

SITE DEVELOPMENT PLANS
FOR
NEWTON COUNTY 911 CENTER

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

S H E E T I N D E X

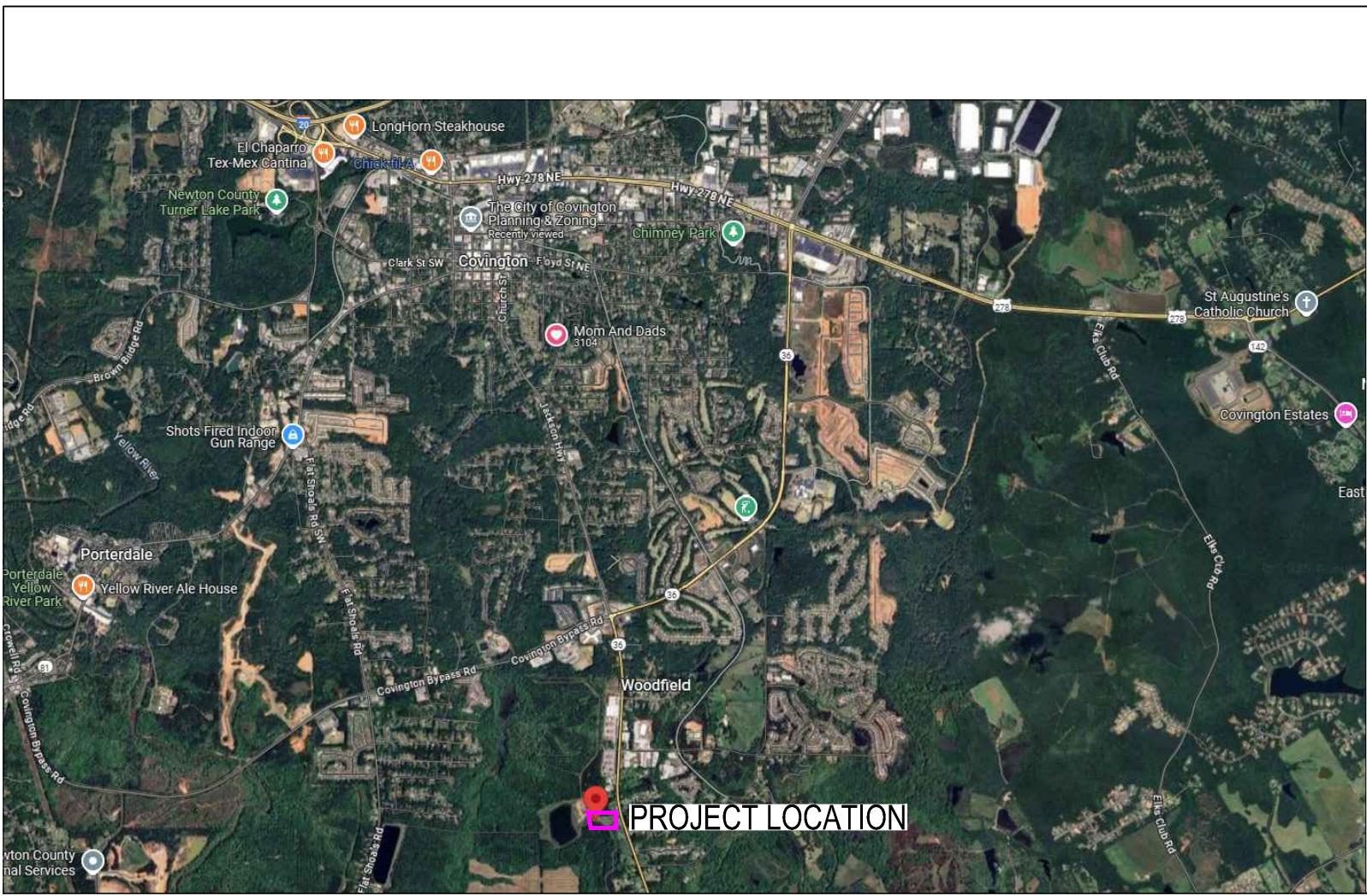
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C-2.0	DEMOLITION AND REMOVAL PLAN
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C-4.0	STORMWATER MANAGEMENT PLAN
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C-4.2	STORMWATER MANAGEMENT DETAILS
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C-8.0	SITE DETAILS
C-8.1	SITE DETAILS

ALPHA SITE SET 09-05-2025

WATER SOURCE:

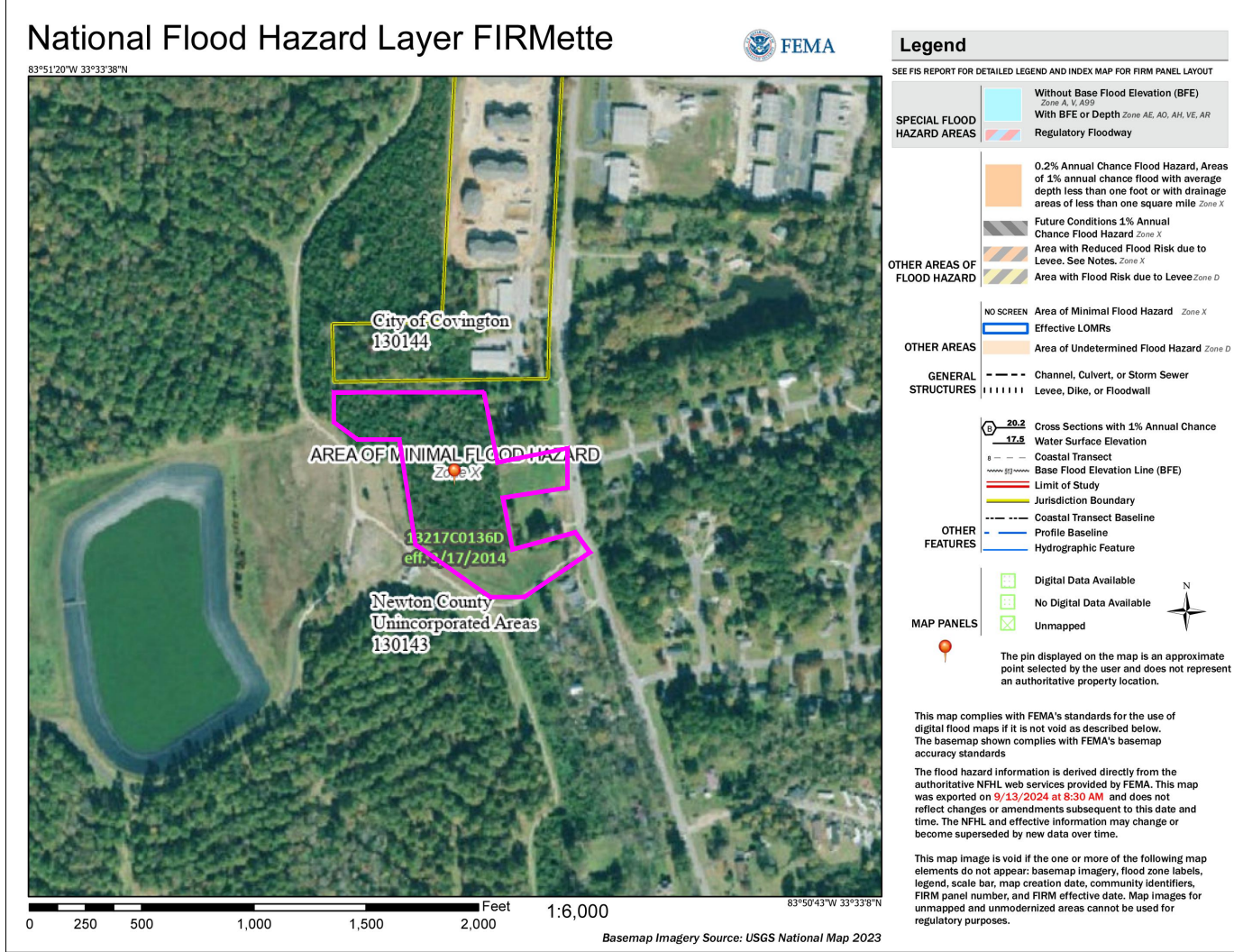
WSID NUMBER: 2170001
COVINGTON/NEWTON COUNTY WATER SYSTEM
CORNISH CREEK WTF
11905 ALCOVY RD.
COVINGTON, GA 30014
PHONE: 770-784-2128

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

LEGEND			
STANDARD ABBREVIATIONS			
APPROX = APPROXIMATE	DM = DIMETER	GM = GAS METER	OHE = OVER HEAD POWER
BLDG = BUILDING	DS = DOWNSPOUT	GP = GUY POLE	PB = PLAT BOOK
BM = BENCH MARK	DSWP = DOUBLE WING CATCH BASIN	GV = GAS VALVE	PS = PROPERTY LINE
C&G = CURB AND GUTTER	ES&P = EROSION, SEDIMENTATION, AND POLLUTION CONTROL	ICV = IRRIGATION CONTROL VALVE	PB = POINT OF BEGINNING
CI = CURB INLET	FP = FIRE DEPARTMENT CONNECTION	IE = INVERT ELEVATION	PP = POWER POLE
CL = CHAIN LINK	FPE = FIRE FLOOR ELEVATION	IPF = IRON PIN FOUND	PVC = POLYVINYL CHLORIDE PIPE
CMP = CORRUGATED METAL PIPE	FM = FIRE METER	JB = JUNCTION BOX	RFB = REBAR FOUND
CO = CLEAN OUT	FT = FIRE TOWER	LA = LOCAL ISSUING AUTHORITY	RCP = REINFORCED CONCRETE PIPE
CPE = CORRUGATED PLASTIC PIPE	FT = FIRE TOWER	LP = LIGHT POLE	RW = RIGHT OF WAY
CTF = CATCH TOP FOUND	FT = FIRE TOWER	LP = LIGHT POLE	RW = RIGHT OF WAY
DS = DEEP BOOK	GI = GRATE INLET	NTS = NOT TO SCALE	SMH = STORM MANHOLE
STANDARD SYMBOLS			
BM = BENCHMARK	GH = GAS METER	GP = GUY POLE	IPF = IRON PIN FOUND
CI = CURB INLET	GV = GAS VALVE	ICV = IRRIGATION CONTROL VALVE	JB = JUNCTION BOX
CL = CHAIN LINK	FT = FIRE TOWER	LA = LOCAL ISSUING AUTHORITY	LP = LIGHT POLE
CMP = CORRUGATED METAL PIPE	FM = FIRE METER	LP = LIGHT POLE	NTS = NOT TO SCALE
CO = CLEAN OUT	FT = FIRE TOWER	LP = LIGHT POLE	NTS = NOT TO SCALE
CPE = CORRUGATED PLASTIC PIPE	FT = FIRE TOWER	LP = LIGHT POLE	NTS = NOT TO SCALE
CTF = CATCH TOP FOUND	FT = FIRE TOWER	LP = LIGHT POLE	NTS = NOT TO SCALE
DS = DEEP BOOK	GI = GRATE INLET	NTS = NOT TO SCALE	NTS = NOT TO SCALE

CONSTRUCTION SEQUENCE SCHEDULE	
ACTIVITY	ACTIVITY
MONTH 1	MONTH 2
MONTH 3	MONTH 4
MONTH 5	MONTH 6
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MONTH 9	MONTH 10
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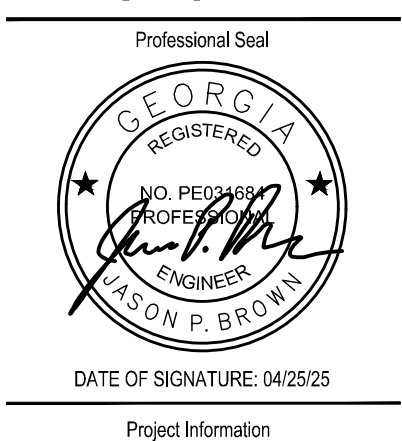
ALPHA SITE SET 09-05-2025



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104

www.georgiacivil.com



Project Information

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

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

CONTRACTOR

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

SURVEYOR

COMPANY: 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

COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706.342.1104

JASON P. BROWN

LEVEL II CERTIFIED
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

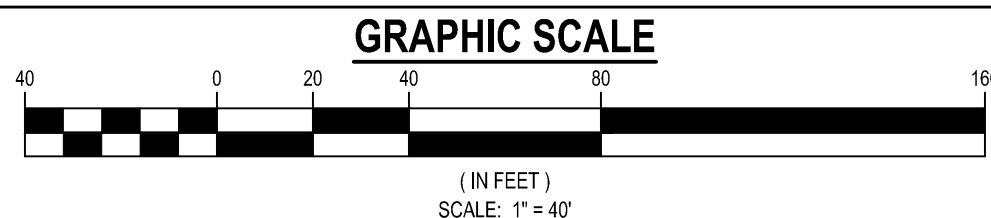
24-HOUR CONTACT

MIKE MCCROREY
404-644-2939



Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for utilities in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to locate and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.



DRAWING DATE:

04.25.25

DRAWN BY:

JPB AND DLD

CHECKED BY:

JPB

REVISIONS

DATE: DESCRIPTION:

06/02/2025 ADD COMMENTS

09/03/2025 ADD COMMENTS & SHEET DRIVE

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Sheet Title

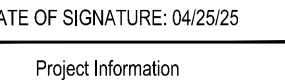
DEMOLITION AND REMOVAL PLAN

Sheet Number

C-2.0



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

REVISIONS	
DATE:	DESCRIPTION:
02/2025	ADD. COMMENTS
03/2025	ADD. COMMENTS & SHIFT DRIVE

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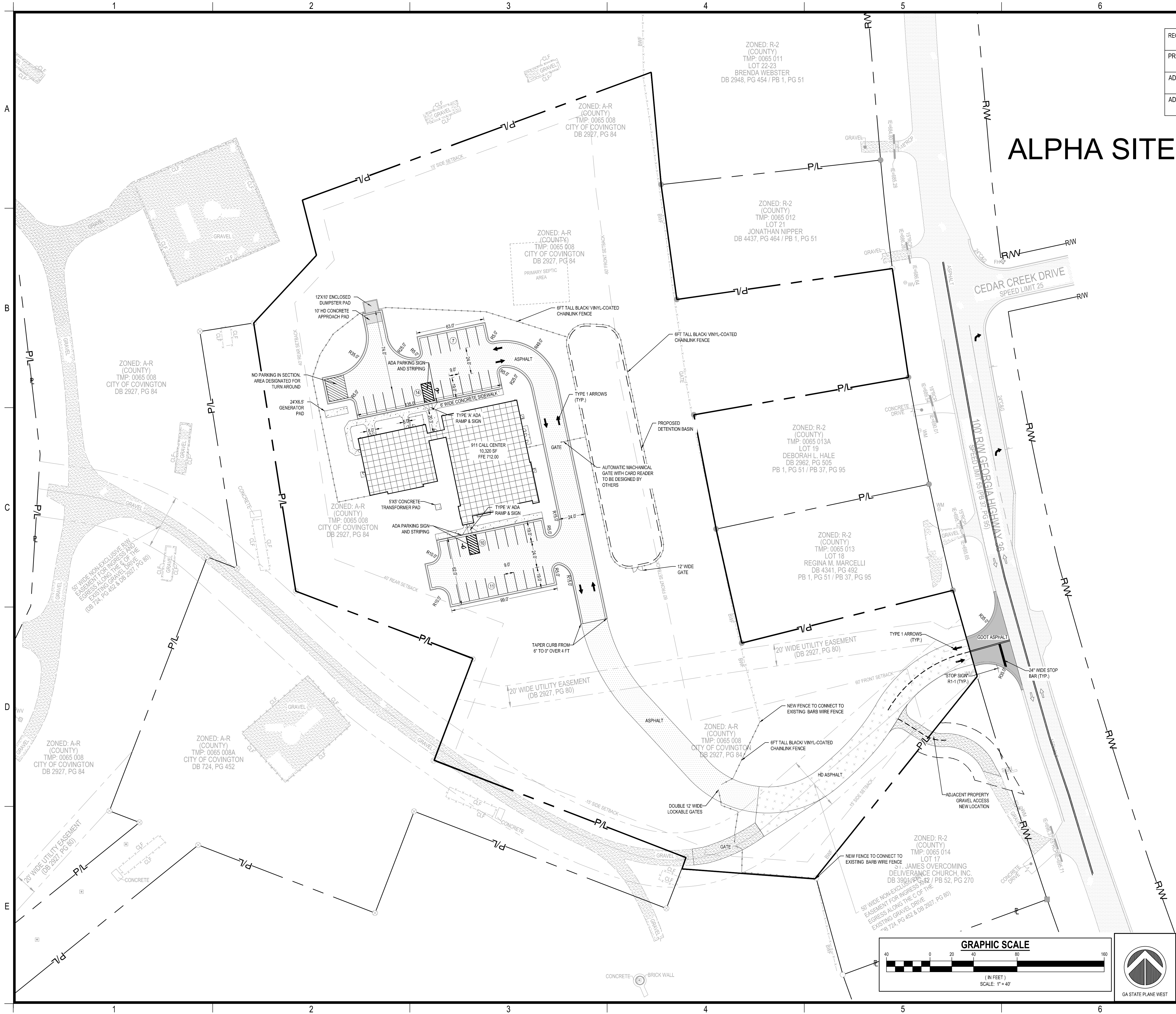
Sheet Title

LAYOUT & STAKING PLAN

Sheet Number

C-2.1

ALPHA SITE SET 09-05-2025



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 TIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

SURVEYOR
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896 MADISON, GA 30650
PHONE: 706.342.1104
CONTACT: BRIAN SLATE
EMAIL: BSLATE@GEORGIA CIVIL.COM

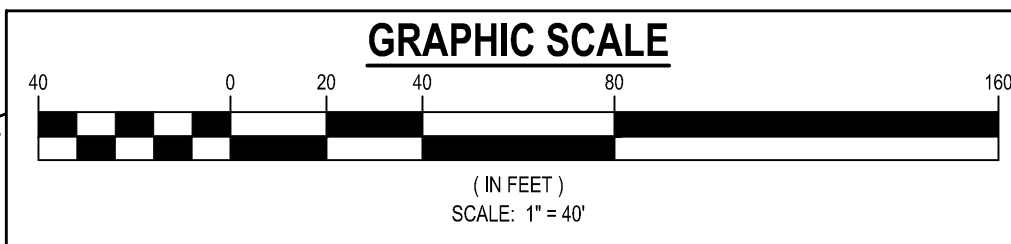
SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
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24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

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ALPHA SITE SET 09-05-2025



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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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311 N. Main St. Ste. 101, Unit C
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DATE OF SIGNATURE: 04/29/25
Project Information

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

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.

