

SITE DEVELOPMENT PLANS FOR NEWTON COUNTY 911 CENTER

0065 008
HIGHWAY 36
COVINGTON, GA 30014
ZONING - AR-AGRICULTURAL-RESIDENTIAL

SHEET INDEX

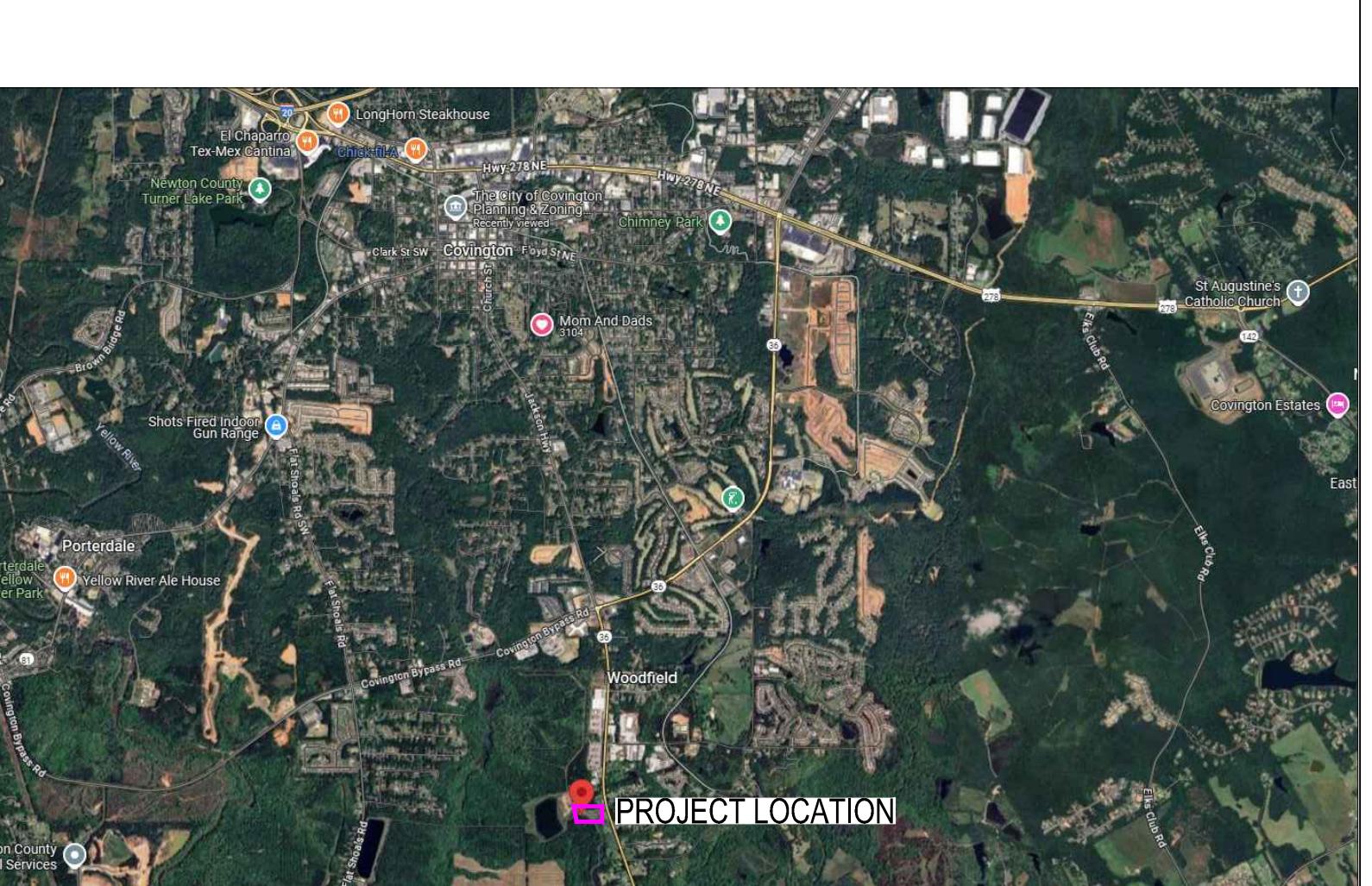
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ALPHA SITE SET 09-05-2025

WATER SOURCE:

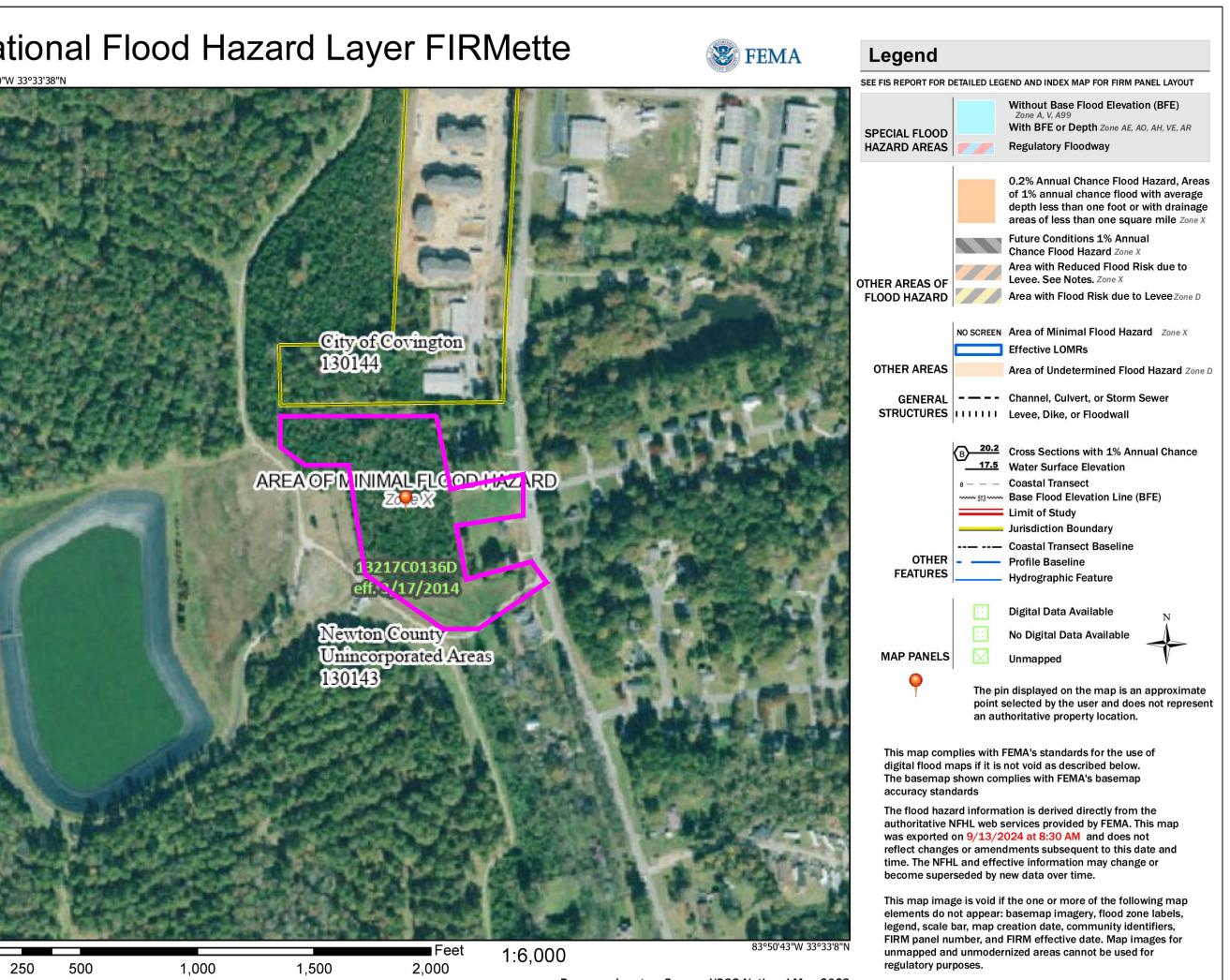
WSID NUMBER: 2170001
COVINGTON/NEWTON COUNTY WATER SYSTEM
CORNISH CREEK WFT
11905 ALCOVY RD.
COVINGTON, GA 30014
PHONE: 770-784-2128

GSWCC CHECKLIST NUMBER (TYP)

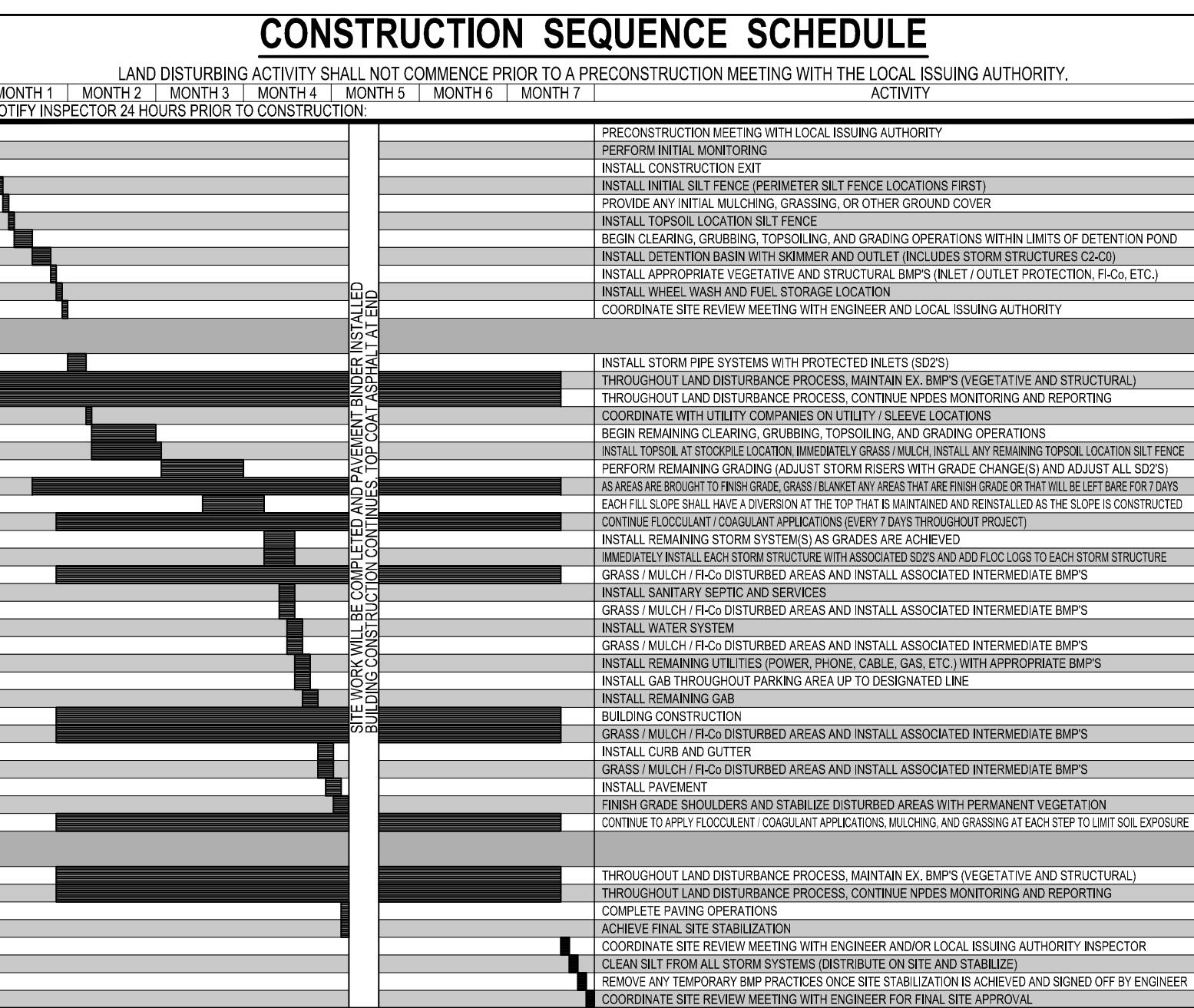
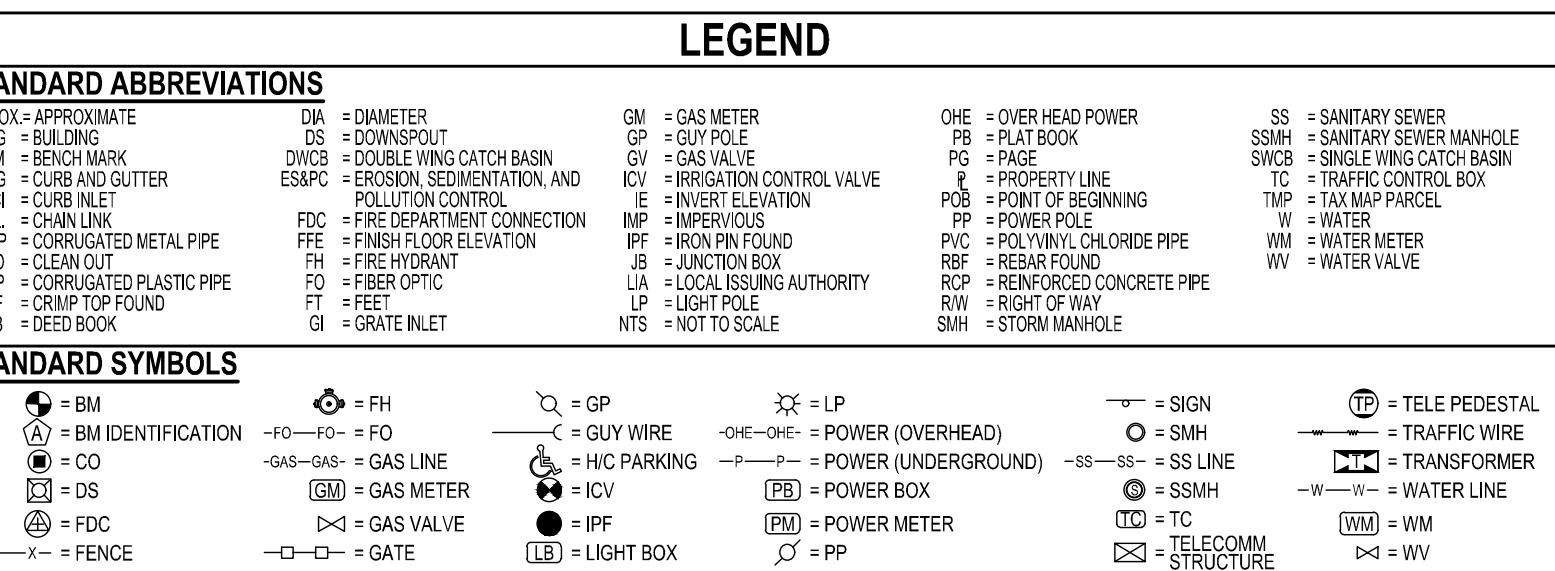


