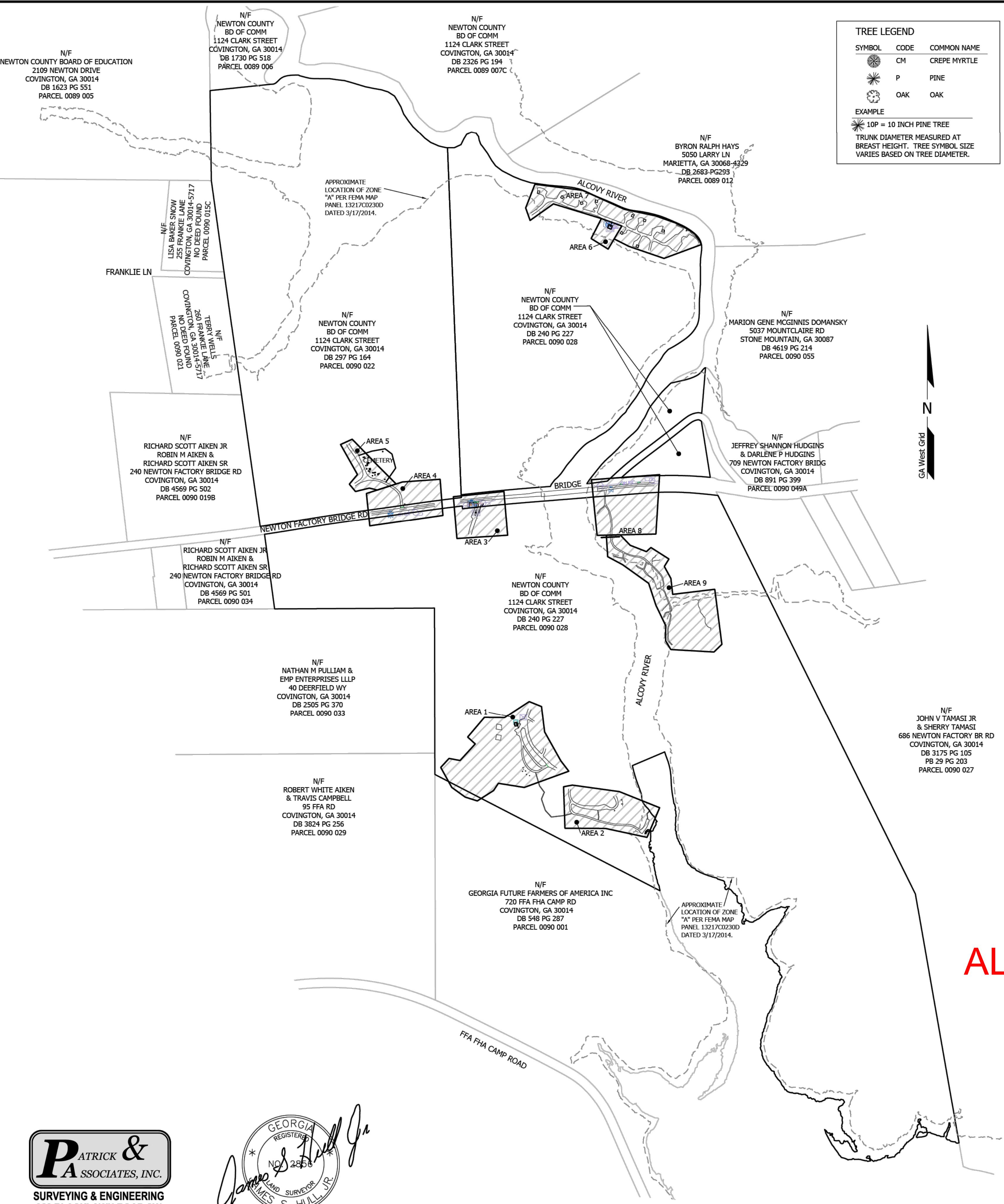


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**NOTE:**  
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**ALPHA SITE SET 01-15-2026**

**PATRICK & ASSOCIATES, INC.**  
SURVEYING & ENGINEERING  
928 BLACKLAWN ROAD SW  
CONYERS, GEORGIA 30094  
PHONE: 770-483-9745



N/F  
NEWTON COUNTY  
BD OF COMM  
1124 CLARK STREET  
COVINGTON, GA 30014  
DB 240 PG 227  
PARCEL 0090 028

OWNER:  
PARCEL 0090 028  
NEWTON COUNTY  
BD OF COMM  
1124 CLARK STREET  
COVINGTON, GA 30014  
DB 240, PG 227

TOPOGRAPHIC SURVEY FOR:

## FACTORY SHOALS RECREATION PARK

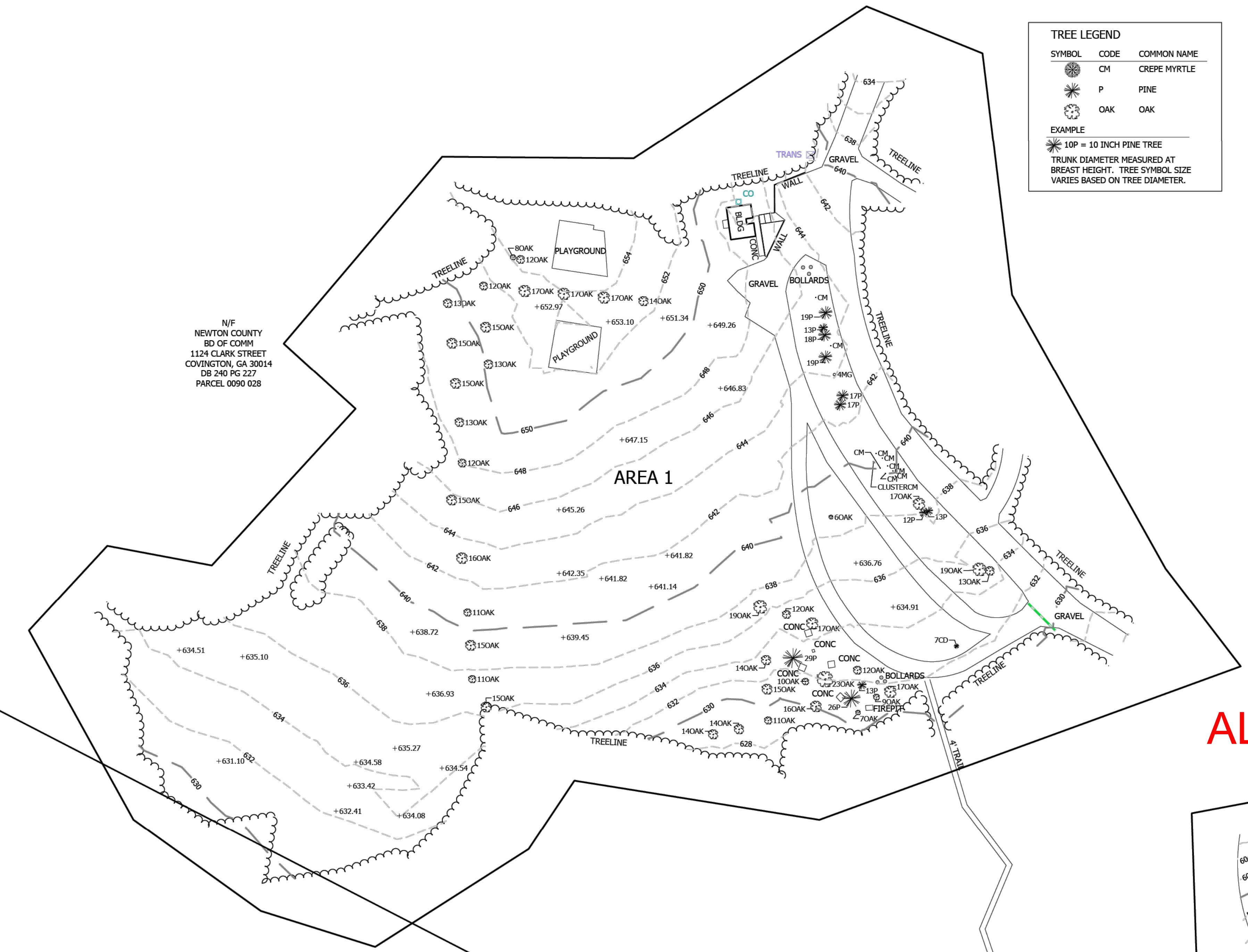
450 NEWTON FACTORY BRIDGE ROAD  
LAND LOT 137 & 140 - 9TH DISTRICT  
G.M.D. 464 - 9TH DISTRICT  
G.M.D. 546 - 1ST DISTRICT

NEWTON COUNTY, GEORGIA

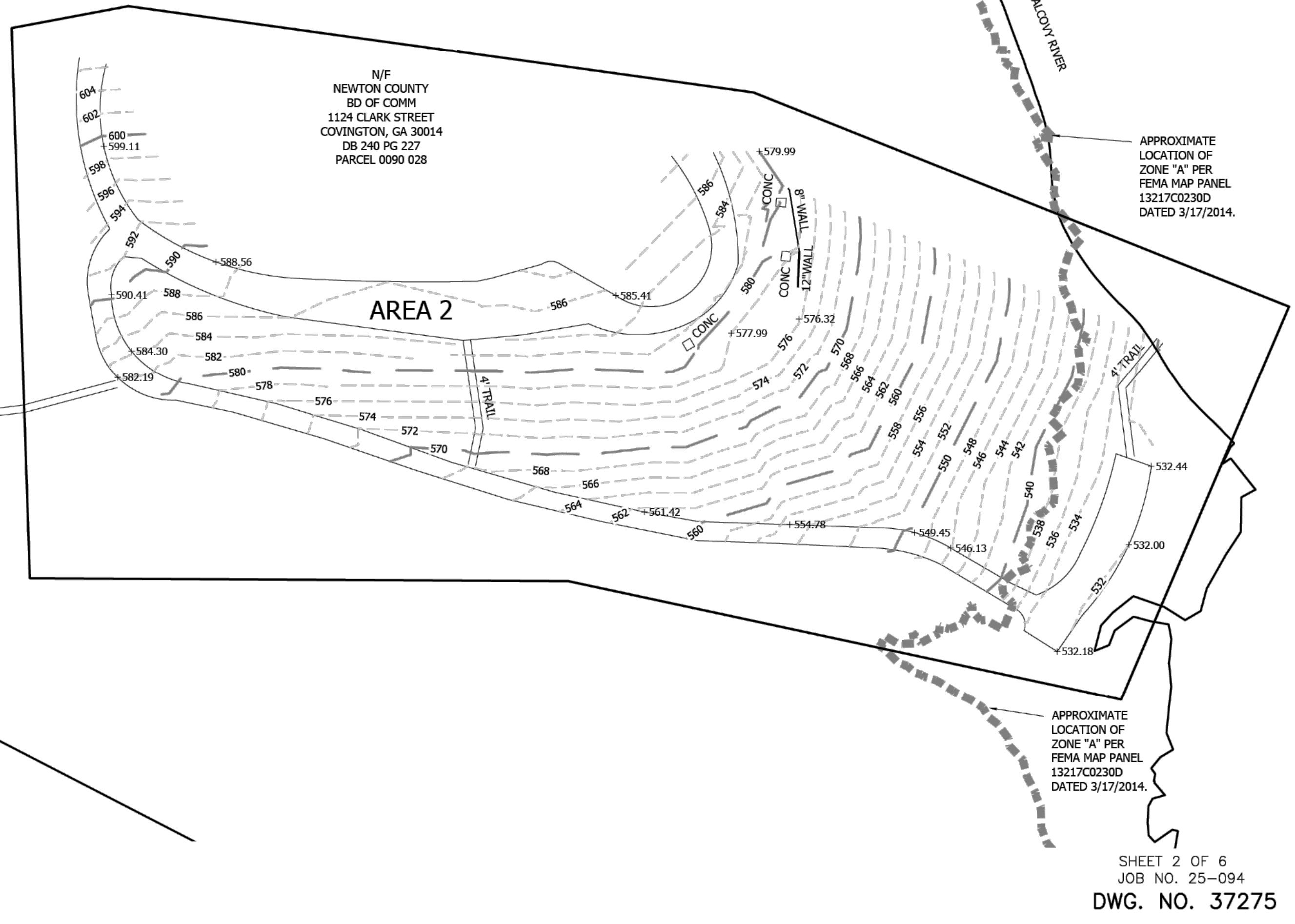
DATE OF FIELD WORK: 3-28-2025  
DATE OF PLAT PREPARATION: 4-17-2025  
EQUIPMENT USED: LEICA GS18

50 0 50 100 150 200  
GRAPHIC SCALE - 1 INCH = 50 FEET

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TEXT LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REB
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
HDP	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
DIR	DIRECTION
DB	DEED BOOK
PG	PAGE
NF	NO LONGER OR FORMERLY
R/W MON	RIGHT-OF-WAY MONUMENT
CONC	CONCRETE
FH	FIRE HYDRANT
INV	INVERT
WV	WATER VALVE
WM	WATER METER
PP	POWER POLE
TVP	TYPICAL
CLF	CHAIN LINK FENCE
EBOX	ELECTRIC BOX
UPO	UNDERGROUND FIBER OPTIC
ICV	IRRIGATION CONTROL VALVE
CO	CLEAN OUT
TRANS	TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
SIGN	SIGN
EM	ELECTRIC METER
GM	GAS METER
AC	GAS CONDITIONER
TPED	AIR CONDITIONER
FO	TELEPHONE PEDESTAL
FO	FIBER OPTIC LINE
OC	OVERHEAD POWER & COMMUNICATIONS