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON AND
NEWTON COUNTY BOC
ADDRESS: 1124 CLARK ST
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ADDRESS: P.O. BOX 896 MADISON, GA 30650
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EMAIL: BSLATE@GEORGIAACIVIL.COM
SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
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MADISON, GA 30650
PHONE: 706.342.1104

JASON P. BROWN
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DESIGN PROFESSIONAL
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MIKE MCCROREY
404-644-2939

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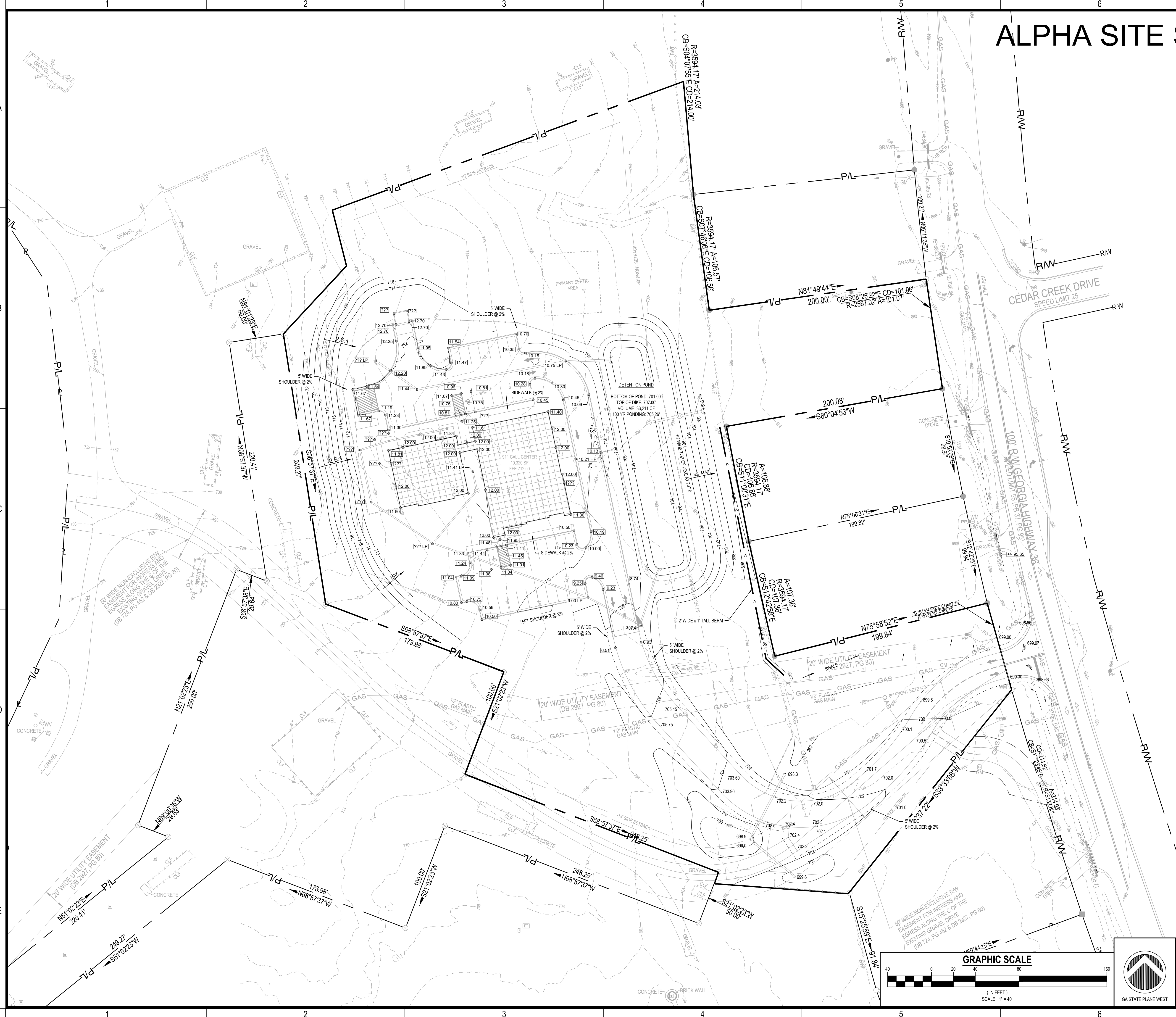
DRAWING DATE: 04.25.25
DRAWN BY: JPB AND DLD
CHECKED BY: JPB

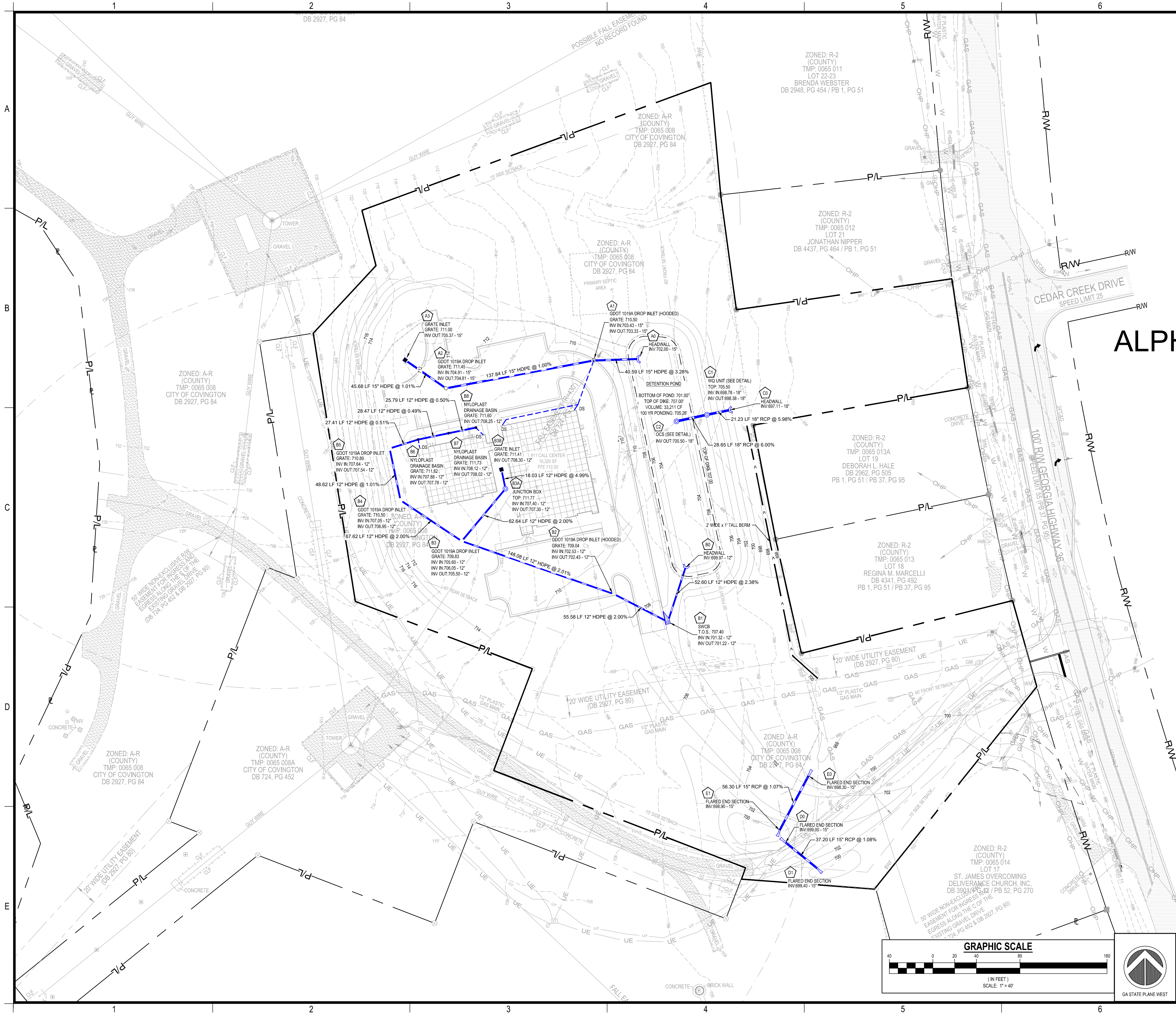
REVISIONS
DATE: DESCRIPTION:
06/02/2025 ADD. COMMENTS
09/03/2025 ADD. COMMENTS & SHEET DRIVE

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Sheet Title
GRADING PLAN

Sheet Number
C-3.0





ALPHA SITE SET 09-05-2025

STORM LEGEND		
	ACMP	ALUMINUM COATED CORRUGATED METAL PIPE
	BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
	DI	DROP INLET
	DWCB	DOUBLE WING CATCH BASIN
	FES	FLARED END SECTION
	GI	GRATE INLET
	HDPE	HIGH DENSITY POLYETHYLENE
	HGI	HOODED GRATE INLET
	HW	HEADWALL
	JB	JUNCTION BOX
	OCS	OUTLET CONTROL STRUCTURE
	PEDESTAL TOP INLET	PEDESTAL TOP INLET
	RCP	REINFORCED CONCRETE PIPE
	SWCB-L	LEFT SINGLE WING CATCH BASIN
	SWCB-R	RIGHT SINGLE WING CATCH BASIN

NOTE: ALL AST2 CMP PIPE SHALL BE SMOOTH BORE UNLESS OTHERWISE NOTED

NOTE: 1019As AND HIGH CAPACITY GRATES IN CURB LINE TO BE HOODED

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON AND
NEWTON COUNTY BOC
ADDRESS: 1124 CLARK ST
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PHONE: 678-350-3091
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON811.COM

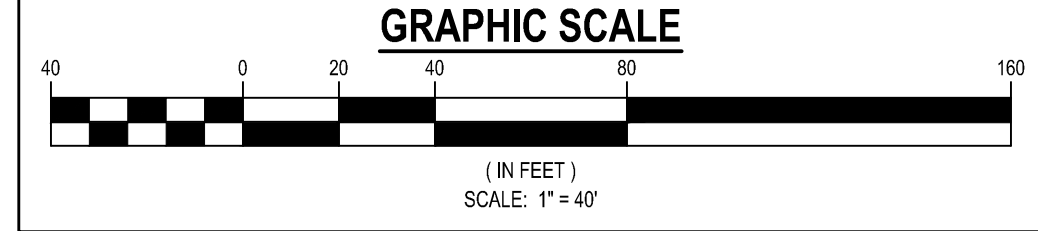
CONTRACTOR
COMPANY: SUNBELT
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
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EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

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DATE OF SIGNATURE: 04/25/25
Project Information

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:	DESCRIPTION:
06/02/2025	ADD COMMENTS
09/03/2025	ADD COMMENTS & SHIT DRIVE

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STORMWATER
MANAGEMENT PLAN

Sheet Number
C-4.0

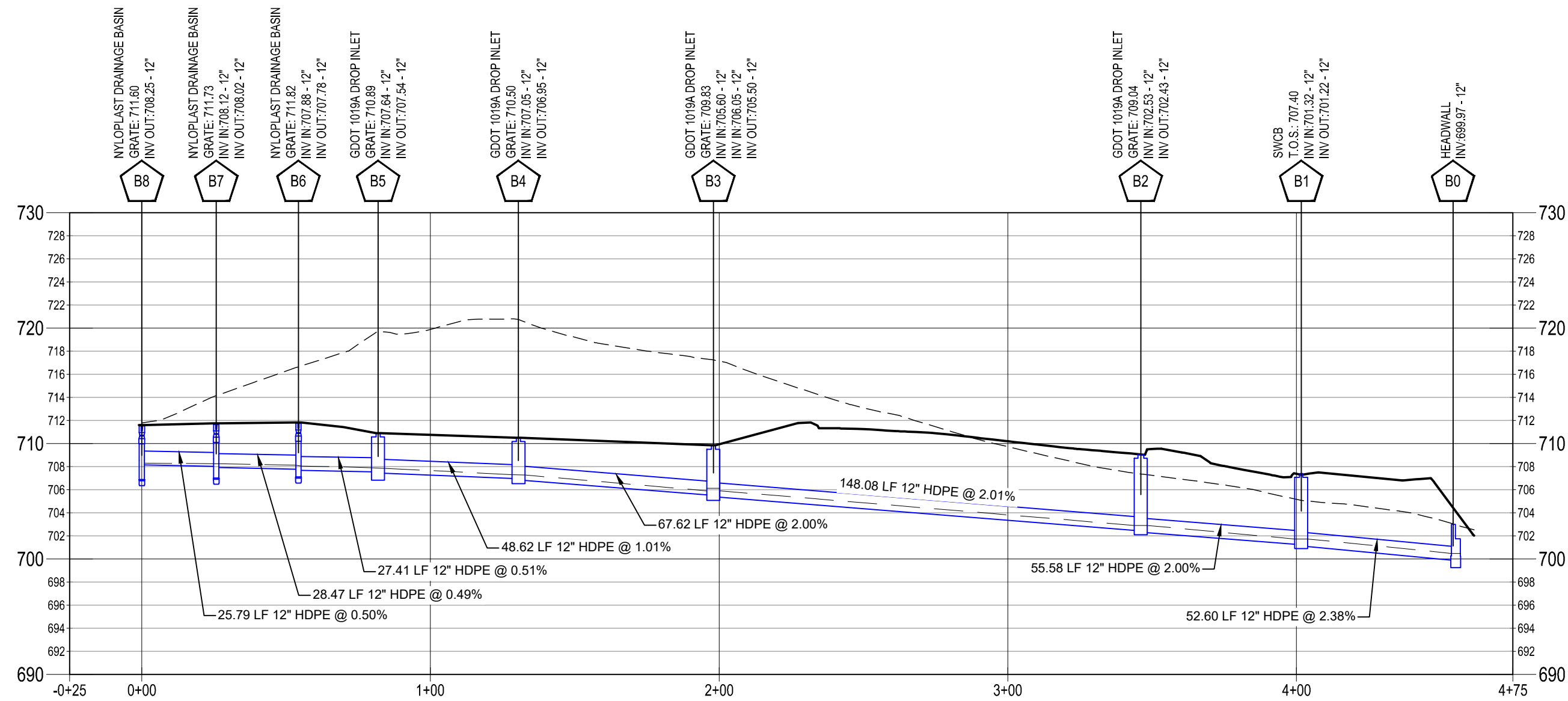
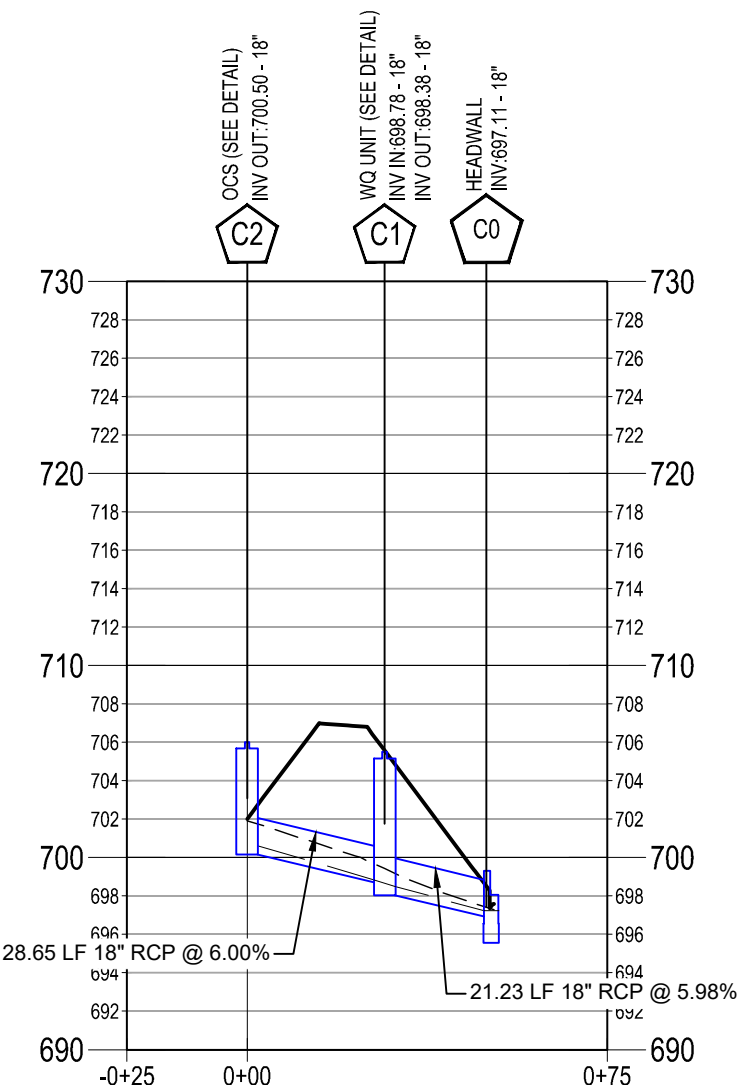
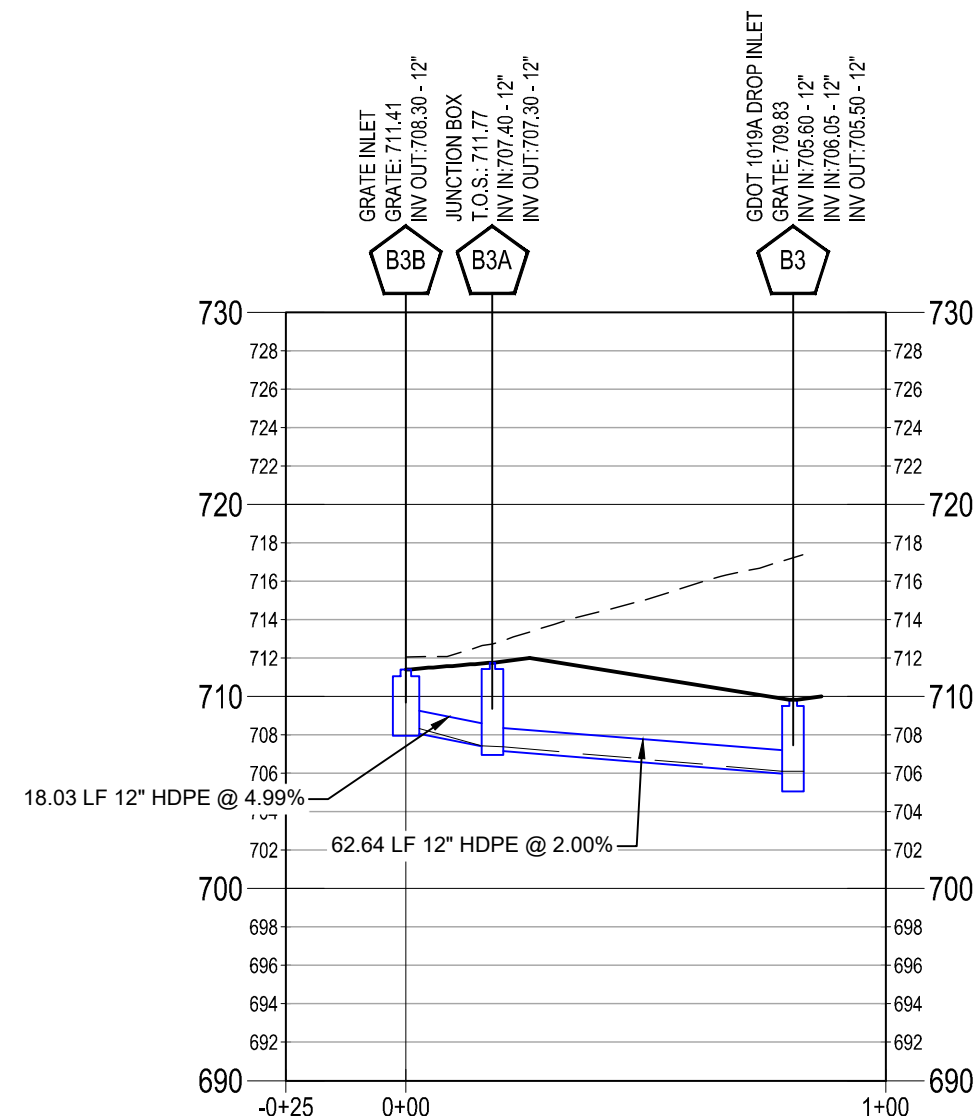
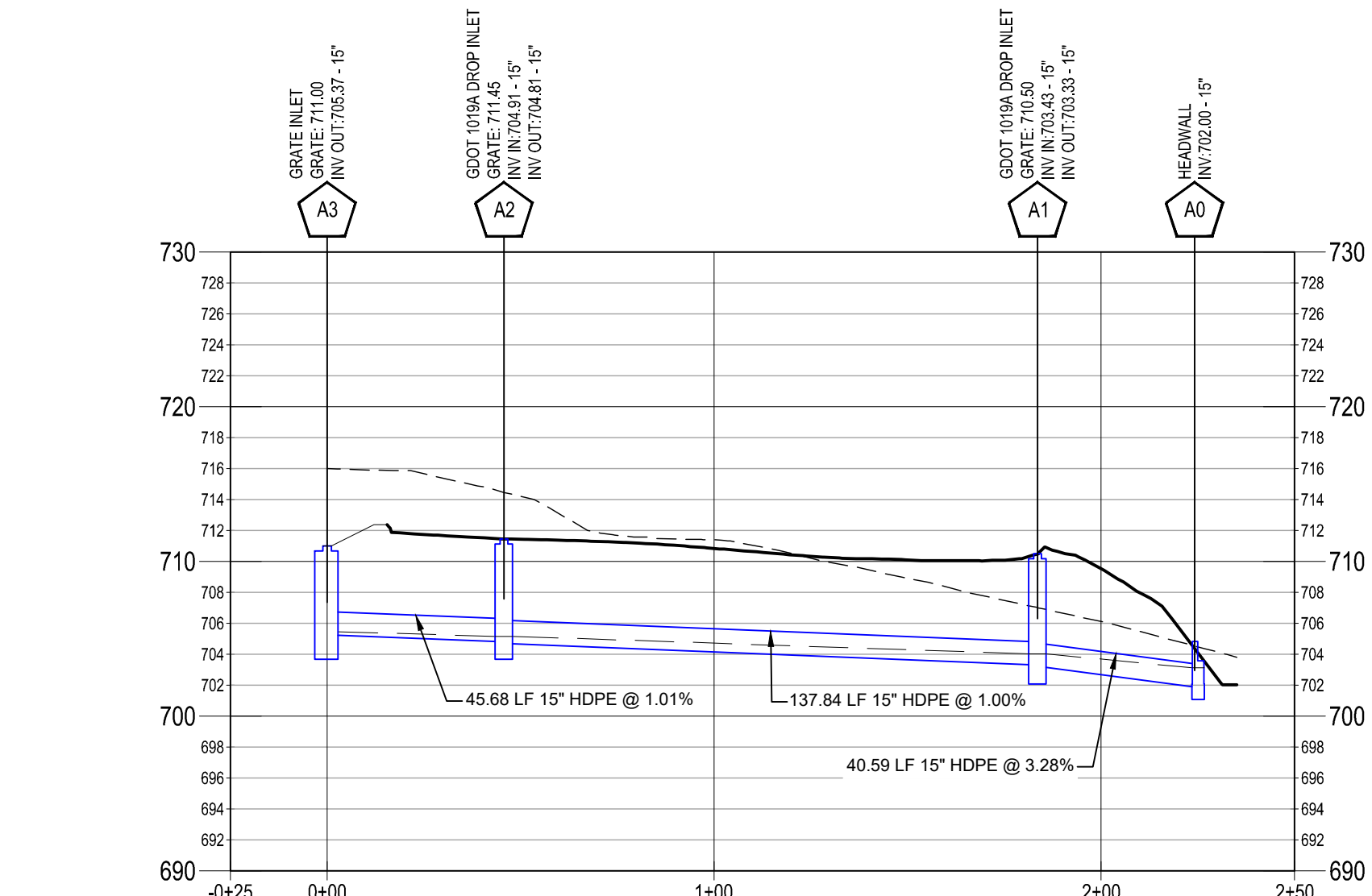
A

B

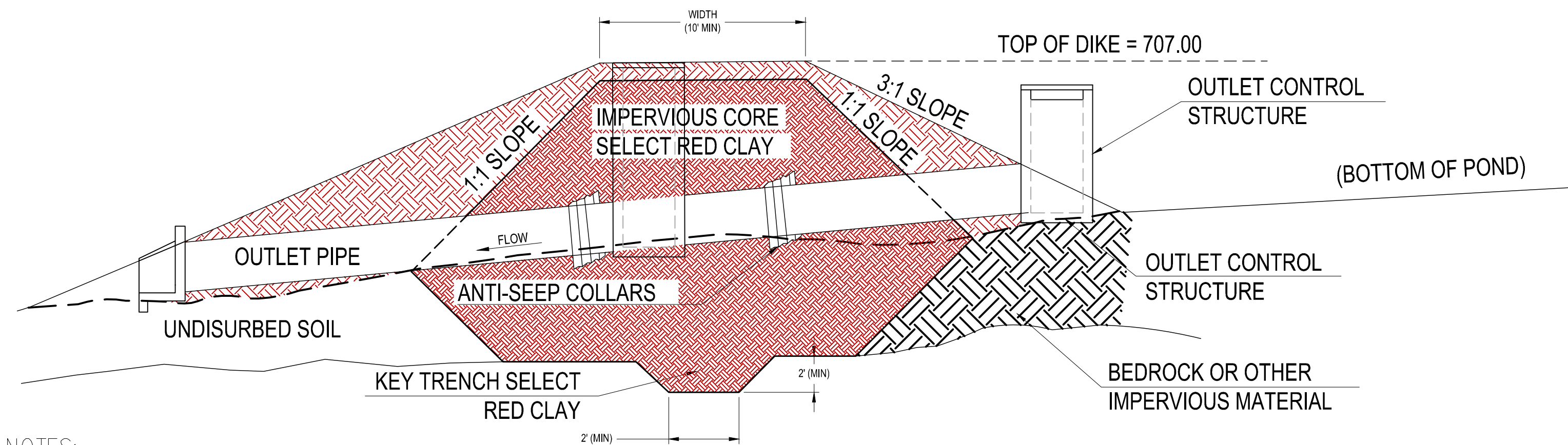
C

D

E



ALPHA SITE SET 09-05-2025



NOTES:

- ALL FILL MATERIAL FOR DAM/DIKE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY STANDARD PROTOR TEST.
- SELECT CORE MATERIAL SHALL BE OBTAINED FROM ON-SITE SOURCE AS IDENTIFIED AND DIRECTED BY GEOTECHNICAL ENGINEER.
- ANTI-SEEP COLLARS/BRICK COLLAR WALLS SHALL BE INSTALLED AT ALL PIPE JOINTS WITHIN LIMITS OF DAM/DIKE.

