

**GENERAL NOTES:**

1. OWNER:  
**B2 CONTRACTING**  
 180 WALTER WAY #110  
 FAYETTEVILLE, GA 30214  
 CONTACT: BRANDON HARP  
 EMAIL: BHARP@B2CONTRACTING.COM  
 PHONE: (770) 789-2123
2. ENGINEER:  
**HIGHLAND LAND PLANNING**  
 201 PROSPECT PARK, SUITE A  
 PEACHTREE CITY, GA 30269  
 CONTACT: REID K ALMAND, P.E.  
 EMAIL: REID.ALMAND@HIGHLANDLP.US  
 PHONE: (770) 631-0499
3. SURVEYOR:  
**W.S. BODKIN SURVEYING, LLC**  
 315 CASTLEWOOD RD  
 TYRONE, GA 30290  
 CONTACT: SCOTT BODKIN, R.L.S.  
 PHONE: (770) 312-5500
4. ZONING: IHV, HEAVY INDUSTRIAL
5. TOTAL SITE AREA = 8.31 +/- AC.  
 FLOODPLAIN AREA = 2.25 AC.  
 DISTURBED AREA = 4.8 AC.  
 IMPERVIOUS SURFACE CALCULATIONS:  
 IMPERVIOUS 0.76 AC., GRAVEL 1.38 AC.,  
 TOTAL IMPERVIOUS FOR WQV CALCULATIONS (GRAVEL @ 85%) 1.93 AC.
6. LOT DIMENSION REQUIREMENTS PER CITY OF NEWMAN ZONING ORDINANCE:  
 MINIMUM LOT SIZE - 2 ACRES (87,120 SF)  
 FRONT SETBACK: MAJOR STREET = 40 / 100 FT, MINOR STREET = 40 / 65 FT  
 SIDE SETBACK: 30 FT  
 STREET SIDE SETBACK: MAJOR STREET = 40 / 100 FT, MINOR STREET = 40 / 65 FT  
 REAR SETBACK: 40 FT  
 MINIMUM BLDG LINE WIDTH: 200 FT  
 MINIMUM LOT FRONTAGE: 200 FT  
 MINIMUM LOT DEPTH: 200 FT  
 PRINCIPLE BUILDING HEIGHT: 35 FT  
 ACCESSORY BUILDING HEIGHT: 35 FT  
 MAXIMUM BUILDING COVERAGE 60% (LOT)  
 BASE/MAXIMUM FLOOR AREA RATIO: 0.30 / 0.50  
 DISTANCE BETWEEN BUILDINGS: 25 FT
7. LANDSCAPE STRIP  
 10 FT PERIMETER
8. VEHICLE STORAGE SUMMARY:  
 TOTAL REQUIRED: OFFICE: 1/ 250 SQ. FT. OF GFA = 6,400 SQ. FT. GFA = 26 SPACES  
 SHOP/WAREHOUSE: 0.25/1000 SQ. FT. = 4,000 SQ FT = 1 SPACES  
 TOTAL = 27 SPACES  
 TOTAL PROVIDED = 27 SPACES (1 HANDICAP SPACES)
9. 24 HOUR CONTACT: BRANDON HARP, (770) 789-2123
10. STATE WATERS ARE PRESENT ON THIS PROJECT SITE AS INDICATED, HOWEVER ARE NOT AFFECTED BY THIS DEVELOPMENT.
11. WETLANDS WERE NOT IDENTIFIED WITHIN THE PROPERTY BOUNDARY.
12. PROJECT SITE IS NOT LOCATED WITHIN A GROUND WATER RECHARGE AREA
13. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR COWETA COUNTY COMMUNITY PANEL #13077C0143D DATED FEB. 6, 2013.
14. WATER AND SEWER SERVICE TO BE PROVIDED BY NEWMAN UTILITIES.
15. ALL WORK SHALL CONFORM TO CITY OF NEWMAN STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.
16. NO GDOT PERMITS APPLICABLE TO THIS DEVELOPMENT.
17. NO ARMY CORPS OR ADDITIONAL ENVIRONMENTAL PERMITS APPLICABLE TO THIS DEVELOPMENT.

**DRAINAGE EASEMENT NOTE:**

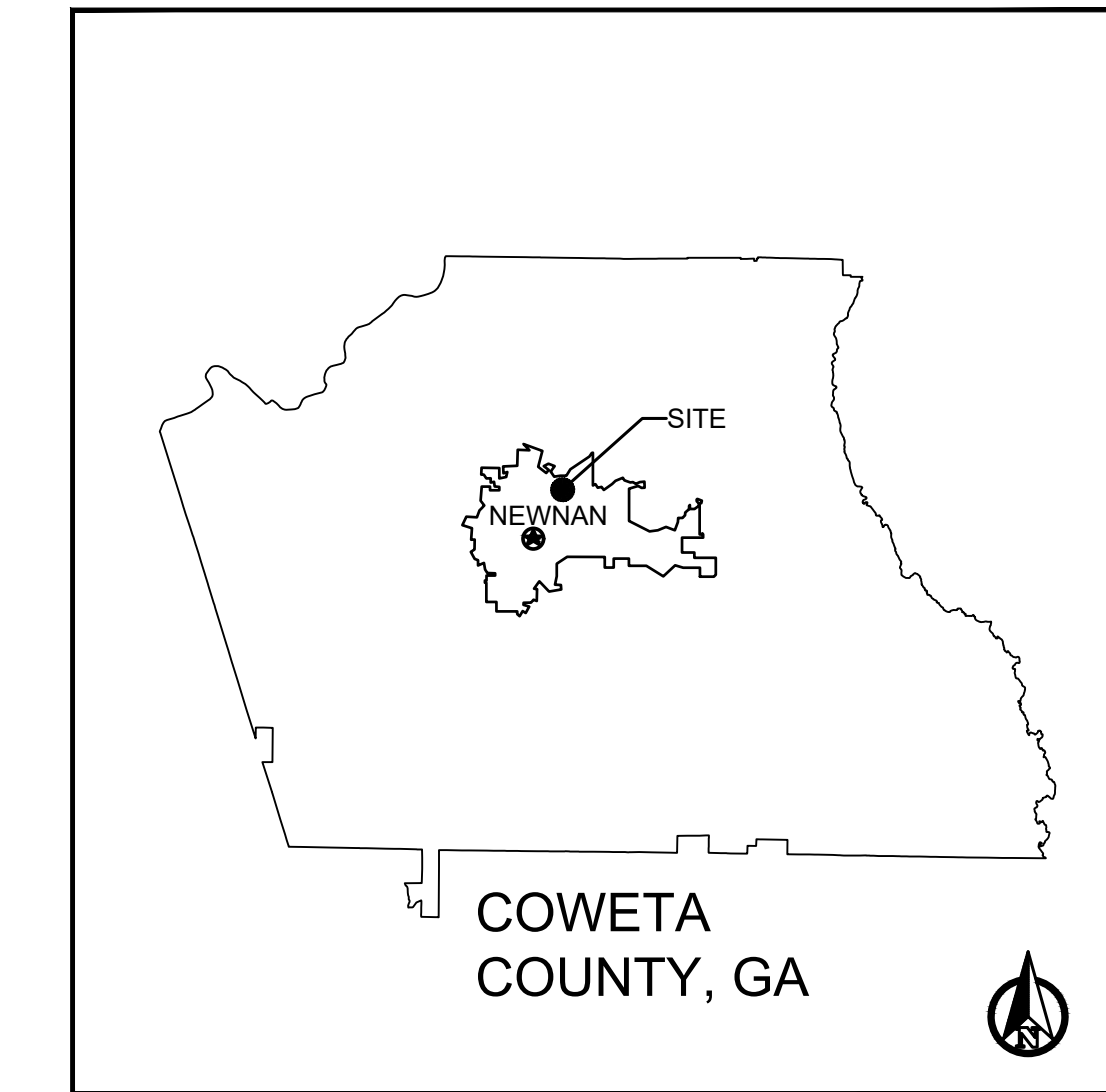
18. THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF NEWMAN FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES SHOWN HEREIN. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE REGULATIONS OF THE CITY OF NEWMAN. THE PUBLIC WORKS DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE PUBLIC WORKS DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OF THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF NEWMAN NOR AN ABRIGATION OF THE CITY'S RIGHTS TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNERS OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITIONS.

**HYDROLOGY NOTE:**

19. THE EXISTING WET EXTENDED DETENTION POND ON-SITE WAS DESIGNED AND INSTALLED AS PART OF THE HYDROLOGICAL REPORT FOR INCONTROL, INC. BY SEABOLT & CO., INC. DATED 6/9/2008. AS PART OF THIS DEVELOPMENT, AN ASBUILT SURVEY WAS PERFORMED ON THE OUTLET CONTROL STRUCTURE AND THE VOLUME OF THE POND. THE DESIGN OF THE WATER QUALITY COMPONENT OF THE POND ACCOUNTED FOR 2.05 ACRES OF IMPERVIOUS AREA DRAINING TO IT. THIS PROPOSED DEVELOPMENT INCLUDES 0.76 ACRES OF IMPERVIOUS SURFACES AS WELL AS 1.38 ACRES OF GRAVEL SURFACES. IN ORDER TO ACCOUNT FOR THE PARTIALLY IMPERVIOUS NATURE OF THE GRAVEL SURFACES, HLP ASSUMES THE GRAVEL TO BE 85% IMPERVIOUS. USING THIS CALCULATION FOR WQV PURPOSES, THE TOTAL CONTRIBUTING AREA OF IMPERVIOUS SURFACES IS 1.93 ACRES. SINCE THIS VALUE IS LESS THAN THE AMOUNT THAT THE FACILITY WAS DESIGNED FOR, HLP FEELS THAT THE EXISTING WATER QUALITY COMPONENT OF THE POND IS SUFFICIENT IN TREATING THE REQUIRED WQV FOR THE SITE IN LIEU OF USING A RUNOFF REDUCTION PRACTICE.

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	GRADING AND DRAINAGE
C301	STORMWATER EASEMENTS
C350	STORM PIPE PROFILES
C400	UTILITY PLAN
C500	EROSION CONTROL COVER
C501	COMPREHENSIVE MONITORING PLAN
C502	N.P.D.E.S. CHECKLIST
C503	DRAINAGE BASINS
C510	INITIAL PHASE EROSION AND SEDIMENTATION CONTROL PLAN
C520	INTERMEDIATE PHASE EROSION AND SEDIMENTATION CONTROL PLAN
C530	FINAL PHASE EROSION AND SEDIMENTATION CONTROL PLAN
C600	EROSION DETAILS
C601	EROSION DETAILS
C602	EROSION DETAILS
C603	EROSION DETAILS
C700	CONSTRUCTION DETAILS
C701	CONSTRUCTION DETAILS
C702	CONSTRUCTION DETAILS
C703	CONSTRUCTION DETAILS
C704	CONSTRUCTION DETAILS
C705	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
T100	TREE PROTECTION PLAN

**VICINITY MAP**



PREPARED FOR:



# SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

LAND LOT 73 & 74 OF THE 5th DISTRICT, CITY OF NEWMAN,  
 COWETA COUNTY, GEORGIA  
 SITE ADDRESS: 141 HILLWOOD CIRCLE

GPS LOCATION OF  
 THE CONSTRUCTION EXIT  
 LAT: 33.3974668°  
 LONG: -084.7820601°

**SITE LOCATION MAP**



**CITY OF NEWMAN SPECIAL NOTES:**

**DRAINAGE EASEMENT NOTE:** The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the city of newman from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. a drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the city of newman. the public works direct or may conduct emergency maintenance operations within this easement where emergency conditions exist. emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the public works director, is potentially injurious to life, property or the public roads or utility system. such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the city of newman nor an abrogation of the city's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

**The approval of these plans and the issuance of this land disturbance permit does not in any way suggest that all other requirements for the legal or appropriate operations for this activity, which may require additional permitting have been met. The onus is on the Owner/Developer/Builder to discover what additional permitting or approvals may be necessary to operate from this point in an appropriate and legal manner. Plan approval or permit issuance does not absolve the applicant from complying with all applicable laws, standards, or other permits which may be required for this project.**

**COMPACTION TEST:** Compaction test will be required in existing or proposed streets, sidewalks, drives, and other existing or proposed paved areas at varying depths and at intervals as determined by the City Engineer. Unless otherwise noted all backfill in the right of way shall be compacted to 95% standard proctor per ASTM D 698. Contact Ray Horton for proof rolls at 404-606-9140 and send all compaction test results to sheniquae@cityofnewman.org and morton@cityofnewman.org

a. Subgrade (at least one test per 1,500 linear feet alternating lanes and one in each cul-de-sac), if less than 1,500 linear feet then one per day/ier section constructed, must also pass proof roll.  
 b. Base (at least one per 1,500 linear feet alternating lanes and one in each cul-de-sac), if less than 1,500 linear feet then one per day/ier section constructed, must also pass a proof roll.  
 c. Curb and Gutter (look beneath C&G), must pass a proof roll before curb and gutter is poured.  
 d. Pipes - One test per lift on alternating sides of pipe for each 300 linear feet of pipe or portion thereof. Test pattern is to begin after first compactive layer above structures bedding and continue to 1 foot above top of pipe.  
 e. Manholes - in the top 5 feet, minimum of one test every other lift around the perimeter of structure and continue to top of structure.

**SITE PREP & TREE PROTECTION INSPECTION:** Prior to clearing, or clearing and grubbing of the property or any portion including the development permit, the developer must call for an INITIAL inspection of erosion and sedimentation control measures and protective devices to include tree protection fence. Inspection of these measures will then be conducted on a continuing basis.

**PERMANENT PONDS:** Upon completion of permanent detention ponds that are not otherwise used for sediment storage. If ponds are concrete the developer must call for footing inspections and wall inspections prior to pouring concrete.

**STORM PIPES:** Upon installation of storm drainage pipe or other storm water facilities underneath public roads prior to backfilling and during compaction. Inspections will include storm pipe and structure connections, bedding, grout outside and inside, poured inverts, proper compaction of backfill, detention pond - contact Rob Hill for these inspections his direct line is 678-673-5477 or email at mh@cityofnewman.org.

**CCTV INSPECTION OF STORM SEWER INFRASTRUCTURE:** Storm Sewer Infrastructure shall have a CCTV inspection prior to acceptance by the City. All CCTV inspections will be conducted in accordance with the National Association of Sewer Service Companies, Inc. (NASSCO) Pipeline Assessment Certification Program (PACIP). Certified assessment reports, repair recommendations and DVDs will be submitted to Public Works by the owner's engineer. Public Works will review the reports and recommendations and approve or revise recommended remedial action on piping, structures, and backfill and street repairs. Storm drainage systems: CCTV of storm drainage systems will be conducted after subbase stone has been compacted and setup, just prior to placement of first lift of pavement surface, but not less than 30 days after installation and backfill to allow for consolidation and settlement of backfill material.

**CURB AND GUTTER:** Street curbing and gutter (if provided). Inspection shall be requested before the forms or string lines have been set to verify GAB depth and compaction beneath Curb and Gutter and after forms or string lines have been set to verify alignment and layout. Street width and vertical and horizontal alignment will also be spot-checked.

**SUB-GRADE STREETS:** Sub-grade of streets shall be inspected after compaction and receipt of test reports by the City Engineer or his/her designee. The sub-grade must be roll tested with an eighteen (18) ton load on a tandem dump truck and shall pass to the satisfaction of the City Engineer or his/her designee.

**BASE STREETS:** Street base shall be inspected after receipt of test reports by the City Engineer or his/her designee, the base must be string-lined for depth and crown. The street base must be roll-tested with an 18-ton load on a tandem dump truck and shall pass to the satisfaction of the City Engineer or his/her designee.

**PAVING STREETS:** An inspector may be on site during the paving process to check consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be monitored and the street will be closed after completion to check thickness and density. Satisfactory test results of the cores shall be delivered to the City Engineer or his/her designee prior to approval of a final subdivision plat or certificate of occupancy.

**SIDEWALKS:** Pre-pour forms inspection will include: compacted subgrade, optimum moisture, free of organics and debris, cross slope not to exceed 2%, 5-6 feet wide (reference plans) with 2-4 foot grass strip unless noted otherwise, expansion joints at all cold joints, around structures and every 60 feet, contraction joints spaced 5 to 6 feet apart depending on sidewalk width and pattern (picture frame/streetscape), ramps per GDOT with truncated domes set in concrete yellow to the preferred color.

In accordance with the City of Newnan Sidewalk Regulations, prior to commencement of work, the Engineering Department, will conduct an assessment of the condition of existing sidewalks. The developer is to be responsible to place, replace, repair, and correct any code violations, and bring existing sidewalks abutting their project site into compliance. This includes the coordination for relocation of existing utilities when necessary. This work shall be performed in coordination with city of Newnan Engineering Department.

**SILT FENCE:** Newnan only allows the use of Type "S" silt fence or approved Type "S" Alternatives. Silt fence has a useful life of 6 (six) months generally.

**STRIPING AND SIGNAGE:** Submit artwork for street name signs to Michael Klahr at mklahr@cityofnewman.org for approval before signs are ordered. Road acceptance will not occur until all regulatory signs, street name signs, and thermoplastic striping are in place.

**STREET CUT NOTE:** For utility crossings under existing roads, use directional bore or jack and bore unless approved by the City Engineer. If pavement cuts are proposed provide a detail for approval by the City Engineer.

**NOL:** A copy of the N.O.I and proof of fees paid to the GA EPD shall be delivered to the Engineering Department, Attn: City Engineer, prior to approval of these development plans or a land disturbance permit being issued.

**AS-BUILTS:** "As-Built" drawings shall be submitted to the City Engineer prior to street acceptance. These shall include all information contained on the approved construction drawings in the "As-Built" state. All "as-built" drawings shall be submitted in both hard copy and digital format and be on the state plane coordinate system, USA, GA, NAD 83, West. The digital copy shall be in AutoCAD file format and pdf format.

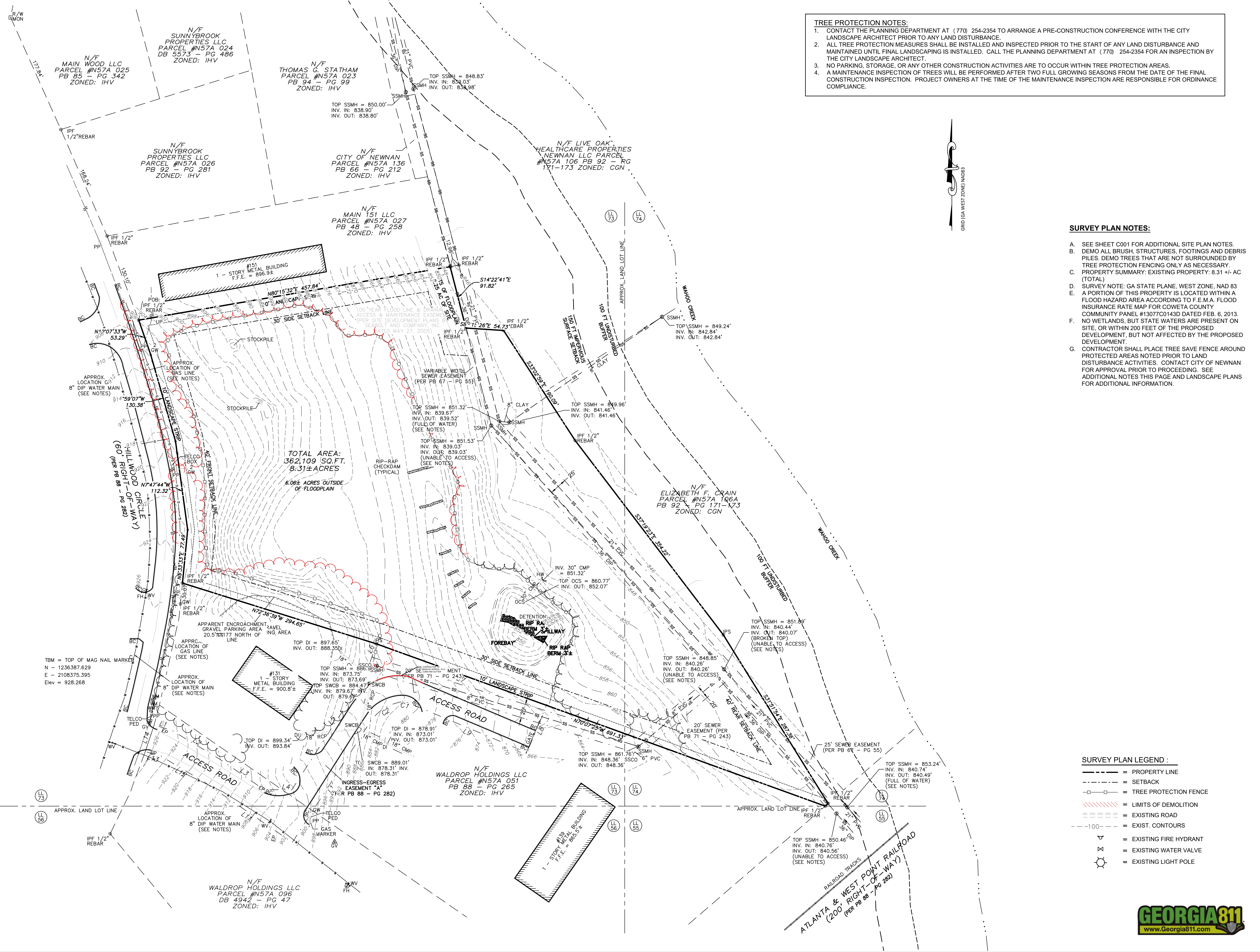
**STREET SIGNS (PUBLIC):** Street name signs shall be 9 inch Blades, Double Sided, white letters on green background, with City seal (burnished). Lettering in accordance with MUTCD Section 2D.43, and D3-1 in Figure 2D-10. No border, high intensity Prismatic. Not to exceed 48 inches in length, scale letters as appropriate to meet this length requirement. Abbreviations in accordance with MUTCD Table 1A-1. Standard post system. GDOT Type 7, installed in accordance with GDOT installation standard. Install over STOP sign, lower blade perpendicular to STOP sign, use 12 inch brackets. Submit artwork for each sign to City Engineer for approval prior to making signs.

**RETAINING WALLS:** Retaining walls that are 4 feet and over must be designed by qualified engineer. These will require separate submittals with factor of safety calculations and all dimensions, details, plan and profile drawings, picture, material type with guardrail at top where necessary, etc. A separate permit will be required for each wall that is 4 feet or higher. Third party inspectors will be required to include but not limited to the footing, rebar, grid, soil, concrete, drains, and final inspection. An engineer's certificate that the wall was installed according to the design is also required and must be submitted to the Engineering Department prior to final approval of the project or certificate of occupancy. If the wall is in an overlay district it must be faced or finished to be more decorative and in compliance with the overlay district standards which are approved by the Planning Department.

<p>DATE: 8/21/24</p> <p>DESIGN BY: EAM</p> <p>CHECK BY: RKA</p>	<p>DATE: 8/21/24</p> <p>REVISED FOR PERMITTING</p> <p>DATE: 7/8/24</p> <p>ISSUED FOR PERMITTING</p> <p>DATE: 5/6/24</p> <p>ISSUED FOR REVIEW</p> <p>REV. DESCRIPTION</p>
<p>SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS</p>	
<p>LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA</p>	
<p>8/7/24</p>	
<p>HIGHLAND LAND PLANNING</p> <p>201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269</p> <p>CONTACT: REID K. ALMAND, P.E. (770) 631-0499 FAX: (770) 631-0497</p>	
<p>DRAWING NO. C000</p>	







**TREE PROTECTION NOTES:**

- CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.
- NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

**SURVEY PLAN NOTES:**

- SEE SHEET C001 FOR ADDITIONAL SITE PLAN NOTES.
- DEMO ALL BRUSH, STRUCTURES, FOOTINGS AND DEBRIS PILES. DEMO TREES THAT ARE NOT SURROUNDED BY TREE PROTECTION FENCING ONLY AS NECESSARY.
- PROPERTY SUMMARY: EXISTING PROPERTY: 8.31 +/- AC (TOTAL)
- SURVEY NOTE: GA STATE PLANE, WEST ZONE, NAD 83
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR COWETA COUNTY COMMUNITY PANEL #1307701430 DATED FEB. 6, 2013.
- NO WETLANDS, BUT STATE WATERS ARE PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT, BUT NOT AFFECTED BY THE PROPOSED DEVELOPMENT.
- CONTRACTOR SHALL PLACE TREE SAVE FENCE AROUND PROTECTED AREAS NOTED PRIOR TO LAND DISTURBANCE ACTIVITIES. CONTACT CITY OF NEWNAN FOR APPROVAL PRIOR TO PROCEEDING. SEE ADDITIONAL NOTES THIS PAGE AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

**SURVEY PLAN LEGEND :**

- = PROPERTY LINE
- - - - = SETBACK
- = TREE PROTECTION FENCE
- = LIMITS OF DEMOLITION
- - - - = EXISTING ROAD
- - - - = EXIST. CONTOURS
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = EXISTING WATER VALVE
- ⊕ = EXISTING LIGHT POLE

Date	Rev.	Description
8/7/24	1	ISSUED FOR PERMITTING
7/8/24	2	ISSUED FOR PERMITTING
5/6/24	1	ISSUED FOR REVIEW

**EXISTING CONDITIONS**

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

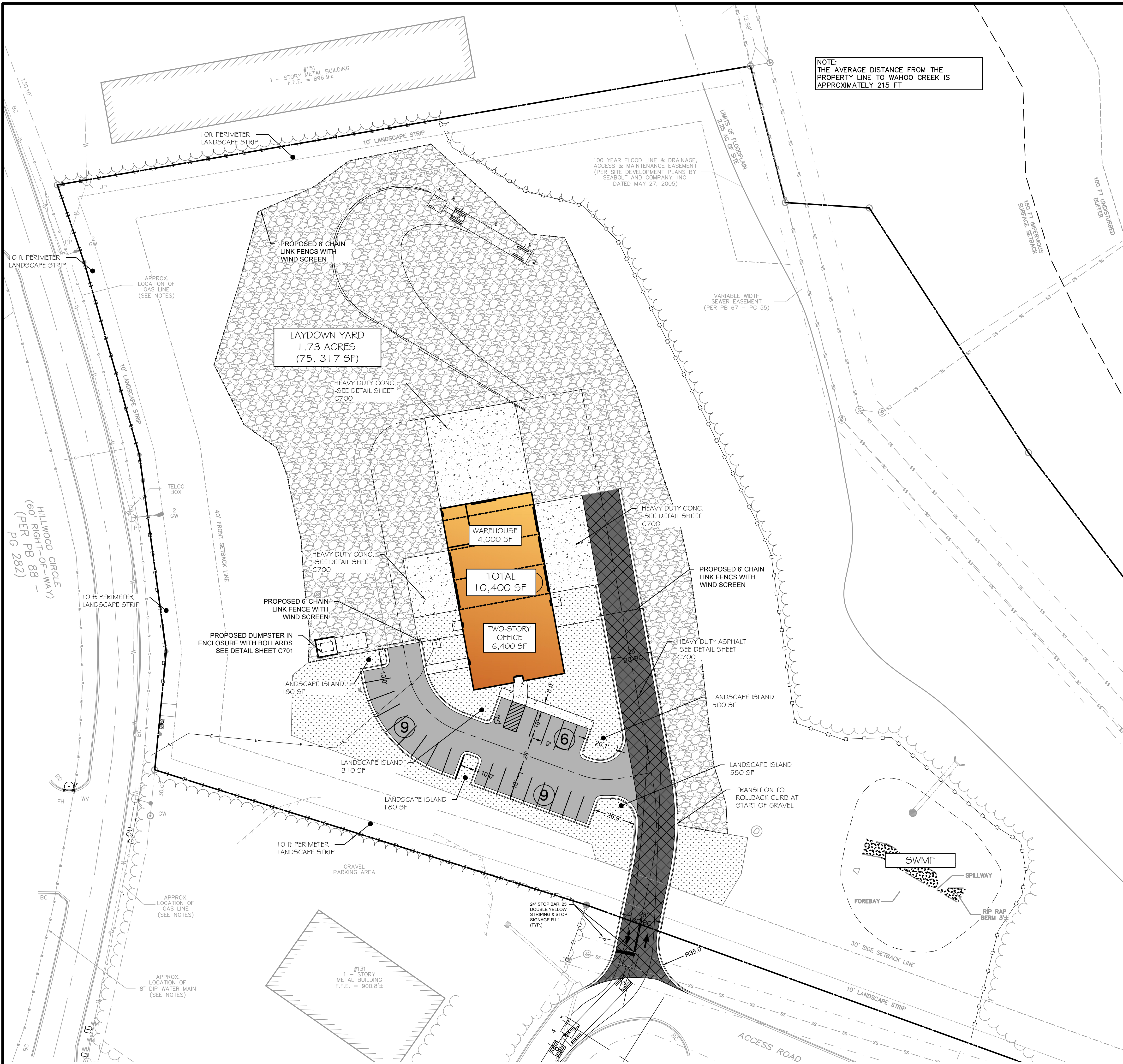


8/7/24

**HIGHLAND**  
LAND PLANNING  
201 PROJECT PARK SITE # PEACHTREE CITY, GEORGIA 30228  
COWETA COUNTY, GEORGIA

DRAWING NO. C100





NOTE:  
THE AVERAGE DISTANCE FROM THE PROPERTY LINE TO WAHOD CREEK IS APPROXIMATELY 215 FT

**GENERAL NOTES:**

- OWNER:  
**B2 CONTRACTING**  
180 WALTER WAY #110  
FAYETTEVILLE, GA 30214  
CONTACT: BRANDON HARP  
EMAIL: BHARP@B2CONTRACTING.COM  
PHONE: (770) 789-2123
- ENGINEER:  
**HIGHLAND LAND PLANNING**  
201 PROSPECT PARK, SUITE A  
PEACHTREE CITY, GA 30289  
CONTACT: REID K ALMAND, P.E.  
EMAIL: REID.ALMAND@HIGHLANDLP.US  
PHONE: (770) 631-0499
- SURVEYOR:  
**W.S. BODKIN SURVEYING, LLC**  
315 CAASTLEWOOD RD  
TYRONE, GA 30290  
CONTACT: SCOTT BODKIN, R.L.S.  
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- LOT DIMENSION REQUIREMENTS PER CITY OF NEWNAN ZONING ORDINANCE:  
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MINIMUM LOT DEPTH: 200 FT  
PRINCIPLE BUILDING HEIGHT: 35 FT  
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MAXIMUM BUILDING COVERAGE 60% (LOT)  
BASE/MAXIMUM FLOOR AREA RATIO: 0.30 / 0.50  
DISTANCE BETWEEN BUILDINGS: 25 FT
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- WETLANDS WERE NOT IDENTIFIED WITHIN THE PROPERTY BOUNDARIES.
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- ALL WORK SHALL CONFORM TO CITY OF NEWNAN STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.
- NO GDOT PERMITS APPLICABLE TO THIS DEVELOPMENT.
- NO ARMY CORPS PERMITS APPLICABLE TO THIS DEVELOPMENT.