VICINITY MAP
NOT TO SCALE

GPS COORDINATES
N 33°33'20.5776" W -83°50'55.9428"
N 33.555716 W -83.848873



FLOOD MAP
NOT TO SCALE



SITE INFORMATION	
PROJECT CONSISTS OF THE DEVELOPMENT OF A CALL CENTER AND SHARED ACCESS DRIVEWAY WITH NCWSA HWY 36	
ZONING (PER LOCAL JURISDICTION)	AR - AGRICULTURAL RESIDENTIAL
LOCAL JURISDICTION	NEWTON COUNTY
PROPERTY AREA	6.30 ACRES
DISTURBED AREA	3.67 ACRES
MINIMUM LOT SIZE	1 AC
MINIMUM LOT WIDTH	150 FT
MINIMUM FRONT SETBACK	60 FT
MINIMUM SIDE SETBACK	15 FT
MINIMUM REAR SETBACK	40 FT
MINIMUM OPEN SPACE	N/A
MAXIMUM IMPERVIOUS	20%

MISCELLANEOUS INFORMATION	
SIGNAGE	SIGNAGE SHALL BE HANDLED UNDER A SEPARATE PERMIT
SITE LIGHTING	SITE LIGHTING IS NOT A PART OF THE CIVIL PLANS (SITE WORK CONSTRUCTION DRAWINGS), SIGHT LIGHTING PROVIDED BY OTHERS UNDER SEPARATE COVER
SOIL SERIES	APPLING - 2-6% SLOPE, BETHLEHEM - 2-8% SLOPE, HARD LABOR 2 - 2-6% SLOPE, PACOLET - 2-8% SLOPE, STARR - 2-8% SLOPE
FLOOD PLAIN	THERE IS NO FLOODPLAIN ON THIS PROPERTY AS PER FIRM PANEL 13217C0136D DATED 03/17/2014. NO WORK IS BEING DONE WITHIN A FLOODPLAIN. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
	THERE ARE NO STATE WATERS PRESENT ON THIS SITE.
	THERE ARE NO STATE WATERS PRESENT WITHIN 200' OF THIS SITE
STATE WATERS	THERE ARE NO STREAM BUFFERS ON THIS PROPERTY
HYDROLOGY	THE PROPOSED SITE CONTAINS ONE OVERALL POST DEVELOPMENT DETENTION BASIN THAT GENERALLY FLOWS FROM NORTHWEST TO SOUTHEAST TO A PROPOSED DRY DETENTION BASIN. A STORM WATER SYSTEM WILL CONVEY SURFACE WATER RUNOFF TO THE POND TO REDUCE THE POST DEVELOPMENT PEAK FLOW RATES TO LESS THAN PRE DEVELOPMENT PEAK FLOW RATES FOR THE 1-1% THROUGH 100-YR STORM EVENTS FOR THE DELINEATED BASIN AT THE STUDY POINT. WATER QUALITY MEASURES WILL BE PROVIDED THROUGH THE USE OF A PROPRIETARY WATER QUALITY BOX, CHANNEL PROTECTION MEASURES WILL BE PROVIDED WITHIN THE DETENTION BASIN AND PROPOSED OUTLET CONTROL STRUCTURE.
WETLANDS	THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
	THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED AND, 2) THE APPROPRIATE PLAN SHEET DOES INDICATE WETLANDS AS SHOWN ON THE MAP. AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.
	IF WETLANDS ARE IMPACTED BY THIS DEVELOPMENT, A CORPS OF ENGINEERS PERMIT SHALL BE OBTAINED PRIOR TO DISTURBANCE. ONCE OBTAINED, A COPY OF THE WETLAND PERMIT SHALL BE KEPT ON SITE AT ALL TIMES. UPON THE CORPS OF ENGINEERS APPROVAL, A SEPARATE COPY OF THE PERMIT SHALL BE SUBMITTED TO THE LIA.

OWNER/DEVELOPER	JASON P. BROWN LEVEL II CERTIFIED DESIGN PROFESSIONAL #53274 - EXP. 05.01.2026
24-HOUR CONTACT	MIKE MCCROEY 404-644-2939
CONTRACTOR	SUNBELT ADDRESS: 10641 HIGHWAY 36 COVINGTON, GA 30014 CONTACT: MIKE MCCROEY PHONE: 404-644-2939 EMAIL: MMCCROEY@SUNBELTBUILDERS.COM
SURVEYOR	GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650 PHONE: 706.342.1104 CONTACT: BRIAN SLATE EMAIL: BSLATE@GEORGIA CIVIL.COM
SITE DESIGNER	GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650 PHONE: 706.342.1104

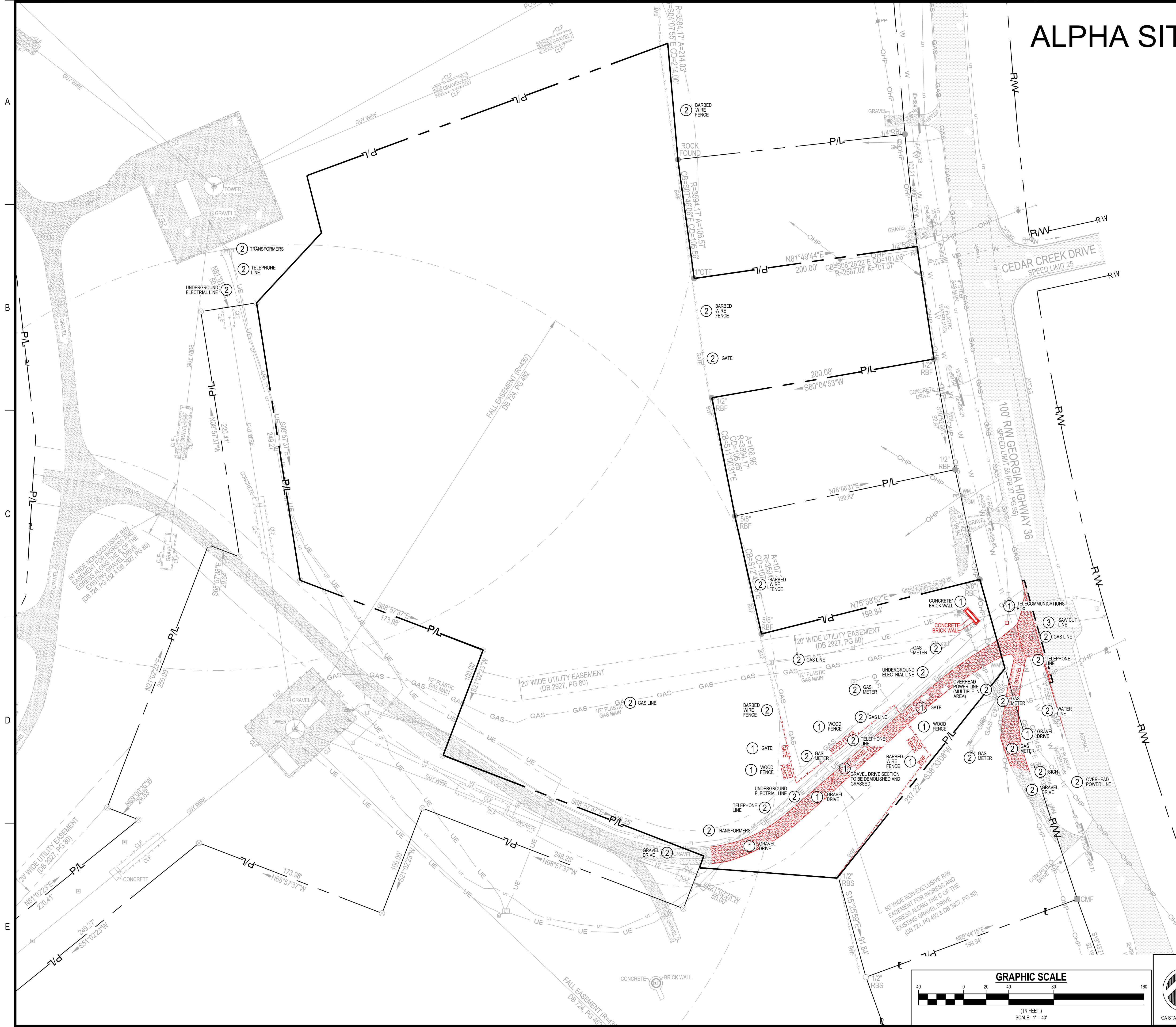


NEWTON COUNTY 911 CENTER
HIGHWAY 36
COVINGTON, GA 30014
ZONING: AR-AGRICULTURAL-RESIDENTIAL

DRAWING DATE:	04.25.25
DRAWN BY:	JPB AND DLD
CHECKED BY:	JPB
REVISIONS	
DATE:	06/02/2025
DESCRIPTION:	ADD. COMMENTS / SHIFT DRIVE
09/03/2025	

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Sheet Number: CV-1.0

ALPHA SITE SET 09-05-2025



DEMOLITION LEGEND:					
①	DEMOLISH AND REMOVE	⑤	REMOVE AND TURN OVER TO OWNER		
②	SAVE AND PROTECT	⑥	TO BE REMOVED BY OWNER		
③	SAW CUT LINE				
④	RELOCATE/ REMOVE AS NECESSARY				

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON AND
NEWTON COUNTY BOC
ADDRESS: 1124 CLARK ST
COVINGTON GA 30014
PHONE: 678-350-3091
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

24-HOUR CONTACT
MIKE MCCROEY
404-644-2939

CONTRACTOR
COMPANY: SUNBELT
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COVINGTON, GA 30014
CONTACT: MIKE MCCROEY
PHONE: 404-644-2939
EMAIL: MMCCROEY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: GEORGIA CIVIL, INC.
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Sheet Title