DRY DETENTION BASIN DAM/DIKE

NOT TO SCALE

25 YR PIPE CHART

Line	ToLine	LineLength (ft)	Incr.Area (ac)	TotalArea (ac)	RunoffCoeff. (C)	Incr.Cx/A	Total.Cx/A	InletTime (min)	TimeConc (min)	RnfallInt (in/hr)	TotalRunoff (cfs)	AdnlFlow (cfs)	TotalFlow (cfs)	CapacFull (cfs)	Veloc (ft/s)	PipeSze (in)	PipeSlope (%)	InvBx/Dn (ft)	InvBx/Up (ft)	HGLDn (ft)	HGLUp (ft)	Gnd/Rm/Dn (ft)	Gnd/Rm/Up (ft)	LineID
1	Outfall	37.204	1.53	1.53	0.95	1.45	1.45	0	0	0	0	0.83	0.83	7.25	2.86	15	1.08	699	699.4	699.36	699.76	700.44	700.84	D1-D0
2	Outfall	56.295	0.65	0.65	0.45	0.29	0.29	0	0	0	0	0.16	0.16	7.22	1.88	15	1.07	698.3	698.9	698.45	699.05	699.74	700.34	E1-E0
3	Outfall	40.594	0.46	0.81	0.87	0.4	0.54	0	25.7	4.7	2.55	0.31	2.96	12.66	3.41	15	3.28	702	703.33	703.11	704.02	703.88	709.56	A1-A0
4	3	137.845	0.14	0.35	0.6	0.08	0.14	0	23.4	5	0.68	0.06	0.78	7	2.09	15	1	703.43	704.81	704.02	705.16	709.56	710.65	A2-A1
5	4	45.677	0.21	0.21	0.25	0.05	0.05	0	0	0	0	0.04	0.04	7.02	0.76	15	1.01	704.91	705.37	705.16	705.45	710.65	711	A3-A2
6	Outfall	52.596	0.12	0.86	0.43	0.05	0.31	0	38.4	3.8	1.2	0.04	1.45	5.95	3.65	12	2.38	699.97	701.22	700.47	701.73	701.57	707.29	B1-B0
7	6	55.577	0.21	0.74	0.32	0.07	0.26	0	38.1	3.8	1.01	0.05	1.22	5.45	3.71	12	2	701.32	702.43	701.73	702.9	707.29	709.04	B2-B1
8	7	148.084	0.25	0.53	0.25	0.06	0.2	0	37	3.9	0.76	0.05	0.92	5.46	3.34	12	2.01	702.53	705.5	702.9	705.9	709.04	709.83	B3-B2
9	8	67.619	0.06	0.26	0.25	0.02	0.13	0	35.5	4	0.51	0.01	0.6	5.45	2.87	12	2	705.6	706.95	705.9	707.27	709.83	710.5	B4-B3
10	9	48.624	0.11	0.2	0.25	0.03	0.11	0	34.9	4	0.46	0.02	0.54	3.87	3.06	12	1.01	707.05	707.54	707.3	707.84	710.5	710.89	B5-B4
11	10	27.406	0.02	0.09	0.95	0.02	0.09	0	34.4	4.1	0.35	0.01	0.41	2.76	2.49	12	0.51	707.64	707.78	707.9	708.04	710.89	711.82	B6-B5
12	11	28.466	0.05	0.07	0.95	0.05	0.07	0	33.8	4.1	0.27	0.04	0.32	2.71	2.31	12	0.49	707.88	708.02	708.11	708.25	711.82	711.73	B7-B6
13	12	25.79	0.02	0.02	0.95	0.02	0.02	0	0	0	0	0.01	0.01	2.74	0.46	12	0.5	708.12	708.25	708.25	708.3	711.73	711.6	B8-B7
14	8	62.642	0.01	0.02	0.25	0	0.01	0	23.6	4.9	0.02	0.01	0.04	5.45	1.73	12	2	706.05	707.3	706.11	707.39	709.83	711.77	B3A-B3
15	14	18.025	0.01	0.01	0.25	0	0	0	0	0	0	0.01	0.01	8.62	1.37	12	4.99	707.4	708.3	707.43	708.34	711.77	711.41	B3B-B3A
16	Outfall	21.227	0	0	0	0	0	0	8.4	0	0	0	0	27.83	1.55	18	5.98	697.11	698.38	697.23	698.5	699.32	705.5	C1-C0
17	16	28.647	0	0	0	0	0	0	0	0	0	0.1	0.1	27.88	2.65	18	6	698.78	700.5	698.85	700.62	705.5	706.02	C2-C1

NOTE: ALL AST2 CMP PIPE SHALL BE SMOOTH BORE UNLESS OUTHERWISE NOTED

NOTE: 1019As AND HIGH CAPACITY GRATES IN CURB LINE TO BE HOODED

STORM PIPE PROFILES
SCALE: HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'

LEGEND	
---	EXISTING GRADE
---	PROPOSED GRADE
---	HGL

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@COVINGTONGA.NEWTON811.COM

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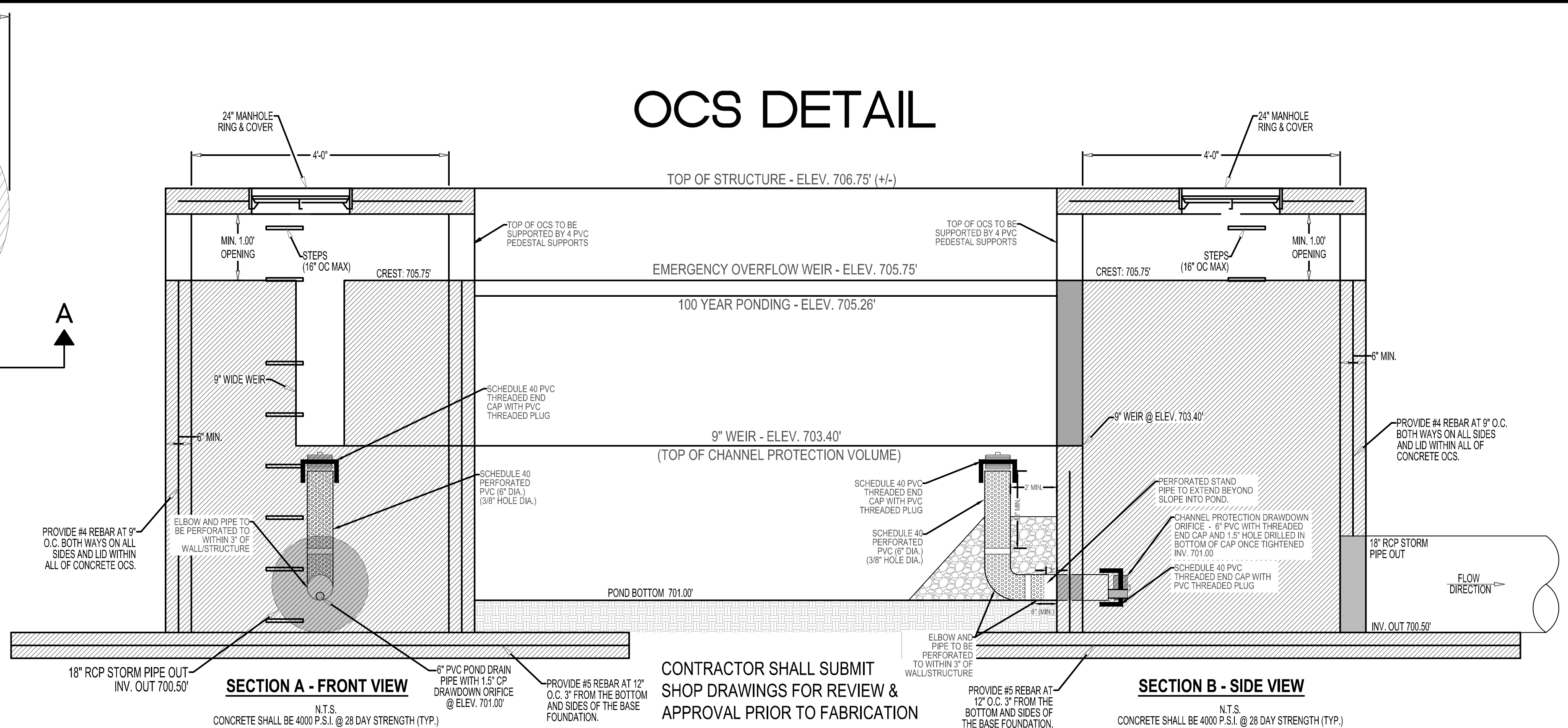
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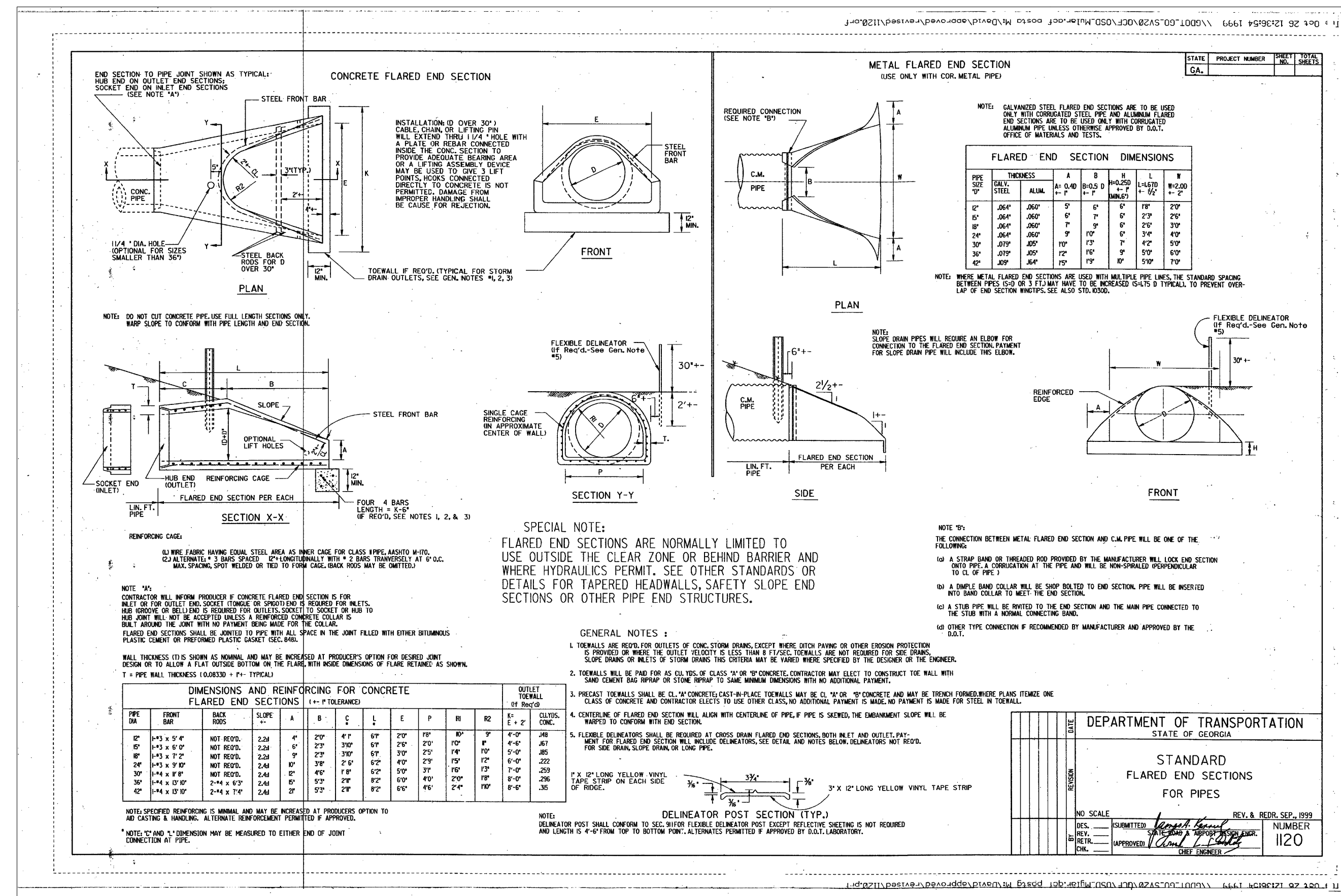
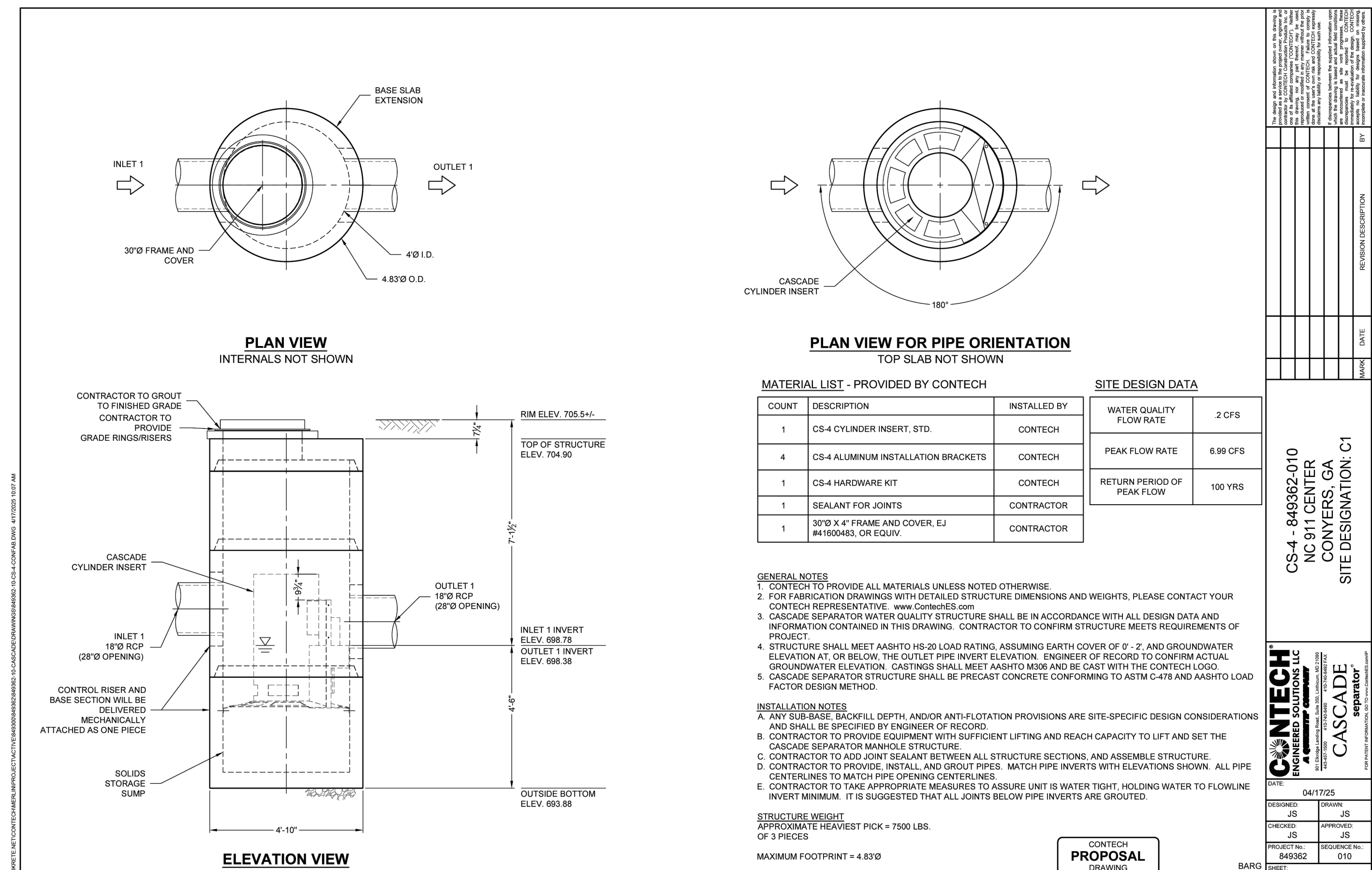
ALPHA SITE SET 09-05-2025



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 dw= (62.4 lb/cf) * 59.79 cf= 3,730.90 lbs
Concrete Volume of Manhole With 6" Walls=
(3.14)(5)(4.76) - (3.14)(4)(4.76)= 14.95 cf
Specific weight concrete= 150 lb/cf
Weight of Manholes= 14.95*150 lb/cf= 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 Req= 1488.4/150= 9.92 cf
Dimensions of footings= 6"6"x1.00'= 36cf



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DATE OF SIGNATURE: 04/25/25

Project Information

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

DRAWING DATE: 04.25.25
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REVISIONS
DATE: 06/02/2025
DESCRIPTION: ADD COMMENTS
09/03/2025 ADD COMMENTS & SHIT DRIVE

