

SITE DEVELOPMENT PLANS FOR CENTRAL PARK RESTROOM AND PAVILION

C027-002
3171 PENNINGTON ST DR SW
COVINGTON, GA 30014
ZONING - NR-1

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
CV-1.0	COVER SHEET
C-1.0	GENERAL NOTES
TS-1	SITE SURVEY
C-2.1	LAYOUT & STAKING PLAN
C-3.0	GRADING AND DRAINAGE PLAN
C-5.0	UTILITY PLAN
C-6.3	INTERMEDIATE EROSION CONTROL PLAN
C-8.0	SITE DETAILS

ALPHA SITE SET 02-10-2026

WATER SOURCE:

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

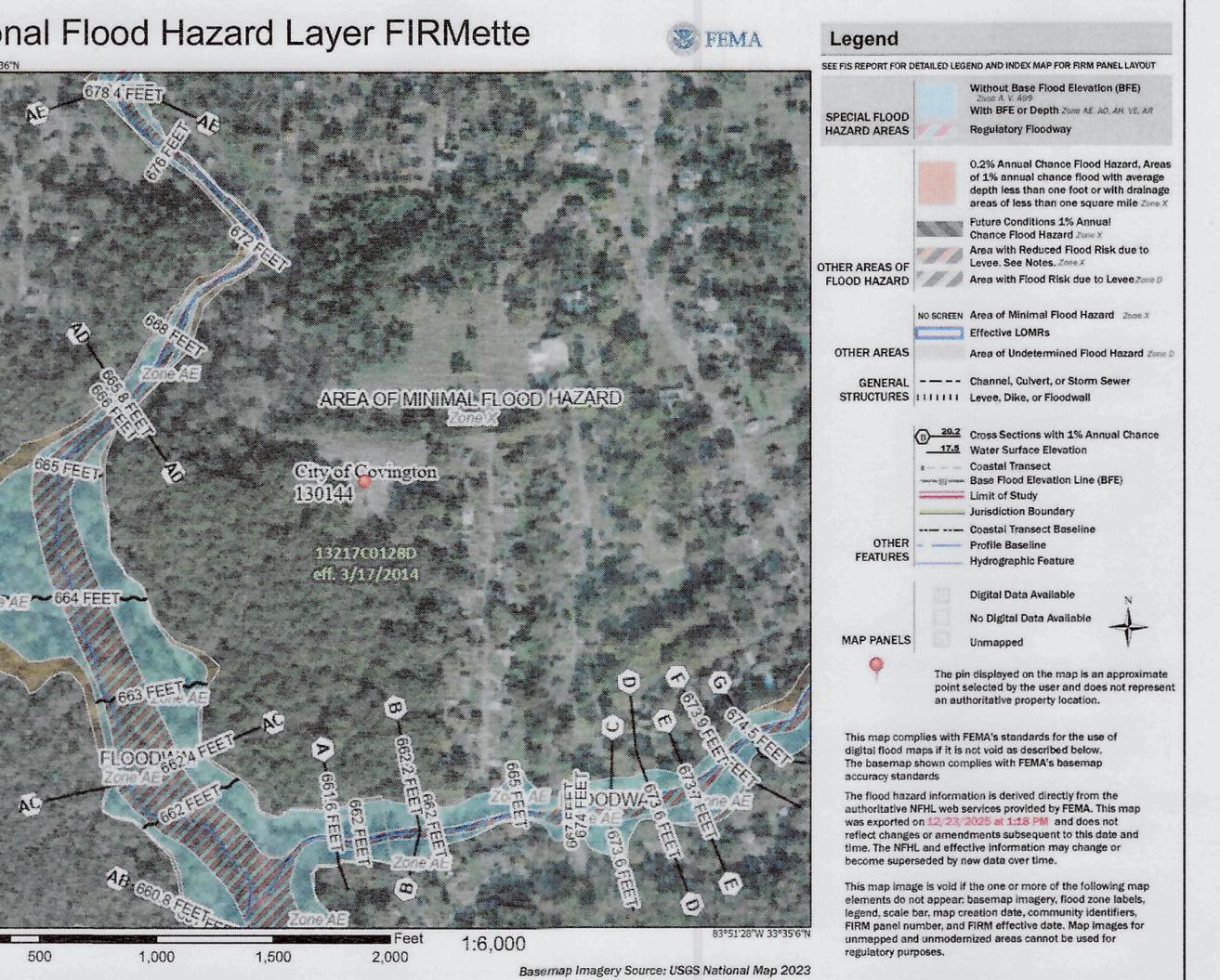
GSWCC CHECKLIST NUMBER (TYP)



