

# FIFTH THIRD THOMPSON BRIDGE

3654 THOMPSON BRIDGE ROAD

HALL COUNTY, GEORGIA

TAX PARCEL ID: 10104 000002

## Sheet List Table

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## SITE INFORMATION

EXISTING CONDITION:	VACANT GRASSED LAND DRAINING TO ABOVE GROUND DETENTION POND
PROPOSED CONDITION:	BANK WITH ASSOCIATIVE PARKING DRAINING TO UNDERGROUND DETENTION CHAMBERS
EARTHWORK QUANTITIES:	CUT - 2,280 CY FILL - 2,240 CY
ADJACENT PROPERTIES:	COMMERCIAL STORAGE FACILITY AND RESIDENTIAL HOUSING, ALL ZONED PCD
ZONING:	PCD (C) - PLANNED COMMERCIAL DEVELOPMENT WITH GATEWAY CORRIDOR OVERLAY
SITE AREA:	1.37 ACRES
TAX PARCEL ID:	10104 000002
IMPERVIOUS COVERAGE:	41%
DISTURBED AREA:	1.17 ACRES

REQUIRED MINIMUM PARKING COUNT	
4.5 SPACES PER 1,000 SF	11 SPACES
REQUIRED MINIMUM PARKING COUNT	
125% OF MINIMUM =	14 SPACES
PROVIDED PARKING	
STANDARD PARKING =	13 SPACES
HANDICAP PARKING =	1 SPACES
TOTAL PROVIDED =	14 SPACES

OWNER/APPLICANT  
FIFTH THIRD BANK RETAIL  
38 FOUNTAIN SQUARE PLAZA  
MD 10803K  
CINCINNATI, OHIO 45202

CIVIL ENGINEER  
THE KLEINGERS GROUP  
6219 CENTRE PARK DRIVE  
WEST CHESTER, OH 45069  
513-779-7851

SURVEYOR  
TRAVIS PRUITT AND ASSOCIATES, LLC.  
4317 PARK DRIVE, SUITE 400  
NORCROSS, GEORGIA 30093  
770-416-7511

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07.10.2024  
Date

1. BDP AND ERM/IT  
No.

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Belden, Inc.  
1000 Peachtree Street, NE  
Atlanta, GA 30309  
www.bhdp.com

COLUMBIA  
COUNTY  
REGISTERED  
LAND SURVEYOR  
No. 10000  
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**BHDP**  
THE KLEINGERS GROUP, P.C.  
REGISTERED PROFESSIONAL ENGINEERS  
HEAVY ENGINEERING LICENSE  
No. 10000

FIFTH THIRD BANK - THOMPSON BRIDGE  
3654 THOMPSON BRIDGE RD.  
GAINESVILLE, GA 30606

07.07.2025  
Item 3

Seal of the State of Georgia  
Professional Engineer  
No. 10000

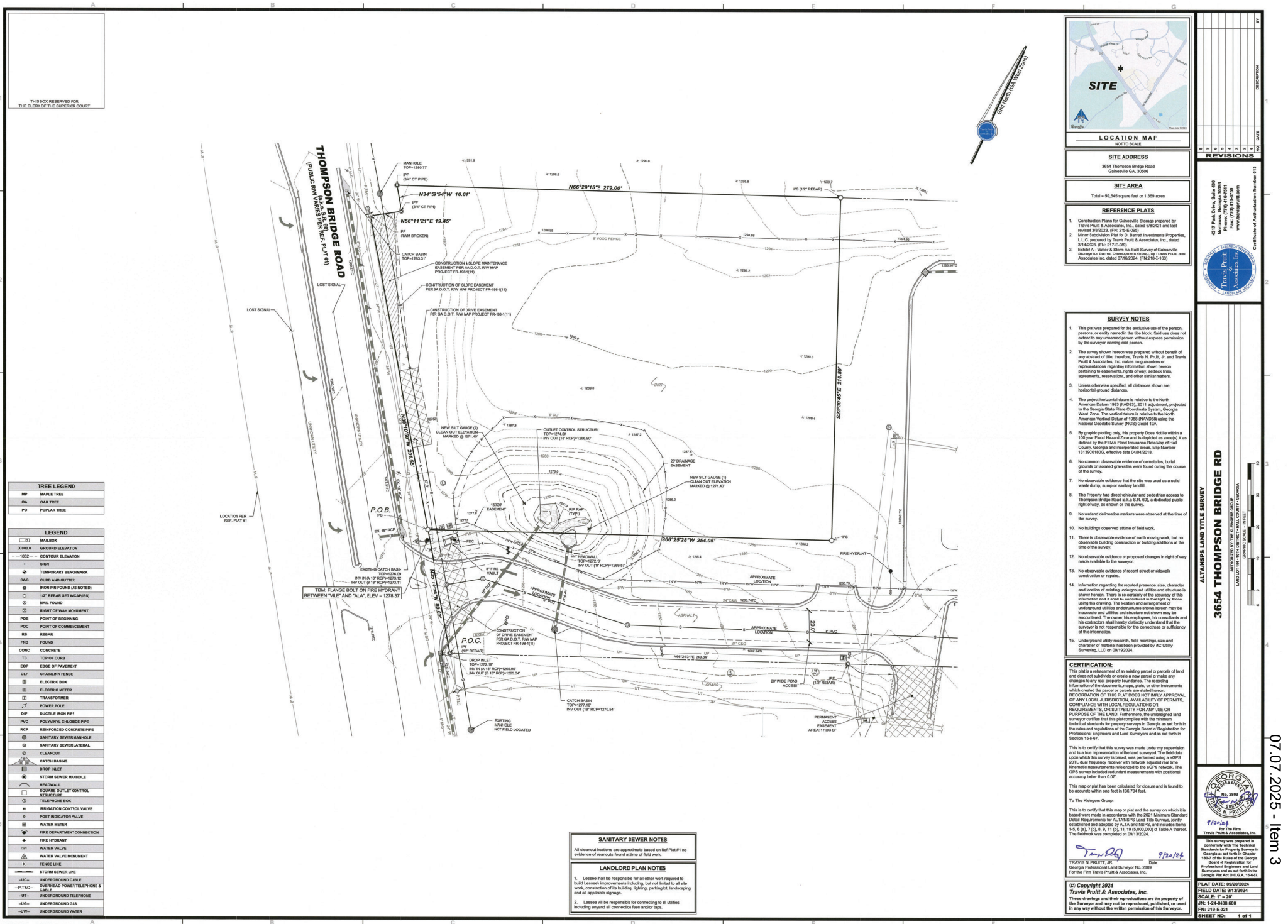
Project Manager  
DTW  
2/20/24  
LAK  
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MAG  
Drawing Date  
12.17.2024  
Revision  
240106.001

C000









TREE LEGEND	
MP	MAPLE TREE
DA	DOG TREE
PO	POPULAR TREE
LEGEND	
3	MALIBOX
X 88.8	GROUND ELEVATION
-1052	CONTOUR ELEVATION
—	ROAD
+	TEMPORARY BENCHMARK
C&S	CURB AND DUTTY
○	IRON PIN FOUND (AS NOTED)
○	N/2 REBAR SET (CAPS)
○	MAIL FOUND
○	RIGHT OF WAY MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
MB	MASON
FND	FOUND
CONC	CONCRETE
TC	TOP OF CURB
EDP	EDGE OF PAVEMENT
CLF	CHALKLINE FENCE
⊖	ELECTRIC BOX
⊖	ELECTRIC METER
⊖	TRANSFORMER
⊖	POWER POLE
⊖	POLE WITH PVS
PVC	POLYVINYL CHLORIDE PIPE
RCF	REINFORCED CONCRETE PIPE
⊖	SANITARY SEWERMANHOLE
⊖	SANITARY SEWERLATERAL
⊖	CLEANOUT
⊖	CATCH BASIN
⊖	DROP INLET
⊖	STORM SEWER MANHOLE
⊖	SEWERMANHOLE
⊖	SQUARE OUTLET CONTROL
⊖	TELEPHONE BOX
⊖	IRRIGATION CONTROL VALVE
⊖	PORT INDICATOR VALVE
⊖	WATER METER
⊖	FIRE DEPARTMENT CONNECTION
⊖	FIRE HYDRANT
⊖	WATER VALVE
⊖	WATER VALVE MONUMENT
⊖	FENCE LINE
⊖	STORM SEWER LINE
⊖	UNDERGROUND CABLE
⊖	OVERHEAD POINT TELEPHONE
⊖	UNDERGROUND TELEPHONE
⊖	UNDERGROUND GAS
⊖	UNDERGROUND WATER

SANITARY SEWER NOTES	
All cleanout locations are approximate based on Half Plat #1. No evidence of cleanouts found at line of field work.	
LANDLORD PLAN NOTES	
1. Lessee shall be responsible for all other work required to build Lessee improvements including, but not limited to all site work, construction of its building, lighting, parking lot, landscaping and all applicable signage.	
2. Lessee will be responsible for connecting to all utilities including any and all connection fees and/or taps.	

