

Railroad Model Club of Atlanta

August 4, 2024

Board Meeting Minutes: Building Plan Meeting

Members Present:

Dan Mason; Steve Kerr; Tom Lavin; Joe Congemi; and Daniella Congemi

Expert Opinion:

Scott Merrell

Scott brought the latest plans and gave it to Dan.

Questions about the retention pond and which way the water will flow. The storm water will come across the site. Intercepting with a six foot swell to make it flow around the building and rerouting it around to where it was going to go before. Water is bypassing the pond. Retention Pond is 1680 square feet. Water that would be going through the building is going to go into the retention pond and the excess would be less than pre-development from the church building.

Pipe responsibility will be split between RMCA and Scott. Scott doesn't think there would be much to do.

Area in the back- what water we need to capture back there, we will. We can gravel the back.

Church is off the sheet and the water will go behind the church.

Most of the site will be paved by the time the pond will be put into use.

Could scrape down 2 or 3 inches of dirt and add 4 inches of gravel. Or we could put grass and just scrape off the grass and put gravel.

Tom wants a sidewalk on the side.

It is much nicer once cleared out than what Scott thought. The trench drain connects to the retention pond by notches in the wall. There is screening to keep out things.

There is an out of control structure in the pond that is the only access point and a trash rack above.

Concrete paved road, pipe underneath the pipe. There will be a fence on top that is one foot. Don't need to put signage any more.

When slab is being poured, remind to run clean out access ports. One 4 inch for the tenant and one 4 inch for us for the sewage.

Waterlines will be following the roadway. Fire hydrant will be (go to sheet 4) in the lower corner where the roads come around.

Size of cantaloupe to basketball for the rock boulders. There will be room between the swell and the building- 6 to 8 feet off the building. Could put a good size sidewalk all around the building if wanted.

There will be one more revision to clarify where the waterline will be with the fire department.

The fire marshal needs us to get clearance for where the waterline is. Will make the plans again without too many details except for parking lot, building square, and detailed water system plans.

Old Canton Rd will be bringing in Cherokee Water for water pressure. The City of Ball Ground said that they would not have enough water pressure to get there.

We will get into the building without a sprinkler system because it is not required.

The only thing that may require a sprinkler system is if the tenant has a lot of stored plastics stacked higher than 12 feet.

Building occupancy will probably be less than 100 including our side and tenant.

Get Scott the layout of the building and he will do what we need to do to get the plans past the fire marshal without a sprinkler system.

Need fire plan and pressure test.

Get the layout to Scott by the end of this upcoming week. Scott has the building layout good to go.

Timeline- Everything falls in place to start the foundation in 2 to 3 weeks- we can have it grated, foundation, and building up in 6 to 8 weeks. About Columbus day things should be put up. Steel frame, sides, and roof on. Will be working on the brick sides while the inside is being worked on.

Masonry work will be done by the guys that did SouthEast Restoration.

Can't pave or put in building parts until getting approval by the fire marshal.

We have all the approval to start working on the pond.

The retention pond does not have to be completed before the foundation can be put in.

No dangerous residue within the pond, just mud. Separate area for concrete run off.

Up to 11 and after 1 to go look at the site.

Main crew is working 5 days a week. Concrete crew works 7 days a week.

Week notice to give direct deposit so that Scott does not have to wait on checks or have to come get it so he can continue. (I am going to have this finished and need my money)

Attorney office is going to pay tomorrow (August 5)- in escrow.

Concrete warranty- 12 years (Storm Water Management System)

Concrete ponds don't ever really need anything. Storm drains can last 30 to 40 years. Don't use metal, use RCP so it will be around for a long time.

Rebar- 2 ½ to 3 weeks for the foundation inspection in regard to rebar.

Scott sent engineer plans and did not get a reply. Once grading is complete- call her out for a pre-foundation inspection.

Dan asked if Scott knows where the attorney office is for tomorrow and Scott said he did.

Scott will look up numbers for the rebar- in addition to the foundation cost.

Board has decided that even though Scott agreed to let us move the retention pond to his property, the board has decided to leave it as already stated in the plans and there will be an agreement drawn up at the meeting tomorrow (August 5) to put in place an agreement to pay 50/50 for the retention pond.