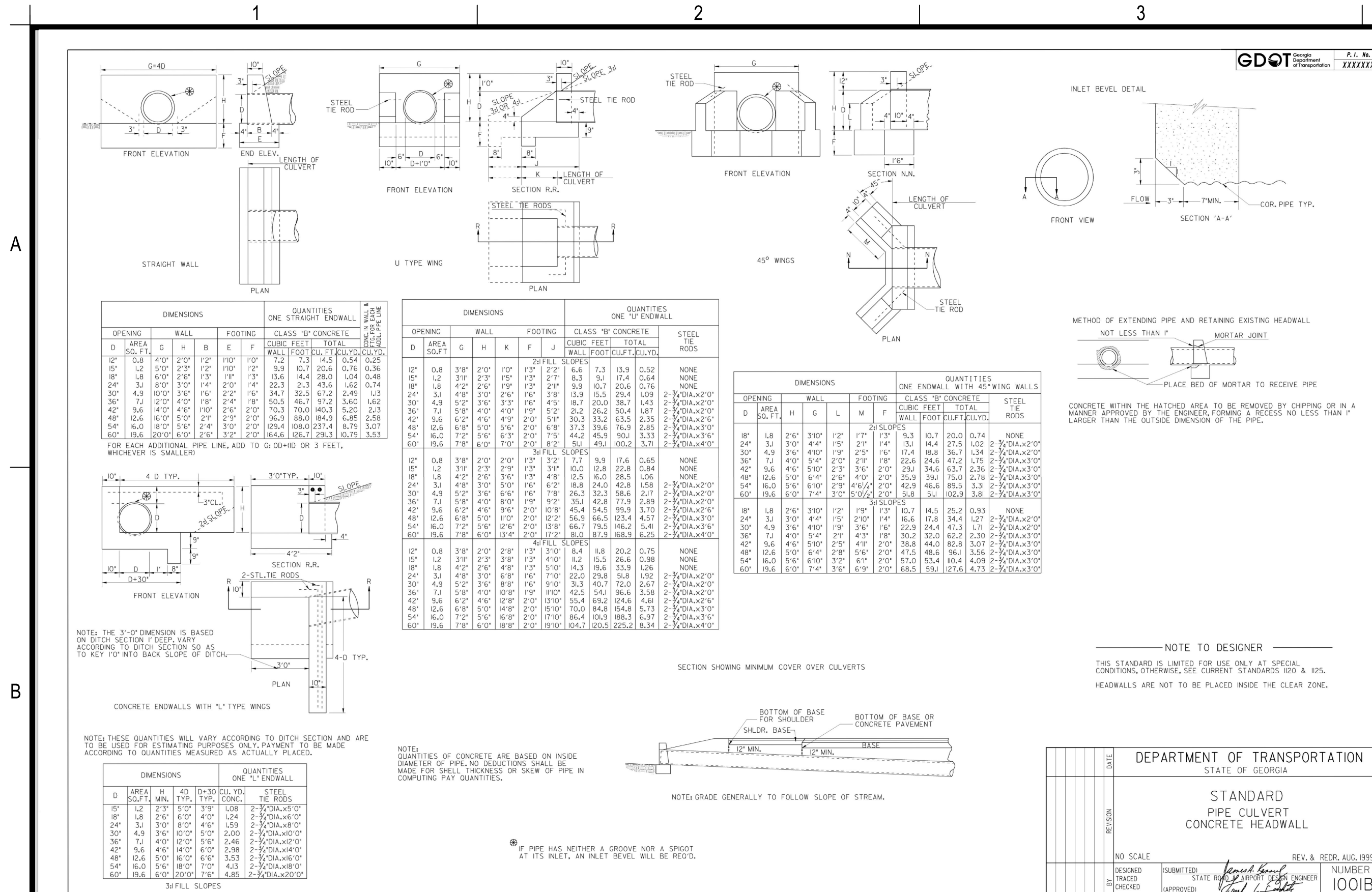
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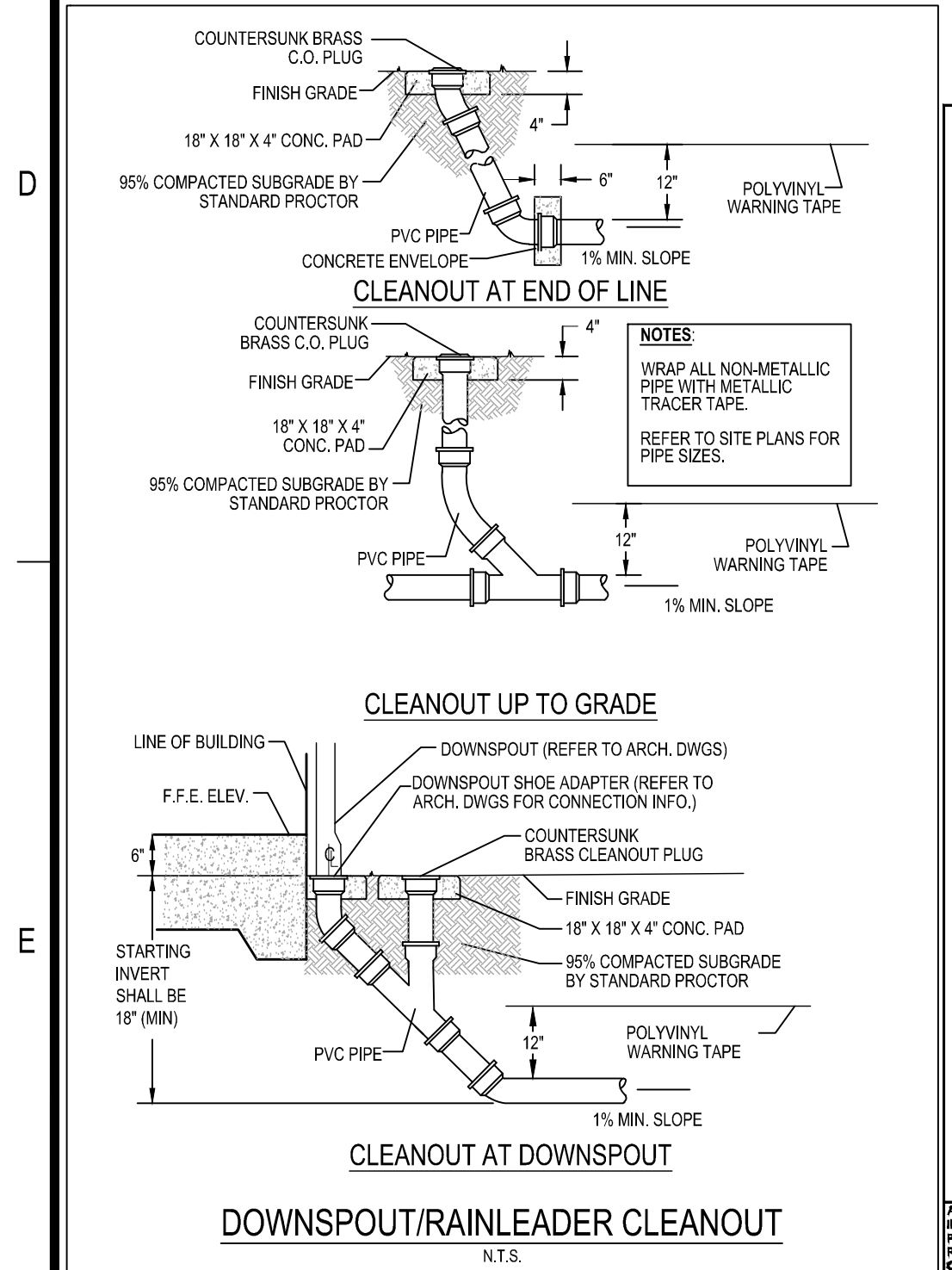
STORMWATER MANAGEMENT DETAILS

Sheet Number

C-4.2

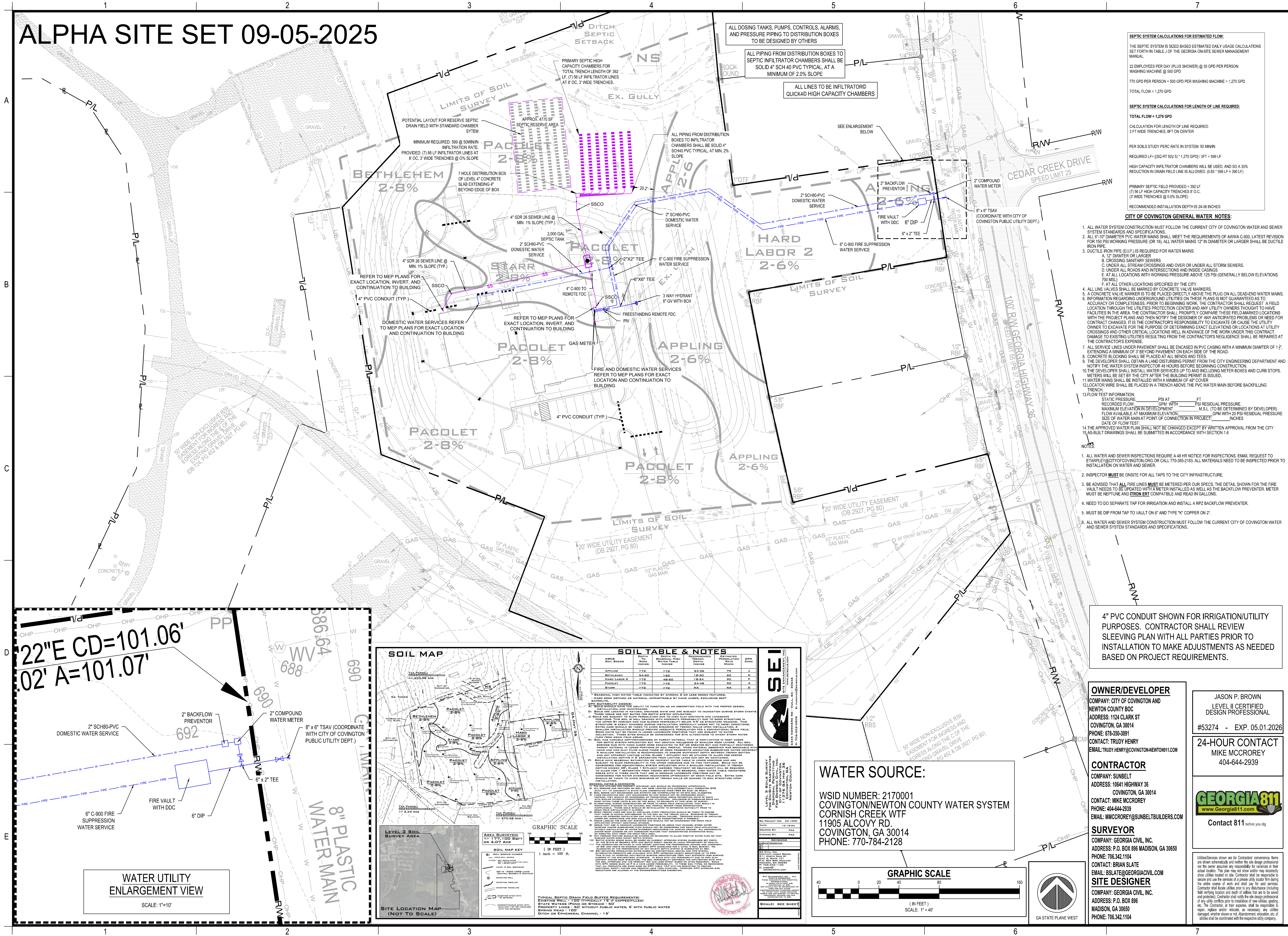


ALPHA SITE SET 09-05-2025



CLASSES OF EMBEDMENT AND BACKFILL MATERIALS									
ITEM NUMBER CLASSIFICATION	NOTATION	ITEM NAME DESCRIPTION	APPROX. DEPTH (FEET)	APPROX. WIDTH (FEET)	SLOPE	ITEM NAME "ITEM NAME"			
						PERCENTAGE OF PASSING SIEVE		AT TRENCH LIMITS	
						1 1/2" (38mm)	3/4" (19mm)	3/8" (9.5mm)	COEFFICIENT
						MIN.	MIN.	MIN.	CL
						MAX.	MAX.	MAX.	CL
I CRUSHED ROCK FILL	NA	UNCLASSIFIED CRUSHED ROCK FILL	NA	NA	NA	100%	100%	100%	NA
	01	CRUSHED ROCK FILL	0.5	NA	NA	100%	100%	100%	1.0
	02	CRUSHED ROCK FILL	1.0	NA	NA	100%	100%	100%	1.0
	03	CRUSHED ROCK FILL	1.5	NA	NA	100%	100%	100%	1.0
	04	CRUSHED ROCK FILL	2.0	NA	NA	100%	100%	100%	1.0
II GRAVEL FILL	01	GRAVEL FILL	0.5	NA	NA	100%	100%	100%	1.0
	02	GRAVEL FILL	1.0	NA	NA	100%	100%	100%	1.0
	03	GRAVEL FILL	1.5	NA	NA	100%	100%	100%	1.0
	04	GRAVEL FILL	2.0	NA	NA	100%	100%	100%	1.0
	05	GRAVEL FILL	2.5	NA	NA	100%	100%	100%	1.0
III SAND FILL	01	SAND FILL	0.5	NA	NA	100%	100%	100%	1.0
	02	SAND FILL	1.0	NA	NA	100%	100%	100%	1.0
	03	SAND FILL	1.5	NA	NA	100%	100%	100%	1.0
	04	SAND FILL	2.0	NA	NA	100%	100%	100%	1.0
	05	SAND FILL	2.5	NA	NA	100%	100%	100%	1.0
IV SAND FILL	01	SAND FILL	0.5	NA	NA	100%	100%	100%	1.0
	02	SAND FILL	1.0	NA	NA	100%	100%	100%	1.0
	03	SAND FILL	1.5	NA	NA	100%	100%	100%	1.0
	04	SAND FILL	2.0	NA	NA	100%	100%	100%	1.0
	05	SAND FILL	2.5	NA	NA	100%	100%	100%	1.0
V SAND FILL	01	SAND FILL	0.5	NA	NA	100%	100%	100%	1.0
	02	SAND FILL	1.0	NA	NA	100%	100%	100%	1.0
	03	SAND FILL	1.5	NA	NA	100%	100%	100%	1.0
	04	SAND FILL	2.0	NA	NA	100%	100%	100%	1.0
	05	SAND FILL	2.5	NA	NA	100%	100%	100%	1.0
VI SAND FILL	01	SAND FILL	0.5	NA	NA	100%	100%	100%	1.0
	02	SAND FILL	1.0	NA	NA	100%	100%	100%	1.0
	03	SAND FILL	1.5	NA	NA	100%	100%	100%	1.0
	04	SAND FILL	2.0	NA	NA	100%	100%	100%	1.0
	05	SAND FILL	2.5	NA	NA	100%	100%	100%	1.0
VII SAND FILL	01	SAND FILL	0.5	NA	NA	100%	100%	100%	1.0
	02	SAND FILL	1.0	NA	NA	100%	100%	100%	1.0
	03	SAND FILL	1.5	NA	NA	100%	100%	100%	1.0
	04	SAND FILL	2.0	NA	NA	100%	100%	100%	1.0
	05	SAND FILL	2.5	NA	NA	100%	100%	100%	1.0
VIII SAND FILL	01	SAND FILL	0.5	NA	NA	100%	100%	100%	1.0
	02	SAND FILL	1.0	NA	NA	100%	100%	100%	1.0
	03	SAND FILL	1.5	NA	NA	100%	100%	100%	1.0
	04	SAND FILL	2.0	NA	NA	100%	100%	100%	1.0
	05	SAND FILL	2.5	NA	NA	100%	100%	100%	1.0
NOTES:									
1. REFER TO ITEM NAME FOR MORE INFORMATION. SEE ITEM NAME FOR MORE INFORMATION.									
2. CLASSIFICATION IS BASED ON THE PERCENTAGE OF PASSING SIEVE. SEE ITEM NAME FOR MORE INFORMATION.									
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ALPHA SITE SET 09-05-2025



SEPTIC SYSTEM CALCULATIONS FOR ESTIMATED FLOW:
THE SEPTIC SYSTEM IS SIZED BASED ESTIMATED DAILY USAGE CALCULATIONS SET FORTH IN TABLE J OF THE GEORGIA ON-SITE SEWER MANAGEMENT MANUAL.
22 EMPLOYEES PER DAY (PLUS SHOWER) @ 35 GPD PER PERSON
WASHING MACHINE @ 500 GPD
770 GPD PER PERSON + 500 GPD PER WASHING MACHINE = 1,270 GPD
TOTAL FLOW = 1,270 GPD
SEPTIC SYSTEM CALCULATIONS FOR LENGTH OF LINE REQUIRED:
TOTAL FLOW = 1,270 GPD
CALCULATION FOR LENGTH OF LINE REQUIRED:
3 FT WIDE TRENCHES, 8 FT ON CENTER
PER SOIL STUDY PERC RATE IN SYSTEM: 50 MIN/IN
REQUIRED LF: (150 RT 50V 5) * 1,270 GPD / 3FT = 599 LF
HIGH CAPACITY INFILTRATOR CHAMBERS WILL BE USED, AND SO A 35% REDUCTION IN DRAIN FIELD LINE IS ALLOWED, (0.85 * 599 LF = 509 LF)
PRIMARY SEPTIC FIELD PROVIDED = 392 LF
(7) 58 LF HIGH CAPACITY TRENCHES @ 0.0 C.
(7) WIDE TRENCHES @ 0.0% SLOPE
RECOMMENDED INSTALLATION DEPTH IS 24-36 INCHES

- CITY OF COVINGTON GENERAL WATER NOTES:**
- ALL WATER SYSTEM CONSTRUCTION MUST FOLLOW THE CURRENT CITY OF COVINGTON WATER AND SEWER SYSTEM STANDARDS AND SPECIFICATIONS.
 - ALL 6"-10" DIAMETER PVC WATER MAINS SHALL MEET THE REQUIREMENTS OF AWWA C-900, LATEST REVISION FOR 150 PSI WORKING PRESSURE, (OR 18" ALL WATER MAINS 12" IN DIAMETER OR LARGER SHALL BE DUCTILE IRON PIPE).
 - DUCTILE IRON PIPE (D.I.P.) IS REQUIRED FOR WATER MAINS:
 - A. 12" DIAMETER OR LARGER
 - B. CROSSING SANITARY SEWERS
 - C. UNDER ALL STREAM CROSSINGS AND OVER OR UNDER ALL STORM SEWERS.
 - D. UNDER ALL ROADS AND INTERSECTIONS AND INSIDE CASINGS
 - E. AT ALL LOCATIONS WITH WORKING PRESSURE ABOVE 125 PSI (GENERALLY BELOW ELEVATIONS 700 MSL)
 - F. AT ALL OTHER LOCATIONS SPECIFIED BY THE CITY.
 - ALL LINE VALVES SHALL BE MARKED BY CONCRETE VALVE MARKERS.
 - A CONCRETE VALVE MARKER IS TO BE PLACED DIRECTLY ABOVE THE PLUG ON ALL DEAD-END WATER MAINS.
 - INFORMATION REGARDING UNDERGROUND UTILITIES ON THESE PLANS IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL REQUEST A FIELD LOCATION THROUGHOUT THE UTILITIES PROTECTION CENTER AND ANY UTILITY OWNERS THOUGHT TO HAVE FACILITIES IN THE AREA. THE CONTRACTOR SHALL PROMPTLY COMPARE THESE FIELD-MARKED LOCATIONS WITH THE PROJECT PLANS AND THEN NOTIFY THE DESIGNER OF ANY ANTIPOATED PROBLEMS OR NEED FOR CONTRACT CHANGES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXCAVATE OR CAUSE THE UTILITY OWNER TO EXCAVATE FOR THE PURPOSE OF DETERMINING EXACT ELEVATIONS OR LOCATIONS AT UTILITY CROSSINGS AND OTHER CRITICAL LOCATIONS WELL IN ADVANCE OF THE WORK UNDER THIS CONTRACT. DAMAGE TO EXISTING UTILITIES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - ALL SERVICE LINES UNDER PAVEMENT SHALL BE ENCASED IN PVC CASING WITH A MINIMUM DIAMETER OF 1", EXTENDING A MINIMUM OF 3' BEYOND PAVEMENT ON EACH SIDE OF THE ROAD.
 - CONCRETE BLOCKING SHALL BE PLACED AT ALL BENDS AND TEES.
 - THE DEVELOPER SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE CITY ENGINEERING DEPARTMENT AND NOTIFY THE WATER SYSTEM INSPECTOR 48 HOURS BEFORE BEGINNING CONSTRUCTION.
 - THE DEVELOPER SHALL INSTALL WATER SERVICES UP TO AND INCLUDING WATER MAINS AND CURB STOPS. METERS WILL BE SET BY THE CITY AFTER THE BUILDING PERMIT IS ISSUED.
 - WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 48" COVER.
 - LOCATOR WIRE SHALL BE PLACED IN A TRENCH ABOVE THE PVC WATER MAIN BEFORE BACKFILLING TRENCH.
 - FLOW TEST INFORMATION:
 - STATIC PRESSURE: _____ PSI AT _____ FT
 - RECORDED FLOW: _____ GPM WITH _____ PSI RESIDUAL PRESSURE
 - MAXIMUM ELEVATION IN DEVELOPMENT: _____ M.S.L. (TO BE DETERMINED BY DEVELOPER)
 - FLOW AVAILABLE AT MAXIMUM ELEVATION: _____ GPM WITH 20 PSI RESIDUAL PRESSURE
 - SIZE OF WATER MAIN AT POINT OF CONNECTION IN PROJECT: _____ INCHES
 - DATE OF FLOW TEST: _____
 - THE APPROVED WATER PLAN SHALL NOT BE CHANGED EXCEPT BY WRITTEN APPROVAL FROM THE CITY.
 - AS-BUILT DRAWINGS SHALL BE SUBMITTED IN ACCORDANCE WITH SECTION 1.6.
- NOTES:**
- ALL WATER AND SEWER INSPECTIONS REQUIRE A 48 HR NOTICE FOR INSPECTIONS. EMAIL REQUEST TO ETARRELY@CITYOFCOVINGTON.GOV OR CALL 770-385-2183. ALL MATERIALS NEED TO BE INSPECTED PRIOR TO INSTALLATION ON WATER AND SEWER.
 - INSPECTOR **MUST** BE ON SITE FOR ALL TAPS TO THE CITY INFRASTRUCTURE.
 - BE ADVISED THAT ALL FIRE LINES **MUST** BE METERED PER OUR SPECS. THE DETAIL SHOWN FOR THE FIRE VAULT NEEDS TO BE UPDATED WITH A METER INSTALLED AS WELL AS THE BACKFLOW PREVENTER. METER MUST BE NEPTUNE AND **IRON** COMPATIBLE AND READ IN GALLONS.
 - NEED TO DO SEPARATE TAP FOR IRRIGATION AND INSTALL A RP2 BACKFLOW PREVENTER.
 - MUST BE DIP FROM TAP TO VAULT ON 6" AND TYPE "K" COPPER ON 2".
 - ALL WATER AND SEWER SYSTEM CONSTRUCTION MUST FOLLOW THE CURRENT CITY OF COVINGTON WATER AND SEWER SYSTEM STANDARDS AND SPECIFICATIONS.