**SITE**

**LOCATION MAP**  
NOT TO SCALE

**SITE ADDRESS**  
3654 Thompson Bridge Road  
Gainesville, GA, 30606

**SITE AREA**  
Total = 59,845 square feet or 1.369 acres

**REFERENCE PLATS**

- Construction Plans for Gainesville Storage prepared by Travis Pruitt & Associates, Inc., dated 9/20/21 and last revised 05/23/23. (FN: 214-E-09)
- Minor Subdivision Plat for D. Barnd Investments Properties, L.L.C., prepared by Travis Pruitt & Associates, Inc., dated 3/14/2023. (FN: 214-E-09)
- Exhibit A - Water & Storm As-Built Survey of Gainesville Storage for Barnd Investments Properties, prepared by Travis Pruitt & Associates, Inc., dated 07/10/24. (FN: 23-E-05)

- SURVEY NOTES**
- This plat was prepared for the exclusive use of the person, persons, or entity owning the title block. Said use does not extend to any unrecorded person without express permission by the surveyor naming said person.
  - The survey shown herein was prepared without benefit of any abstract of title; therefore, Travis N. Pruitt, Jr., and Travis Pruitt & Associates, Inc., make no guarantee or representation regarding information shown herein pertaining to easements, rights of way, utility lines, agreements, reservations, and other similar matters.
  - Unless otherwise specified, all distances shown are horizontal ground distances.
  - The projected horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1985 (NAVD85) using the National Geodetic Survey (NGS) Geoid 12A.
  - By graphic platting only, this property does not lie within a 100 year Flood Hazard Zone and is depicted as such (X) as shown by the FEMA Flood Insurance Rating of 168 County, Georgia and incorporated areas, Map Number 1312001001, effective date 04/01/2015.
  - No common observable evidence of monuments, burial grounds or isolated graveyards were found during the course of the survey.
  - No observable evidence that the site was used as a solid waste dump, pump or sanitary landfill.
  - The Property has direct vehicular and pedestrian access to Thompson Bridge Road (a.k.a. S.E. 85), a dedicated public right of way, as shown on the survey.
  - No natural obstruction matters were observed at the time of the survey.
  - No buildings observed at time of field work.
  - There is observable evidence of earth moving work, but no observable building construction or building alterations at the time of the survey.
  - No observable evidence or proposed changes in right of way made available to the surveyor.
  - No observable evidence of recent street or sidewalk construction or repair.
  - Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown herein. There is no certainty of the accuracy of this information. This information is not intended to be used for any purpose other than the survey. The surveyor is not responsible for the accuracy or sufficiency of the information shown herein. The owner is responsible for the accuracy and sufficiency of the information shown herein. The surveyor is not responsible for the accuracy or sufficiency of the information shown herein.
  - Underground utility research, field mappings, size and character of material has been provided by AC Utility Surveying, LLC on 05/19/2024.

**CERTIFICATION:**

This plat is a true and correct representation of the land and does not constitute or create a new parcel or make any changes to the land or property boundaries. The resulting information for the documents, maps, plans, or other instruments which cover the parcel or parcels are subject to the REVISIONS OF THIS PLAT DOES NOT IMPLY A REVISION OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES, REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the surveyor certifies that this plat complies with the minimum technical standards for properly executed land survey 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 Section 16-6-7.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based, was performed using a GPS DTM, dual frequency receiver with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 124,794 feet.

To the Kingsmen Group:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Georgia Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include scales 1-S, 6 (a), 7 (b), 8, 9, 11 (b), 11, 19 (0.000,000) of Table A thereof. The federal was completed on 09/13/2024.

Travis N. Pruitt, Jr.  
For the Firm Travis Pruitt & Associates, Inc.

9/20/24  
Date

9/20/24  
Date

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These drawings and their reproductions are the property of the Surveyor and may not be reproduced, published, or used in any way without the written permission of the Surveyor.

PLAT DATE: 9/20/2024  
SCALE: 1" = 20'  
LN: 1:24-03-08  
FN: 214-E-01  
SHEET NO: 1 of 1

4317 Park Drive, Suite 402  
Gainesville, GA 30606  
Phone: (770) 446-8911  
Fax: (770) 446-8919  
www.travispruitt.com

Travis Pruitt & Associates, Inc.

ALTA/NSPS LAND TITLE SURVEY

3654 THOMPSON BRIDGE RD

07.07.2025 - Item 3

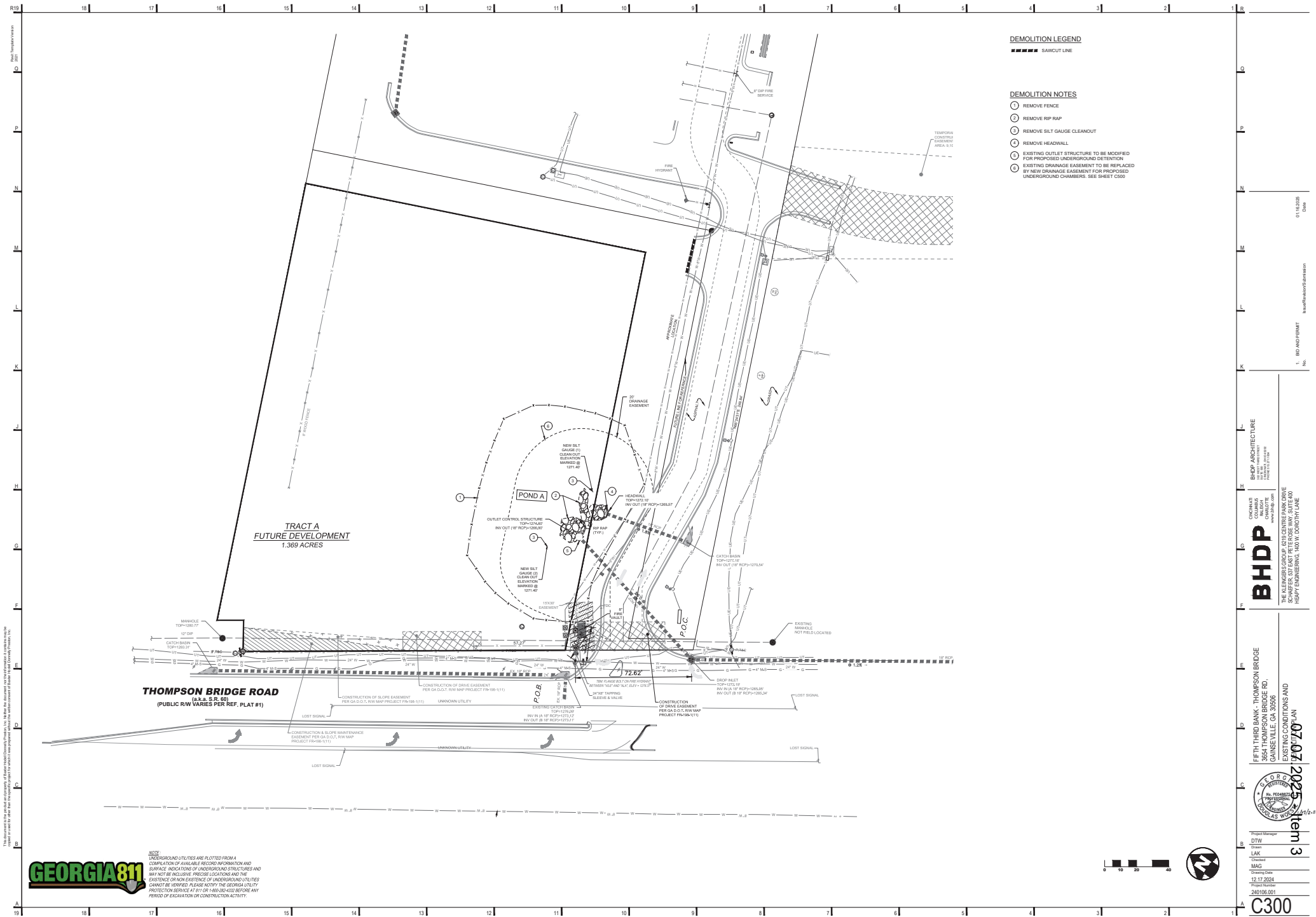
GEORGIA  
BOARD OF REGISTRATION  
FOR PROFESSIONAL ENGINEERS  
AND LAND SURVEYORS

9/20/24  
For the Firm  
Travis Pruitt & Associates, Inc.

This survey was prepared in accordance with the Georgia Standard Detail Requirements for Property Surveys in Georgia as set forth in Chapter 16-6 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Code at 0-16-6-7.

