND DRIVE, SANDY SPRINGS, GA

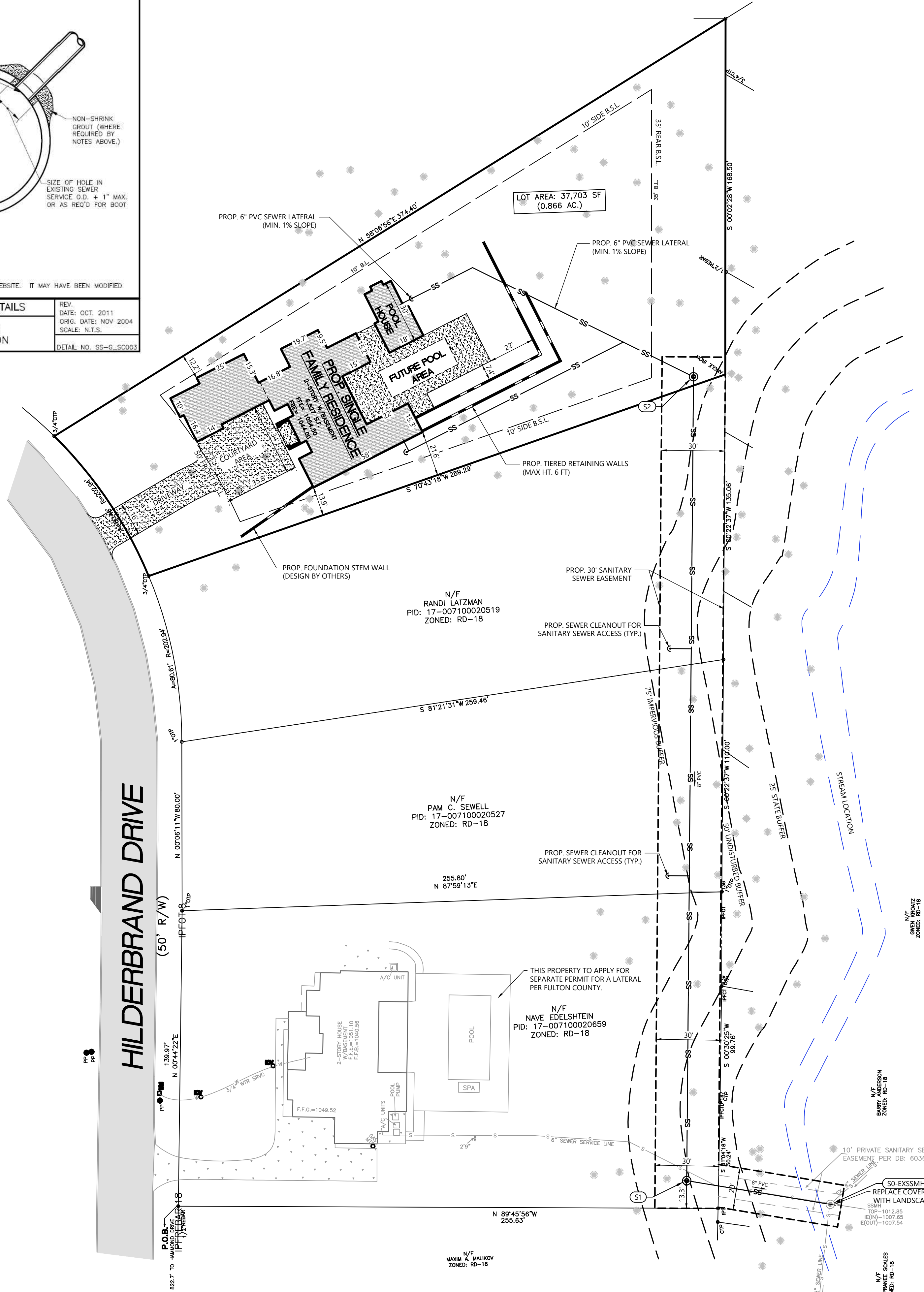
**SANITARY SEWAGE CALCULATIONS**

150 GALLONS PER DAY PER BEDROOM x 5 BEDROOMS = 750 GPD  
 (PER MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS (JUNE 2019)  
 SECTION J - SEWAGE FLOW SCHEDULE TABLE 13)  
 1 - HOUSE PROPOSED = 750 GPD

10 STATE STANDARDS PEAKING FACTOR:  

$$PeakingFactor = \frac{18 + \sqrt{P}}{4 + \sqrt{P}}$$
 WHERE: P = POPULATION IN THOUSANDS

ASSUMING P = 4 PEOPLE IN HOUSE  
 PEAKING FACTOR = 3.33  
 TOTAL RESIDENTIAL ESTIMATED AVERAGE DAILY FLOW (ADF)  
 750 (GPD) x 3.33 (PEAKING FACTOR)  
 = 2,498 (GPD WITH PEAKING FACTOR)



P.O. BOX 366411  
 ATLANTA, GA 30336  
 (205) 266-1648  
 darrell@jdmconsultantsllc.com  
 jdmconsultantsllc@gmail.com

CLIENT:  
  
 THIS DRAWING IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PRIOR PERMISSION OF JDM CONSULTANTS, LLC.



GSWCC # 77396 EXP. DATE: 7/1/2025

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-11-2024	COMMENTS ADDRESSED

PROJECT:  
**422 HILDERBRAND DRIVE**  
 SANDY SPRINGS, GA 30328  
 LAND LOT 71, DIST 17  
 FULTON COUNTY, GA  
 PARCEL ID: 17 007100020501  
 PROJECT NUMBER: WRN24-063

SHEET TITLE:  
**SITE PLAN**

DESIGNED BY: JDM  
 DRAWN BY: DJ  
 CHECKED BY: DJ  
 APPROVED BY: JDM

SCALE: AS SHOWN  
 DATE: 5-19-2024

PROJECT NO.:  
 SHEET: **C2**



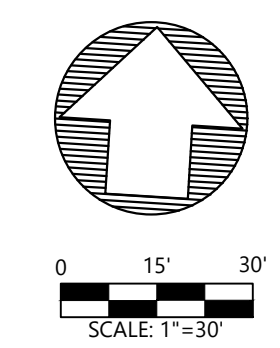


**DRAINAGE NOTE**  
ALL IMPERVIOUS AREA PROPOSED TO BE MANAGED BY THE RAIN GARDEN DESIGNED ON THE SITE.

**NO GRADED SLOPE SHALL EXCEED 3H:1V**

**STATE WATERS +/-OR WETLANDS ARE LOCATED WITHIN 200 FT OF PROPOSED PROJECT LIMITS.**

**DIRT STATEMENT**  
THIS SITE WILL GENERATE 6 CY OF CUT BASED ON THE PROPOSED GRADING SCHEME.



**ES+PC NOTES**

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. 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.
3. DISTURBED AREAS LEFT IDE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH; DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
6. SILT FENCE SHALL BE TYPE 'C' AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.