4" PVC CONDUIT SHOWN FOR IRRIGATION/UTILITY PURPOSES. CONTRACTOR SHALL REVIEW SLEEVING PLAN WITH ALL PARTIES PRIOR TO INSTALLATION TO MAKE ADJUSTMENTS AS NEEDED BASED ON PROJECT REQUIREMENTS.

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@CITYOFCOVINGTON.GOV

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

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL
#53274 - EXP. 05.01.2026

24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

SURVEYOR
COMPANY: 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
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706-342-1104

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

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P: 706.342.1104
www.georgiacivil.com

Professional Seal
JASON P. BROWN
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
DATE OF SIGNATURE: 04/25/25
Project Information

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

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

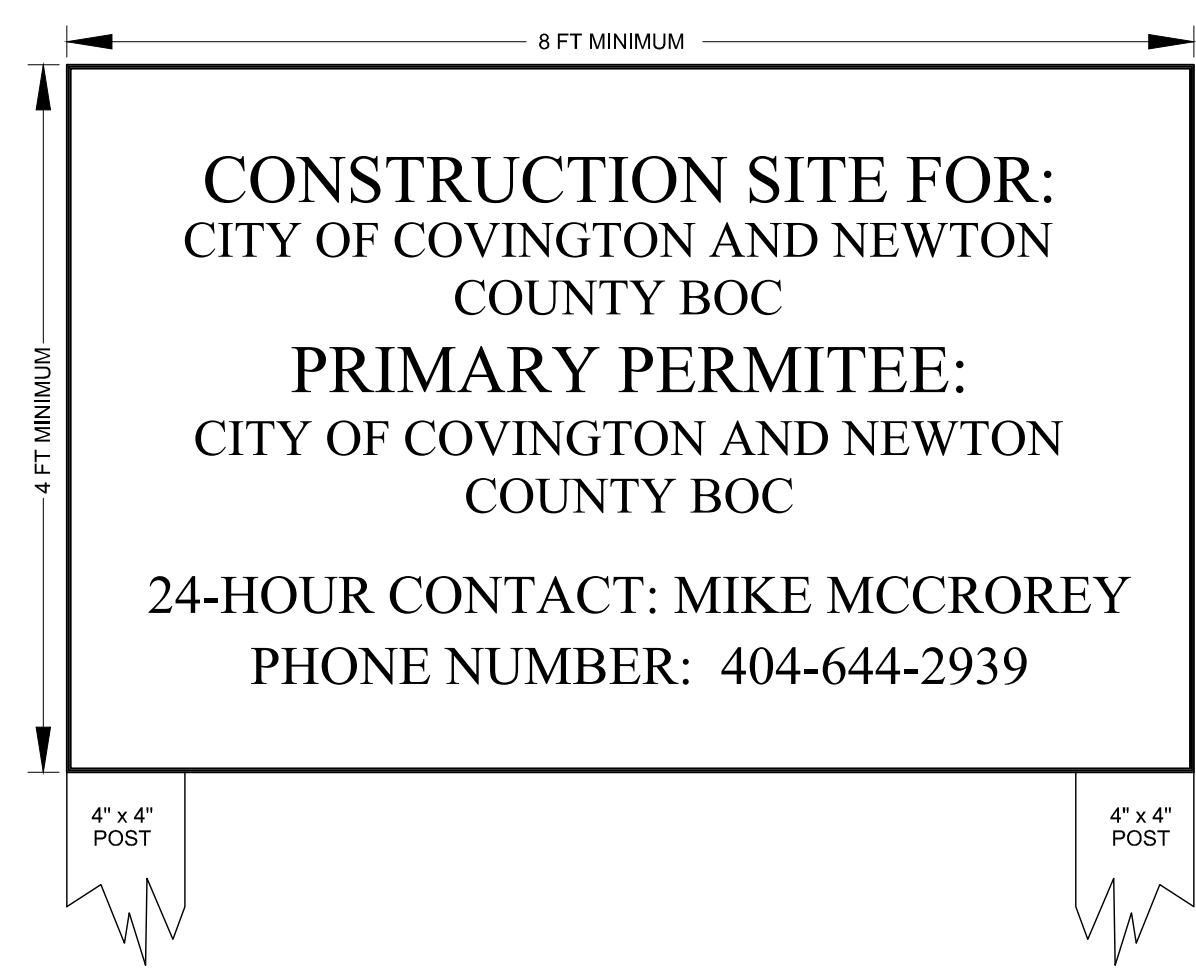
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Sheet 1 of 1

UTILITY PLAN

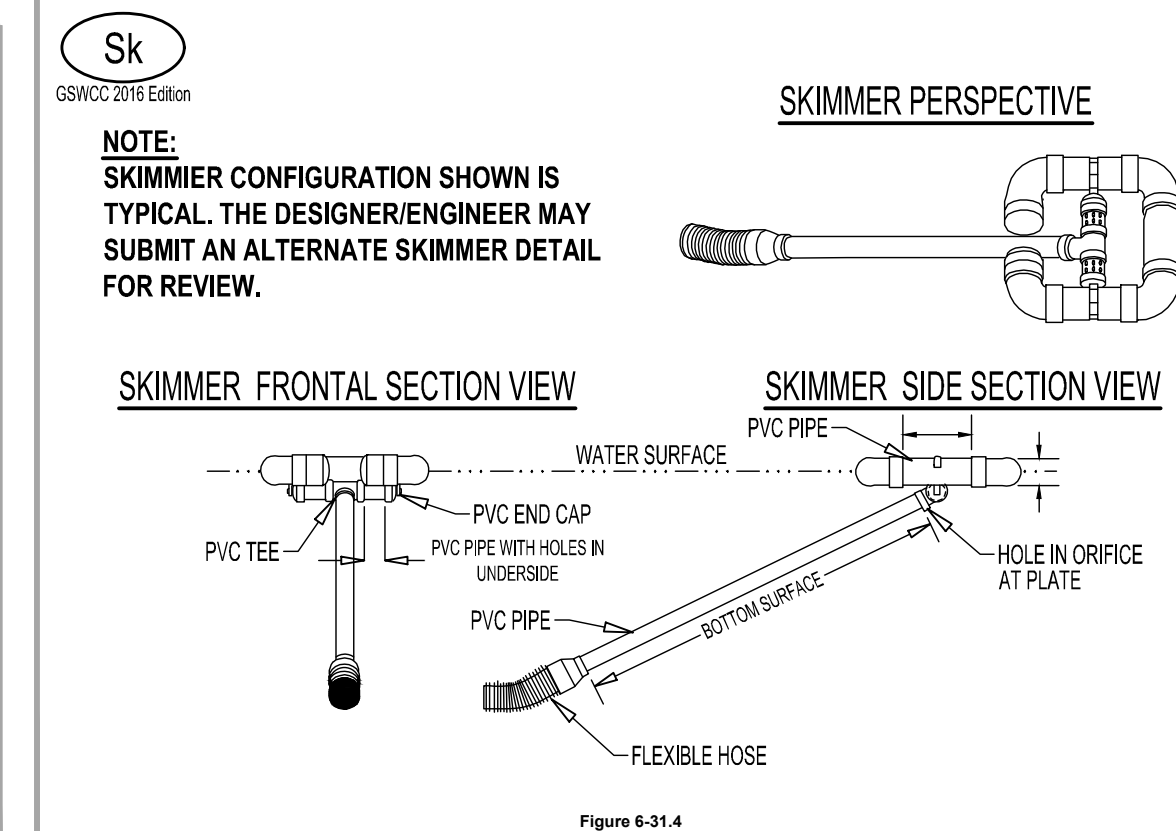
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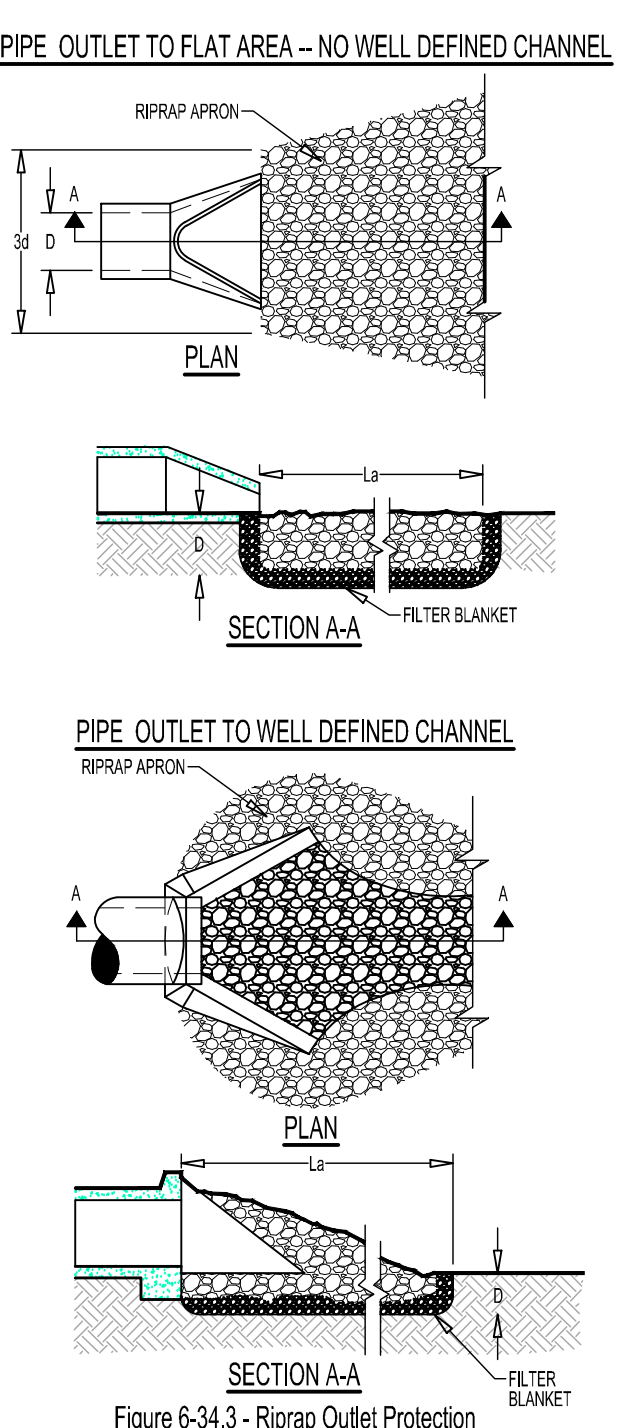
TMDL SIGN DETAIL

ALPHA SITE SET 09-05-2025



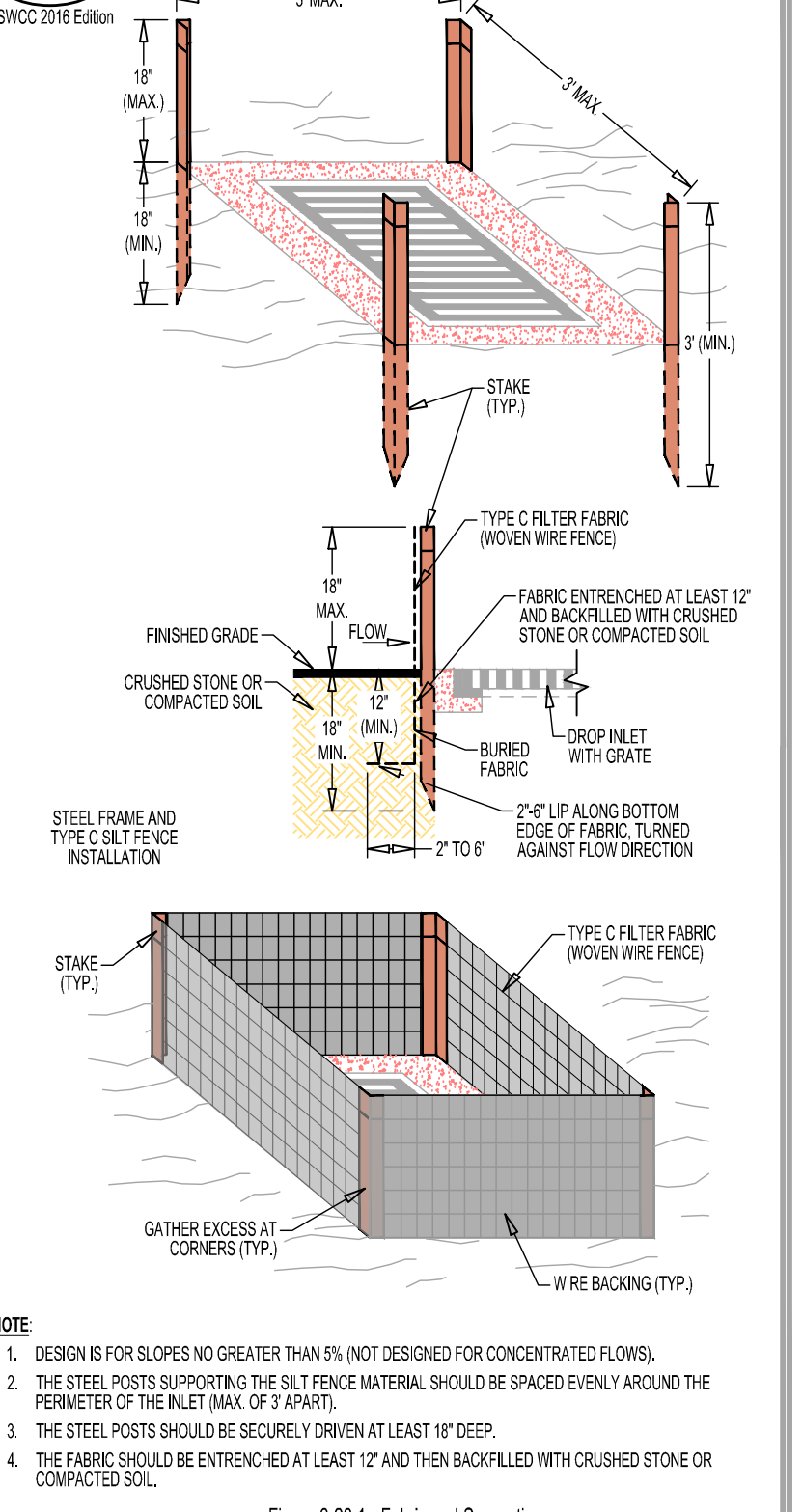
- TO BE SHOWN ON THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN WHEN A FLOATING SURFACE SKIMMER IS USED, SHOW THE FOLLOWING INFORMATION ALONG WITH EACH SEDIMENT POND, TRAP OR BASIN BEING USED ON SITE**
1. POND TRAP OR BASIN SIZE, LENGTH* (TOP AND BOTTOM), WIDTH* (TOP AND BOTTOM) AND DEPTH = **BASIN SIZE- 33,211 CF**
 2. TIME TO DRAIN (HRS) = **72 HOURS**
 3. SKIMMER DIMENSIONS (ORIFICE AND HEAD SIZE)** **SKIMMER SIZE- 4" ORIFICE RADIUS- 1.5" ORIFICE DIAMETER- 3.0"**
 4. MANUFACTURER'S NAME **FAIRCLOTH SKIMMER**
- *FEET, **INCHES

STORM DRAIN OUTLET PROTECTION (USING RIP-RAP)



- NOTES:**
1. LA IS THE LENGTH OF THE RIP-RAP APRON.
 2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 8" ABOVE THE MAXIMUM FLOW WATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
 4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
- CONSTRUCTION SPECIFICATIONS**
1. Ensure that the apron and filter fabric follows the required lines and grades shown in the plan. Compact any fill required in the apron to the density of the surrounding undisturbed material. Use areas in the apron on undisturbed soil may also be filled by increasing the rip-rap thickness.
 2. The rip-rap and gravel filter must conform to the specified grading limits shown on the plans.
 3. Gravel must meet design requirements and be properly protected from punching or tearing during installation. Repair any damage by removing the rip-rap and placing another layer of filter fabric over the damaged area. All connecting joints should overlap a minimum of 1 ft. If the damage is extensive, replace the entire filter fabric.
 4. Rip-rap may be placed by equipment, but take care to avoid damaging the filter.
 5. The minimum thickness of the rip-rap should be 1.5 times the maximum stone diameter.
 6. Construct the apron on zero grade with no overfall at the end. Make the top of the rip-rap at the downstream end level with the existing area or slightly below it.
 7. Ensure that the apron is properly aligned with the receiving stream and preferably straight throughout its length. If a curve is needed at 45-degree conditions, place it in the upper section of the apron.
 8. Immediately after construction, stabilize all disturbed areas with vegetation.
 9. Stone quality - Select stone for rip-rap from field stone or quarry stone. The stone should be hard, angular, and highly weather resistant. The specific gravity of the individual stones should be at least 2.5.
 10. Filter - Install a filter to prevent soil movement through the openings in the rip-rap. The filter should consist of a graded gravel layer or a synthetic filter cloth.
- MAINTENANCE**
- Inspect rip-rap outlet structures after heavy rains to see if any erosion around or below the rip-rap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage.

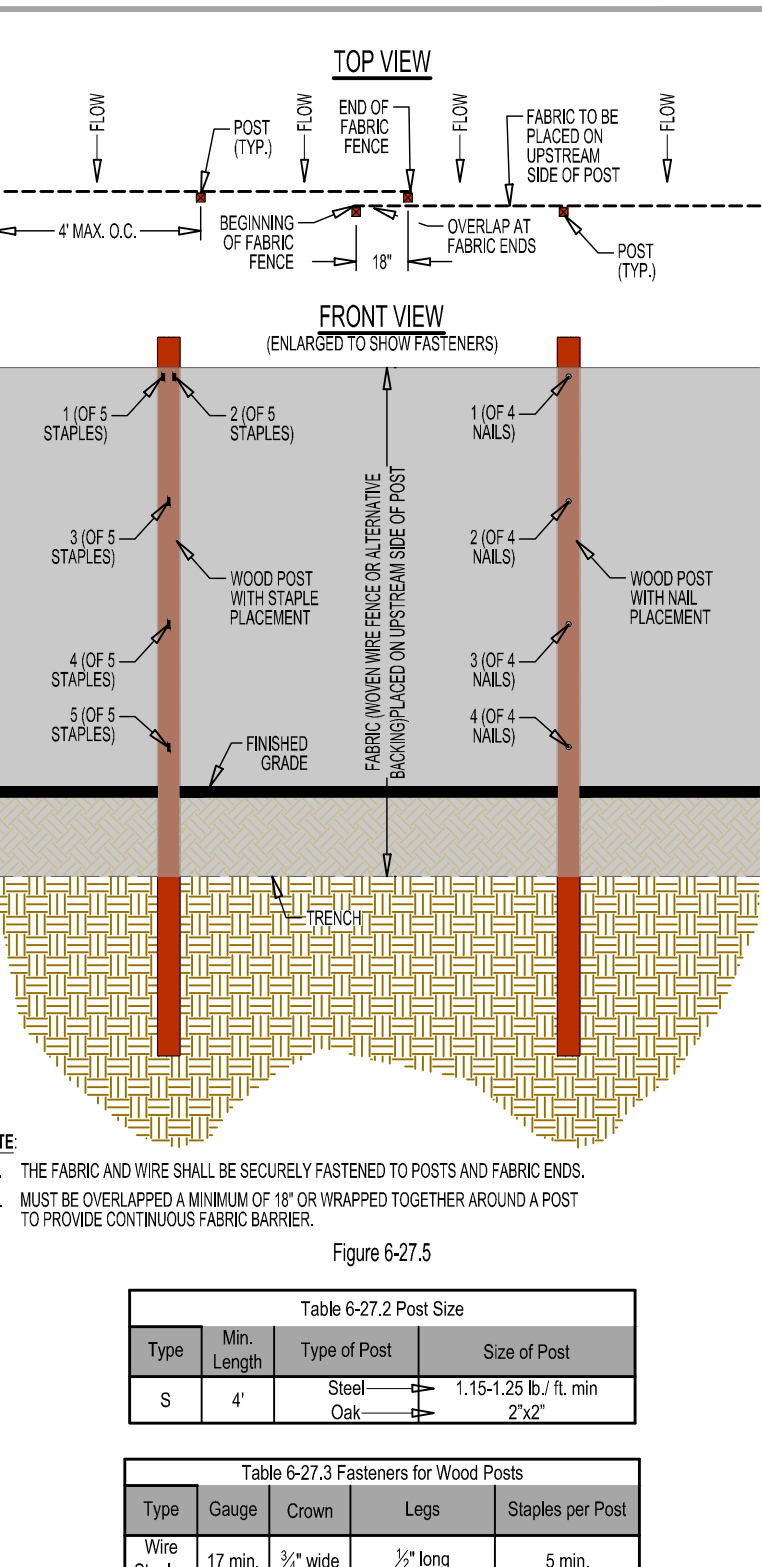
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- NOTES:**
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
 2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAX. OF 4' APART).
 3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 1' DEEP.
 4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.
- CONSTRUCTION SPECIFICATIONS**
- Filter fabric may be placed by hand or by machine. The filter fabric should be placed in a continuous strip around the perimeter of the inlet. The filter fabric should be placed in a continuous strip around the perimeter of the inlet. The filter fabric should be placed in a continuous strip around the perimeter of the inlet.
- MAINTENANCE**
- The filter fabric should be inspected daily and after each rain, and repairs made as needed. Sediment that has accumulated to one-half the height of the inlet. Sediment that has accumulated to one-half the height of the inlet. Sediment that has accumulated to one-half the height of the inlet.