VICINITY MAP

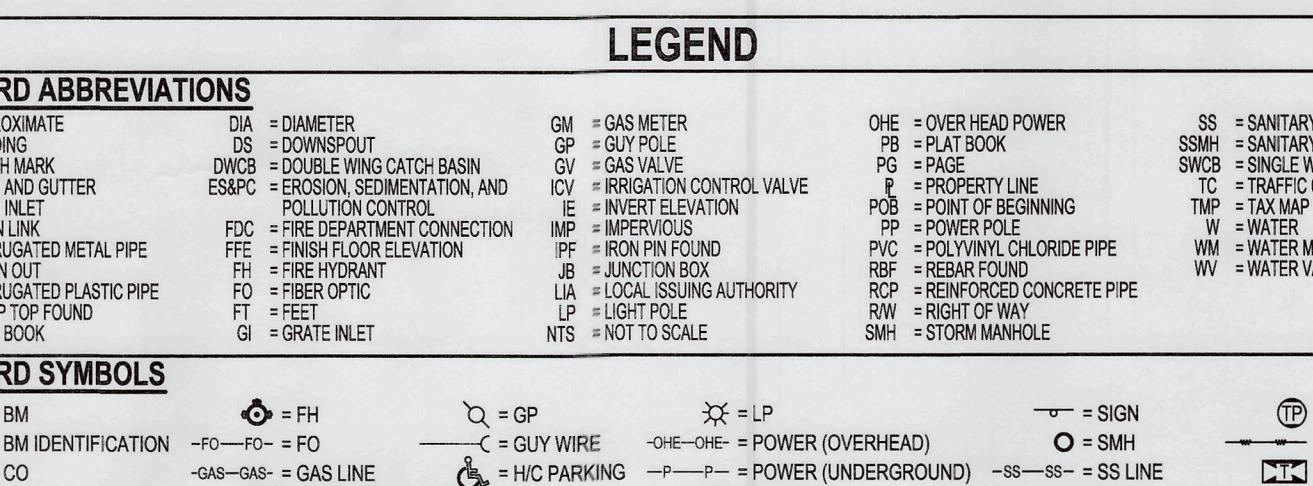
NOT TO SCALE

GPS COORDINATES
N 33°35'21.60" W 83°51'45.98"
N 33.588848 W -83.863010

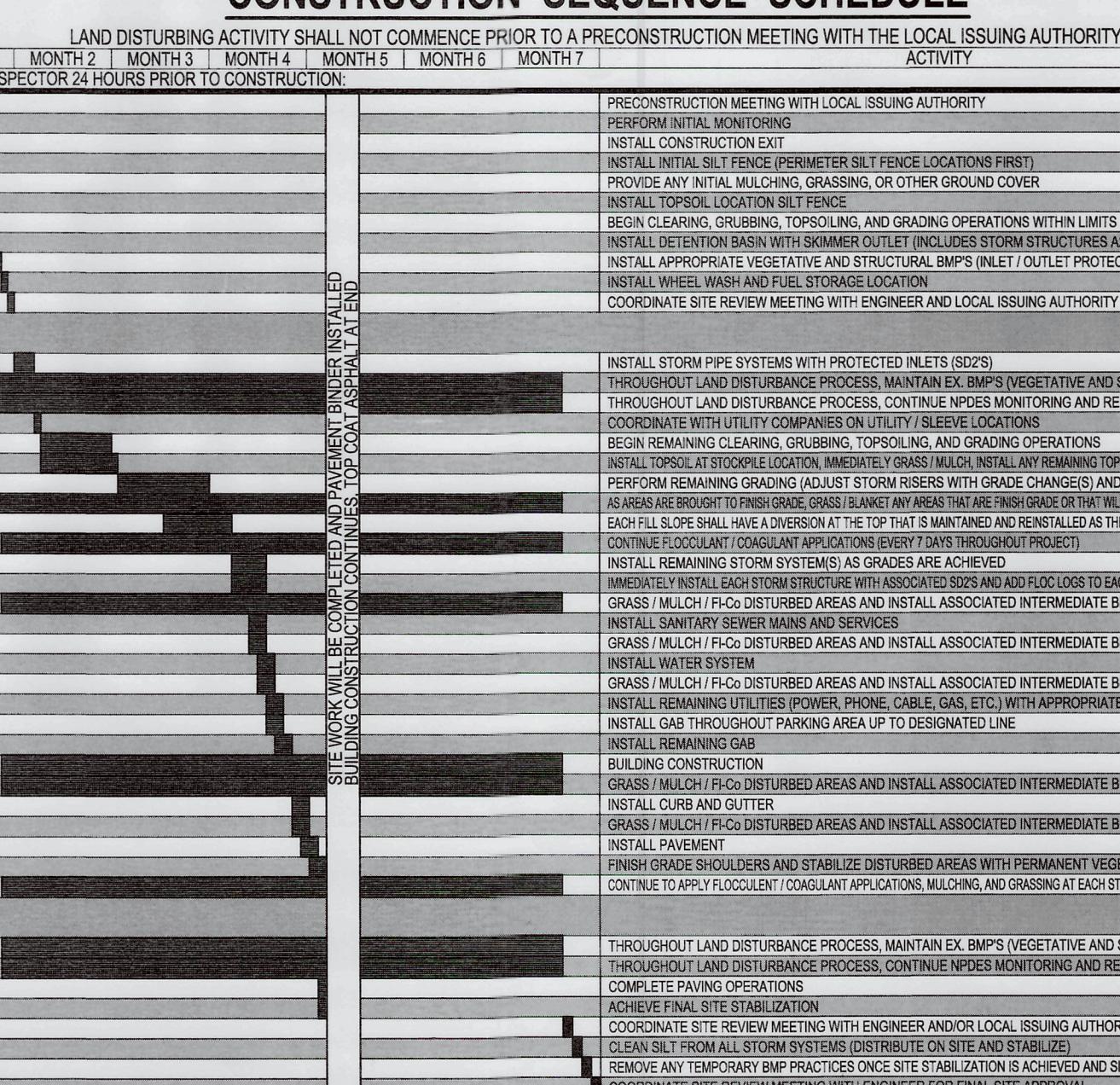


FLOOD MAP

NOT TO SCALE



CONSTRUCTION SEQUENCE SCHEDULE



SITE INFORMATION	
PROJECT CONSISTS OF THE ADDITION OF A RESTROOM AND PAVILION TO THE EXISTING PARK.	
ZONING (PER LOCAL JURISDICTION)	NR-1 NEIGHBORHOOD RESIDENTIAL
LOCAL JURISDICTION	CITY OF COVINGTON
PROPERTY AREA	97.78 AC
DISTURBED AREA	0.476 AC
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MINIMUM FRONT SETBACK	N/A
MINIMUM SIDE SETBACK	N/A
MINIMUM REAR SETBACK	N/A
MINIMUM OPEN SPACE	N/A
MAXIMUM IMPERVIOUS	8%
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	XXXXXX
FLOOD PLAIN	THERE IS NO FLOODPLAIN ON THIS PROPERTY AS PER FIRM PANEL XXXXXXXXXXXX DATED XXXXXXXX. 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.
STATE WATERS	THERE ARE STATE WATERS PRESENT ON THIS SITE.
HYDROLOGY	THERE ARE STATE WATERS PRESENT WITHIN 200' OF THIS SITE
WETLANDS	THERE ARE STREAM BUFFERS ON THIS PROPERTY
	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	JASON P. BROWN LEVEL II CERTIFIED DESIGN PROFESSIONAL #53274 - EXP. 05.01.2026
CONTRACTOR	24-HOUR CONTACT JASON BROWN (770) 717-9972
SURVEYOR	GEORGIA 811 www.Georgia811.com Contact 811 before dig
SITE DESIGNER	GEORGIA CIVIL, INC. SURVEYOR: BRIAN SЛАTE ADDRESS: P.O. BOX 896 MADISON, GA 30650 PHONE: 706.342.1104