**GRADING NOTES**

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

**METHOD AND MATERIALS**

- TEMPORARY METHODS**
- MULCHES - COVER DISTURBED AREA WITH MULCHING ONLY.
  - SYNTHETIC RESINS - USED TO BIND MULCH MATERIAL SUCH AS ASPHALT EMULSIONS.
  - FACERS AND BINDERS - RESINS SUCH AS CURASOL OR TERRACAT SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
  - VEGETATIVE COVER - COVER DISTURBED AREA WITH TEMPORARY SEEDING.
  - SPRAY ON ADHESIVES - USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. APPLY PER RATE REQUIREMENTS.
  - TILLAGE - THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLOSER TO THE SURFACE IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHEE-1 TYPE PLOWS SPACED ABOUT 12 INCHES APART. SPRING TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
  - IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.
  - BARRIERS - SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL-BLOWING BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
  - CALCIUM CHLORIDE - APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.
- PERMANENT METHODS**
- PERMANENT VEGETATION - COVER DISTURBED AREA WITH PERMANENT VEGETATION. EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
  - TOPSOILING - THIS ENTAILS COVERING THE SURFACE WITH LESS ERODIBLE SOIL MATERIAL.
  - STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL SUCH AS A CONSTRUCTION ROAD.

**INSTALLATION**

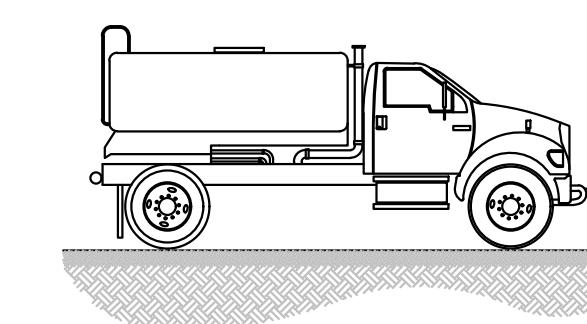
- APPLY AS NEEDED ON ALL SITES.
- PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.
- REDUCE THE PRESENCE OF ARBOREAL SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE, OR SAFETY, OR TO ANIMALS OR PLANT LIFE.
- APPLY TEMPORARY OR PERMANENT CONTROL MEASURES AS NEEDED.

**SPRAY-ON ADHESIVE APPLICATION**

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

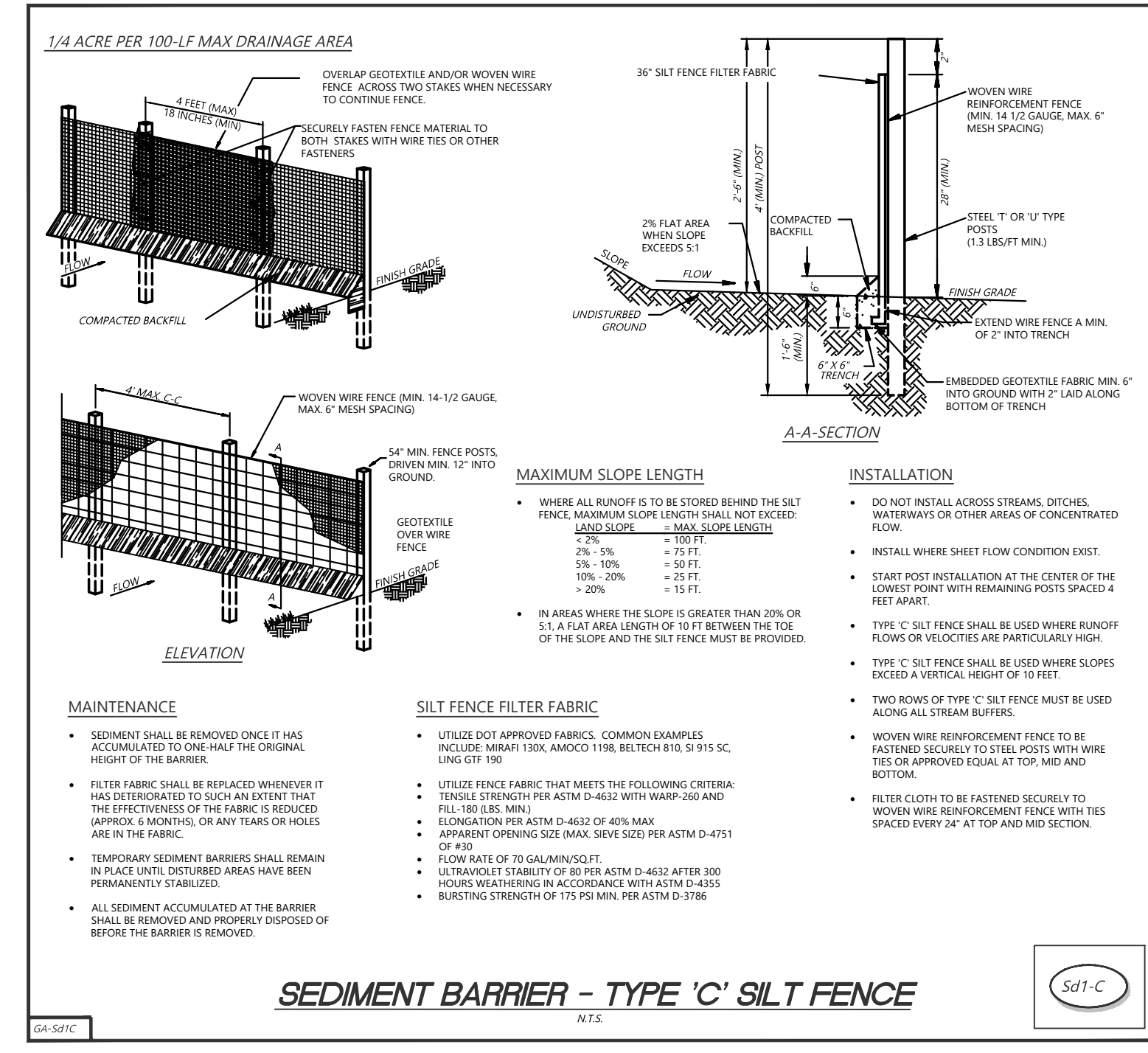
**MAINTENANCE**

- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.
- RE-APPLY AS NEEDED.