 DEMOLITION AND
REMOVAL PLAN

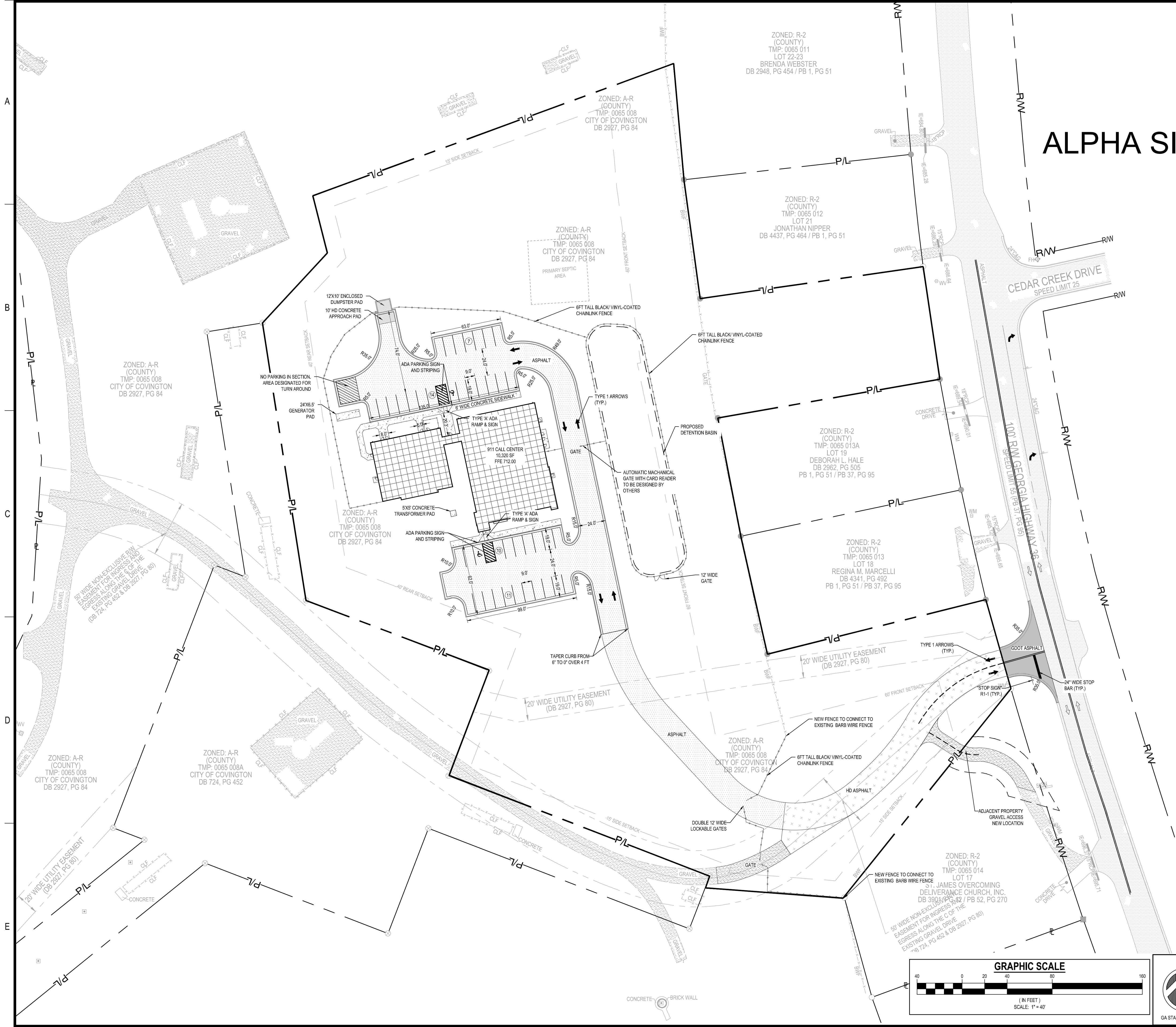
Sheet Number

C-2.0

Utility Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variances in their actual locations. Contractor shall be responsible to accurately show utility locations on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the course of the work to determine the locations of existing utility lines. Contractor shall locate utilities prior to any disturbance (including but not limited to trenching, backfilling, and earthmoving). Contractor shall verify location and depth of utilities that are to be saved and relocate them as required. Contractor shall be responsible for removal of any utility conflicts prior to installation of new utility grading, etc. The Contractor, at their expense, shall be responsible for repairing any damage to existing utility lines or utility equipment if utility lines shall be coordinated with the respective utility company.



ALPHA SITE SET 09-05-2025



REQUIRED PARKING	35 SPACES
PROVIDED PARKING	42
ADA SPACES REQUIRED	2
ADA SPACES PROVIDED	2

NEWTON COUNTY 911 CENTER

HIGHWAY 36

COVINGTON, GA 30014

ZONING: A-R-AGRICULTURAL-RESIDENTIAL

R/W PAVEMENT
12' GAB
5' 25mm SUPERPAVE
2' 19mm SUPERPAVE
1' 9.5mm SUPERPAVE
PAVEMENT SECTION SHALL BE APPROVED BY THE LOCAL GDOT FIELD OFFICE PRIOR TO INSTALLATION

PAVING LEGEND:

- HD = HEAVY DUTY
- SD = STANDARD DUTY
- HD CONCRETE PAVING
- HD ASPHALT PAVING
- GDOT ASPHALT PAVING
- SD CONCRETE PAVING
- SD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES:

- ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE GA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

OWNER/DEVELOPER

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#53274 - EXP. 05.01.2026
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404-644-2939

CONTRACTOR

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DRAWING DATE: 04.25.25

DRAWN BY: JPB AND DLD

CHECKED BY: JPB

REVISIONS

DATE: 06/02/2025

DESCRIPTION: ADD. COMMENTS

09/03/2025

ADD. COMMENTS / SHIFT DRIVE

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Sheet Tide

LAYOUT & STAKING
PLAN

Sheet Number

C-2.1

Utilities shown are for Contractor's convenience. Items are shown as assumed and neither the site design professional nor the owner assumes any responsibility for variations in their locations or for any damage that may be caused by any utility shown located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the construction of the project. Contractor shall be responsible to locate utility prior to any disturbance (including field verification location and depth of utility lines that are to be severed or moved). Contractor shall be responsible to coordinate any utility conflicts prior to installation of new utility grading, utility repair, and utility relocation. As utility lines are damaged, whether shown or not, abandonment, relocation, etc. of utility shall be coordinated with the respective utility company.

ALPHA SITE SET 09-05-2025



TOPSOIL NOTES:

1. CONTRACTOR SHALL STOCKPILE TOPSOIL AS DIRECTED. CONTRACTOR SHALL ENSURE AN ADEQUATE QUANTITY OF ONSITE TOPSOIL, AS DETERMINED BY THE GENERAL NOTES AND SPECIFICATIONS, IS PRESERVED, THEN EVENLY SPREAD AND TILLED ACROSS ALL LANDSCAPING AREAS, INCLUDING PLANTING BEDS.
2. CONTRACTOR SHALL INFORM THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT DURING THE STRIPPING PHASE OF THE PROJECT IF THE AVAILABLE TOPSOIL IS INSUFFICIENT FOR THE LANDSCAPING AREAS. CONTRACTOR SHALL NOT WASTE TOPSOIL ON SLOPES OR NON-STRUCTURAL AREAS UNTIL IT IS CONFIRMED THAT SUFFICIENT QUANTITIES OF ONSITE TOPSOIL ARE RESERVED FOR USE IN SITE LANDSCAPING.

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24-HOUR CONTACT
MIKE MCCROEY
404-644-2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

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GRADING PLAN

Sheet Number

C-3.0

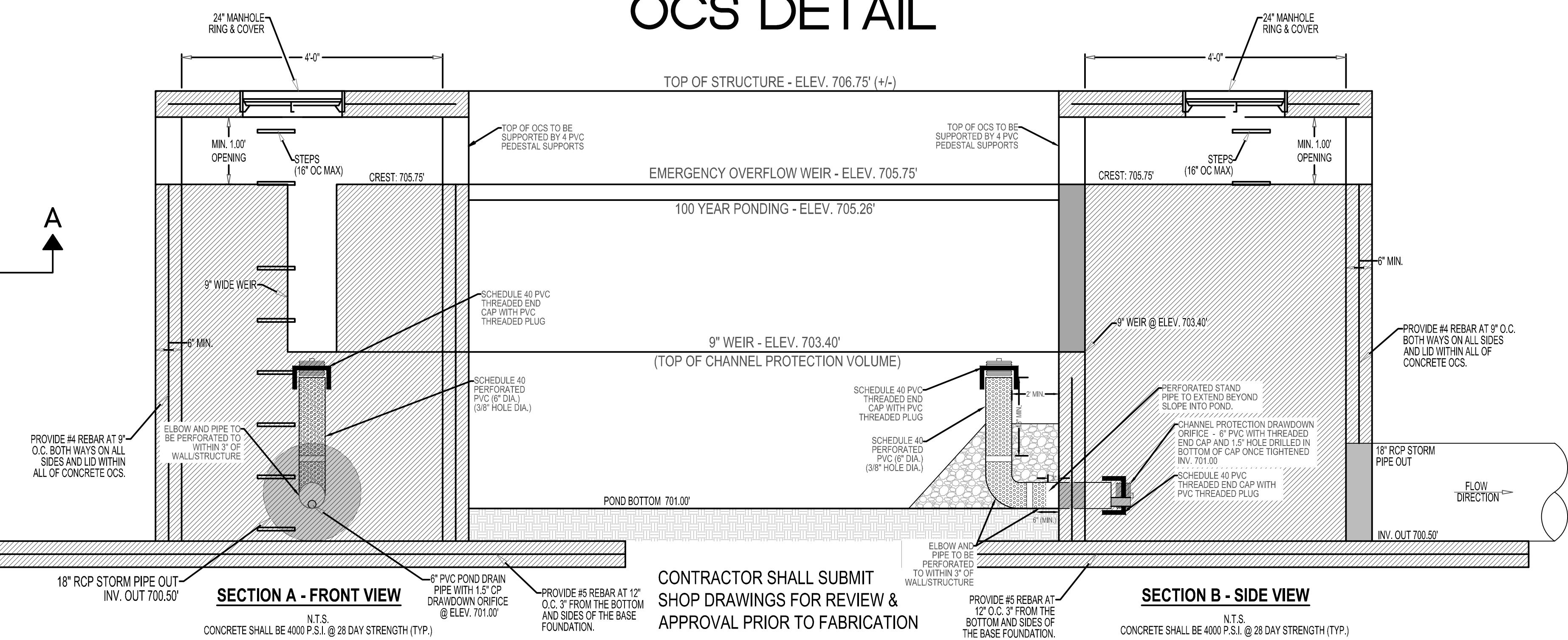
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GRAPHIC SCALE