**SITE PLAN LEGEND:**

- = PROPERTY LINE - SEE PLAT FOR DETAILS
- = PARKING COUNT NUMBERS
- = LIGHT DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- = HEAVY DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- = HEAVY DUTY GAB - SEE DETAIL ON SHEET C700
- = CONCRETE SIDEWALK - SEE DETAIL ON SHEET C700
- = SIGN POST
- = TREE PROTECTION FENCE



Date	Rev.	Description
8/7/24	3	ISSUED FOR PERMITTING
8/7/24	2	ISSUED FOR PERMITTING
8/7/24	1	ISSUED FOR REVIEW

Drawn By:	Check By:	Date:
EAH	RVA	8/21/24

1" = 30'

**SITE PLAN**

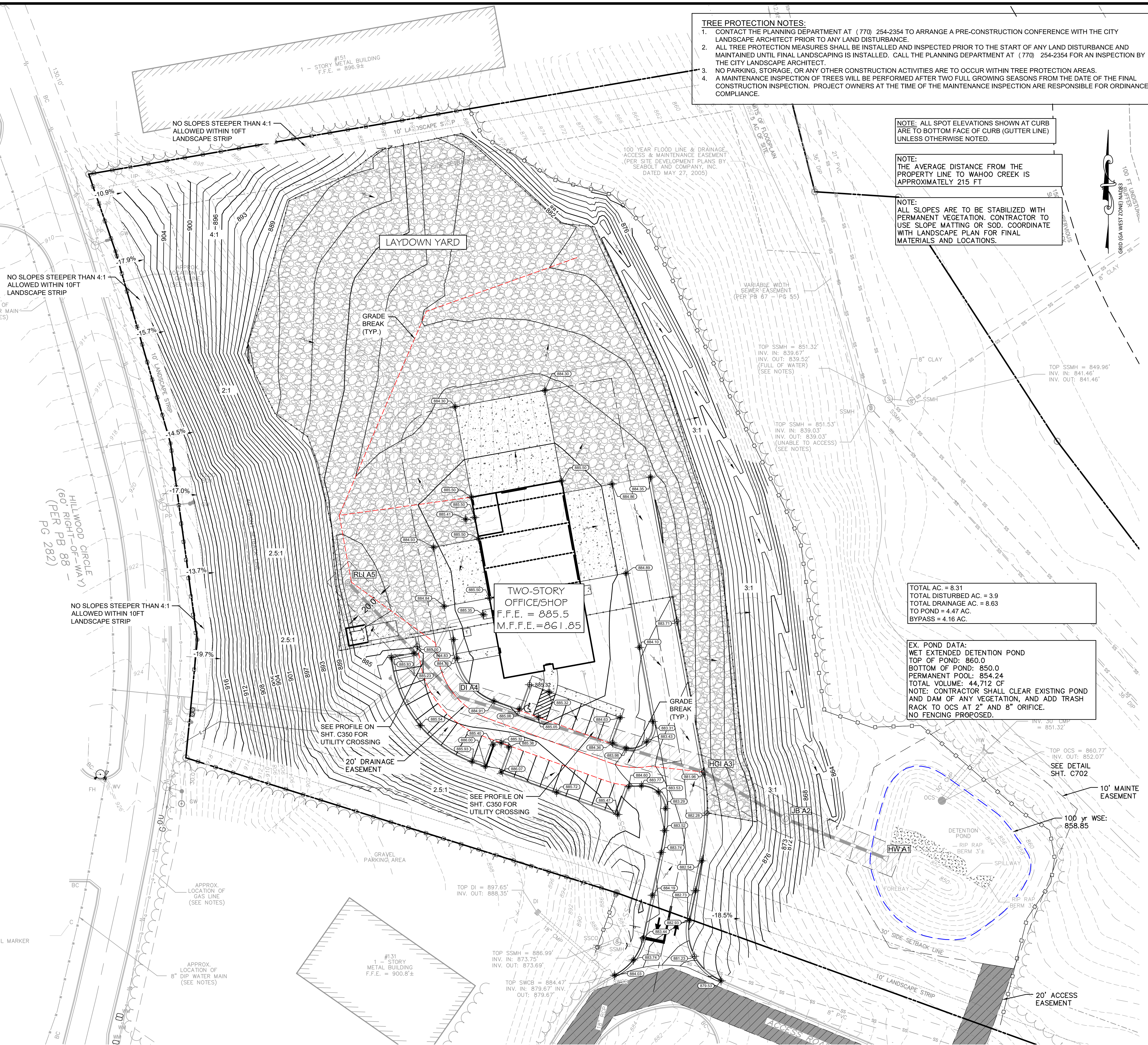
SITE DEVELOPMENT PLANS FOR  
**B2 CONTRACTING  
WORLD HEADQUARTERS**  
LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

8/7/24

**HIGHLAND LAND PLANNING**  
201 PROSPECT PARK, SUITE A PEACHTREE CITY, GEORGIA 30289  
COA No. 16006651 Exp. 04/28/2024



DRAWING NO.  
**C200**



**TREE PROTECTION NOTES:**

- CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.
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- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

NOTE: ALL SPOT ELEVATIONS SHOWN AT CURB ARE TO BOTTOM FACE OF CURB (GUTTER LINE) UNLESS OTHERWISE NOTED.

NOTE: THE AVERAGE DISTANCE FROM THE PROPERTY LINE TO WAHOO CREEK IS APPROXIMATELY 215 FT.

NOTE: ALL SLOPES ARE TO BE STABILIZED WITH PERMANENT VEGETATION. CONTRACTOR TO USE SLOPE MATTING OR SOG. COORDINATE WITH LANDSCAPE PLAN FOR FINAL MATERIALS AND LOCATIONS.

TOTAL AC. = 8.31  
 TOTAL DISTURBED AC. = 3.9  
 TOTAL DRAINAGE AC. = 6.63  
 TO POND = 4.47 AC.  
 BYPASS = 4.16 AC.

**EX. POND DATA:**  
 WET EXTENDED DETENTION POND  
 TOP OF POND: 860.0  
 BOTTOM OF POND: 850.0  
 PERMANENT POOL: 854.24  
 TOTAL VOLUME: 44,712 CF  
 NOTE: CONTRACTOR SHALL CLEAR EXISTING POND AND DAM OF ANY VEGETATION, AND ADD TRASH RACK TO OCS AT 2" AND 8" ORIFICE.  
 NO FENCING PROPOSED.

**GRADING / DRAINAGE NOTES**

- SITE PREPARATION: ALL TREES AND UNWANTED VEGETATION SHOULD BE REMOVED, STUMPS GRUBBED AND ORGANIC TOPSOIL STRIPPED.
- ALL AREAS TO RECEIVE STRUCTURAL FILL MATERIAL SHALL BE EVALUATED PRIOR TO FILL PLACEMENT. THE APPROVAL PROCESS SHOULD INCLUDE PROOFROLLING THE SUBGRADE WITH A FULLY LOADED TANDDEM AXLE DUMP TRUCK (20 TONS) DURING A PERIOD OF DRY WEATHER AND UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. DENSIFICATION OF SUBGRADE SOILS MAY BE REQUIRED.
- ALL STRUCTURAL FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE SOIL'S STANDARD PROCTOR MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM STANDARD D-698. THE UPPER FOOT OF FILL WHICH WILL SUPPORT PAVEMENTS OR SLABS SHOULD BE COMPACTED TO AT LEAST 98 PERCENT OF THE SOIL'S STANDARD PROCTOR MAXIMUM DRY DENSITY FOR IMPROVED SUPPORT. IN AREAS WHICH ARE AT OR ABOVE THE FINISHED GRADE, AND WHICH WILL SUPPORT PAVEMENTS OR SLABS, THE UPPER 6 INCHES IMMEDIATELY BELOW THESE SYSTEMS SHOULD BE SCARIFIED AND RECOMPACTED TO THE 98 PERCENT CRITERIA. STRUCTURAL FILL SHOULD BE FREE OF ORGANIC MATERIAL, HAVE A PLASTICITY INDEX (PI) LESS THAN 20 AND CONTAIN ROCK SIZES NO LARGER THAN 4 INCHES.
- DENSITY TESTING SHOULD BE PERFORMED BY A SOILS TECHNICIAN TO DETERMINE THE DEGREE OF COMPACTION AND VERIFY COMPLIANCE WITH THE PROJECT SPECIFICATIONS. FOR UNDERFLOOR AREAS, AT LEAST ONE FIELD DENSITY TEST SHOULD BE MADE PER 5000 SQUARE FEET OF FILL AREA FOR EACH TWO FOOT LIFT. TESTING FREQUENCY SHOULD BE INCREASED IN CONFINED AREAS. AREAS WHICH DO NOT MEET THE COMPACTION SPECIFICATIONS SHOULD BE RECOMPACTED TO ACHIEVE COMPLIANCE. IN CONFINED AREAS, SUCH AS UTILITY TRENCHES, THE USE OF PORTABLE COMPACTION EQUIPMENT AND THIN LIFTS OF 3 TO 4 INCHES MAY BE REQUIRED TO ACHIEVE COMPACTION.
- EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS. IMPORTING AND EXPORTING OF SOIL MAY BE REQUIRED TO RAISE/LOWER SITE TO FINAL GRADES. EXCAVATIONS MAY BE ACCOMPLISHED USING CONVENTIONAL HEAVY EARTHMOVING EQUIPMENT SUCH AS DOZER ASSISTED PANS, AND SIGNIFICANT EXCAVATIONS OF ROCK AND PARTIALLY WEATHERED ROCK ARE NOT ANTICIPATED.
- PERMANENT AND TEMPORARY SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 2H: 1V FOR SLOPES LESS THAN 15 FEET HIGH. PERMANENT SLOPES SHOULD BE CONSTRUCTED NO STEEPER THAN 2H: 1V. ALL FINISHED SLOPES SHOULD BE SUITABLY PROTECTED FROM EROSION.
- ALL CONTOURS ON PAVEMENT, OR ELSEWHERE, ARE TOP OF FINISHED PAVEMENT OR SURFACE.
- SLOPES AND DISTURBED AREAS NOT COVERED BY PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND COVERED WITH MATTING AS DESIGNATED ON EROSION CONTROL FERTILIZED AND WATERED TO PROVIDE A HEARTY, MOWABLE STAND OF GRASS. SMALL ROCKS AND DEBRIS MUST BE REMOVED. ISLANDS TO BE BACKFILLED TO TOP OF CURB WITH TOPSOIL AND GRADED TO DRAIN.
- CLEARING LIMITS DETAILED ON THE TREE PROTECTION PLAN.
- EX. GROUNDWATER WELL: ANY WATER WELLS SHALL BE ABANDONED HYDRAULICALLY IN COMPLIANCE WITH GEORGIA LAWS FOR WATER WELLS AS WELL AS "STRUCTURALLY". ONLY A CERTIFIED WATER WELL CONTRACTOR CAN ABANDON WELLS HYDRAULICALLY. UNLESS CEMENT GROUT IS USED FOR WELL ABANDONMENT, WE RECOMMEND THAT ALL WELLS BE STRUCTURALLY PLUGGED WITH CONCRETE PLUG OVERSIZED SO THAT THE PLUG WILL NOT FALL FURTHER INTO THE WELL. THE PLUG SHOULD BE CONSTRUCTED AT LEAST ONE FOOT BELOW FINISH GRADE IN LANDSCAPED AREAS TO FACILITATE GRASSING AND DEEPER IN STRUCTURAL AREAS TO AVOID FOUNDATIONS, UTILITIES, SLABS AND OTHER SIMILAR ITEMS. SPECIFIC RECOMMENDATION FOR STRUCTURAL ABANDONMENT OF THE WELLS CAN BE DETERMINED AT THE TIME OF CONSTRUCTION BY THE GEOTECHNICAL ENGINEER.
- COORDINATE ROOF DRAINAGE PIPING WITH ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS. ALL EXTERIOR ROOF DRAIN PIPE SHALL BE HDPE PIPE AT SIZE SHOWN. PLACED MINIMUM 1% FALL TO NEAREST MANHOLE STRUCTURE. CLEANOUTS SHALL BE PROVIDED AT ALL JUNCTIONS.

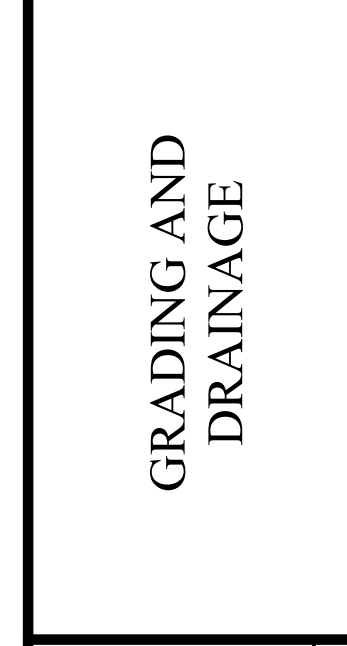
**DRAINAGE EASEMENT NOTE:**

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF NEWNAN FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES SHOWN HEREIN. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE REGULATIONS OF THE CITY OF NEWNAN. THE PUBLIC WORKS DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE PUBLIC WORKS DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OF THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF NEWNAN NOR AN ABROGATION OF THE CITY'S RIGHTS TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNERS OF THE PROPERTY/IES OF THE LANDS THAT GENERATED THE CONDITIONS.

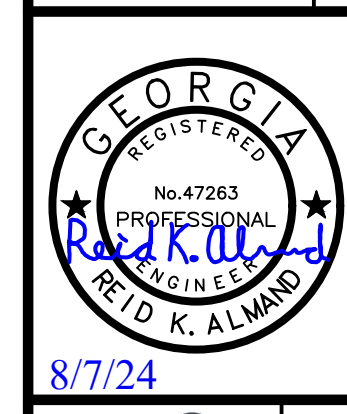
**PLAN LEGEND :**

- = JUNCTION BOX (JB)
- = STORM PIPE - SEE PROFILES ON SHEET C350 AND PIPE BEDDING DETAIL ON SHEET C703.
- = EXISTING CONTOURS
- = PROPOSED CONTOURS
- = PROPOSED LIGHT POLE
- = TOP OF PAVING/GUTTER
- = GRADE BREAK
- = FLOW ARROW
- = SPOT ELEVATION
- = TREE PROTECTION FENCE
- = RETAINING WALL
- = 20 FT STORMWATER ACCESS/MAINTENANCE EASEMENT

Rev.	Description	Date
1.	ISSUED FOR REVIEW	8/7/24
2.	ISSUED FOR PERMITTING	8/7/24
3.	RE-ISSUED FOR PERMITTING	8/7/24



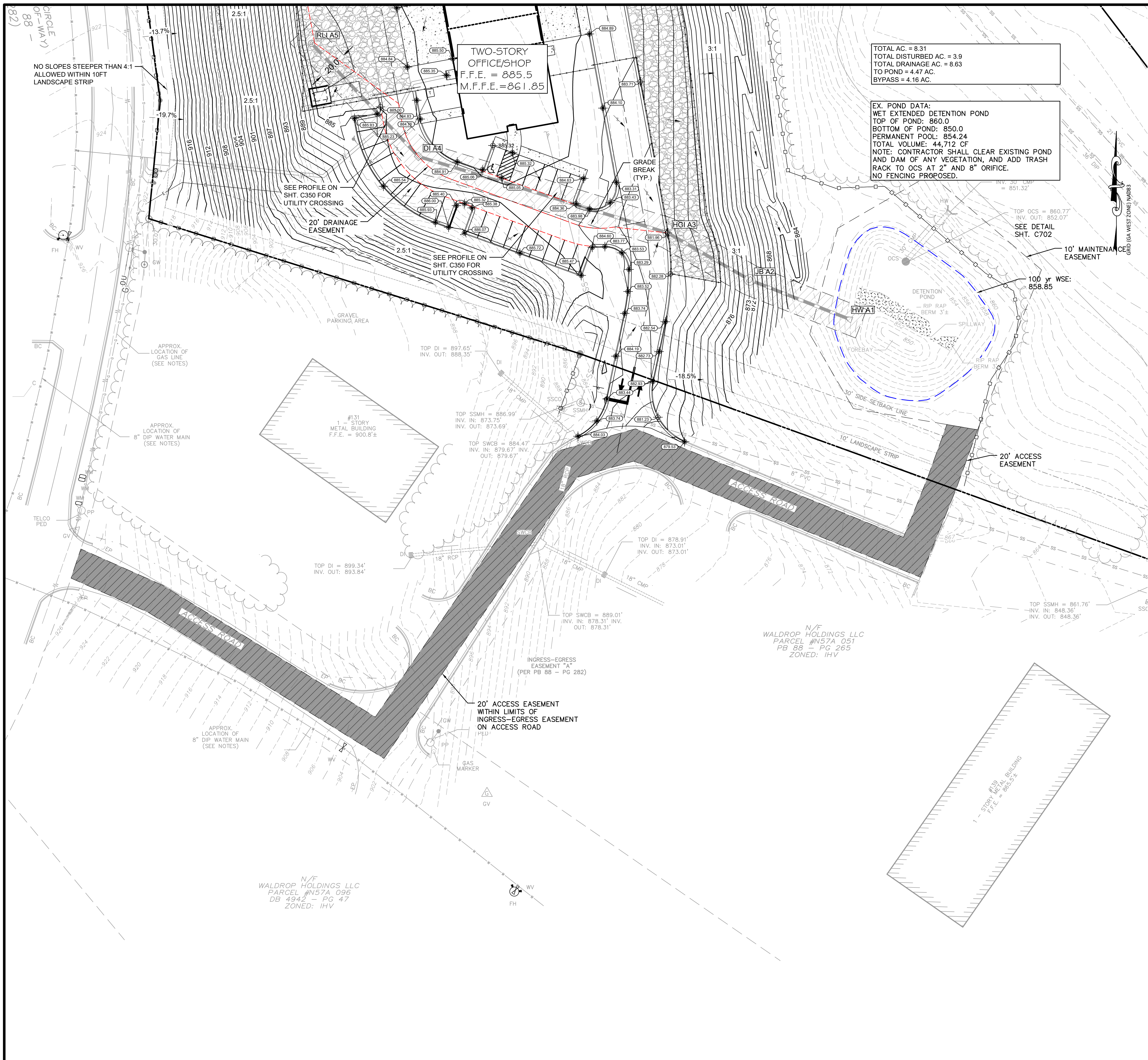
SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS  
 LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA



**HIGHLAND**  
 LAND PLANNING  
 201 PROJECT PARK SUITE A PEACHTREE CITY, GEORGIA 30229  
 COA No. 1620268 | Lic. 06820224

DRAWING NO. C300





TOTAL AC. = 8.31  
 TOTAL DISTURBED AC. = 3.9  
 TOTAL DRAINAGE AC. = 8.63  
 TO POND = 4.47 AC.  
 BYPASS = 4.16 AC.

EX. POND DATA:  
 WET EXTENDED DETENTION POND  
 TOP OF POND: 860.0  
 BOTTOM OF POND: 850.0  
 PERMANENT POOL: 854.24  
 TOTAL VOLUME: 44,712 CF  
 NOTE: CONTRACTOR SHALL CLEAR EXISTING POND  
 AND DAM OF ANY VEGETATION, AND ADD TRASH  
 RACK TO OCS AT 2" AND 8" ORIFICE.  
 NO FENCING PROPOSED.

- PLAN LEGEND :
- = JUNCTION BOX (JB)
  - = STORM PIPE - SEE PROFILES ON SHEET C350 AND PIPE BEDDING DETAIL ON SHEET C703.
  - = EXISTING CONTOURS
  - = PROPOSED CONTOURS
  - = PROPOSED LIGHT POLE
  - = TOP OF PAVING/GUTTER
  - = GRADE BREAK
  - = FLOW ARROW
  - = SPOT ELEVATION
  - = TREE PROTECTION FENCE
  - = RETAINING WALL
  - = 20 FT DRAINAGE EASEMENT

Rev.	Description	Date
3.	RE-ISSUED FOR PERMITTING	8/7/24
2.	ISSUED FOR PERMITTING	7/24/24
1.	ISSUED FOR REVIEW	5/6/24

DATE: 8/21/24  
 DRAWN BY: EAM  
 CHECK BY: RKA  
 SCALE: 1" = 30'  
 30' 15' 0'

STORMWATER EASEMENTS

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA



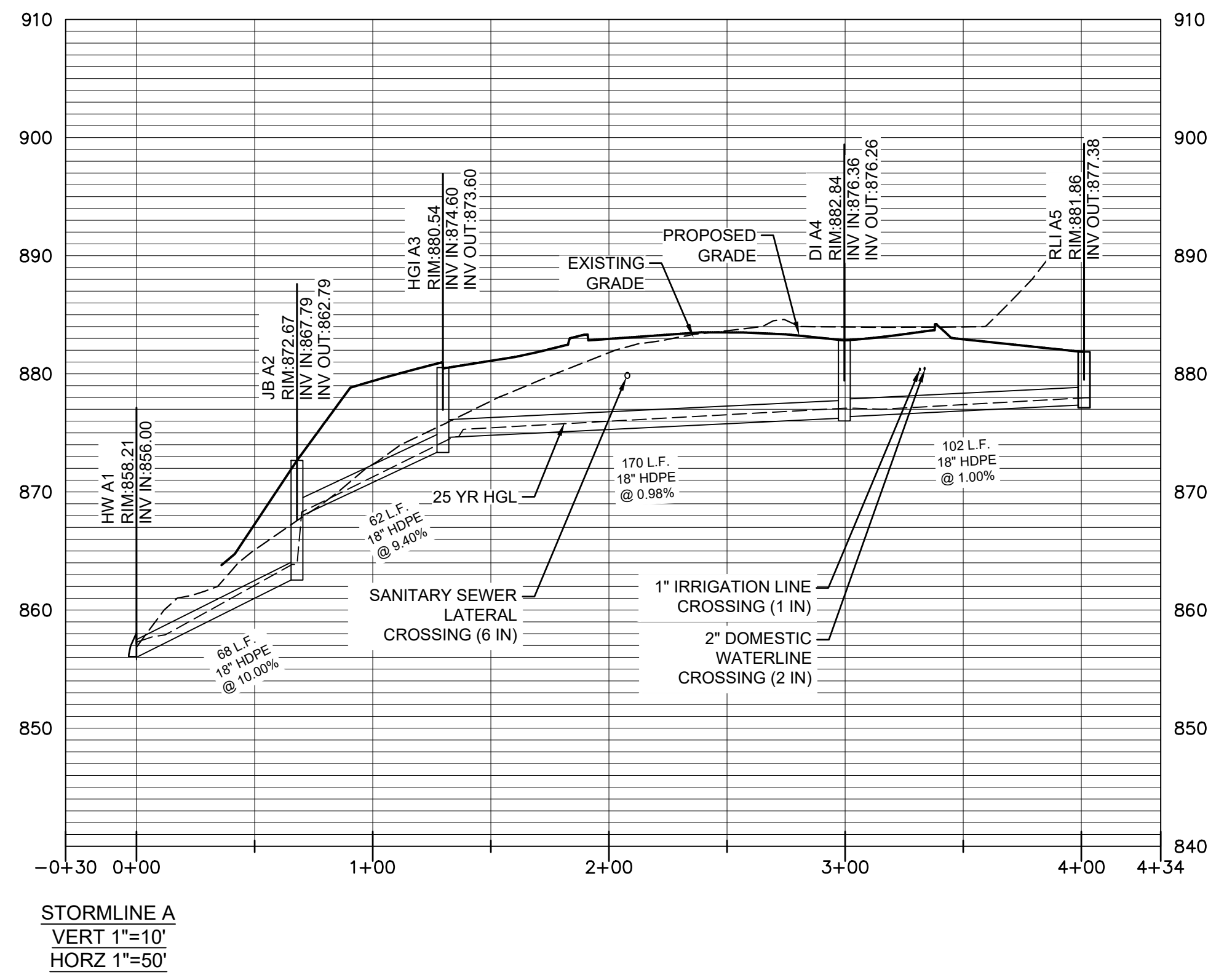
8/7/24

HIGHLAND LAND PLANNING

201 PROJECT PARK SUITE A PEACREE CITY, GEORGIA 30227  
 COA No. 15-0000051 | Lic. 66292024

DRAWING NO. C301





### Storm Sewer Tabulation

Station	Line	Len (ft)	Drng Area		Rnoff coeff		Area x C		Tc		Rain (l)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
			Incr (ac)	Total (ac)	Incr (C)	Total (C)	Inlet (min)	Syst (min)	Size (in)	Slope (%)					Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)			
4	3	101.503	0.50	0.50	0.60	0.30	0.30	5.0	5.0	6.2	2.47	10.53	3.33	18	1.00	876.36	877.38	877.10	877.98	882.84	881.86	A5-A4	
3	2	165.737	0.50	1.00	0.60	0.30	0.60	5.0	6.2	7.9	4.73	10.51	5.23	18	1.00	874.60	876.26	875.31	877.10	880.63	882.84	A4-A3	
2	1	68.411	0.58	1.58	0.70	0.41	1.01	5.0	7.2	7.6	7.65	30.60	10.03	18	8.49	867.79	873.60	868.30	874.67	872.67	880.63	A3-A2	
1	End	67.950	0.00	1.58	0.00	0.00	1.01	0.0	7.5	7.5	7.59	33.22	5.18	18	10.01	856.00	862.80	857.28	863.87	858.21	872.67	A2-A1	

Project File: B2.stm  
Number of lines: 4  
Run Date: 6/27/2024

NOTES: Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82; Return period = Yrs. 25 ; c = cir e = ellip b = box

25 YR PIPE CHART  
SCALE: N.T.S.

### Storm Sewer Tabulation

Station	Line	Len (ft)	Drng Area		Rnoff coeff		Area x C		Tc		Rain (l)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
			Incr (ac)	Total (ac)	Incr (C)	Total (C)	Inlet (min)	Syst (min)	Size (in)	Slope (%)					Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)			
4	3	101.503	0.50	0.50	0.60	0.30	0.30	5.0	5.0	5.7	1.71	10.53	3.07	18	1.00	876.36	877.38	876.94	877.87	882.84	881.86	A5-A4	
3	2	165.737	0.50	1.00	0.60	0.30	0.60	5.0	6.8	5.3	3.15	10.51	4.64	18	1.00	874.60	876.26	875.16	876.94	880.63	882.84	A4-A3	
2	1	68.411	0.58	1.58	0.70	0.41	1.01	5.0	8.2	4.9	4.97	30.60	8.75	18	8.49	867.79	873.60	868.20	874.46	872.67	880.63	A3-A2	
1	End	67.950	0.00	1.58	0.00	0.00	1.01	0.0	8.6	4.9	4.90	33.22	4.02	18	10.01	856.00	862.80	857.18	863.65	858.21	872.67	A2-A1	

Project File: B2.stm  
Number of lines: 4  
Run Date: 6/27/2024

NOTES: Intensity = 69.87 / (inlet time + 13.10) ^ 0.87; Return period = Yrs. 2 ; c = cir e = ellip b = box

2 YR PIPE CHART  
SCALE: N.T.S.

### Storm Sewer Tabulation

Station	Line	Len (ft)	Drng Area		Rnoff coeff		Area x C		Tc		Rain (l)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
			Incr (ac)	Total (ac)	Incr (C)	Total (C)	Inlet (min)	Syst (min)	Size (in)	Slope (%)					Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)			
4	3	101.503	0.50	0.50	0.60	0.30	0.30	5.0	5.0	9.8	2.95	10.53	3.49	18	1.00	876.36	877.38	877.18	878.03	882.84	881.86	A5-A4	
3	2	165.737	0.50	1.00	0.60	0.30	0.60	5.0	6.0	9.5	5.69	10.51	5.54	18	1.00	874.60	876.26	875.39	877.18	880.63	882.84	A4-A3	
2	1	68.411	0.58	1.58	0.70	0.41	1.01	5.0	6.9	9.2	9.28	30.60	10.71	18	8.49	867.79	873.60	868.36	874.78	872.67	880.63	A3-A2	
1	End	67.950	0.00	1.58	0.00	0.00	1.01	0.0	7.1	9.2	9.21	33.22	5.88	18	10.01	856.00	862.80	857.34	863.97	858.21	872.67	A2-A1	

Project File: B2.stm  
Number of lines: 4  
Run Date: 6/27/2024

NOTES: Intensity = 127.16 / (inlet time + 17.80) ^ 0.82; Return period = Yrs. 100 ; c = cir e = ellip b = box