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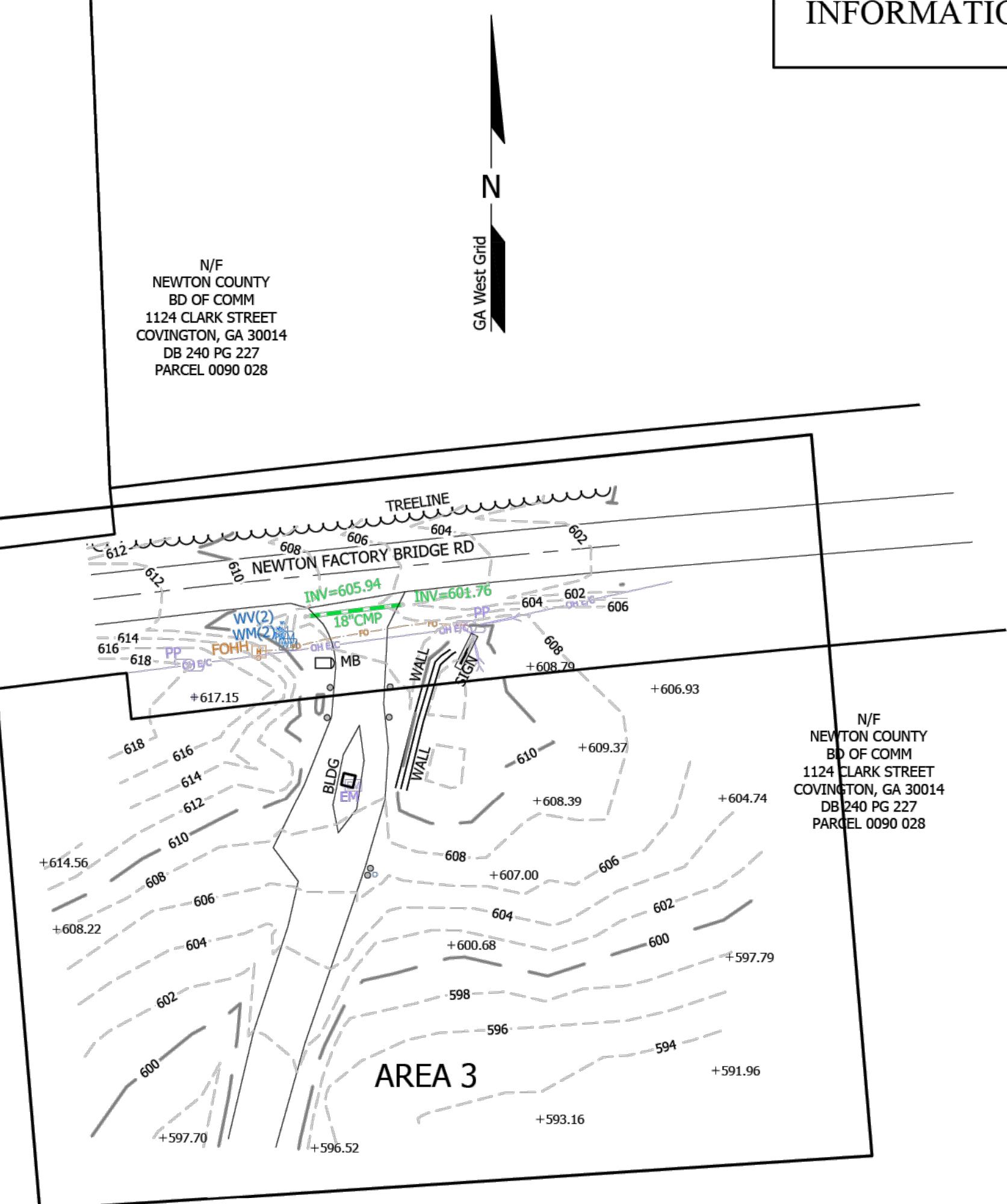
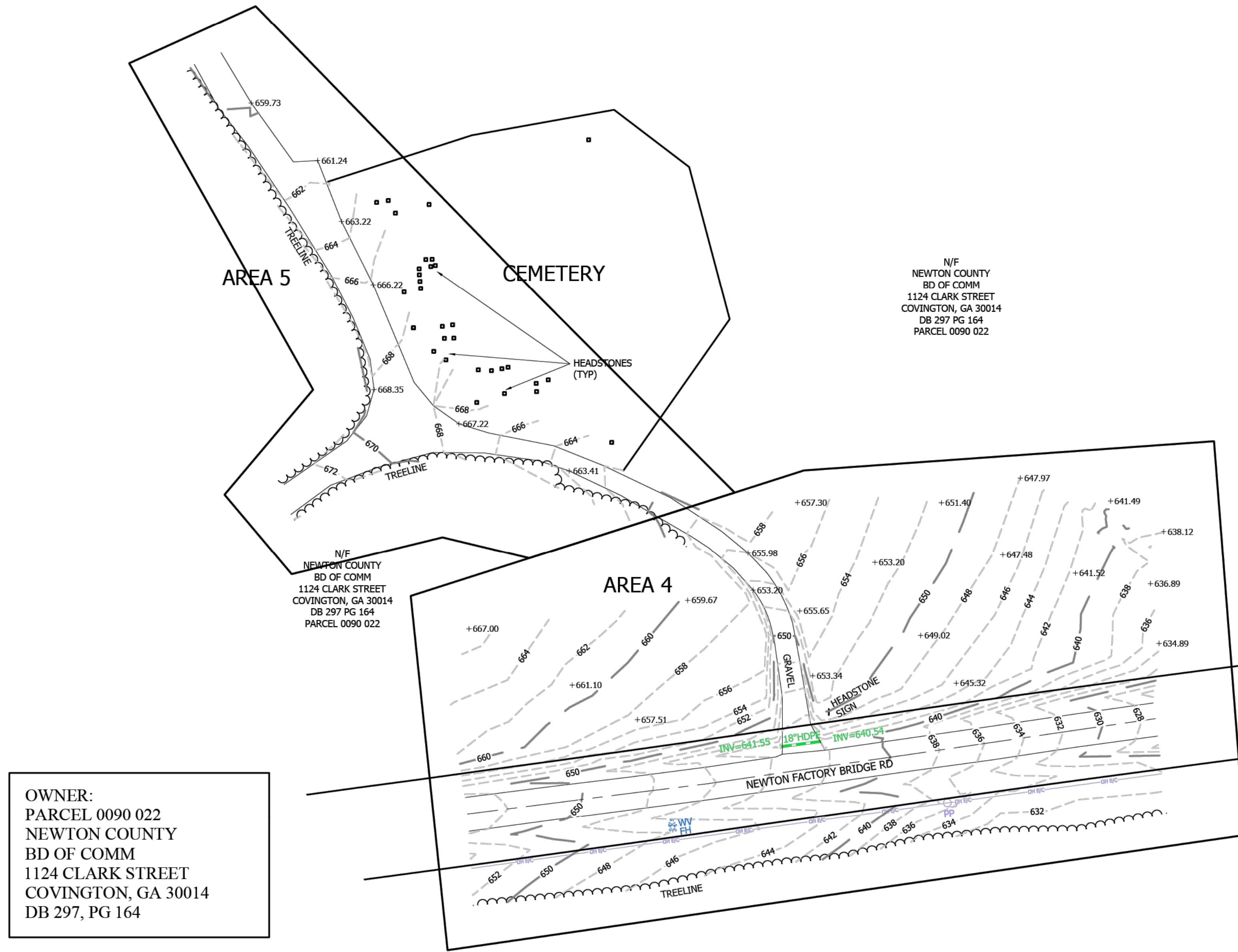
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TEXT LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	RIGHT-OF-WAY
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
HDP	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
DIR	DIRECTION
DB	DEED BOOK
PG	PAGE
NP	NO LONGER FORMERLY
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:  
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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

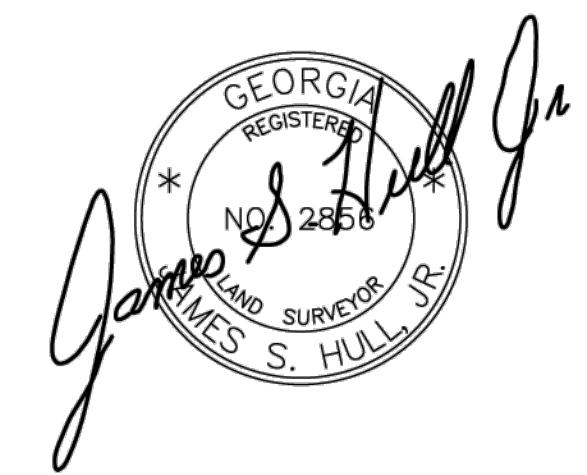
NEWTON COUNTY, GEORGIA

DATE OF FIELD WORK: 3-28-2025  
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50 0 50 100 200  
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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



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TEXT LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIPE SET
RB	REBAR
OTP	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	NON OR FORMERLY
R/W MON	RIGHT-OF-WAY MONUMENT
CONC	CONCRETE
FH	FIRE HYDRANT
INV	INVERT
WV	WATER VALVE
WM	WATER METER
PP	POWER POLE
TPV	TOPICAL
CLF	CHAIN LINK FENCE
EBOX	ELECTRICAL BOX
UDO	UNDERGROUND FIBER OPTIC
ICV	IRRIGATION CONTROL VALVE
CO	CLEAN OUT
TRANS	TRANSFORMER
PVC	POLYVINYL CHLORIDE PIPE
SIGN	SIGN
EM	ELECTRIC METER
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AC	AIR CONDITIONER
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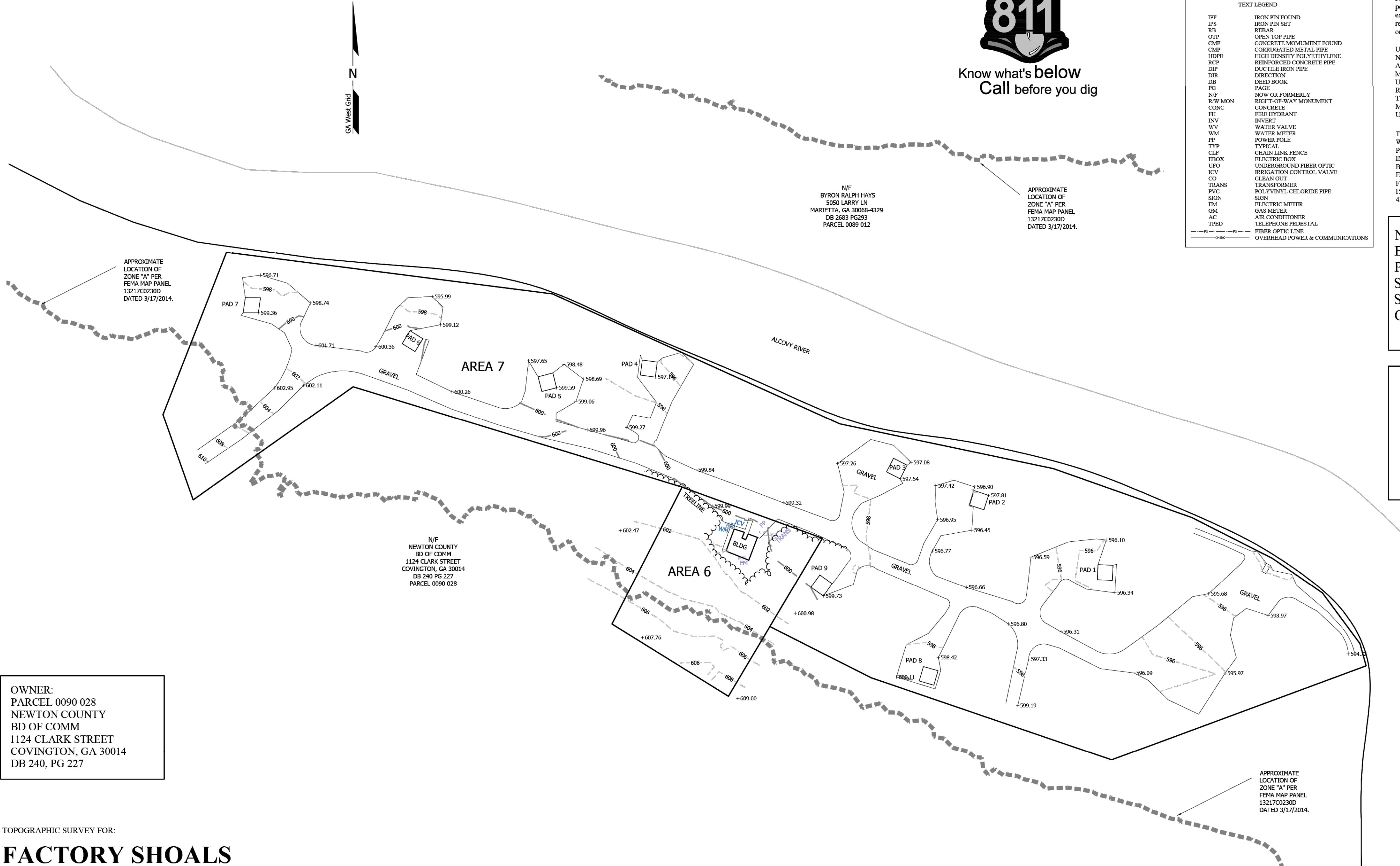
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TEXT LEGEND	
IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
OTP	OUTER PIPE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
DIR	DIRECTION
DR	DEED BOOK
PG	PAGE
N/F	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 VALVE
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

OWNER:  
PARCEL 0090 028  
NEWTON COUNTY  
BD OF COMM  
1124 CLARK STREET  
COVINGTON, GA 30014  
DB 240, PG 227

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  
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CONYERS, GEORGIA 30094  
PHONE: 770-483-9745

GEORGIA  
REGISTERED  
NO. 2558  
LAND SURVEYOR  
JAMES S. HULL, Jr.