PLAT DATE: 9/20/2024  
SCALE: 1" = 20'  
LN: 1:24-03-08  
FN: 214-E-01  
SHEET NO: 1 of 1





**DEMOLITION LEGEND**

--- SAWCUT LINE

**DEMOLITION NOTES**

1. REMOVE FENCE
2. REMOVE RIP RAP
3. REMOVE SILT GAUGE CLEANOUT
4. REMOVE HEADWALL
5. EXISTING OUTLET STRUCTURE TO BE MODIFIED FOR PROPOSED UNDERGROUND DETENTION
6. EXISTING DRAINAGE EASEMENT TO BE REPLACED BY NEW DRAINAGE EASEMENT FOR PROPOSED UNDERGROUND CHAMBERS. SEE SHEET C300

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**BHDP**  
ARCHITECTURE  
1000 N. GAINESVILLE  
GAINESVILLE, FL 32601  
www.bhdp.com

**FIFTH THIRD BANK - THOMPSON BRIDGE**  
3654 THOMPSON BRIDGE RD.  
GAINESVILLE, GA 32606



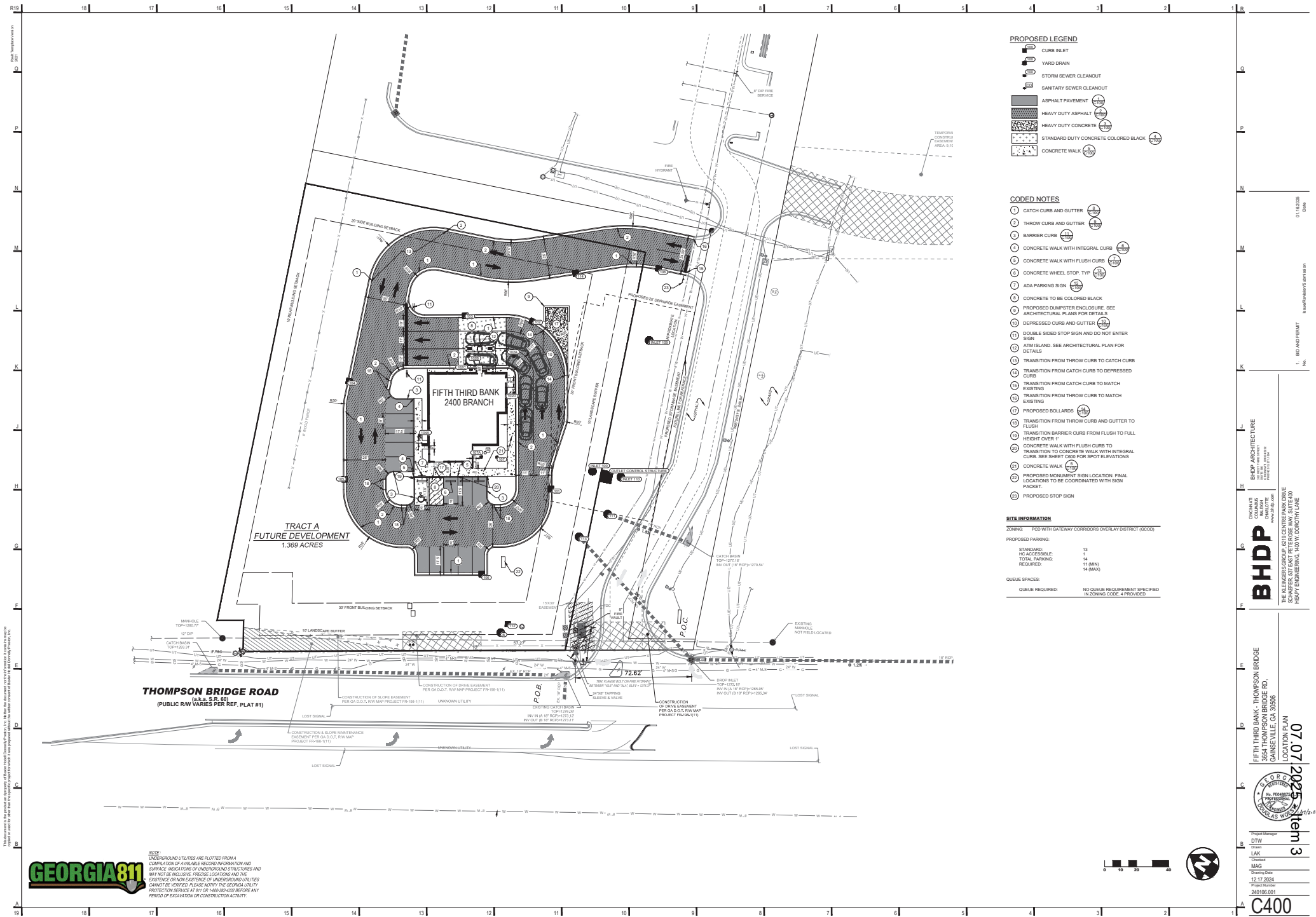
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LAK  
Checked  
MAG  
Drawing Date  
12.17.2024  
Project No.  
240106.001

**C300**

07.07.2025 Item 3

THE KLEINER GROUP, 605 CENTRE PARK DRIVE  
GAINESVILLE, FL 32601  
HEAVY ENGINEERING, 1400 W. GAINESVILLE  
GAINESVILLE, FL 32601

1. BID AND PERMIT  
No.  
01.15.2025  
Date



PROPOSED LEGEND

- CURB INLET
- YARD DRAIN
- STORM SEWER CLEANOUT
- SANITARY SEWER CLEANOUT
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- STANDARD DUTY CONCRETE COLORED BLACK
- CONCRETE WALK

CODED NOTES

- CATCH CURB AND GUTTER
- THROW CURB AND GUTTER
- BARRIER CURB
- CONCRETE WALK WITH INTEGRAL CURB
- CONCRETE WALK WITH FLUSH CURB
- CONCRETE WHEEL STOP, TYP.
- ADA PARKING SIGN
- CONCRETE TO BE COLORED BLACK
- PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
- DEPRESSED CURB AND GUTTER
- DOUBLE SIDED STOP SIGN AND DO NOT ENTER SIGN
- ATM ISLAND, SEE ARCHITECTURAL PLAN FOR DETAILS
- TRANSITION FROM THROW CURB TO CATCH CURB
- TRANSITION FROM CATCH CURB TO DEPRESSED CURB
- TRANSITION FROM CATCH CURB TO MATCH EXISTING
- TRANSITION FROM THROW CURB TO MATCH EXISTING
- PROPOSED BOLLARDS
- TRANSITION FROM THROW CURB AND GUTTER TO FLUSH
- TRANSITION BARRIER CURB FROM FLUSH TO FULL HEIGHT OVER 1'
- CONCRETE WALK WITH FLUSH CURB TO TRANSITION TO CONCRETE WALK WITH INTEGRAL CURB, SEE SHEET 0300 FOR SPOT ELEVATIONS
- CONCRETE WALK
- PROPOSED MONUMENT SIGN LOCATION, FINAL LOCATIONS TO BE COORDINATED WITH SIGN PACKET
- PROPOSED STOP SIGN

SITE INFORMATION

ZONING: PCD WITH GATEWAY CORRIDORS OVERLAY DISTRICT (2500S)	
PROPOSED PARKING:	
STANDARD:	13
HC ACCESSIBLE:	1
TOTAL PARKING:	14
REQUIRED:	11 (MIN)
	14 (MAX)
QUEUE SPACES:	
QUEUE REQUIRED:	NO QUEUE REQUIREMENT SPECIFIED IN ZONING CODE, 4 PROVIDED

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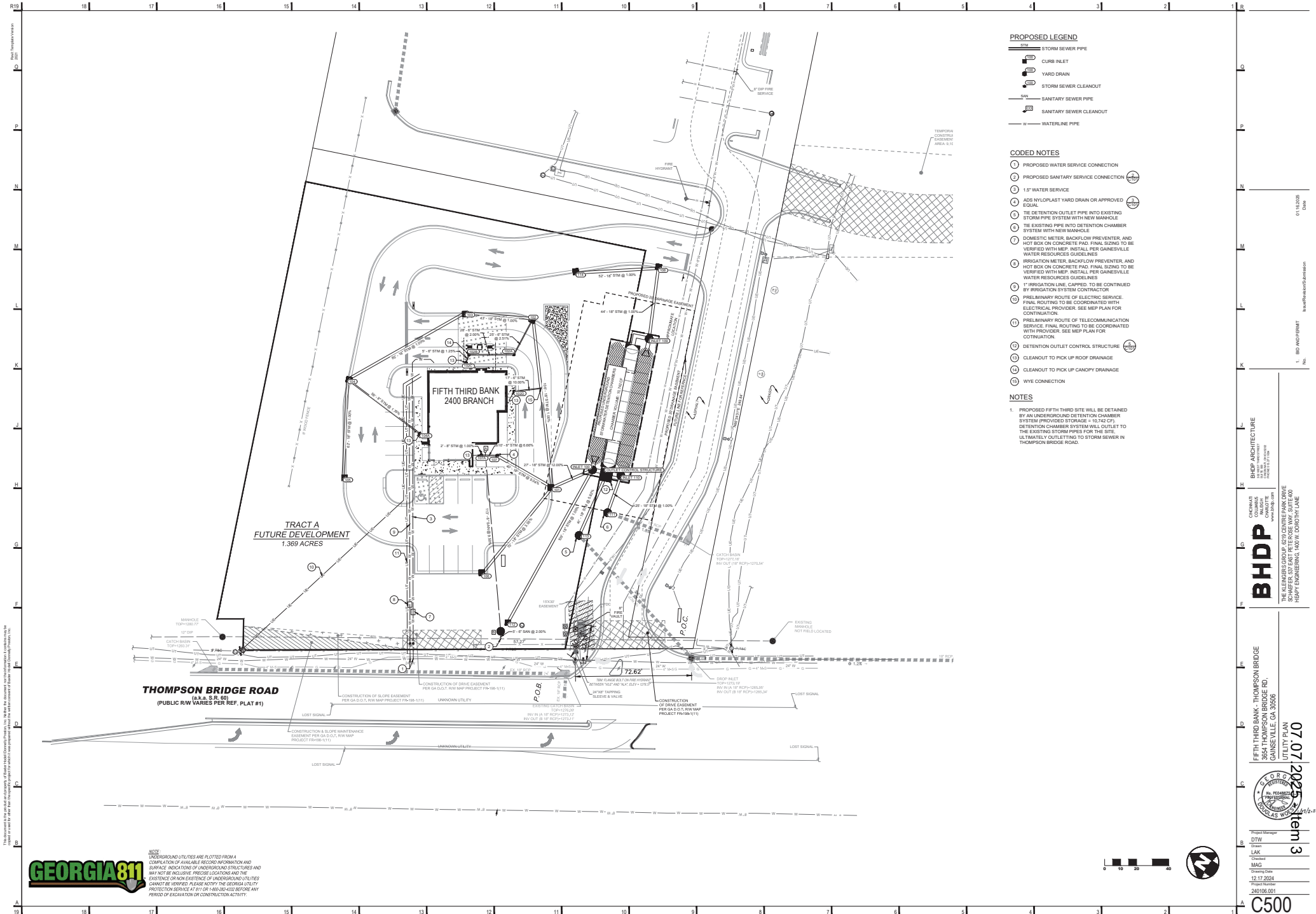
**BHDP** ARCHITECTURE