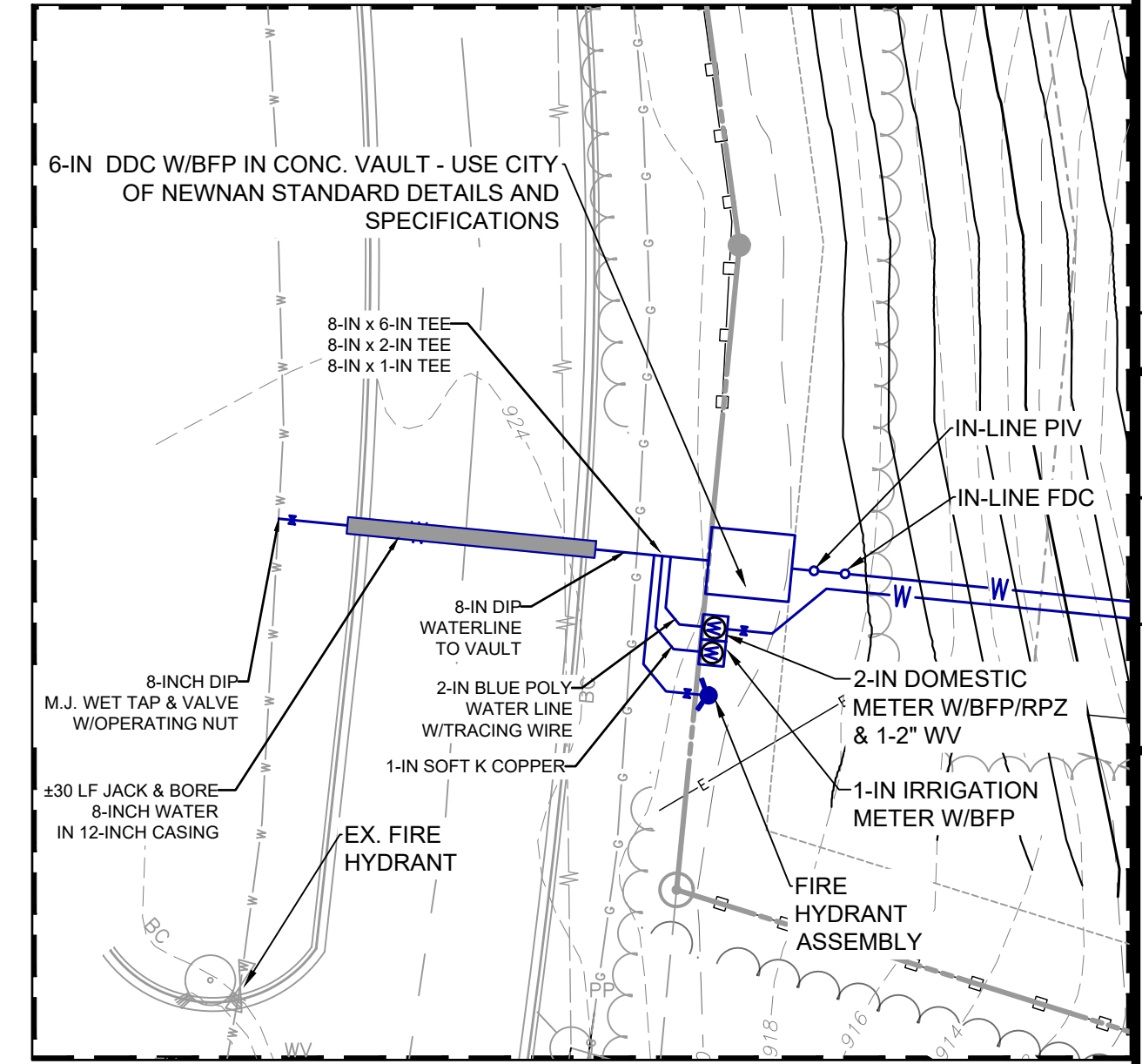
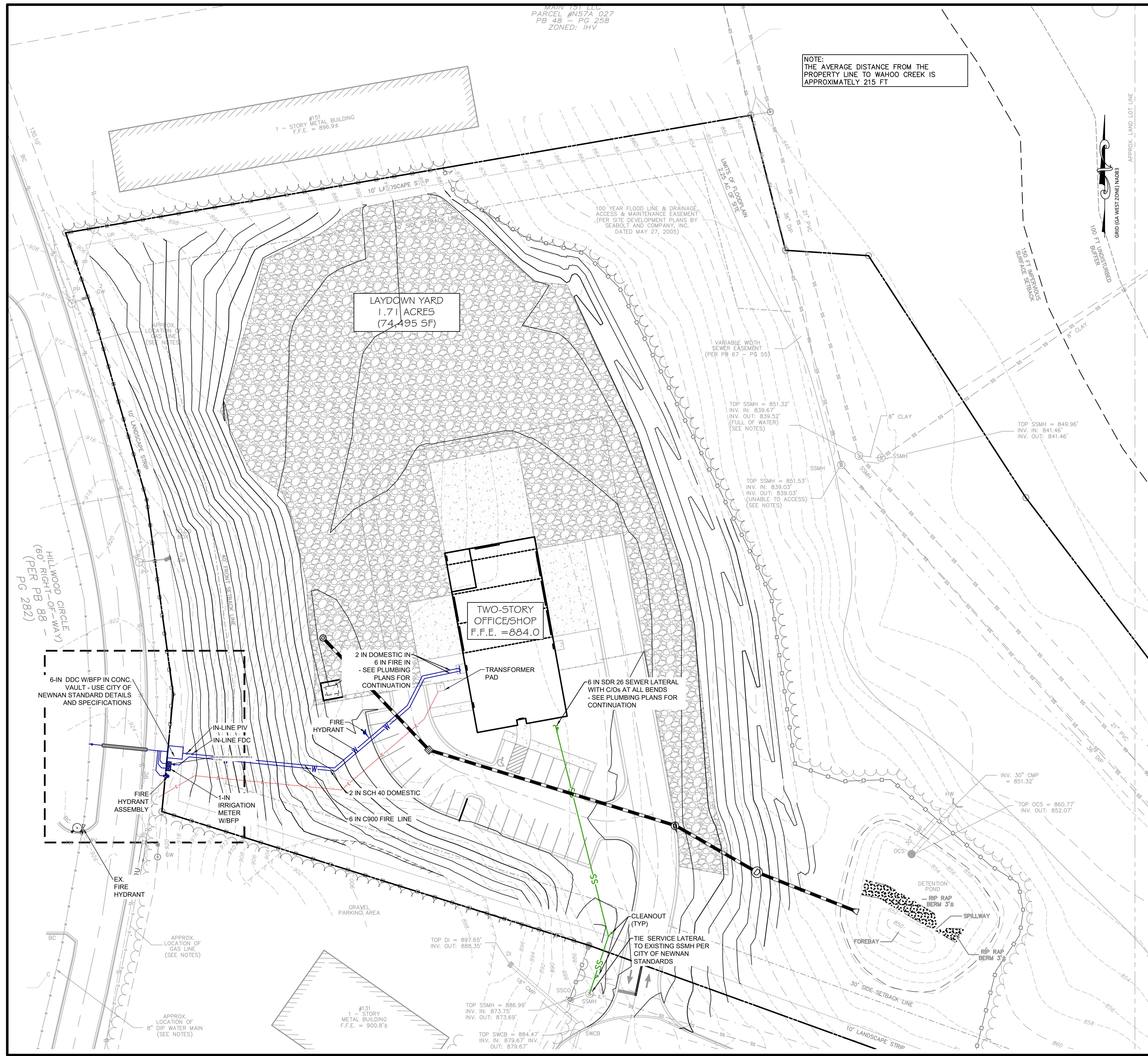
100 YR PIPE CHART  
SCALE: N.T.S.

Check by: RKA	Date: 6/21/24	Drawn by: EAM	Scale: 1" = 50'
<b>STORM PIPE PROFILES</b>			
SITE DEVELOPMENT PLANS FOR <b>B2 CONTRACTING</b> WORLD HEADQUARTERS LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA			
<b>HIGHLAND</b> LAND PLANNING 201 PROJECT PARK SUITE A, PEACREE CITY, GEORGIA 30227 COA No. 15000051   Lic. 66292024			
DRAWING NO. <b>C350</b>			



MAIN 131 L.L.C.  
 PARCEL #N57A 027  
 PB 48 - PG 258  
 ZONED: IHV

NOTE:  
 THE AVERAGE DISTANCE FROM THE  
 PROPERTY LINE TO WAHOO CREEK IS  
 APPROXIMATELY 215 FT



WATER CONNECTIONS INSET  
 SCALE: 1" = 20'

UTILITY PLAN NOTES:

- SEE SHEET C001 FOR ADDITIONAL UTILITY PLAN NOTES.
- EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS OPERATIONS WITH ALL UTILITIES WHICH MAY BE IN CONFLICT WITH HIS WORK.
- THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL SUCH UTILITIES, OR RELOCATE UTILITIES AS NEEDED.
- ALL ON-SITE WATER AND SEWER FACILITIES ARE INTENDED TO BE OWNED, OPERATED, AND MAINTAINED BY THE OWNER.
- WATER AND SEWER SERVICES SHALL HAVE MINIMUM 10 FT SEPARATION.
- WATER AND SEWER SERVICE PROVIDED BY NEWNAN UTILITIES.
- INTERIOR FIRE PROTECTION SPRINKLERS REQUIRED. SEE PLUMBING PLANS FOR DETAILS.
- ALL SEWER CLEANOUTS IN CONCRETE, PAVED, ECT. AREAS SHALL HAVE HEAVY CLEANOUT BOX
- ALL SEWER CLEANOUTS IN GRASSED OR LANDSCAPED AREAS SHALL HAVE IRRIGATION BOX.
- WATER/SEWER DETAILS ON SHEET C-702 AND C-703
- CONTRACTOR RESPONSIBLE FOR SECONDARY TO TRANSFORMER
- CONTRACTOR RESPONSIBLE FOR ANY COST DUE TO UNFORSEEN CONDITIONS (I.E. ROCK) IN ADDITION TO INSTALLING ELECTRICAL SERVICES.
- SITE LIGHTING TO BE PROVIDED VIA BUILDING MOUNTED WALL PACKS.
- LOCATION OF ELECTRICAL ROUTE FROM HILLWOOD CIRCLE TO TRANSFORMER, AS SHOWN. CONTRACTOR TO COORDINATE WITH NEWNAN UTILITIES.

UTILITY PLAN LEGEND:

- = WATER METER - SEE DETAIL ON SHEET C706
- = GATE VALVE
- = WATERLINE
- = FIRE HYDRANT ASSEMBLY - SEE DETAIL ON SHEET C706
- = DENOTES FITTING
- = SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE - SEE DETAILS ON SHEET C705
- = SEWER CLEANOUT - SEE DETAIL ON SHEET C705
- = THRUST BLOCK - SEE DETAIL ON SHEET C706
- = TRANSFORMER
- = FEED THRU
- = 10 FT POWER EASEMENT
- = LIGHT POLE

Check by:	RVA		
Drawn by:	EAM		
Date:	8/21/24		
3.	RE-ISSUED FOR PERMITTING	8/7/24	RVA
2.	ISSUED FOR PERMITTING	7/8/24	RVA
1.	ISSUED FOR REVIEW	5/6/24	RVA
Rev.	Description	Date	App.

UTILITY PLAN

SCALE: 1" = 30'

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

8/7/24

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
 No. 47263  
 REID K. ALMANN

HIGHLAND LAND PLANNING  
 201 PROJECT PARK SUITE A PEACREE CITY, GEORGIA 30228  
 COA No. 15026851 | Lic. 66292024

DRAWING NO. C400

GEORGIA811  
 www.Georgia811.com



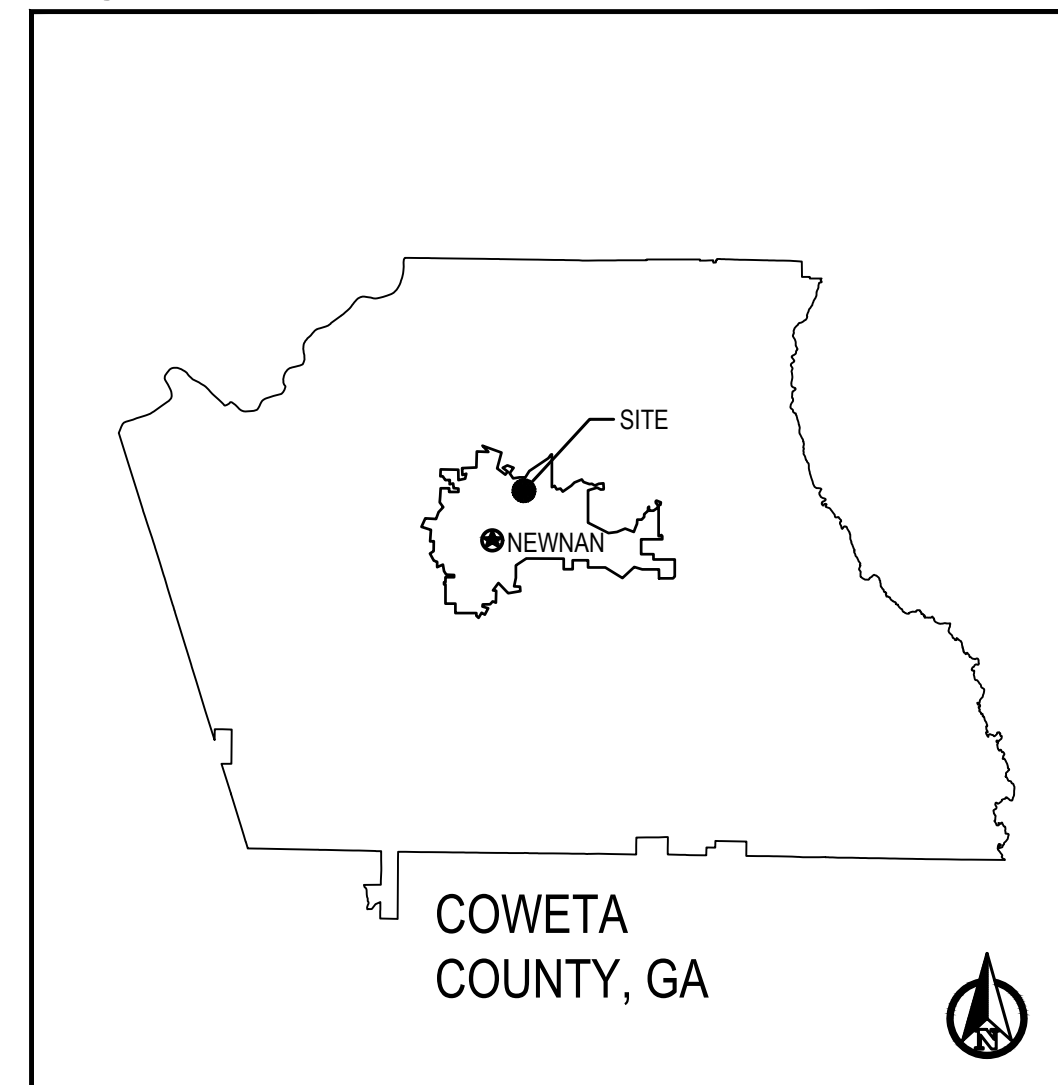
**GENERAL NOTES:**

- OWNER/DEVELOPER - PRIMARY PERMITEE: (#5)
  - B2 CONTRACTING**  
180 WALTER WAY #110  
FAYETTEVILLE, GA 30214  
CONTACT: BRANDON HARP  
EMAIL: BHARP@B2CONTRACTING.COM  
PHONE: (770) 789-2123
- ENGINEER - QUALIFIED PROFESSIONAL:
  - HIGHLAND LAND PLANNING**  
201 PROSPECT PARK, SUITE A  
PEACHTREE CITY, GA 30269  
CONTACT: REID K ALMAND, P.E.  
PHONE: REID.ALMAND@HIGHLANDL.P.US  
PHONE: (770) 631-0499
- SURVEYOR:
  - W. S. BODKIN SURVEYING, LLC**  
315 CAASTLEWOOD RD  
TYRONE, GA 30290  
CONTACT: SCOTT BODKIN, R.L.S.  
PHONE: (770) 312-5500

**EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES:**

- 24-HOUR CONTACT: BRANDON HARP, (770) 789-2123 (EMAIL: BHARP@B2CONTRACTING.COM) (#4)
- DISTURBED AREA: 4.8 AC.; TOTAL SITE AREA: 8.31 +/- AC.; TOTAL IMPERVIOUS AREA: 0.76 AC. (#6)
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. (#19)
- EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. (#20)
- ALL EROSION CONTROL MEASURES ARE TO CONFORM TO THE STANDARDS SET FORTH IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" LATEST EDITION.
- EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS. IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DEVELOPER IMMEDIATELY!
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. (#21)
- SEDIMENT CONTROL MEASURES MUST BE INSTALLED BEFORE CLEARING AND GRADING BEGINS.
- INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY PRIMARY PERMITEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH NPDES PERMIT NUMBER GAR 100001.
- THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION. (#14)
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED BY THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. (#15)
- AMENDMENTS / REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL. (#17)
- THE PRIMARY PERMITEE IS REQUIRED TO KEEP THE ES&PC PLAN UP-TO-DATE.
- STATE WATERS ARE LOCATED ON OR WITHIN 200 FEET OF THE PROJECTS BOUNDARIES.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO STATE WATERS EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (#18)
- THE ES&PC PLAN IS IN COMPLIANCE WITH ALL CURRENT WASTE DISPOSAL, SANITARY SEWER, AND/OR SEPTIC TANK REGULATIONS.
- EROSION CONTROL MATTING, S<sub>6</sub>, IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
- GAB SHOULD BE PLACED IN PARKING LOT AREA AND DRIVEWAY AREAS AS SOON AS POSSIBLE FOR CONSTRUCTION TRAFFIC, WORKERS PARKING AND STAGING AREAS.
- NO ALTERNATIVE BMPs WERE USED IN THE DESIGN OF THE ES&PC PLAN. (#39)
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**VICINITY MAP**



**Engineer Certification** (#12) (#13) (#14)

"I certify under penalty of law that this plan was prepared after a site visit to the location described herein by myself or my authorized agent, under my supervision.

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia," (published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR 100001."

Design professional of record shall inspect the site within 7 days of the construction start. The primary permittee shall notify the design professional of the construction start date prior to that start date.

REID K ALMAND, P.E. P.E. #: 47263 GSWCC#: 79754

(#29) **SITWORK ACTIVITY SCHEDULE**  
(ANTICIPATED START DATE - MAY 2024)

ITEM	MONTH					
	1	3	9	12	15	18
TREE PROTECTION	[Shaded]					
CLEARING/DEMO	[Shaded]					
INSTALL SEDIMENT STORAGE BMP'S (SEDIMENT PONDS)	[Shaded]					
GRADING/DRAINAGE	[Shaded]					
PAVING			[Shaded]		[Shaded]	
TEMP. GRASSING	[Shaded]					
PERM. GRASSING					[Shaded]	[Shaded]
MAINTENANCE OF ES & PC BMP'S	[Shaded]	[Shaded]	[Shaded]	[Shaded]	[Shaded]	[Shaded]
EROS. CONT.	[Shaded]	[Shaded]	[Shaded]	[Shaded]	[Shaded]	[Shaded]
LANDSCAPING						[Shaded]

PREPARED FOR:



# EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

LAND LOT 73 & 74 OF THE 5th DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA  
PARCEL ID NUMBER: N57A 001A

(#7) GPS LOCATION OF THE CONSTRUCTION EXIT  
LAT: 33.3974668°  
LONG: -084.7820601°

**SITE LOCATION MAP (N.T.S.)** (#10)



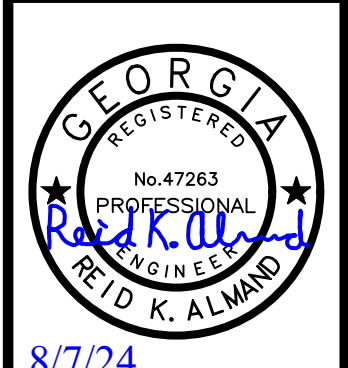
(#2) REID K ALMAND, P.E.  
GA PE #47263  
GSWCC LEVEL II #79754



Rev.	Description	Date
3.	RE-ISSUED FOR PERMITTING	8/7/24
2.	ISSUED FOR PERMITTING	7/8/24
1.	ISSUED FOR REVIEW	5/6/24

Check by: RKA  
Date: 8/21/24  
EAM  
EROSION CONTROL COVER

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS  
LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA



HIGHLAND LAND PLANNING  
201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30229  
CONTACT: REID K ALMAND, P.E. (770) 631-0499  
CELL: (770) 631-0499

DRAWING NO. C500



EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST  
STAND ALONE CONSTRUCTION PROJECTS

SWCD: West Georgia  
Project Name: B2 Contracting World Headquarters Address: 141 Hillwood Circle  
Local Issuing Authority: City of Newnan Date on Plans: 5/5/24  
Name & Email of person filling out checklist: Reid K. Almand, reid.almand@highlandllp.us

TO BE SHOWN ON ES&PC PLAN

- 1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
2 Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)
3 Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist and the GAEPD approval letter. \* (A copy of the written approval by GAEPD must be attached to the plan for the Plan to be reviewed.)
4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
5 Provide the name, address, email address, and phone number of primary permittee.
6 Note total and disturbed acreages of the project or phase under construction.
7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
9 Description of the nature of construction activity and existing site conditions.
10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit.
13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit. \*
14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." in accordance with Part IV.A.5 page 25 of the permit. \*
15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wretted vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." \*
18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." \*
19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
22 Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of a Biotra Impaired Stream Segment must comply with Part III. C. of the permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. \*
23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. \*
24 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited. \*
25 Provide BMPs for the remediation of all petroleum spills and leaks.
26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. \*
27 Description of practices to provide cover for building materials and building products on site. \*

- 28 Description of the practices that will be used to reduce the pollutants in storm water discharges. \*
29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
30 Provide complete requirements of Inspections and record keeping by the primary permittee. \*
31 Provide complete requirements of Sampling Frequency and Reporting of sampling results. \*
32 Provide complete details for Retention of Records as per Part IV.F. of the permit. \*
33 Description of analytical methods to be used to collect and analyze the samples from each location. \*
34 Appendix B rationale for NTU values at all outfall sampling points where applicable. \*
35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. \*
36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase. \*
37 Graphic scale and North arrow.
38 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:
Map Scale Ground Slope Contour Intervals, ft
1 inch = 100ft or larger scale Flat 0 - 2% Rolling 2 - 8% 0.5 or 1
Sweep 8% + 1 or 2
2.5 or 10
39 Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov
40 Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. \*
41 Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact
42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.
43 Delineation and acreage of contributing drainage basins on the project site.
44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. \*
45 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.
46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
47 Soil series for the project site and their delineation.
48 The limits of disturbance for each phase of construction.
49 Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet-sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
50 Location of Best Management Practices that are consistent with, and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
51 Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
52 Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.
\* If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the \* checklist items would be N/A.

Effective January 1, 2024

APPENDIX 1  
THE ES&PC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPs FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO AN IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME.  
The four items chosen must be appropriate for the site conditions.

- a During construction activities, double the width of the 25-foot undisturbed vegetated buffer along all State waters requiring a buffer and the 50-foot undisturbed vegetated buffer along all State waters classified as "trout streams" requiring a buffer. During construction activities, EPD will not grant variances to any such buffers that are increased in width.
b Increase all temporary sediment basins and retrofitted storm water management basins to provide sediment storage of at least 3600 cubic feet (134 cubic yards) per acre drained.
c Use baffles in all temporary sediment basins and retrofitted storm water management basins to at least double the conventional flow path length to the outlet structure.
d A large sign (minimum 4 feet x 8 feet) must be posted on site by the actual start date of construction. The sign must be visible from a public roadway. The sign must identify the following: (1) construction site, (2) the permittee(s), (3) the contact person(s) and telephone number(s), and (4) the permittee-hosted website where the Plan can be viewed must be provided on the submitted NOI. The sign must remain on site and the Plan must be available on the provided website until a NOT has been submitted.
e Use flocculants or coagulants and/or mulch to stabilize areas left disturbed for more than seven (7) calendar days in accordance with Part III, D.1. of the current NPDES Permits.
f Conduct turbidity sampling after every rain event of 0.5 inch or greater within any 24-hour period, recognizing the exceptions specified in Part IV.D.6.d. of the current NPDES Permits.
g Comply with the applicable end-of-pipe turbidity effluent limit, without the "BMP defense" as provided for in O.C.G.A. 12-7-6 (a)(1).
h Reduce the total planned site disturbance to less than 50% impervious surfaces (excluding any State-mandated buffer areas from such calculations). All calculations must be included on the Plan.
i Limit the amount of disturbed area at any one time to no greater than 25 acres or 50% of the total planned site, whichever is less. All calculations must be included on the Plan.
j Use "Dirt It" techniques available on the EPD website to model and manage construction storm water runoff (including sheet flow). All calculations must be included on the Plan. (https://epd.georgia.gov/erosion-and-sedimentation)
k Add appropriate organic soil amendments (e.g., compost) and conduct pre- and post-construction soil sampling to a depth of six (6) inches to document improved levels of soil carbon after final stabilization of the construction site.
l Use mulch filter berms, in addition to a silt fence, on the site perimeter wherever construction storm water (including sheet flow) may be discharged. Mulch filter berms cannot be placed in waterways or areas of concentrated flow.
m Use appropriate erosion control slope stabilization instead of concrete in all construction storm water ditches and storm drainages designed for a 25-year, 24-hour rainfall event.
n Use flocculants or coagulants under a passive dosing method (e.g., flocculant blocks) within construction storm water ditches and storm drainages that feed into temporary sediment basins and retrofitted management basins.
o Install sod for a minimum 20-foot width (in lieu of seeding) after final grade has been achieved, along the site perimeter wherever storm water (including sheet flow) may be discharged.
p Conduct soil tests to identify and to implement site-specific fertilizer needs.
q Certified personnel for primary permittees shall conduct inspections at least twice every seven (7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Part IV.D.4.a.(3)(a) - (c); secondary permittees, Part IV.D.4.b.(3)(a) - (c); and tertiary permittees Part IV.D.4.c.(3)(a) - (c).
r Apply the appropriate compost blankets (minimum depth 1.5 inches) to protect soil surfaces until vegetation is established during the final stabilization phase of the construction activity.
s Use alternative BMPs whose performance has been documented to be superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). (If using this item please refer to the Alternative BMP guidance document found at www.gaswcc.georgia.gov)
t Limit the total planned site disturbance to less than 15% impervious surfaces (excluding any state mandated buffer areas from such calculations). All calculations must be included in the Plan.
u Conduct inspections during the intermediate grading and drainage BMP phase and during the final BMP phase of the project by the design professional who prepared the Plan in accordance with Part IV.A.5 of the permit.
The Plan must include a statement that the primary permittee must retain the design professional who prepared the Plan to conduct inspections during the intermediate grading and drainage BMP phase and during the final BMP phase.
v Install Post Construction BMPs (e.g., runoff reduction BMPs) which remove 80% TSS as outlined in the Georgia Stormwater Management Manual known as the Blue Book or an equivalent or more stringent design manual.

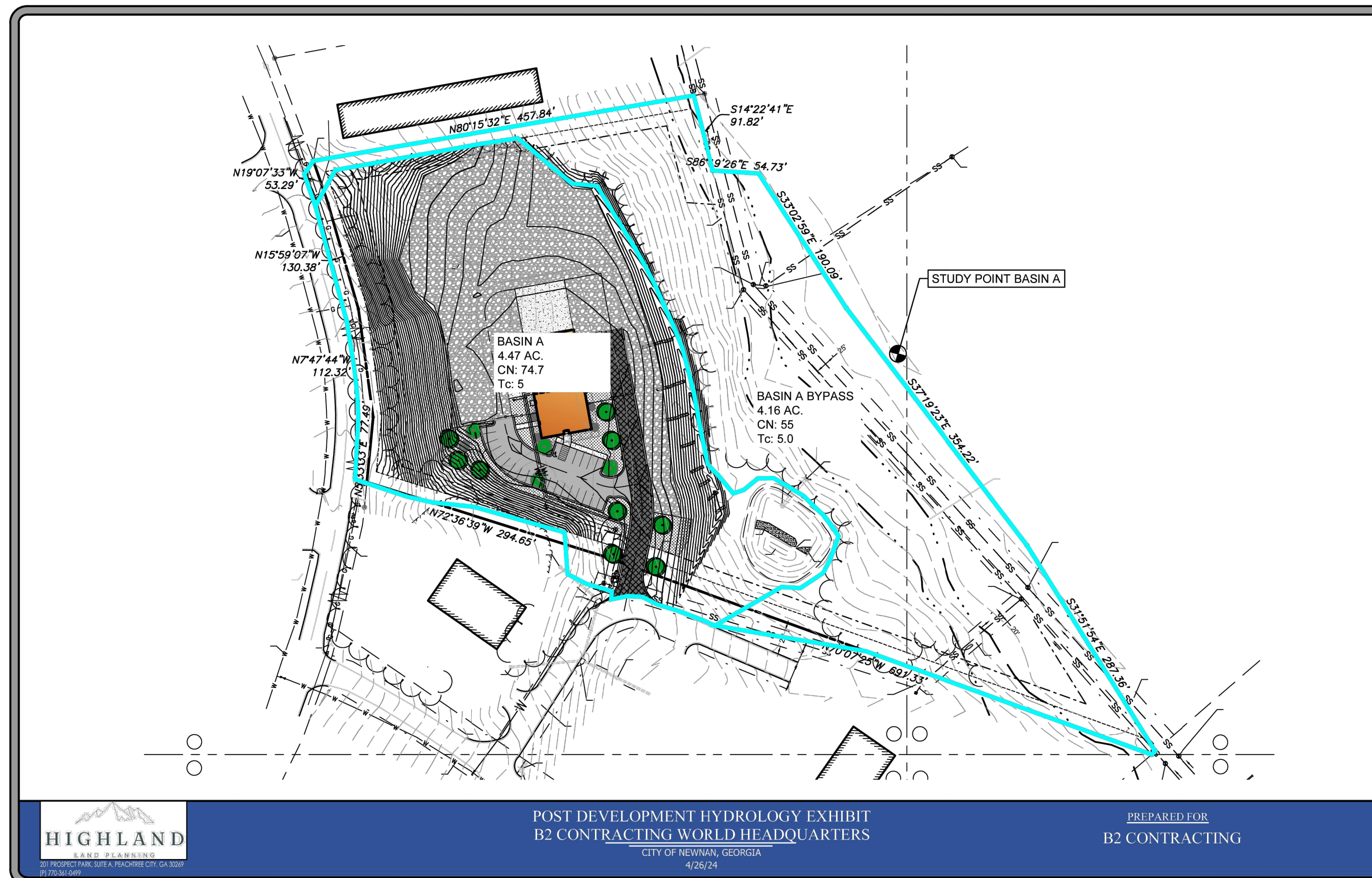
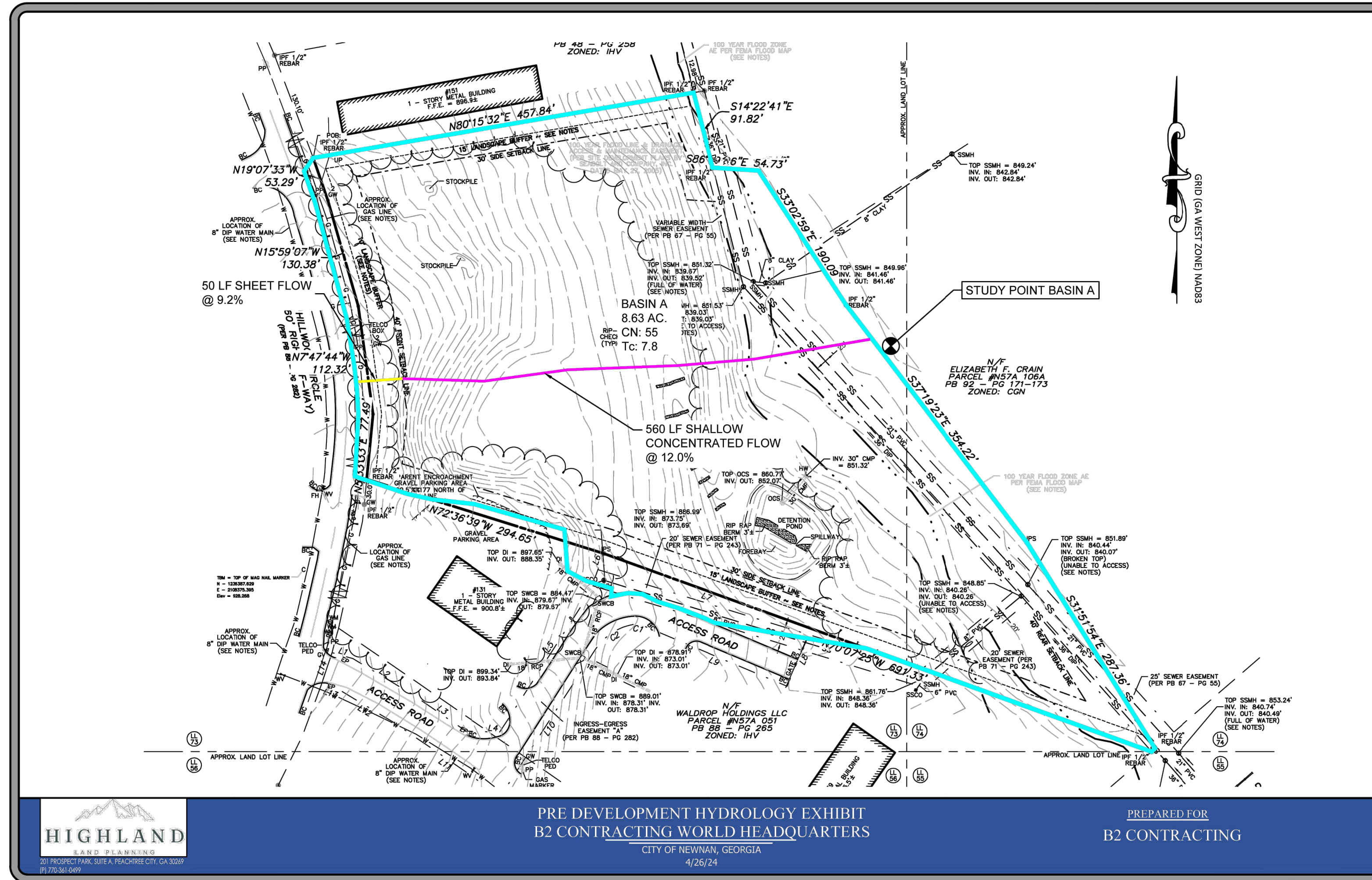
Effective January 1, 2024

