





## GENERAL NOTES

- THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, DIMENSIONS, LEVELS, PLAN ELEVATIONS, INVERTS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME. REMEDIAL WORK RESULTING FROM LACK OF VERIFICATION WILL BE AT CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS/HER WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY, THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION/PROJECT MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
- CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
- THE SITE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE GENERAL CONTRACTOR RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS, UPON RECEIPT OF POINT COORDINATE DATA, THE CONTRACTOR SHALL RUN AN INDEPENDENT VERTICAL CONTROL TRAVERSE TO CHECK BENCHMARKS AND A HORIZONTAL CONTROL TRAVERSE THROUGH GIVEN POINTS TO CONFIRM GEOMETRIC DATA AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE/SHOUL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, PUBLIC STRUCTURES, ETC.
- THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE WORK IS ENTIRELY AT THE CONTRACTOR'S RISK UNTIL SITE IS ACCEPTED, AND THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR PROTECTION OF THE PROJECT AND PUBLIC SAFETY. THE CONTRACTOR WILL INDEMNIFY THE OWNER AND LOSE & ASSOCIATES, INC. FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL DIMENSIONS, GRADES AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON SITE SURVEY PROVIDED BY OTHERS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS OR OTHER DEVICES SOLELY AT THE DETERMINATION OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY THE CONTRACTOR, SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF THEIR EMPLOYEES.
- ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL, ALL OTHER ITEMS OF COST ARE TO BE INCLUDED IN THE PRICE OF THE ITEMS ACTUALLY BID UPON.
- ALL WORK WITHIN THE RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
- THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERENT FROM THOSE DISCLOSED BY THE ORIGINAL SOIL EXPLORATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY TO PERMIT VERIFICATION OF THE CONDITIONS AND IN WRITING, AS TO THE NATURE OF THE DIFFERENT CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERENT FROM THOSE ANTICIPATED IN THE PLAN AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS NOTIFIED THE OWNER, VERBALLY AND IN WRITING AS REQUIRED ABOVE, OF SUCH DIFFERENT CONDITIONS.
- ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE LAND OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO INSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
- THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRIED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
- UPON COMPLETION OF PROJECT, CONTRACTOR SHALL CLEAN THE PAVED AREAS PRIOR TO REMOVAL OF TEMPORARY SEDIMENT CONTROLS, AS DIRECTED BY THE CITY AND/OR CONSTRUCTION/PROJECT MANAGER. IF POWER WASHING IS USED, NO SEDIMENT LADEN WATER SHALL BE WASHED INTO THE STORM SYSTEM. ALL SEDIMENT LADEN MATERIAL ON PAVEMENT OR WITHIN THE STORM SYSTEM SHALL BE COLLECTED AND REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL AT ALL TIMES ENSURE THAT SWPPP MEASURES PROTECTING EXISTING DRAINAGE FACILITIES BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY PHASE OF THE SITE CONSTRUCTION OR LAND ALTERATION.
- THE CONTRACTOR SHALL COORDINATE ALL ROAD CLOSURES, EXCAVATIONS, ETC. WITH LOCAL JURISDICTIONS, ALL TEMPORARY LANE CLOSURES, EXCAVATIONS, BORINGS, TRAFFIC CONTROL, ETC. SHALL BE DONE IN COMPLIANCE WITH LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL PERFORM ALL QUANTITY TAKEOFFS REQUIRED FOR BIDDING AND CONSTRUCTION OF THIS PROJECT. LOSE & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY NOR LIABILITY FOR QUANTITY TAKEOFFS PERFORMED FOR THIS PROJECT.

## DEMOLITION

- DEMOLITION INCLUDES THE FOLLOWING WITHIN THE PROPERTY LINES:
  - TRANSFER BENCHMARK CONTROL TO NEW LOCATIONS OUTSIDE THE DISTURBED AREA PRIOR TO COMMENCING DEMOLITION OPERATIONS (WHEN APPLICABLE).
  - PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
  - DEMOLITION AND REMOVAL OF SITE IMPROVEMENTS.
  - DISCONNECTING, CAPPING OR SEALING, AND ABANDONING/REMOVING SITE UTILITIES IN PLACE (WHICHEVER IS APPLICABLE).
- ALL DEMOLISHED MATERIALS (EXCLUDING FOREIGN ITEMS AS LISTED IN 'GENERAL') BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED BY THE

- OWNER'S REP. DISPOSE OF OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
- ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, ETC., THAT ARE REMOVED SHALL BE REMOVED TO FULL DEPTH. ALL PAVEMENT, SIDEWALK, AND CURB SHALL BE SAW CUT IN ORDER TO OBTAIN NEAT LINES AND SMOOTH TRANSITIONS TO NEW SURFACES.
- ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERES WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE OWNERS REPRESENTATIVE AT AN ADDITIONAL COST.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE WILL BE REPAIRED TO LOCAL STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR DEMOLITION PURPOSES AND ONLY WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- OBTAIN APPROVED BORROW SOIL MATERIALS OFF-SITE.
- STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
- DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
- REMOVE, REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN.
- REMOVE, REINSTALL, AND RELOCATE, REMOVE ITEMS INDICATED; CLEAN, SERVICE, AND OTHERWISE PREPARE THEM FOR REUSE; STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN LOCATIONS INDICATED.
- EXISTING TO REMAIN; PROTECT ITEMS INDICATED TO REMAIN AGAINST DAMAGE AND SOILING THROUGHOUT CONSTRUCTION, WHEN PERMITTED BY THE ENGINEER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION THROUGHOUT CONSTRUCTION AND THEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.
- REGULATORY REQUIREMENTS. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION, COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL SCHEDULE DEMOLITION ACTIVITIES WITH THE CONSTRUCTION/PROJECT MANAGER INCLUDING THE FOLLOWING:
  - DETAILED SEQUENCE OF DEMOLITION AND REMOVAL WORK, INCLUSIVE OF STARTING AND ENDING DATES FOR EACH ACTIVITY.
  - DATES FOR SHUT-OFF, CAPPING, AND CONTINUATION OF UTILITY SERVICES.
  - IDENTIFY AND ACCURATELY LOCATE UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.
  - MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE THROUGHOUT CONSTRUCTION OPERATIONS.
  - DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY ENGINEER AND AUTHORITIES HAVING JURISDICTION, PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO GOVERNING AUTHORITIES.
  - UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING THE SITE.
  - ARRANGE TO SHUT OFF AND CAP UTILITIES WITH UTILITY COMPANIES AND FOLLOW THEIR RESPECTIVE UTILITY KILL AND CAP POLICIES.
  - ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTOR. LOSE & ASSOCIATES, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES INDICATED ON THE CONSTRUCTION DOCUMENTS. VERIFY LOCATION OF EXISTING UTILITIES AND EXERCISE EVERY PRECAUTION WHEN WORKING ON OR NEAR THESE AREAS TO AVOID DAMAGE TO THESE EXISTING FACILITIES. UTILITY LINES MAY BE ENCOUNTERED IN EXCAVATION THAT WERE NOT KNOWN OR SHOWN TO EXIST, SO CAUTION SHALL BE TAKEN IN ALL EXCAVATIONS. ACTIVE OR INACTIVE UTILITIES ENCOUNTERED BY THE CONTRACTOR SHALL BE HANDLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
  - ERECT TEMPORARY PROTECTION, BARRICADES AS PER LOCAL GOVERNING AUTHORITIES.
  - PROTECT EXISTING SITE IMPROVEMENTS AND APPURTENANCES TO REMAIN.
  - EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.
  - REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
  - CLEAN ADJACENT BUILDINGS AND IMPROVEMENT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS, RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF DEMOLITION.
  - DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS AT THE CONTRACTOR'S COST.
  - GENERAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
  - BURNING: DO NOT BURN DEMOLISHED MATERIALS.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH EXISTING FACILITIES.
  - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
  - PROVIDE TEMPORARY FENCES, BARRICADES, COVERINGS OR OTHER PROTECTIONS TO PRESERVE EXISTING ITEMS INDICATED TO REMAIN AND TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. APPLY PROTECTIONS TO ADJACENT PROPERTIES AS REQUIRED.

## CLEARING & GRUBBING

- DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
- ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
- NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
- DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST TREES TO REMAIN.
- REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. WITHIN CLEARING LIMITS AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK.
- ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING OPERATIONS.
- CONTRACTOR TO STAKE TRAIL CENTERLINES (WHEN APPROPRIATE) & LIMITS OF CLEARING FOR REVIEW BY LOSE & ASSOCIATES, INC. PRIOR TO BEGINNING CLEARING OPERATIONS. TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES.
- SEE SPECIFICATIONS FOR TREE CLEARING REQUIREMENTS AND PENALTIES FOR DAMAGES TO TREES DESIGNATED TO REMAIN.
- ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 14 CALENDAR DAYS PER STATE PERMITS.

## EXISTING UTILITIES

- UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, LOSE & ASSOCIATES, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL 811 TO HAVE EXISTING UTILITIES MARKED.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
- LOSE & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS.

## DEVELOPMENT

- NOTIFY OWNER AND LOSE & ASSOCIATES, INC. AT 50, 95, AND 100 PERCENT COMPLETION OF EVERY PHASE OF CONSTRUCTION.
- ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING

- AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- ALL CONSTRUCTION TO COMPLY WITH LOCAL/COUNTY ZONING AND CODES STANDARDS AND STATE OF TENNESSEE STORMWATER REGULATIONS.

- FOR REMEDIATION OPTIONS.
- CONTRACTOR MUST SUBMIT ALL REPORTS OR RECOMMENDATIONS FOR TREE PRUNING OR ALTERING TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO RENDERING SERVICES.