THE KLEINER GROUP, 805 CENTER PARK DRIVE, SUITE 200, GAINESVILLE, GA 30606

07.07.2025 Item 3

240106.001

C400



PROPOSED LEGEND

- STW STORM SEWER PIPE
- CURS INLET
- YARD DRAIN
- STORM SEWER CLEANOUT
- SSW SANITARY SEWER PIPE
- SANITARY SEWER CLEANOUT
- WATERLINE PIPE

CODED NOTES

- PROPOSED WATER SERVICE CONNECTION
- PROPOSED SANITARY SERVICE CONNECTION
- 1.5" WATER SERVICE
- ADS NYLOPLAST YARD DRAIN OR APPROVED EQUAL
- THE DETENTION OUTLET PIPE INTO EXISTING STORM PIPE SYSTEM WITH NEW MANHOLE
- THE EXISTING PIPE INTO DETENTION CHAMBER SYSTEM WITH NEW MANHOLE
- DOMESTIC METER, BACKFLOW PREVENTER, AND HOT BOX ON CONCRETE PAD. FINAL SIZING TO BE VERIFIED WITH MEP. INSTALL PER GAINESVILLE WATER RESOURCES GUIDELINES
- IRRIGATION METER, BACKFLOW PREVENTER, AND HOT BOX ON CONCRETE PAD. FINAL SIZING TO BE VERIFIED WITH MEP. INSTALL PER GAINESVILLE WATER RESOURCES GUIDELINES
- IRRIGATION LINE. CAPPED. TO BE CONTINUED BY IRRIGATION SYSTEM CONTRACTOR
- PRELIMINARY ROUTE OF ELECTRIC SERVICE. FINAL ROUTING TO BE COORDINATED WITH ELECTRICAL PROVIDER. SEE MEP PLAN FOR CONTINUATION
- PRELIMINARY ROUTE OF TELECOMMUNICATION SERVICE. FINAL ROUTING TO BE COORDINATED WITH PROVIDER. SEE MEP PLAN FOR CONTINUATION
- DETENTION OUTLET CONTROL STRUCTURE
- CLEANOUT TO PICK UP ROOF DRAINAGE
- CLEANOUT TO PICK UP CANOPY DRAINAGE
- WYE CONNECTION

NOTES

- PROPOSED FIFTH THIRD SITE WILL BE DETAINED BY AN UNDERGROUND DETENTION CHAMBER SYSTEM (PROVIDED STORAGE = 10,742 CF). DETENTION CHAMBER SYSTEM WILL OUTLET TO THE EXISTING STORM PIPES FOR THE SITE. ULTIMATELY OUTLETING TO STORM SEWER IN THOMPSON BRIDGE ROAD.

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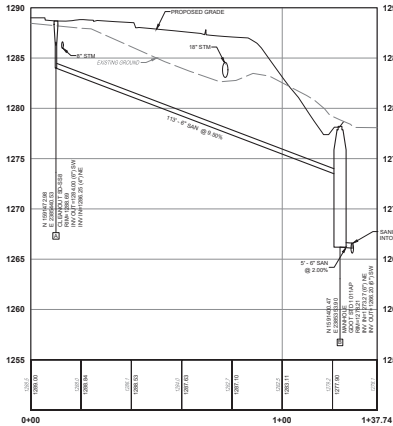


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STM 106-101

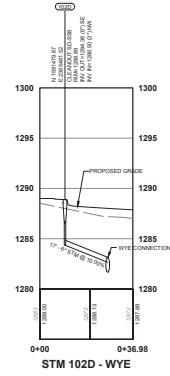
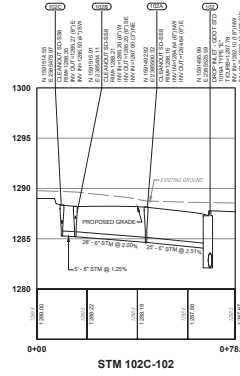
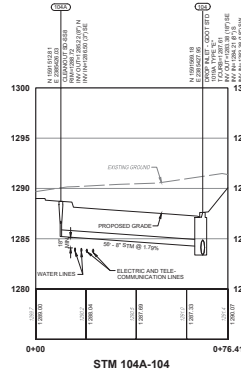
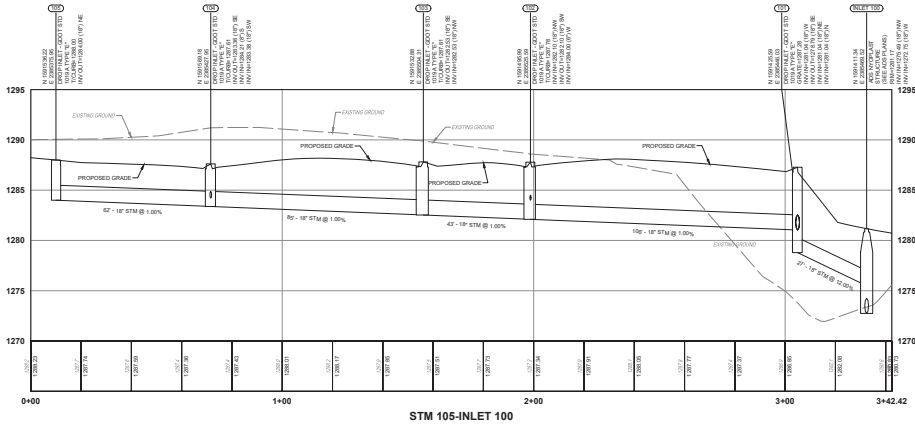
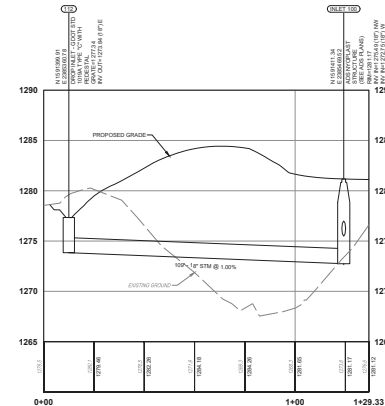
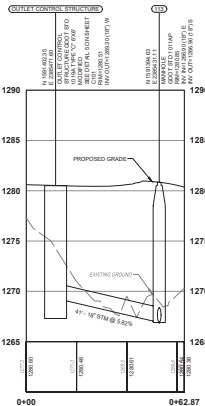
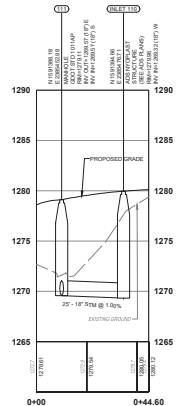
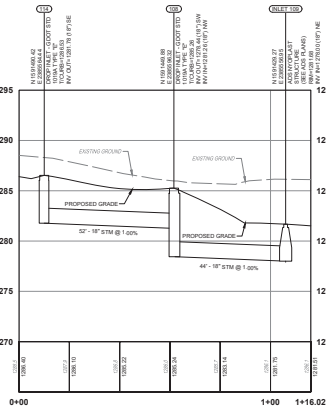
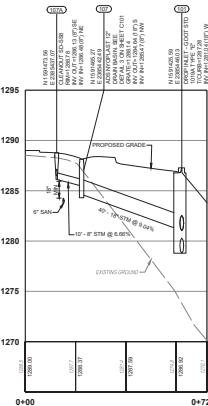
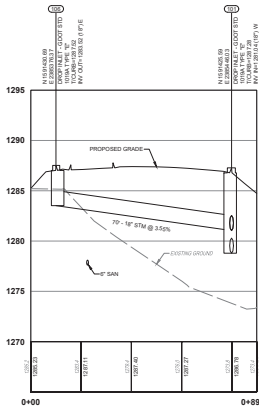
STM 107A-101