DRAWING DATE:	1.15.26
DRAWN BY:	MCS
CHECKED BY:	JPB
REVISIONS:	
DATE:	DESCRIPTION:

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Sheet Title
COVER SHEET RECEIVED JAN 20 2026 BY: [Signature]

CENTRAL PARK RESTROOM AND PAVILION

City of Covington
Engineering Dept.
Approved: COVINGTON, GA 30014
Date: 3/04/2024

LDA COM
3171 PENNINGTON ST
P25-10-034
CENTRAL PARK RESTROOM

CV-1.0
Sheet Number

ALPHA SITE SET 02-10-2020

NOT FOR RECORDING

THIS PLAT CONSTITUTES A TOPOGRAPHICAL SURVEY ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS. THIS PLAT SHALL NOT BE RECORDED NOR USED TO CONVEY PROPERTY. THE BOUNDARY INFORMATION, AS SHOWN, WAS TAKEN FROM A PLAT AND SURVEY BY PACTRICK & ASSOCIATES, INC., DATED 05/18/1999 AND RECORDED IN PLAT BOOK 33, PAGE 88, NEWTON COUNTY RECORDS.

SURVEY NOTES:

1. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND THE BASED REFERENCE FRAME ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED AND PLAT REFERENCES WERE OBTAINED BY GEORGIA CIVIL, INC. AND ARE NOT GUARANTEED AS TO ACCURACY NOR COMPLETENESS.
4. ALL DEED AND PLAT BOOK REFERENCES AS SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF NEWTON COUNTY, GEORGIA.
5. STRUCTURES VISIBLE ON THE DATE OF THE SURVEY ARE AS SHOWN HEREON. ALL LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
6. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE" AND IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13217C0128D; EFFECTIVE DATE: 03/17/2014. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THE SUBJECT PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN COMPLETED TO VERIFY THIS INFORMATION.
7. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE, THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
9. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
10. UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE ONLY. THE SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION, ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING THE ABOVE/UNDERGROUND UTILITIES AND STRUCTURES. NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON THE SITE, THAT MAY NOT BE SHOWN.
11. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT A 95% CONFIDENCE LEVEL AND HAS NOT BEEN ADJUSTED. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A GEOMAX ROBOTIC TOTAL STATION AND A CARLSON BRx7 GPS UNIT (MFG#192.168.10.1) IN THE PREPARATION OF THIS PLAT. THE FIELD MEASUREMENTS WERE COMPLETED ON 11/19/2025.
12. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
13. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
14. THIS PLAT HAS BEEN COMPLETED FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
15. THE TOPOGRAPHICAL INFORMATION, SHOWN HEREON, IS BASED ON FIELD SURVEYED DATA, ELEVATIONS SHOWN ARE BASED ON NAVD88 (COMPUTED USING GEOID18).

ZONED: NR-2
TMP: C027-0011-003
TURNER LAND LTD, CO.
DB 3804 PG 22

The logo for Georgia Civil is a large, stylized lowercase 'g' and uppercase 'C' in black. Below the letters, the word 'georgia civil' is written in a bold, lowercase sans-serif font. Underneath that, the services offered are listed in a smaller, uppercase sans-serif font: 'CIVIL ENGINEERING', 'LANDSCAPE ARCHITECTURE', and 'LAND SURVEYING'. To the left of the letters, there is a vertical scale bar with three horizontal tick marks. The top tick mark is labeled 'A' above the bar. The middle tick mark is labeled 'B' below the bar. The bottom tick mark is labeled 'C' below the bar. A small black triangle points to the right, positioned between the 'g' and the 'C'.