## ABBREVIATIONS

ASPH	- ASPHALT	NIC	- NOT IN CONTRACT
@	- AT	NO	- NUMBER
BOC	- BOTTOM OF CURB	O.C.	- ON CENTER
BFP	- BACKFLOW PREVENTER	OD	- OUTSIDE DIAMETER
BS	- BOTTOM OF STEP	PD	- PERFORATED DRAIN
BW	- BOTTOM OF WALL	POB	- PROPERTY LINE
CL	- CENTERLINE	POG	- POINT OF BEGINNING
CJ	- CONTROL JOINT	PP	- POWER POLE
CO	- COMPANY	R	- RADIAL
CONT	- CONTINUOUS	ROW	- RIGHT OF WAY
CY	- CUBIC YARD	SERV	- SERVICE
DIA	- DIAMETER	SCH	- SCHEDULE
DR	- DRIVE	SF	- SQUARE FEET
EJ	- EXPANSION JOINT	S.F.	- SILT FENCE
ELEC	- ELECTRIC	SQ	- SQUARE
ELEV	- ELEVATION	SY	- SQUARE YARD
FH	- FIRE HYDRANT	SIG	- SIGNAL
EX	- EXISTING	SPEC	- SPECIFICATION(S)
FT	- FEET	STA	- STATION
FL	- FLOW LINE	ST	- STREET
GALV	- GALVANIZED	T	- TELEPHONE
HP	- HIGH POINT	TC	- TOP OF CASTING
HT	- HEIGHT	TOC	- TOP OF CURB
HW	- HEADWALL	TF	- TOP OF FOOTING
HYD	- HYDRANT	TP	- TOP OF PAVEMENT
ID	- INSIDE DIAMETER	TS	- TOP OF STEP
JUNC	- JUNCTION	TW	- TOP OF WALL
LOC	- LIMITS OF CLEARANCE	TYP	- TYPICAL
L.O.D.	- LIMITS OF DISTURBANCE	VERT	- VERTICAL
LF	- LINEAR FEET	W	- WATER
MAX	- MAXIMUM	WS	- WATER SERVICE
MIN	- MINIMUM	WV	- WATER VALVE
MH	- MANHOLE	WWF	- WELDED WIRE FABRIC
MPH	- MILES PER HOUR		

BVCS - BEGINNING OF VERTICAL CURVE STATION  
 BVCE - BEGINNING OF VERTICAL CURVE ELEVATION  
 EVCS - ENDING OF VERTICAL CURVE STATION  
 EVCE - ENDING OF VERTICAL CURVE ELEVATION  
 PVI - POINT OF VERTICAL INTERSECTION

NOTE: THESE ABBREVIATIONS ARE GENERAL; INDIVIDUAL SHEETS MAY INCLUDE OTHERS.

## "C" SHEETS LEGEND

— OE	— OE	OVERHEAD ELECTRIC
— UE	— UE	UNDERGROUND ELECTRIC
— G	— G	GAS
— W	— W	WATER
— SW	— SW	STORM SEWER
— SS	— SS	SANITARY SEWER
— BENCHMARK		
— FIRE HYDRANT		

## ALPHA SITE SET 01- 15-2026

NORTH FACTORY SHOALS PARK IMPR.  
 SITE PERMITTING PACKAGE  
 NEWTON COUNTY

SUBMITTALS / REVISIONS  
 NO. DATE DESCRIPTION

1. . . . .

2. . . . .

3. . . . .

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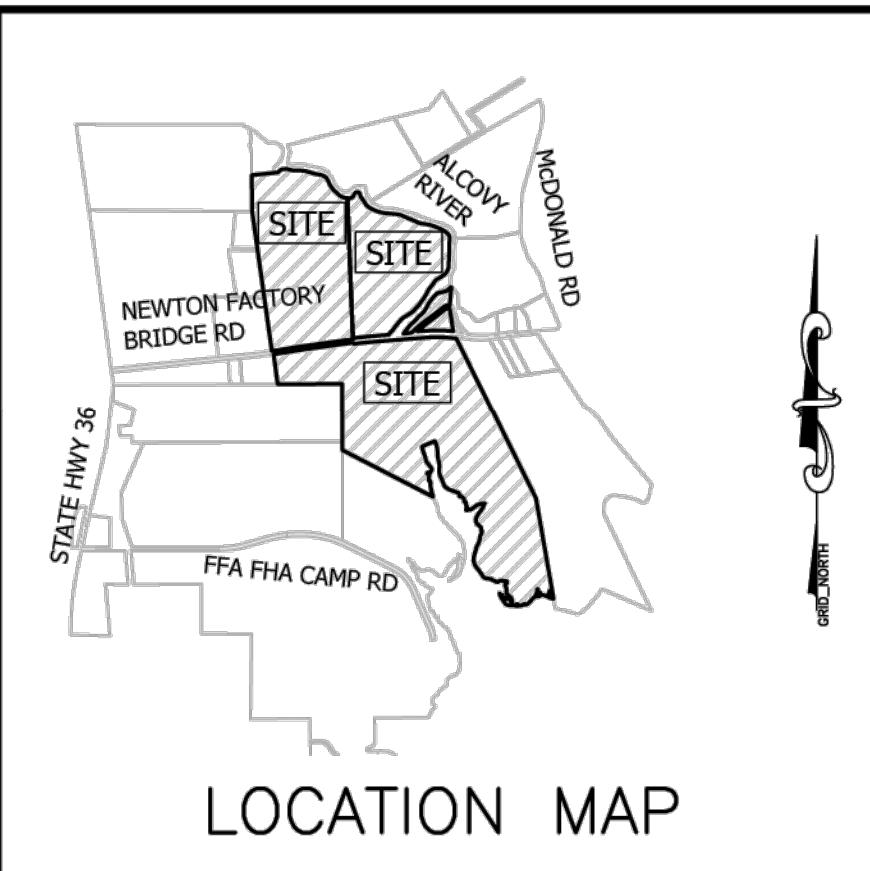
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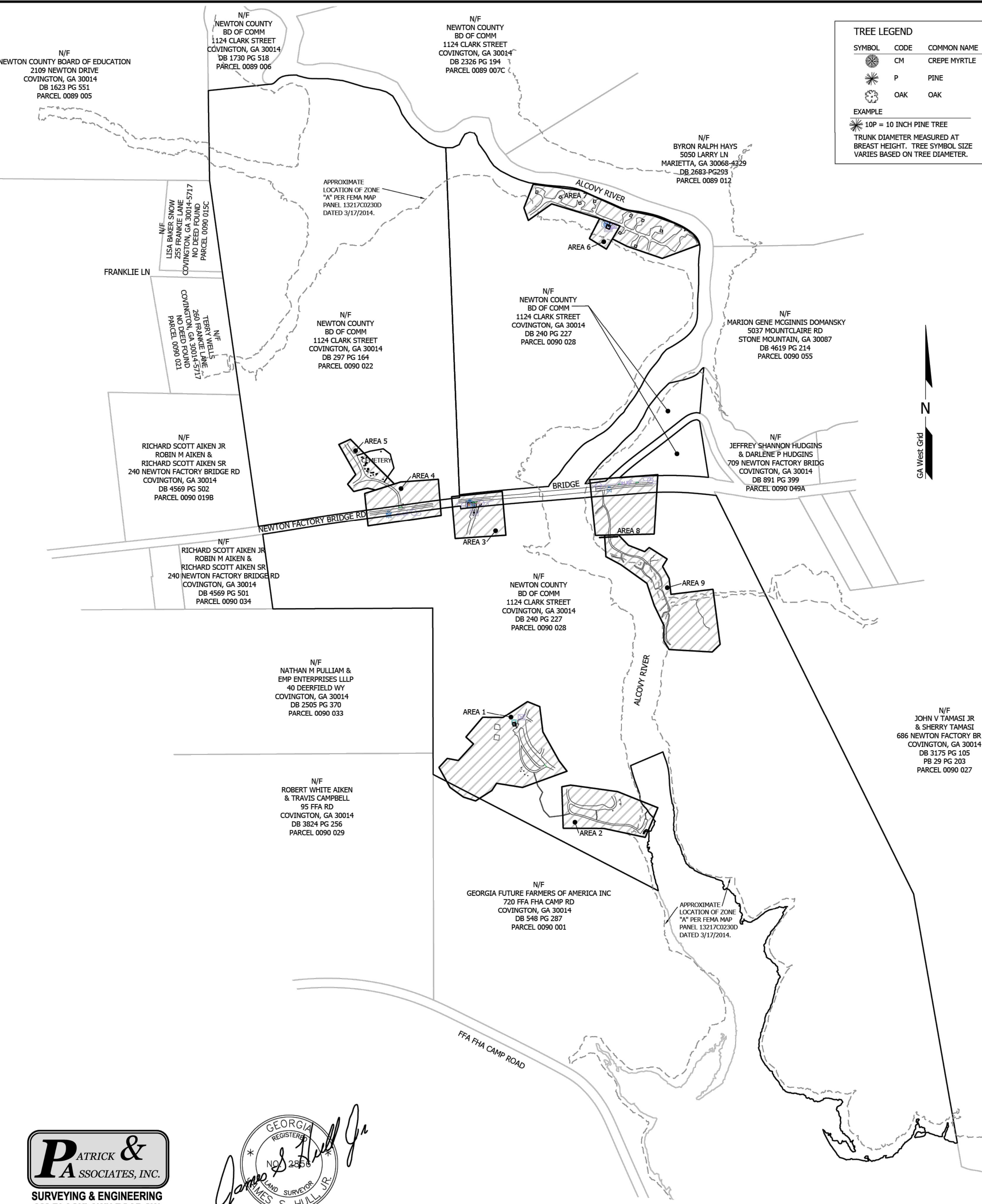
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10. . . . .



Know what's below  
Call before you dig



TREE LEGEND		
SYMBOL	CODE	COMMON NAME
CM	CM	CREPE MYRTLE
P	P	PINE
OAK	OAK	OAK
EXAMPLE		
10P	10	10 INCH PINE TREE
TRUNK DIAMETER MEASURED AT BREAST HEIGHT. TREE SYMBOL SIZE VARIES BASED ON TREE DIAMETER.		