STM 114-INLET 109

STM 111-INLET 110

STM OUTLET CONTROL STRUCTURE - 113

STM 112-INLET 100



FIFTH THIRD BANK - THOMPSON BRIDGE  
3654 THOMPSON BRIDGE RD.  
GAINESVILLE, GA 30606

UTILITY PROFILES



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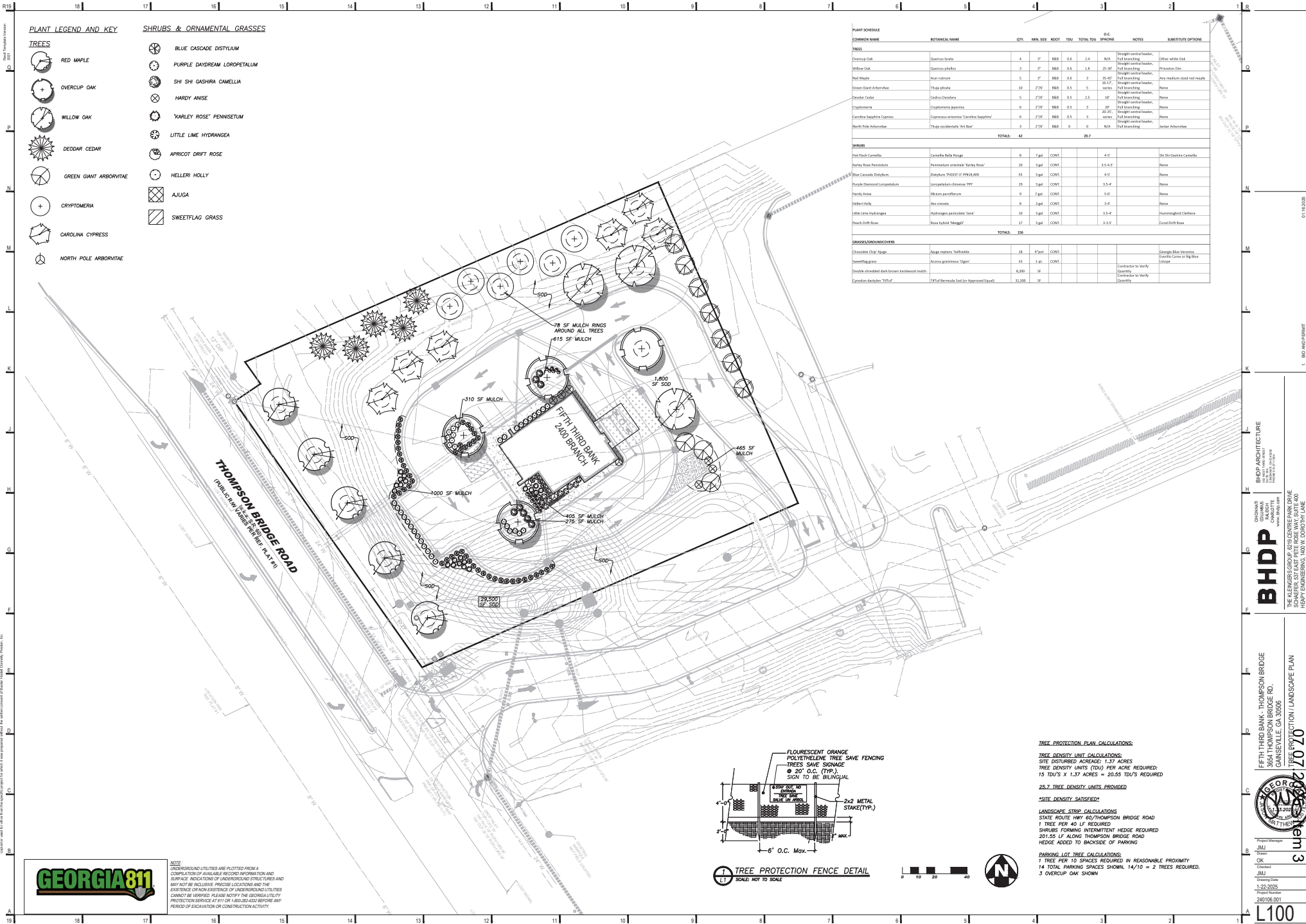
C501

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THE KLEINER GROUP, 801 CENTRE PARK DRIVE  
GAINESVILLE, FL 32609  
HEAVY ENGINEERING, 3400 W. GORDON LANE  
GAINESVILLE, FL 32609

1. BID AND PERMIT  
No.  
01.15.2025  
Date  
Issued/Revised/Issued/Revision





PLANT LEGEND AND KEY

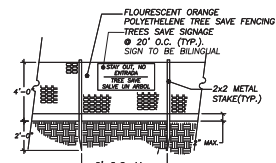
TREES

- RED MAPLE
- OVERCUP OAK
- WILLOW OAK
- DEODAR CEDAR
- GREEN GIANT ARBORVITAE
- CRYPTOMERIA
- CAROLINA CYPRESS
- NORTH POLE ARBORVITAE

SHRUBS & ORNAMENTAL GRASSES

- BLUE CASCADE DISTYLIUM
- PURPLE DAYDEAM LOROPETALUM
- SH SH GASHIRA CAMELLIA
- HARDY ANISE
- 'KARLEY ROSE' PENNSETUM
- LITTLE LIME HYDRANGEA
- APRICOT DRIFT ROSE
- HELLERI HOLLY
- AJUGA
- SWEETFLAG GRASS

PLANT SCHEDULE							O.C.		
COMMON NAME	BOTANICAL NAME	QTY	MIN. SIZE	ROOT	TYP.	TOTAL TOL	SPACING	NOTES	SUBSTITUTE OPTIONS
TREES									
Overcup Oak	Quercus laevis	4	2"	BB	0.6	2.4	N/A	Straight central leader, full branching	Other white Oak
Willow Oak	Quercus phellos	3	2"	BB	0.6	1.8	25-30'	Straight central leader, full branching	Princeton Elm
Red Maple	Acer rubrum	5	2"	BB	0.6	3	35-45'	Straight central leader, full branching	Any medium sized red maple
Green Giant Arborvitae	Thuja plicata	10	2 1/2"	BB	0.5	5	25-37'	Straight central leader, full branching	None
Deodar Cedar	Cedrus deodara	5	2 1/2"	BB	0.5	2.5	18'	Straight central leader, full branching	None
Cryptomeria	Cryptomeria japonica	6	2 1/2"	BB	0.5	3	30'	Straight central leader, full branching	None
Carolina Sapphire Cypress	Cupressus sempervirens 'Carolina Sapphire'	6	2 1/2"	BB	0.5	3	35-50'	Straight central leader, full branching	None
North Pole Arborvitae	Thuja occidentalis 'Ice Bear'	3	2 1/2"	BB	0	0	N/A	Straight central leader, full branching	Similar Arborvitae
TOTALS:		42			20.7				
SHRUBS									
Red Flash Camellia	Camellia bella 'Ranger'	8	2 gal	CONT			4-5'	See 30' Greenhouse Camellia	
Barley Rose Parrotia	Parrotia persicifolia 'Barley Rose'	20	3 gal	CONT			3.5-4.5'		
Blue Cascade Distylium	Distylium 'HOLST' or 'PINKS ADD'	15	2 gal	CONT			4-5'		
Purple Diamond Loropetalum	Loropetalum chinensis 'PM'	20	2 gal	CONT			2.5-4'		
Hardy Anise	Wickstroemia caryophyllorum	9	2 gal	CONT			3-4'		
Indigo Bells	Wisteria	8	2 gal	CONT			3-4'		
Little Lime Hydrangea	Hydrangea paniculata 'Lime'	10	2 gal	CONT			3.5-4'		Hamamelis-like Chubusha
Black Drift Rose	Rosa hybrid 'Maggie'	17	2 gal	CONT			3-3.5'		Carroll Drift Rose
TOTALS:		106							
GRASSES/ORNAMENTAL									
Chlorostachya Chap. Agave	Agave attenuata 'Yucca-like'	18	4" plant	CONT				Contractor to Verify Quantity	Georgia Blue Yucca
Scorpioid grass	Scorpioid grass 'Tiger'	33	1.5 ft.	CONT				Contractor to Verify Quantity	Contractor to Verify Quantity
Double shagreened dark brown feathered grass		8,200	1 ft.					Contractor to Verify Quantity	
Carpet grass (TYP.)	TYP. Bermuda Seed or Approved Equiv.	33,000	1 ft.					Contractor to Verify Quantity	



TREE PROTECTION PLAN CALCULATIONS:  
TREE DENSITY UNIT CALCULATIONS:  
SITE DISTURBED AREA: 1.37 ACRES  
TREE DENSITY UNITS (TDU) PER ACRE REQUIRED:  
15 TDUs x 1.37 ACRES = 20.55 TDUs REQUIRED  
25.7 TREE DENSITY UNITS PROVIDED  
\*SITE DENSITY SATISFIED\*  
LANDSCAPE STRIP CALCULATIONS:  
STATE ROUTE HWY 60/THOMPSON BRIDGE ROAD  
1 TREE PER 40 LF REQUIRED  
SHRUBS FORMING INTERMITTENT HEDGE REQUIRED  
201.55 LF ALONG THOMPSON BRIDGE ROAD  
HEDGE ADDED TO BACKSIDE OF PARKING  
PARKING LOT TREE CALCULATIONS:  
1 TREE PER 10 SPACES REQUIRED IN REASONABLE PROXIMITY  
14 TOTAL PARKING SPACES SHOWN. 14/10 = 2 TREES REQUIRED.  
3 OVERCUP OAK SHOWN