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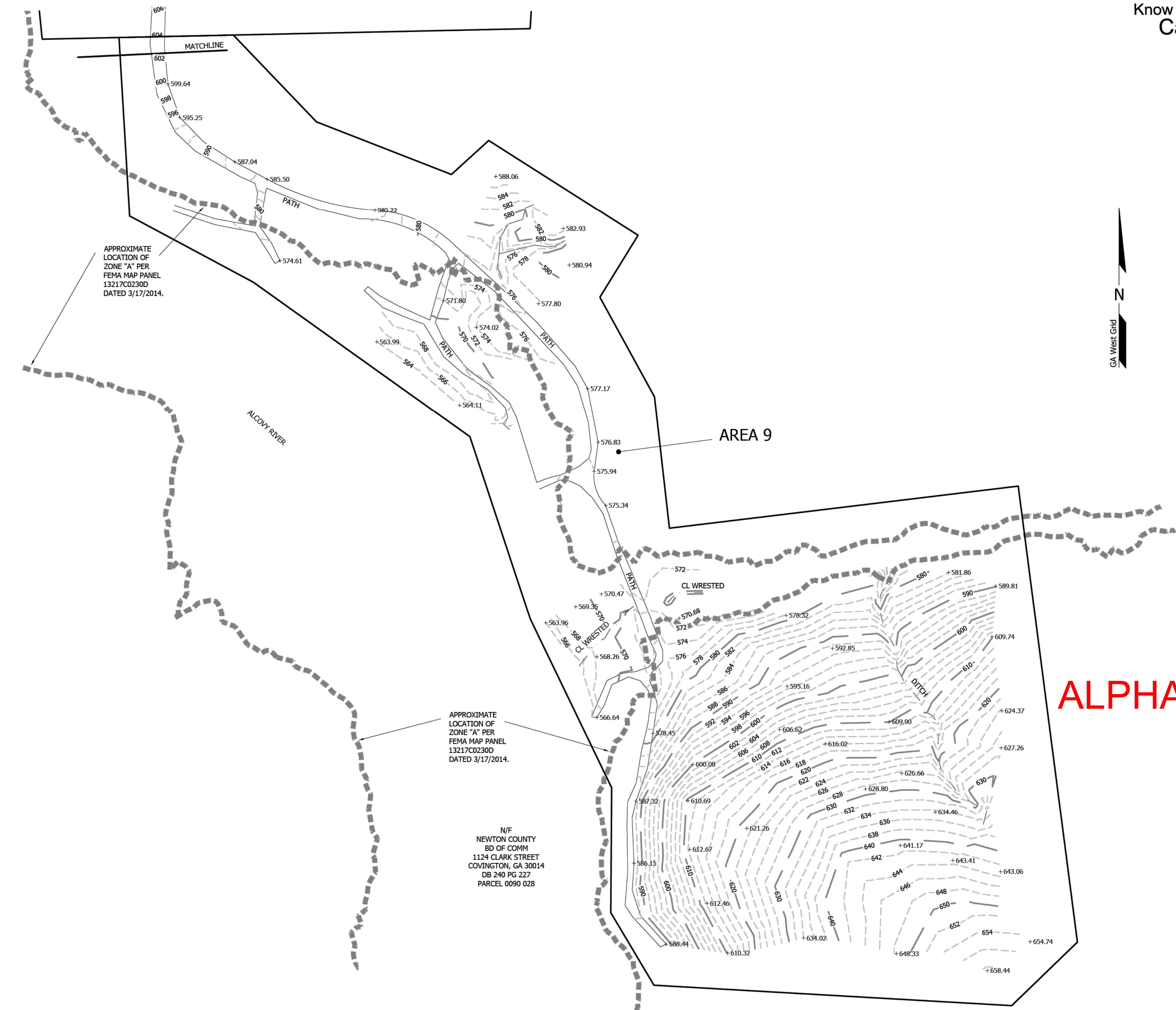
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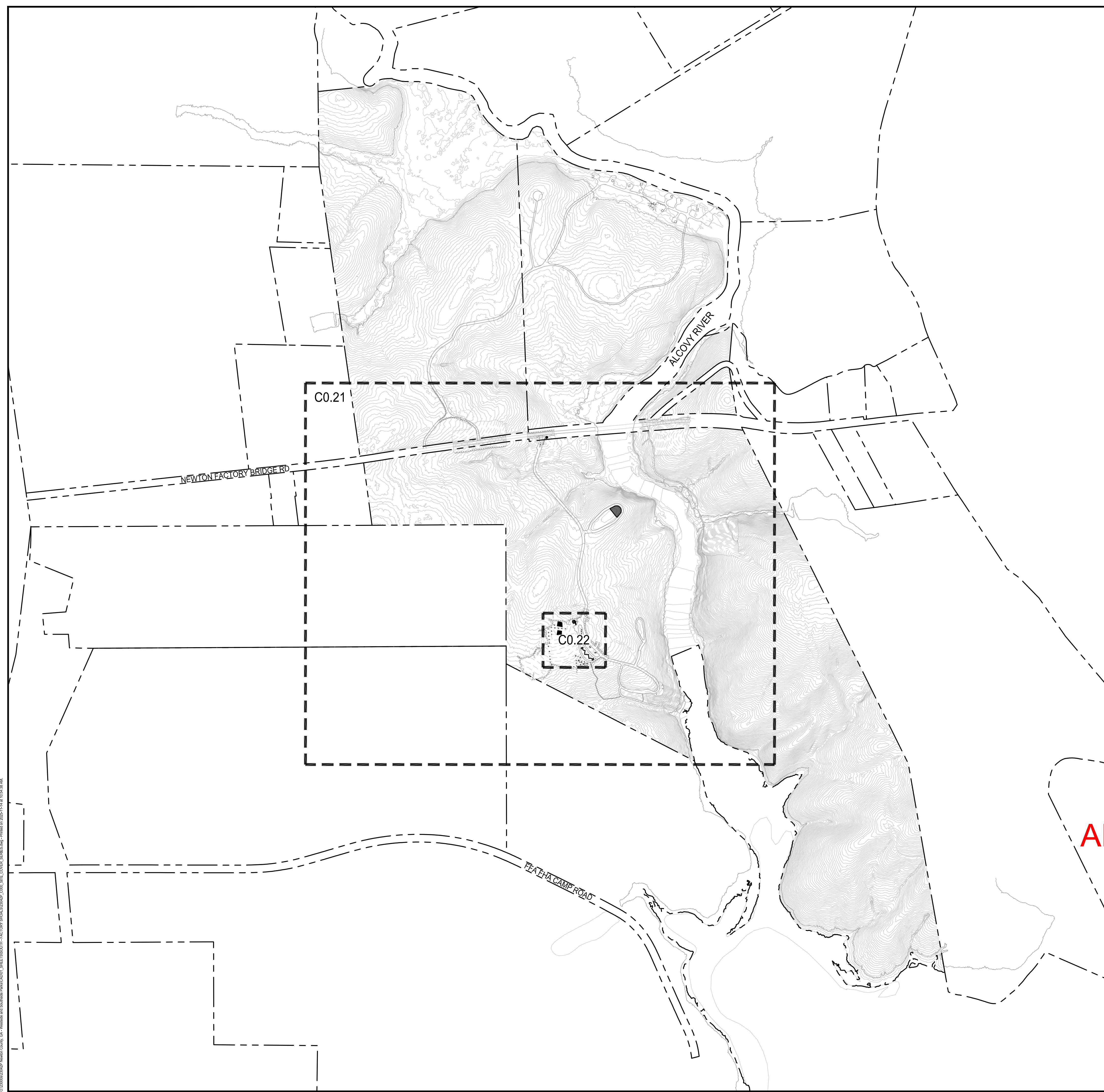
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**ALPHA SITE SET 01-15-2026**





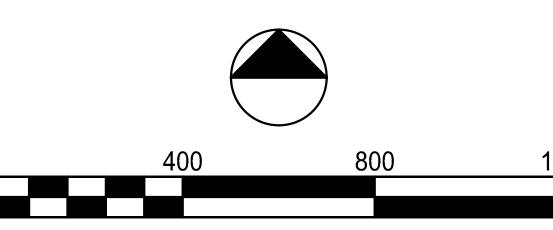
## GENERAL BUILDING DEMOLITION NOTES:

- 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

# FACTORY SHOALS PARK IMPR. SITE PERMITTING PACKAGE

R

# FACTORY SHOALS PAR

## SOUTH

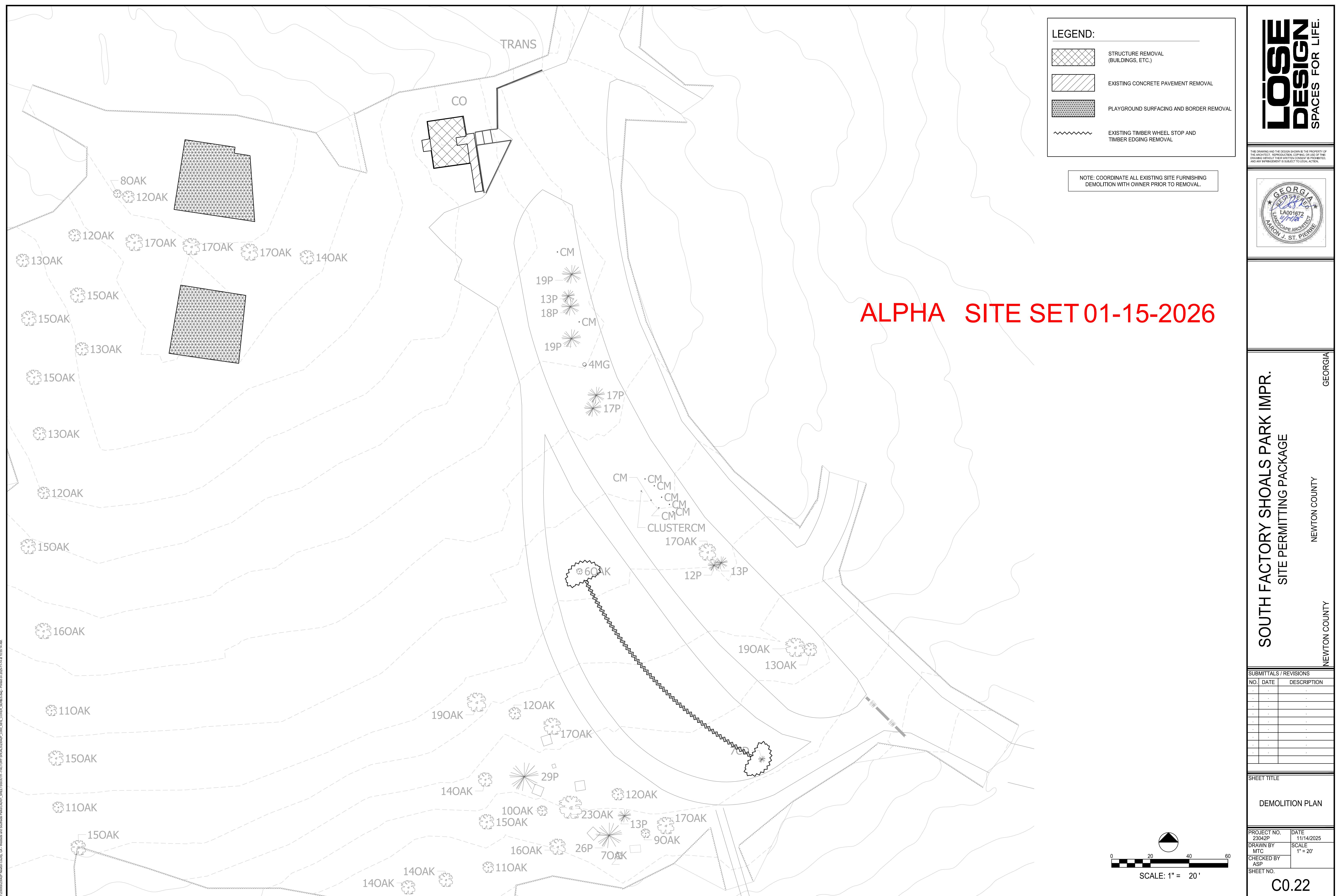
三辰

## OVERALL DEMOLITION PLAN

PROJECT NO. 3042P	DATE 11/14/2023
AWN BY ITC	SCALE 1" = 400'
ECHECKED BY SP	
FEET NO.	

C0.20







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TECT. REPRODUCTION, COPYING, OR USE OF THIS  
WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED,  
NFRINGEMENT IS SUBJECT TO LEGAL ACTION.

## GEORGIA

NEWTON COUNTY

T TITLE	
ERALL SITE SERIES	
ECT NO. 2P	DATE 11/14/2025
N BY	SCALE 1" = 400'
CHED BY	
T NO.	
C1.00	

The logo for 811 features the number '811' in a large, bold, black font. A small registered trademark symbol (®) is located to the right of the '1'. Below the numbers is a stylized icon of a shovel, with its handle pointing upwards and its blade pointing downwards, all rendered in a dark grey color.

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

A scale bar diagram for a map. It features a black and white checkered pattern on the left, followed by a solid black bar. Above the bars, the numbers 400, 800, and 1200 are written in black. Below the bars, the text "SCALE: 1\" data-bbox="113 100 886 250" data-label="Text"> $\text{in} = 400 \text{ ft}$

SCALE: 1" = 400'

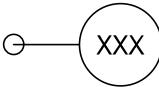
C1.00

## LAYOUT NOTES:

1. SEE SHEET 'C0.01 FOR GENERAL NOTES.
2. SEE ARCHITECTURAL SHEETS FOR BUILDINGS.
3. INSTALL JOINTS WHERE SHOWN TO ALIGN TO WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS (WALL, CURBS, ETC.). ALL JOINTS TO BE STRAIGHT AND TRUE.
4. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
5. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). LATEST EDITION.
8. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
9. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH GDOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
10. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

LAYOUT LEGEND:

COORDINATE POINT:  
SEE THIS SHEET  
FOR COORDINATE LIST.