INLET SEDIMENT TRAP (FILTER FABRIC W/ SUPPORTING FRAME) - (Sd2-F)

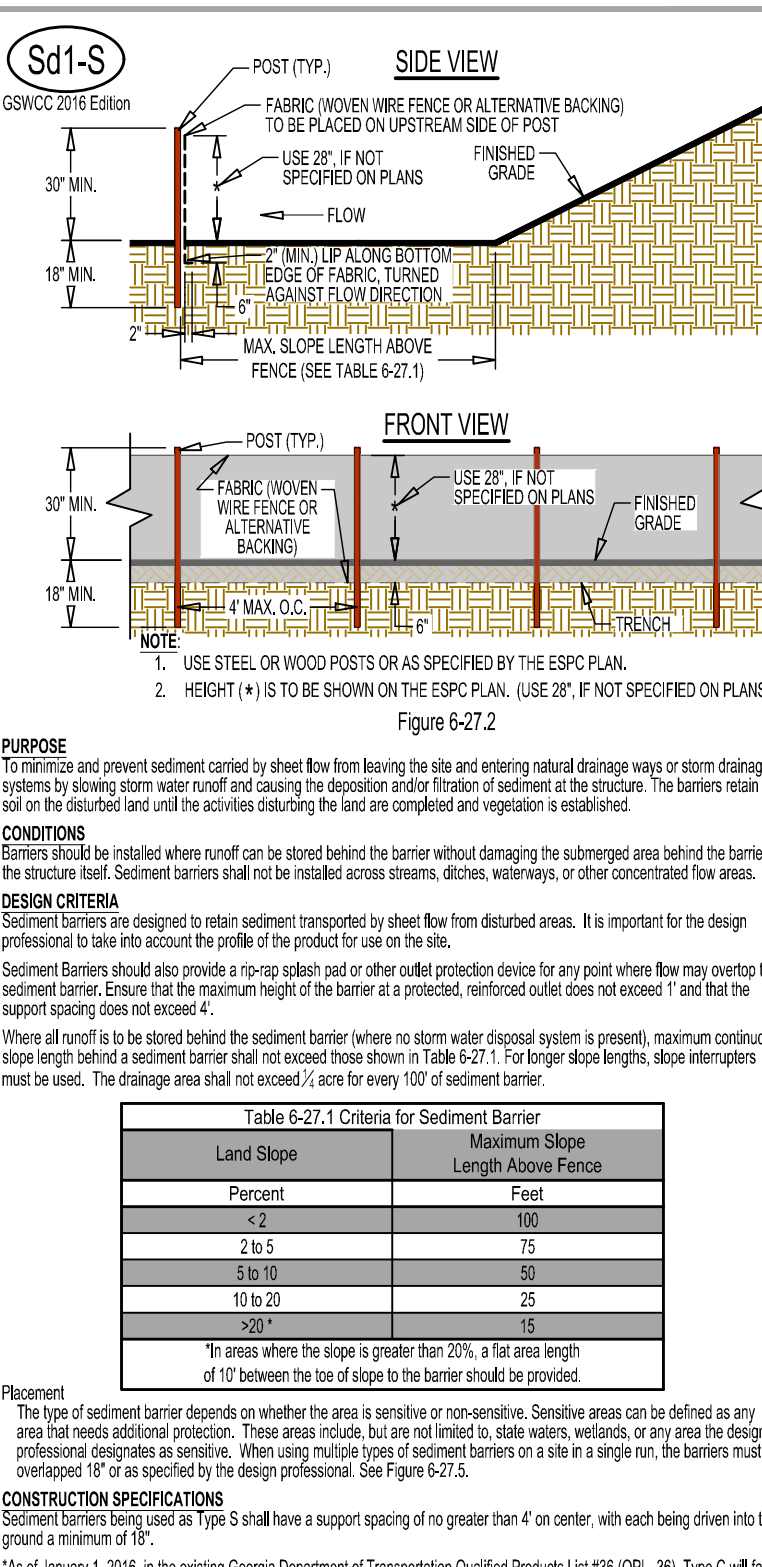
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- NOTES:**
1. THE FABRIC AND WIRE SHALL BE SECURELY FASTENED TO POSTS AND FABRIC ENDS.
 2. MUST BE OVERLAPPED A MINIMUM OF 18" OR HUNG TOGETHER AROUND A POST TO PROVIDE CONTINUOUS FABRIC BARRIER.
- Table 6-27.1 Criteria for Sediment Barrier**
- | Land Slope | Maximum Slope Length Above Fence |
|------------|----------------------------------|
| < 2% | 100' |
| 2 to 5% | 75' |
| 5 to 10% | 50' |
| > 10% | 25' |
- Table 6-27.2 Post Size**
- | Type | Min. Length | Size of Post |
|------|-------------|--------------------------------------|
| S | 4' | Steel - 1.15-1.25 lb./ft. min. 2"x2" |
- Table 6-27.3 Fasteners for Wood Posts**
- | Type | Gauge | Crown | Legs | Staples per Post |
|--------------|---------|-----------|---------------|------------------|
| Wire Staples | 17 min. | 3/2" wide | 3/2" long | 5 min. |
| Nails | 14 min. | 1" long | 3/4" x 4 min. | 4 min. |
- Table 6-27.4**
- | Tensile Strength (Lbs. Min.) ¹ | Warp - 260 | Warp - 180 |
|---|------------|------------|
| Elongation (% Max.) ² | 40 | 40 |
| AOS (ASTM D-4550) | 830 | 830 |
| Flow Rate (GPM/FT) ³ | 70 | 70 |
| Ultraviolet Stability ⁴ | 80 | 80 |
| Bursting Strength (PSI Min.) ⁵ | 175 | 175 |
| Minimum Fabric Width (Inches) | 36 | 36 |
- Table 6-27.5**
- | Type | Min. Length | Size of Post |
|------|-------------|--------------------------------------|
| S | 4' | Steel - 1.15-1.25 lb./ft. min. 2"x2" |

SENSITIVE AREA(S) SEDIMENT BARRIER (TYPE C SILT FENCE) - (Sd1-S)

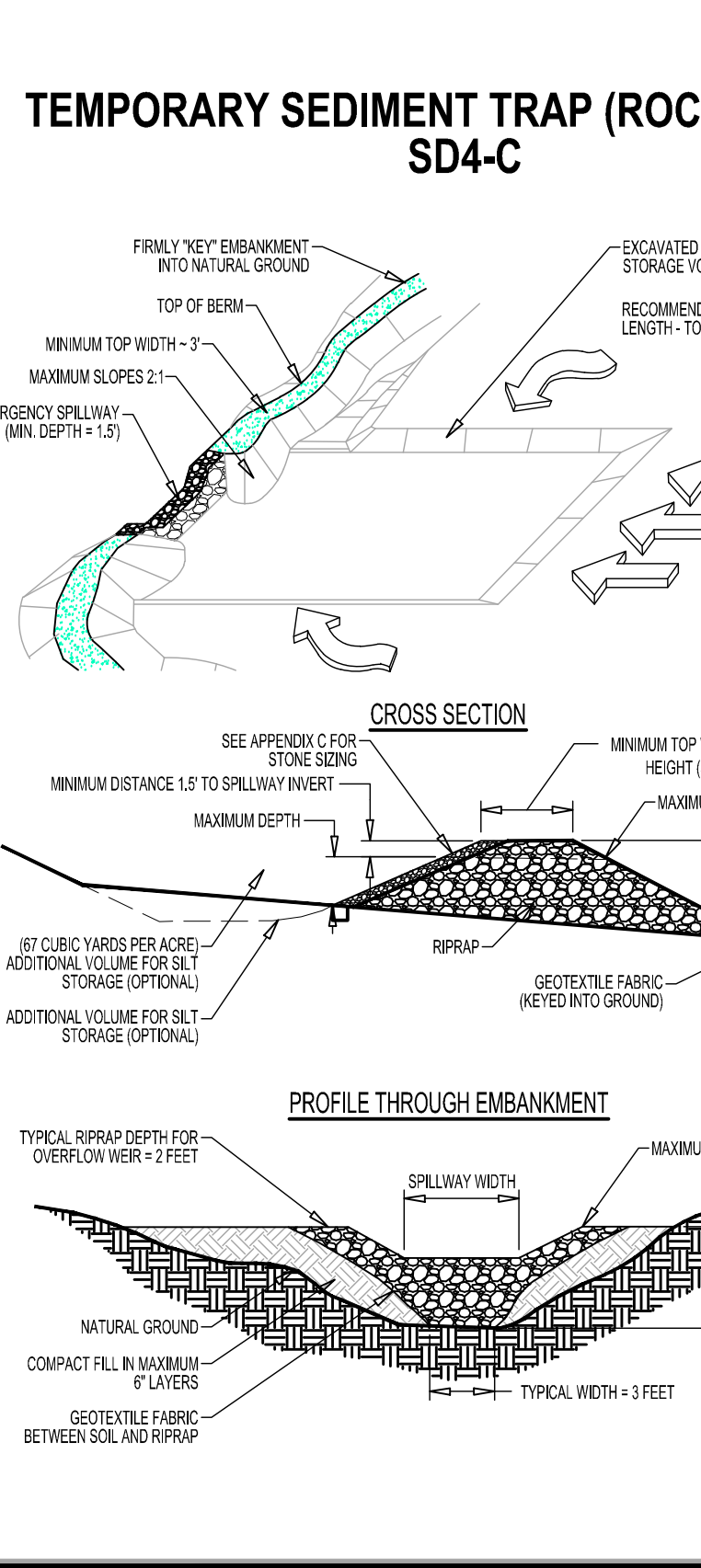
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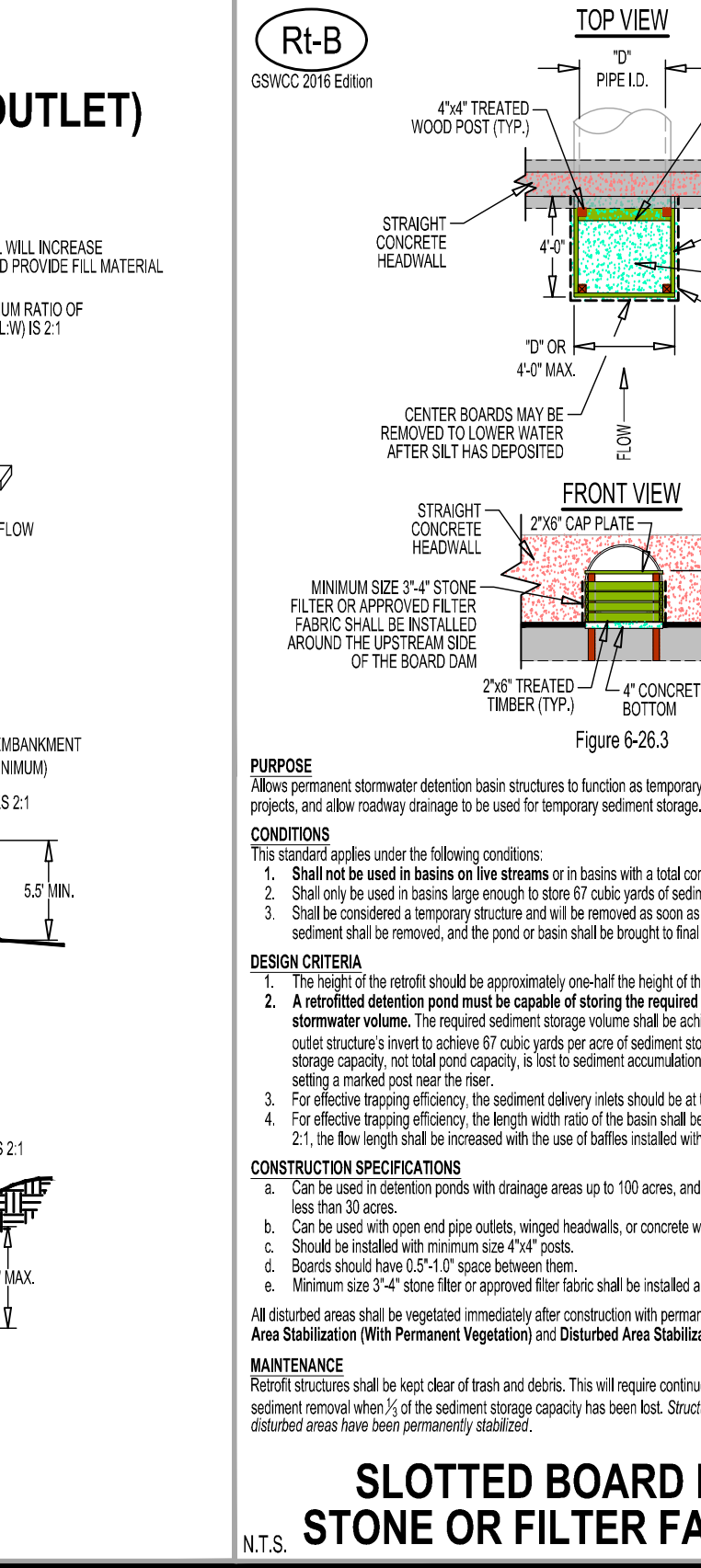
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TEMPORARY SEDIMENT TRAP (ROCK OUTLET) SD4-C