\* This requirement is different for infrastructure projects:  
Certified personnel for primary permittees shall conduct inspections at least once every seven (7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Part IV.D.4.a.(3)(a) - (c) of the permit

Check By: RKA Date: 6/21/24  
Date: 8/7/24  
3. RE-ISSUED FOR PERMITTING  
2. ISSUED FOR PERMITTING  
1. ISSUED FOR REVIEW  
Rev. Description  
SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS  
LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA  
GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. 47263  
REID K. ALMAND  
8/7/24  
DRAWING NO. C502  
201 PROJECT PARK SITE A REACHES CITY, GEORGIA 30207  
LAND PLANNING  
1770 S. 20TH AVENUE  
COWETA COUNTY, GEORGIA 30024  
www.Georgia811.com

REID K ALMAND, P.E.  
GA PE #47263  
GSWCC LEVEL II #79754

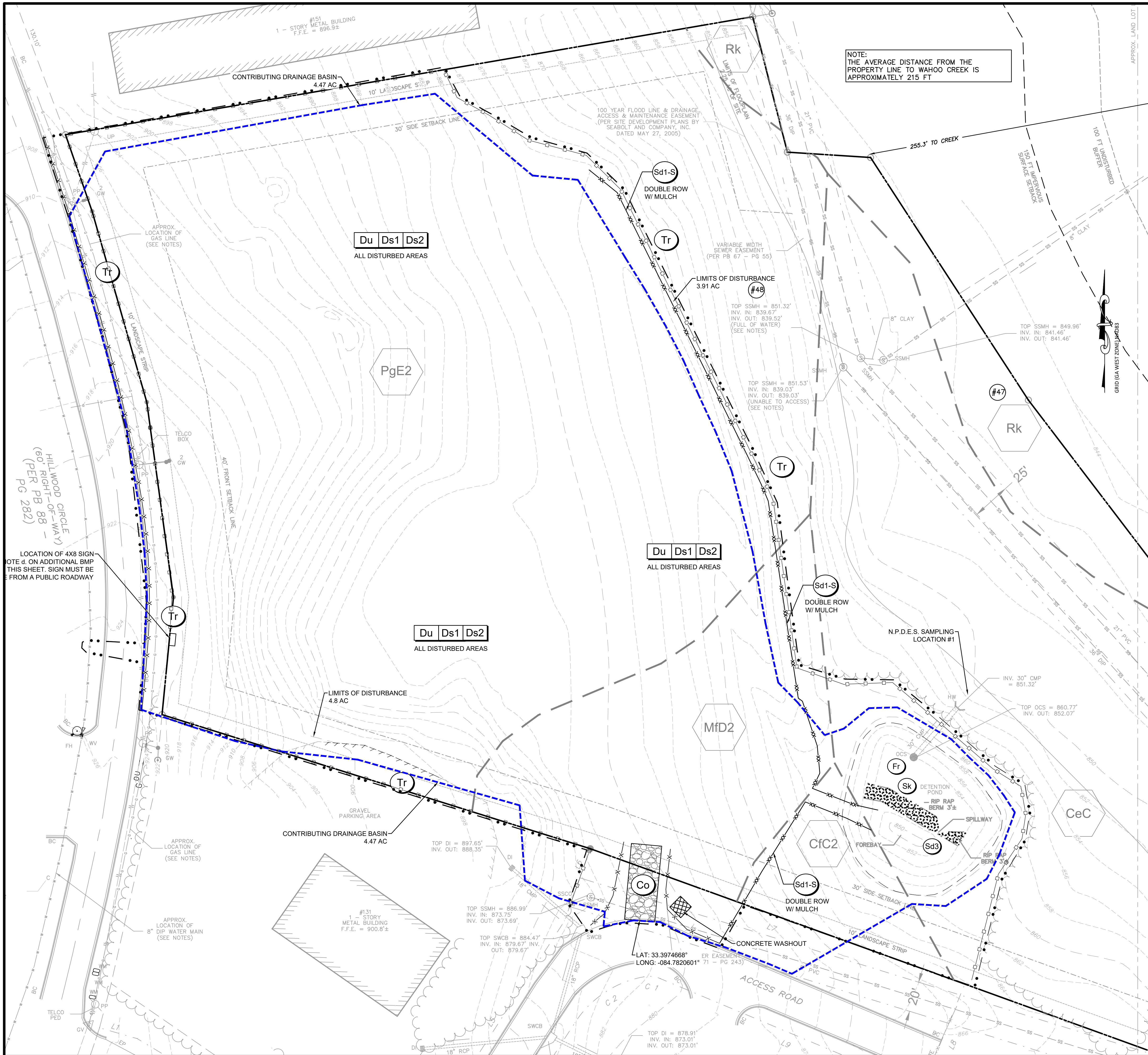




REID K ALMAND, P.E.  
GA PE #47263  
GSWCC LEVEL II #79754



SITE DEVELOPMENT PLANS FOR <b>B2 CONTRACTING</b> <b>WORLD HEADQUARTERS</b> LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA	Check By: RKA Date: 6/21/24 Drawn By: EAM	3. RE-ISSUED FOR PERMITTING 2. ISSUED FOR PERMITTING 1. ISSUED FOR REVIEW	Date: 8/7/24 Date: 7/8/24 Date: 5/6/24
	DRAINAGE BASINS	REID K. ALMAND No. 47263 PROFESSIONAL ENGINEER GEORGIA	8/7/24



NOTE:  
THE AVERAGE DISTANCE FROM THE  
PROPERTY LINE TO WAHOO CREEK IS  
APPROXIMATELY 215 FT

### #50 STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.

### VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.

### ADDITIONAL BMPs TO BE USED FOR SITES THAT DISCHARGE TO AN IMPAIRED STREAM SEGMENT:

- d. a large sign (minimum 4 feet x 8 feet) must be posted on site by the actual start date of construction. The sign must be visible from a public roadway, the sign must identify the following: (1) construction site, (2) the permittee(s), (3) the contact person(s) and telephone number(s), and (4) the permittee-hosted website where the plan can be viewed must be provided on the submitted noi. The sign must remain on site and the plan must be available on the provided website until a not has been submitted.
- h. Reduce the total planned site disturbance to less than 50% impervious surfaces (excluding any State-mandated buffer areas from such calculations). All calculations must be included on the Plan.  
Disturbed Area: 4.8 acres  
Impervious Area (including gravel @ 85%): 1.93 acres  
Percent of Impervious: 40%
- i. Use mulch filter berms, in addition to a silt fence, on the site perimeter wherever construction storm water (including sheet flow) may be discharged. Mulch filter berms cannot be placed in waterways or areas of concentrated flow.
- v. Install Post Construction BMPs (e.g., runoff reduction BMPs) which remove 80% TSS as outlined in the Georgia Stormwater Management Manual known as the Blue Book or an equivalent or more stringent design manual.  
- The stormwater management facility is a Wet Extended Detention Pond and is sized to remove 80% TSS

### INITIAL PHASE EROSION AND SEDIMENT CONTROL:

- THE PERIMETER SILT FENCE AND INLET SEDIMENT TRAPS SD2-A AND SD2-B, SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES.
- ALL AREAS OF DISTURBANCE WILL RECEIVE TEMPORARY GRASSING IF LEFT IDLE.
- DUST CONTROL WILL BE UTILIZED AS NECESSARY.
- SILT FENCE AND SEDIMENT TRAPS WILL BE CLEANED OUT OR EXCAVATED ONE ONE-THIRD OF THE STORAGE DEPTH IS OBTAINED.

**PRE Developed Basin A**

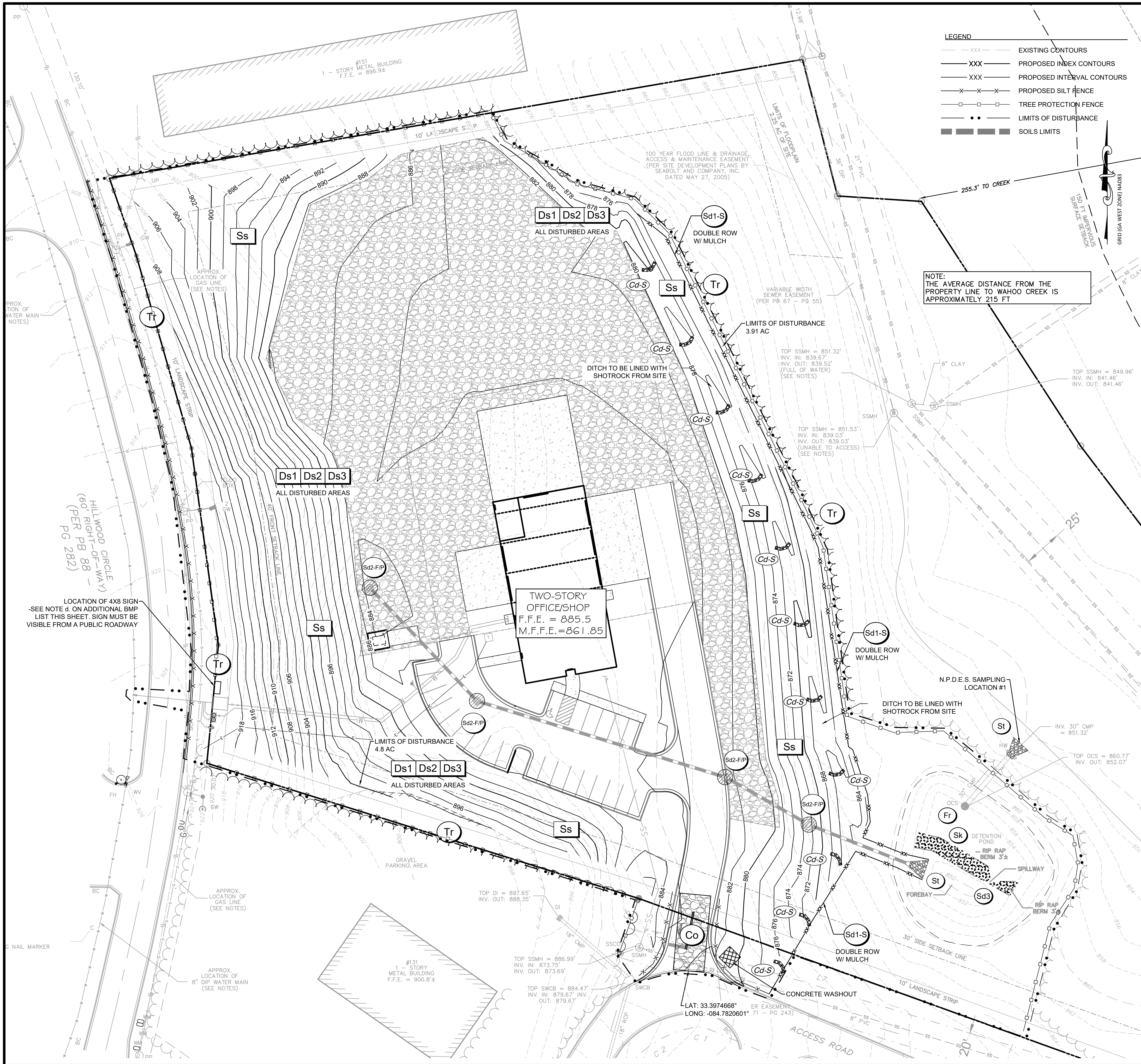
Land Cover	HSG	CN	Area (acre)	AxCN
Wooded	B	55	8.63	474.65
			<b>55.00</b>	<b>8.63</b>

- LEGEND**
- XXX --- EXISTING CONTOURS
  - XXX --- PROPOSED INDEX CONTOURS
  - XXX --- PROPOSED INTERVAL CONTOURS
  - x - x - x - PROPOSED SILT FENCE
  - □ □ □ TREE PROTECTION FENCE
  - • • • LIMITS OF DISTURBANCE
  - ▬▬▬▬ SOILS LIMITS

#2 REID K ALMAND, P.E.  
GA PE #47263  
GSWCC LEVEL II #79754



6/21/24 9/21/24 8/7/24 7/24 5/24 Date	EAM RKA #37 30' 15' 0' 30' SCALE: 1" = 30' Description	INITIAL PHASE EROSION AND SEDIMENTATION CONTROL PLAN	SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS
LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA			
8/7/24			
<b>HIGHLAND</b> LAND PLANNING 201 PROJECT PARK SUITE A PEACREE CITY, GEORGIA 30228 COA No. 16000061   Lic. 06820204			
DRAWING NO. <b>C510</b>			



**LEGEND**

XXX	EXISTING CONTOURS
XXX	PROPOSED INDEX CONTOURS
XXX	PROPOSED INTERVAL CONTOURS
X X X	PROPOSED SILT FENCE
□	TREE PROTECTION FENCE
—	LIMITS OF DISTURBANCE
■	SOILS LIMITS

**#50 STRUCTURAL PRACTICES**

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Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.

**VEGETATIVE PRACTICES**

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.

**ADDITIONAL BMPs TO BE USED FOR SITES THAT DISCHARGE TO AN IMPAIRED STREAM SEGMENT:**

- d. a large sign (minimum 4 feet x 8 feet) must be posted on site by the actual start date of construction. the sign must be visible from a public roadway. the sign must identify the following: (1) construction site, (2) the permittee(s), (3) the contact person(s) and telephone number(s), and (4) the permittee-hosted website where the plan can be viewed must be provided on the submitted noi. the sign must remain on site and the plan must be available on the provided website until a not has been submitted.
- h. Reduce the total planned site disturbance to less than 50% impervious surfaces (excluding any State-mandated buffer areas from such calculations). All calculations must be included on the Plan.  
Disturbed Area: 4.8 acres  
Impervious Area (including gravel @ 85%): 1.93 acres  
Percent of Impervious: 40%
- i. Use mulch filter berms, in addition to a silt fence, on the site perimeter wherever construction storm water (including sheet flow) may be discharged. Mulch filter berms cannot be placed in waterways or areas of concentrated flow.
- v. Install Post Construction BMPs (e.g., runoff reduction BMPs) which remove 80% TSS as outlined in the Georgia Stormwater Management Manual known as the Blue Book or an equivalent or more stringent design manual.  
- The stormwater management facility is a Wet Extended Detention Pond and is sized to remove 80% TSS

**INTERMEDIATE PHASE EROSION AND SEDIMENT CONTROL:**

- INTERMEDIATE PHASE WILL BEGIN ONCE THE PROJECT MOVES INTO FULL LAND DISTURBANCE.
- EXCAVATED SEDIMENT TRAPS (Sd2'S) WILL BE IMPLEMENTED AROUND THE STRUCTURES AS SHOWN HEREIN.
- CONCRETE WASHOUT WILL OCCUR ONLY IN THE AREA SPECIFIED.
- ALL AREAS OF DISTURBANCE WILL RECEIVE TEMPORARY GRASSING IF LEFT IDLE.
- DUST CONTROL WILL BE UTILIZED AS NECESSARY.
- SILT FENCE AND SEDIMENT TRAPS WILL BE CLEANED OUT OR EXCAVATED ONCE ONE-THIRD OF THE STORAGE DEPTH IS OBTAINED.

**PRE Developed Basin A**

Land Cover	HSG	CN	Area (acre)	AxCN
Wooded	B	55	8.63	474.65
			<b>55.00</b>	<b>8.63</b>

**POST Developed Basin A1**

Land Cover	HSG	CN	Area (acre)	AxCN
Impervious Areas	B	98	0.76	74.48
Open Space	B	61	2.33	142.13
Gravel	B	85	1.38	117.30
			<b>74.70</b>	<b>4.47</b>

**POST Developed Basin A2**

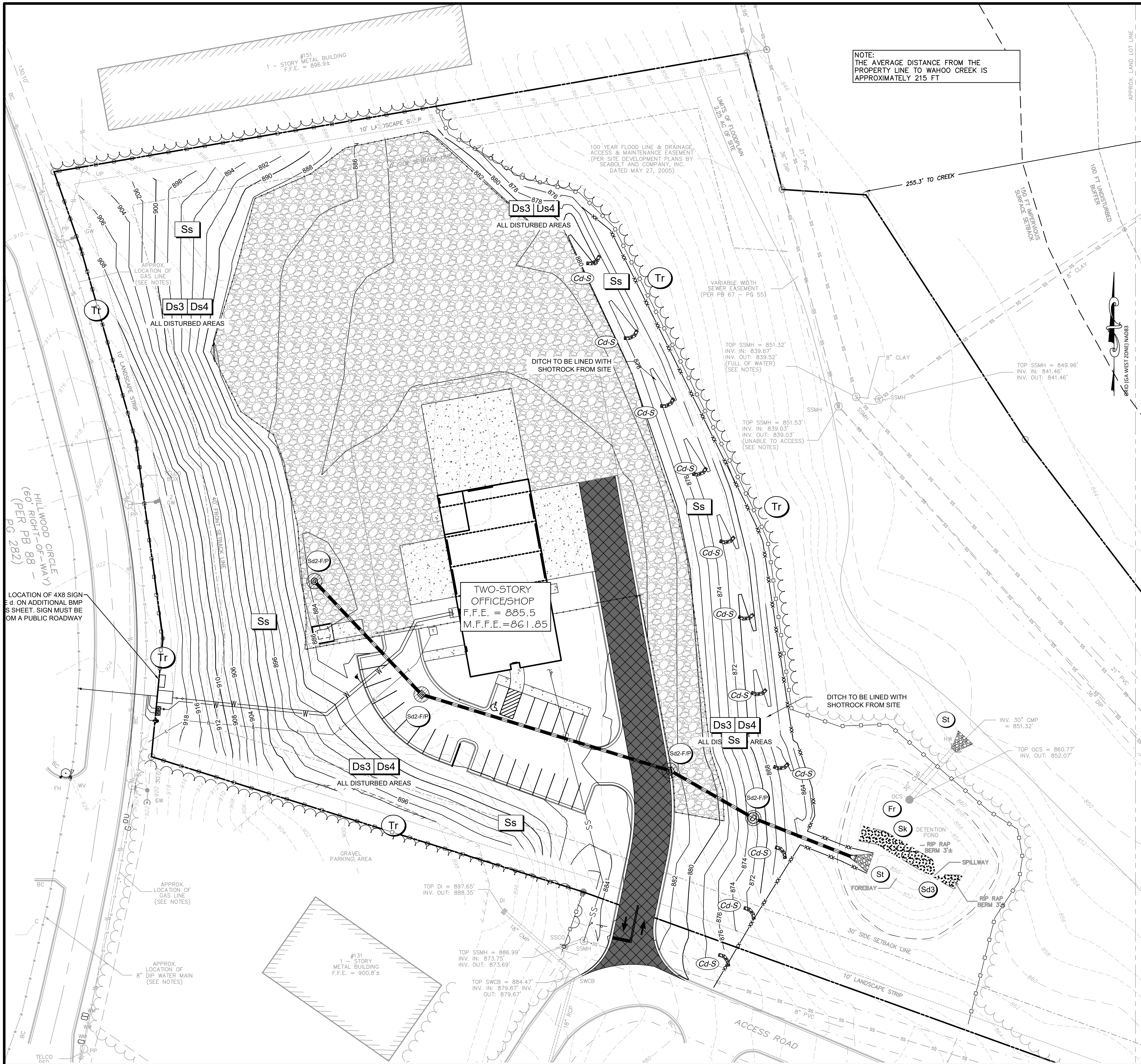
Land Cover	HSG	CN	Area (acre)	AxCN
Wooded Areas	B	55	4.16	228.80
			<b>55.00</b>	<b>4.16</b>

(#2) REID K ALMAND, P.E.  
GA PE #47263  
GSWCC LEVEL II #79754



INTERMEDIATE PHASE EROSION AND SEDIMENTATION CONTROL PLAN  
 SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS  
 LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA  
 No. 47263 PROFESSIONAL ENGINEER REID K. ALMAND  
 8/7/24  
 HIGHLAND LAND PLANNING  
 201 PROJECT PARK SUITE A PEACHTREE CITY, GEORGIA 30228  
 COA No. E0000051 | Exp. 06/30/2024  
 DRAWING NO. C520

Rev.	Description	Date
3.	RE-ISSUED FOR PERMITTING	8/7/24
2.	ISSUED FOR PERMITTING	7/8/24
1.	ISSUED FOR REVIEW	5/6/24



NOTE:  
THE AVERAGE DISTANCE FROM THE  
PROPERTY LINE TO WAHOO CREEK IS  
APPROXIMATELY 215 FT

**VEGETATIVE PRACTICES**

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SOODING)		Ds4	A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.

**ADDITIONAL BMPs TO BE USED FOR SITES THAT DISCHARGE TO AN IMPAIRED STREAM SEGMENT:**

- d. a large sign (minimum 4 feet x 8 feet) must be posted on site by the actual start date of construction. the sign must be visible from a public roadway, the sign must identify the following: (1) construction site, (2) the permittee(s), (3) the contact person(s) and telephone number(s), and (4) the permittee-hosted website where the plan can be viewed must be provided on the submitted noi. the sign must remain on site and the plan must be available on the provided website until a not has been submitted.
- h. Reduce the total planned site disturbance to less than 50% impervious surfaces (excluding any State-mandated buffer areas from such calculations). All calculations must be included on the Plan.  
Disturbed Area: 4.8 acres  
Impervious Area (including gravel @ 85%): 1.93 acres  
Percent of Impervious: 40%
- i. Use mulch filter berms, in addition to a silt fence, on the site perimeter wherever construction storm water (including sheet flow) may be discharged. Mulch filter berms cannot be placed in waterways or areas of concentrated flow.
- v. Install Post Construction BMPs (e.g., runoff reduction BMPs) which remove 80% TSS as outlined in the Georgia Stormwater Management Manual known as the Blue Book or an equivalent or more stringent design manual.  
- The stormwater management facility is a Wet Extended Detention Pond and is sized to remove 80% TSS

**FINAL PHASE EROSION AND SEDIMENT CONTROL:**

- THE FINAL PHASE OCCURS ONCE THE SITE IS PAVED AND FULLY STABILIZED WITH PERMANENT GRASSING.
- ONCE SITE IS FULLY STABILIZED, ALL SEDIMENT TRAPS WILL BE REMOVED.
- PARKING AREAS TO BE SWEEPED AND ALL CONSTRUCTION DEBRIS TO BE COLLECTED AND DISPOSED OF.
- STORM SYSTEM TO BE FLUSHED/OR VACUUMED PRIOR TO TURN-OVER.
- LIMITS OF Ds4 (SOD) TO BE PROVIDED ON THE LANDSCAPE PLAN.

**LEGEND**

---XXX---	EXISTING CONTOURS
—XXX—	PROPOSED INDEX CONTOURS
- - - - -	PROPOSED INTERVAL CONTOURS
X X X	PROPOSED SILT FENCE
□	TREE PROTECTION FENCE
•••	LIMITS OF DISTURBANCE
■ ■ ■ ■ ■	SOILS LIMITS

#2 REID K ALMAND, P.E.  
GA PE #47263  
GSWCC LEVEL II #79754



<p>DATE: 6/21/24</p> <p>DESIGN BY: EAM</p> <p>CHECK BY: RKA</p>	<p>SCALE: 1" = 30'</p>	<p>REV.   DESCRIPTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">1.</td> <td style="width: 85%;">ISSUED FOR REVIEW</td> <td style="width: 10%;">6/24</td> <td style="width: 10%;">RKA</td> </tr> <tr> <td>2.</td> <td>RE-ISSUED FOR PERMITTING</td> <td>7/24</td> <td>RKA</td> </tr> <tr> <td>3.</td> <td>RE-ISSUED FOR PERMITTING</td> <td>8/24</td> <td>RKA</td> </tr> </table>	1.	ISSUED FOR REVIEW	6/24	RKA	2.	RE-ISSUED FOR PERMITTING	7/24	RKA	3.	RE-ISSUED FOR PERMITTING	8/24	RKA
1.	ISSUED FOR REVIEW	6/24	RKA											
2.	RE-ISSUED FOR PERMITTING	7/24	RKA											
3.	RE-ISSUED FOR PERMITTING	8/24	RKA											
<p><b>FINAL PHASE EROSION AND SEDIMENTATION CONTROL PLAN</b></p>														
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<p>LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAM, COWETA COUNTY, GEORGIA</p>														
<p>8/7/24</p>														
<p><b>HIGHLAND LAND PLANNING</b></p> <p>201 PROJECT PARK SITE # PEACHTREE CITY, GEORGIA 30228 CONTACT: (770) 331-1499 COWETA COUNTY LICENSE # 166280224</p>														
<p>DRAWING NO. C530</p>														

**Ds1 MULCHING SPECIFICATIONS:**

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATION TECHNIQUES SHALL BE EMPLOYED.

**SITE PREPARATION**

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES, AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

**APPLYING MULCH**

1. WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
2. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
3. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
4. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OF DAMAGE TO SHOES, CLOTHING, ETC.
5. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

**ANCHORING MULCH**

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION T6-TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

**Ds2 TEMPORARY SEEDING SPECIFICATIONS:**

**A. GRADING AND SHAPING**

1. EXCESSIVE WATER RUNOFF MUST BE CONTROLLED BY PLANNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BASINS, AND OTHERS.

**B. SEEDBED PREPARATION**

1. WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED.
2. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
3. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH UNDISTURBED CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED, OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

**C. LIME AND FERTILIZER**

1. AGRICULTURAL LIME IS NOT REQUIRED.
2. ON REASONABLY FERTILE SOIL OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED.
3. ON SOILS OF VERY LOW FERTILITY, USE 500 TO 700 POUNDS 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 lbs./1000 sq. ft.). IF THE SITE WILL PERMIT, APPLY BEFORE LAND PREPARATION AND DISK, RIP, OR CHISEL TO INCORPORATE.

**D. SEEDING**

1. SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR.
2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER).
- DRILL OR CULTIPACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-HALF TO ONE INCH DEEP.

**E. MULCHING**

- TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. SEE Ds1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

**F. IRRIGATION**

- IF WATER IS APPLIED, IT MUST BE AT A RATE NOT CAUSING RUNOFF AND EROSION. THOROUGHLY WET THE SOIL TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

\* REVISED 7/01 PER 5TH EDITION OF **MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA**.

**Ds3 PERMANENT SEEDING SPECIFICATIONS:**

**A. GRADING AND SHAPING**

1. GRADING AND SHAPING IS NOT NORMALLY REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENTS.

**B. SEEDBED PREPARATION**

1. SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED.
2. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:
  - BROADCAST PLANTING**
    1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.

**C. LIME AND FERTILIZER - RATES AND ANALYSIS**

1. WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED, AGRICULTURAL LIME SHALL BE APPLIED AS INDICATED BY SOIL TEST OR AT THE RATE OF 1 TO 2 TONS PER ACRE. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.
2. LIME SPREAD BY CONVENTIONAL EQUIPMENT WILL BE "GROUND LIMESTONE". GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 90 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10-MESH SIEVE AND NOT LESS THAN 25 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.
3. AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT WILL BE "FINELY GROUND LIMESTONE." FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98 PERCENT OF THE MATERIAL WILL PASS THROUGH A 20-MESH SIEVE AND NOT LESS THAN 70 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.

**D. LIME AND FERTILIZER - APPLICATION**

1. WHEN HYDRAULIC SEEDING EQUIPMENT IS USED:
  - A. THE INITIAL FERTILIZER WILL BE MIXED WITH SEED, INOCULANT (IF NEEDED) AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE SLURRY WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER.
  - B. FINELY GROUND LIMESTONE WILL BE MIXED WITH WATER AND APPLIED IMMEDIATELY AFTER MULCHING IS COMPLETED OR IN COMBINATION WITH THE TOP DRESSING.
2. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER WILL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:
  - A. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION; OR,
  - B. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS; OR,
  - C. BROADCAST AFTER STEEP SURFACES AND SCARIFIED, PITTED OR TRENCHED.
  - D. A FERTILIZER PELLET WILL BE PLACED AT ROOT DEPTH.