 XXX

 X DETAIL NAME  
CX.XX

DETAIL TAG

 PROPERTY LINE

 CONTROL JOINT

 EXPANSION JOINT

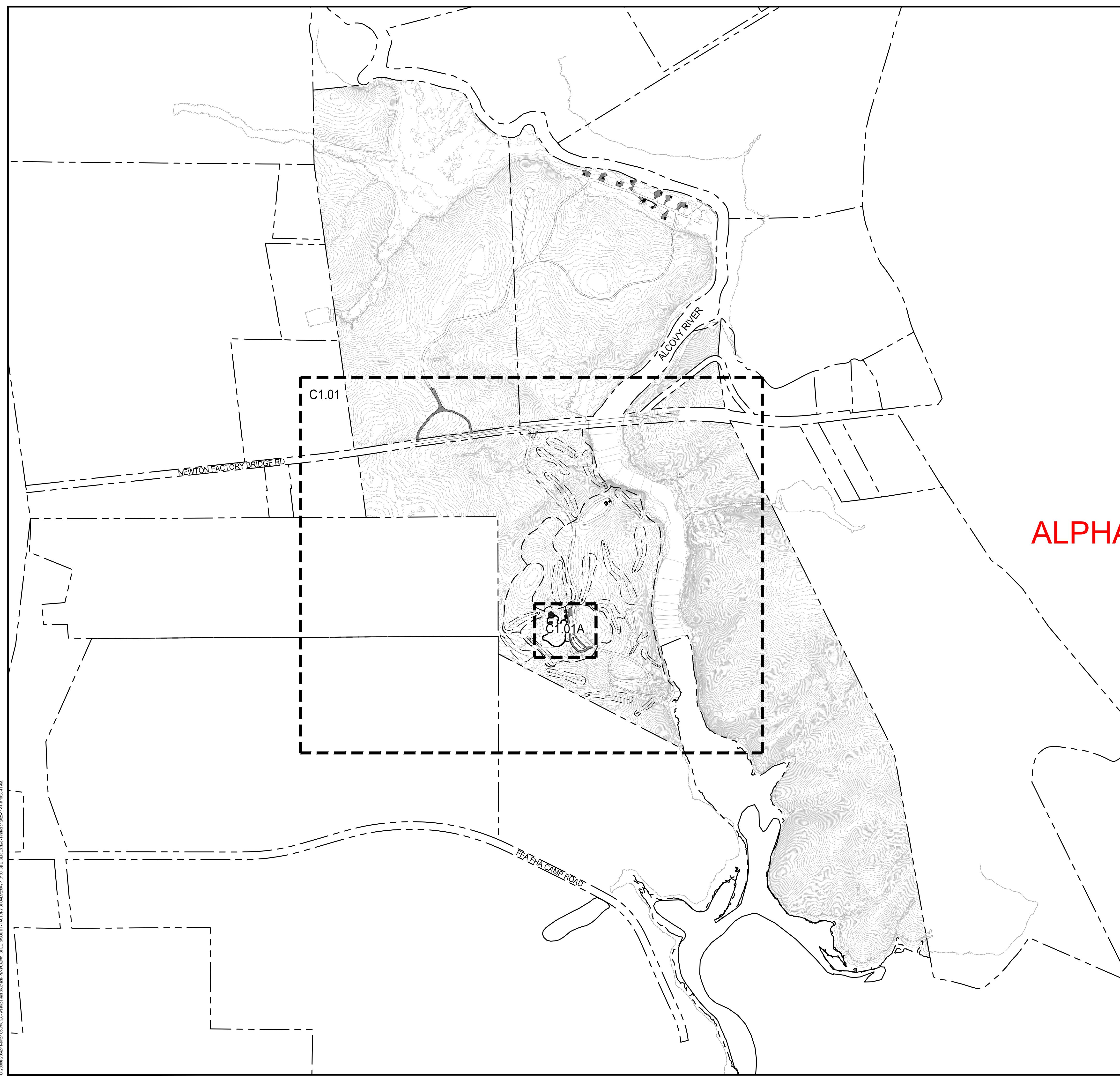
CONCRETE PAVEMENT (LIGHT-DUTY)  
PER DETAIL 1/C1.80

 CONCRETE PAVEMENT (HEAVY-DUTY)  
PER DETAIL 1/C1.80

 GRAVEL TOP DRESSING,  
CRUSH AND RUN

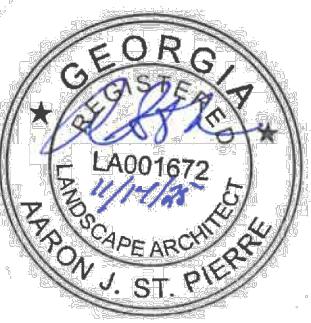
 GRAVEL, CRUSH AND RUN

# ALPHA SITE SET 01-15-2026









**SOUTH FACTORY SHOALS PARK IMPR.**

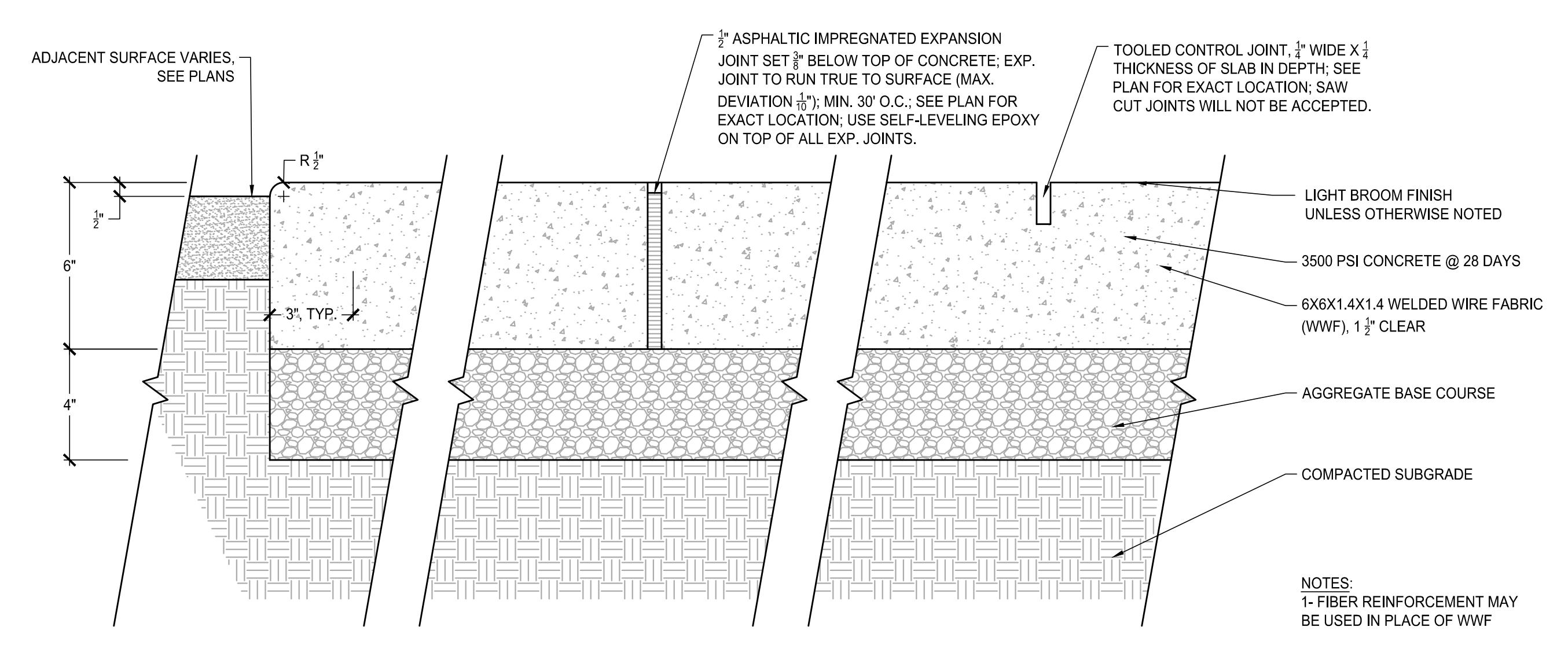
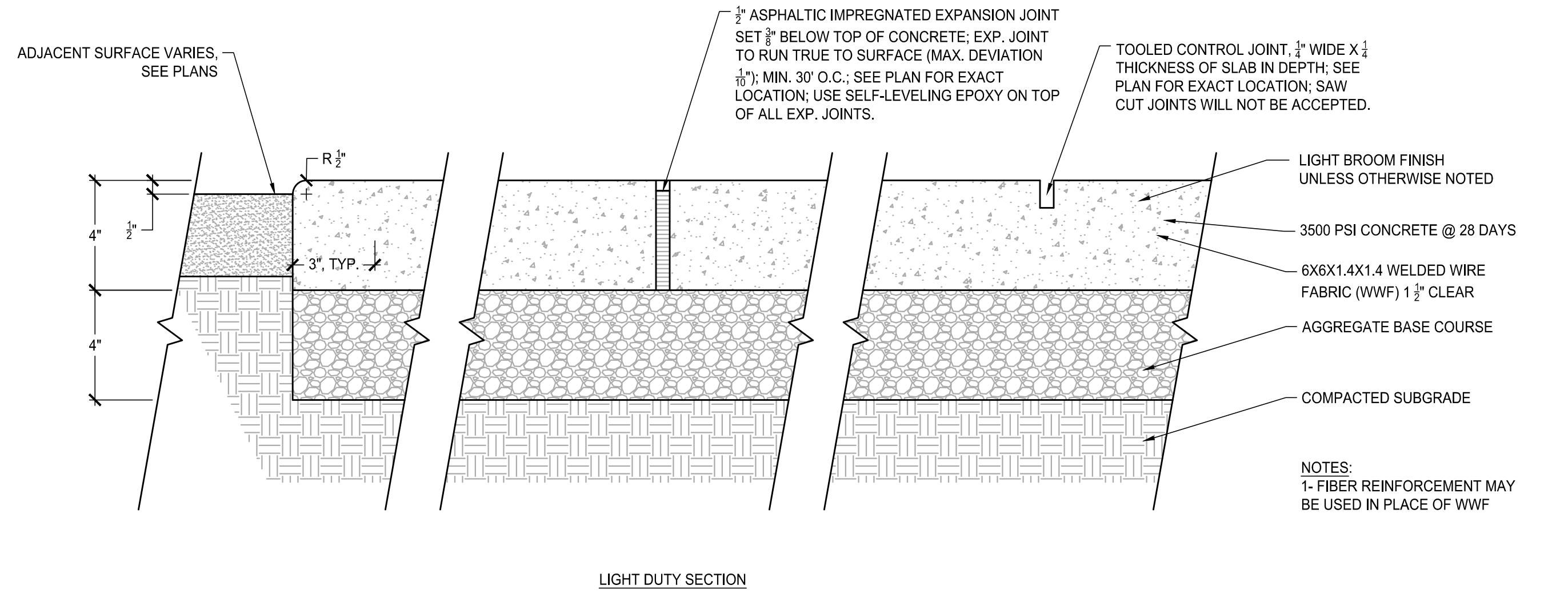
NEWTON COUNTY