GA STATE PLANE WEST

OCS DETAIL



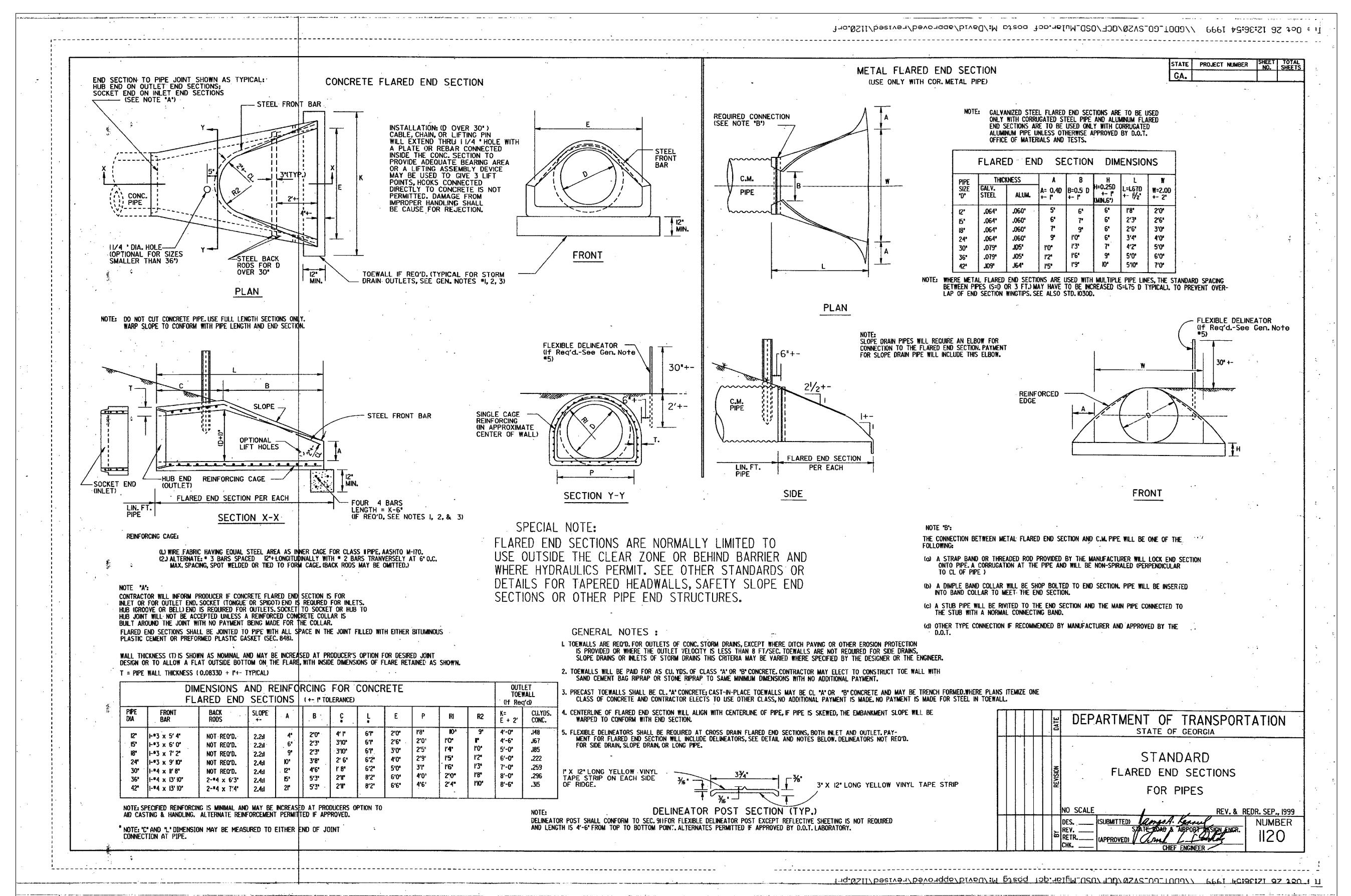
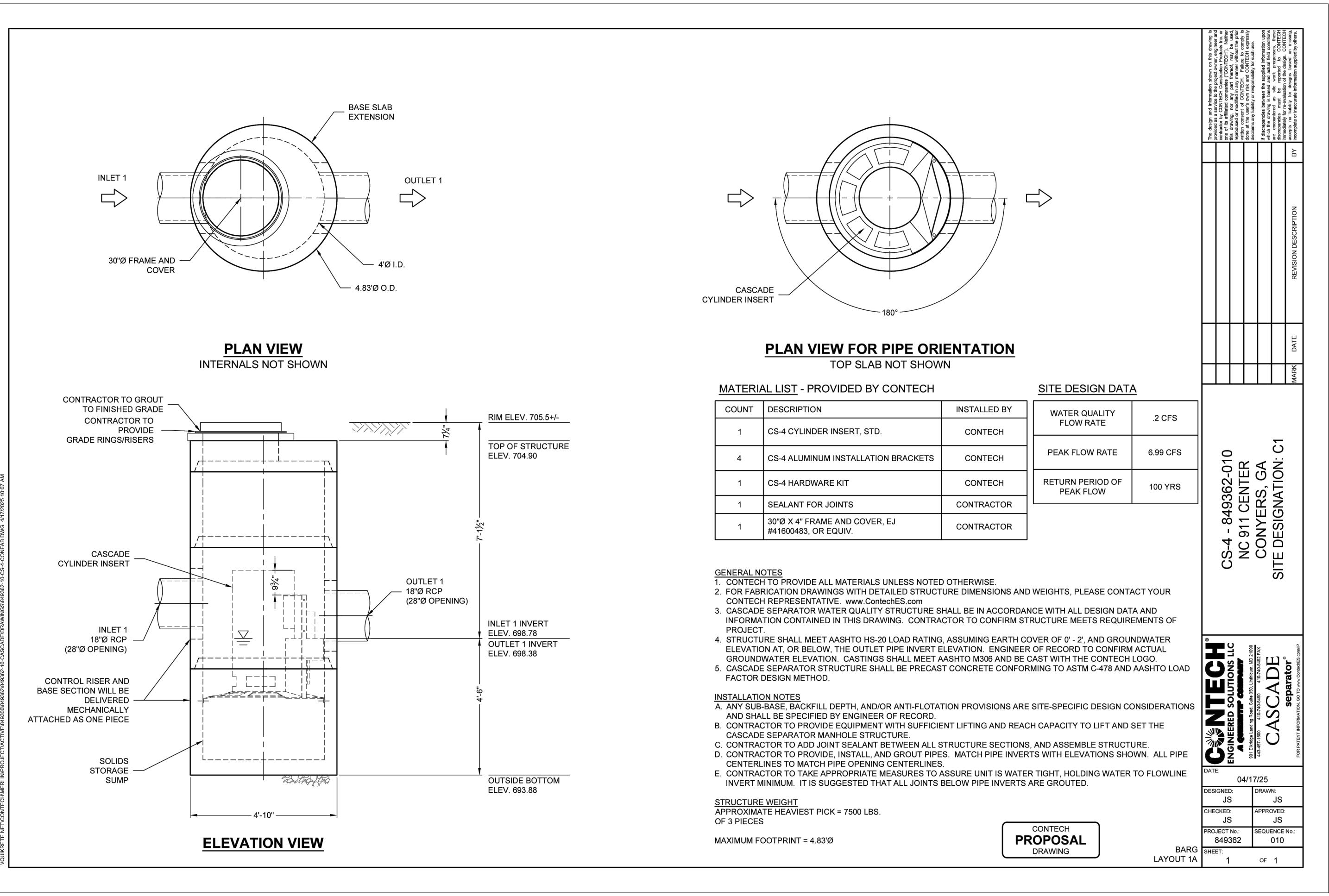
CONTRACTOR SHALL SUBMIT
SHOP DRAWINGS FOR REVIEW &
APPROVAL PRIOR TO FABRICATION

SECTION B - SIDE VIEW
N.T.S.
CONCRETE SHALL BE 4000 P.S.I. @ 28 DAY STRENGTH (TYP.)

CIRCULAR OUTLET CONTROL STRUCTURE

PRECAST OUTLET CONTROL STRUCTURE BOX SHALL EXTEND A MINIMUM OF 6" LOWER THAN THE LOWEST INVERT. PRECAST STRUCTURE SHALL BE OPEN IN THE BOTTOM WHEN DELIVERED TO SITE, AND SHALL BE SET INTO CONCRETE WHEN BASE FOUNDATION IS Poured IN PLACE. SIX INCHES BELOW THE LOWEST INVERT, #5 REBAR SHALL EXTEND THROUGH DRILLED HOLES, ONE FOOT ON CENTER, ON ALL FOUR SIDES. CONTINUOUS SECTIONS OF #5 REBAR SHALL EXTEND THROUGH THE HOLES FORM ONE SIDE OF THE BOX, ACROSS THE INSIDE OF THE BOX, AND THROUGH THE MATCHING HOLE ON THE OTHER SIDE OF THE BOX. THE REBAR SHALL EXTEND A MINIMUM OF 10" BEYOND EACH OUTSIDE FACE OF THE BOX AND BE WIRED TO THE REBAR SET IN THE CONCRETE BASE FOUNDATION. CONCRETE SHALL BE Poured AND FINISHED UP TO THE ELEVATION OF THE LOWEST INVERT ON THE INSIDE AND OUTSIDE OF THE OUTLET CONTROL STRUCTURE BOX.

Buoyancy Calculations For OCS:
HEIGHT OF OCS= 6.25 FT
TOP OF STRUCTURE (EMER. OVRFLW) = 705.75
BOTTOM OF MANHOLE= 700.50
100YR STAGE= 705.26
DEPTH OF WATER TOP-BOTTOM= 4.76 FT
VOLUME WATER DISPLACED= $(3.14)(4)(4.76)=59.79$ CF
Fb displaced water:
Fb dv= $(62.4 \text{ lb/cf}) * 59.79 \text{ cf} = 3,730.90 \text{ lbs}$
Concrete Volume of Manhole With 6" Walls= $(3.14)(5)(4.76) = 70.70 \text{ cu ft}$
Specific weight concrete= 150 lb/cf
Weight of Manhole= $14.95 * 150 = 2,242.5$
Required weight of concrete footing and manhole= $2,242.5$
Required Weight of Footing= $3,730.90 - 2,242.5 = 1488.4$ lbs
Volume Reg= $1488.4/150 = 9.92$ cf
Dimensions of footing= $6'6" \times 1.00' = 36\text{cf}$