D 311 North Main Street, Suite 101
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104 | C: 706.201.0996
www.georgiacivil.com

The stamp is circular with the word "GEORGIA" at the top and "PROFESSIONAL" below it. In the center, it says "No. 2629" above "G. Brian Slate" and "S. C. BRIAN SLATE" below it. The word "SURVEYOR" is written across the bottom. A five-pointed starburst is positioned above the signature. The entire stamp is set against a background with vertical lines and the letters "E" and "F" on the left side.

G
H

G: BRIAN SLEATE, NLS#2029
C: 706-201-0996
bslate@georgiacivil.com

"THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, AS AMENDED BY HB1004 (2016)".

CERTIFICATE OF AUTHORIZATION LSF001053

Project Information

THE CITY OF COVINGTON

SURVEY FOR:
IN THE LAND LOT 249 OF THE 9th DISTRICT
IN THE CITY OF COVINGTON
NEWTON COUNTY, GEORGIA

Q	CREW CHIEF:	GB
	SURVEYED:	09/24/2025
R	DRAWING DATE:	09/26/2025
	DRAWN BY:	MP
	CHECKED BY:	GBS
REVISIONS		
DATE:	DESCRIPTION:	
12/16/2025	ADDITIONAL TOPO	
S		
T		
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U TOPOGRAPHICAL, AND EXISTING CONDITIONS SURVEY

A large, bold, black 'TS-1' label. To the left of the 'T' is a vertical line with a 'V' at the top. Above the 'TS-1' is a horizontal line with the text 'Sheet Number' centered. Below the 'TS-1' is another horizontal line.

N

ZONED: NR-1
TMP: C028-0001-02
LOT NO.21
JAMES F. BULLARD
DB 122, PG 570 / PR 2, P

TMF. C026-0001-030
LOT NO.22
SUSAN J. TORBUSH
DB 2065, PG 582 / PB 3, PG

50' R/W PONDEROSA DRIVE
(PB 26, PG 175)

LEGEND	
○	= IRON PIN SET (1/2" REBAR)
△	= CONTROL POINT
●	= IRON PIN FOUND
□	= ELECTRIC BOX
□	= ELECTRIC METER
•LP	= LIGHT POLE
○	= SIREN POLE
□T	= ELECTRIC TRANSFORMER
○	= SANITARY SEWER MANHOLE
○	= TRASH CAN
○	= OAK TREE
○	= MAPLE TREE
--SS--	= SANITARY SEWER LINE
APPROX.	= APPROXIMATE
C&G	= CURB & GUTTER
○	= CENTER LINE
CONC	= CONCRETE
DB	= DEED BOOK
EX.	= EXISTING
IE	= INVERT ELEVATION
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
OTF	= OPEN TOP FOUND
PL	= PROPERTY LINE
PB	= PLAT BOOK
PG	= PAGE
R/W	= RIGHT OF WAY
RBF	= REBAR FOUND
SF	= SQUARE FEET
TC	= TERRA COTTA CLAY PIPE
TMP	= TAX MAP PARCEL

ZONED: NR-1
TMP: C028-0001-035
LOT NO.23
ANTHONY CLARK McLAUGHLIN
DB 3094, PG 205 / PB 13, PG

COORDINATE TABLE				
STATE PLANE COORDINATES-GA WEST-NAD 83				
POINT	NORTHING	EASTING	ELEV	DESC
107	1305859.65350	2389211.48490	724.09	CNS
108	1305901.84990	2388988.65720	720.57	CNS
109	1305630.78700	2389301.01030	713.26	CNS
ELEVATIONS SHOWN IN FEET-NAVD 88-GEOID12A				

SITE MAP
N.T.S.

20

A graphic scale for a house plan, showing a horizontal line with tick marks and labels. The scale starts at 0 and ends at 80, with major tick marks at 0, 10, 20, 40, and 80. The segments between the tick marks are black, while the segments before and after the tick marks are white. Below the scale, the text '(IN FEET)' is centered, and below that, the scale is defined as 'SCALE: 1" = 20'.