NEWTON COUNTY

DETAIL SERIES

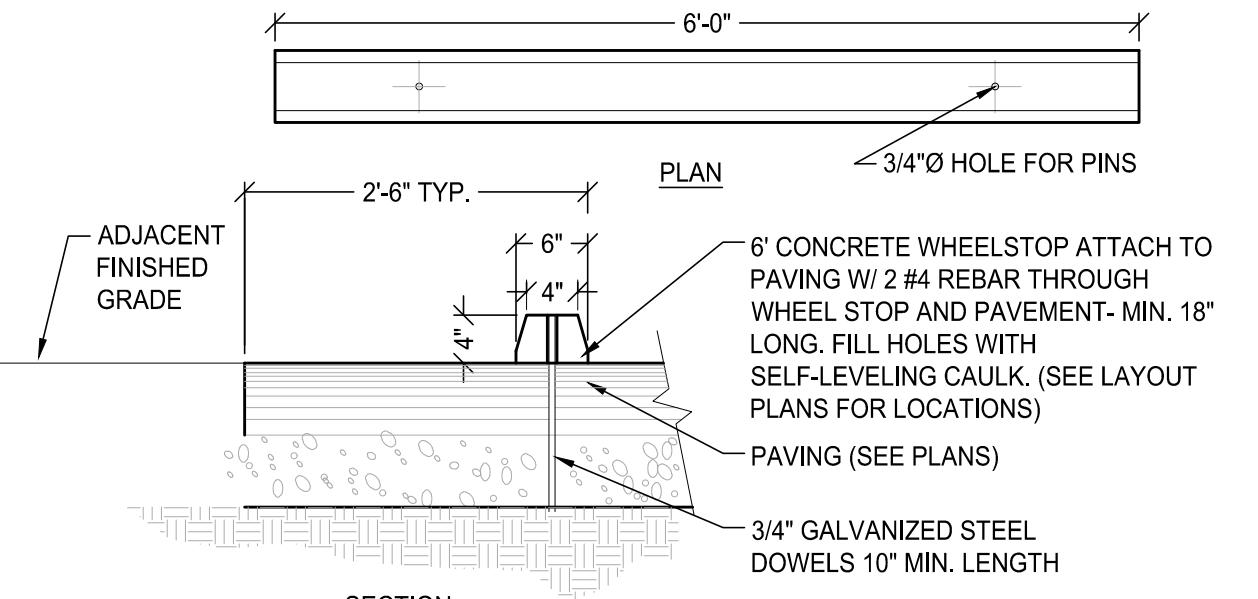
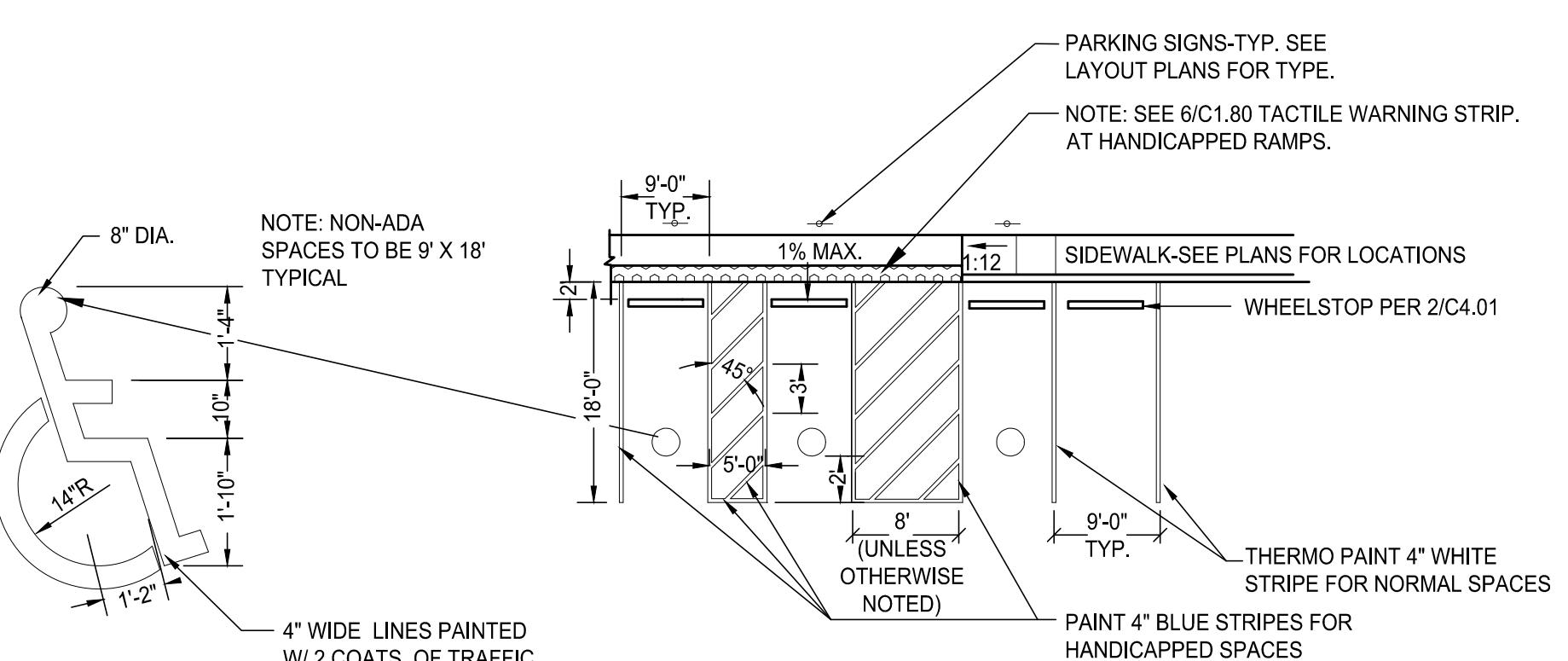
PROJECT NO. 23042  
DRAWN BY MC  
CHECKED BY ASP  
SHEET NO.

C1.80



**1 CONCRETE PAVEMENT**

SCALE: N.T.S.



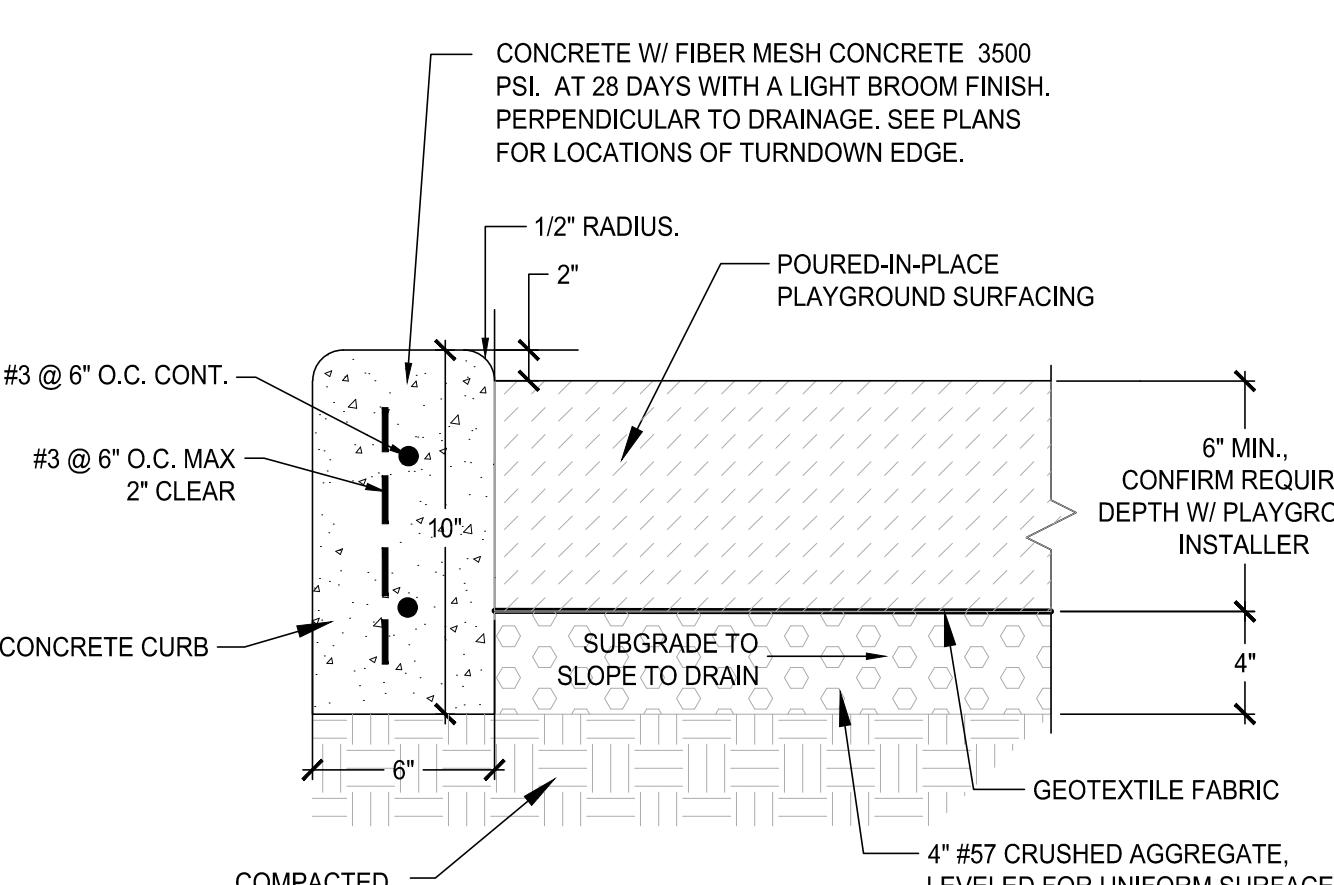
**2 PARKING SPACE LAYOUT**

SCALE: N.T.S.

**3 WHEELSTOP**

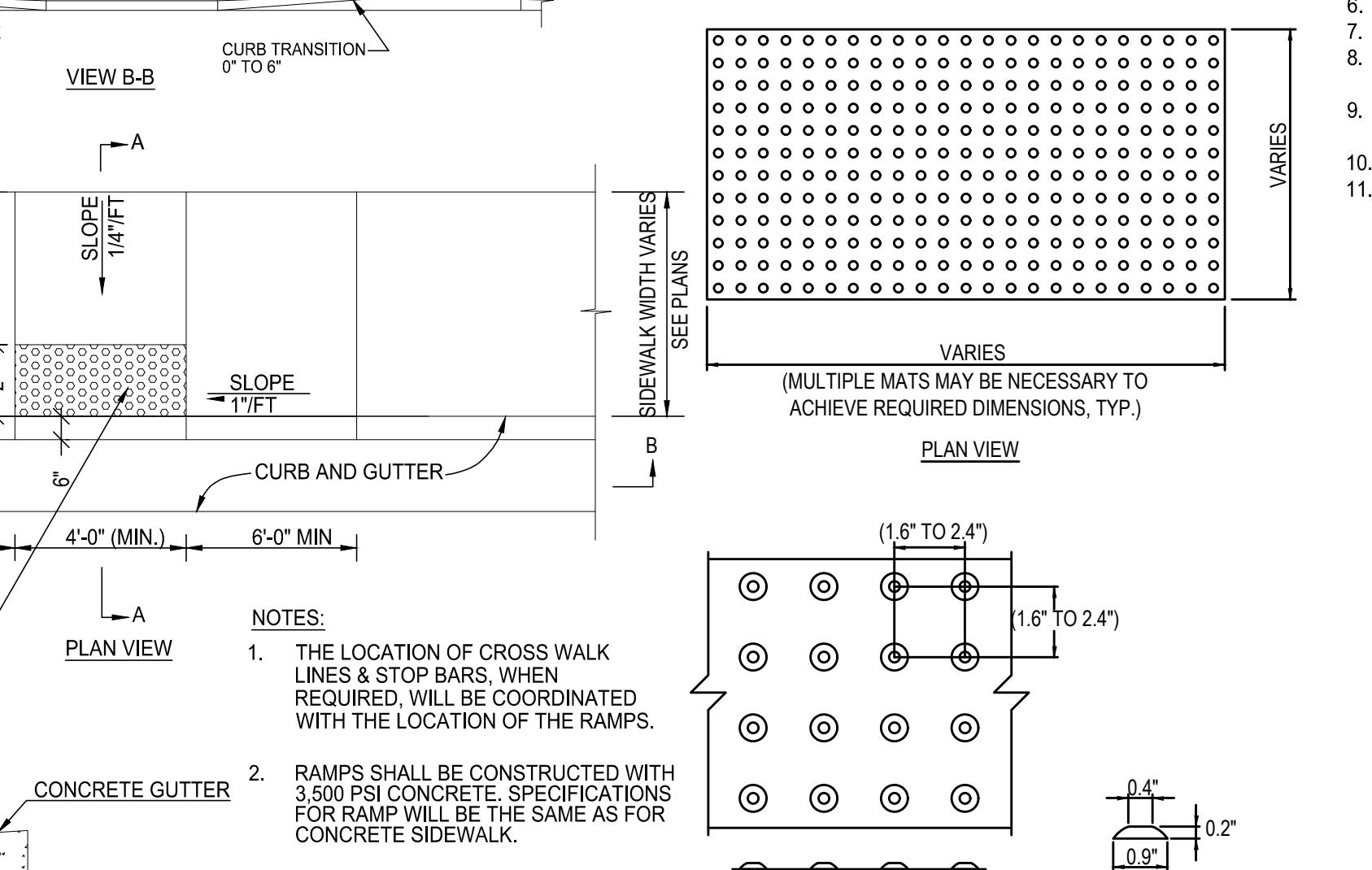
SCALE: N.T.S.

CONTRACTOR RESPONSIBLE FOR POURED-IN-PLACE SUB-DRAINAGE SYSTEM DESIGN & INSTALL PER. MANUFACTURERS RECOMMENDATIONS.



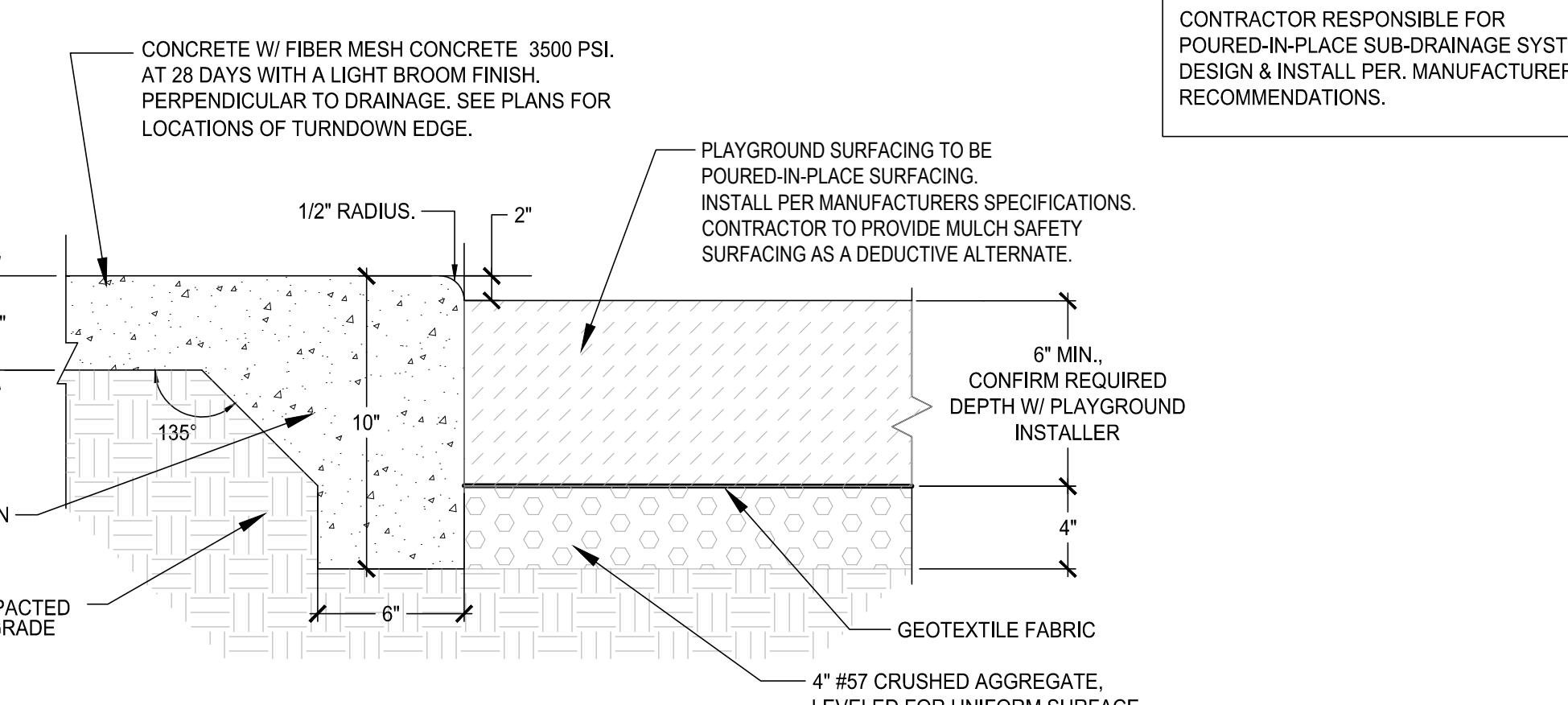
**5 CONCRETE CURB AT PLAYGROUND EDGE**

SCALE: N.T.S.