TEXT LEGEND		
IPF	IPF	IRON PIN FOUND
IPS	IPS	IRON PIN SET
RB	RB	REBAR
OTP	OTP	OPEN TOP PIPE
CMF	CMF	CONCRETE MONUMENT FOUND
CMP	CMP	CORRUGATED METAL PIPE
EPPE	EPPE	EXPANDABLE POLYETHYLENE
RCP	RCP	REINFORCED CONCRETE PIPE
DIP	DIP	DUCTILE IRON PIPE
DIR	DIR	DIRECTION
DB	DB	DEED BOOK
PG	PG	PAGE
N/F	N/F	NOW OR FORMERLY
R/W MON	R/W MON	RIGHT-OF-WAY MONUMENT
CONC	CONC	CONCRETE
FH	FH	FIRE HYDRANT
INV	INV	INVERTER
WV	WV	WATER VALVE
WM	WM	WATER METER
PP	PP	POWER POLE
TYP	TYP	TYPICAL
CLP	CLP	CHAIN LINK FENCE
EBOX	EBOX	ELECTRONIC BOX
UDO	UDO	UNDERGROUND FIBER OPTIC
ICV	ICV	IRRIGATION CONTROL VALVE
CO	CO	CLEAN OUT
TRANS	TRANS	TRANSFORMER
PVC	PVC	POLYVINYL CHLORIDE PIPE
SIGN	SIGN	SIGN
EM	EM	ELECTRIC METER
GM	GM	GAS METER
AC	AC	AIR CONDITIONER
TPED	TPED	TELEPHONE PEDESTAL
		FIBER OPTIC LINE
		OVERHEAD POWER & COMMUNICATIONS

Note: This plat was prepared for the exclusive use of the person, persons or entity named herein. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

UTILITY NOTE: PATRICK & ASSOCIATES, INC. NOT THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY ASSOCIATED WITH THE PROJECT.

THIS 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-167. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19 AND 43-15-22.

**NOTE: STATE WATERS EXIST ON SUBJECT PROPERTY. ANY AND ALL STATE WATERS ARE SUBJECT TO STATE & COUNTY BUFFERS**

**NOTE:**  
ALL PROPERTY LINES SHOWN ON SURVEY ARE TAKEN FROM NEWTON COUNTY BOARD OF ASSESSORS G.I.S. INFORMATION.

**ALPHA SITE SET 01-15-2026**





Know what's below  
Call before you dig

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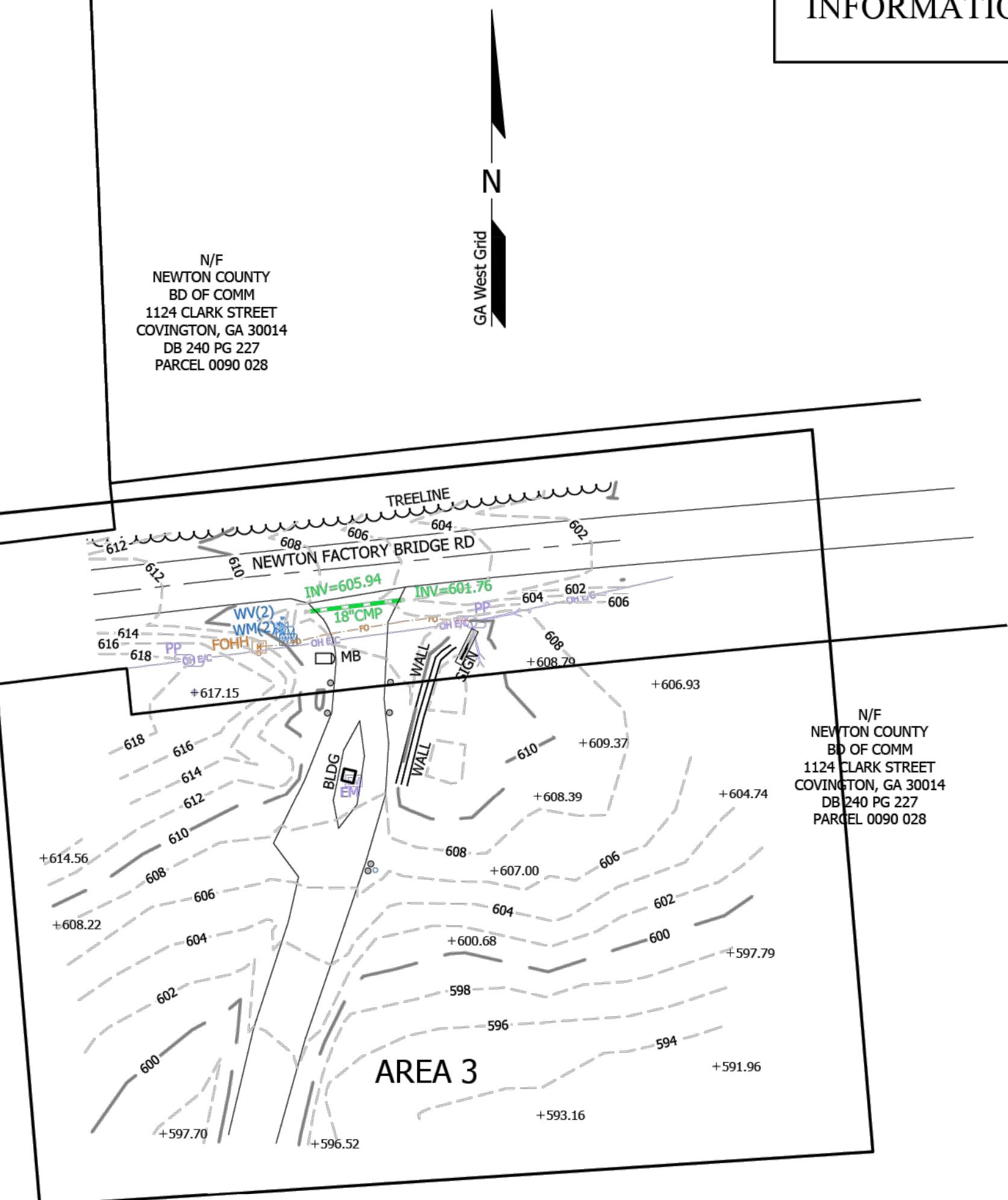
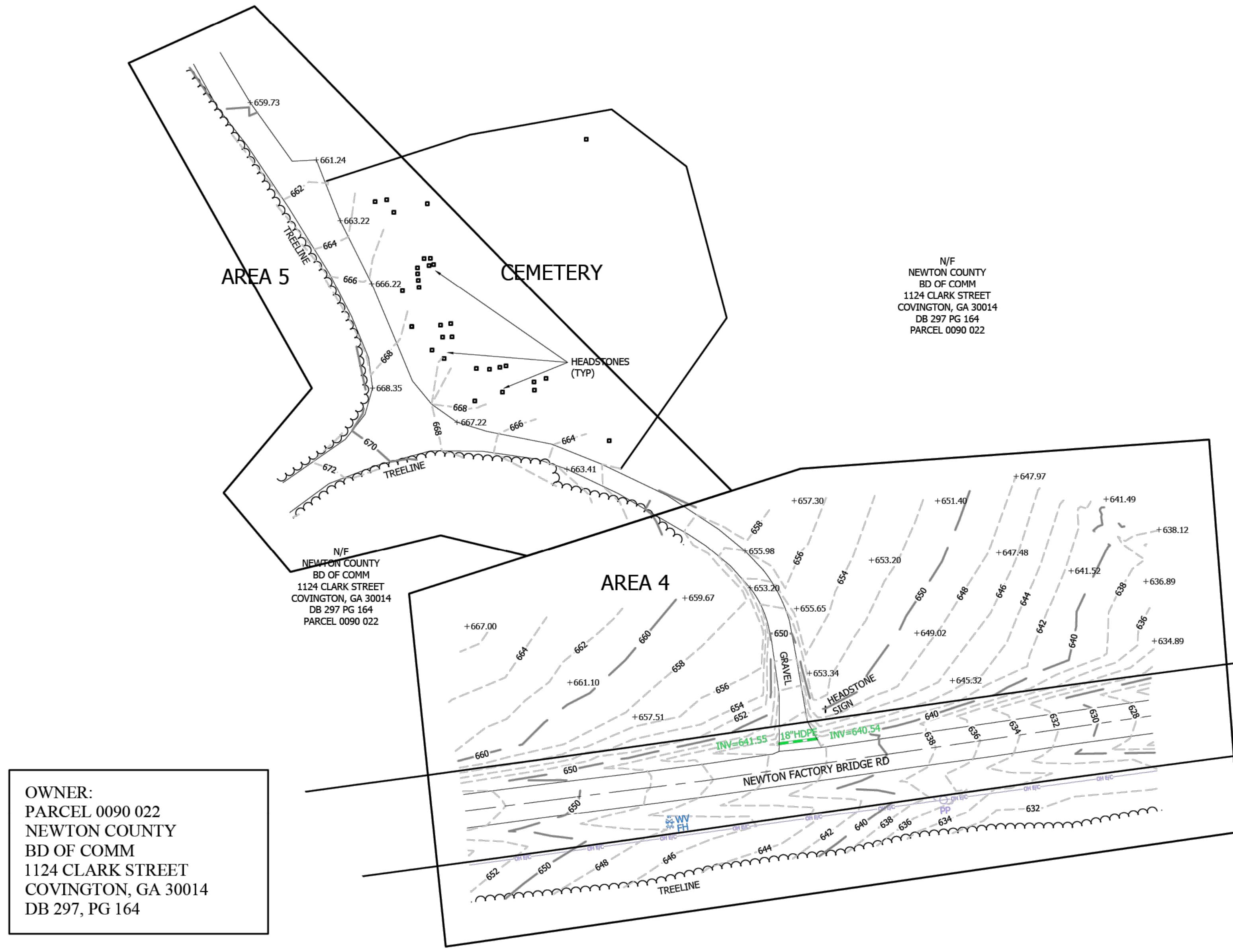
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RW MON	RIGHT-OF-WAY MONUMENT
CONC	CONCRETE
FH	FIRE HYDRANT
INV	INVERT
WV	WATER VALVE
WM	WATER METER
PP	POWER POLE
TYP	TYPICAL
CLF	CHAIN LINK FENCE
EBOX	ELECTRIC BOX
UFO	USER FIBER OPTIC
ICV	IRRIGATION CONTROL VALVE
CO	CLEAN OUT
TRANS	TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
SIGN	SIGN
EM	ELECTRIC METER
GM	GAS METER
AC	AIR CONDITIONER
TPED	TELEPHONE PEDESTAL
— FO —	FIBER OPTIC LINE
— OH UC —	OVERHEAD POWER & COMMUNICATIONS

NOTE:  
ALL PROPERTY LINES  
SHOWN ON SURVEY ARE  
TAKEN FROM NEWTON  
COUNTY BOARD OF  
ASSESSORS G.I.S.  
INFORMATION.