1 | 2 | 3

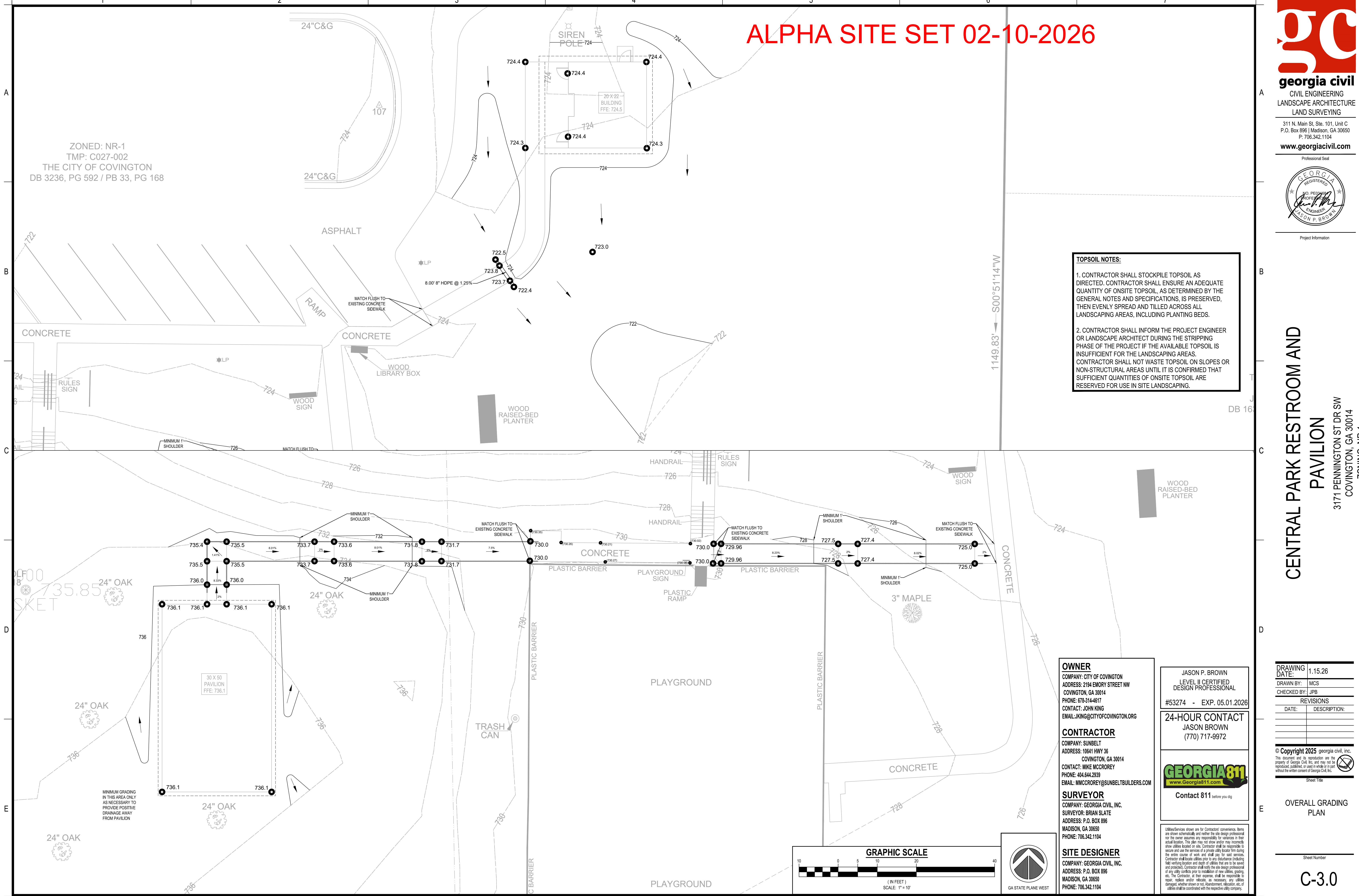
4 | 5 |

Sheet Number

W

TS-1

ALPHA SITE SET 02-10-2026



ALPHA SITE SET 02-10-2026