\* REVISED 7/01 PER 5TH EDITION OF **MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA**.

**Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)**

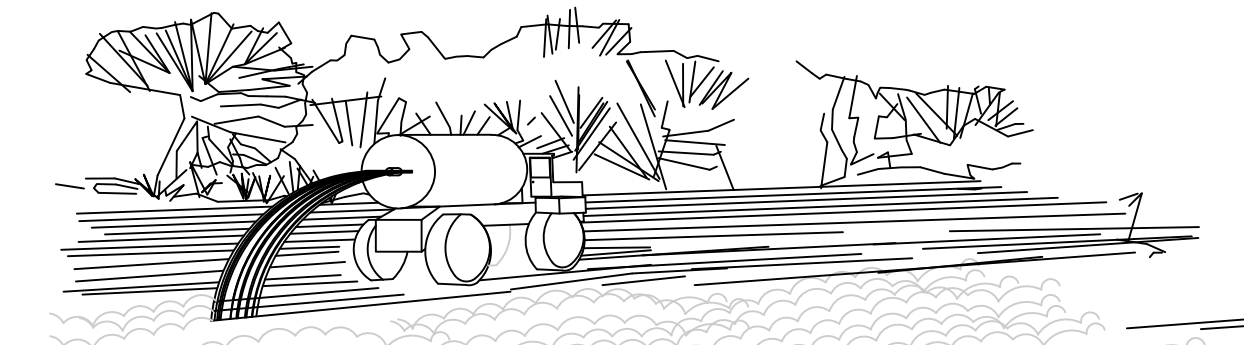
SPECIES	BROADCAST RATES 2/ - PLS 3/		RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES												REMARKS
	PER ACRE	PER 1000 SQ. FT.		OPTIMUM PERMISSIBLE BUT MARGINAL												
				J	F	M	A	M	J	J	A	S	O	N	D	
MILLET, PEARL (PENNESETUM GLAUCUM) ALONE	50 LBS	1.1 LB	M-L P C													88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
RYEGRESS, ANNUAL (LOLIUM TEMULENTUM) ALONE	40 LBS	0.9 LB	M-L P C													227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES
SUDANGRASS (SORGHUM SUDANESE) ALONE	60 LBS	1.4 LB	M-L P C													55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT RECOMMENDED FOR MIXTURES.
MILLET, BROWNTOP (PANICUM FASCICULATUM) ALONE IN MIXTURES	40 LBS 10 LBS	0.9 LB 0.2 LB	M-L P C													137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDING AT HIGH RATES.

**Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS)**

SPECIES	BROADCAST RATES 2/ - PLS 3/		RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES												REMARKS
	PER ACRE	PER 1000 SQ. FT.		OPTIMUM PERMISSIBLE BUT MARGINAL												
				J	F	M	A	M	J	J	A	S	O	N	D	
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED ALONE WITH OTHER PERENNIALS	10 LBS 6 LBS	0.2 LB 0.1 LB	P C													1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED WITH TEMPORARY COVER WITH OTHER PERENNIALS	10 LBS 6 LBS	0.2 LB 0.1 LB	P C													PLANT WITH WINTER ANNUALS. PLANT WITH TALL FESCUE.
CENTIPEDE (EREMOCHLOA OPHIUROIDES)	BLOCK SOD ONLY		P C													DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION AS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.
FESCUE, TALL (FESTUCA ARUNDINACEA) ALONE WITH OTHER PERENNIALS	50 LBS 30 LBS	1.1 LB 0.7 LB	M-L P													227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWN VETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
LESPEDEZA, SERICEA (LESPEDEZA CUNEATA) SCARIFIED	60 LBS	1.4 LB	M-L P C													350,000 SEED PER POUND. WIDELY ADAPTED. LOW MAINTENANCE. MIX WITH WEEPIING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE. TAKES 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED. EXCELLENT ON ROAD BANKS. INOCULATE SEED WITH EL INOCULANT.
UNSCARIFIED	75 LBS	1.7 LB	M-L P C													MIX WITH TALL FESCUE OR WINTER ANNUALS.
SEED-BEARING HAY	3 TONS	138 LB	M-L P C													CUT WHEN SEED IS MATURE. BUT BEFORE IT SHATTERS. TALL FESCUE OR WINTER ANNUALS.
LOVEGRASS, WEEPIING (ERAGROSSIS CURVULA) ALONE WITH OTHER PERENNIALS	4 LBS 2 LBS	0.1 LB 0.05 LB	M-L P C													1,500,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.

**PERMANENT METHODS:**  
PERMANENT VEGETATION - REFER TO Ds3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION)  
TOPSOILING - COVERING THE SURFACE WITH A LESS EROSION SOIL MATERIAL  
STONE - SURFACE WITH CRUSHED STONE OR COARSE GRAVEL (SEE C7 - CONSTRUCTION ROAD STABILIZATION)

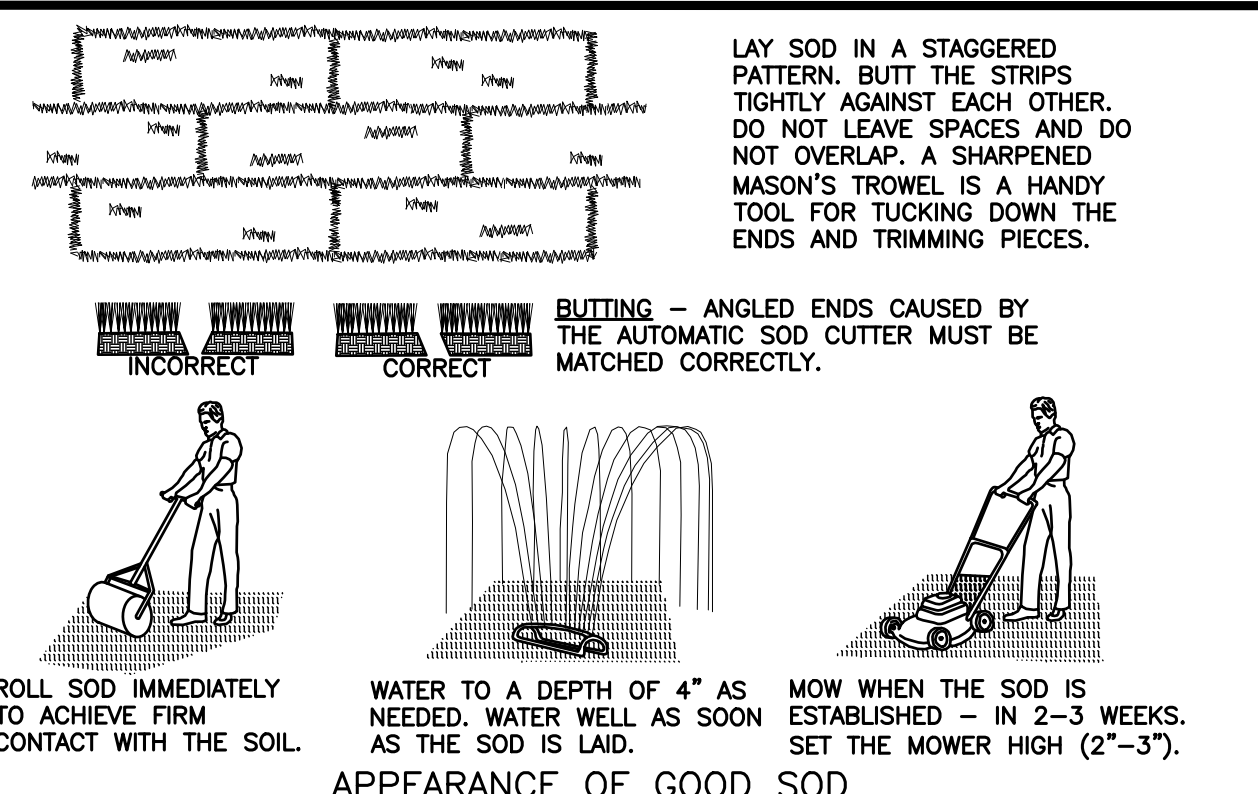
**TEMPORARY METHODS:**  
MULCHES - REFER TO Ds1 (DISTURBED AREA STABILIZATION)  
VEGETATIVE COVER - REFER TO Ds2 (DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING)  
TILLAGE - ROUGHEN AND BRING CLODS TO THE SURFACE BY USE OF CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART  
IRRIGATION - SITE SPRINKLED WITH WATER UNTIL WET. REPEAT AS NEEDED  
BARRIERS - FENCES, HAY BALES, AND GRATE WALLS PLACED AT INTERVALS 15 TIMES THEIR HEIGHT AND PERPENDICULAR TO AIR CURRENTS  
CALCIUM CHLORIDE - APPLY TO KEEP SURFACE WET. REPEAT AS NEEDED.



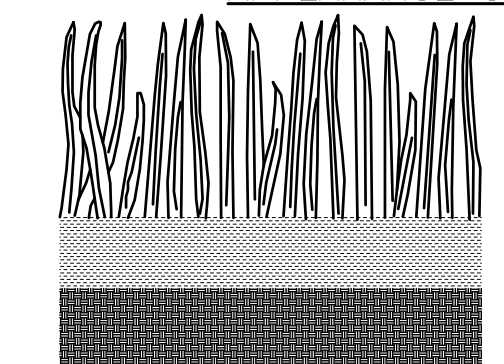
**DUST CONTROL**

N.T.S.

**Du**



**APPEARANCE OF GOOD SOD**



SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY. MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK. ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	NITROGEN TOP DRESSING RATE (LBS/ACRE)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	50-100
	MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30

**MAINTENANCE: RE-SOD AREAS** WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOWED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED.

APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE TO THE LEFT.

**Ds4 SODDING**

SCALE: NTS DATE: 1/24/04

#52

Ds1 Ds2 Ds3

**DISTURBED AREA STABILIZATION WITH MULCHING, TEMPORARY SEEDINGS AND PERMANENT SEEDINGS**

SCALE: NTS DATE: 1/24/04

REID K ALMAND, P.E.  
GA PE #47263  
GSWCC LEVEL II #79754

HIGHLAND LAND PLANNING  
301 PROJECT PARK SUITE #1034  
ATLANTA, GA 30328  
404.662.6224

DRAWING NO.  
**C600**



EROSION DETAILS

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS



8/7/24

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA

Ds4 Date: 8/21/24

Check by: RVA  
Drawn by: EAM  
Date: 8/21/24

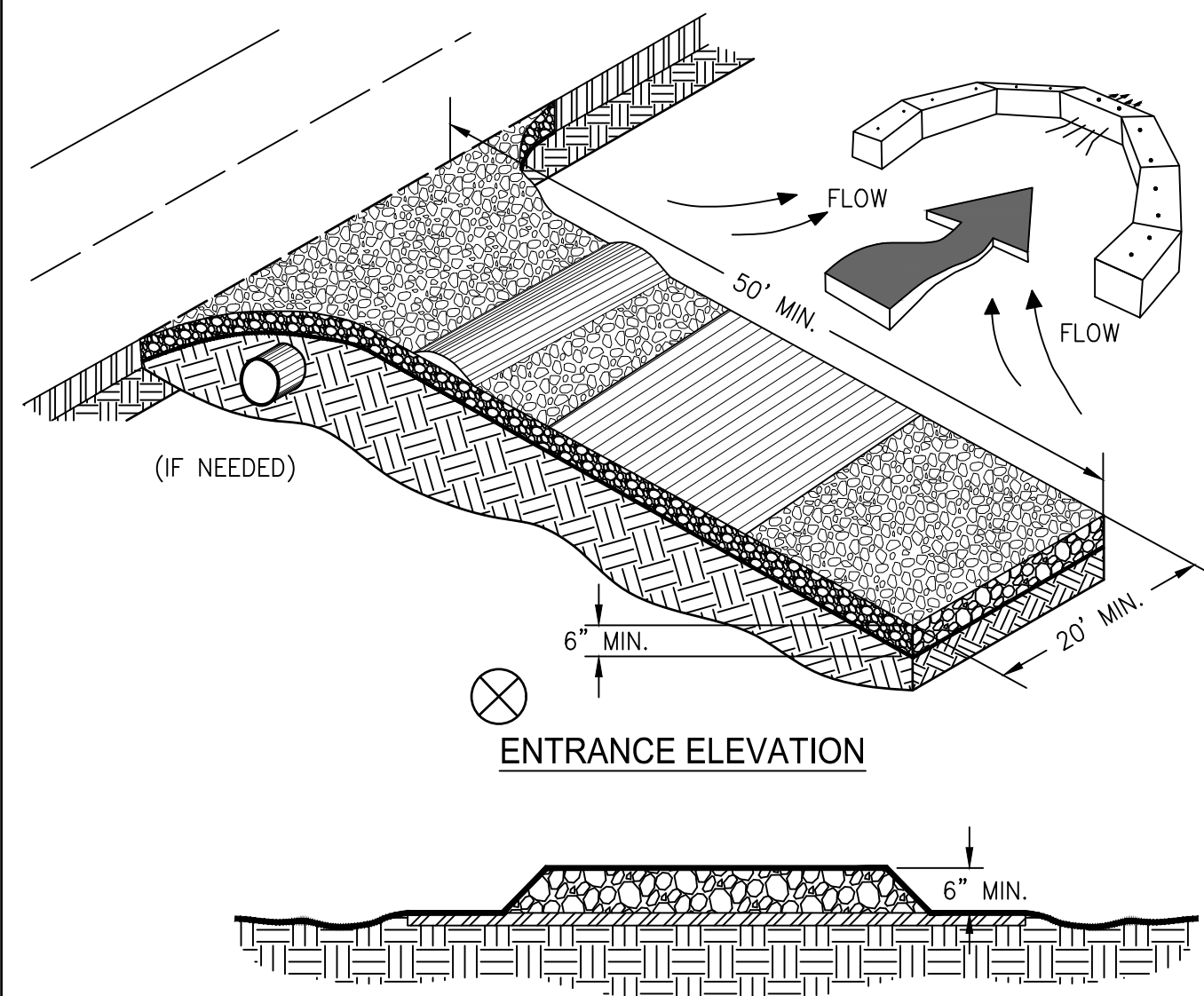
3. RE-ISSUED FOR PERMITTING 8/7/24  
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Rev. Description



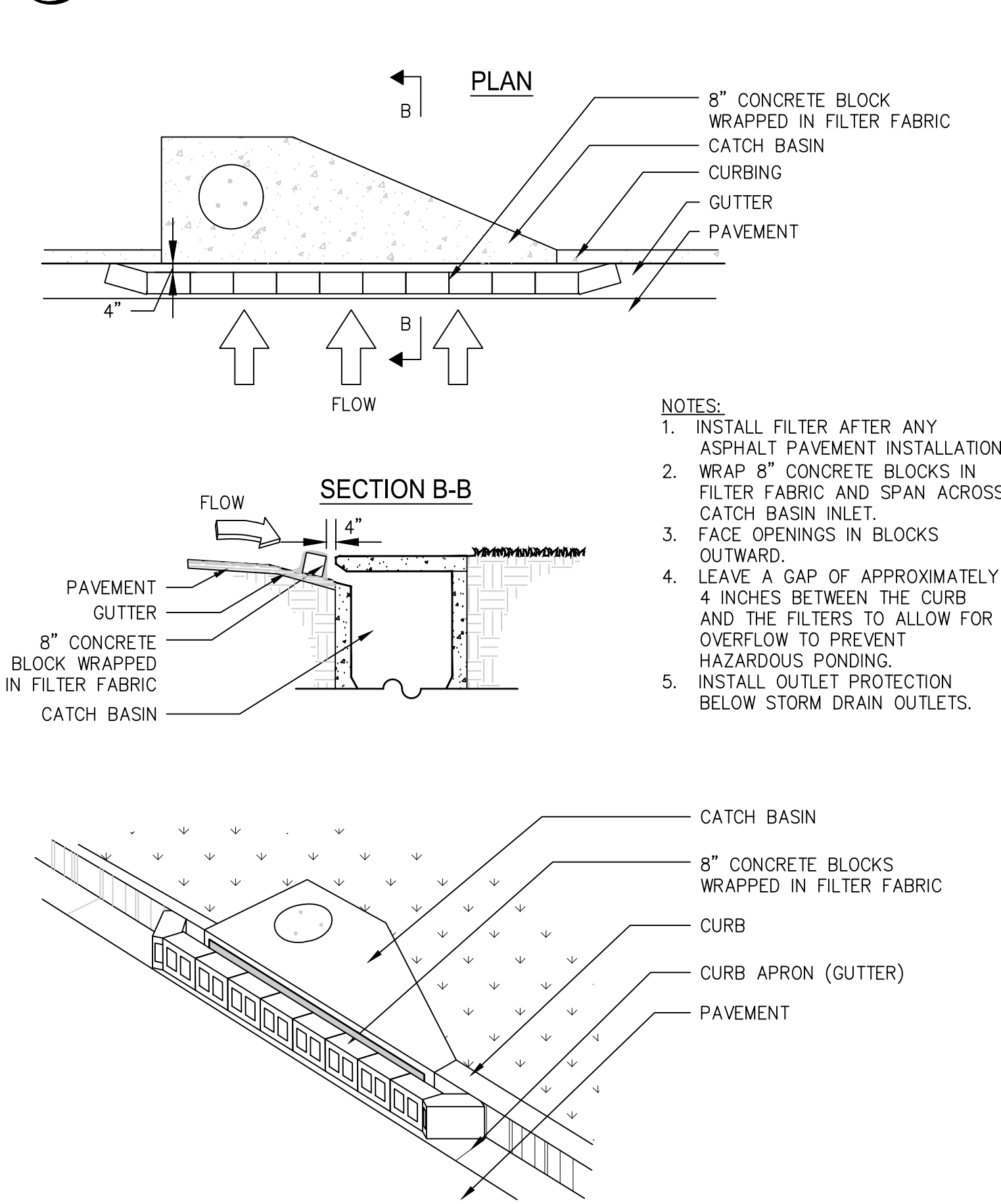
**Co CRUSHED STONE CONSTRUCTION EXIT**

EXIT DIAGRAM



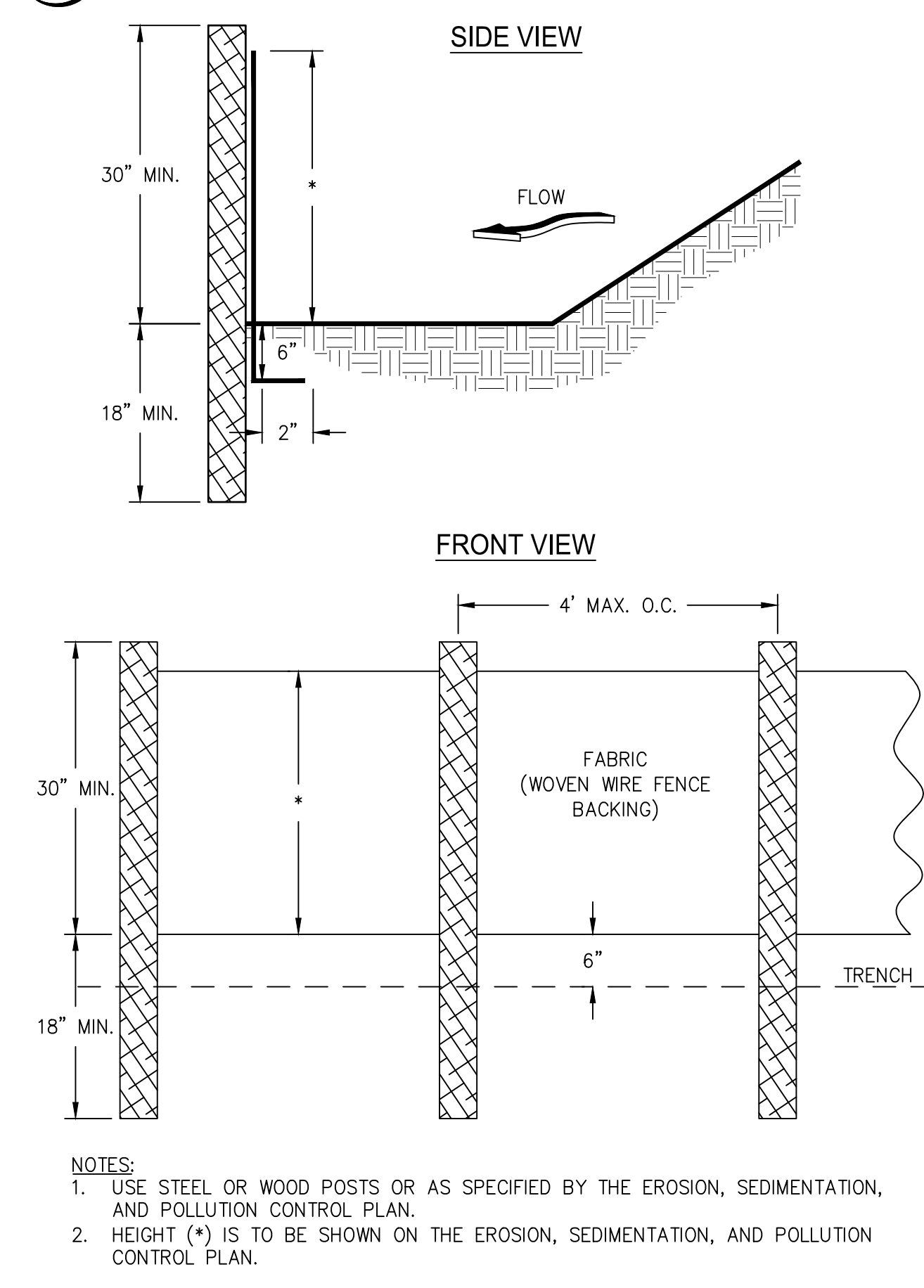
- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
  5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
  6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
  7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
  8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
  9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
  10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

**Sd2-P CURB INLET FILTER "PIGS IN BLANKET"**

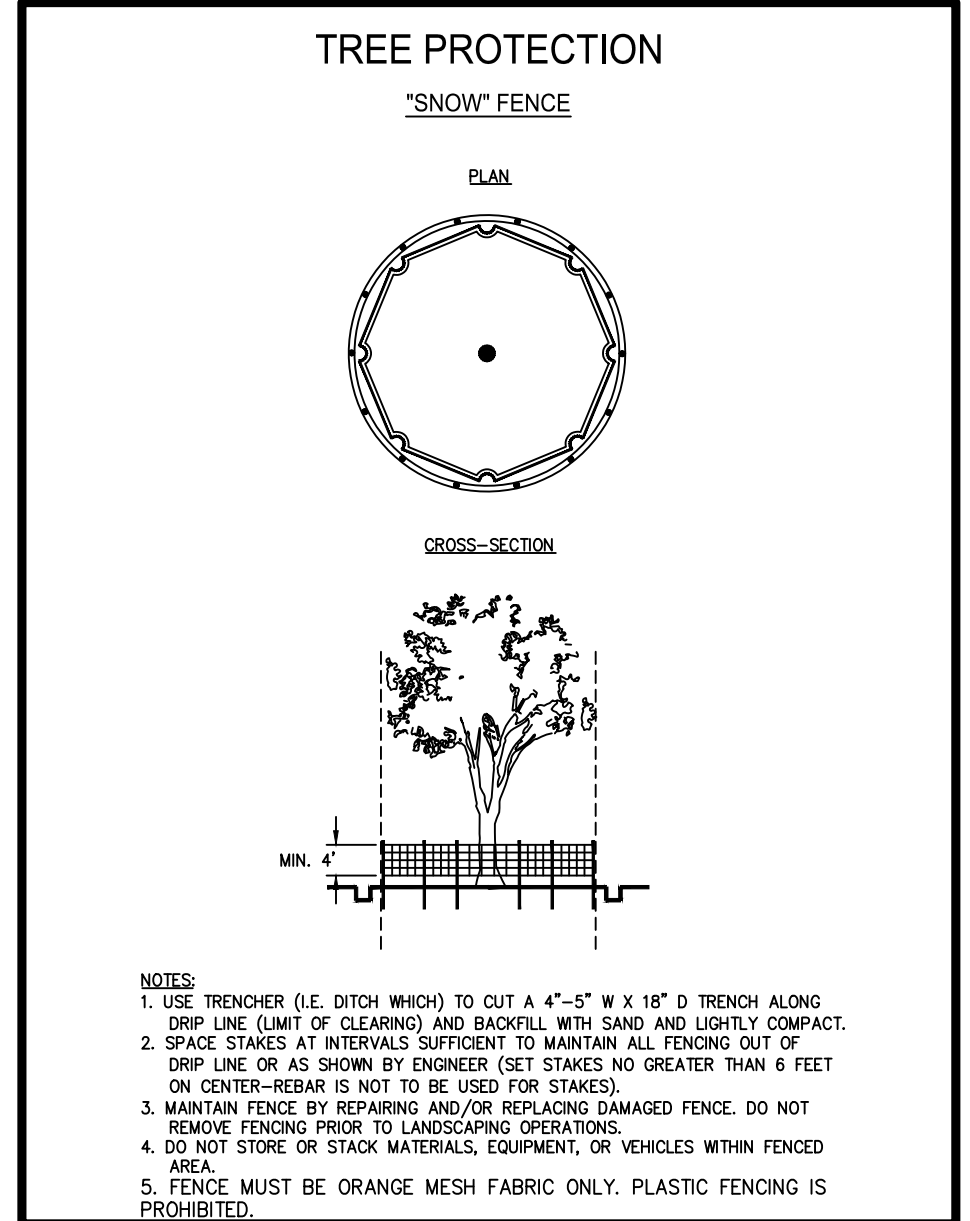


- NOTES:**
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION
  2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
  3. FACE OPENINGS IN BLOCKS OUTWARD.
  4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
  5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

**Sd1-S SILT FENCE - TYPE SENSITIVE**



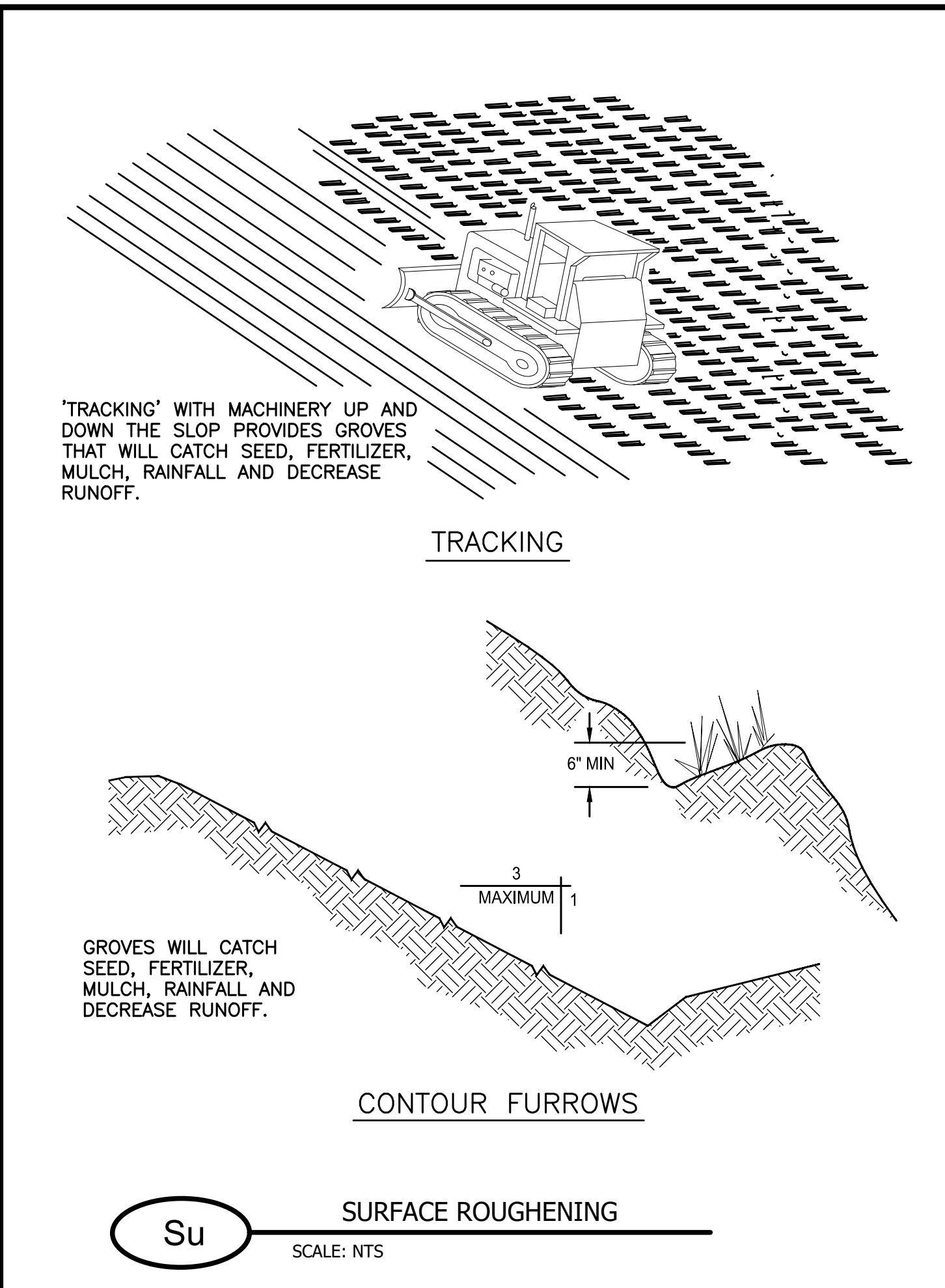
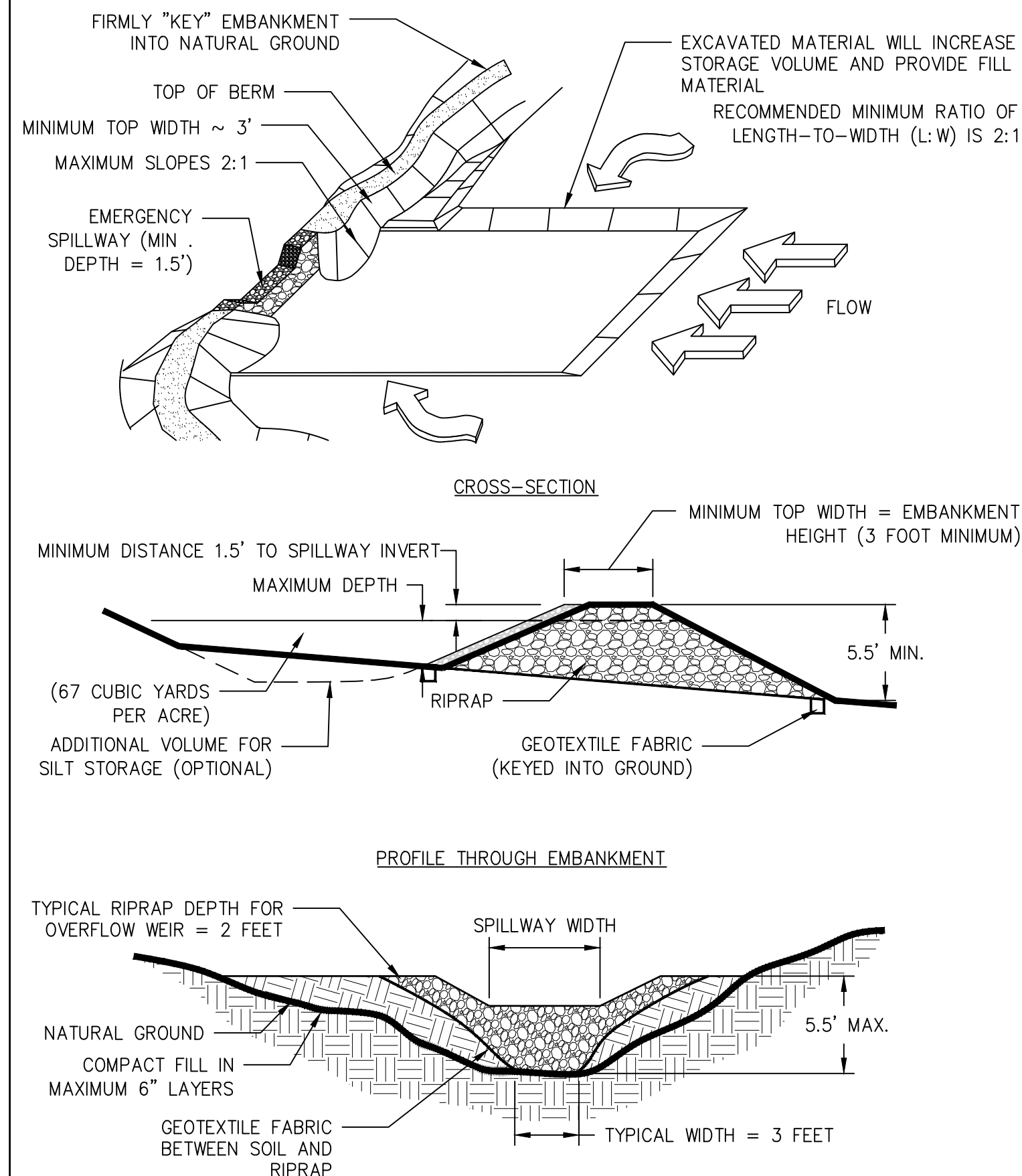
- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
  2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.