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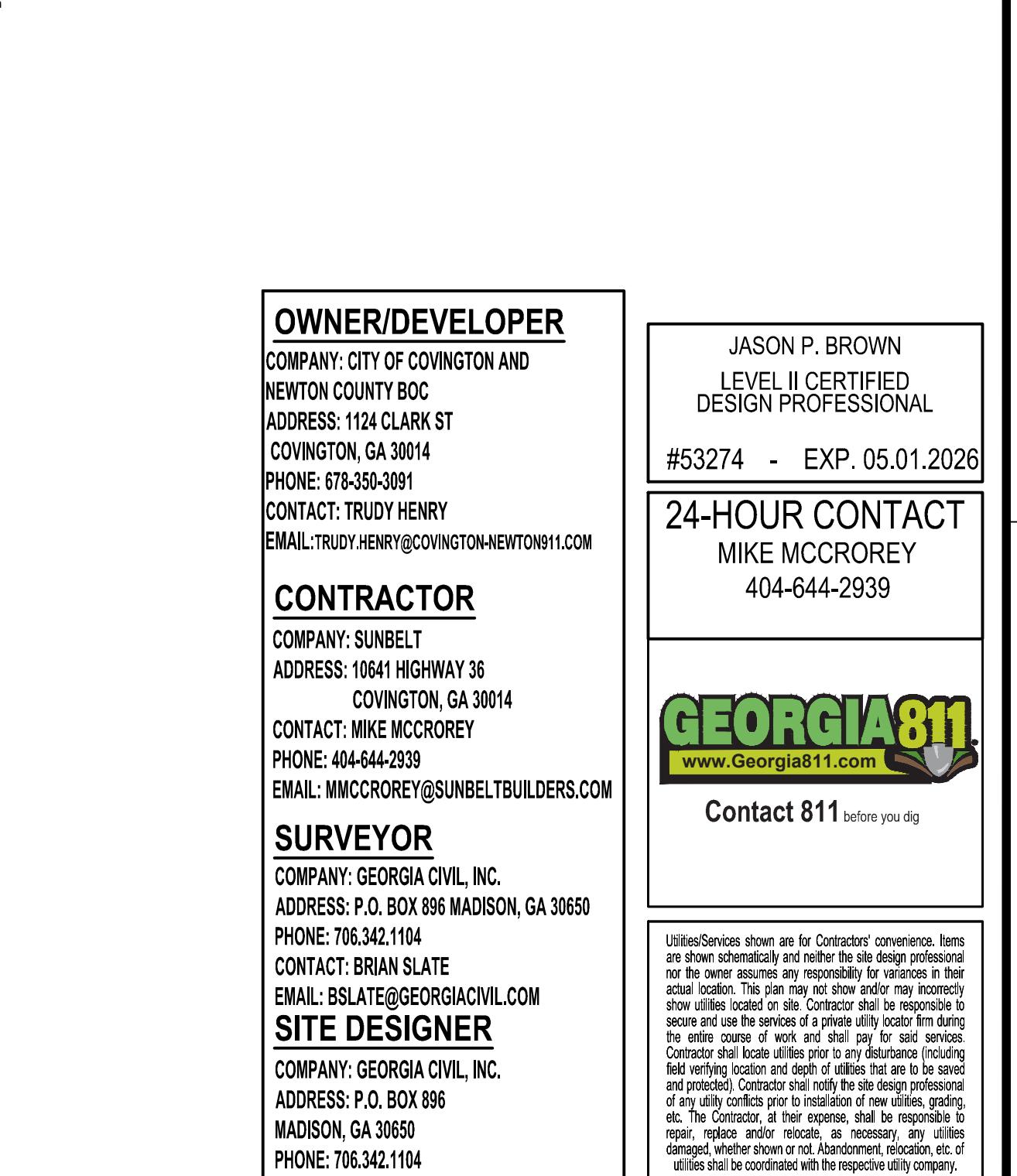
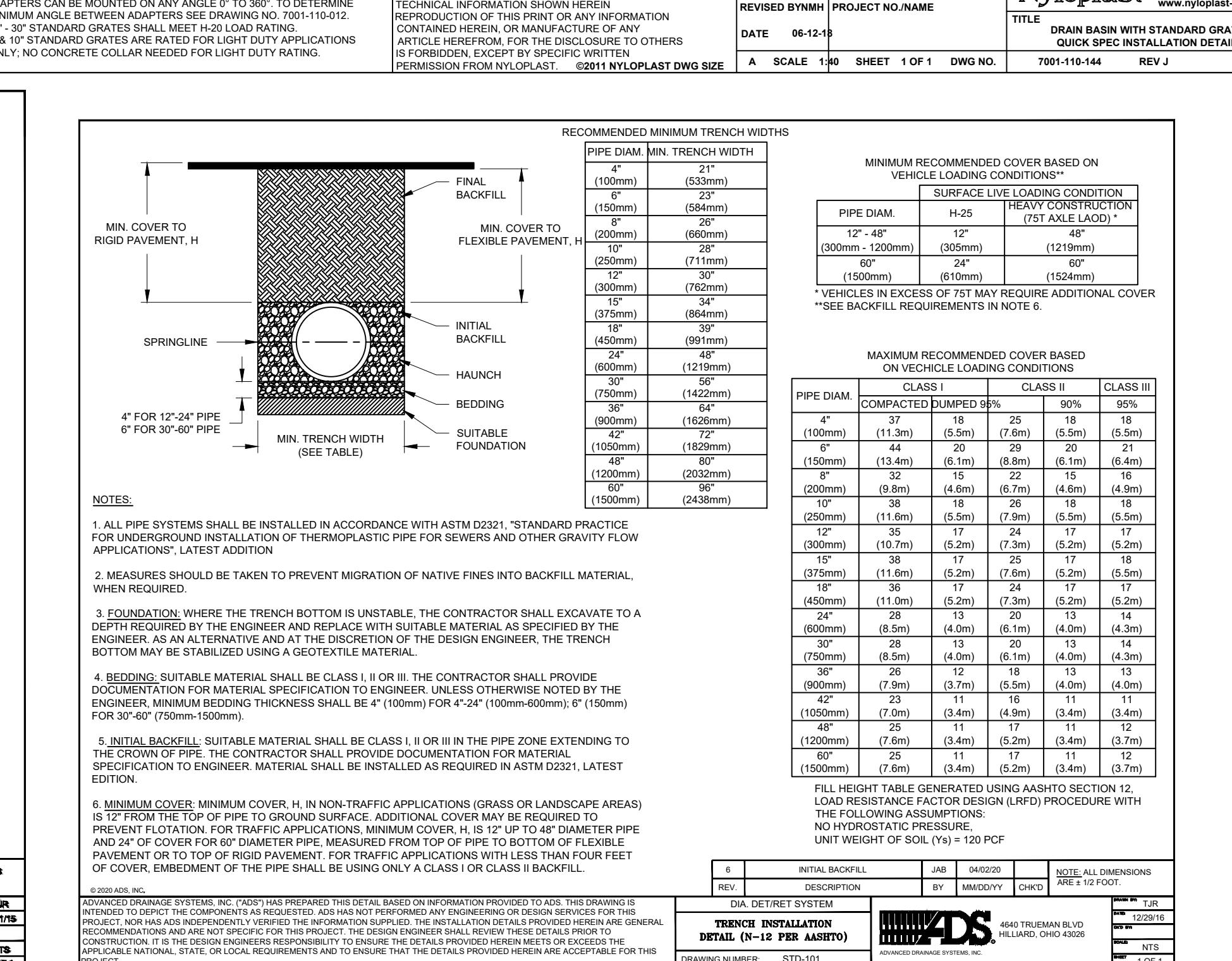
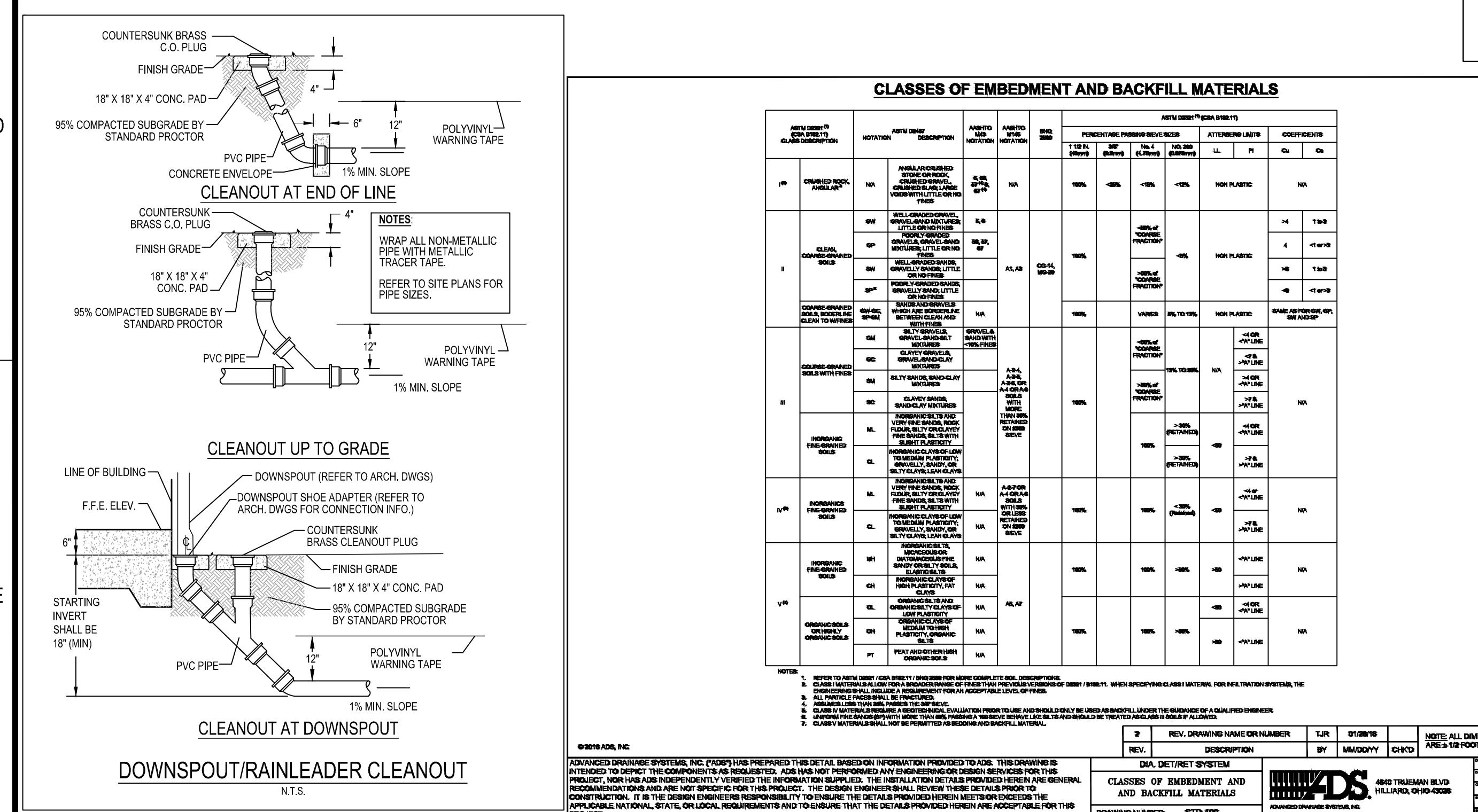
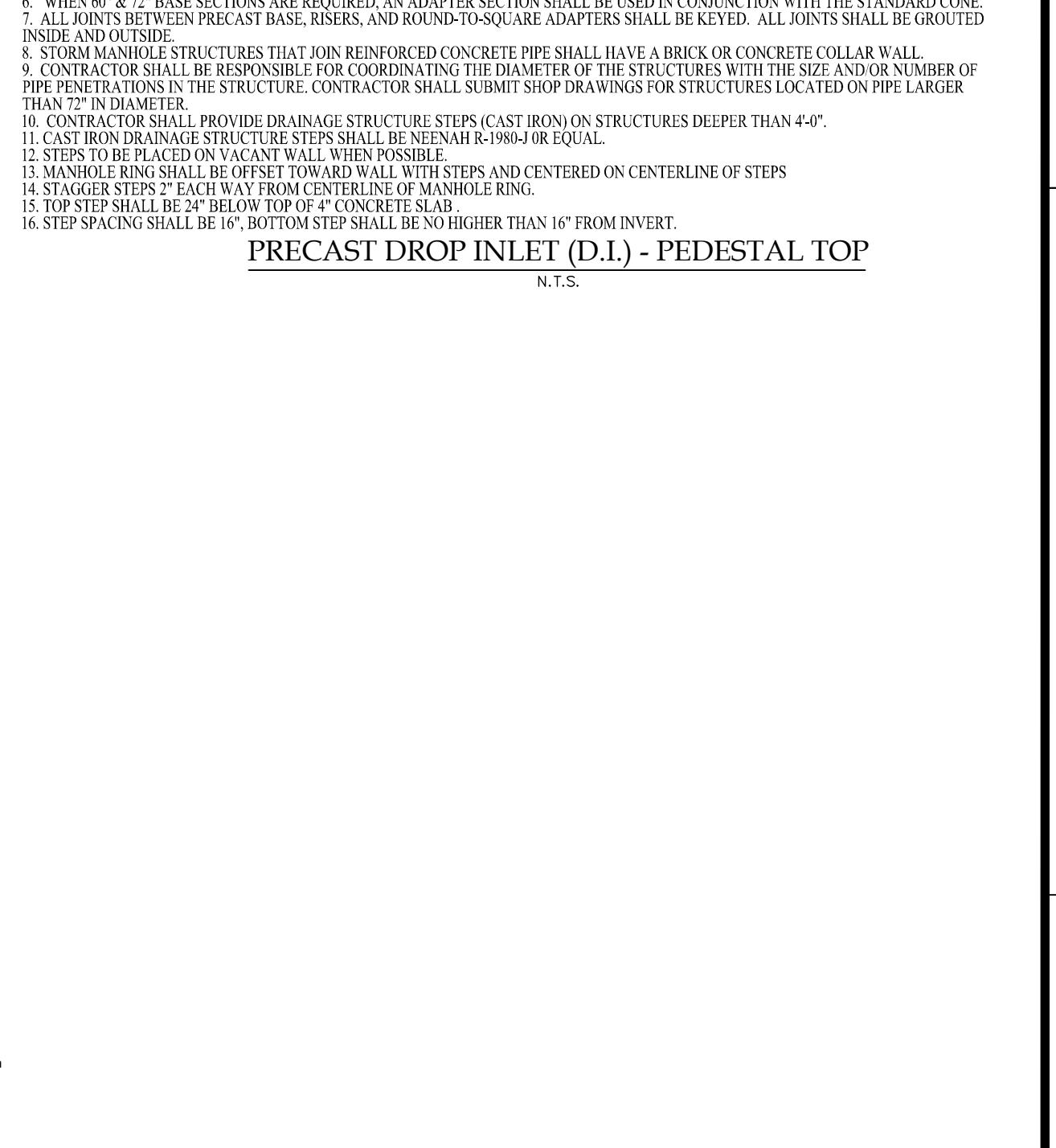
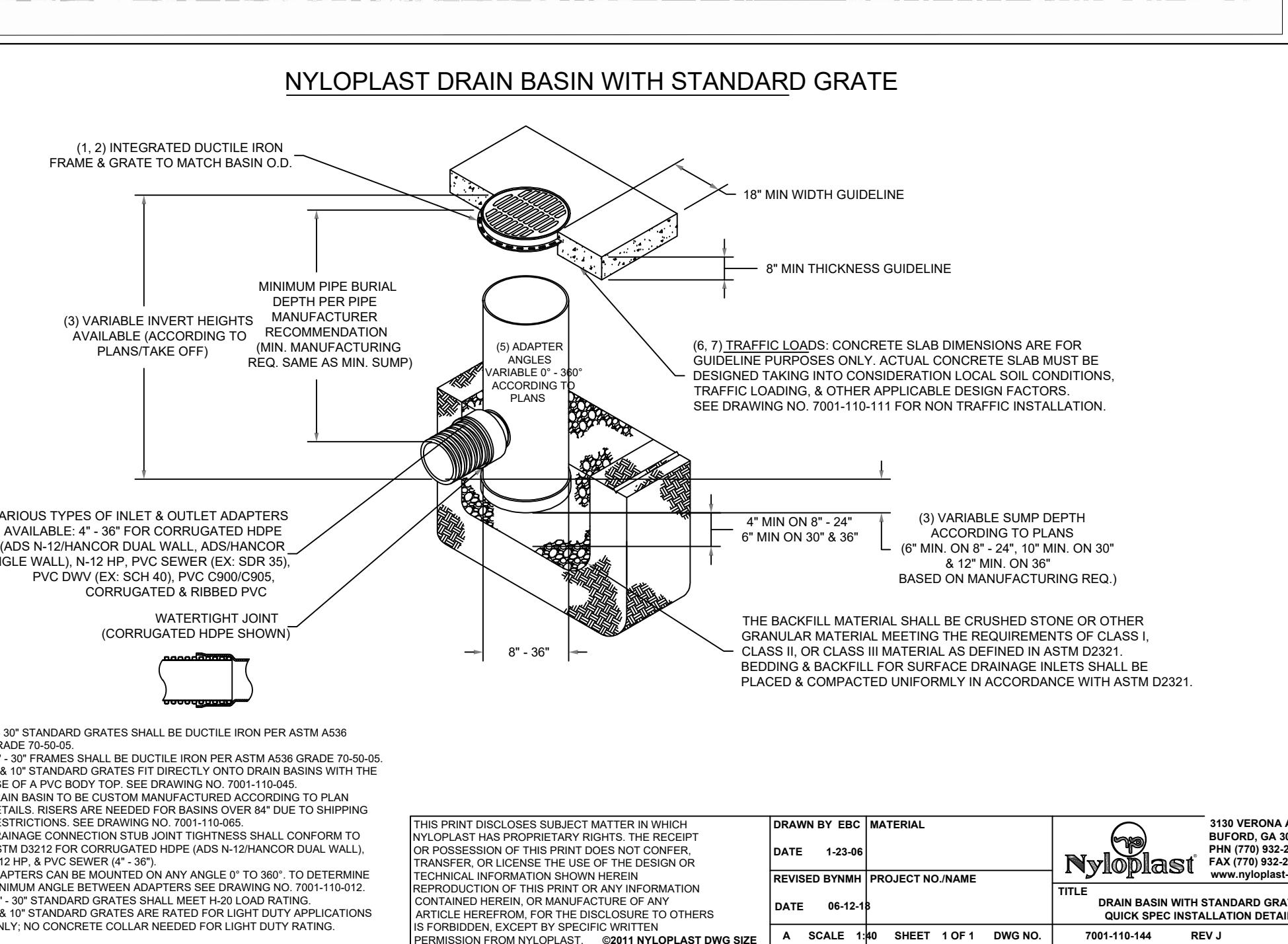