TOPOGRAPHIC SURVEY FOR:

## FACTORY SHOALS RECREATION PARK

450 NEWTON FACTORY BRIDGE ROAD  
LAND LOT 137 & 140 - 9TH DISTRICT  
G.M.D. 464 - 9TH DISTRICT  
G.M.D. 546 - 1ST DISTRICT

NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 3-28-2025  
DATE OF PLAT PREPARATION: 4-17-2025  
EQUIPMENT USED: LEICA GS18

50 0 50 100 200  
GRAPHIC SCALE - 1 INCH = 50 FEET

**P**ATRICK &  
ASSOCIATES, INC.

SURVEYING & ENGINEERING  
928 BLACKLAWN ROAD SW  
CONYERS, GEORGIA 30094  
PHONE: 770-483-9745



ALPHA SITE SET 01-15-2026

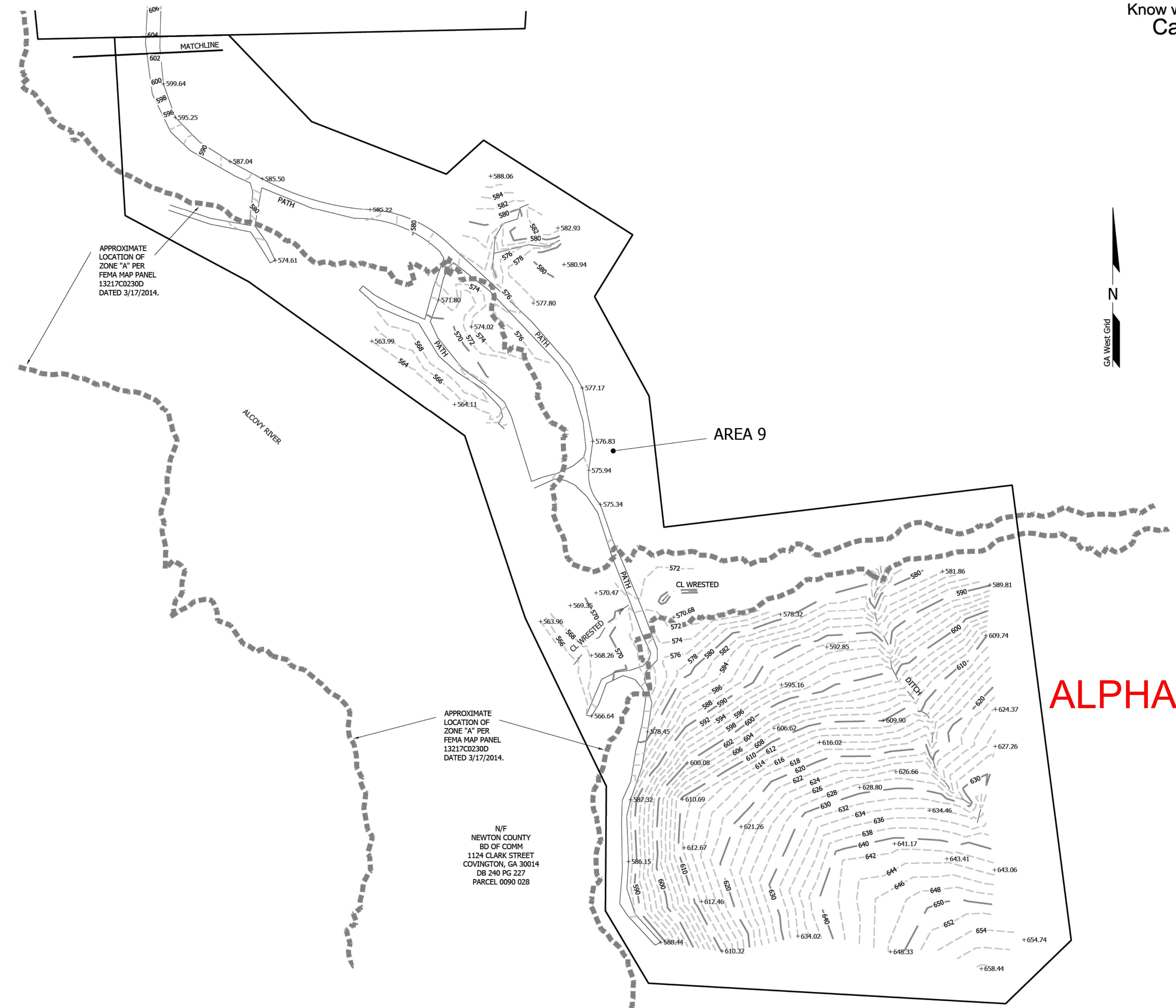
SHEET 3 OF 6  
JOB NO. 25-094  
DWG. NO. 37275



TEXT LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	IRON
GTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
DIR	DIRECTION
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
ROW MON	RIGHT OF WAY MONUMENT
CONC	CONCRETE
FH	FIRE HYDRANT
INV	INVERT
WV	WATER VALVE
WM	WATER METER
PP	POWER POLE
TYP	TYPICAL
CLF	CHAIN LINK FENCE
EBOX	ELECTRIC BOX
UFO	UNDERGROUND FIBER OPTIC
ICV	INTEGRATED CONTROL VALVE
CO	CLEAN OUT
TRANS	TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
SIGN	SIGN
EM	ELECTRIC METER
GM	GAS METER
AC	AIR CONDITIONER
TPED	TELEPHONE PEDESTAL
FO	FIBER OPTIC LINE
—	OVERHEAD POWER & COMMUNICATIONS
—	OVERHEAD POWER & COMMUNICATIONS



TEXT LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OUTER PIPE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
DIR	DIRECTION
DR	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W MON	RIGHT-OF-WAY MONUMENT
CONC	CONCRETE
FT	FT. (FEET)
INV	INVERT
WV	WATER VALVE
WM	WATER METER
PP	POWER POLE
TPV	TYPE POLE
CLF	CHAIN LINK FENCE
EBOX	ELECTRIC BOX
UFO	UNDERGROUND FIBER OPTIC
ICV	IRRIGATION CONTROL VALVE
CC	CLEAN OUT
TRANS	TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
SIGN	SIGN
EM	ELECTRIC METER
GM	GAS METER
AC	AIR CONDITIONER
TPED	TELEPHONE PEDESTAL
FO	FIBER OPTIC LINE
OPC	OVERHEAD POWER & COMMUNICATIONS





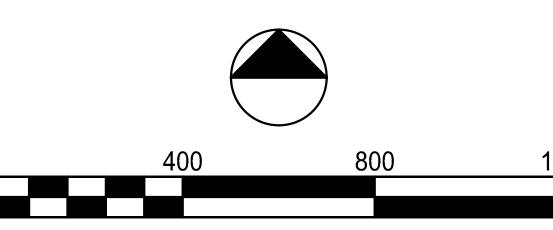
## GENERAL BUILDING DEMOLITION NOTES:

- A. GENERAL INTENT IS TO DEMOLISH AND REMOVE EXISTING CONSTRUCTION AS NOTED AND AS REQUIRED FOR THE NEW DESIGN. COORDINATE THIS WORK WITH EXISTING CONDITIONS AND ALL CONTRACT DOCUMENTS.
- B. INTENT IS FOR SPECIFIED STRUCTURES TO BE REMOVED IN ENTIRETY.  
ROOF, INTERIOR AND EXTERIOR WALLS, DOORS, WINDOWS, ETC TO BE REMOVED.  
ALL FINISHES AND FURNISHINGS TO BE REMOVED.  
BUILDING FOUNDATION TO BE REMOVED AND BACKFILLED AND COMPACTED AS REQUIRED TO PROVIDE ACCEPTABLE SOILS FOR NEW CONSTRUCTION.  
CAP ALL UTILITIES TO REMAIN FOR FUTURE USE AS REQUIRED.  
  - (1) EXISTING ELECTRICAL SYSTEM TO BE REMOVED IN ENTIRETY
  - (2) EXISTING PLUMBING SYSTEM TO BE DIRECTED TO PUBLIC SYSTEM & CAPPED
  - (3) EXISTING HVAC DUCTWORK TO BE REMOVED IN ENTIRETY
- C. THE CONTRACTOR SHALL VISIT PROJECT DURING BID PERIOD, ATTEND ALL REQUIRED PRE-BID CONFERENCES, AND BECOME FAMILIAR WITH THE ENTIRE SCOPE OF WORK. CONTRACTOR'S BID PROPOSAL SHALL BE BASED IN PART BY HIS OBSERVATIONS OF ALL EXISTING CONDITIONS.  
  