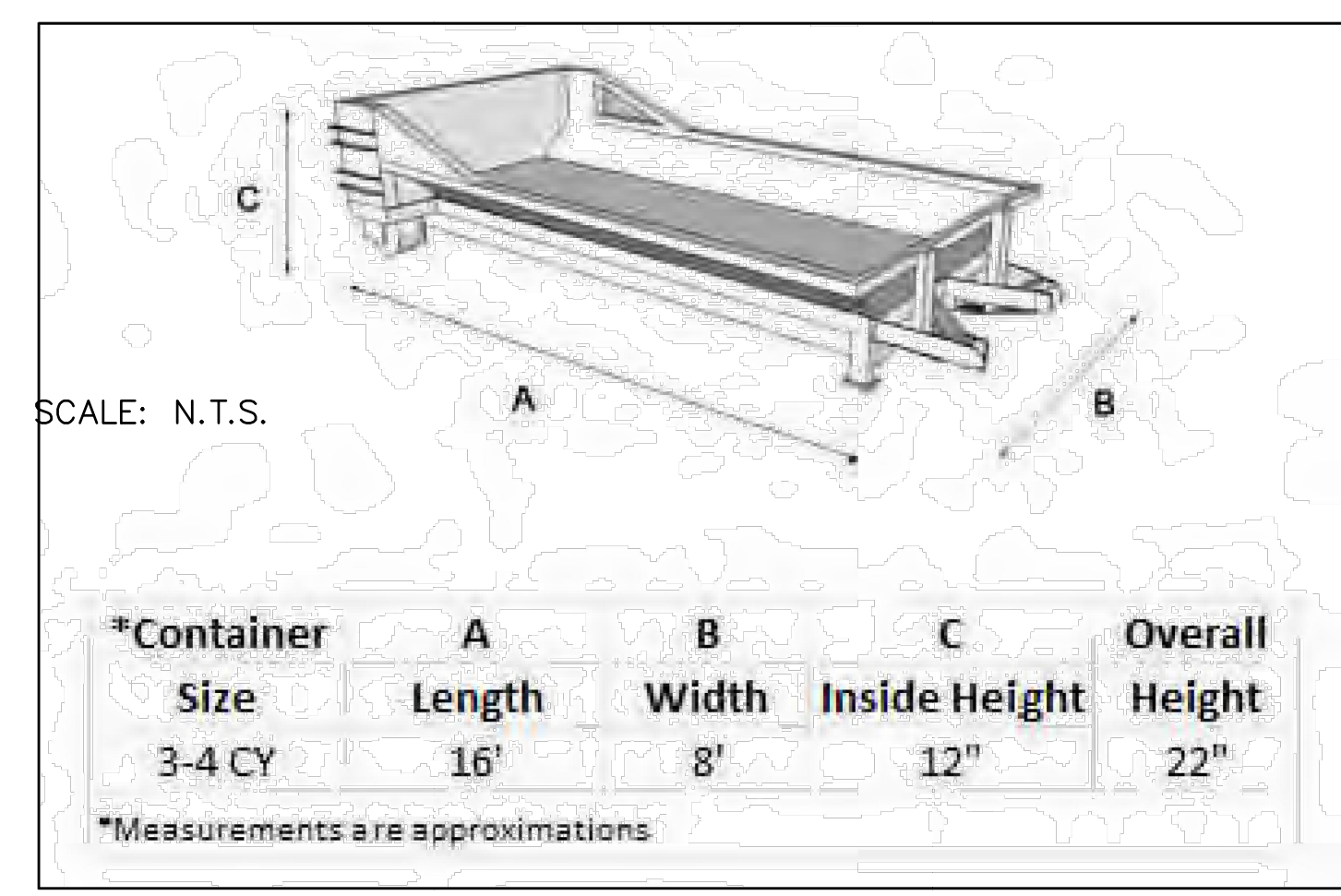
- NOTES:**
1. USE TRENCHER (E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
  2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SEE STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
  3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
  4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
  5. FENCE MUST BE ORANGE MESH FABRIC ONLY. PLASTIC FENCING IS PROHIBITED.

**Sd4-C TEMPORARY SEDIMENT TRAP**

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT ROCK OUTLET



- TREE PROTECTION NOTES:**
1. CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
  2. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.
  3. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
  4. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

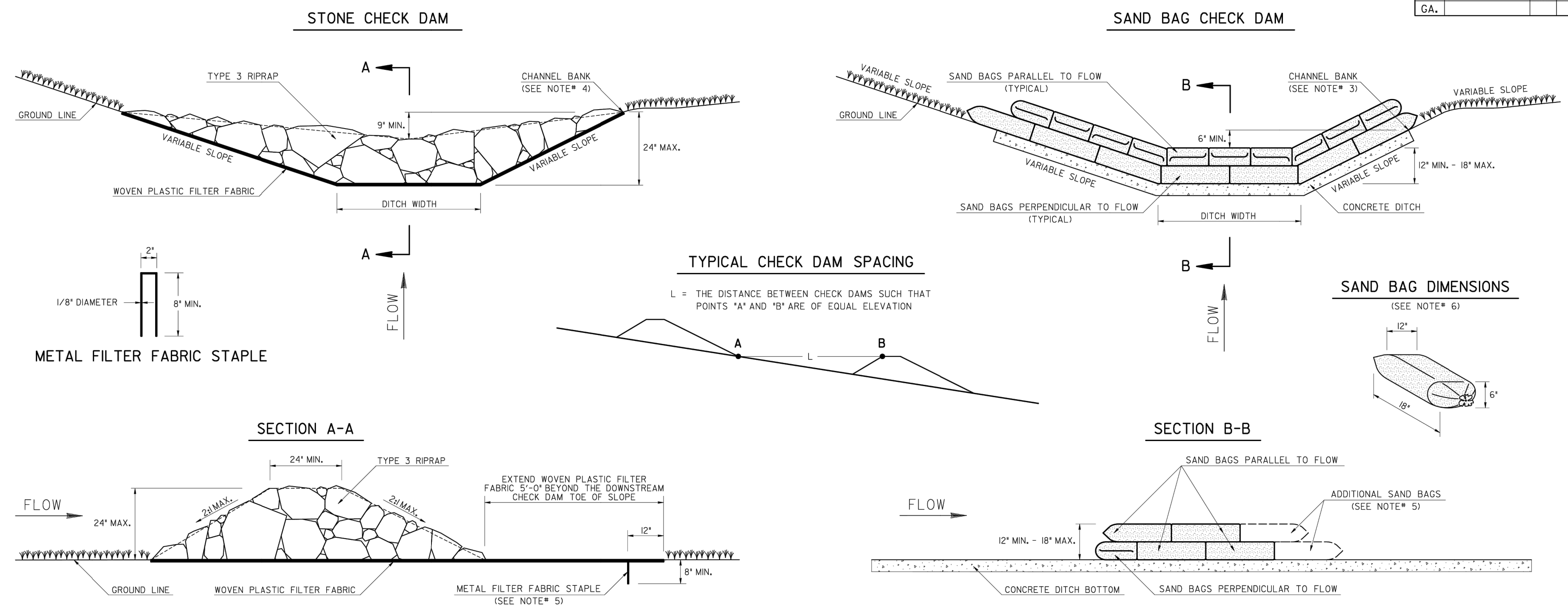


CONCRETE WASH OUT AREA DETAIL

REID K ALMAND, P.E.  
GA PE #47263  
GSWCC LEVEL II #79754



Check by: RVA	Date: 8/7/24	Rev. 1	Description
Drawn by: EAM	Date: 8/21/24	#51	
<b>EROSION DETAILS</b>			
SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS			
LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA			
8/7/24			
DRAWING NO. C601			



- STONE CHECK DAM GENERAL NOTES:**
- STONE CHECK DAMS SHALL NOT BE INSTALLED IN THE CLEAR ZONE OF UNPROTECTED ACTIVE TRAFFIC.
  - APPROPRIATE CONVENTIONAL OR APPROVED ALTERNATIVE BMPs SHALL BE PROVIDED DOWNSTREAM OF STONE CHECK DAMS AT THE DISCHARGE POINT FOR FLOWS GREATER THAN 2.0-CUBIC FEET PER SECOND.
  - STONE CHECK DAMS SHALL NOT BE PLACED WITHIN FLOWING STATE WATERS.
  - THE CENTER OF THE STONE CHECK DAM SHALL BE AT LEAST 9-INCHES LOWER THAN THE OUTER EDGES OF THE STONE CHECK DAM. THE HEIGHT AT THE CENTER OF THE STONE CHECK DAM MAY BE INCREASED TO A MAXIMUM OF 24-INCHES IF A MINIMUM OF 9-INCHES OF FREEBOARD IS STILL PROVIDED AT THE CHANNEL BANK.
  - ANCHOR THE WOVEN PLASTIC FILTER FABRIC TO THE GROUND SURFACE WITH METAL FILTER FABRIC STAPLES 12-INCHES FROM THE EDGE AND NO GREATER THAN 12-INCHES APART.
  - REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE STONE CHECK DAM. WOVEN PLASTIC FILTER FABRIC SHALL BE REPLACED WHEN DAMAGED OR DETERIORATED.
  - PROVIDE PERMANENT CHANNEL PROTECTION AS SHOWN AND/OR NOTED IN THE PLANS AFTER STONE CHECK DAM IS REMOVED.

- SAND BAG CHECK DAM GENERAL NOTES:**
- SAND BAG CHECK DAMS ARE ONLY USED FOR TEMPORARY VELOCITY CONTROL IN CONCRETE LINED DITCHES AND SHALL NOT BE INSTALLED IN THE CLEAR ZONE OF UNPROTECTED ACTIVE TRAFFIC.
  - APPROPRIATE CONVENTIONAL OR APPROVED ALTERNATIVE BMPs SHALL BE PROVIDED UPSTREAM AND/OR DOWNSTREAM OF CONCRETE DITCHES.
  - THE CENTER OF THE SAND BAG CHECK DAM SHALL BE AT LEAST 6-INCHES LOWER THAN THE OUTER EDGES OF THE SAND BAG CHECK DAM AT THE GROUND LINE. THE HEIGHT AT THE CENTER OF THE SAND BAG CHECK DAM SHALL BE A MINIMUM OF 12-INCHES AND A MAXIMUM OF 18-INCHES.
  - INSTALL SAND BAGS TIGHTLY ABUTTING EACH OTHER AND STACK IN A RUNNING BOND PATTERN. FOLD ANY FLAPS AWAY FROM WATER FLOW.
  - IF ADDITIONAL SAND BAGS ARE WARRANTED FOR STABILITY, INSTALL AS SHOWN AND DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST.
  - SAND BAG SIZES MAY VARY. ASSUME A FILLED SAND BAG HAS APPROXIMATE DIMENSIONS OF 12"Wx6"Hx18"L.
  - REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SAND BAG CHECK DAM. SAND BAGS SHALL BE REPLACED WHEN DAMAGED OR DETERIORATED AT NO ADDITIONAL COST TO THE DEPARTMENT.

NOTES:  
SEE STANDARD SPECIFICATION 163, AND SUPPLEMENTS THERETO FOR THE CONSTRUCTION AND REMOVAL OF STONE CHECK DAMS AND SAND BAG CHECK DAMS. SEE STANDARD SPECIFICATIONS 66, AND SUPPLEMENTS THERETO FOR THE MAINTENANCE OF STONE CHECK DAMS AND SAND BAG CHECK DAMS.

PAY ITEMS:  
163-0527 CONSTRUCT AND REMOVE RIPRAP CHECK DAMS, STONE PLAIN RIPRAP/SAND BAGS (EA)  
165-0041 MAINTENANCE OF CHECK DAMS - ALL TYPES (LF)

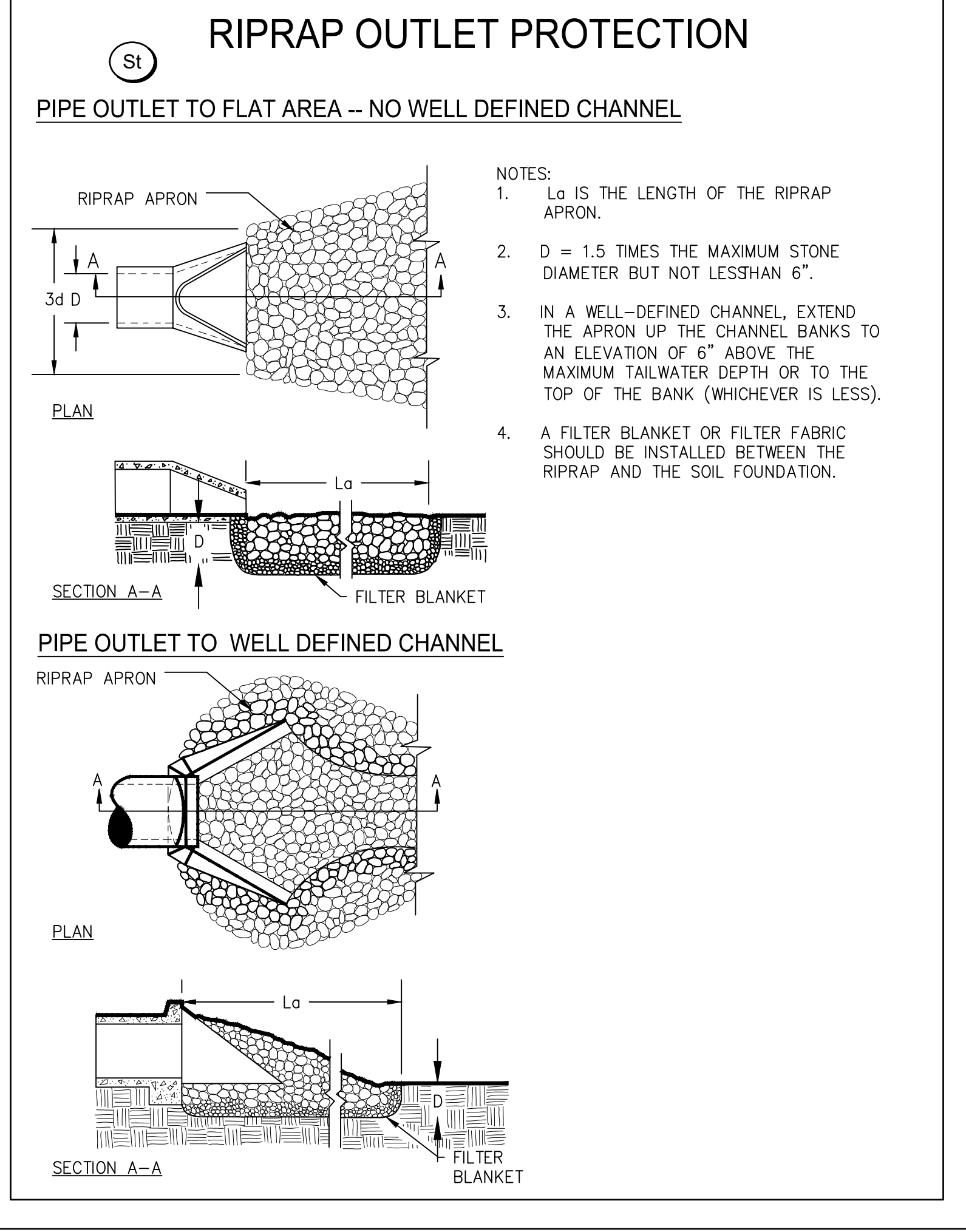
DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA

CONSTRUCTION DETAILS  
STONE RIPRAP & SAND BAG  
TEMPORARY CHECK DAMS

NO SCALE 11-28-2018

DESIGNED DLE  
DRAWN DLE  
TRACED  
CHECKED

NUMBER  
D-56



#49

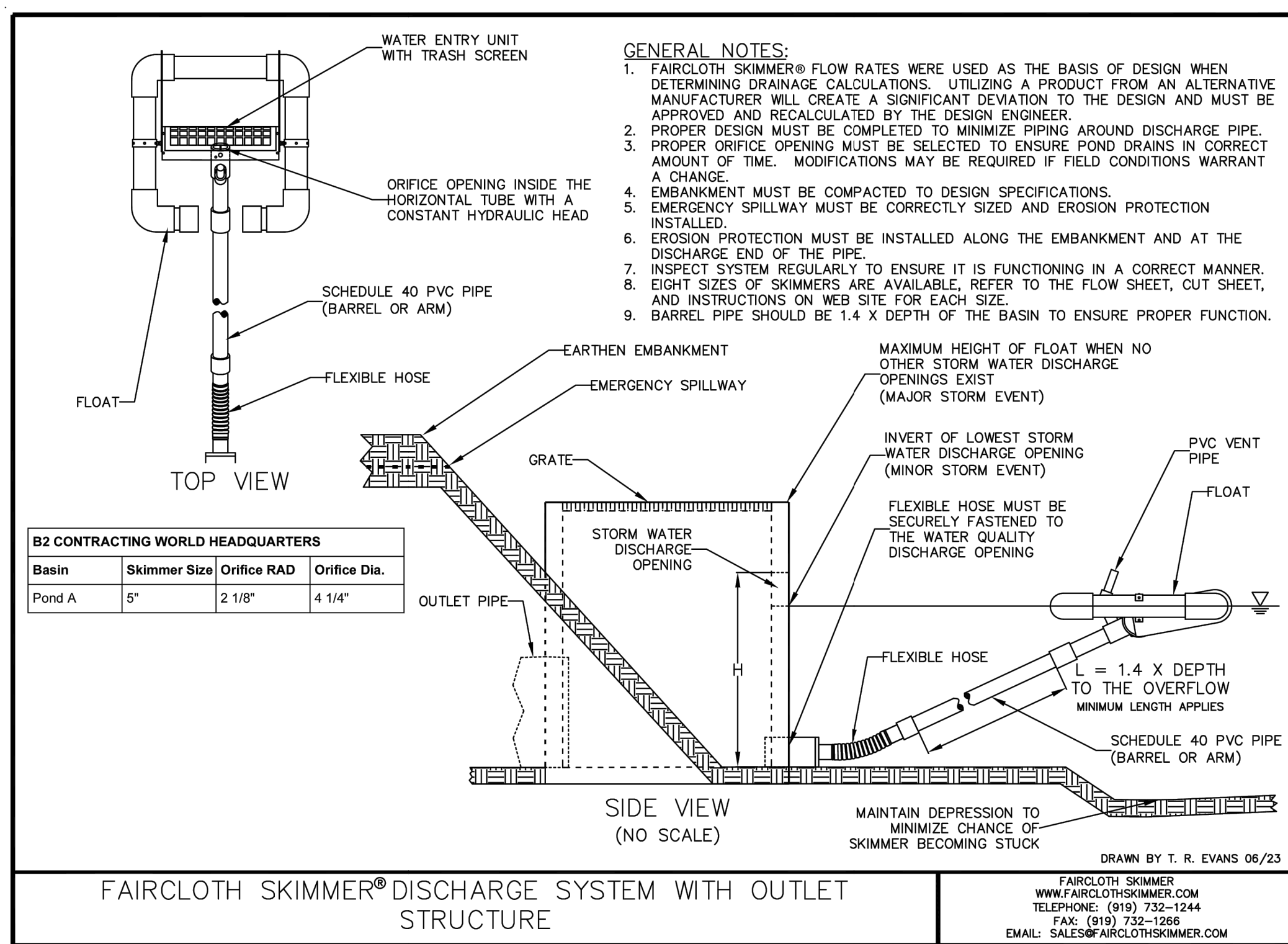
STRUCTURE STATION	PIPE DIA (FT)	Q <sub>25</sub> (CFS)	V <sub>25</sub> (FPS)	WATER DEPTH IN PIPE (FT)	EST. TAIL-WATER DEPTH (FT)	PAD LENGTH L <sub>a</sub> (FT)	RIP-RAP			STONE DEPTH (FT)	STONE TYPE	
							PAD WIDTH AT OUTLET W <sub>1</sub> (FT)	PAD WIDTH AT DOWN-STREAM W <sub>2</sub> (FT)	AVG STONE DIA d <sub>50</sub> (FT)			
HW A1	1.5	35.2	11.5	1.6	1.25	25	4.5	11.5	0.6	1	1.5	GA DOT III
OUTFALL	2.5	4.9	1	1.0	0	16	7.5	18.5	0.5	1	1.5	GA DOT III

**SEDIMENT STORAGE**

Storage Calculations

- Required stormwater storage = **958** cy 25,869 cf  
(as determined by local ordinance)
- Required sediment storage = **262** cy  
(67 cy / ac \* 3.91 ac drainage area)
- Total required storage = **958** + **262** = **1,220** cy
- Available storage = **1,656** cy
- Is the available storage greater than the total required storage?  
 yes  no
- If "no", the sediment storage capacity of the pond must be increased.  
Choose the method to be used:  
Raise the invert of the outlet structure \_\_\_\_\_ inches  
Under the pond \_\_\_\_\_ feet  
Other \_\_\_\_\_
- Clean-out elevation = **853.07** feet 1.5 feet (depth)  
(Elevation corresponding to 22 cy / ac \* 3.91 ac disturbed area)  
(Volume corresponding to to above 86.02 cy)
- Is the length - width ratio 2:1 or greater?  
105 length (feet)  yes  no  
96 width (feet)  
1.1 ratio (length / width)
- If "no", the length of flow must be increased.  
Choose the method to be used:  
Baffles (Type of baffle: \_\_\_\_\_)  
Other \_\_\_\_\_

MAND, P.E.  
7263  
LEVEL II #79754



B2 CONTRACTING WORLD HEADQUARTERS

Basin	Skimmer Size	Orifice RAD	Orifice Dia.
Pond A	5"	2 1/8"	4 1/4"

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

FAIRCLOTH SKIMMER  
WWW.FAIRCLOTHSKIMMER.COM  
TELEPHONE: (919) 732-1244  
FAX: (919) 732-1266  
EMAIL: SALES@FAIRCLOTHSKIMMER.COM

DATE: 6/21/24  
CHECK BY: RCA  
DRAWN BY: EAM  
DATE: 6/21/24

#51

EROSION DETAILS

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

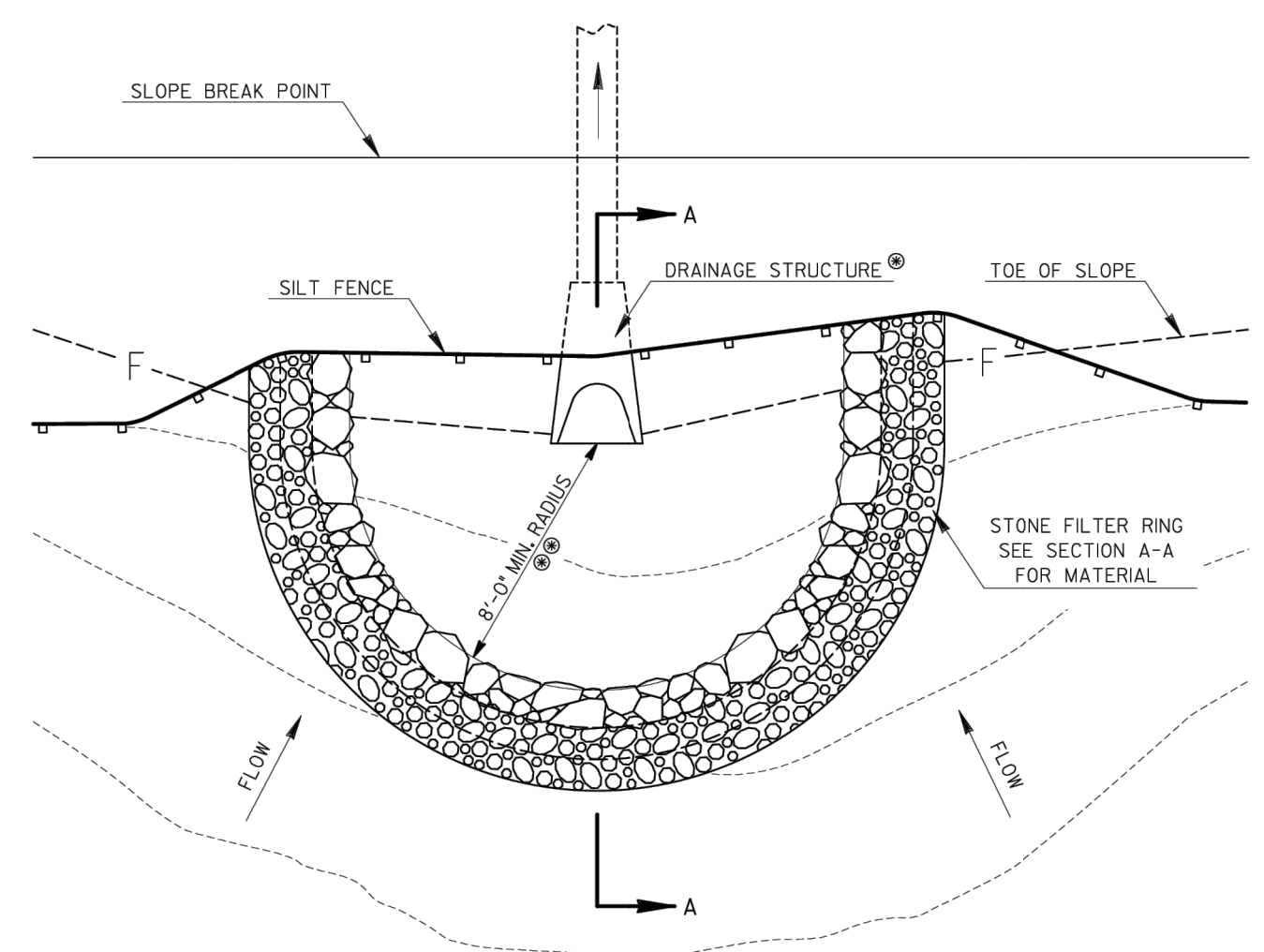
GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. 47263  
RED K. ALMAND  
8/7/24

HIGHLAND LAND PLANNING  
201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30226  
(770) 776-6311  
C.O.A. No. 17-0000051 Exp. 06/30/2024

DRAWING NO. C602

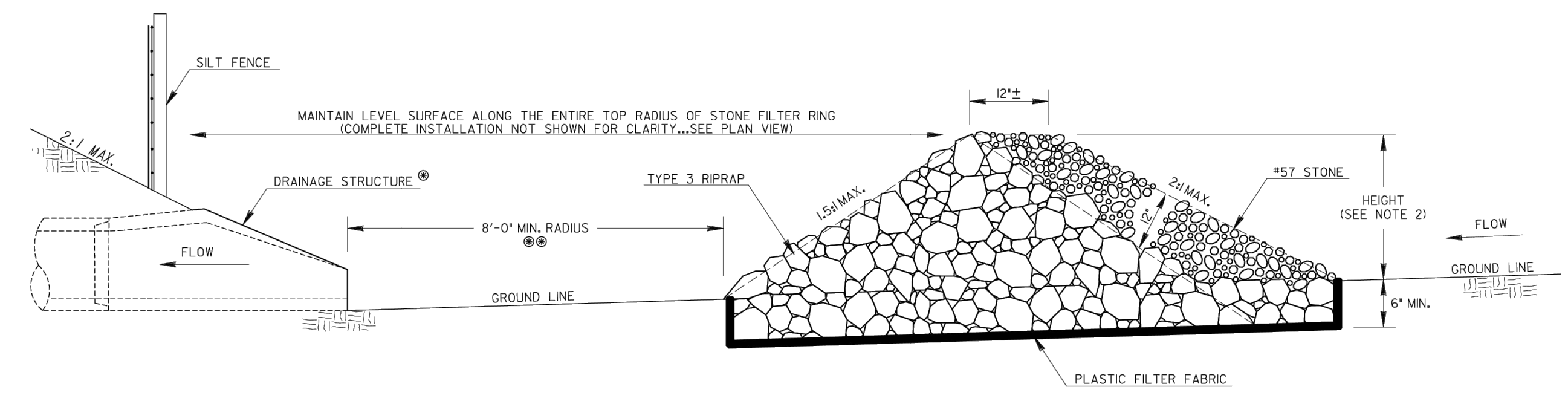
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

### ROADWAY DRAINAGE STRUCTURE INLET



PLAN VIEW

- Ⓢ A FLARED END ROADWAY DRAINAGE STRUCTURE IS SHOWN. HOWEVER, OTHER ROADWAY DRAINAGE STRUCTURES OR A DETENTION POND'S OUTLET STRUCTURE MAY APPLY. AN APPROPRIATE RETROFIT BMP IS PREFERRED IN CONJUNCTION WITH THE STONE FILTER RING. SEE GENERAL NOTE 1 FOR ADDITIONAL INFORMATION.
- Ⓢ THE PREFERRED MINIMUM RADIUS OF THE STONE FILTER RING IS 8 FEET. THE RADIUS MAY BE REDUCED TO A MINIMUM OF 4 FEET FROM THE DRAINAGE STRUCTURE IF A RETROFIT BMP IS NOT PROVIDED. SEE GENERAL NOTE 1 FOR ADDITIONAL REQUIREMENTS.