**6 TACTILE WARNING STRIP**

SCALE: N.T.S.



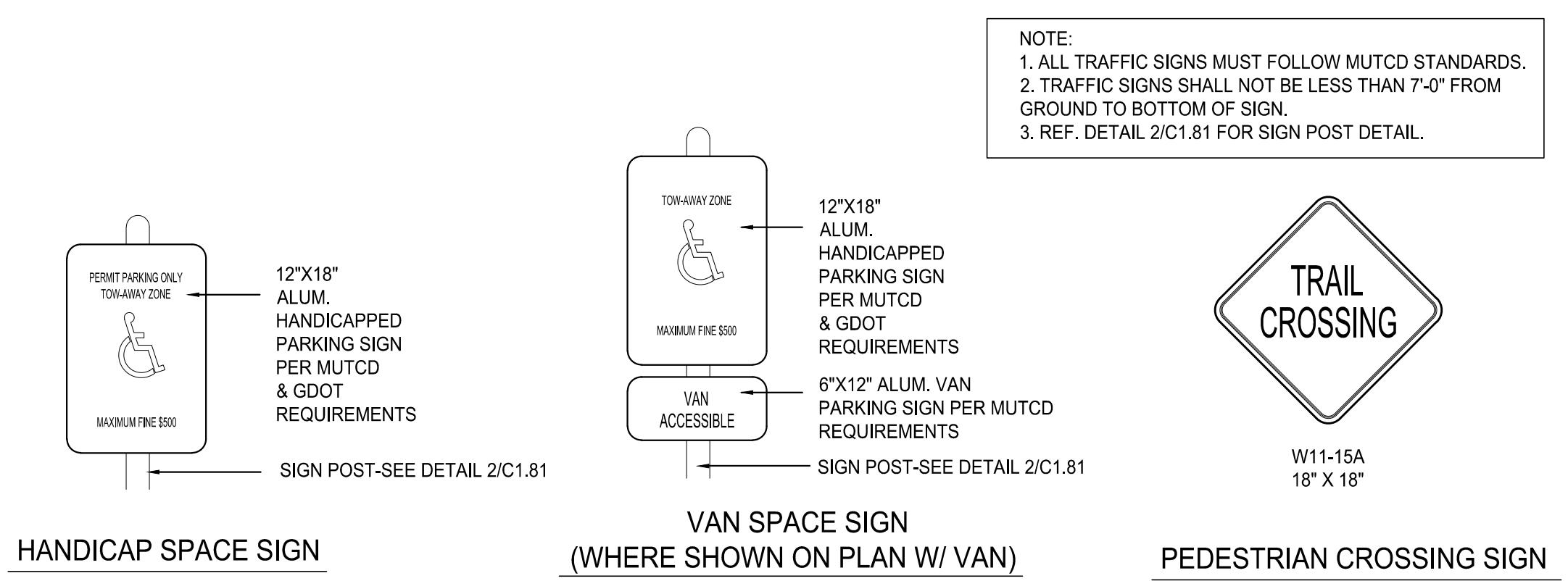
**4 CONCRETE TURNDOWN AT PLAYGROUND EDGE**

SCALE: N.T.S.

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

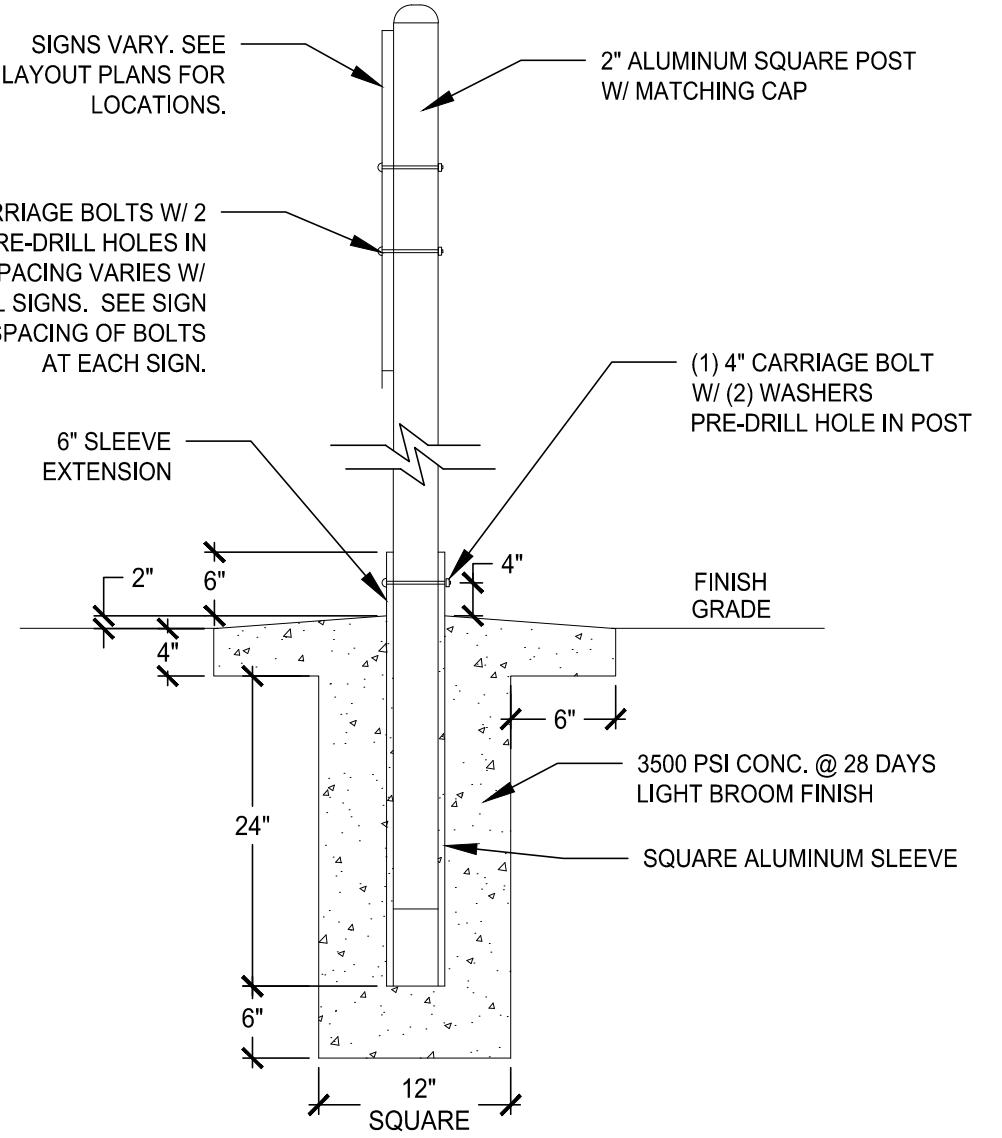
NOTES:

1. INSTALL ALL COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
2. SUBMIT PRODUCT DETAILS AND COLOR SAMPLES FOR OWNER SELECTION PRIOR TO ORDERING OR INSTALLATION. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMPS.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN TEXTURED DOMES.
6. RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 12:1.
7. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
8. THE WING AND RAMP SURFACES SHALL BE 3500 PSI CONCRETE WITH A SIDEWALK FINISH IN ACCORDANCE WITH GDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
9. DRAINAGE STRUCTURES, MAST ARMS, LIGHT POLES, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN LINE WITH RAMPS. LOCATION OF THE RAMP SHALL TAKE PREFERENCE OVER LOCATION OF OBSTRUCTIONS EXCEPT WHERE EXISTING OBSTRUCTIONS ARE BEING UTILIZED IN THE NEW CONSTRUCTION.
10. AT ALL LOCATIONS, NOT LESS THAN TWO FEET OF FULL HIGH CURB SHALL BE PLACED BETWEEN RAMPS.
11. DETECTABLE WARNING SHALL BE COMPRISED OF DETECTABLE MODULAR TILE CONFORMING TO THE FOLLOWING: PROVIDE MODULAR PAVER DETECTABLE WARNING SURFACE TILES AND ACCESSORIES AS PRODUCED BY A SINGLE MANUFACTURER WITH A MINIMUM OF THREE (3) YEARS EXPERIENCE IN THE MANUFACTURING OF MODULAR PAVER DETECTABLE/TACTILE WARNING SURFACE TILE MANUFACTURER AS QUALIFIED FOR INSTALLATION, WHO HAS SUCCESSFULLY COMPLETED INSTALLATIONS SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR PROJECT. -AMERICANS WITH DISABILITIES ACT (ADA) PROVIDE MODULAR PAVER DETECTABLE/TACTILE WARNING SURFACE TILES WHICH COMPLY WITH THE DETECTABLE ACCESSIBLE SURFACES SECTION OF THE AMERICANS WITH DISABILITIES ACT (TITLE III REGULATIONS, 28 CFR PART 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, APPENDIX A, SECTION 4.29.2 DETECTABLE WARNINGS ON WALKING SURFACES). -VITRIFIED POLYMER COMPOSITE (VPC) MODULAR PAVER DETECTABLE/TACTILE WARNING SURFACE TILES SHALL BE AN EPOXY POLYMER COMPOSITION WITH AN ULTRA VIOLET STABILIZED COATING EMPLOYING ALUMINUM OXIDE PARTICLES IN THE TRUNCATED DOMES. THE TILE SHALL INCORPORATE AN IN-LINE PATTERN OF TRUNCATED DOMES MEASURING NOMINAL 0.2" HEIGHT, 0.9" BASE DIAMETER, AND 0.4" TOP DIAMETER, SPACED CENTER-TO-CENTER 2.35" AS MEASURED SIDE BY SIDE. -WHEELCHAIR SAFETY: THE FIELD AREA SHALL BE A NON-SLIP SURFACE WITH A MINIMUM OF 40° RAISED POINTS 0.045" HIGH, PER SQUARE INCH. ARMOR-TILE™ AS MANUFACTURED BY ENGINEERED PLASTICS INC., TEL: 800-682-2525, OR APPROVED EQUAL. -DIMENSIONS: MODULAR PAVER DETECTABLE/TACTILE WARNING SURFACE TILES SHALL BE HELD WITHIN THE FOLLOWING DIMENSIONS AND TOLERANCES: LENGTH AND WIDTH: [12X12] NOMINAL. DEPTH: 1.1875 (1-3/8") (+/-) 5% MAX. WARPAGE OF EDGE: 0.5% MAX. -WATER ABSORPTION OF TILE WHEN TESTED BY ASTM D 570-98 NOT TO EXCEED 0.05%. -SLIP RESISTANCE OF TILE WHEN TESTED BY ASTM C 1028-96 WET/DRY STATIC COEFFICIENT OF FRICTION VALUES ARE NOT TO BE LESS THAN 0.80 ON TOP OF DOMES AND FIELD AREA. -COMPRESSIVE STRENGTH OF TILE WHEN TESTED BY ASTM D 695-02 NOT TO BE LESS THAN 28,000 PSI. -TENSILE STRENGTH OF TILE WHEN TESTED BY ASTM D 638-03 NOT TO BE LESS THAN 19,000 PSI. -FLEXURAL STRENGTH OF TILE WHEN TESTED BY ASTM D 790-03 NOT TO BE LESS THAN 25,000 PSI. -CHEMICAL STAIN RESISTANCE OF TILE WHEN TESTED BY ASTM D 543-95 (RE APPROVED 2001) TO WITHSTAND WITHOUT DISCOLORATION OR STAINING. -10% HYDROCHLORIC ACID, URINE, SATURATED CALCIUM CHLORIDE, BLACK STAMP PAD INK, CHEWING GUM, RED AEROSOL PAINT, 10% AMMONIUM HYDROXIDE, 1% SOAP SOLUTION, TURPENTINE, UREA 5%, DIESEL FUEL AND MOTOR OIL. -ABRASIVE WEAR OF TILE WHEN TESTED BY BYK - GARDNER TESTER ASTM D 2486-01 ("ATX-G-U STANDARD") WITH RECIPROCATING LINEAR MOTION OF 37.2 CYCLES PER MINUTE OVER A 10' TRAVEL. THE ABRASIVE MEDIUM, A 40 GRIT NORTON METALLITE SAND PAPER, TO BE FIXED AND LEVELED TO A HOLDER. THE COMBINED MASS OF THE SLED, WEIGHT AND WOOD BLOCK IS TO BE 3.2 LB. AVERAGE WEAR DEPTH SHALL NOT EXCEED 0.06 AFTER 1000 ABRASION CYCLES MEASURED ON THE TOP SURFACE OF THE DOME. REPRESENTING THE AVERAGE OF SIX MEASUREMENT LOCATIONS PER SAMPLE. -RESISTANCE TO WEAR OF UNGLAZED CERAMIC TILE BY TABER ABRASION PER ASTM C501-84 (RE APPROVED 2002) SHALL NOT BE LESS THAN 500. -FIRE RESISTANCE OF TILE WHEN TESTED TO ASTM E 84-05 FLAME SPREAD BE LESS THAN 15. -GARDNER IMPACT TO GEOMETRY "G" OF THE STANDARD WHEN TESTED BY ASTM D 5420-04 TO HAVE A MEAN FAILURE ENERGY EXPRESSED AS A FUNCTION OF SPECIMEN THICKNESS OF NOT LESS THAN 550 IN. LBF/IN. A FAILURE IS NOTED WHEN A CRACK IS VISIBLE ON EITHER SURFACE OR WHEN ANY BRITTLE SPLITTING IS OBSERVED ON THE BOTTOM PLAQUE IN THE SPECIMEN. -ACCELERATED WEATHERING OF TILE WHEN TESTED BY ASTM G 155-05A FOR 3000 HOURS SHALL EXHIBIT THE FOLLOWING RESULTS: -ΔE < 4.5, AS WELL AS NO DETERIORATION, FADING OR CHALKING OF SURFACE OF TILE. COLOR NO 3353A -ACCELERATED AGING AND FREEZE THAW TEST OF TILE AND STRUCTURAL EMBEDMENT FLANGE SYSTEM WHEN TESTED TO ASTM D 1037-99 SHALL SHOW NO EVIDENCE OF CRACKING, DELAMINATION, WARPAGE, CHECKING, BLISTERING, COLOR CHANGE, LOOSENING OF TILES OR OTHER DESTRUCTIVE DEFECTS. -SALT AND SPRAY PERFORMANCE OF TILE AND STRUCTURAL EMBEDMENT FLANGE SYSTEM WHEN TESTED TO ASTM B 117-03 NOT TO SHOW ANY DETERIORATION OR OTHER DEFECTS AFTER 200 HOURS OF EXPOSURE. -POLYMER CONCRETE AND/OR EPOXY RESIN PROPERTIES SHALL MEET OR EXCEED THE FOLLOWING CRITERIA: -TENSILE STRENGTH OF RESIN: GREATER THAN 7,000 PSI; ASTM D 638 -MODULUS OF ELASTICITY OF RESIN: GREATER THAN 4,000 PSI; ASTM D 638 -BOND STRENGTH OF POLYMERIC CONCRETE: GREATER THAN 8,000 PSI; ASTM C 551