CONTRACTOR SHALL CLARIFY HIS BID TO INDICATE ANY AREAS THEY WERE NOT ABLE TO GAIN ACCESS TO VIEW EXISTING CONDITIONS.
- D. THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR ALL SHORING, BRACING, SCAFFOLDING, ETC., AND THEIR STRENGTH AND ADEQUACY, PROPER USE, OPERATION, SAFETY, AND MAINTENANCE.
- E. UNLESS OTHERWISE DIRECTED, SHOWN, OR SPECIFIED, ALL MATERIALS AND EQUIPMENT REMOVED OR DEMOLISHED, EXCEPT THOSE NOTED TO BE SALVAGED OR RELOCATED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF LEGALLY.
- F. CARE SHALL BE TAKEN TO AVOID DAMAGING OR DISTURBING EXISTING STRUCTURES/ITEMS WHICH ARE INDICATED TO REMAIN. ALL DAMAGED WORK SHALL BE REPLACED IN KIND AT CONTRACTORS EXPENSE
- G. EXISTING ELECTRICAL, PLUMBING, VENT, AND GAS LINES THAT ARE TO BE ABANDONED SHALL BE CAPPED IN WALLS OR UNDER FLOOR, OR AS NOTED IN PLAN DEMOLITION NOTES, OR AS REQUIRED BY CODE. PATCH DEMOLISHED AREAS FLUSH WITH ADJACENT SURFACES USING LIKE MATERIALS. REMOVE WIRING BACK TO PANEL.
- H. WHERE EXISTING ACTIVE ELECTRICAL EQUIPMENT, COMMUNICATION LINES, ETC. (THAT REMAIN) ARE ATTACHED TO WALLS THAT WILL BE REMOVED, REROUTE AND RE-SUPPORT LINES AS NECESSARY FOR TEMPORARY USE FOR PROPER INSTALLATION OF NEW CONSTRUCTION.
- I. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, SANITARY SEWERS, ELECTRICAL AND FOUNDATIONS, ETC. BEFORE COMMENCING ANY SAWCUTTING OR DIGGING.
- J. REFER TO REMAINDER OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION AND ADDITIONAL MISCELLANEOUS DEMOLITION.
- K. HAZARDOUS MATERIALS HAVE NOT BEEN IDENTIFIED IN THE EXISTING STRUCTURES.
  - 1. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK.
  - 2. IF HAZARDOUS MATERIALS ARE ENCOUNTERED OR IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER.
  - 3. DECISION WILL BE MADE ON DIRECTION OF ABATEMENT:
    - a. OPTION 1 - HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT BY LICENSED CONTRACTOR FAMILIAR AND ABLE TO PERFORM ALL REQUIRED HAZARDOUS MATERIALS ABATEMENT SERVICES.
    - b. OPTION 2 - HAZARDOUS MATERIALS WILL BE REMOVED BY GENERAL CONTRACTOR UNDER A SEPARATE CONTRACT BY LICENSED CONTRACTOR FAMILIAR AND ABLE TO PERFORM ALL REQUIRED HAZARDOUS MATERIALS ABATEMENT SERVICES.

## SITE DEMOLITION NOTES:

1. SEE SHEET C0.01 FOR ADDITIONAL DEMOLITION NOTES.
2. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS IMMEDIATELY UPON DISCOVERY.
3. CONTRACTOR TO COORDINATE WITH OWNER FOR STORAGE LOCATIONS FOR CONSTRUCTION MATERIALS NOTED TO BE SALVAGED.
4. PRIOR TO BEGINNING DEMOLITION, ALL EROSION AND INLET PROTECTION MEASURES SHALL BE IN PLACE.
5. DISPOSE OF DEMOLISHED MATERIALS LEGALLY OFF SITE.
6. LIMIT OF DISTURBANCE SHALL BE FENCED WITH STANDARD STAKED ORANGE CONSTRUCTION FENCING.
7. ALL LIGHTING AND LIGHTING EQUIPMENT TO REMAIN SHALL BE PROTECTED IN PLACE WITH TREE PROTECTION FENCING PRIOR TO DEMOLITION.
8. CONTRACTOR TO BACKFILL AND COMPACT ANY HOLES/VOIDS IN PAVEMENT CAUSED BY DEMO WORK.
9. EXISTING UTILITIES MAY BE PRESENT THAT WERE NOT IDENTIFIED ON THE SURVEY. IF THE CONTRACTOR ENCOUNTERS ANY SUCH UTILITY, CONTRACTOR TO NOTIFY OWNER AND DESIGNER IMMEDIATELY. ANY UTILITIES IDENTIFIED TO BE CUT OFF SHALL BE REMOVED THE THE EXTENT NECESSARY FOR PROPOSED WORK, THEM CAPPED AND SEALED IN PLACE.
10. ANY DAMAGES TO EXISTING STRUCTURES/PAVEMENT PRIOR TO CONSTRUCTION SHALL BE DOCUMENTED & SUBMITTED TO ARCH. & OWNER TO AVOID ADDITIONAL REPAIR COSTS.

# ALPHA SITE SET 01-15-2026



SCALE 1" = 400'

# H FACTORY SHOALS PARK IMPR. SITE PERMITTING PACKAGE

# ROY SHOALS PARK IMPRINTING PACKAGE

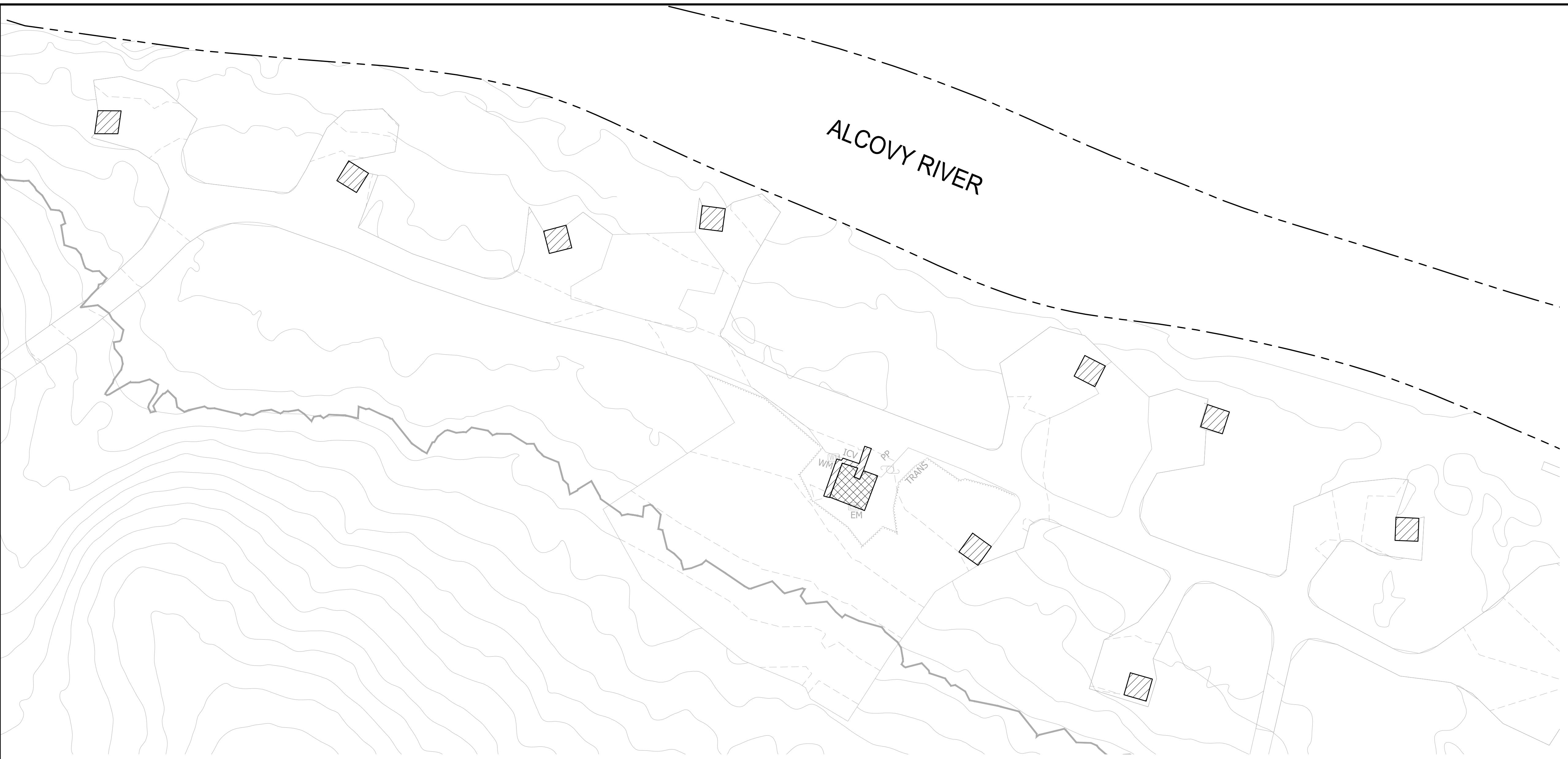
# NORTH

三五七五七五

# OVERALL DEMOLITION PLAN

JECT NO.  
3042P  
AWN BY  
ITC  
ECKED BY  
SP  
EET NO.

C0.20



# ALPHA SITE SET 01-15-2026

C:\2300008\23042P\_Newton County, GA - Westside and Southside Parks\CAD101\_SHEETS\NORTH - FACTORY SHOALS\23042P\_C000\_SITE\_COVER\_SERIES.dwg - Printed on 2025-11-14 at 11:40:25 AM.

**LEGEND:**

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 STRUCTURE REMOVAL  
(BUILDINGS, ETC.)

 EXISTING CONCRETE PAVEMENT REMOVAL

**NOTE: COORDINATE ALL EXISTING SITE FURNISHING  
DEMOLITION WITH OWNER PRIOR TO REMOVAL.**

# **LÖSSE** **DESIGN**

SPACES FOR LIFE.

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# FACTORY SHOALS PARK IMPR.

## SITE PERMITTING PACKAGE

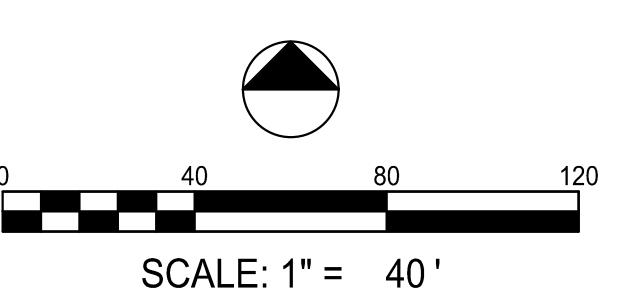
CEOPCIA

## NEWTON COUNTY

NEWTON COUNTY

SHEET TITLE

# DEMOLITION PLAN



SCALE: 1" = 40'

1 NO.





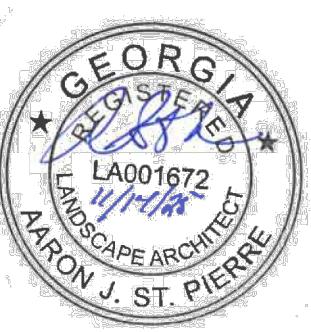












**NORTH FACTORY SHOALS PARK IMPR.**  
**SITE PERMITTING PACKAGE**

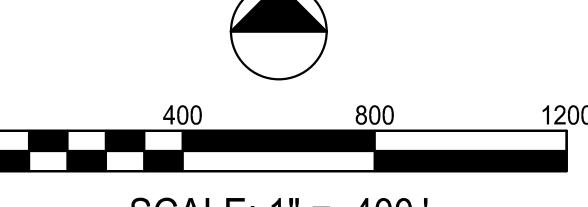
GEORGIA

NEWTON COUNTY

NEWTON COUNTY



Know what's below.  
Call before you dig.