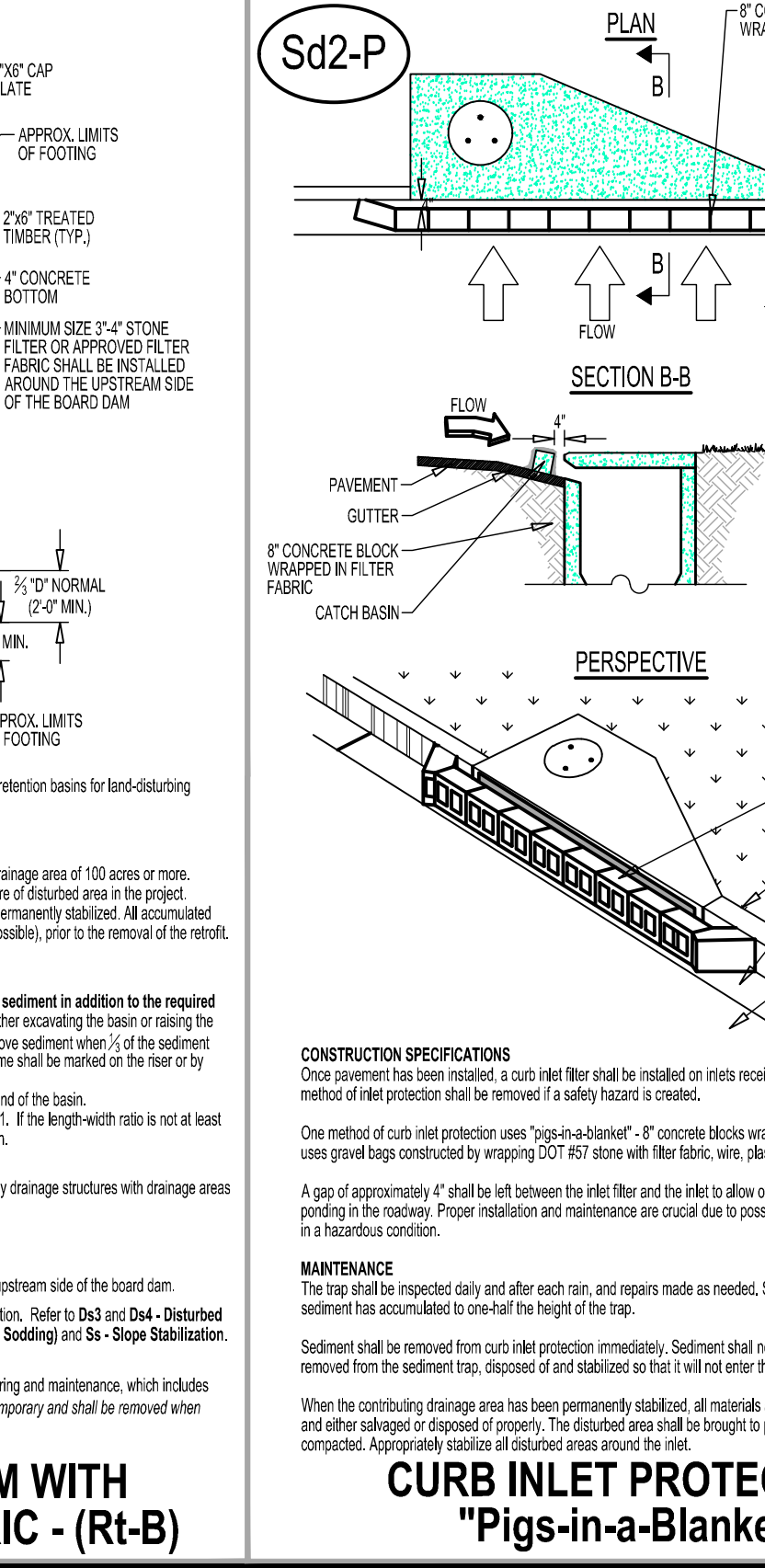
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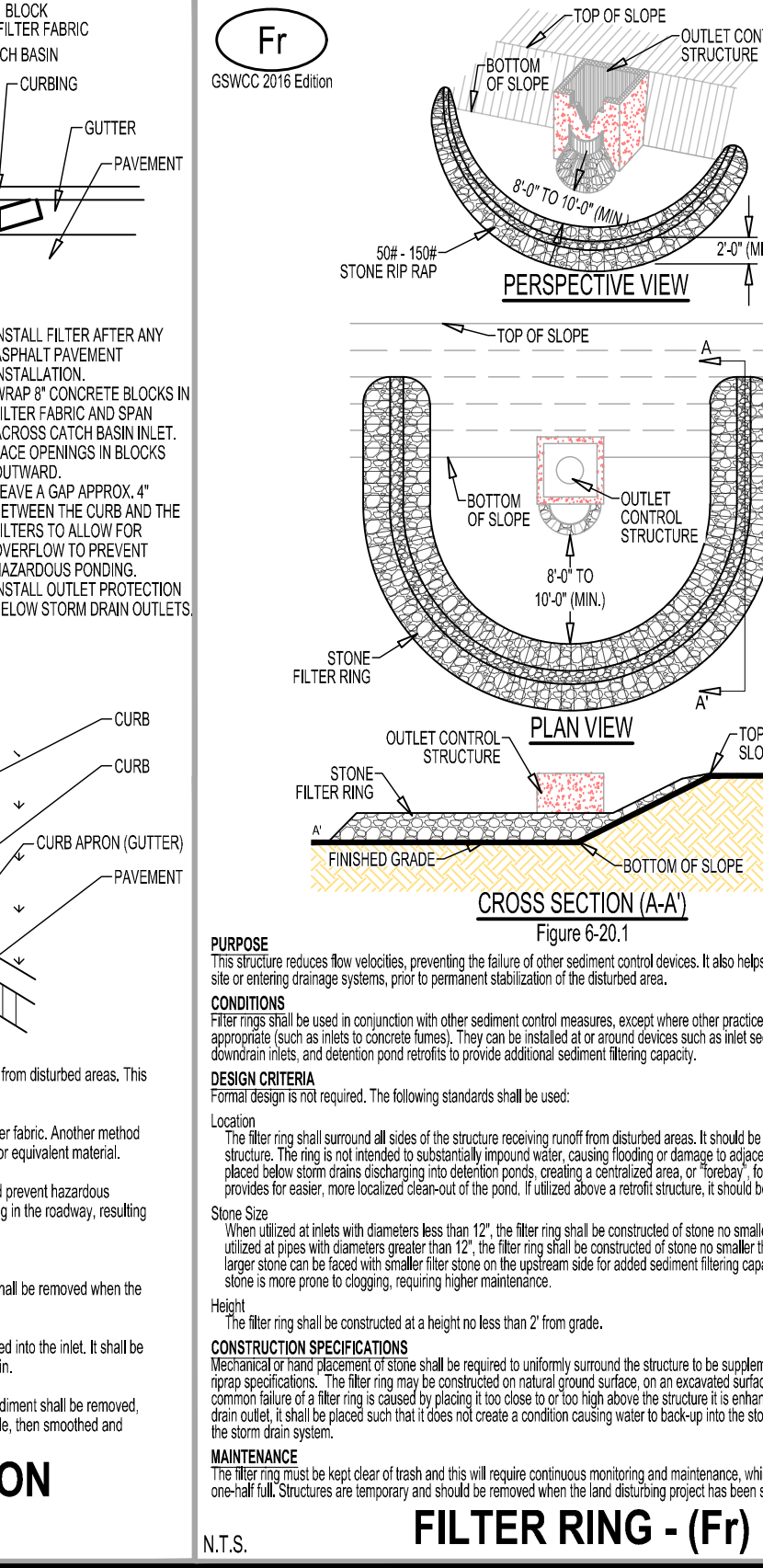
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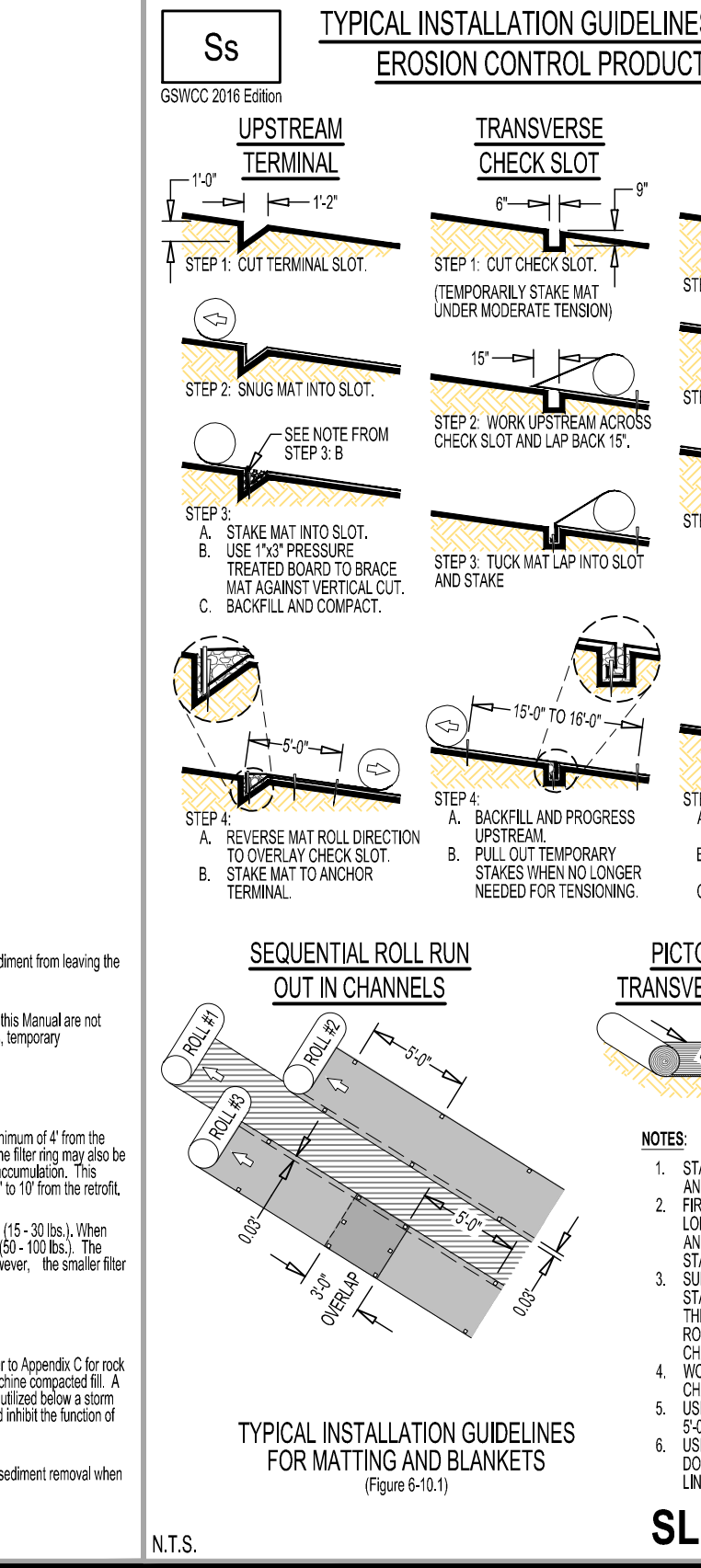
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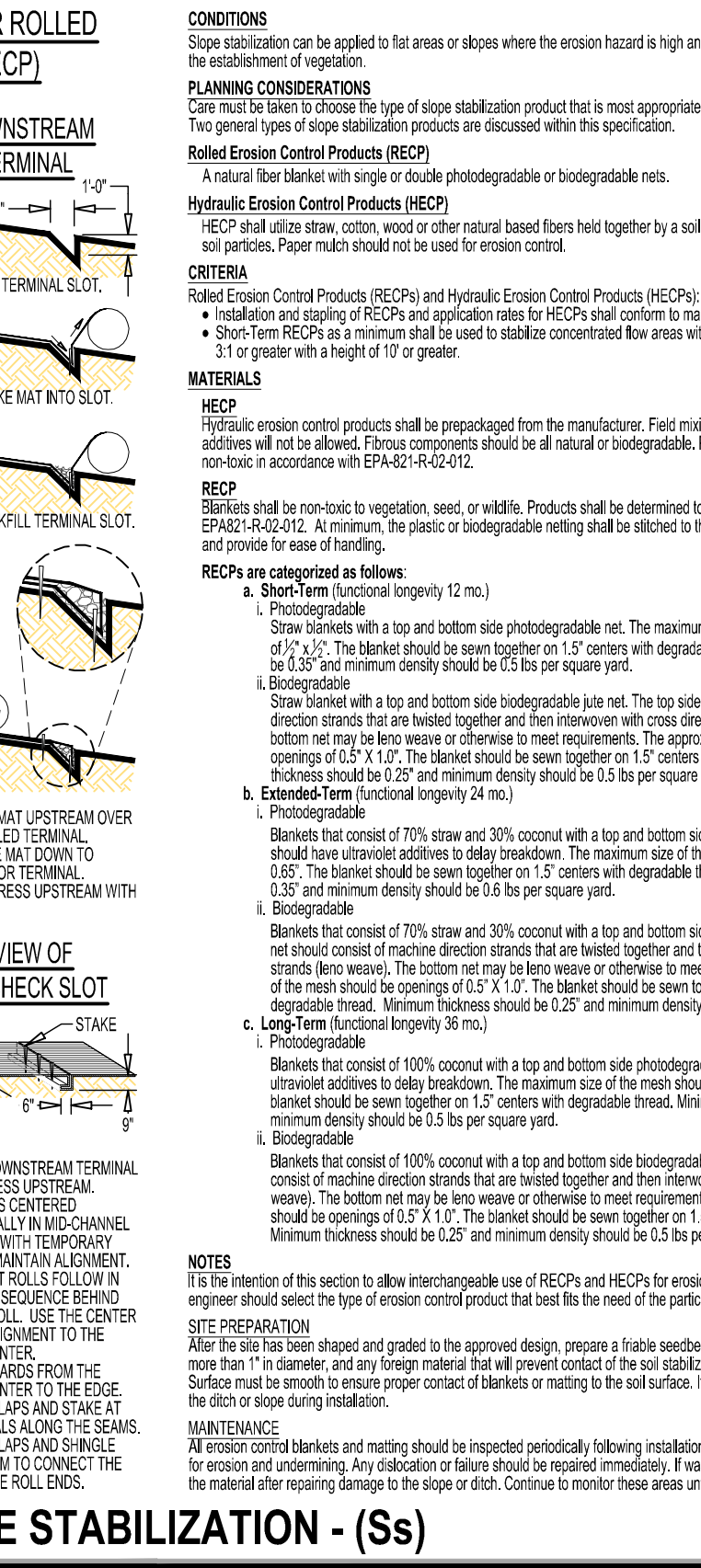
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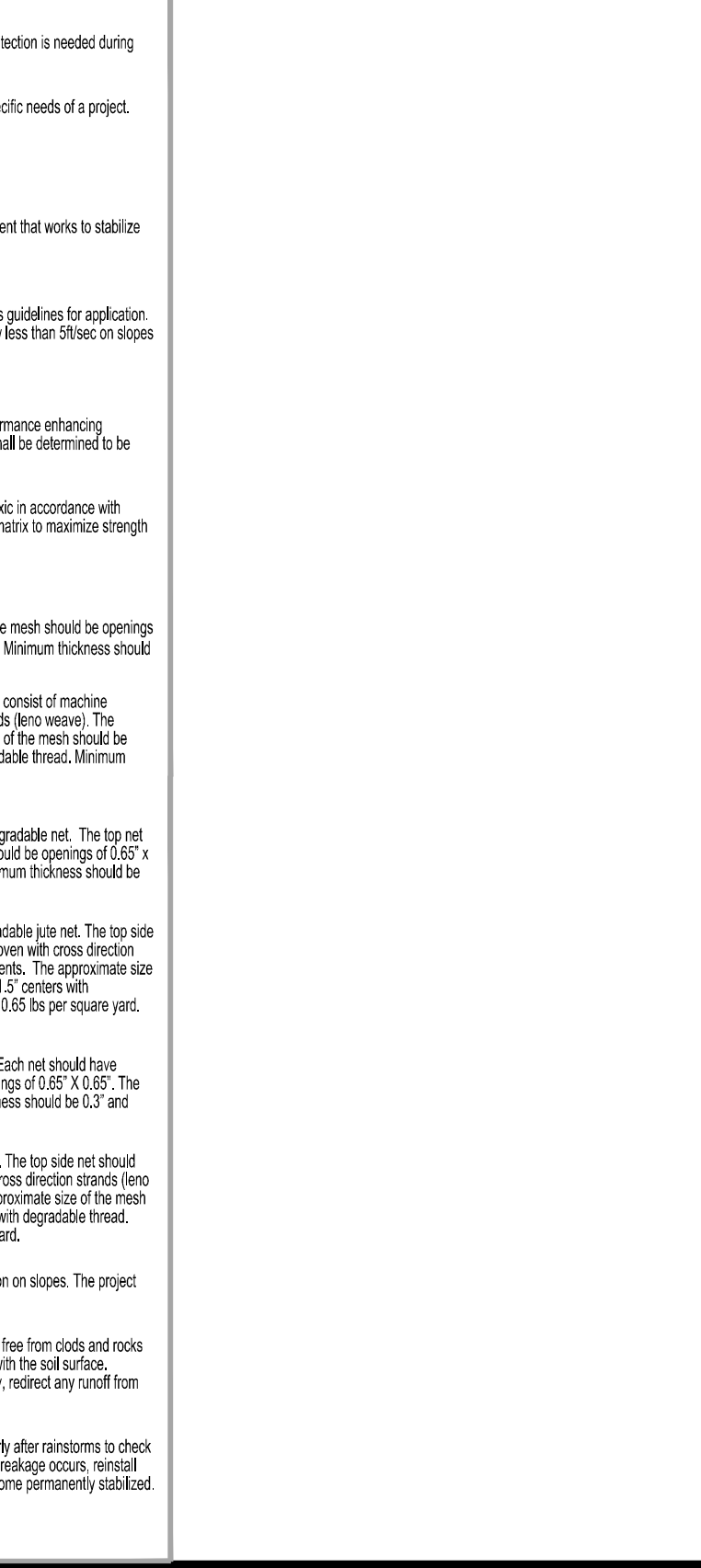
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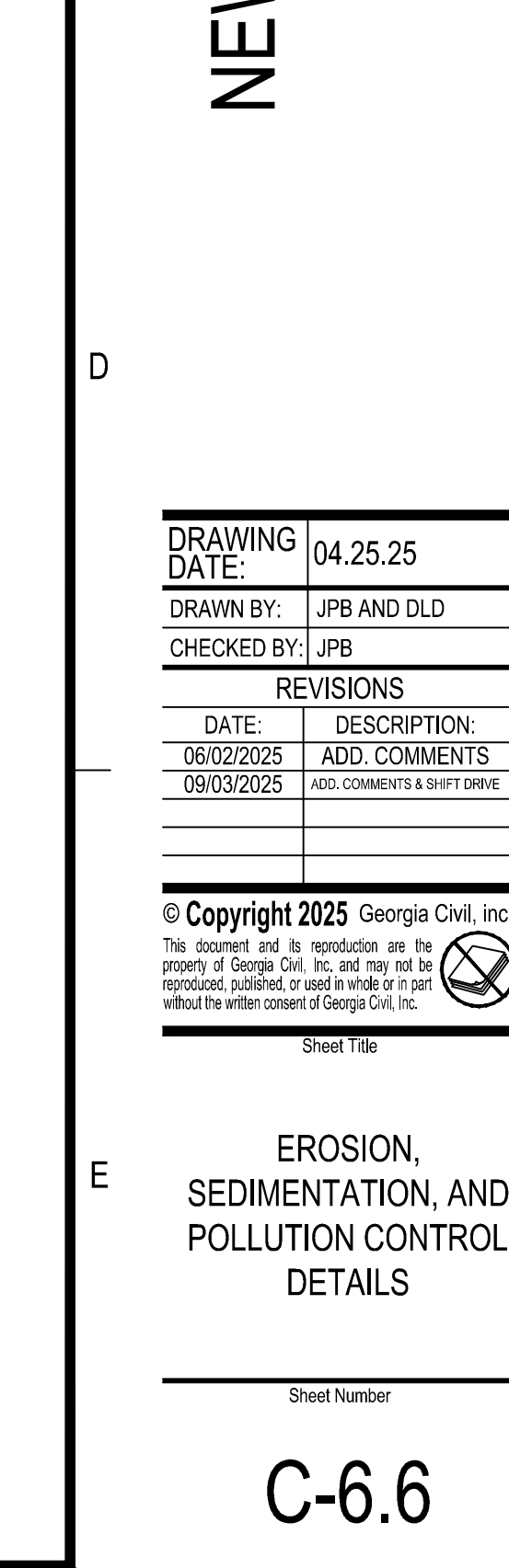
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LAND SURVEYING

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P: 706.342.1104

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DATE OF SIGNATURE: 04/29/25
Project Information

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
09/03/2025 ADD COMMENTS & SHFT DRIVE

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Sheet Title
LANDSCAPE PLAN

Sheet Number
C-7.0

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	ACE AUT	11	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	2" Cal.	B&B
	ACE AU2	4	Acer rubrum 'Autumn Flame' / 2.5" Autumn Flame Red Maple	2.5" Cal.	B&B
	CRY JAP	8	Cryptomeria japonica / Japanese Cedar	2" Cal.	B&B
	LAG SAR	3	Lagerstroemia x 'Sarah's Favorite' / Sarah's Favorite Crape Myrtle	2" Cal.	B&B
	MAG LIT	11	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	2" Cal.	B&B
	QUE PAN	6	Quercus shumardii 'QSFCTC' / Panache® Shumard Oak	2" Cal.	B&B
SHRUBS					
	BUX WGN	8	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	5 gal.	Pot
	DIS VTJ	12	Distylium x 'Vintage Jade' / First Editions® Vintage Jade Distylium	5 gal.	Pot
	LIR VAR	21	Liriope muscari 'Variegata' / Variegated Lilyturf	1 gal.	Pot
	MUH CAP	9	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	Pot
	NAN HAR	19	Nandina domestica 'Harbour Dwarf' / Harbour Dwarf Heavenly Bamboo	5 gal.	Pot
	RHA SNW	18	Rhaphiolepis indica 'Snow White' / Snow White Indian Hawthorn	5 gal.	Pot
GROUND COVERS					
	CYN UUT	26,871 sf	Cynodon x 'Tifton 419' / Tif419 Bermudagrass Sod	Sod	

LANDSCAPE REQUIREMENTS:

SITE AREA: 6.3 ACRES (274,188 SF)

REQUIREMENT	REQUIRED	PROVIDED
20 TDU PER ACRE	126.6 TDU	126.6 TDU
12" TREE PER LF FRONTAGE	5 TREES	5 TREES
12" TREE PER 7 SPACES INTERIOR	6 TREES	8 TREES
12" TREE PER 7 SPACES PERIMETER	9 TREES	9 TREES
50 GALLONS OF SHRUBS PER ACRE	315 GALLONS	315 GALLONS

NOTE:

IRRIGATION PLAN TO BE PROVIDED BY LANDSCAPE CONTRACTOR VIA DESIGN BUILD DELIVERY METHOD. IRRIGATION PLAN AND SPECIFICATIONS TO BE SUBMITTED AND PERMITTED BY LOCAL JURISDICTION (IF NECESSARY) PRIOR TO LANDSCAPE INSTALLATION.

TOPSOIL NOTES:

- 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.
- 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.

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-NEWTONGA11.COM

CONTRACTOR

COMPANY: SUNBELT
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COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
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ADDRESS: P.O. BOX 896 MADISON, GA 30650
PHONE: 706.342.1104
CONTACT: BRIAN SLATE
EMAIL: BSLATE@GEORGIA-CIVIL.COM

SITE DESIGNER

COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706.342.1104

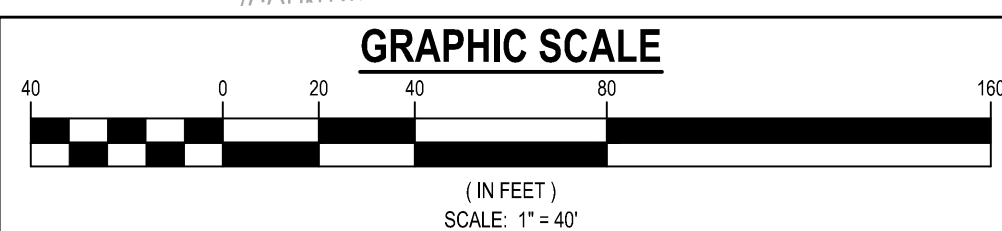
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ALPHA SITE SET 09-05-2025

GENERAL PLANTING NOTES

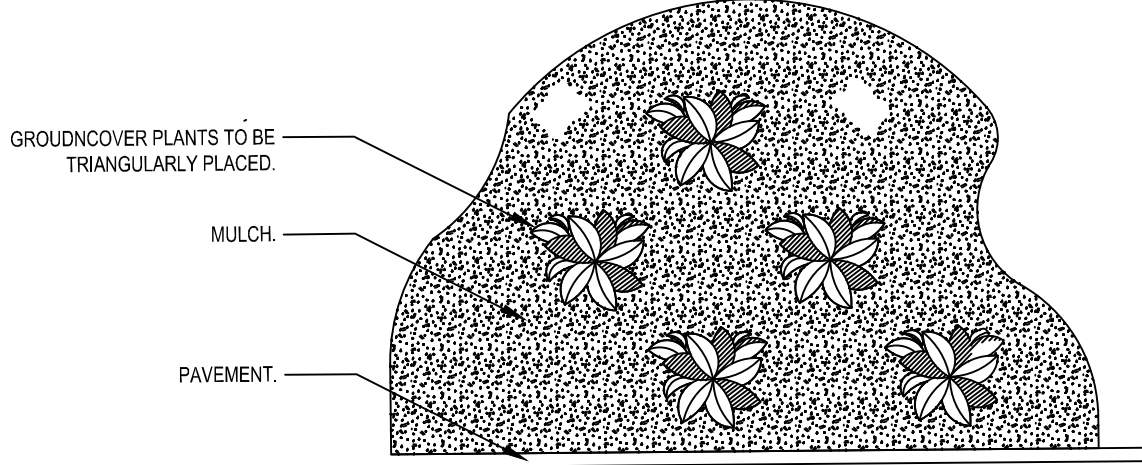
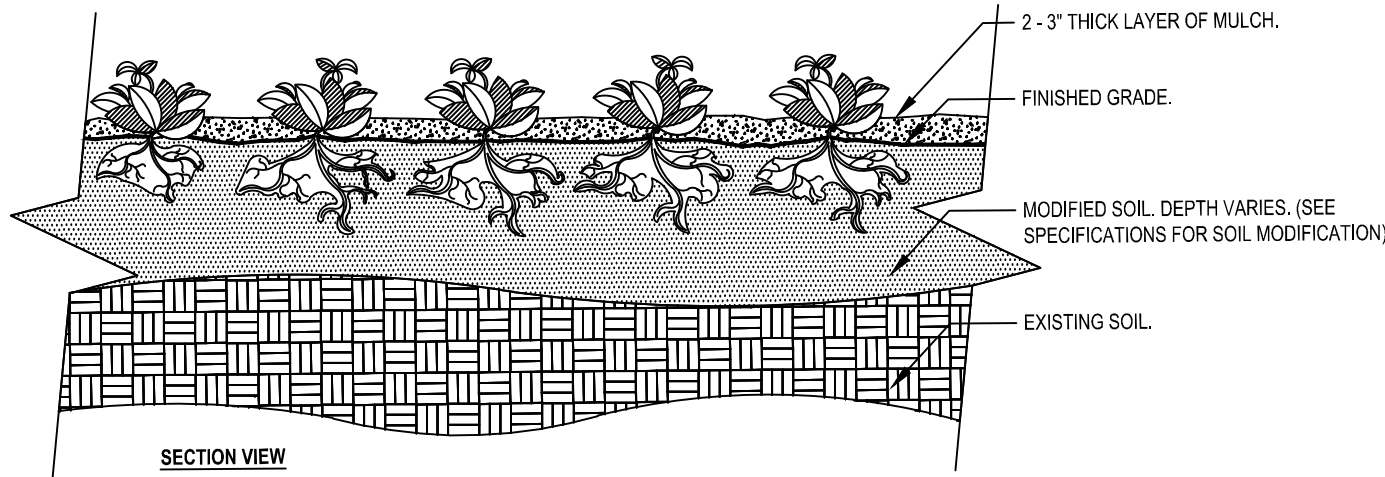
1. SELECTION:
 - A. ALL PLANT MATERIALS TO BE (GEORGIA *1) OR BETTER (GEORGIA FANCY) DEFINED AND SPECIFIED ACCORDING TO GRADES AND STANDARDS FOR NURSERY STOCK PUBLISHED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANT INDUSTRY UTILIZING THE LATEST UPDATED EDITION.
 - B. ALL PLANT MATERIAL SHALL MEET THE MINIMAL SIZE REQUIREMENT AS STATED ON THE PLANT LIST.
 - C. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY LOCATION. LANDSCAPE ARCHITECT WILL DECIDE FINAL APPROVAL OF ALL PLANT MATERIAL DELIVERED TO THE PROJECT SITE.
 - D. THE LANDSCAPE ARCHITECT MAY MAKE SELECTION OF PLANT MATERIAL PROCURED UNDER THIS PROJECT AT THE PLACE OF CULTIVATION BEFORE THE CONTRACTOR PURCHASES AND PREPARES FOR DELIVERY TO PROJECT SITE. THE CONTRACTOR IS TO RETAIN AND SUBMIT CERTIFICATION TAGS VERIFYING TYPE AND PURITY OF LANDSCAPE MATERIAL.
 - E. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY. UNLESS OTHERWISE NOTED, PLANTS SHALL BE EXCEPTIONALLY DENSE WITH A NATURALISTIC BRANCHING CHARACTER AS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
 - F. LANDSCAPE CONTRACTOR SHALL REFER TO PLANTING PLAN AND PLANT LIST FOR MATERIAL PROCUREMENT. QUANTITY ESTIMATES ON THE PLANTING PLAN AND PLANT LIST ARE FOR REFERENCE ONLY.
 - G. CONTRACTOR SHALL FURNISH ALL QUANTITIES NECESSARY TO COMPLETE THE PLANTING AREAS AS SHOWN ON THE DRAWING TO ACCEPTANCE AND SATISFACTION AT THE LANDSCAPE ARCHITECT.
 - H. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT SHOULD THERE BE CHANGES IN THE PLANTING AREAS ON SITE RESULTING IN SUBSTANTIAL DIFFERENCE IN QUANTITIES AND SPECIES REQUIRED.
 - I. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN VIGOROUSLY THRIVING CONDITION FOR PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.