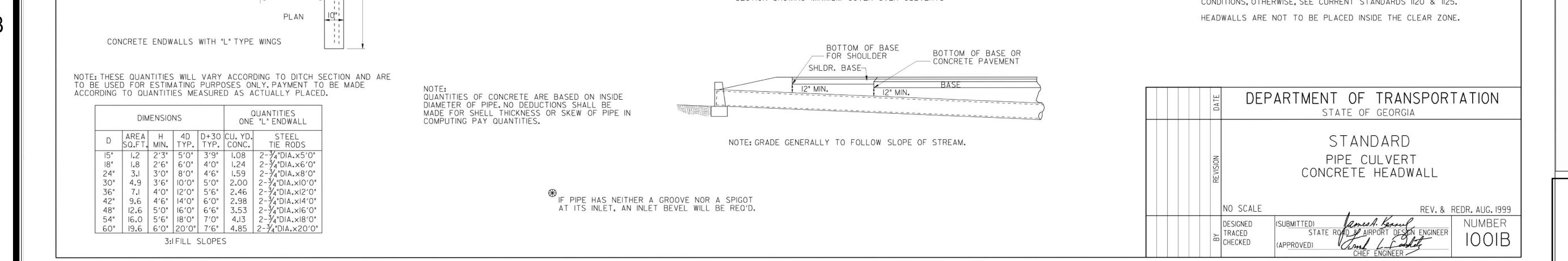
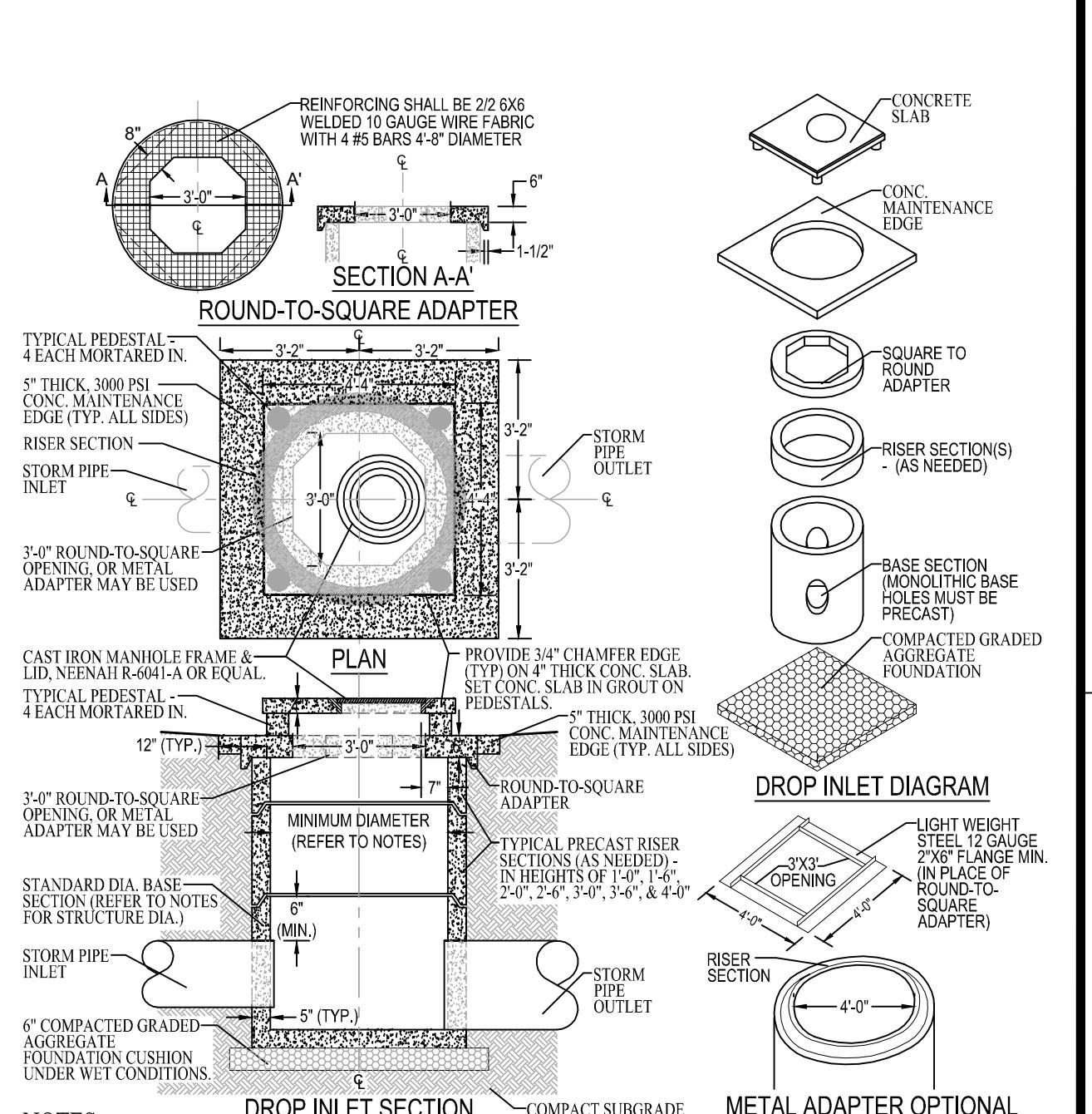
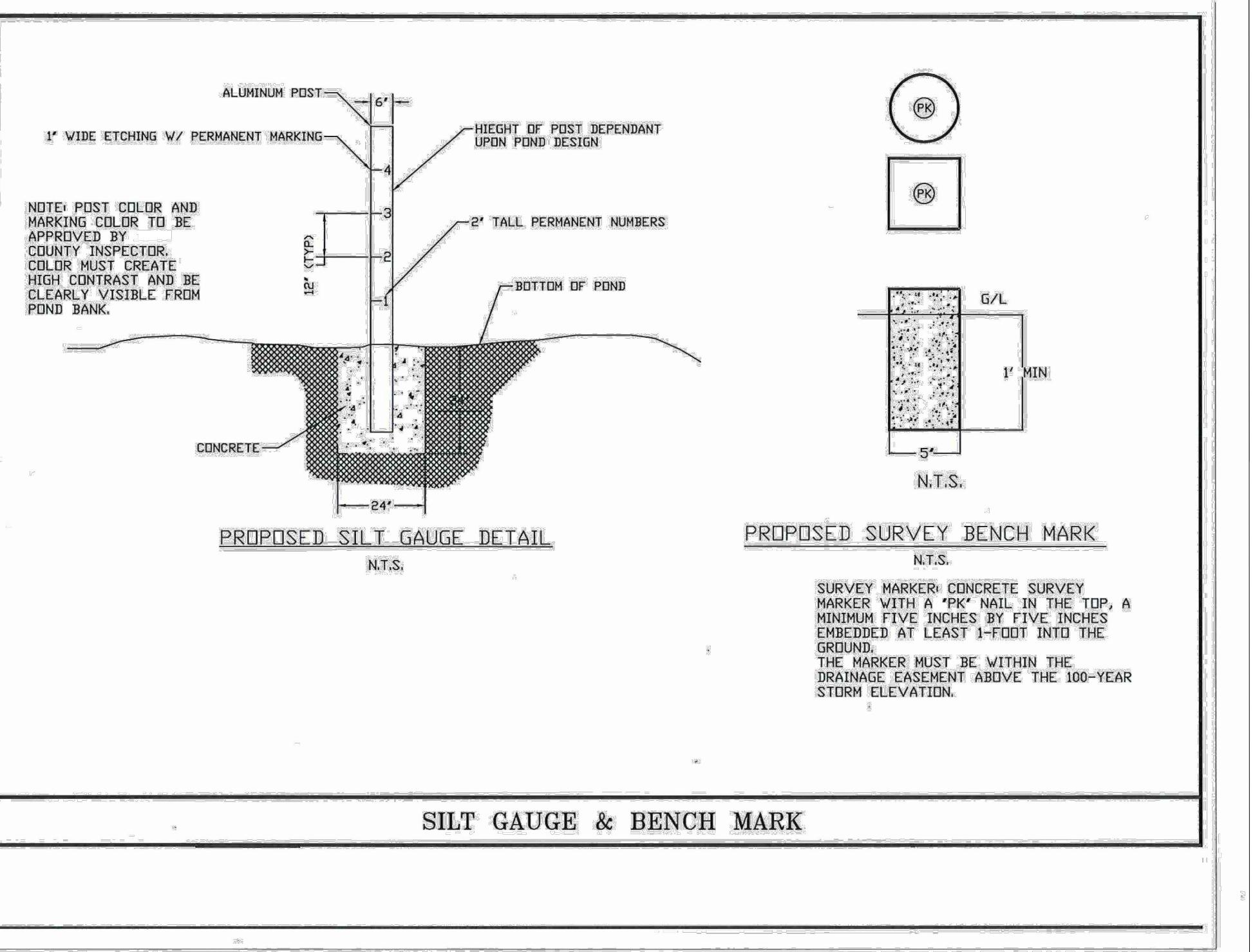
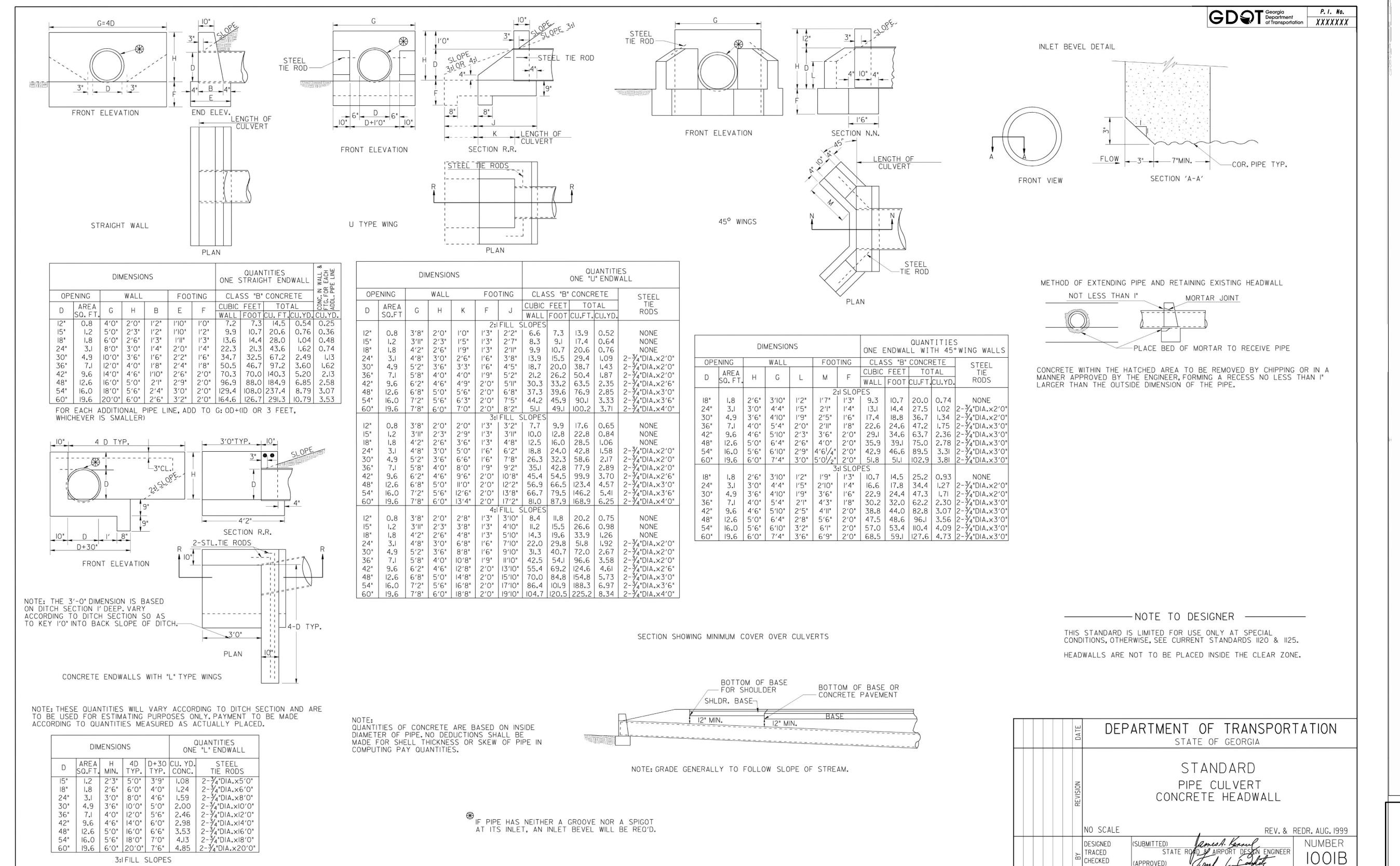
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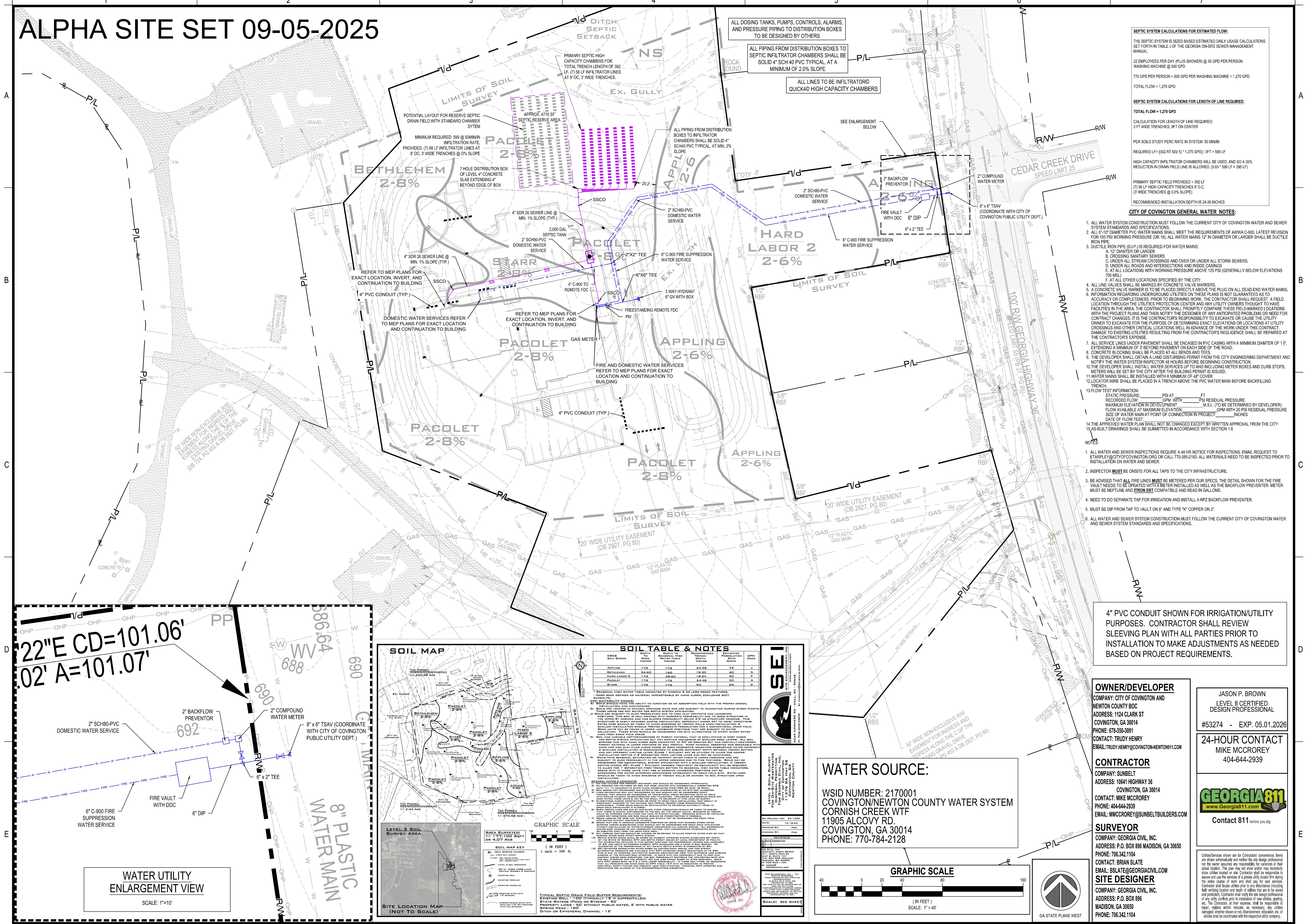
STORMWATER
MANAGEMENT
DETAILS