SCALE: 1" = 400'

C2.00

**GRADING NOTES:**

- SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
- ALL FILL AND CUT SLOPES SHALL BE 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN ALL LOCATIONS.
- CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
- NO EARTHWORK SHALL BE PERMITTED UNTIL ISSUANCE OF LAND GRADING PERMIT. PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE.
- SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- REFER TO LANDSCAPE PLAN FOR TOPSOIL AND PERMANENT VEGETATION REQUIREMENTS IN PLANT BEDS AND TREE WELLS.
- ALL WATER BODY BUFFERS SHOWN SERVE AS BOTH CONSTRUCTION BUFFERS AND PERMANENT BUFFERS.

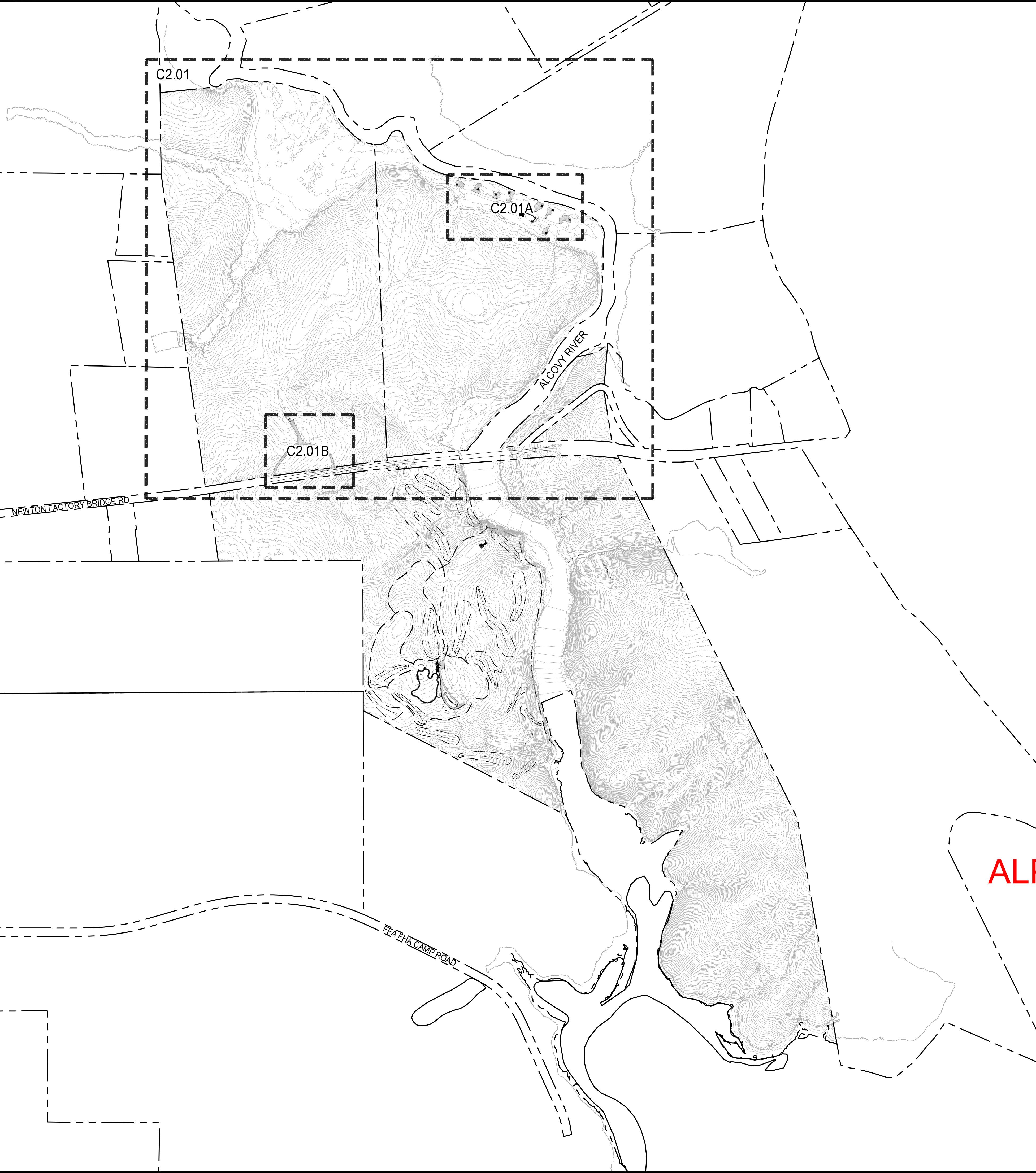
**FEMA FLOODPLAIN NOTE:**

NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER #####X####X, EFFECTIVE DATE: MONTH DAY, YEAR. FLOODZONE 'X' (UNSHADED)"

**GRADING & DRAINAGE LEGEND:**

- SITE BOUNDARY / PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- 571 — PROPOSED INTERIM CONTOUR LINE
- 570 — PROPOSED INDEX CONTOUR LINE
- 571 — EXISTING INTERIM CONTOUR LINE
- 570 — EXISTING INDEX CONTOUR LINE
- 570.20 — PROPOSED SPOT ELEVATION
- SLOPE DIRECTIONAL ARROW
- PROPOSED HEADWALL
- PROPOSED STORM WATER LINE
- PROPOSED ROOF DRAIN / COLLECTOR LINE

**ALPHA SITE SET 01-15-2026**







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NFRINGEMENT IS SUBJECT TO LEGAL ACTION.



# ACIORY SHOALS PARK IMPR. SITE PERMITTING PACKAGE

## PERMITTING PACKAGE

# NORI H F NEWTON COUNTY

TITLE	
GRADING SERIES ENLARGEMENT	
STRUCTURE NO.	DATE
C2P	11/14/2025
DRAWN BY	SCALE 1" = 40'
CHECKED BY	
REMOVED BY	
FILE NO.	

## GRADING NOTES:

1. SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
2. ALL FILL AND CUT SLOPES SHALL BE 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.
3. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN ALL LOCATIONS.
4. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
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7. NO EARTHWORK SHALL BE PERMITTED UNTIL ISSUANCE OF LAND GRADING PERMIT. PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
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9. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
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11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. REFER TO LANDSCAPE PLAN FOR TOPSOIL AND PERMANENT VEGETATION REQUIREMENTS IN PLANT BEDS AND TREE WELLS.
13. ALL WATER BODY BUFFERS SHOWN SERVE AS BOTH CONSTRUCTION BUFFERS AND PERMANENT BUFFERS.

**FEMA FLOODPLAIN NOTE:**  
NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA AS  
DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY FLOOD INSURANCE RATE MAP NUMBER #####X#####X,  
EFFECTIVE DATE: MONTH DAY, YEAR. FLOODZONE "X (UNSHADED)"