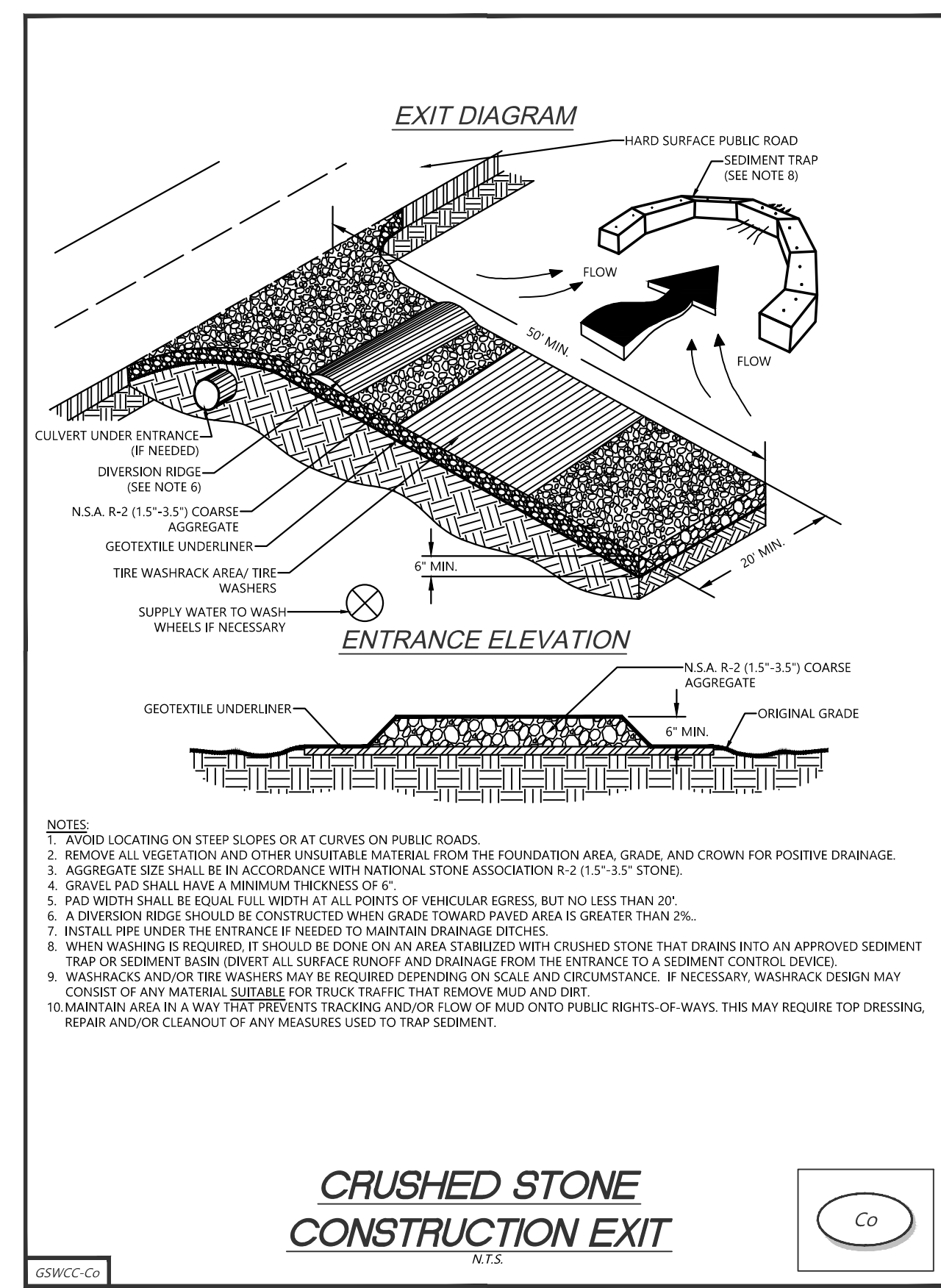


**DUST CONTROL ON DISTURBED AREA**

Co



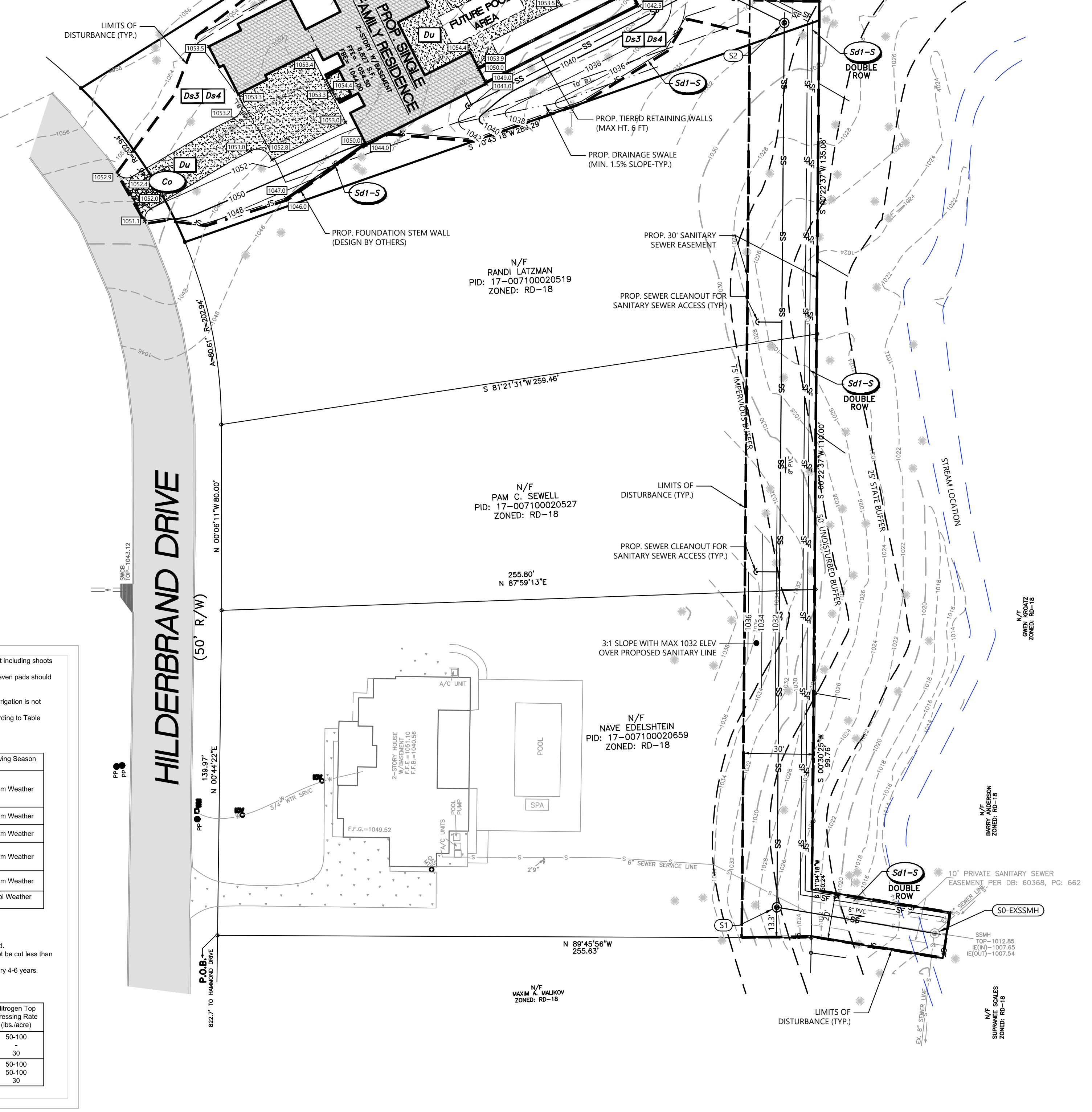
PROJECT NAME: 422 HILDERBRAND DRIVE  
PROJECT NUMBER: WRN24-063  
SITE ADDRESS: 422 HILDERBRAND DRIVE, SANDY SPRINGS, GA



