

Project Narrative

The 1025 W. Gwinnett Multifamily project is a multifamily apartment development south of W Gwinnett Street, north and west of I-16, and east of Springfield Canal that will consist of a total of 314 apartment units contained within 2 different apartment buildings. Within these 314 units, there are a total of 60 studios apartments, 147 1-BR apartments, and 107 2-BR apartments. The development will also consist of an ~15,000sq. ft. gym/pool/utility/janitor/lobby building space, and ~350sq. ft. trash compactor.

The development will be served water through an 8" PVC - C900 – DR18 water main that will be tied into the existing 18" water main along W. Gwinnett St. Each individual apartment building will have a 4" domestic service line and a 6" fire service line connection, both of which are PVC C900 – DDR18.

The wastewater produced by the site will be collected via gravity sewer lines running from each building with 6" PVC – SDR 26 pipes that will tie into the main on-site gravity line (8" PVC – SDR 26) that will feed to the new pump station serving the site. The pump station will pump approximately 89 gpm out of the site to an existing sanitary manhole structure located along the west side of W. Gwinnett St. via a 4" PVC – C900 – DR18 forcemain. The wastewater will ultimately be treated at the President treatment plant.

The site water runoff will be obtained via on-site drainage collection. RCP and PVC pipes will be used with combinations of roof drains, grate/curb/yard inlets and will discharge to the on-site pond located to the west of the apartment complex. From the pond, the water will outfall to the existing Springfield Canal.