### GRADING & DRAINAGE LEGEND:

— — — — — SITE BOUNDARY / PROPERTY LINE

— — — LOD LIMITS OF DISTURBANCE

— 571 PROPOSED INTERIM CONTOUR LINE

— 570 PROPOSED INDEX CONTOUR LINE

- - - 571 EXISTING INTERIM CONTOUR LINE

- - - 570 EXISTING INDEX CONTOUR LINE

570.20 — — — PROPOSED SPOT ELEVATION

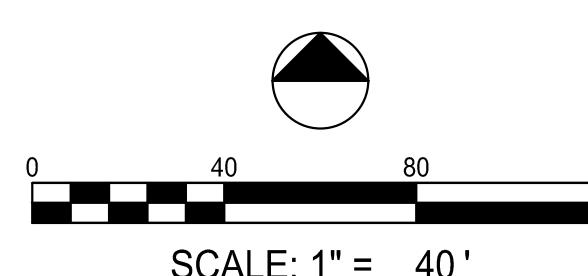
← — — — SLOPE DIRECTIONAL ARROW

— — — PROPOSED HEADWALL

— — — PROPOSED STORM WATER LINE

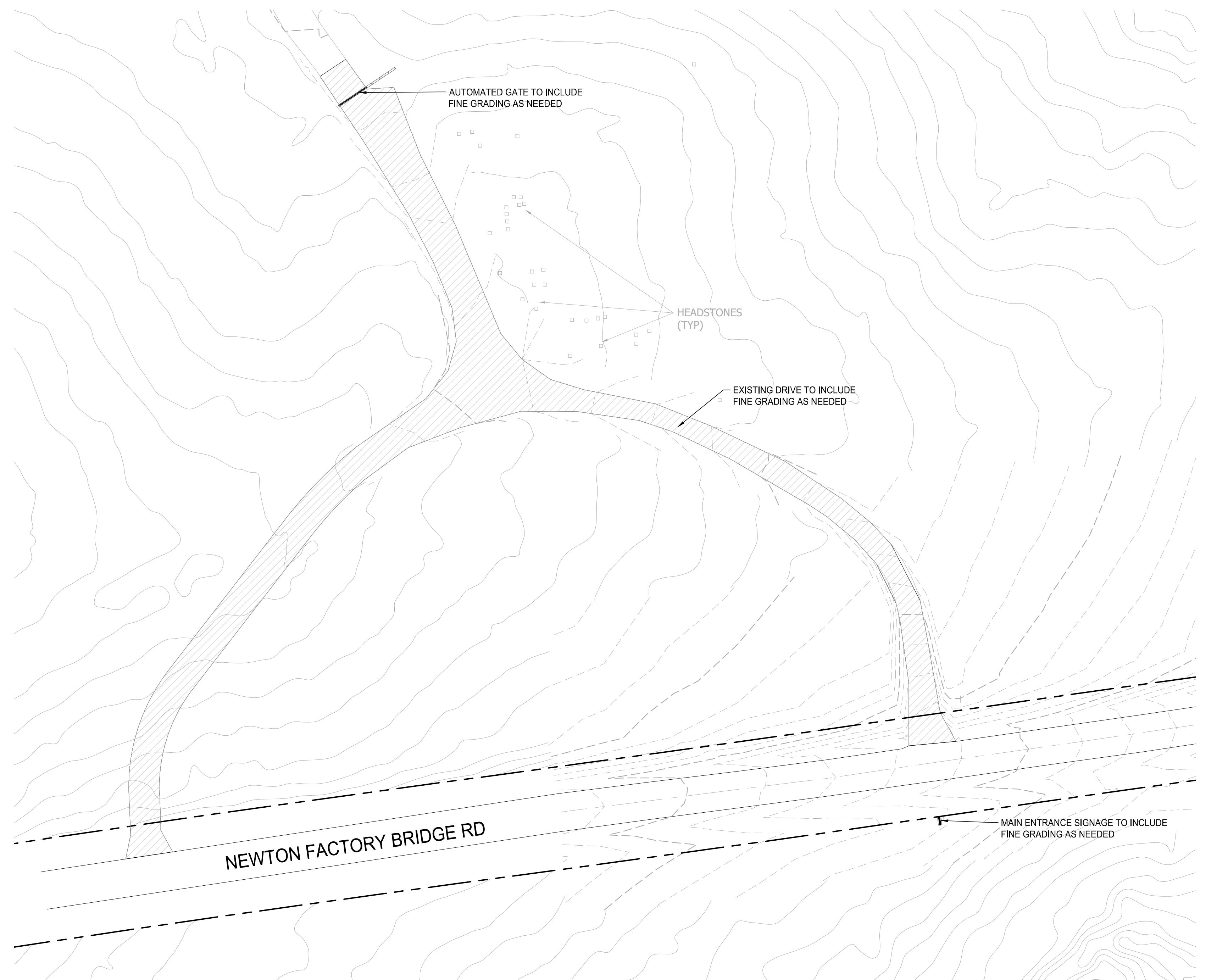


Know what's **below**.  
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# ALPHA SITE SET 01-15-2026

2023000823042P Newton County GA - Westside and Southside Parks CAD011\_SHEETS(NORTH-FACTORY SHOALS)23042P\_C020\_GRADING\_SERIES.dwg - Printed on 2025-11-14 at 11:45:24 AM.



# ALPHA SITE SET 01-15-2026

**GRADING NOTES:**

SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.

ALL FILL AND CUT SLOPES SHALL BE 3:1 OR FLATTER. UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN ALL LOCATIONS.

CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.

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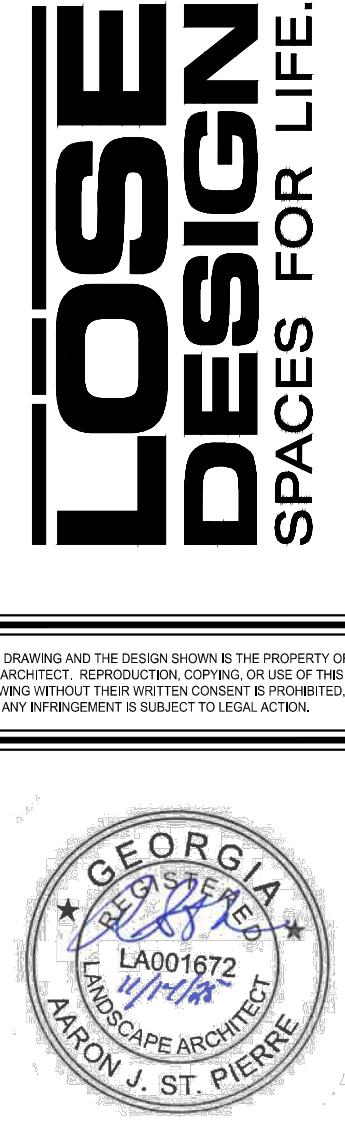
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

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**LEMA FLOODPLAIN NOTE:**  
A PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA AS  
DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY FLOOD INSURANCE RATE MAP NUMBER #####X#####X,  
EFFECTIVE DATE: MONTH DAY, YEAR. FLOODZONE "X (UNSHADED)"

## GRADING & DRAINAGE LEGEND:

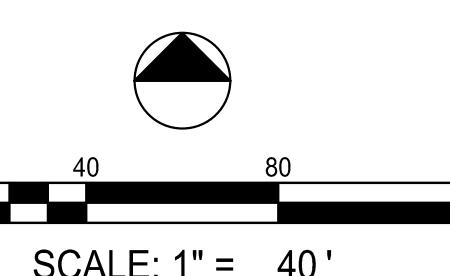


# ORTH FACTORY SHOALS PARK IMPR. SITE PERMITTING PACKAGE

NEWTON COUNTY  
GEORGIA



know what's **below**.  
**Call** before you dig.



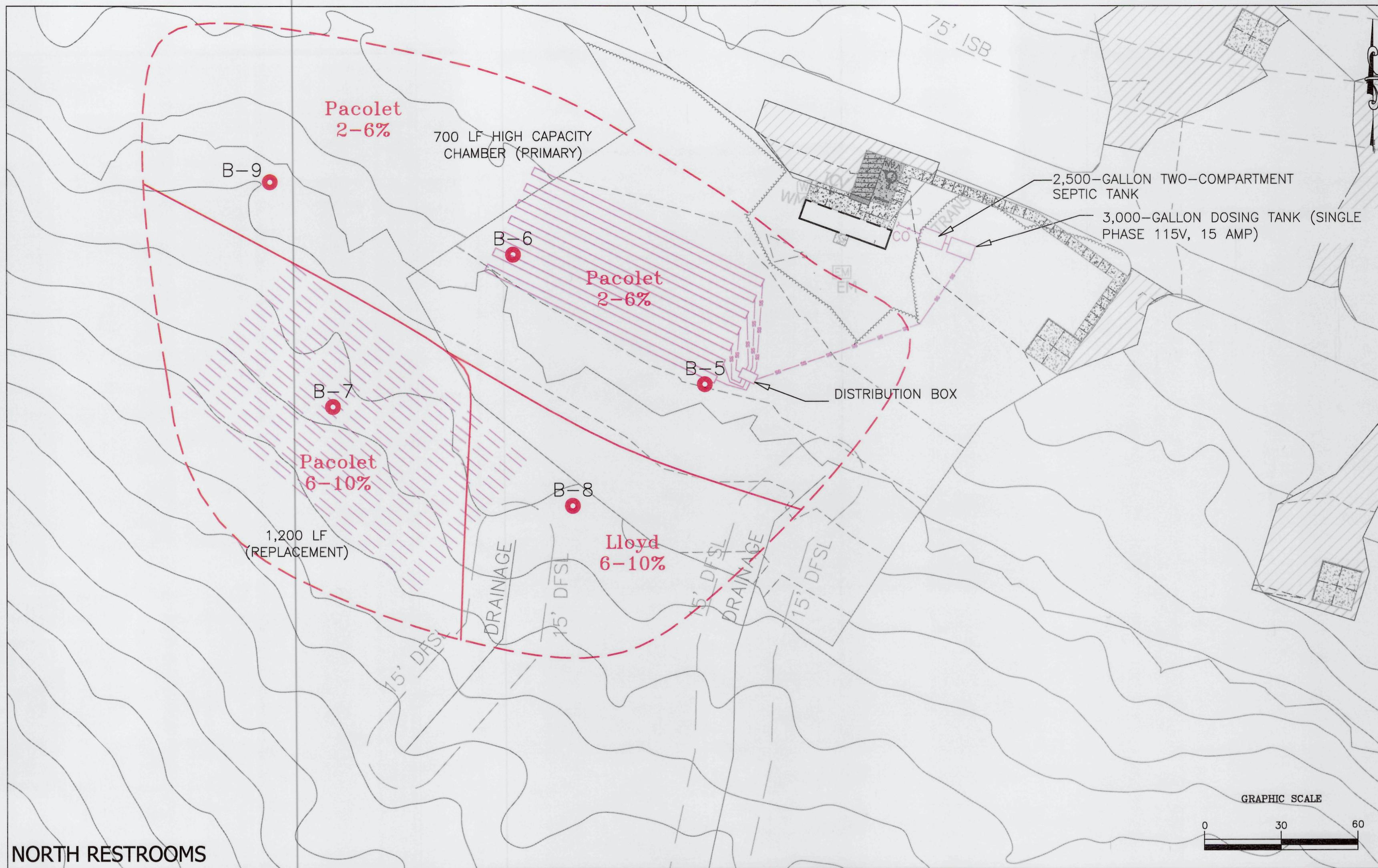
EET TITLE	
GRADING SERIES ENLARGEMENT	
JECT NO.	DATE
3042P	11/14/2025
AWN BY	SCALE
ITC	1" = 40'
ECKED BY	
SP	
EET NO.	
C2.01B	