**CRUSHED STONE CONSTRUCTION EXIT**

**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\"/>



**Table 6-6.2. Sod Planting Requirements**

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifdwarf	M-L,P,C P-C P-C	Warm Weather
Bahia	Pensacola	P-C	Warm Weather
Centipede	-	P-C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P-C	Warm Weather
Tall Rescue	Kentucky	M-L,P	Cool Weather

**Table 6-6.1. Fertilizer Requirements for Soil Surface Application**

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10/10/20/10	1000	0.0250	Fall

**Table 6-6.3. Fertilizer Requirements for Sod**

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	30
Warm Season Grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	30



P.O. BOX 366411  
ATLANTA, GA 30336  
(205) 266-1648  
darrell@jdmconsultantsllc.com  
jdmconsultantsllc@gmail.com

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SEAL:



GSWCC # 77396 EXP. DATE: 7/1/2025

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	7-11-2024	COMMENTS ADDRESSED

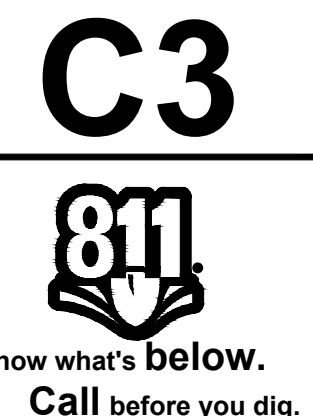
**PROJECT:**  
**422 HILDERBRAND DRIVE**  
SANDY SPRINGS, GA 30328  
LAND LOT 71, DIST 17  
FULTON COUNTY, GA  
PARCEL ID: 17 007100020501  
PROJECT NUMBER: WRN24-063

**GRADING PLAN**

DESIGNED BY: JDM  
DRAWN BY: DJ  
CHECKED BY: DJ  
APPROVED BY: JDM

SCALE: AS SHOWN  
DATE: 5-19-2024

PROJECT NO.:  
SHEET:





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SEAL:



GSWCC # 77396 EXP. DATE: 7/1/2025

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-11-2024	COMMENTS ADDRESSED

PROJECT:

**422 HILDERBRAND DRIVE**

SANDY SPRINGS, GA 30328  
LAND LOT 71, DIST 17  
FULTON COUNTY, GA  
PARCEL ID: 17 007100020501  
PROJECT NUMBER: WRN24-063

SHEET TITLE:

**SAN SEWER PROFILE**

DESIGNED BY: JDM  
DRAWN BY: DJ  
CHECKED BY: DJ  
APPROVED BY: JDM

SCALE: AS SHOWN  
DATE: 5-19-2024

PROJECT NO.:

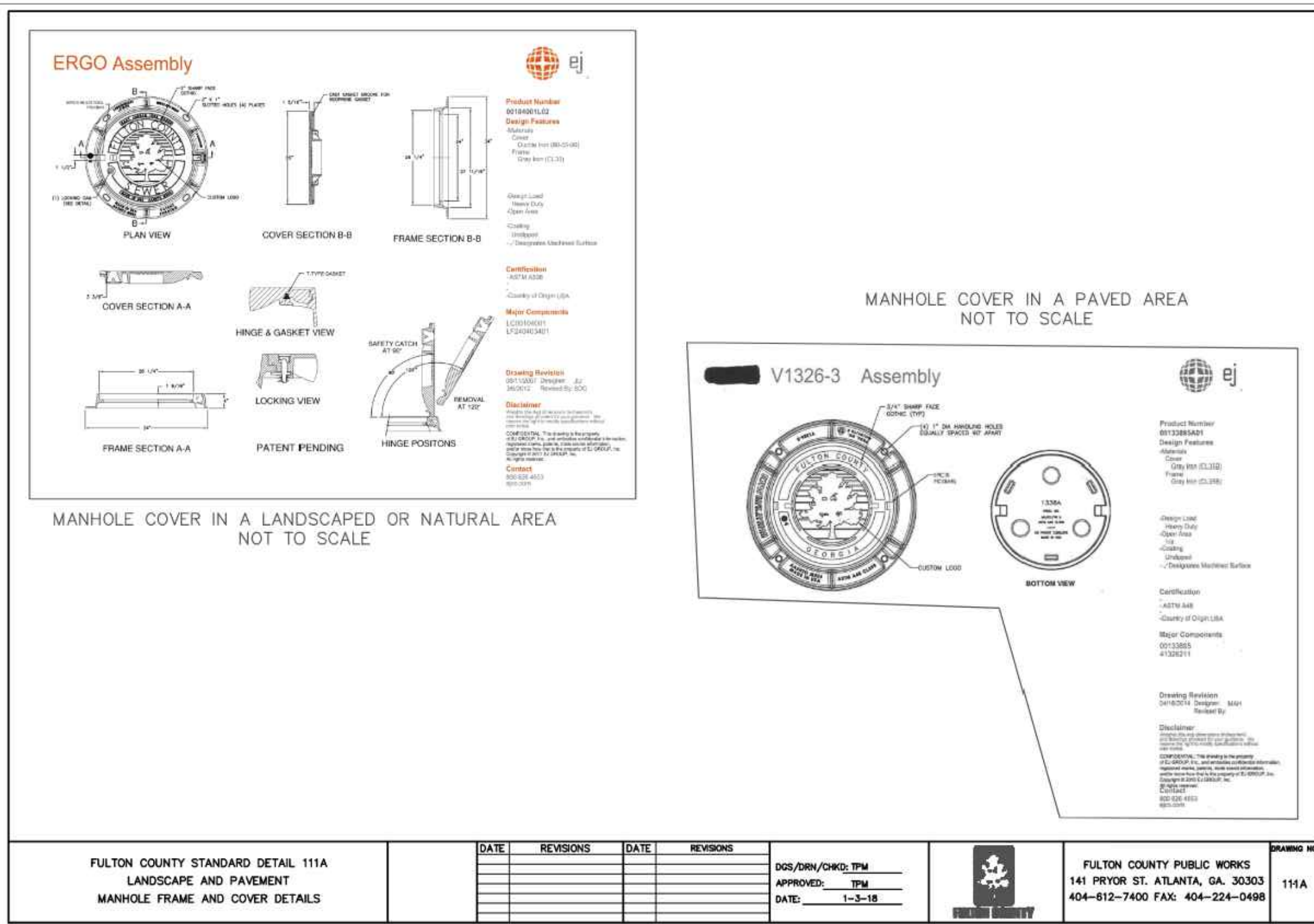
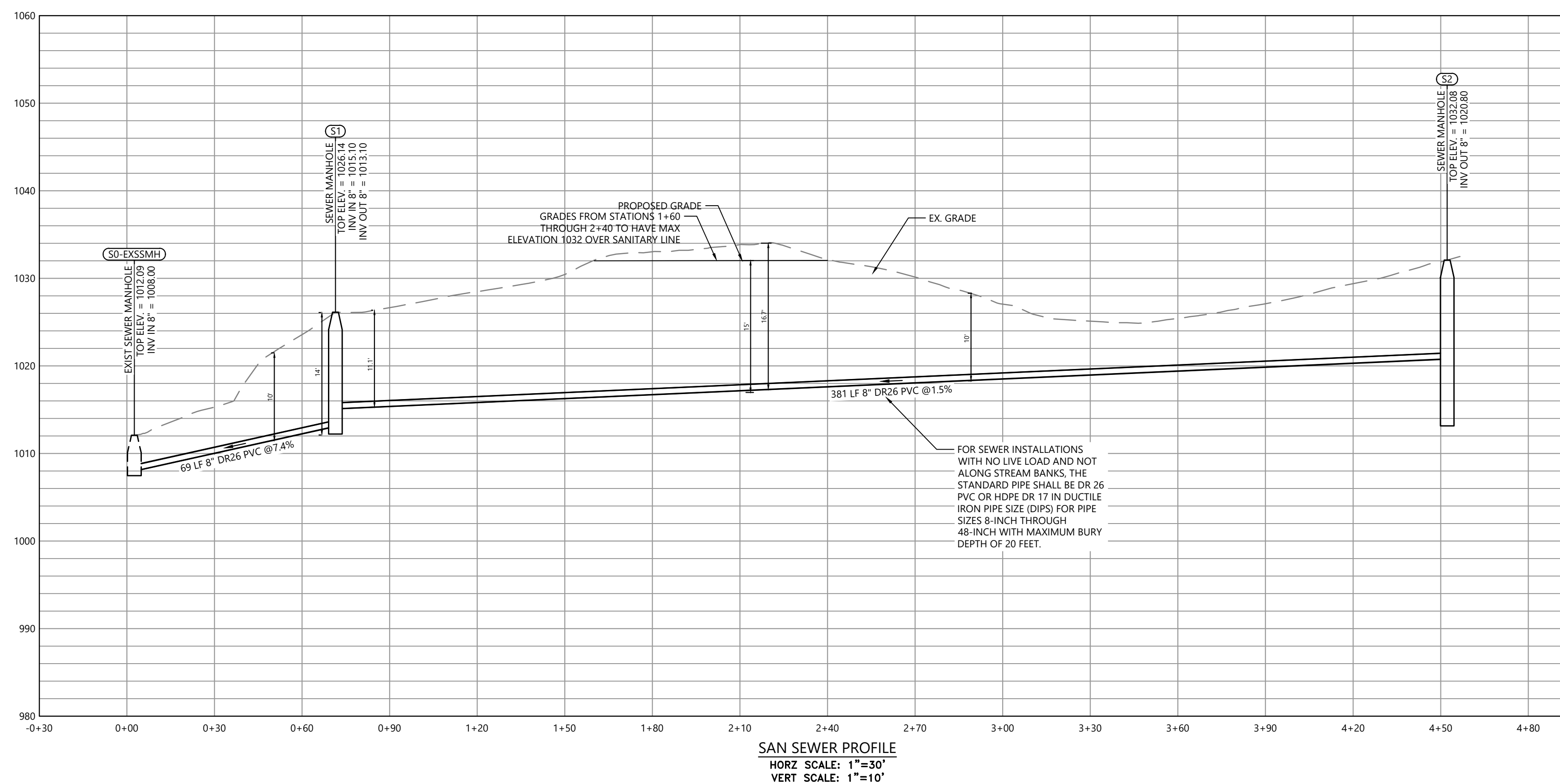
SHEET:

**C4**



Know what's below.  
Call before you dig.