NOTE:  
UNDERGROUND UTILITIES ARE PLOTTED FROM A  
COMPARISON OF AVAILABLE RECORD INFORMATION AND  
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND  
MAY NOT BE INCLUSIVE PRECISE LOCATIONS AND THE  
EXISTENCE OF NON-EXISTENCE OF UNDERGROUND UTILITIES  
CANNOT BE VERIFIED. PLEASE NOTIFY THE GEORGIA UTILITY  
PROTECTION SERVICE AT 811 OR 404-584-4400 BEFORE ANY  
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



BHPD ARCHITECTURE  
1111 1/2 W. 10th Street  
Gainesville, FL 32601  
(904) 351-1111

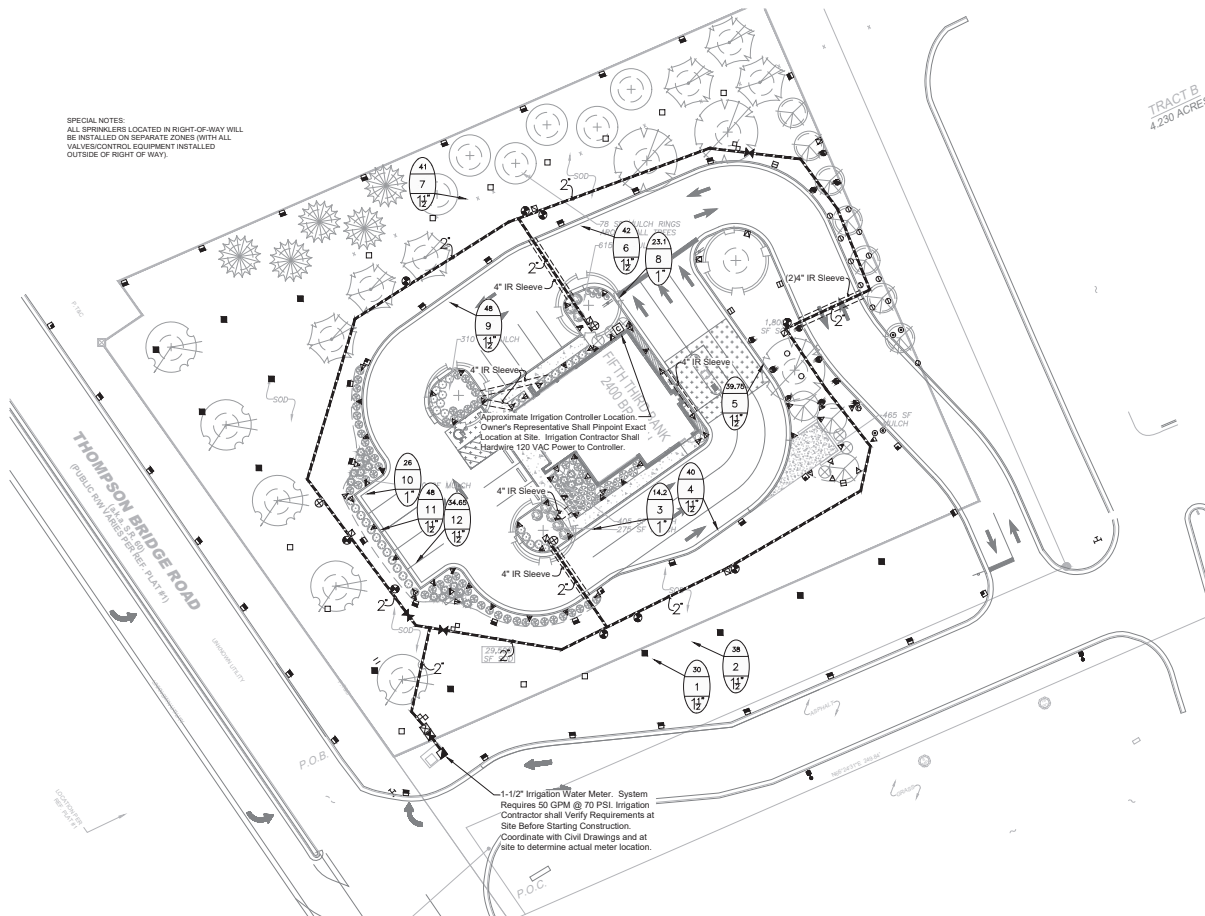
THE KLEINBERG GROUP  
6700 CENTRE PARK DRIVE  
SCHAEFER, ST. EAST PATE ROSE WAY, SUITE 400  
HEART ENGINEERING, 1400 M. DOROTHY LANE

07/20/2025  
L100

Project Manager: JAU  
Checked: JAU  
Drawn: JAU  
Drawing Date: 1-22-2025  
Revision: 240106.001



SPECIAL NOTES:  
ALL SPRINKLERS LOCATED IN RIGHT-OF-WAY WILL  
BE INSTALLED ON SEPARATE ZONES (WITH ALL  
VALVES/CONTROL EQUIPMENT INSTALLED  
OUTSIDE OF RIGHT-OF-WAY)



TRACT B  
4.230 ACRES

IRRIGATION LEGEND

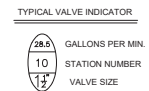
- 1-1/2" WATER METER AND BACKFLOW PREVENTION, SYSTEM  
REQUIRES 50 GPM @ 70 PSI. IRRIGATION CONTRACTOR SHALL BE  
RESPONSIBLE TO VERIFY THE SYSTEM REQUIREMENTS AT SITE  
BEFORE STARTING CONSTRUCTION.
- WINTERIZATION ASSEMBLY, DETAIL-Q.
- WATTS ALF80M-1-QT-2, 2" REDUCED PRESSURE ASSEMBLY  
BACKFLOW PREVENTER, DETAIL-N.
- MANUAL DRAIN VALVE, SCH 80 PVC TRUE UNION BALL VALVE, DETAIL-E.
- RAIN BIRD BSLXND CONTROLLER, 50 TOTAL STATIONS, 2-WIRE/DECODER  
BASED MODULAR CONTROLLER, POLY PROGRAM, PLASTIC, WALL-  
MOUNTED, DETAIL-J/K-P. IRRIGATION CONTRACTOR SHALL ALSO INSTALL A  
WIRELESS RAIN/FREEZE SENSOR FOR EACH CONTROLLER.
- RAIN BIRD 160-PEB PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1-1/2" OR 2"  
SIZE, MOUNTED WITH SCH 80 PVC TRUE UNION BALL VALVE, MOUNTED WITH  
RAIN BIRD SINGLE STATION DECODER (PD-101URF), DETAIL-A.
- RAIN BIRD 160-PEB PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1" SIZE, MOUNTED  
WITH SCH 80 PVC TRUE UNION BALL VALVE, MOUNTED WITH RAIN BIRD SINGLE  
STATION DECODER (PD-101URF), DETAIL-A.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 15' RADIUS, FULL-4.0  
GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 30 PSI, DETAIL-C.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 12' RADIUS, FULL-3.0  
GPM, HALF-1.5 GPM, QUARTER-0.75 GPM, 30 PSI, DETAIL-C.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 10' RADIUS, FULL-2.0  
GPM, HALF-1.0 GPM, QUARTER-0.5 GPM, 30 PSI, DETAIL-C.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 8' RADIUS, FULL-1.2  
GPM, HALF-0.6 GPM, QUARTER-0.3 GPM, 30 PSI, DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN POP-UP SIDE STRIP SPRINKLER, 4' X 18'  
RADIUS, 2.0 GPM, 30 PSI, DETAIL-B.
- RAIN BIRD 1806-SAM, 6" LAWN POP-UP SIDE STRIP SPRINKLER, 4' X 30'  
RADIUS, 1.5 GPM, 30 PSI, DETAIL-B.
- RAIN BIRD 1806-SAM, 6" LAWN END STRIP SPRINKLER, 4' X 15'  
RADIUS, 1.0 GPM, 30 PSI, DETAIL-B.
- RAIN BIRD 1812-SAM, 12" H-POP SHRUB SPRAY SPRINKLER, 15' RADIUS, FULL-4.0  
GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 30 PSI, DETAIL-B.
- RAIN BIRD 1812-SAM, 12" H-POP SHRUB SPRAY SPRINKLER, 12' RADIUS,  
FULL-3.0 GPM, HALF-1.5 GPM, QUARTER-0.75 GPM, 30 PSI, DETAIL-C.
- RAIN BIRD 1812-SAM, 12" H-POP SHRUB SPRAY SPRINKLER, 10' RADIUS,  
FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-0.5 GPM, 30 PSI, DETAIL-C.
- RAIN BIRD 1812-SAM, 12" H-POP SHRUB SPRAY SPRINKLER, 8' RADIUS,  
FULL-1.2 GPM, HALF-0.6 GPM, QUARTER-0.3 GPM, 30 PSI, DETAIL-C.
- RAIN BIRD 1812-SAM, 12" H-POP SHRUB SPRAY SPRINKLER, 5' RADIUS,  
FULL-0.2 GPM, QUARTER-0.1 GPM, 30 PSI, DETAIL-C.
- RAIN BIRD 1812-SAM, 12" H-POP SHRUB SIDE STRIP SPRINKLER, 9' X 18'  
RADIUS, 2.0 GPM, 30 PSI, DETAIL-B.
- RAIN BIRD 1812-SAM, 12" H-POP SHRUB SIDE STRIP SPRINKLER, 4' X 30'  
RADIUS, 1.5 GPM, 30 PSI, DETAIL-B.
- RAIN BIRD 1812-SAM, 12" H-POP SHRUB END STRIP SPRINKLER, 4' X 15'  
RADIUS, 1.0 GPM, 30 PSI, DETAIL-B.
- HUNTER 120-06-SS LAWN ROTOR, 40' RADIUS, FULL-8.0 GPM, HALF-4.0  
GPM, QUARTER-2.0 GPM, 45 PSI, DETAIL-B.
- HUNTER 120-06-SS LAWN ROTOR, 30' RADIUS, FULL-4.0 GPM, HALF-2.0  
GPM, QUARTER-1.0 GPM, 45 PSI, DETAIL-B.
- RAIN BIRD #5 QUICK COUPLING VALVE, 1" SIZE, CONTRACTOR TO SUPPLY TWO QCV  
KEYS AND MATCHING HOSE SWIVELS, DETAIL-F.
- SCH 80 PVC TRUE UNION BALL VALVE, SIZES SAME AS MAINLINE, MOUNTED IN  
CARSON VALVE BOX, DETAIL-L.
- MAINLINE PIPE: 2" CLASS 200 PVC PIPE UTILIZING SCH 40 PVC SOLVENT WELD  
FITTINGS.
- IRRIGATION SLEEVE: CLASS 200 PVC, SIZE NOTED ON PLAN, DETAIL-H.
- LATERAL LINE PIPE: CLASS 200 PVC SOLVENT WELD PIPE UTILIZING SCH 40 PVC  
SOLVENT WELD FITTINGS, SIZE NOTED.
- ELECTRICAL CONDUIT SLEAVE, REFER TO NOTES ON PLANS.