Sheet Number

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Sheet Title

UTILITY PLAN

UTILITY PLAN

Sheet Number

Sheet Number

650

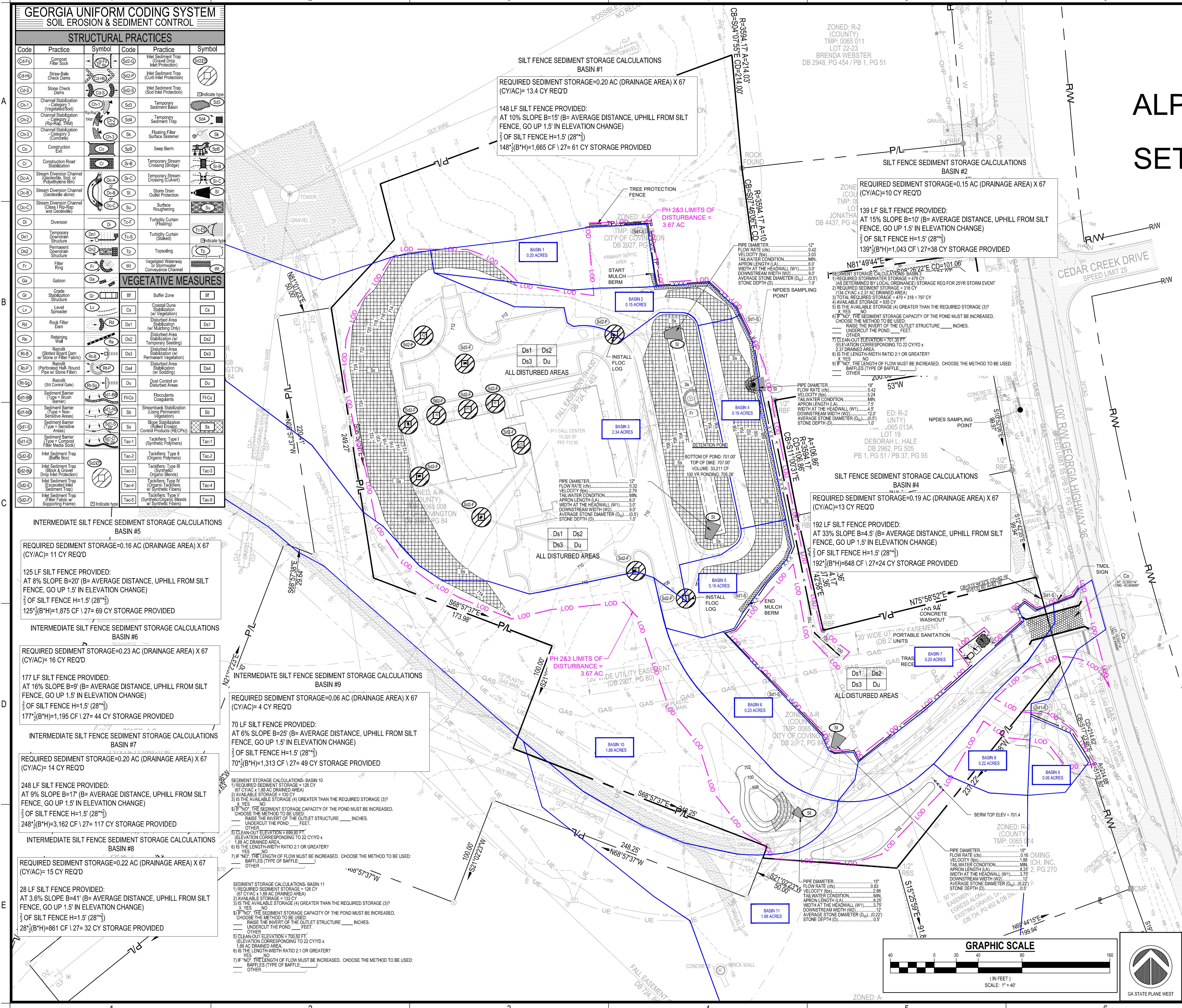
C-5.0



Project Information

ALPHA SITE

SET 09-05-2025





DATE OF SIGNATURE: 04/25/25

Project Information

NEWTON COUNTY 911 CENTER

HIGHWAY 36

COVINGTON, GA 30144

ZONING: A-AGRICULTURAL-RESIDENTIAL

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DESCRIPTION: ADD. COMMENTS & SHIFT DRIVE

NOTES:
1. Temporary cover crops are very competitive and will crowd out perennials if sowed too heavily.
2. Reduce seed rates by 50% when drilled.
3. MLA represents the Mountain, Blue Ridge, and Roanoke and Valley MLRA. P represents the Southern Piedmont MLRA.
4. Refer to Georgia Major Land Resource Areas Map

5. The action of the vehicle over the paved road does not sufficiently remove the mud. The tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done as noted above.

6. On sites where the grade paved the area is greater than 6", a 6" wide 3' high 1:3 side slopes shall be constructed across the foundation approximately 15' above the road.

7. Geotextile underliner and coarse aggregate under the paved area are required to stabilize and support the pad aggregates.

8. Aggregate under the paved area is required to stabilize and support the pad aggregates.

9. The gravel pad thickness is 10" thick.

10. The aggregate thickness is 6" thick.

11. The aggregate thickness is 6" thick.

12. The aggregate thickness is 6" thick.

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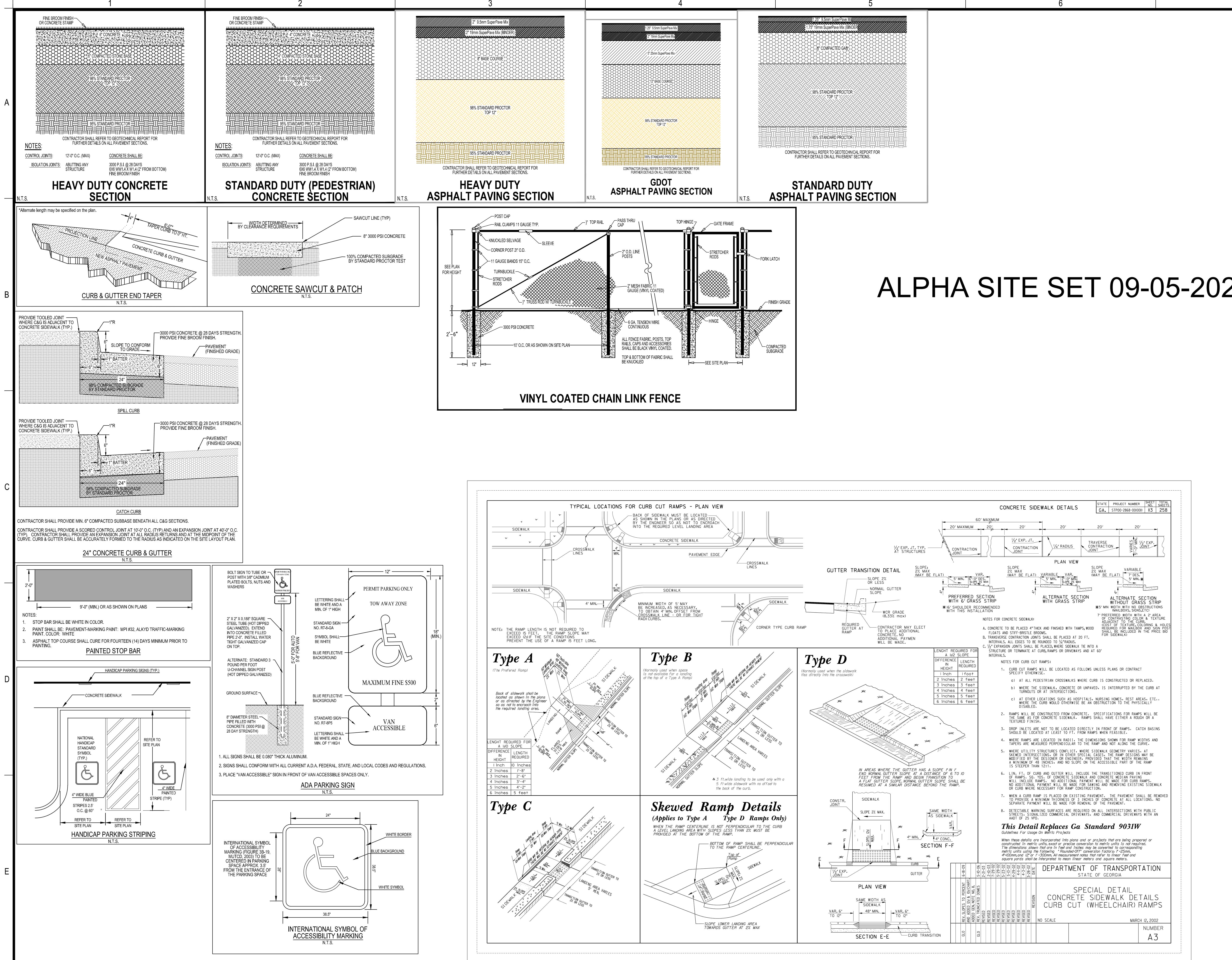
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ALPHA SITE SET 09-05-2025