PROJECT NAME: 422 HILDERBRAND DRIVE  
PROJECT NUMBER: WRN24-063  
SITE ADDRESS: 422 HILDERBRAND DRIVE, SANDY SPRINGS, GA

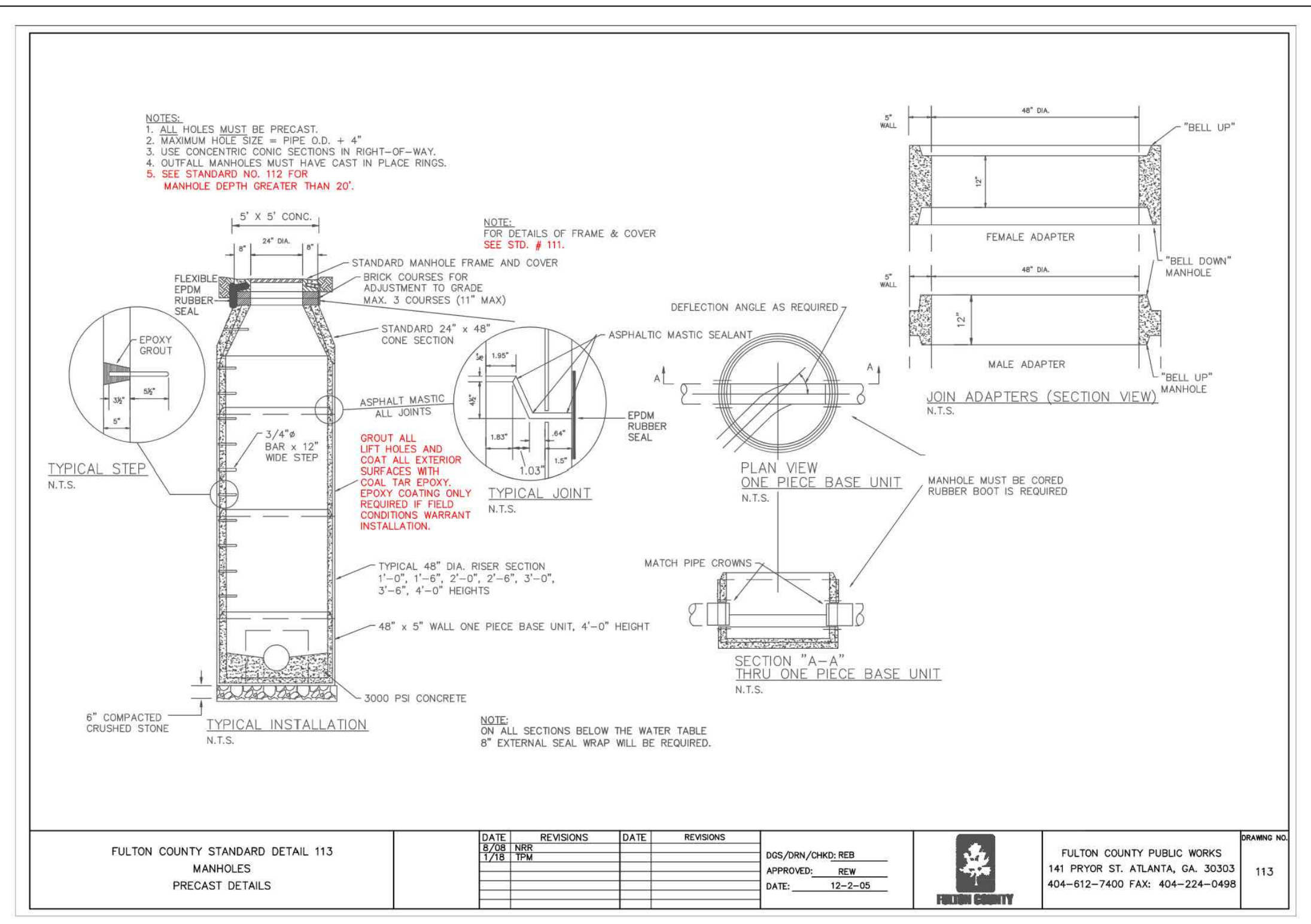


DATE	REVISIONS	DATE	REVISIONS

FULTON COUNTY STANDARD DETAIL 111A  
LANDSCAPE AND PAVEMENT  
MANHOLE FRAME AND COVER DETAILS

DATE: 1-3-18

FULTON COUNTY PUBLIC WORKS  
141 PRYOR ST. ATLANTA, GA. 30303  
404-812-7400 FAX: 404-224-0498



DATE	REVISIONS	DATE	REVISIONS
5/28/2024	REV		
7/16/2024	REV		

FULTON COUNTY STANDARD DETAIL 113  
MANHOLES  
PRECAST DETAILS

DATE: 12-2-09

FULTON COUNTY PUBLIC WORKS  
141 PRYOR ST. ATLANTA, GA. 30303  
404-812-7400 FAX: 404-224-0498

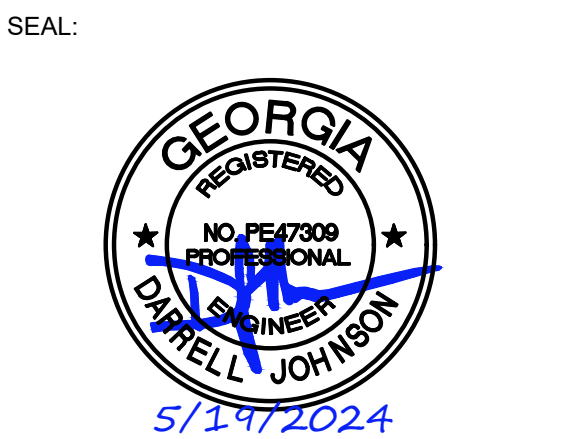
**FULTON CO. SEWER NOTES**

- ALL WASTEWATER PIPE CONSTRUCTION SHOWN ON THESE PLANS MUST CONFORM TO FULTON COUNTY'S STANDARDS AND SPECIFICATIONS, INCLUDING SANITARY SEWER REGULATIONS LATEST COPY.
- NO SANITARY SEWER SHALL BE ACCEPTED BY THE COUNTY WITHOUT AN AS-BUILT DRAWING SHOWING THE HORIZONTAL AND VERTICAL ALIGNMENT OF THE SEWER SYSTEM, THE LOCATION OF ALL MANHOLES, SEWER CONNECTIONS, PIPING MATERIALS, REQUIRED EASEMENT LIMITS AND JUNCTIONS, AND PROPERTY LINES.
- CONTRACTOR MUST FIELD VERIFY THE LOCATION AND ELEVATION OF ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES.
- ALL TEMPORARY AND PERMANENT WASTEWATER EASEMENTS MUST BE DRESSED AND GRASSED TO CONTROL EROSION PRIOR TO ACCEPTANCE. TREES SHALL NOT BE PLANTED IN THE PERMANENT EASEMENT AREA, OR WITHIN 10- FEET OF A FULTON COUNTY SEWER MAIN.
- AS-BUILT DRAWINGS AND MAINTENANCE BOND(S) MUST BE SUBMITTED AND ARE REQUIRED PRIOR TO INSPECTION AND ACCEPTANCE. DIGITAL AS-BUILT WILL BE REQUIRED. NOTE THAT DIGITAL AS-BUILTS WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT. PLEASE SEE: <https://www.fultoncountygga.gov/services/water-services/development-permitting/inspection-for-the-requirements-maintenance-bonds-are-due-at-final-approval-of-the-as-builts>
- NEOPRENE COUPLINGS WITH STAINLESS STEEL BANDS AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
- POOLS SHALL NOT DRAIN INTO WASTEWATER PIPE SYSTEMS. POOLS SHALL DRAIN INTO AN APPROVED INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEM.
- LOW PRESSURE AIR TESTING REQUIRED FOR ALL WASTEWATER PIPE SYSTEMS. THIS TEST MUST MEET ALL REQUIREMENTS AS OUTLINED IN UNI-B-06 OR CURRENT REVISION. A FULTON COUNTY INSPECTOR MUST BE PRESENT DURING TESTING.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF WASTEWATER PIPES FOR A CONNECTION TO EXISTING WASTEWATER SYSTEMS.
- CONTRACTOR IS TO CUT AND REMOVE THE PIPE ONLY UPON FINAL APPROVAL BY THE FULTON COUNTY INSPECTOR.
- ALL WASTEWATER LINES AND LATERALS WITH LESS THAN ONE-FOOT OF CLEARANCE TO ANOTHER UTILITY LINE SHALL BE CONSTRUCTED WITH A CONCRETE SADDLE TO MAINTAIN SEPARATION.
- NO FILL SHALL BE PLACED ON A SANITARY SEWER EASEMENT WITHOUT APPROVAL BY THE DIRECTOR OF PW. ALL SANITARY MANHOLES MUST EXTEND TO THE GROUND SURFACE.
- FOR ALL PROJECTS UTILIZING INDIVIDUAL ONSITE WASTEWATER MANAGEMENT SYSTEMS DESIGN AND PROVISIONS SHALL BE IN CONFORMANCE WITH FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS REGULATIONS.
- EIGHT INCH (8") OR LARGER PIPE LINES SHALL BE CCTV INSPECTED. A VIRUS FREE PORTABLE STORAGE DRIVE (USB FLASH DRIVE) AND WRITTEN INSPECTION LOG SHALL BE PROVIDED WHEN AS-BUILTS ARE SUBMITTED.