2. EXECUTION:
 - A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS AND INSTRUCTIONS PROVIDED BY LANDSCAPE ARCHITECT.
 - B. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AS NECESSARY TO EXECUTE AND COMPLETE PROPOSED LANDSCAPE / IRRIGATION INSTALLATION IN A TIMELY MANNER COMPLYING WITH THE SCHEDULED COMPLETION DATE.
 - C. WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE INTENTIONS OF THE SPECIFIED DRAWINGS. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE OF BEST QUALITY AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 - D. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATION ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO LANDSCAPE ARCHITECT APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER.
 - E. LANDSCAPE CONTRACTOR SHALL STAKE AND/OR MARK ALL TREE AND PLANT LOCATIONS AT SITE AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT INSTALLATION OF ALL ABOVE GRADE AND UNDERGROUND UTILITIES PERFORM WORK THAT WILL AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL MAKE GOOD ALL DAMAGED UTILITIES AT NO COST TO OWNER.
 - F. UTILITIES: THE LANDSCAPE CONTRACTOR SHALL CONDUCT PERCOLATION TEST IN AREAS TO BE PLANTED; NOTIFY LANDSCAPE ARCHITECT OF ANY POOR DRAINAGE PROVIDE SUPPLEMENTAL PIT DRAINAGE AS REQUIRED TO ENSURE HEALTHY PLANT MATERIALS (SEE SPECIFICATIONS FOR DETAILS).
 - G. DRAINAGE: CONTRACTOR SHALL CONDUCT PERCOLATION TEST IN AREAS TO BE PLANTED; NOTIFY LANDSCAPE ARCHITECT OF ANY POOR DRAINAGE PROVIDE SUPPLEMENTAL PIT DRAINAGE AS REQUIRED TO ENSURE HEALTHY PLANT MATERIALS (SEE SPECIFICATIONS FOR DETAILS).
 - H. IF DRAINAGE IS NOT SUFFICIENT NOTIFY LANDSCAPE ARCHITECT BEFORE INSTALLING THE PLANTS. OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

3. GENERAL PLANTING:
 - A. THE CONTRACTOR'S FIELD SUPERVISOR SHALL ACCOMPANY LANDSCAPE ARCHITECT ON ALL PLANT TAGGING AND SITE VISITS.
 - B. CONTRACTOR SHALL PLACE 2" DEPTH OF AGED MUSHROOM COMPOST IN ALL PLANTING BEDS THAT ARE WELL DRAINED. MUSHROOM COMPOST SHALL THEN BE THOROUGHLY TILLED INTO EXISTING SOIL TO A DEPTH OF 10"-12" PRIOR TO PLANTING.
 - C. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE VIEWED.
 - D. PROVIDE 1" THICK MULCH (MEASURED AFTER WATERING IN) AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE DOUBLE SHREDDED OR FINE HARDWOOD UNLESS OTHERWISE NOTED ON THE PLANS OR DETAILS.
 - E. PROVIDE A CLEAN SHARP EDGING OF LANDSCAPE BEDS ADJACENT TO LAWN AREAS UNLESS OTHERWISE NOTED.
 - F. CONTRACTOR SHALL BE RESPONSIBLE FOR "ROLLING" ALL SOD THAT IS INSTALLED (ON THE DAY THE SOD IS INSTALLED). HOWEVER, NO SOD SHALL BE LAID WHERE THE GRADE IS NOT CORRECT.

4. TREE PLANTING:
 - A. REMOVE FIRST 8-10" OF WIRE BASKET FROM ROOTBALLS. IF REMOVAL WILL RESULT IN ROOTBALL INJURY, CUT AND REMOVE WIRES ONCE IN HOLE TO ALLOW FOR ROOT EXPANSION.
 - B. MULCH SAUCERS TO BE 8" (MIN.) DIAMETER FOR ALL TREES NOT INCLUDED W/ A MULCH BED.
 - C. STAKING AND GUYING DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ADAPT STAKING AND GUYING METHOD ACCORDING TO SITE CONDITIONS.
 - D. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE STAKING AND GUYING PERIODICALLY AS NECESSARY OR AS INSTRUCTED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL IN AN UPRIGHT POSITION AT ALL TIMES DURING THE CONTRACT PERIOD.
 - E. STAKING AND GUYING OF TREES SHALL BE FOR THE PURPOSE OF ESTABLISHMENT ONLY. STAKING AND GUYING DETAILS ARE NOT DESIGNED OR ENGINEERED TO WITHSTAND STRONG WIND OR WINDSTORM CONDITIONS.
 - F. IF CONTRACTOR SEES ANY SITUATION ON THE SITE WHERE A TREE IS TO BE STAKED WITH ARBORTIES, BUT IT APPEARS TO PRESENT A SAFETY HAZARD TO RESIDENCE OF THE PROPERTY, THEIR CHILDREN OR THEIR GUEST, THE TREE SHALL NOT BE STAKED AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED.
 - G. SPECIMEN TRANSPLANTED TREE PROTECTION IS THE OWNER'S RESPONSIBILITY.
 - H. PROPER DRAINAGE FROM ROOTBALL IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - I. USE ARBORGUARD WEBBING TO SECURE PLANT. SPACE STAKES EQUALLY AT 120° ANGLES AROUND TREE.
 - J. NYLON WEBBING SHOULD BE SECURED IN SUCH A WAY AS TO ALLOW SOME MOVEMENT OF TREE.
 - K. PLANT TREE 2" ABOVE FINISHED GRADE IF MIXING SOIL TYPES, OTHERWISE PLANT AT FINISHED GRADE.

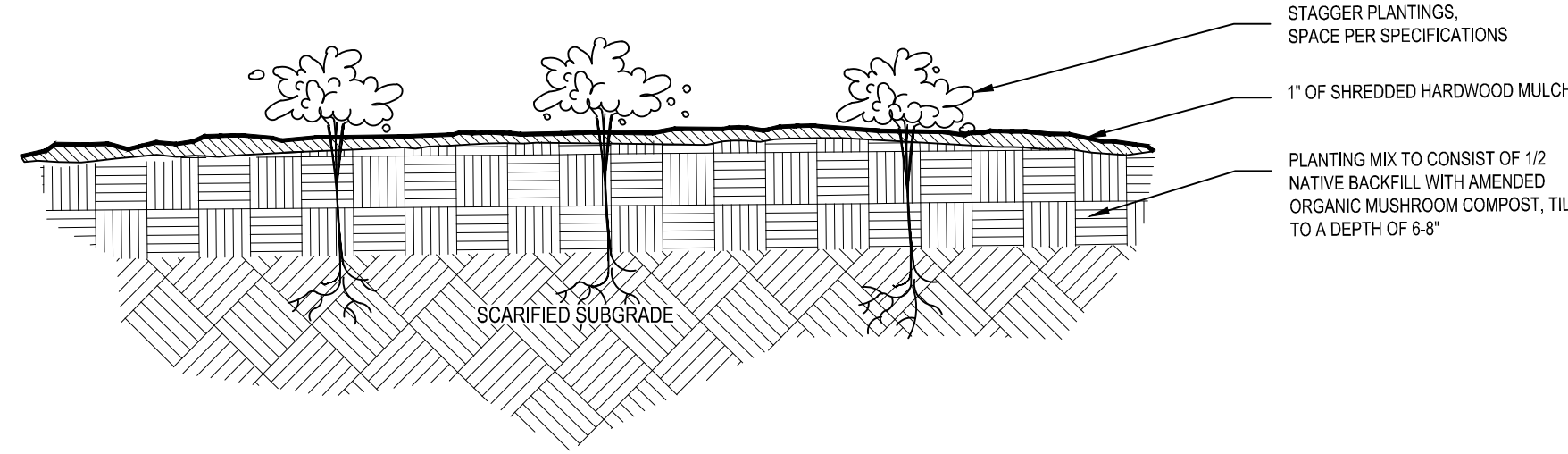
5. PRUNING AND MAINTENANCE:
 - A. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS AS A RESULT OF TRANSPLANTING OPERATION AND TO MAINTAIN SAFETY IN VEHICULAR AREAS.
 - B. PRUNING SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. ALL CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS ACCORDING TO A.N.A. STANDARDS.
 - C. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE PARTY TO APPROVE ALL APPROPRIATE PRUNING.
 - D. MAINTENANCE WORK AS DESCRIBED IN THE SPECIFICATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND UNTIL DATE OF THE FINAL ACCEPTANCE BY OWNER AND LANDSCAPE ARCHITECT.



- Notes:
- 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE AND SPACING DIMENSION.
 - 2- SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 - 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

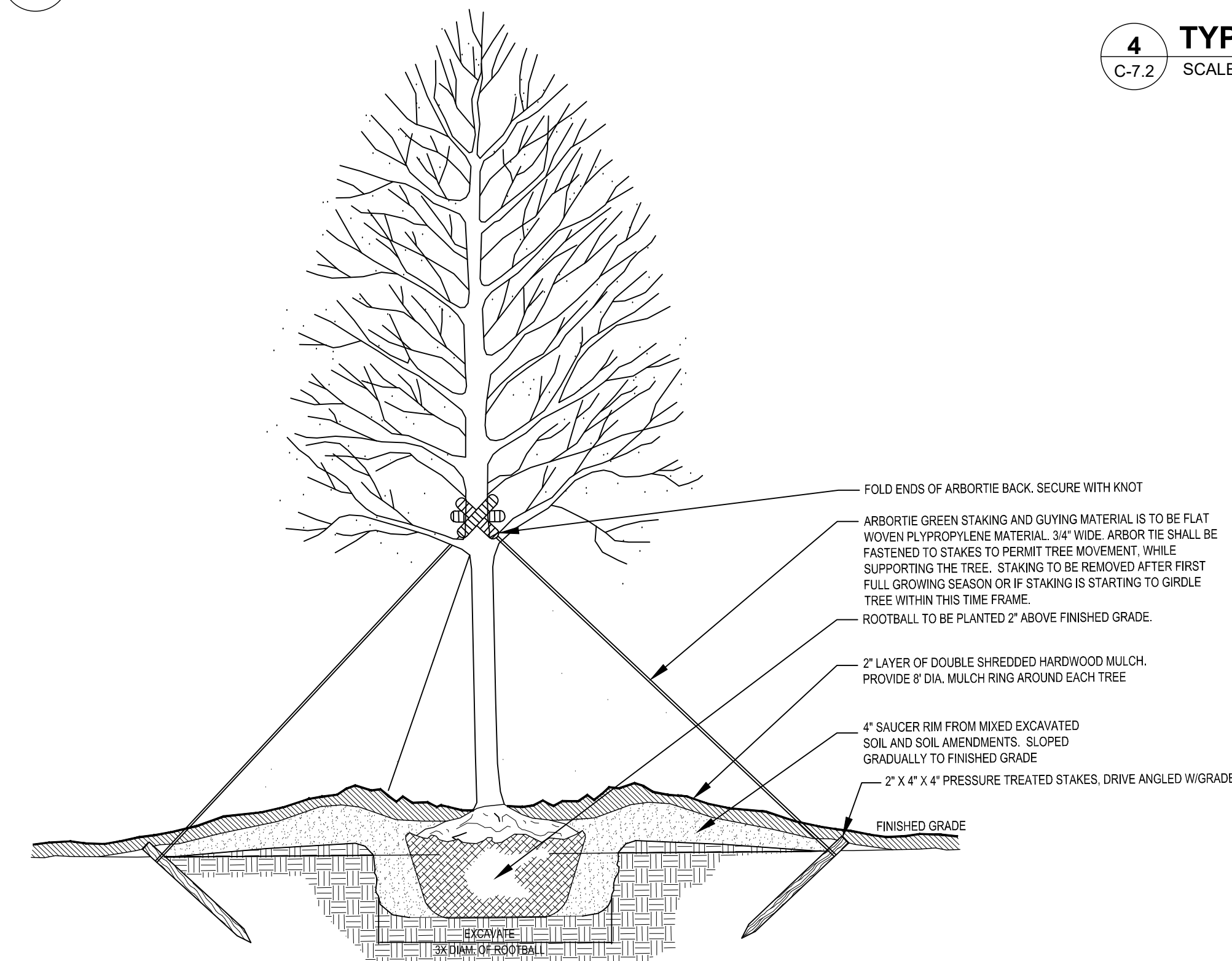
1 GROUNDCOVER

C-7.2 SCALE: NTS



3 TYPICAL PLANTING DETAIL - CONTAINER OR PLUG

C-7.2 SCALE: NTS

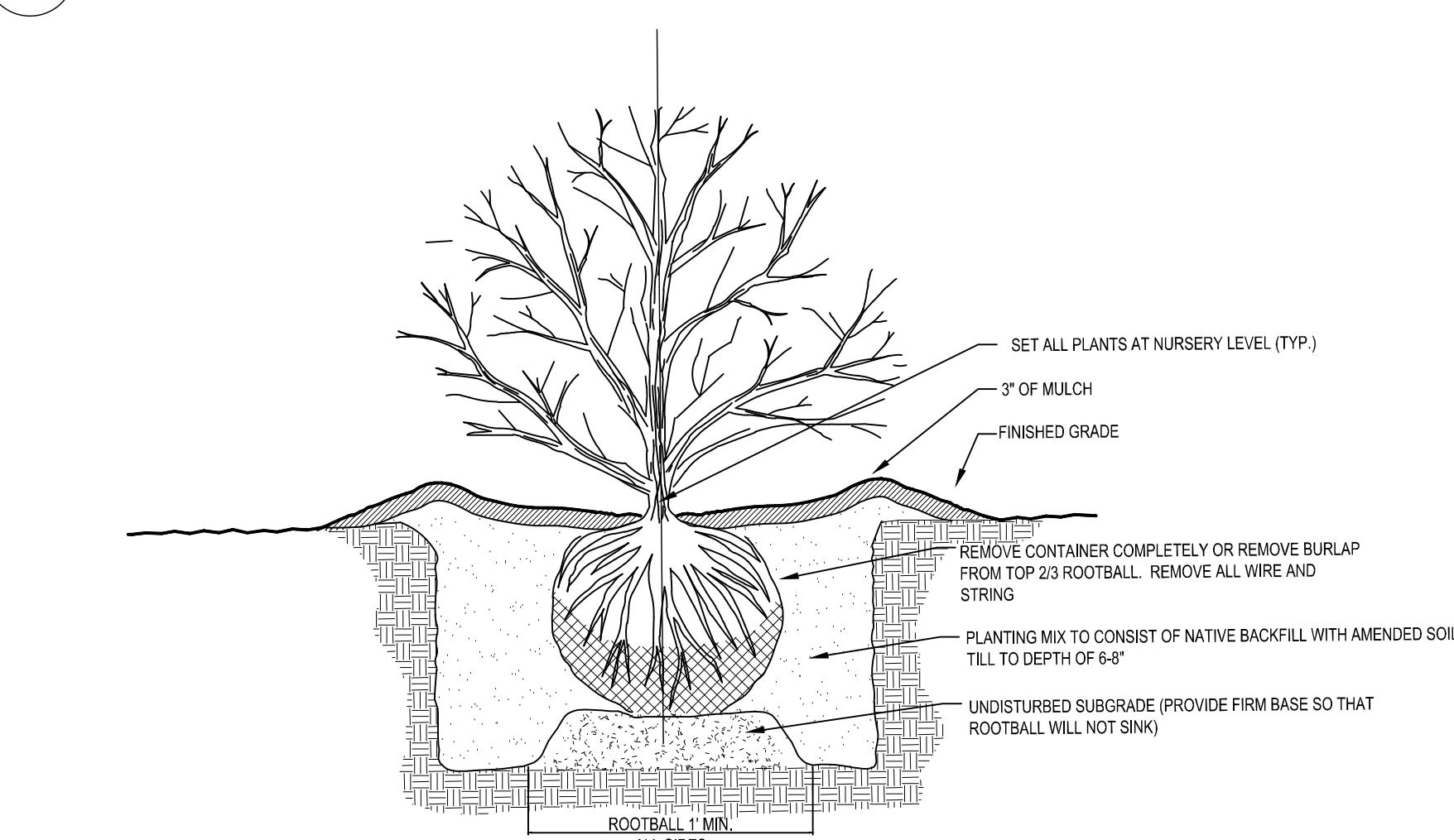


5 TYPICAL TREE PLANTING DETAIL - BALL AND BURLAP

C-7.2 SCALE: NTS

2 CROWN OBSERVATIONS - HIGH BRANCHED

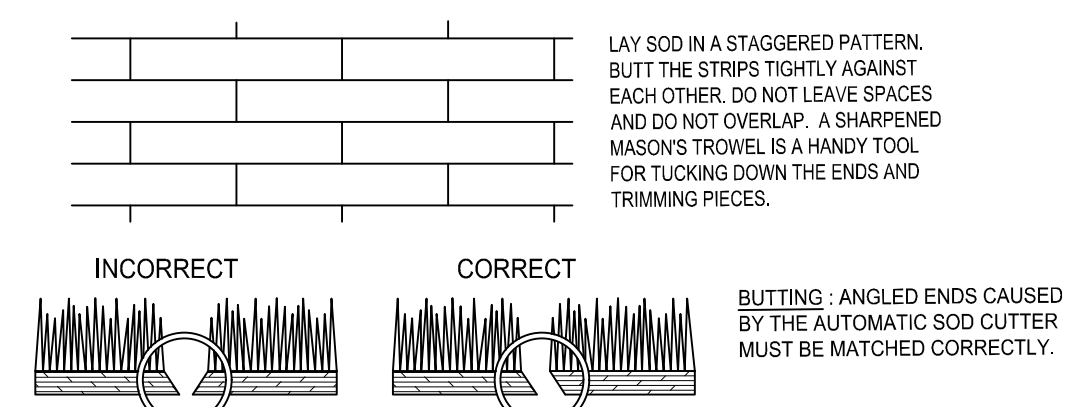
C-7.2 SCALE: NTS



4 TYPICAL SHRUB PLANTING DETAIL - BALL AND BURLAP

C-7.2 SCALE: NTS

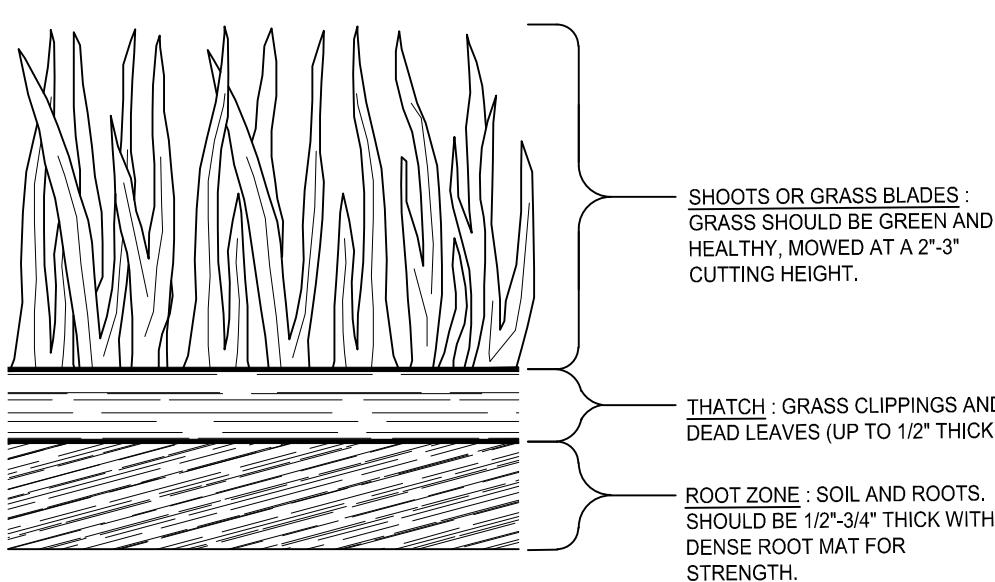
SOD LAYOUT AND PREPARATION



DIRECTIONS FOR INITIAL MAINTENANCE

- Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
- Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
- Step 3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



5 SOD MAINTENANCE AND INSTALLATION

C-7.2 SCALE: NTS

ALPHA
SITE SET
09-05-2025