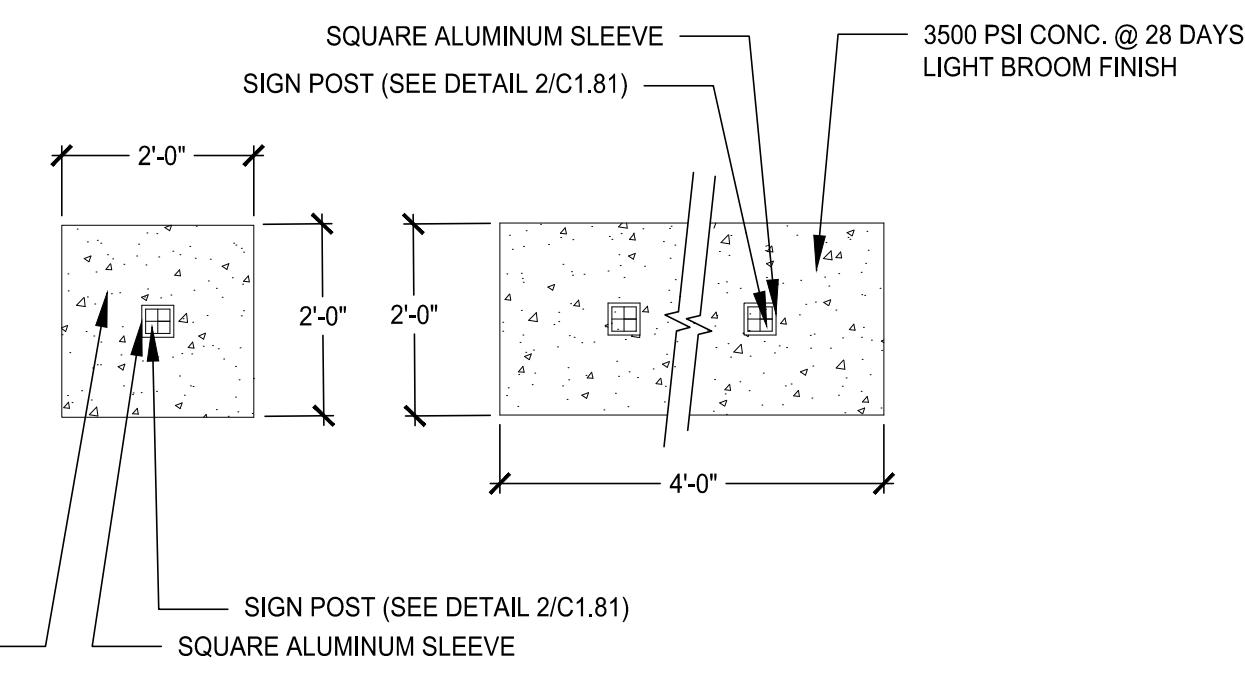
# 1 TRAFFIC SIGNAGE

SCALE: N.T.S.



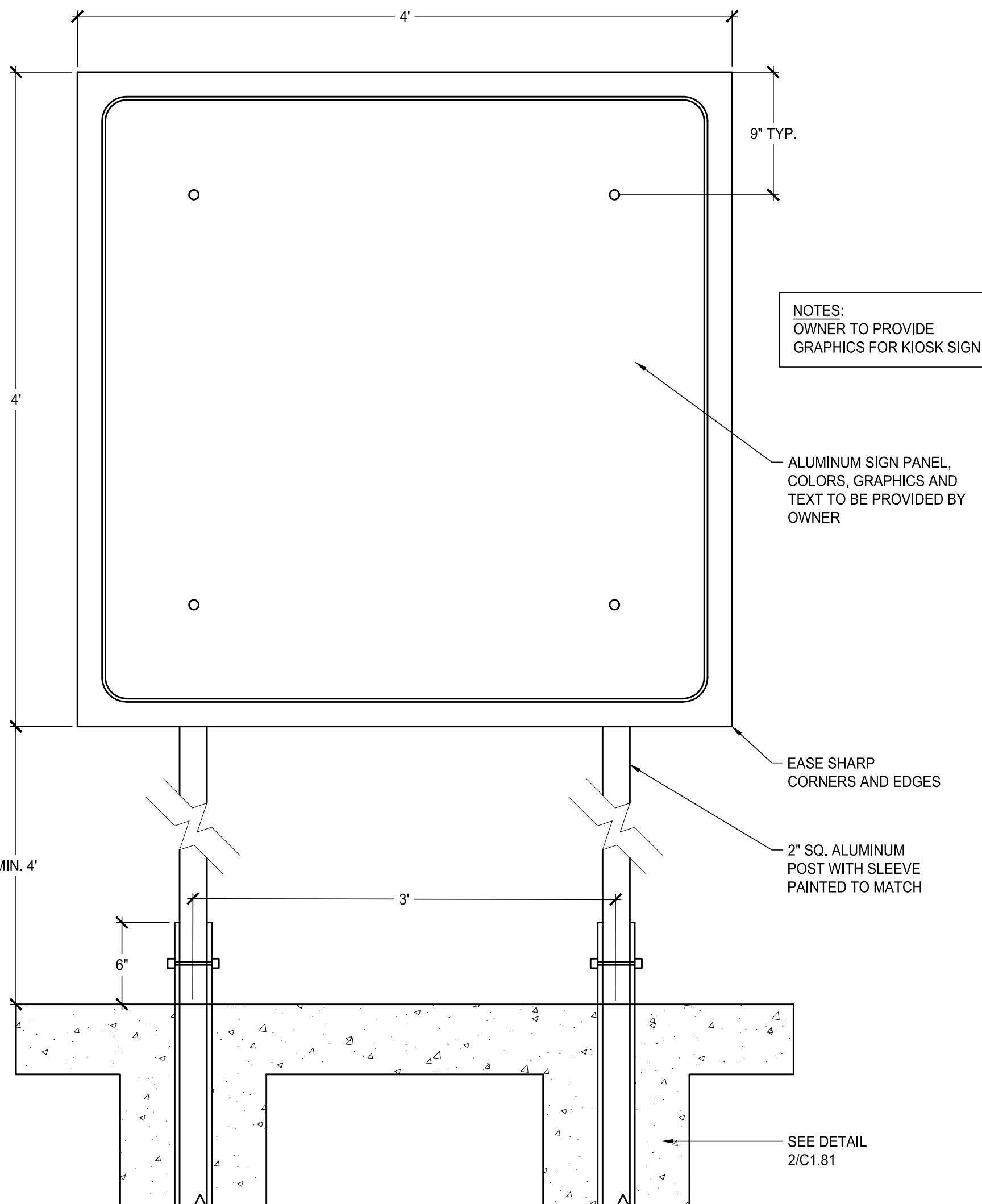
## 2 SIGN POST SCALE: NTS

SCALE: 1



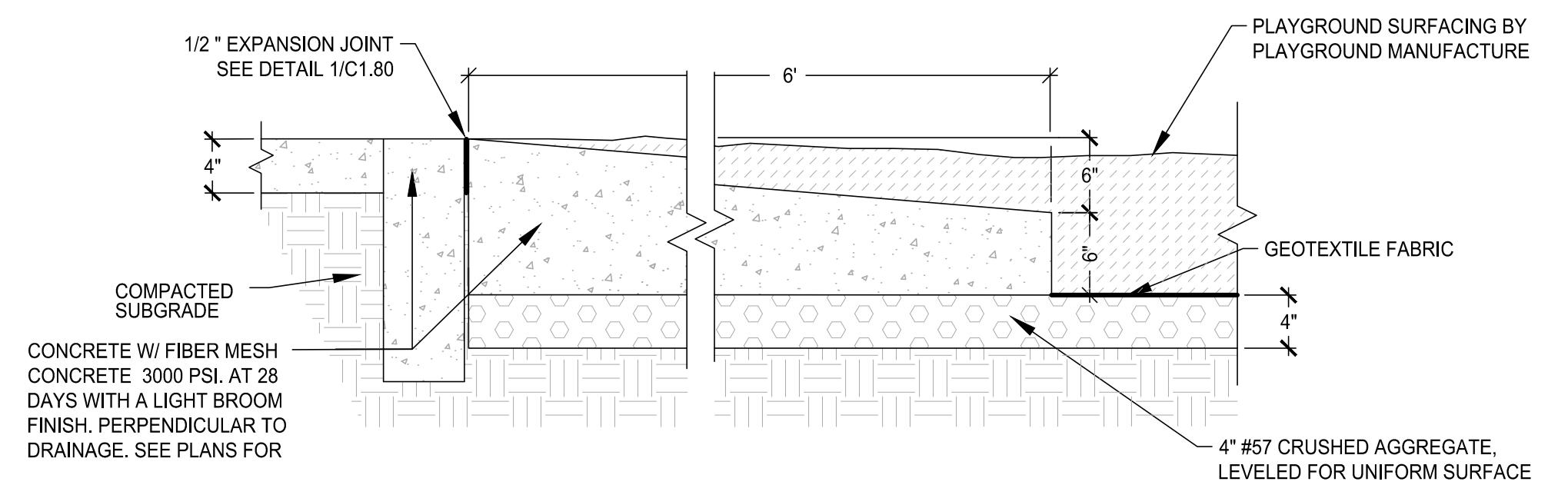
## 3 SIGN POST APRON

SCALE: N.T.S.



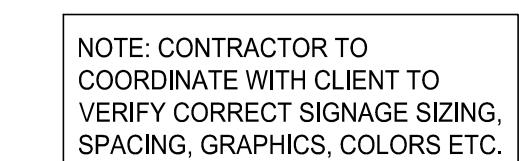
**4 KIOSK SIGN**  
SCALE: N.T.S.