- USE 7635 BOX REQUIRED FOR WASTEWATER CLEANOUTS IN PAVED AREA PER FULTON COUNTY STANDARD DETAIL 709.
- COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY. BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS, AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION OF THE BACK FILL OF ALL TRENCHES LOCATED UNDER PAVEMENT SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
- SANITARY SEWER LATERALS SHOULD BE MARKED WITH 4"x4" POST WITH MIN. 4- FEET ABOVE GROUND. THE TOP 1" SHOULD BE PAINTED GREEN. EACH LATERAL IS TO BE BROUGHT TO THE GROUND SURFACE IN ACCORDANCE WITH FULTON COUNTY STANDARD 909.
- ALL REQUIRED OFF SITE EASEMENTS SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO UTILITY PERMITTING. ALL PUBLIC ON- SITE EASEMENTS FOR OTHER THAN SINGLE FAMILY RESIDENTIAL PROJECTS THAT WILL BE FINAL PLATTED SHALL BE DEDICATED TO FULTON COUNTY PRIOR TO WATER RESOURCES PERMIT APPROVAL.
- FOR RESIDENTIAL PROJECTS WHERE ONSITE SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO FULTON COUNTY, THE FOLLOWING APPLIES: SANITARY SEWER EASEMENT INSIDE PROPERTY LINE TO BE SHOWN IN FINAL PLAN FOR RECORDING.
- FOR ALL PROJECTS CONTAINING PVC WASTEWATER PIPES, ALSO INCLUDE THE FOLLOWING NOTES: (SEE ATTACHED CONDITION FOR PVC).
  - PIPE SHALL BE ASTM D3034, SDR35 IN 12.5 FOOT LAYING LENGTHS WITH ELASTOMERIC SEALED JOINTS IN ACCORDANCE WITH ASTM D3212.
  - PIPE BEDDING SHALL BE #57, SHARP, ANGULAR, CRUSHED STONE, BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE AND EXTEND TO THE TOP OF THE PIPE. THE BEDDING SHALL BE COMPACTED BY "SLICING WITH A FLAT SHOVEL." THE WIDTH OF THE DITCH MUST BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
  - INITIAL BACKFILL: AFTER BEDDING, COMPLETE INITIAL BACKFILL WITH #57 STONE. IF NO ROCK IS ENCOUNTERED, INITIAL BACKFILL SHALL EXTEND TO A HEIGHT 6" ABOVE OF THE TOP OF THE PIPE, OTHERWISE INITIAL BACKFILL SHALL EXTEND TO 12" ABOVE THE TOP OF THE PIPE.
  - FITTINGS FOR LATERAL CONNECTIONS SHALL BE 45° WYES AND BENDS. PROVIDE PVC PIPE STOPPERS FOR EACH LATERAL. PROVIDE SPECIAL WATERTIGHT CONNECTIONS AT MANHOLES AND TRANSITIONS TO DUCTILE IRON PIPE AS RECOMMENDED BY THE PIPE MANUFACTURER.
  - AFTER INSTALLATION, A DEFLECTION TEST IS REQUIRED. INITIAL DEFLECTION SHALL BE LIMITED TO 3/80F THE UNDEFLECTED DIAMETER. A SECOND TEST SHALL BE MADE AT LEAST 3 MONTHS AFTER THE INSTALLATION BUT BEFORE FINAL ACCEPTANCE. AT THAT TIME DEFLECTION SHALL BE LIMITED TO 5/80F THE UNDEFLECTED DIAMETER.
- ALL MANHOLES LOCATED WITHIN A PAVED AREA SHALL HAVE CONCENTRIC CONE SECTIONS AND FLANGE DOWN FRAMES AND COVERS. ALL MANHOLES LOCATED WITHIN AN UNPAVED AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN FLANGE UP FRAME AND COVERS, OR HINGED CAST IN PLACE LOCKABLE COVERS. ALL MANHOLES LOCATED WITHIN A FLOOD PRONE AREA SHALL HAVE ECCENTRIC CONE SECTIONS WITH BOLT DOWN GASKETED FLANGE UP FRAME AND COVERS. RAISE TOP OF MANHOLES IN LANDSCAPE AREAS TO 0.5- FEET ABOVE GRADE.
- ISSUANCE OF THIS PERMIT DOES NOT IN ANY WAY IMPLY THAT WASTEWATER TAPS FOR BUILDING PERMITS WILL BE ISSUED. CONTACT THE DEPARTMENT OF PUBLIC WORKS, WATER RESOURCES DIVISION AT (404) 612-7400 FOR FURTHER INFORMATION.
- ANY CHANGES TO THE SEWER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
- NOTIFY FULTON COUNTY INSPECTOR 24-HOURS PRIOR TO CONSTRUCTION.