SECTION A-A

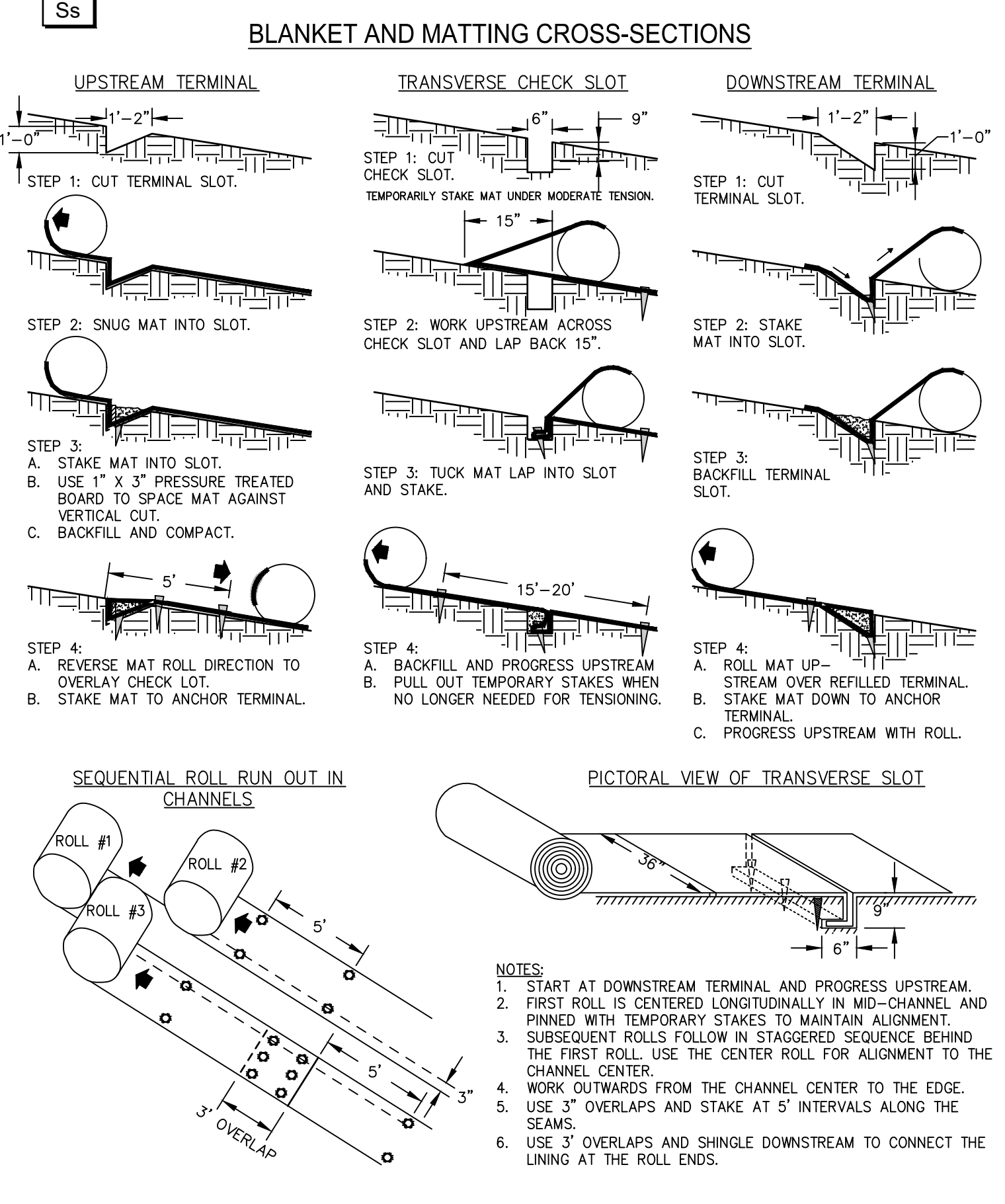
GENERAL NOTES:

1. A STONE FILTER RING MAY BE PLACED ON ROADWAY DRAINAGE STRUCTURE INLETS, SUCH AS FLARED END SECTIONS, TO STORE SEDIMENT IN LOW AREAS WITHIN THE PROJECT. IN CONJUNCTION WITH THE STONE FILTER RING, A RETROFIT BMP APPROPRIATE FOR ROADWAY DRAINAGE STRUCTURE INLETS IS PREFERRED. IF A RETROFIT BMP IS NOT PROVIDED, OTHER SEDIMENT CONTROL BMPs SHALL BE PROVIDED DOWNSTREAM OF THE STONE FILTER RING PRIOR TO LEAVING THE PROJECT AREA. THE STONE FILTER RING SHALL BE 8 FEET TO 10 FEET UPSTREAM OF THE RETROFIT BMP. THE STONE FILTER RING IS NOT INTENDED TO SUBSTANTIALLY IMPOUND WATER, ADVERSELY IMPACTING AREAS OUTSIDE OF THE PROJECT.  
  
A STONE FILTER RING MAY ALSO BE USED IN CONJUNCTION WITH A RETROFIT BMP USED ON A DETENTION POND'S PERMANENT OUTLET STRUCTURE TO PROVIDE ADDITIONAL SEDIMENT FILTERING. THE STONE FILTER RING SHALL BE INSTALLED 8 FEET TO 10 FEET UPSTREAM OF THE POND'S RETROFIT BMP.  
  
STONE FILTER RINGS ARE NOT RECOMMENDED WITHIN ROADWAY DRAINAGE DITCHES. STONE FILTER RINGS SHALL NOT BE PLACED WITHIN STATE WATERS.
2. THE HEIGHT OF THE STONE FILTER RING SHALL BE A MINIMUM OF 24 INCHES WITH A MAXIMUM HEIGHT OF 48 INCHES. MAINTAIN A LEVEL SURFACE ALONG THE ENTIRE TOP RADIUS OF THE STONE FILTER RING.
3. REFER TO THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (ESPCP) FOR THE LOCATION OF STONE FILTER RINGS. THE INSTALLATION OF SILT FENCE AND RETROFITS ARE INDEPENDENT OF THE STONE FILTER RING AND WILL BE PAID FOR SEPARATELY AS APPLICABLE TO THE ESPCP.
4. SEE STANDARD SPECIFICATION 163, AND SUPPLEMENTS THERETO FOR THE CONSTRUCTION AND REMOVAL OF STONE FILTER RINGS. SEE STANDARD SPECIFICATION 165, AND SUPPLEMENTS THERETO FOR THE MAINTENANCE OF STONE FILTER RINGS.

PAY ITEMS:  
 163-0542 CONSTRUCT & REMOVE STONE FILTER RING (EA)  
 165-0111 MAINTENANCE OF STONE FILTER RING (EA)

DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA	
CONSTRUCTION DETAIL STONE FILTER RING	
NO SCALE	JULY 2018
DESIGNED - DLS	NUMBER
DRAWN - DLS	D-46
CHECKED	
REVISED	

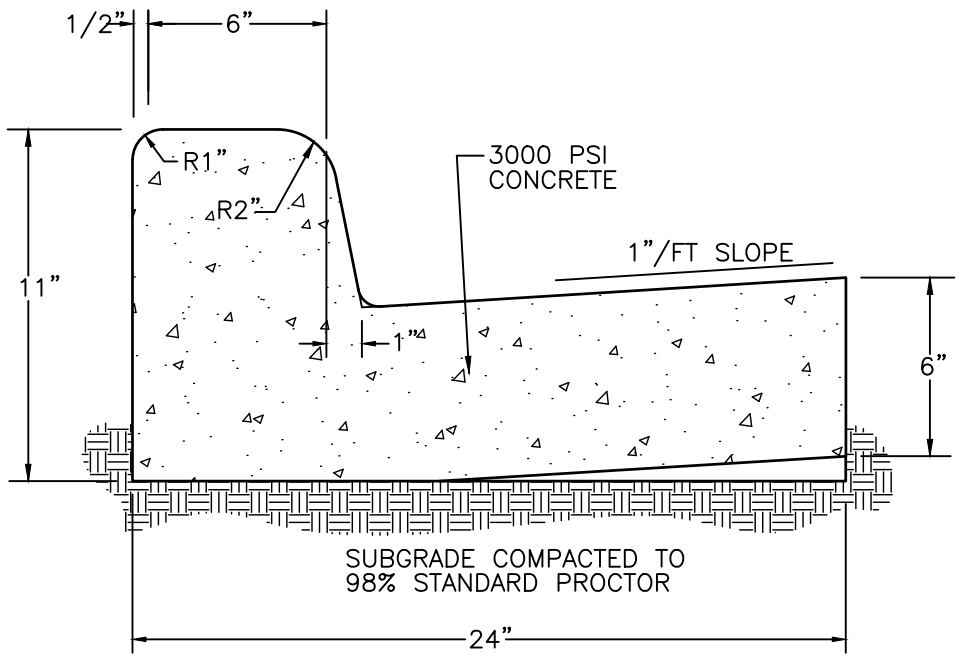
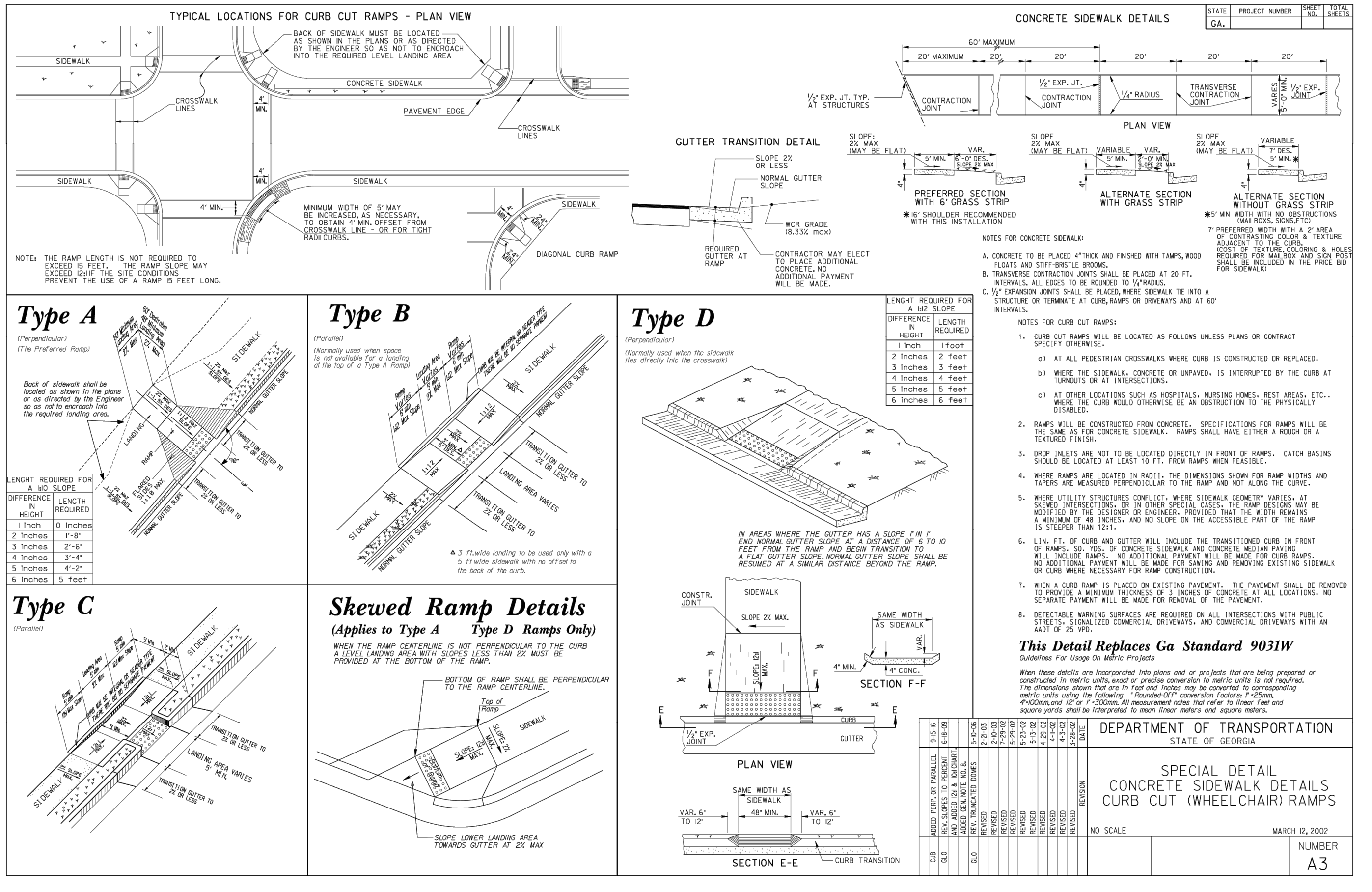
### TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)



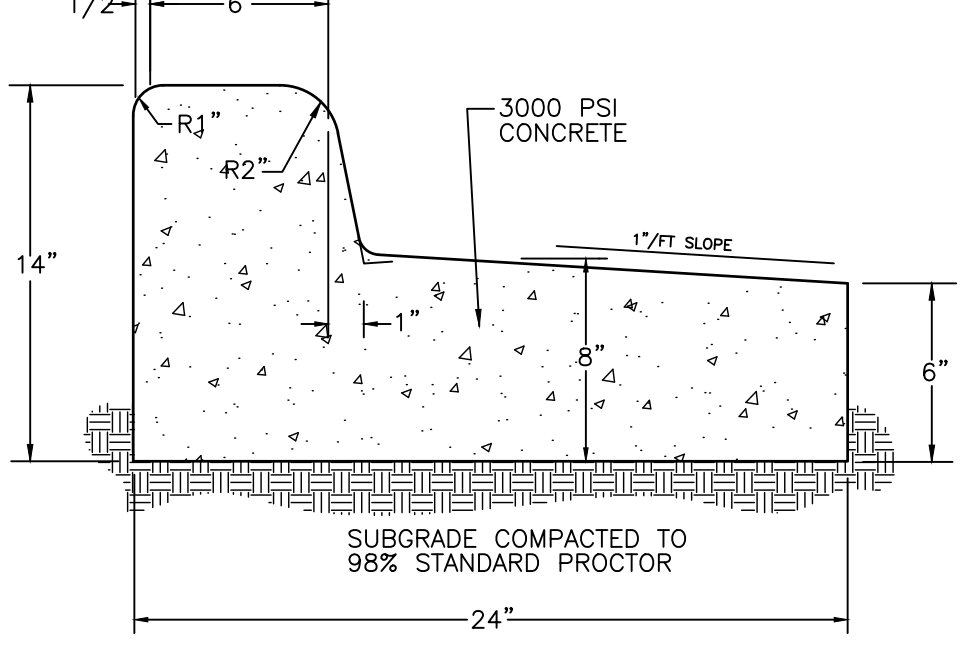
Check by:	RVA
Drawn by:	EAM
Date:	8/21/24
#51	
EROSION DETAILS	
SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS	
LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA	
8/7/24	
201 PROJECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30229 (770) 331-5697 FAX (770) 331-5698 COA No. 010000001   Lic. 06292024	
DRAWING NO. C603	

REID K ALMAND, P.E.  
 GA PE #47263  
 GSWCC LEVEL II #79754



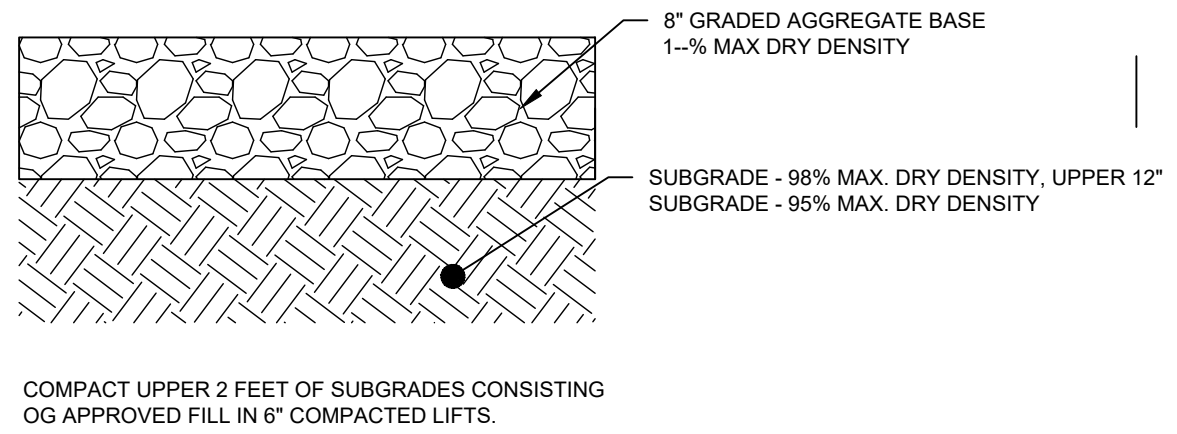


- NOTES:**
- 1/2" PREFORMED EXPANSION JOINTS REQUIRED AT ALL STRUCTURES & CURB RETURNS.
  - MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS = 40.0'.
  - DISTANCE BETWEEN DUMMY JOINTS = 20'.
  - CONCRETE STRENGTH = 3000 PSI, SLUMP = 2", FINISH SHALL BE SMOOTHED & EVENED WITH A WOODEN FLOAT.
  - OTHER CURB & GUTTER SECTIONS WILL BE EVALUATED AS APPROPRIATE BY THE ENGINEER.

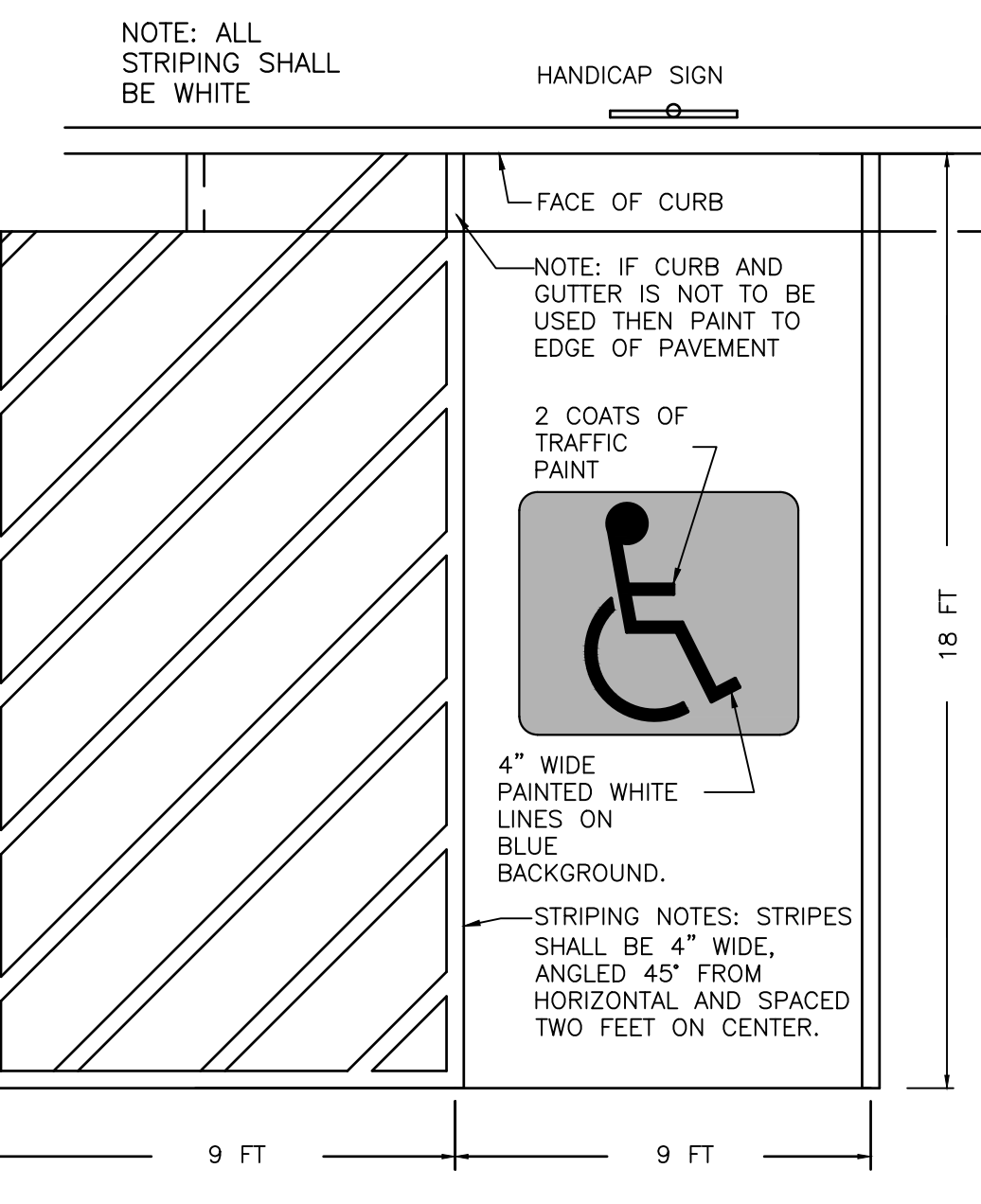
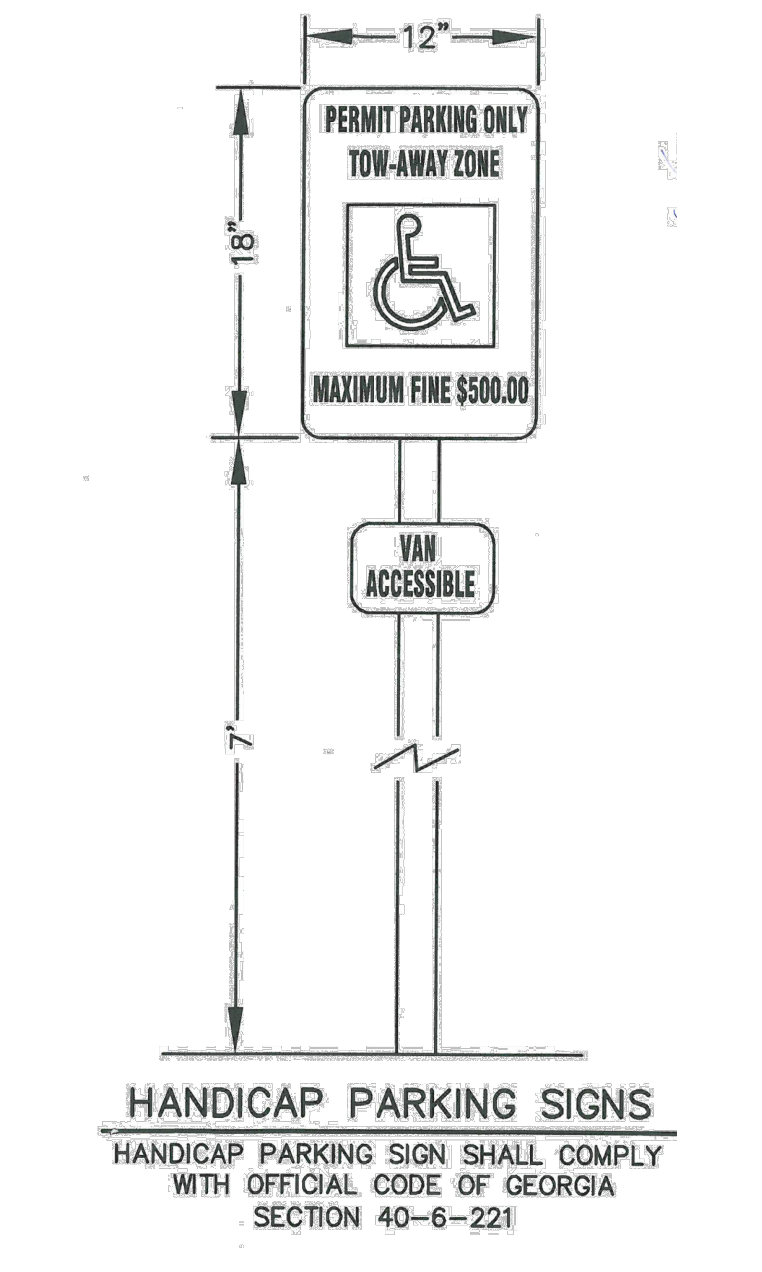
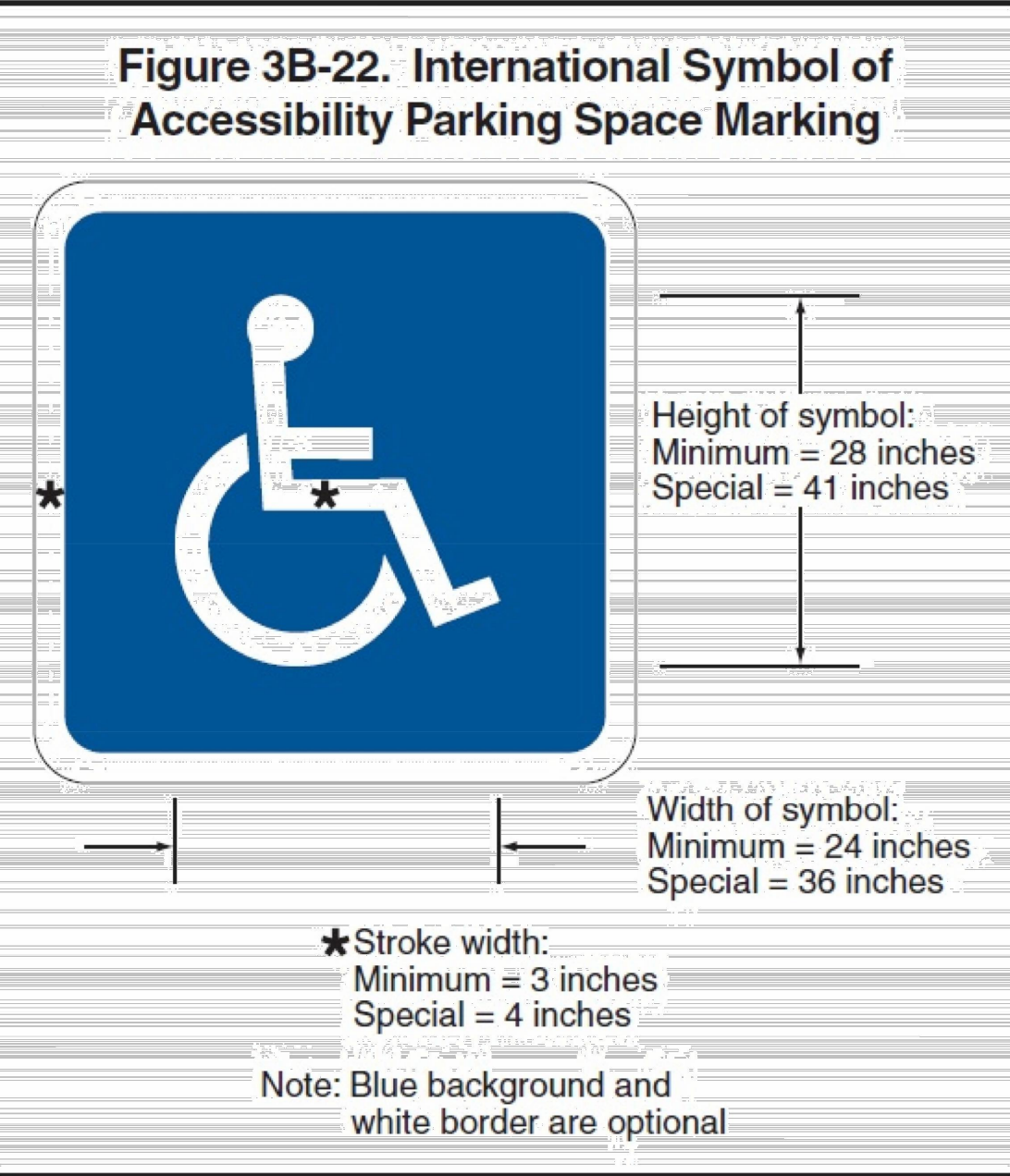
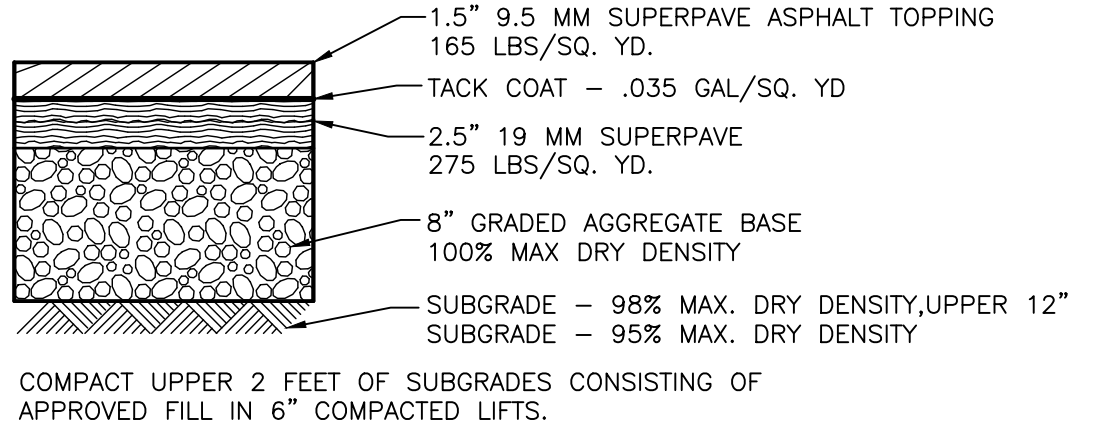
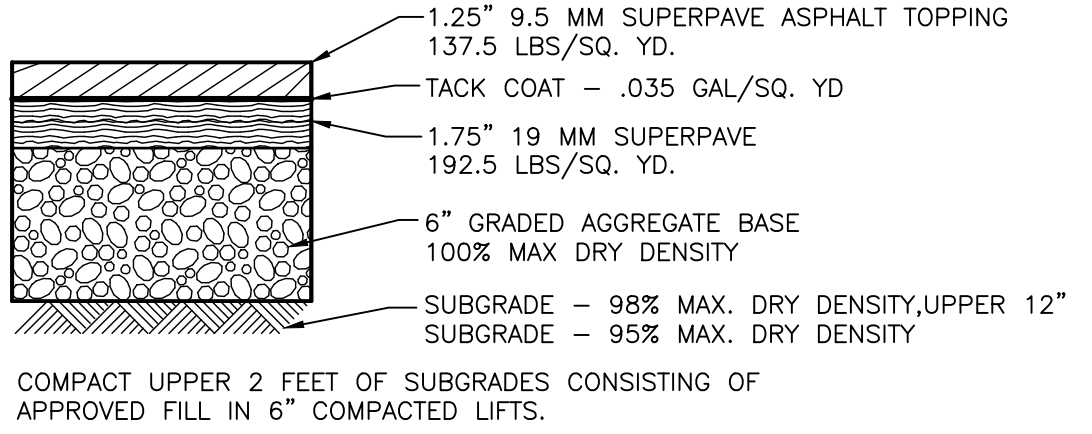
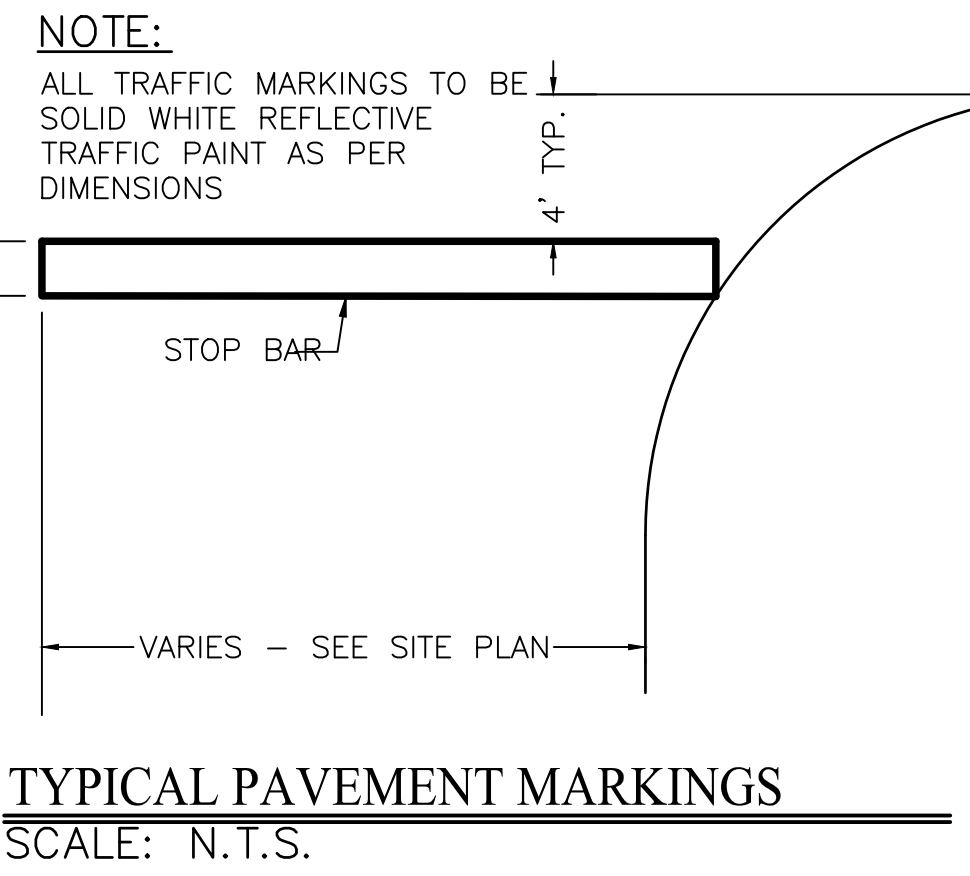
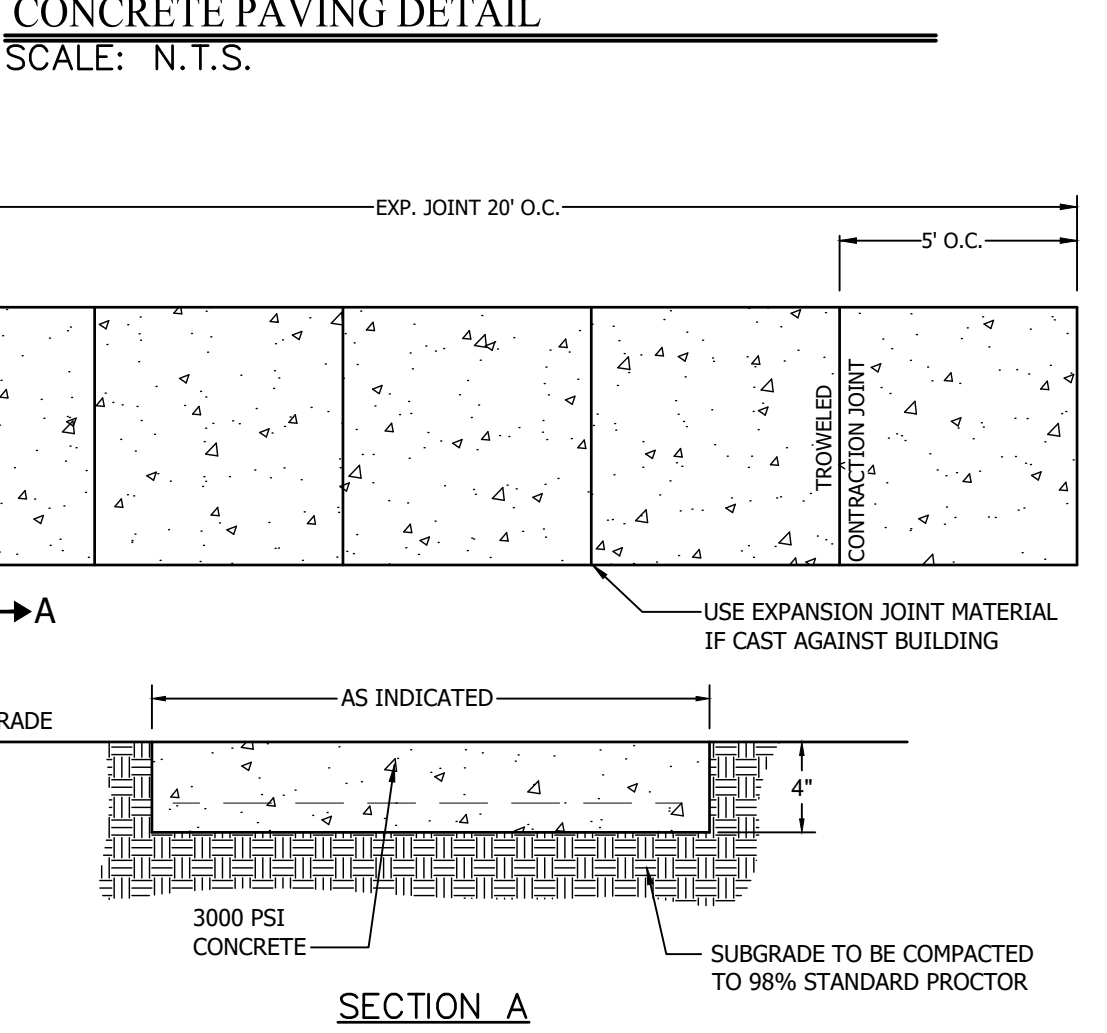
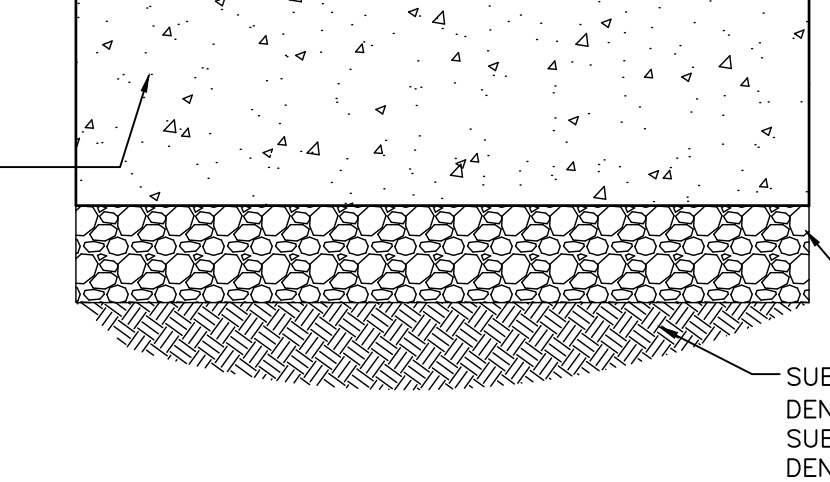