SCALE: M



# ADA RAMP INTO MULCH PLAYGROUND

3 SCALE: N.

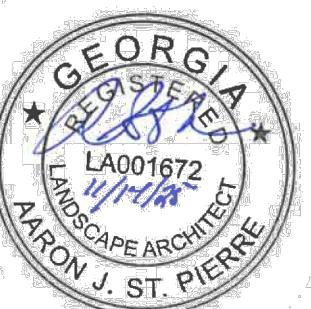


# ALPHA SITE SET 01-15-2026





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GEORGIA

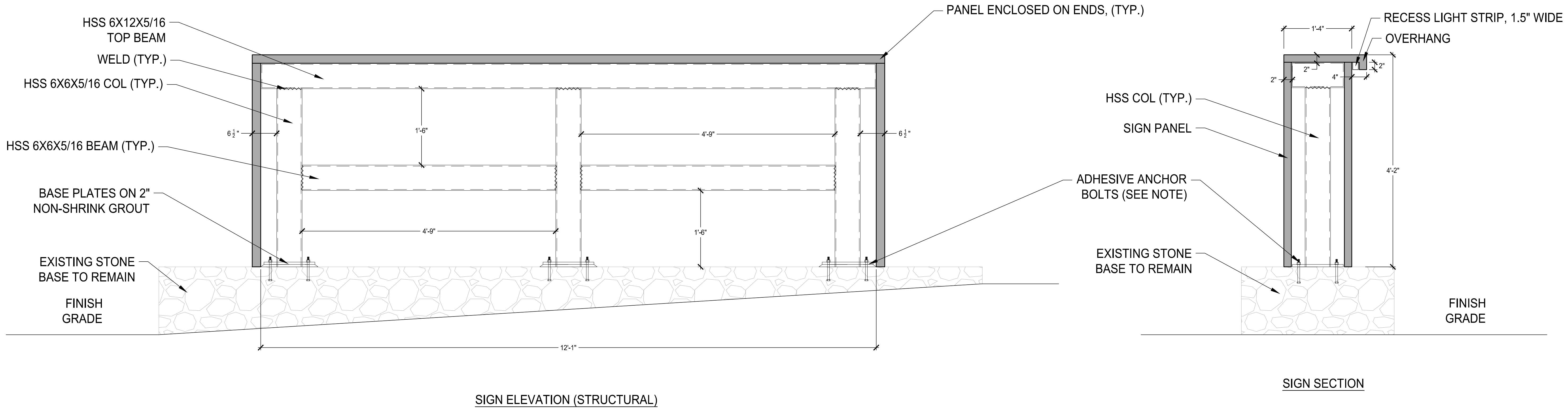
# SHOAL CREEK PERMITTING PLAN

# SOON HOLIDAY NEWTON COUNTY

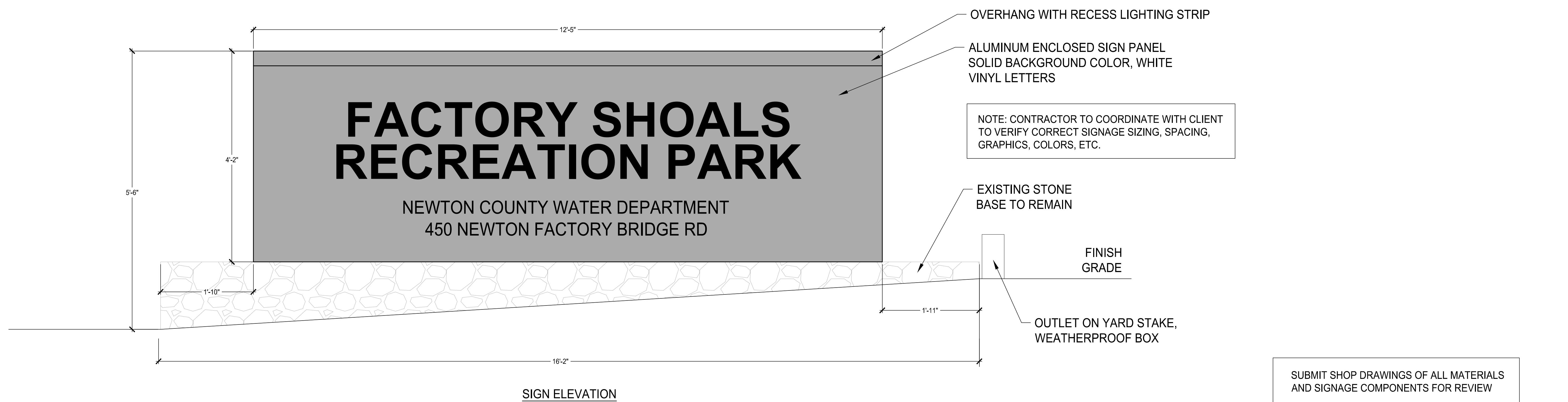
## DETAIL SERIES

ECT NO. 2	DATE 11/14/2025
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T NO.	

C1.83



# ALPHA SITE SET 01-15-2026

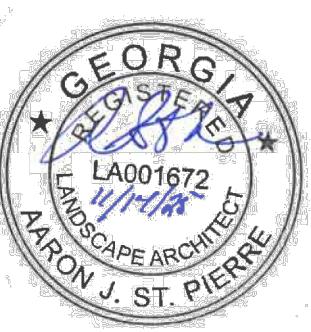


# 1 MAIN ENTRANCE SIGNAGE

SCALE: N.T.S.

O:\23000\23042P Newton County, GA - Westside and Southside Parks\CAD01\_SHEETS\000 - FACTORY SHOALS\23042P\_C400\_DETAIL\_SERIES.dwg - Printed on 2025-11-14 at 10:50:50 AM.





**SOUTH FACTORY SHOALS PARK IMPR.**

SITE PERMITTING PACKAGE

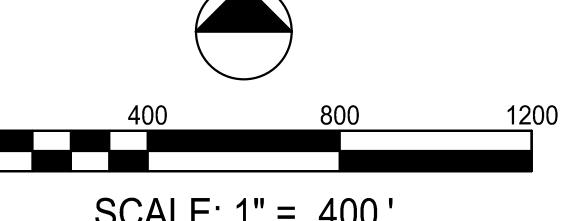
GEORGIA

NEWTON COUNTY

NEWTON COUNTY



Know what's below.  
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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.

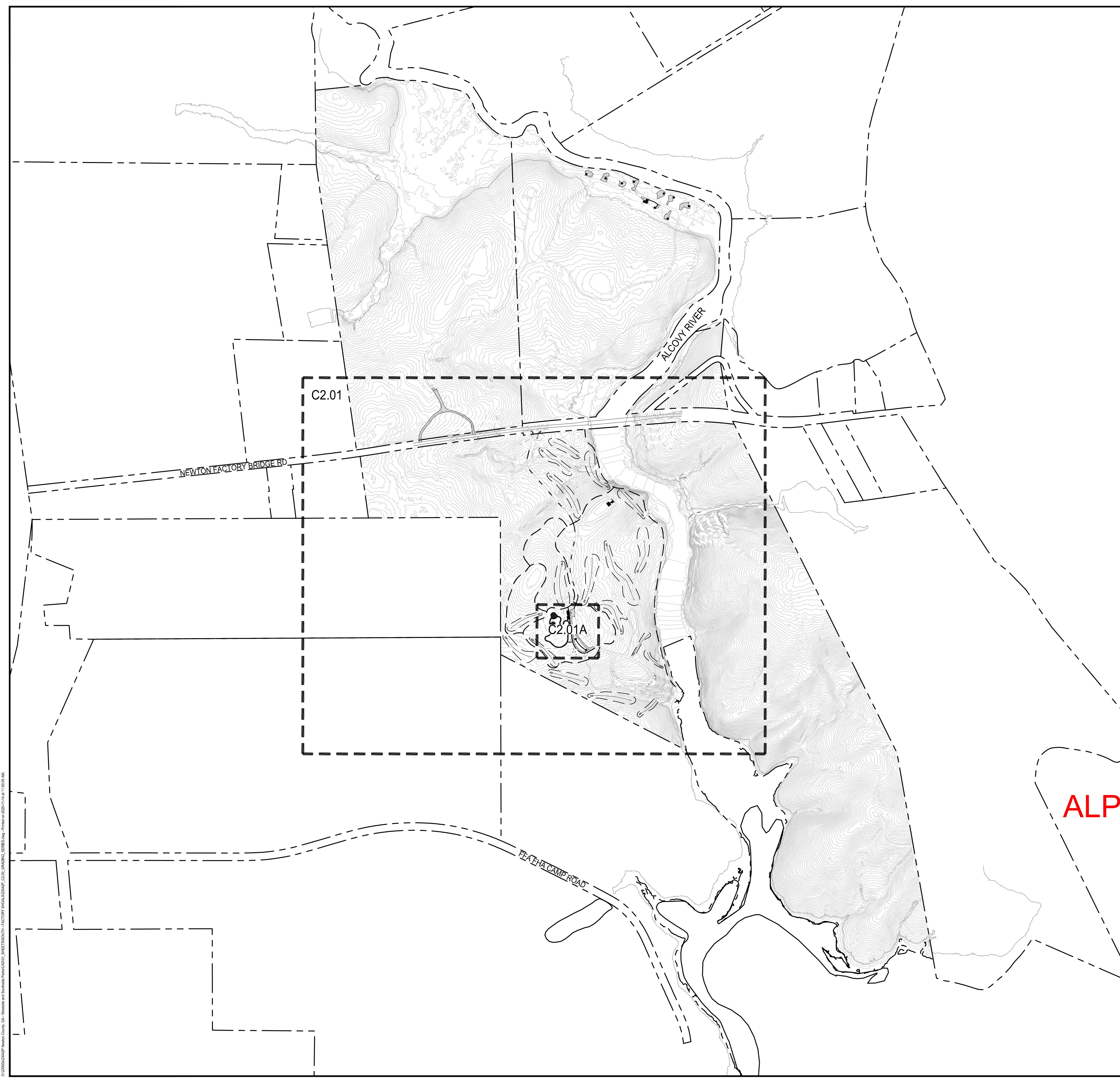
**FEMA FLOODPLAIN NOTE:**

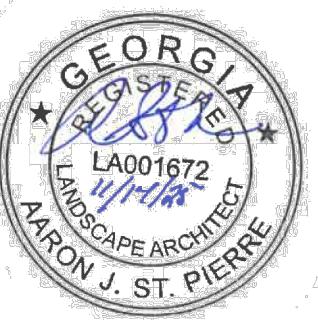
NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER #####X####X, EFFECTIVE DATE: MONTH DAY, YEAR, FLOODZONE 'X' (UNSHADED)\*

**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**





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

GEORGIA

NEWTON COUNTY

NEWTON COUNTY



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0 150 300 450  
SCALE: 1" = 150'

C2.01

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

**GRADING NOTES:**

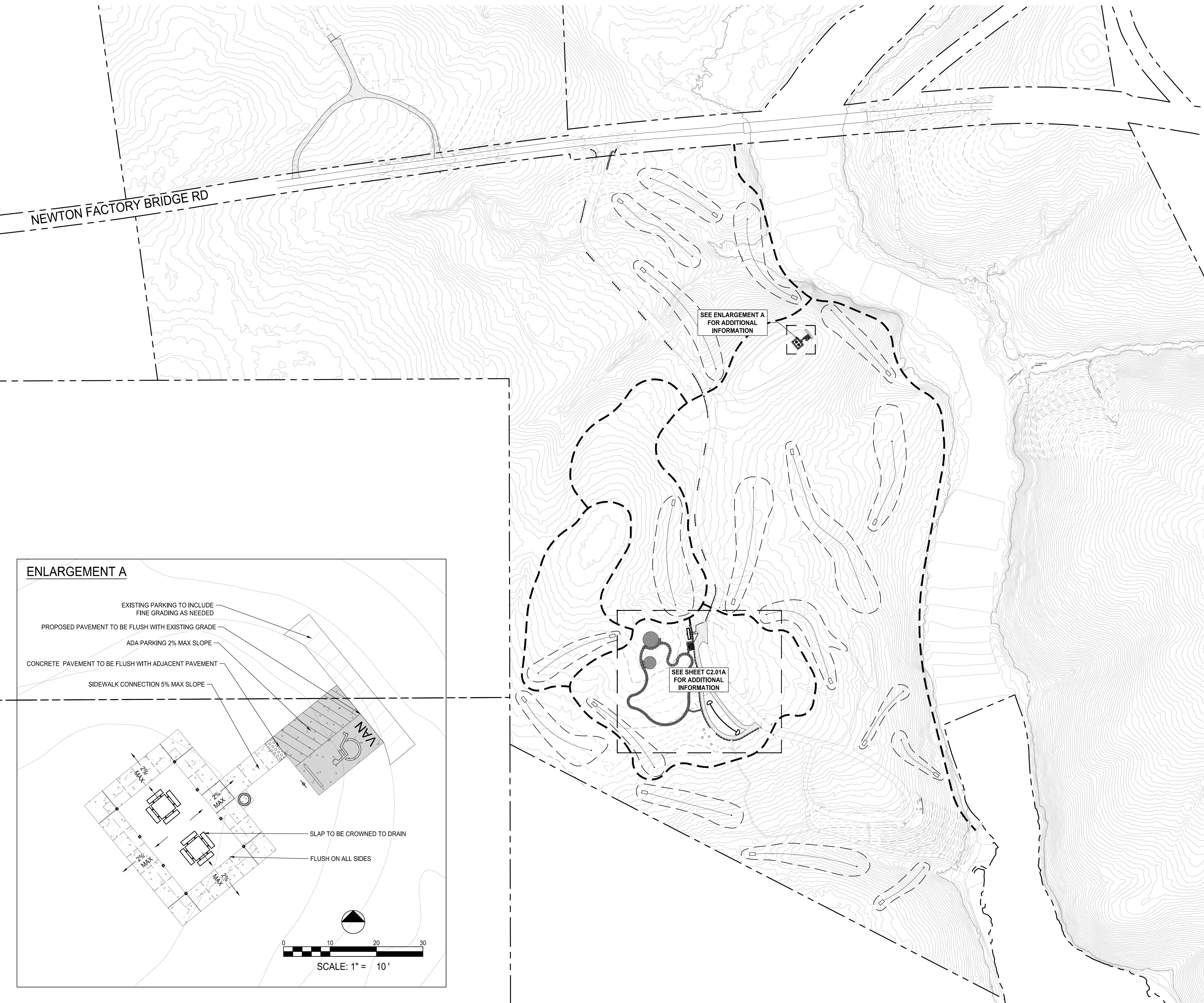
- SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
- ALL FILL AND CUT SLOPES SHALL BE 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN ALL LOCATIONS.
- CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
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- 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.
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- 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





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## GEORGIA

## NEWTON COUNTY

# ACTORY SHOALS PARK IMPR. SITE PERMITTING PACKAGE

# ACIORY SHUALS PAR SITE PERMITTING PACKAGE

GRADING SERIES  
ENLARGEMENT

## 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.
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5. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
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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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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)"

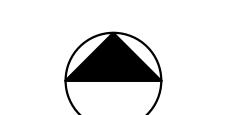
## GRADING & DRAINAGE LEGEND:

- — — — — 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
- — — — — PROPOSED ROOF DRAIN / COLLECTOR LINE

# ALPHA SITE SET 01-15-2026



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SCALE: 1" = 20'

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## C2.01A