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SWCC # 77396 EXP. DATE: 7/1/2025

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-11-2024	COMMENTS ADDRESSED

PROJECT:

**422 HILDERBRAND DRIVE**  
 SANDY SPRINGS, GA 30328  
 LAND LOT 71, DIST 17  
 FULTON COUNTY, GA  
 PARCEL ID: 17 007100020501  
 PROJECT NUMBER: WRN24-063

SHEET TITLE:

**COUNTY DETAILS**

DESIGNED BY: JDM  
 DRAWN BY: DJ  
 CHECKED BY: DJ  
 APPROVED BY: JDM

SCALE: AS SHOWN

DATE: 5-19-2024

PROJECT NO.:

SHEET:



Know what's below.  
 Call before you dig.

**DUCTILE IRON PIPE**

**CONCRETE**

**HDPE PIPE**

A.S.T.M. A746				A.S.T.M. C79				A.S.T.M. C14				A.S.T.M. -02501 OR 17			
DUCTILE IRON PIPE				REINF. CONC. PIPE				EX. STR. CONC. SEWER PIPE				HDPE PIPE			
D. IN. T. IN.	B <sub>5</sub> FT.	C FT. HORADLE	T. IN.	B <sub>5</sub> FT.	C FT. HORADLE	T. IN.	B <sub>5</sub> FT.	C FT. HORADLE	T. IN.	B <sub>5</sub> FT.	C FT. HORADLE	T. IN.	B <sub>5</sub> FT.	C FT. HORADLE	T. IN.
6	0.38	2.33	0.41	0.034			7	8	2.15	0.8	0.04	0.380	2.33		
8	0.51	2.97	0.53	0.038			10	10	2.53	0.9	0.04	0.267	2.97		
10	0.58	3.63	0.63	0.043			12	12	2.83	1.0	0.04	0.207	3.63		
12	0.52	3.00	0.78	0.049			15	15	3.42	1.3	0.058	0.750	3.00		
15	0.73	3.67	1.15	0.072	2-1/4	3.13	0.95	0.06	1-3/8	2.83	0.87	0.055	1.052	3.67	
21	0.85	4.17	1.52	0.18	3	4.00	1.35	0.068	2-1/4	3.42	1.3	0.058	1.052	3.67	
24	0.99	4.83	1.88	0.149	3-1/4	4.58	1.75	0.13	3	4.00	1.72	0.128	1.412	4.17	
30	1.19	5.33	2.27	0.198	4	5.17	2.14	0.15	3-1/2	4.68	2.1	0.14	1.785	4.83	
36	1.32	5.98	2.63	0.263	4-1/2	5.88	2.5	0.208	4	5.17	2.5	0.208			
48	1.44	6.50	3	0.314	5	6.50	3	0.26	5	6.50	3	0.26			
60					5-1/2	6.92	3.5	0.44							
84					6-1/2	7.58	4.25	0.63							
86					7	8.27	4.85	0.74							
72															

NOTE: PAYMENT QUANTITY IN CU. YDS./LN./FT. OF TRENCH FOR CLASS "B" CONC. IN CASE OF CLASS "A" BEDDING & FOR CRUSHED STONE BEDDING MATERIAL IN CASE OF CLASS "B" BEDDING. ADJUST QUANTITY OF CRADLE MATERIAL BASED ON B<sub>5</sub> WIDTH IF DEPTH OF CRADLE EXCEEDS D/4.

**SECTION A-A**  
N.T.S.

**SECTION B-B**  
N.T.S.

**SECTION C-C**  
N.T.S.

**SECTIONAL PLAN**  
STANDARD PRECAST 4'-0" DIAMETER MANHOLE  
N.T.S.

INSIDE DIA. PIPE	VERTICAL TANGENT	HEIGHT OF WATER TABLE
8"	2'-7 1/2"	6'-1 1/2"
10"	3'-0"	6'-0"
12"	3'-2 1/2"	5'-7 1/2"
15"	3'-7 1/2"	5'-2 1/2"
18"	4'-1 1/2"	4'-7 1/2"
21"	4'-6 1/2"	4'-2 1/2"
24"	5'-1 1/2"	3'-7 1/2"
27"	5'-6 1/2"	3'-2 1/2"
30"	6'-1 1/2"	2'-7 1/2"
36"	7'-1 1/2"	2'-2 1/2"

**TYPICAL DITCH CROSSING**  
N.T.S.

**SECTION B-B**  
N.T.S.

**TYPICAL SERVICE CONNECTION**  
N.T.S.

**SECTION E-E**  
N.T.S.

**TYPICAL VERTICAL DROP INLET AT MANHOLE**  
(OUTSIDE DROP)

**TYPICAL DETAIL AT MANHOLE**  
CONSTRUCTED OVER EXISTING PIPE  
N.T.S.

STANDARD PRECAST MANHOLES				
SCHEDULE OF GOVERNING DIMENSIONS				
PIPE SIZE	ANGLE	MAX. DIAMETER	"A"	"B"
8" DIA. 1/2"	0° to 90°	4'	1'-0"	0"
12"	0° to 90°	4'	1'-3"	0"
15"	80° to 90°	4'	1'-3"	6"
18"	0° to 90°	4'	1'-4"	6"
21"	0° to 90°	4'	1'-9"	0"
21"	80° to 90°	5'	1'-9"	6"
24"	0° to 90°	4'	2'-0"	0"
24"	80° to 90°	5'	1'-6"	6"
27"	0° to 90°	5'	2'-3"	0"
27"	80° to 90°	6'	2'-0"	1'-0"
30"	0° to 90°	5'	2'-6"	0"
30"	80° to 90°	6'	1'-9"	6"
36"	0° to 90°	PRE-BED PIPE, M.H. BASE & ELEVATION UNIT		