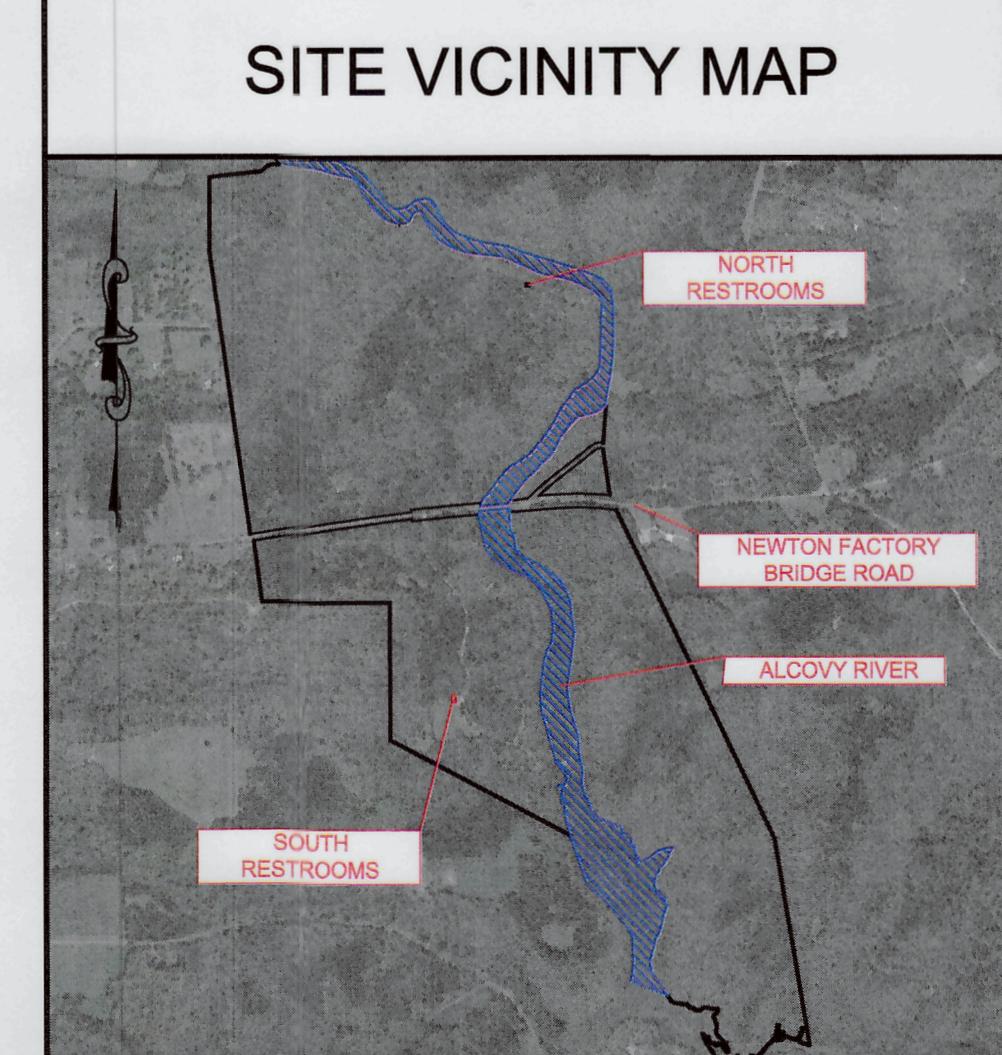
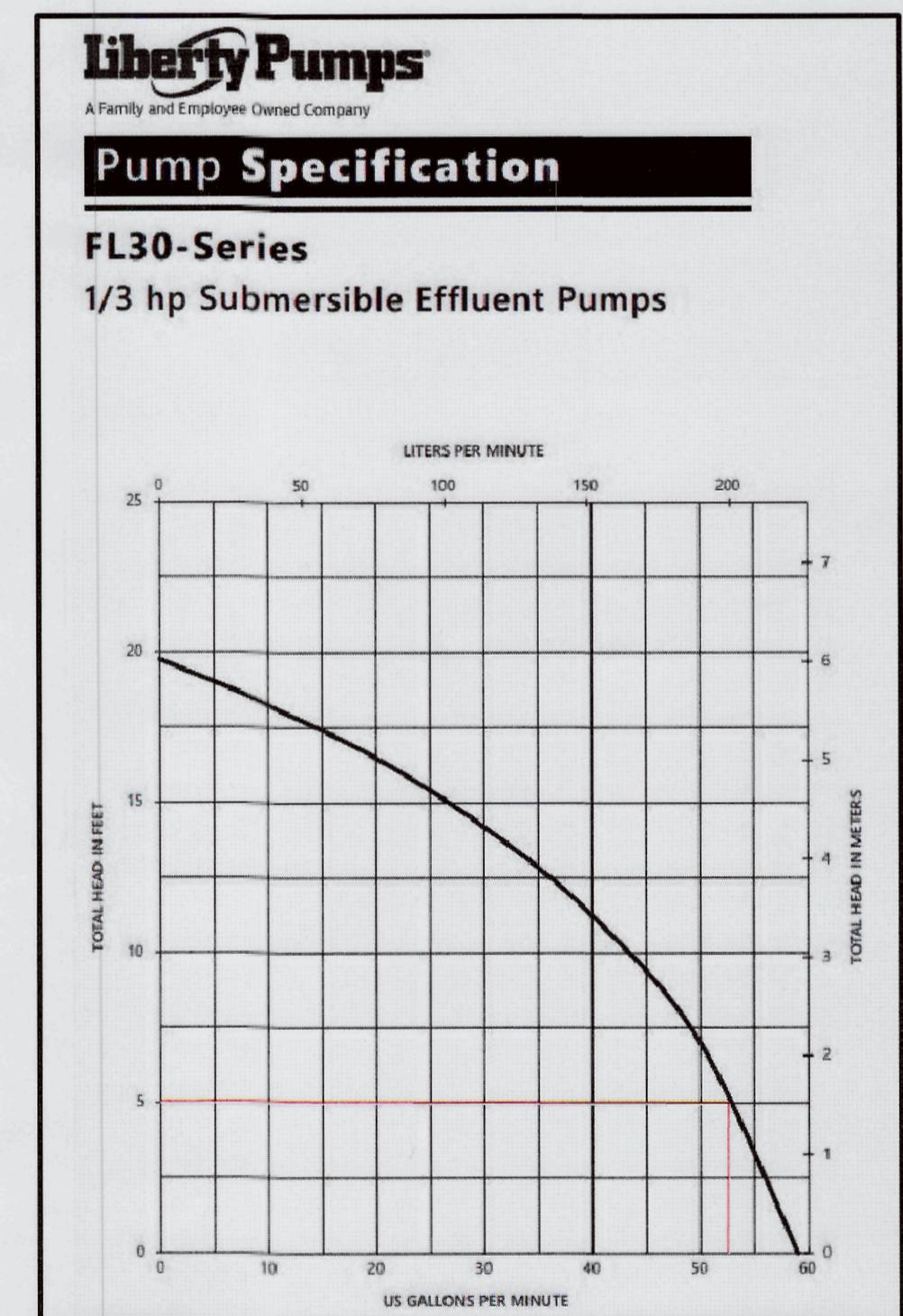
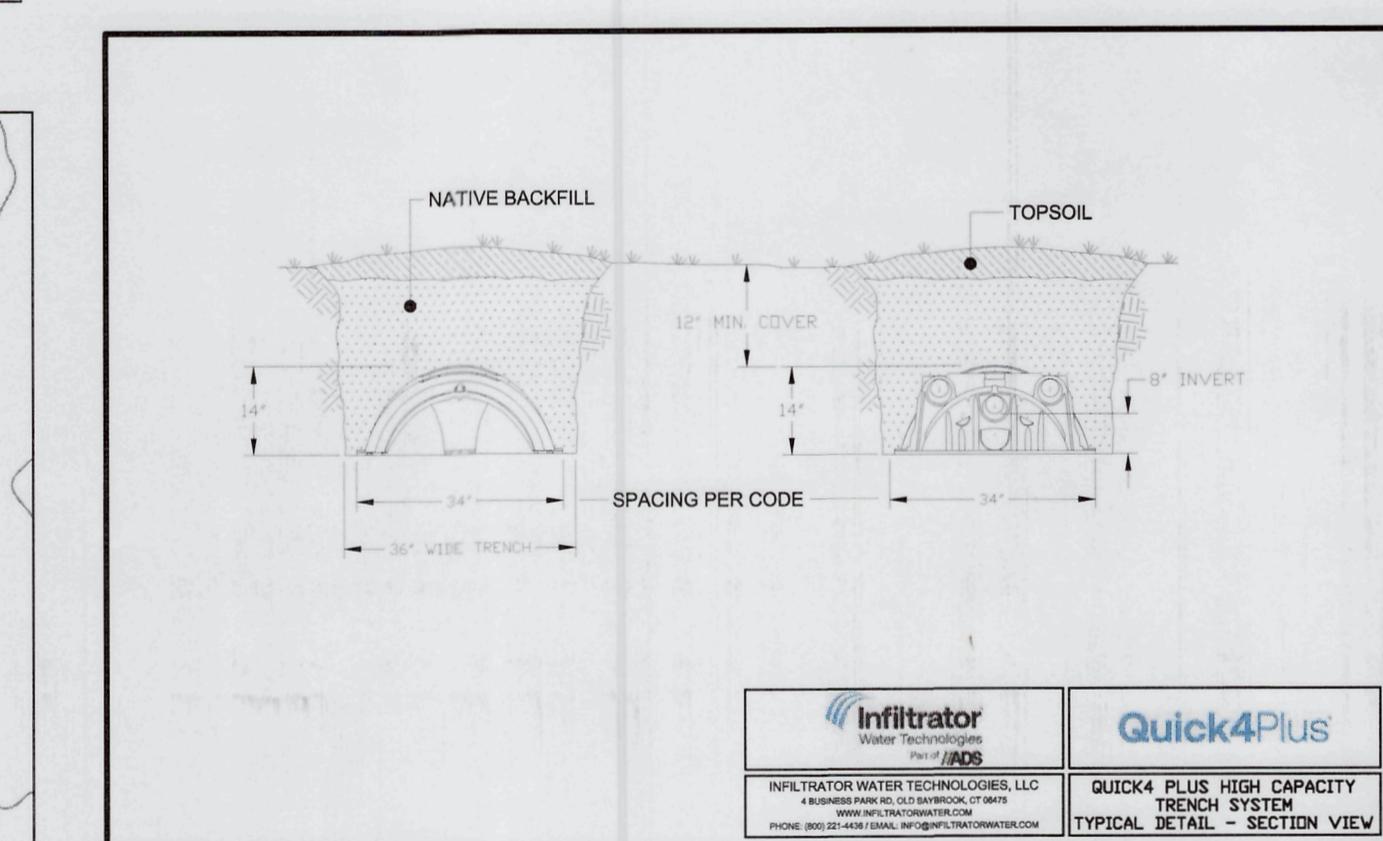
ENVIRONMENTAL

4055 Highway 53 East  
Dawsonville, GA 30534

Phone: 706-579-1607



**ALPHA SITE SET  
01-15-2026**



**Septic Design & Level 3 Soil Survey**  
Factory Shoals Park  
450 Newton Factory Bridge Road  
Covington, Newton County, Georgia  
MCE Job # LD-2501-1

PARCEL	N/A
LAND LOT	N/A
DISTRICT	N/A
CITY	COVINGTON
COUNTY	NEWTON
STATE	GEORGIA
JOB NUMBER	LD-2501-1
DATE	11/11/2025

**DESIGN**  **CHECKED**  **REVIEWED**

**KAB**  **RLW**  **RRW**

DATE	NO	COMMENT
2/9/26	1	Update soil data

**Sheet 1 of 1**