GENERAL NOTES

NOTES:

- ALL SPRINKLER TO BE MOUNTED ON MARLEX ELLS OR UNITIZED SWING JOINTS  
(AS SPECIFIED ON DETAILS).
- CONTRACTOR TO UTILIZE A AUTOMATIC DRAIN CHECK VALVE DEVICE  
WHERE LOW HEAD DRAINAGE MAY OCCUR.
- ALL TWO-WIRE CABLE TO BE MINIMUM SIZE OF 14-2 MAO-CABLE.
- ALL TWO-WIRE CABLE TO BE INSTALLED IN 1" SCH 40 PVC  
ELECTRICAL CONDUIT.
- ALL ELECTRICAL CONDUITS OPENINGS TO BE FOAM SEALED.
- ALL WIRE SPLICES TO BE MADE WITH 3M DRY-6 CONNECTORS  
MOUNTED IN A MINIMUM OF 10" CARSON VALVE BOX.
- ALL PIPING AND WIRING UNDER HARDTOPS WILL BE IN CLASS 200 PVC  
PIPE SLEEVE.
- LSP-1 SURGE ARRESTORS SHALL BE INSTALLED EVERY 300' ON EVERY 6  
DECODERS (WHICHEVER IS SHORTER) ALONG TWO-WIRE PATH. LSP-1 SURGE  
ARRESTORS SHALL ALSO BE INSTALLED AT ALL TERMINAL ENDS OF TWO-WIRE  
CABLE PATHS (STAR CONFIGURATION). REFER TO DETAIL-Q.
- INSTALLATION CONTRACTOR SHALL ADHERE TO ALL MANUFACTURER  
SPECIFICATIONS FOR TWO-WIRE CONTROL SYSTEM INSTALLATION (WIRE  
SIZING, WIRE LENGTH OF RUNS, GROUNDING, ETC).

- ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER (CLASS 200 PVC PIPE,  
CLASS 200 PVC FOR 4" AND LARGER).
- ALL LATERAL AND SUBMAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER  
(CLASS 200 PVC PIPE).
- NO ROCKS, BOULDER, OR OTHER EXTRANEIOUS MATERIALS TO BE USED IN  
BACKFILLING OF TRENCH.
- ALL PIPE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID  
TEFLON.
- ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF  
SPRINKLER HEADS.
- SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
- ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS  
SHOWN ON DETAILS.
- ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND  
FURNISHED BY THE CONTRACTOR.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A  
VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR  
CONNECTIONS.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE  
REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR  
CLARIFICATION BEFORE PRECEEDING WITH THE WORK.
- ALL TWO-WIRE CONTROL WIRES SHALL BE #14-2 MAO CABLE, INSTALLED IN 1"  
SCH 40 PVC ELECTRICAL CONDUIT.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO  
BE WATERED. I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO  
BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
- CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER  
EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER  
PLANTING. I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE  
CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
- CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE  
LOW HEAD DRAINAGE MAY OCCUR.
- ALL SPRINKLERS TO BE INSTALLED AS DETAILED ON PLANS.
- CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL  
VALVES.
- 24 VOLT WIRE SHALL BE COLOR CODED PER SEPARATE WIRE RUNS.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED  
GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH  
PAGE WIRE GROUND PLATE ASSEMBLY.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION  
ON FAULT GROUND AND LIGHTNING PROTECTION.
- CONTRACTOR GROUNDING MUST BE AS PER RAIN BIRD WIRE GROUNDING  
REQUIREMENTS.
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER.
- TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF  
SPRINKLER HEADS AND VALVE SUPPLIED.
- TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
- TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING, ELECTRIC  
VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN  
PROPERTY BOUNDARIES. CONTRACTOR SHALL REFERENCE THE LANDSCAPE  
PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT  
MATERIALS EXISTING OR NEW.
- CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR  
PROPER COVERAGE.
- CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS.  
DO NOT INSTALL SPRINKLERS 4" FROM CURB OR WALLS.
- PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND  
BACKFLOW REQUIREMENTS. NO LATER THAN FIVE DAYS BEFORE BID  
SUBMITTALS CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM  
PLANS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE  
ARCHITECT WITH A REPRODUCIBLE CROSS MEASURED AS-BUILT DRAWING OF  
THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2010 FORMAT BEFORE FINAL  
ACCEPTANCE.
- A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER  
SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF  
SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
- PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIALS, INSTALLATION  
PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND  
ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS.
- CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY  
CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES.  
IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR  
SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND  
REDESIGN COSTS FOR NON-COMPLIANCE.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE 2 PRESSURE  
TESTS OF THE IRRIGATION SYSTEM MAINLINE (BOTH TO SHOW NO DROP IN  
PRESSURE DURING DURATION OF TEST).
- A 24-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE  
E. 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE.
- ARRANGING INSTALLATION CONTRACTOR SHALL PROVIDE OWNER WITH A  
COLOR-CODED ZONES DIAGRAM PLAN, 8-1/2"X11" (MINIMUM SHEETS), TO  
IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH  
CONTROLLER. IT TO BE LOCATED IN ADHESIVE POUCH ATTACHED INSIDE OF  
CONTROLLERS).



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**IR100**  
FIFTH THIRD BANK - THOMPSON BRIDGE  
3654 THOMPSON BRIDGE RD.  
GAINESVILLE, GA 30606  
IRRIGATION PLAN  
07.07.2025