NEWTON COUNTY 911 CENTER
HIGHWAY 36
COVINGTON, GA 30014
ZONING: A-AGRICULTURAL-RESIDENTIAL

HIGHWAY 36
COVINGTON, GA 30014
ZONING: A-AGRICULTURAL-RESIDENTIAL

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON AND
NEWTON COUNTY BOC
ADDRESS: 1124 CLARK ST
COVINGTON, GA 30014
PHONE: 678-350-3091
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR
COMPANY: SUNBELT
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROEY
PHONE: 404-644-2939
EMAIL: MMCROEY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 898 MADISON, GA 30650
PHONE: 706.342.1104

SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 898
MADISON, GA 30650
PHONE: 706.342.1104

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

24-HOUR CONTACT
MIKE MCCROEY
404-644-2939

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Sheet Tide

SITE DETAILS

Sheet Number

C-8.0

NEWTON COUNTY 911 CENTER

HIGHWAY 36

COVINGTON, GA 30014

ZONING: A-AGRICULTURAL-RESIDENTIAL

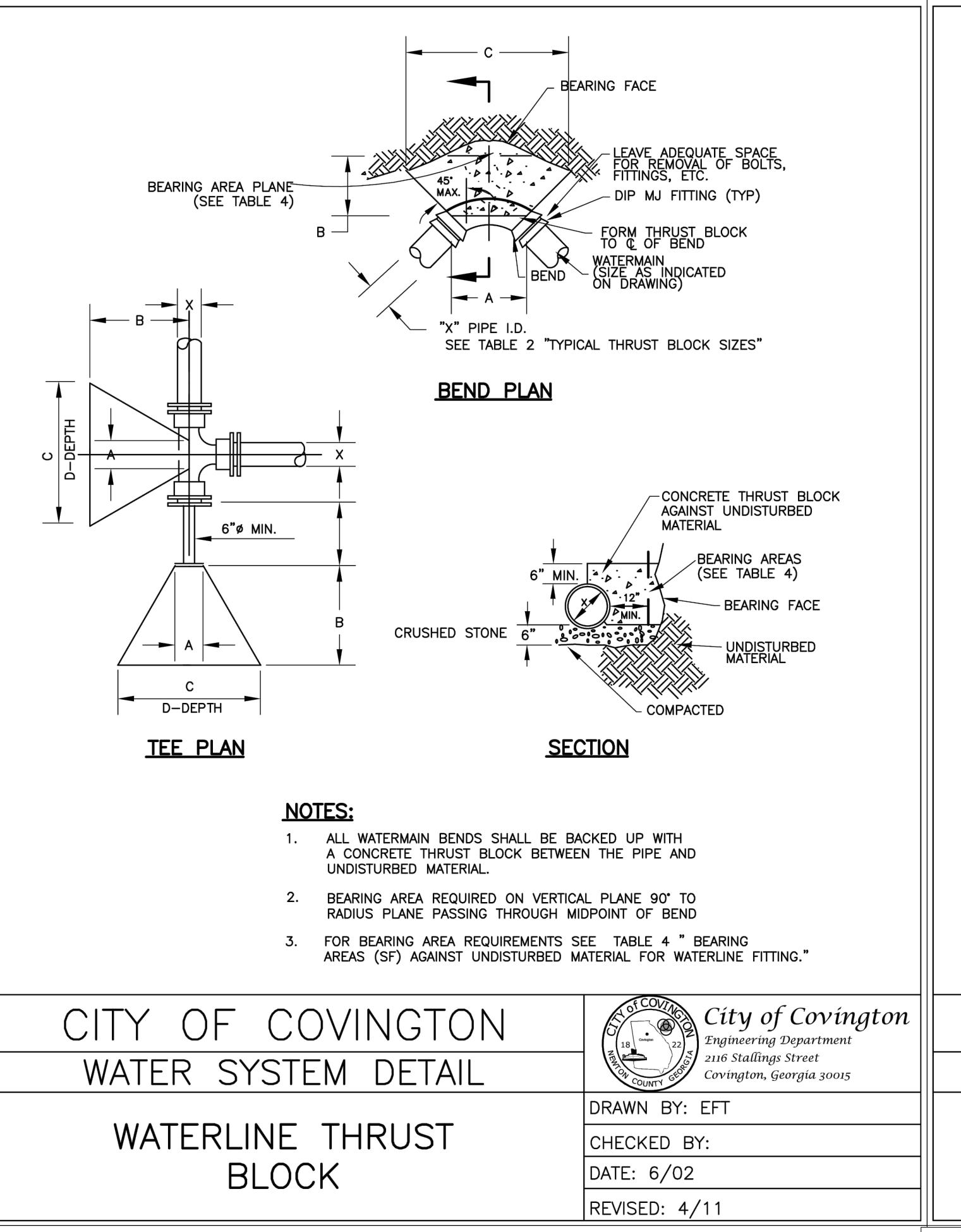
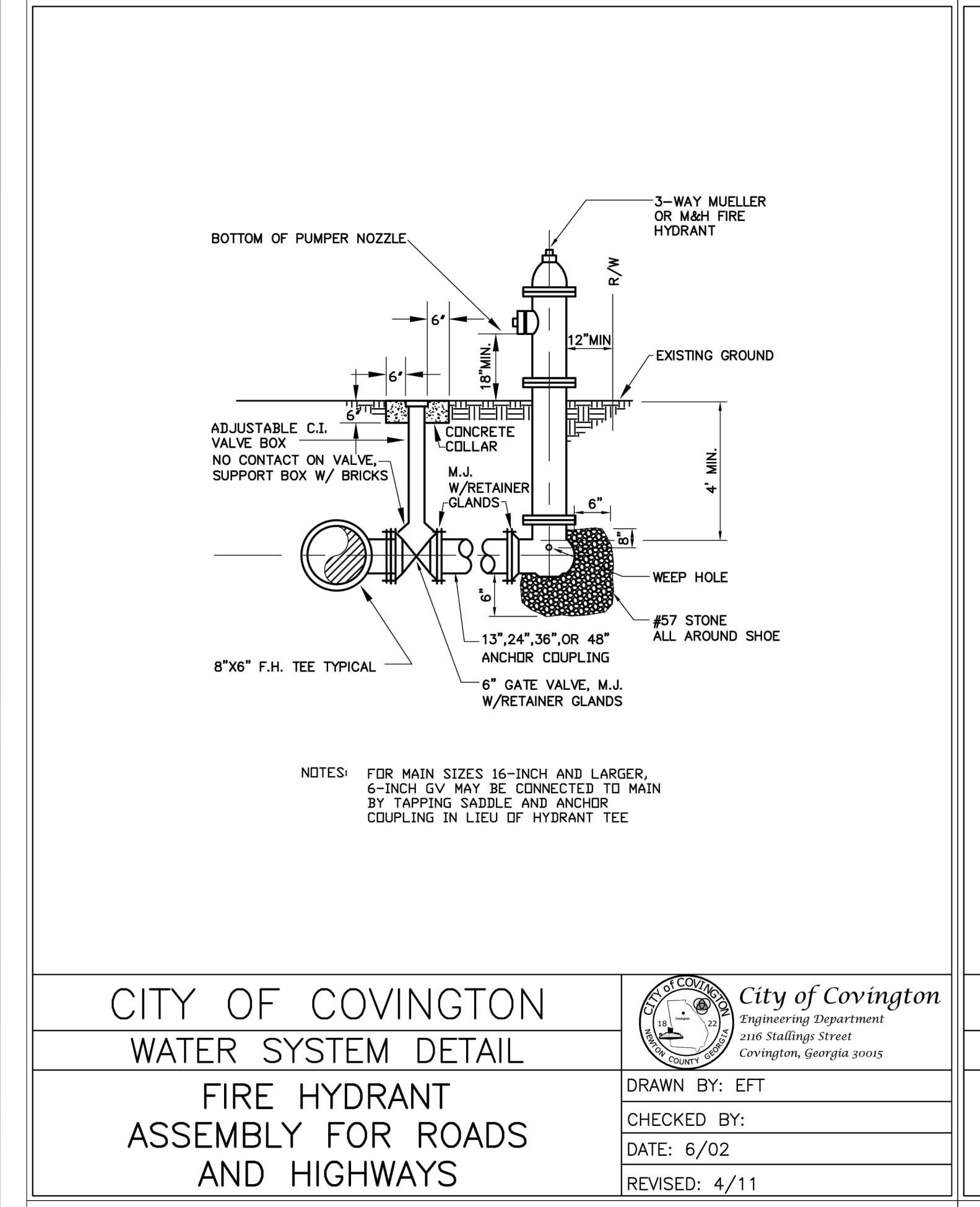


TABLE 2
TYPICAL BLOCK THRUST SIZES

DEADEND & TEES	X	A			B	C	D
		12"	1'-0"	3'-0"	3'-6"	3'-6"	
90°	10"	1'-0"	2'-0"	4'-9"	2'-6"		
	8"	0'-10"	2'-0"	4'-9"	2'-6"		
	6"	0'-8"	1'-6"	3'-6"	2'-9"		
45°	12"	1'-0"	2'-3"	5'-3"	3'-3"		
	10"	1'-0"	2'-3"	4'-8"	2'-9"		
	8"	0'-10"	1'-6"	3'-6"	2'-3"		
22 1/2°	12"	1'-0"	1'-6"	3'-6"	2'-3"		
	10"	0'-10"	1'-3"	2'-3"	1'-3"		
	8"	0'-8"	1'-0"	1'-3"	1'-0"		
	6"	0'-8"	1'-0"	1'-3"	1'-0"		
11 1/4°	12"	1'-0"	1'-6"	3'-6"	1'-6"		
	10"	0'-10"	1'-3"	2'-3"	1'-3"		
	8"	0'-8"	1'-0"	1'-3"	1'-0"		
	6"	0'-8"	1'-0"	1'-3"	0'-4"		

NOTE: MECHANICAL JOINT FITTINGS 4" I.D. AND LESS SHALL BE RESTRAINED WITH RETAINER GLANDS
X = DIAMETER OF PIPE TO BE BLOCKED 250 PSI TEST PRESSURE AND 2000 PSF SOIL BEARING

TABLE 3
DIMENSIONS AND REINFORCING FOR GRAVITY THRUST BLOCK CONSTRUCTION

FITTING (DIA. IN.)	W (MIN)	X (MIN)	MAIN REINF.	
			M-BARS EA SIDE	M-BARS TOTAL
6 TO 10	3'-0"	10"	2-#5	4-#5
12 TO 14	3'-6"	1'-4"	4-#5	8-#5
16	3'-6"	1'-6"	3-#6	6-#6

* TABLE APPLIES TO ONLY VERTICAL BENDS AT TOP.

CITY OF COVINGTON
WATER SYSTEM DETAIL
DRAWN BY: EFT
CHECKED BY:
DATE: 6/02
REVISED: 4/11

CITY OF COVINGTON
Engineering Department
2106 Stalings Street
Covington, Georgia 30015