**GEORGIA811**  
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Dial 811  
or visit  
www.georgia811.com  
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Drawing Date  
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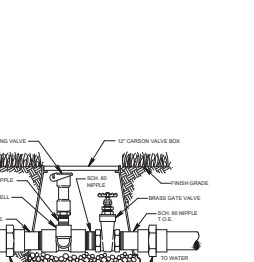
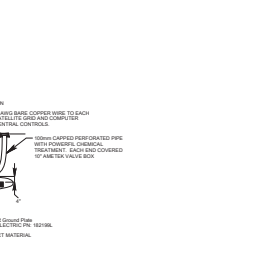
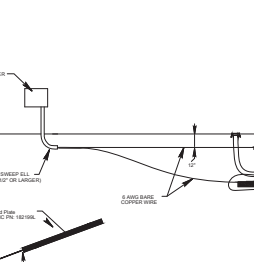
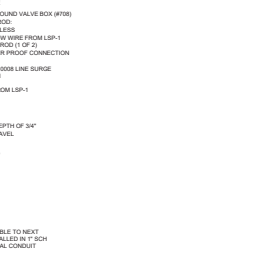
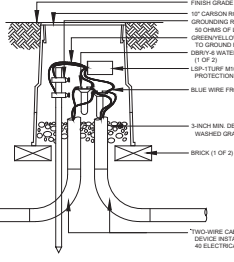
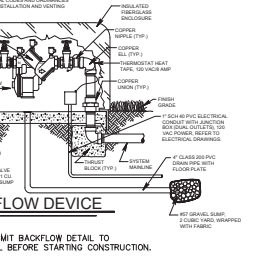
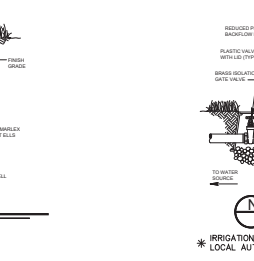
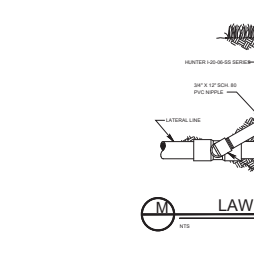
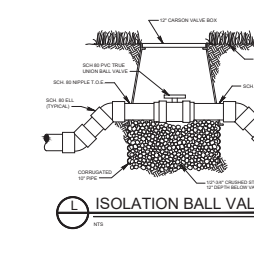
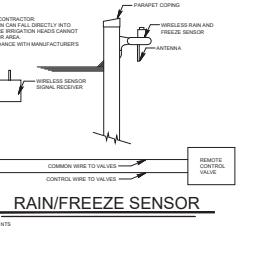
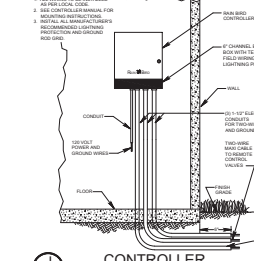
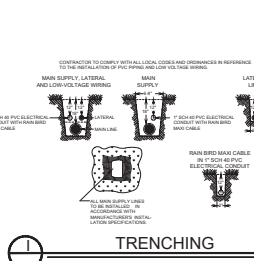
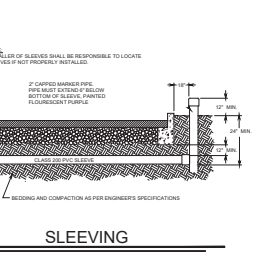
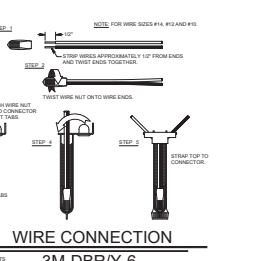
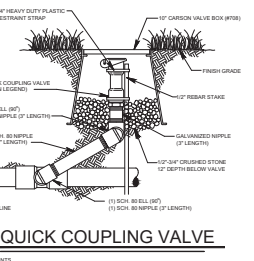
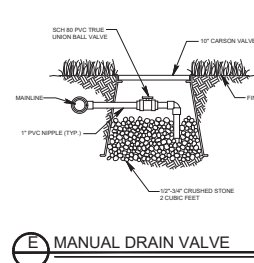
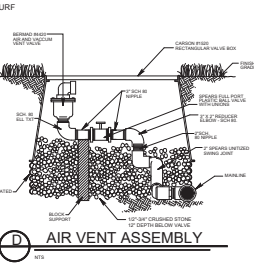
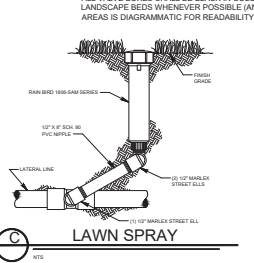
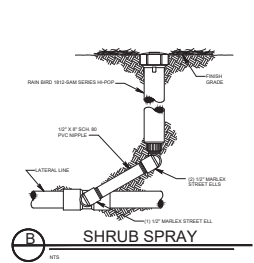
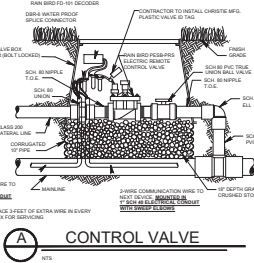
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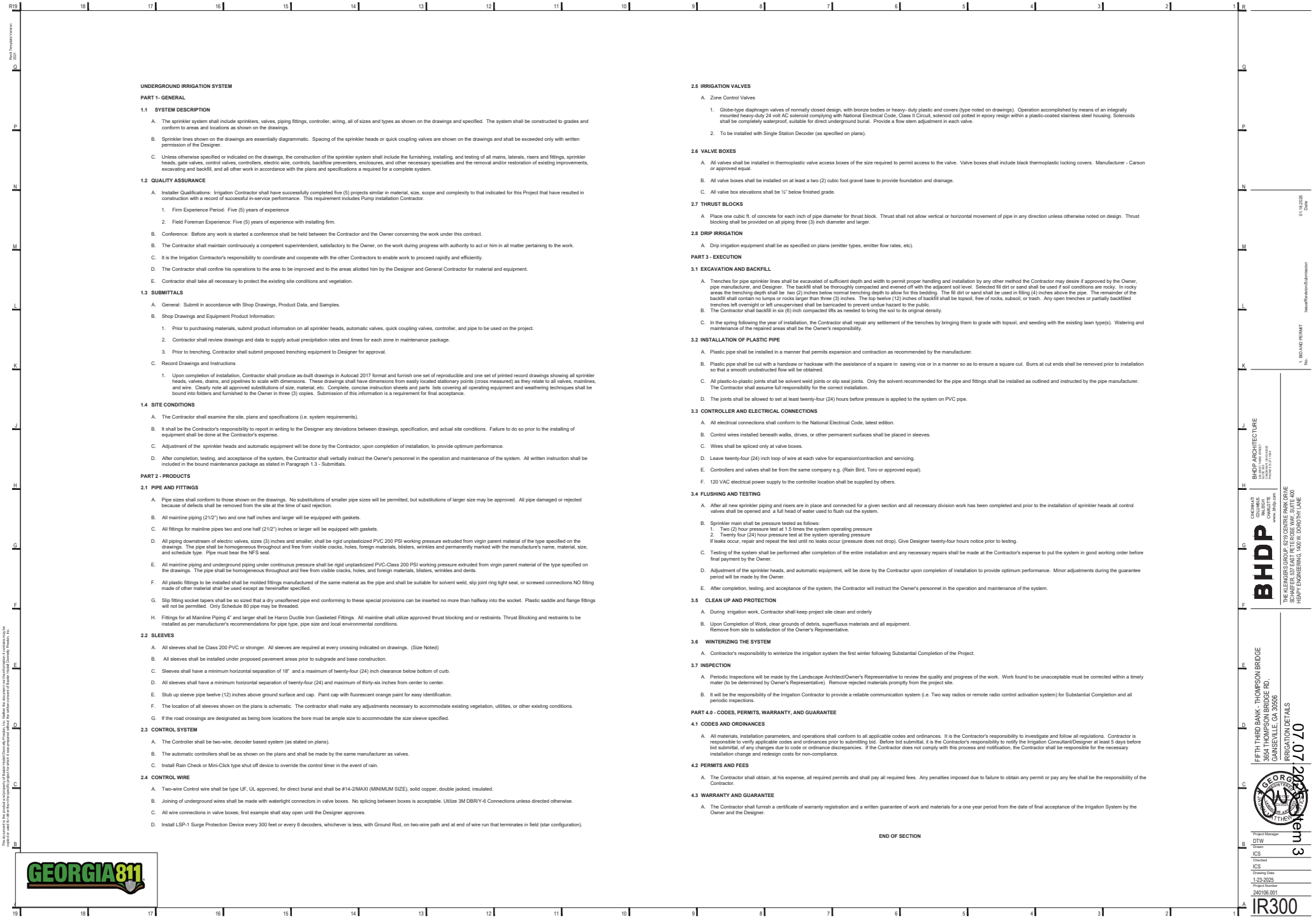
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07.07.2025  
3

IR200







1. HAND OF THE ESTATE OF JOHN  
HUGHES, DECEASED, IN LAND LOT 104.  
BE GIVEN BY THE PLAT MAN JOHN  
HUGHES, DECEASED, TO THE  
28. CONTAINING 182 ACRES, MORE  
OR LESS, BEING THE WHOLE OF THE  
LAND I HAVE OWNED BY DEED  
GIVEN BY JOHN HUGHES, DECEASED, AND  
IS BEING 7. MORE MORE-LESS  
OF GERMANTOWN IN HALL COUNTY  
GA. AND THE REAL DIST. 6 H.

JULIUS M. HULETT, D. H. LEWIS,  
HARRISON A. GRIMS AND HALF  
DREWELL ARE THE EXECUTORS  
OF THE ESTATE JOHN HUGHES;  
WILL. H. C. WARE, JR., ET AL.

TRACT 25 AND 26 IS THE  
PROPERTY OF JULIUS M. HULETT, DECEASED,  
BE GIVEN BY WILL OF JOHN HUGHES  
H. GRIMS CONTAINING 182 ACRES,  
MORE OR LESS, BEING THE WHOLE OF THE  
LAND I HAVE OWNED BY DEED  
GIVEN BY JOHN HUGHES, DECEASED, AND  
IS BEING 7. MORE MORE-LESS  
OF GERMANTOWN IN HALL COUNTY  
GA. AND THE REAL DIST. 6 H.

SCALE 1" = 100 FT.  
JULY 1936

S. C. MAH, C. S. HALL, JR., GR.  
BY FIRST 5 OF THIS IS  
FILED, AND APPROVED IN  
HALL COUNTY, PLAT RECORDS  
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