- NOTES:**
- 1/2" PREFORMED EXPANSION JOINTS REQUIRED AT ALL STRUCTURES & CURB RETURNS.
  - MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS = 40.0'.
  - DISTANCE BETWEEN DUMMY JOINTS = 20'.
  - CONCRETE STRENGTH = 3000 PSI, SLUMP = 2", FINISH SHALL BE SMOOTHED & EVENED WITH A WOODEN FLOAT.
  - OTHER CURB & GUTTER SECTIONS WILL BE EVALUATED AS APPROPRIATE BY THE ENGINEER.

**STANDARD 24" CURB & GUTTER DETAIL**  
SCALE: N.T.S.



**GAB PAVEMENT SECTION**  
SCALE: N.T.S.



**CONCRETE SIDEWALK DETAIL**  
SCALE: N.T.S.

**CONSTRUCTION DETAILS**

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA

DATE: 8/7/24

CHECK BY: RKA

DRAWN BY: EAM

Rev.	Description	Date
1.	ISSUED FOR REVIEW	5/6/24
2.	ISSUED FOR PERMITTING	7/8/24
3.	RE-ISSUED FOR PERMITTING	8/7/24
4.		

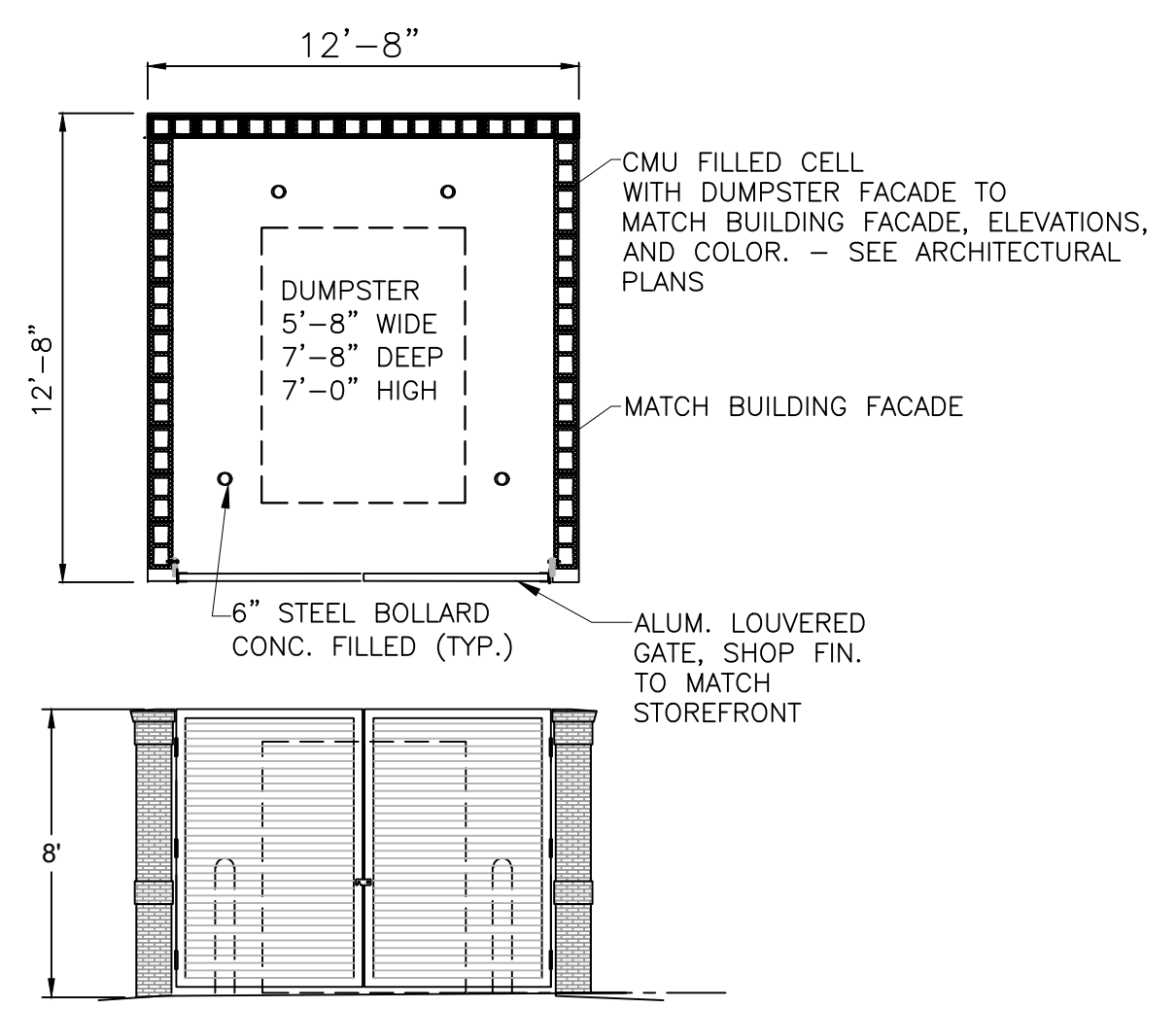
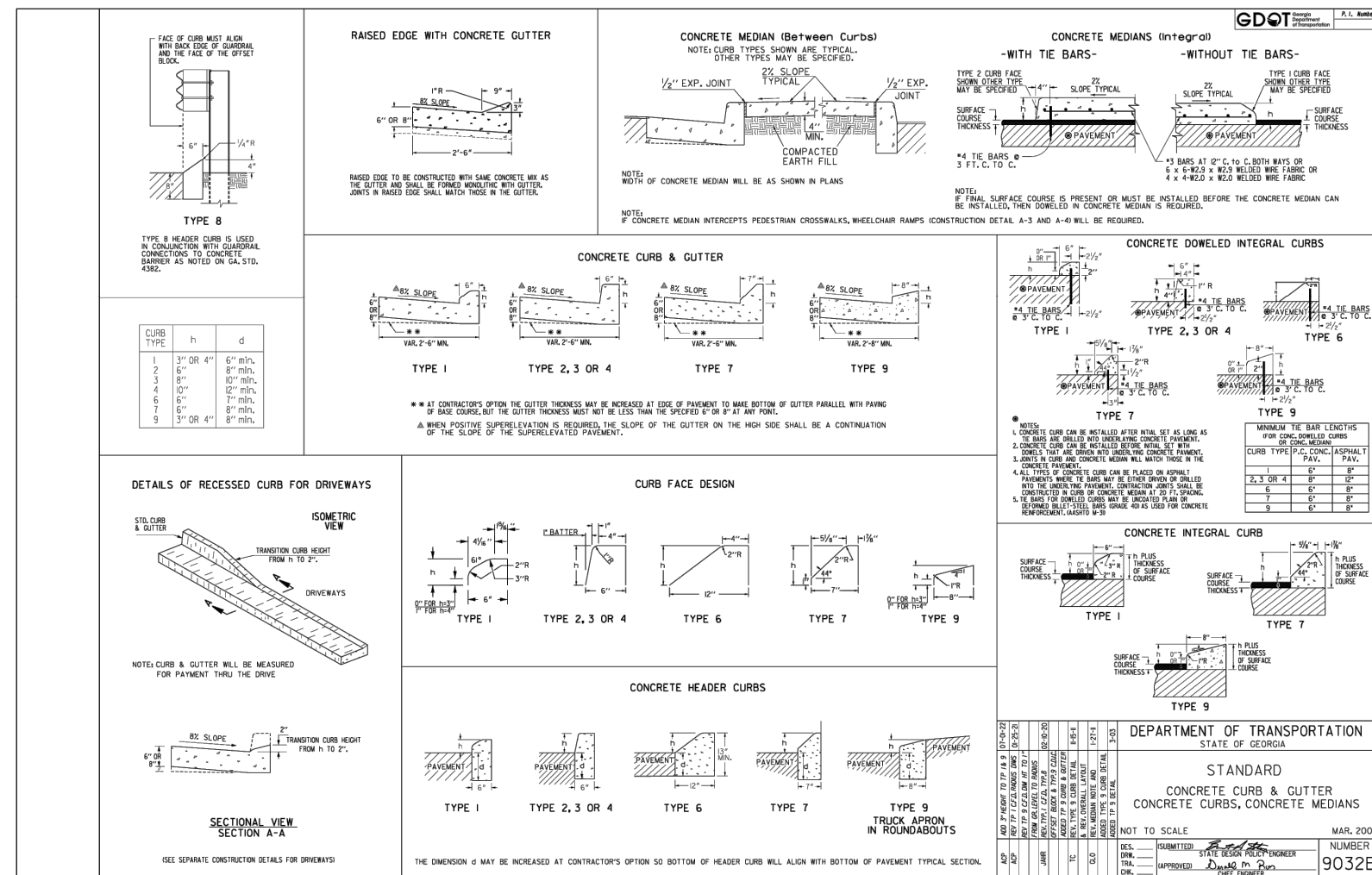
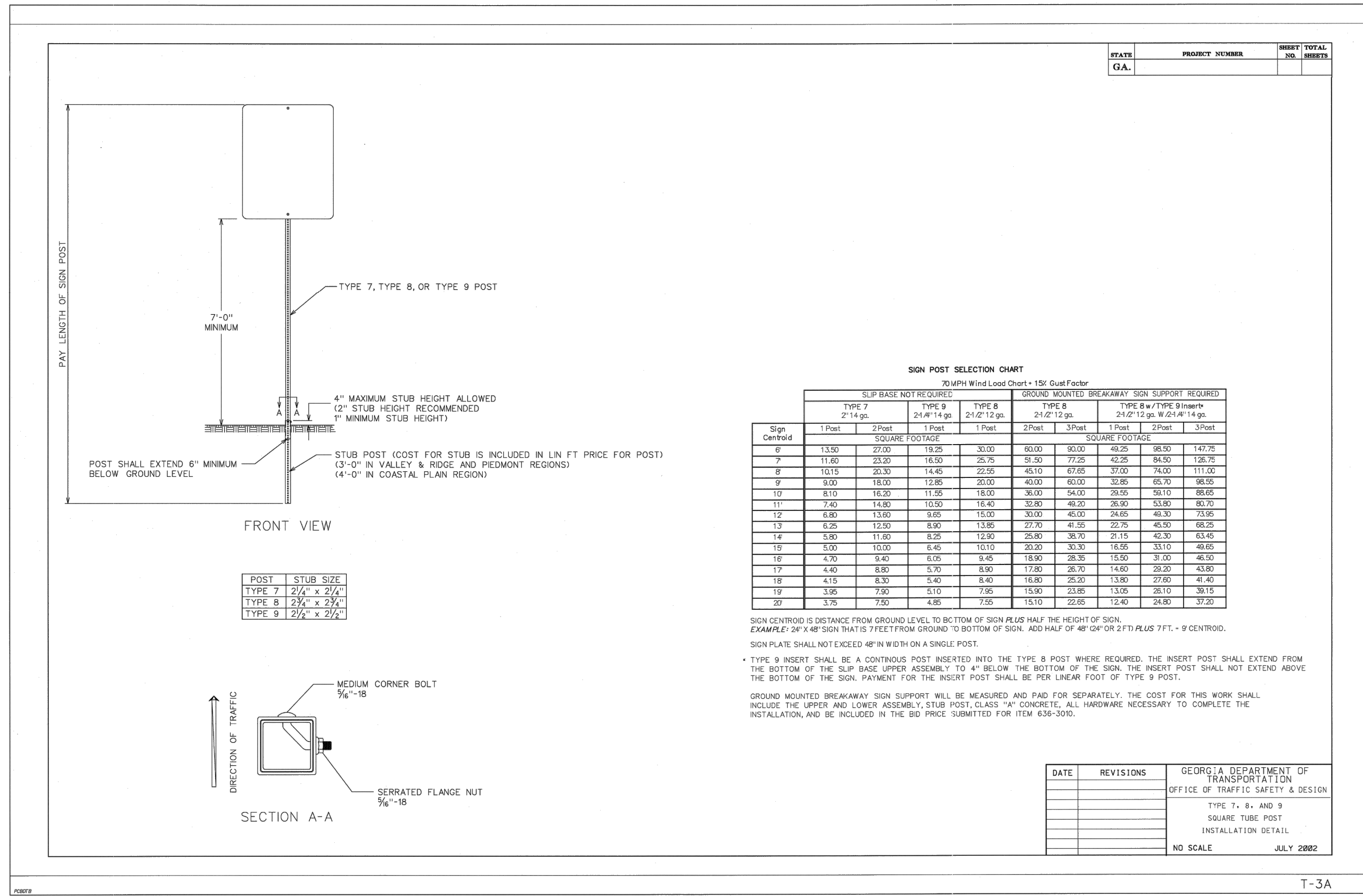
**GEORGIA** REGISTERED PROFESSIONAL ENGINEER No. 47263 **REID K. ALMAN**

8/7/24

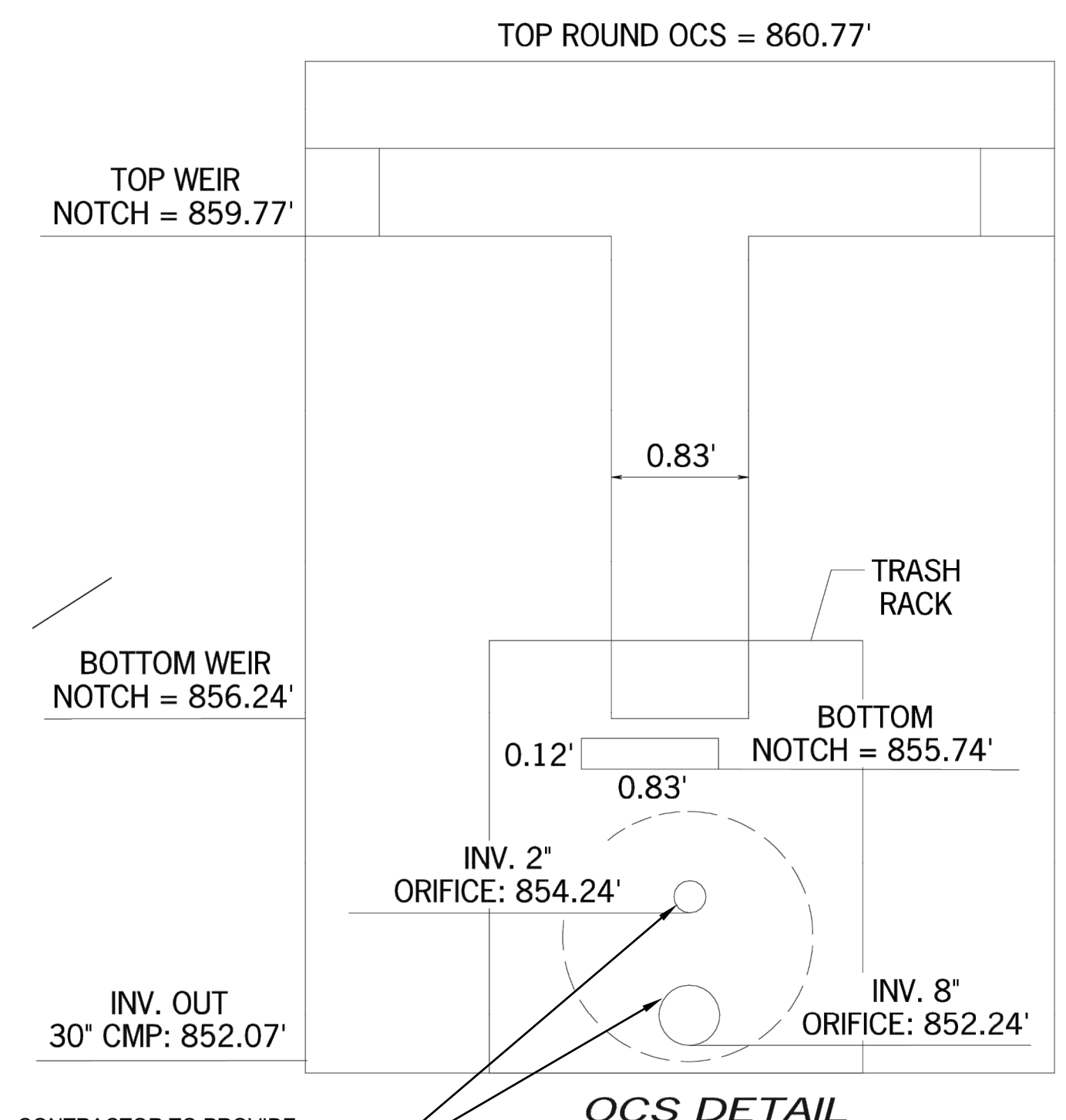
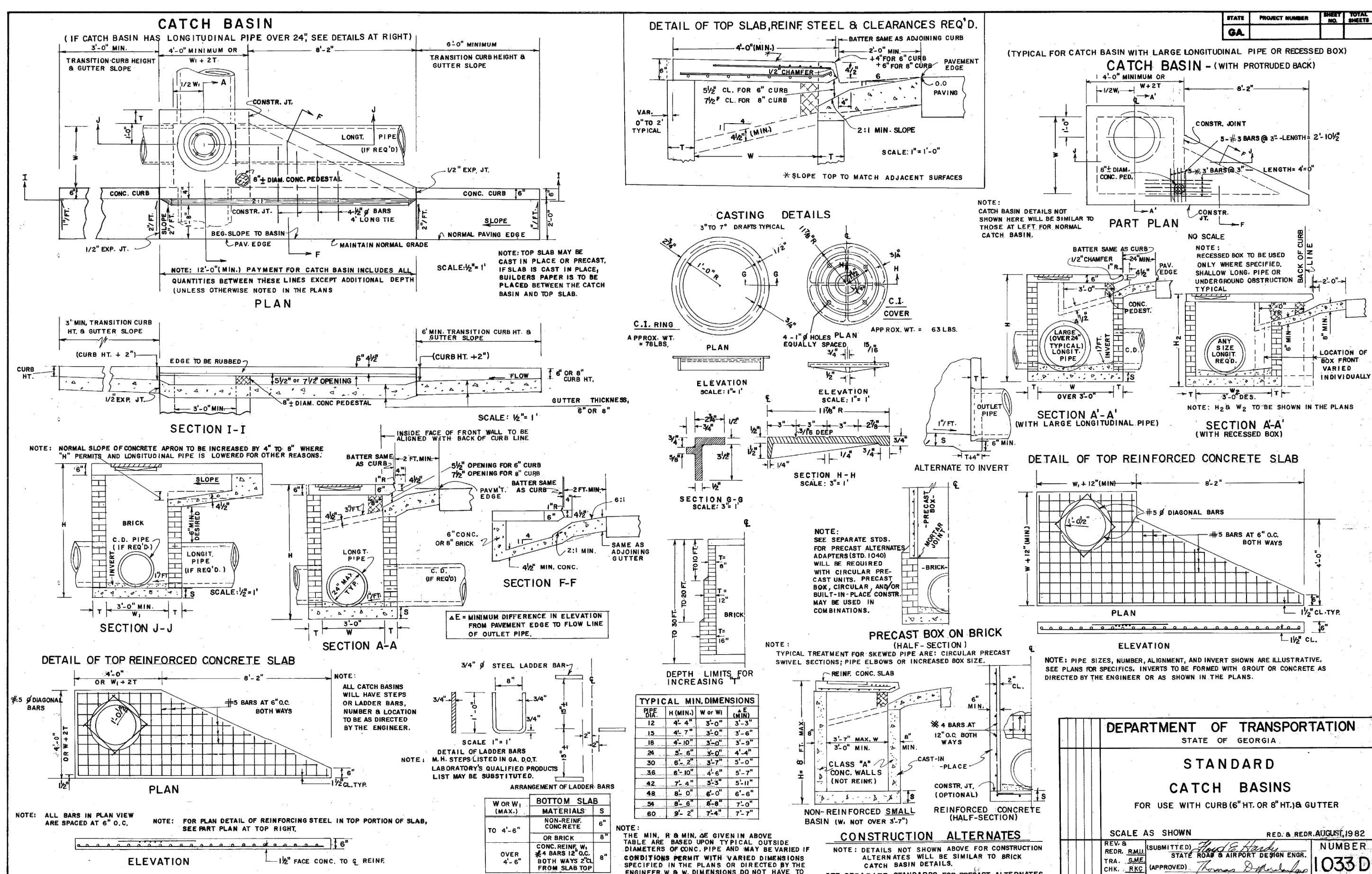
**HIGHLAND** LAND PLANNING

201 PROJECT PARK, SUITE A, PEACHBREE CITY, GEORGIA 30269  
OFF: (770) 651-1099  
CELL: (678) 651-1099  
COWETA COUNTY LICENSE # 12619662024

DRAWING NO. C700



**DUMPSTER ENCLOSURE DETAIL**  
SCALE: N.T.S.



CONTRACTOR TO PROVIDE TRASH RACK FOR BOTH 8" AND 2" ORIFICE

**CONSTRUCTION DETAILS**

**SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS**

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

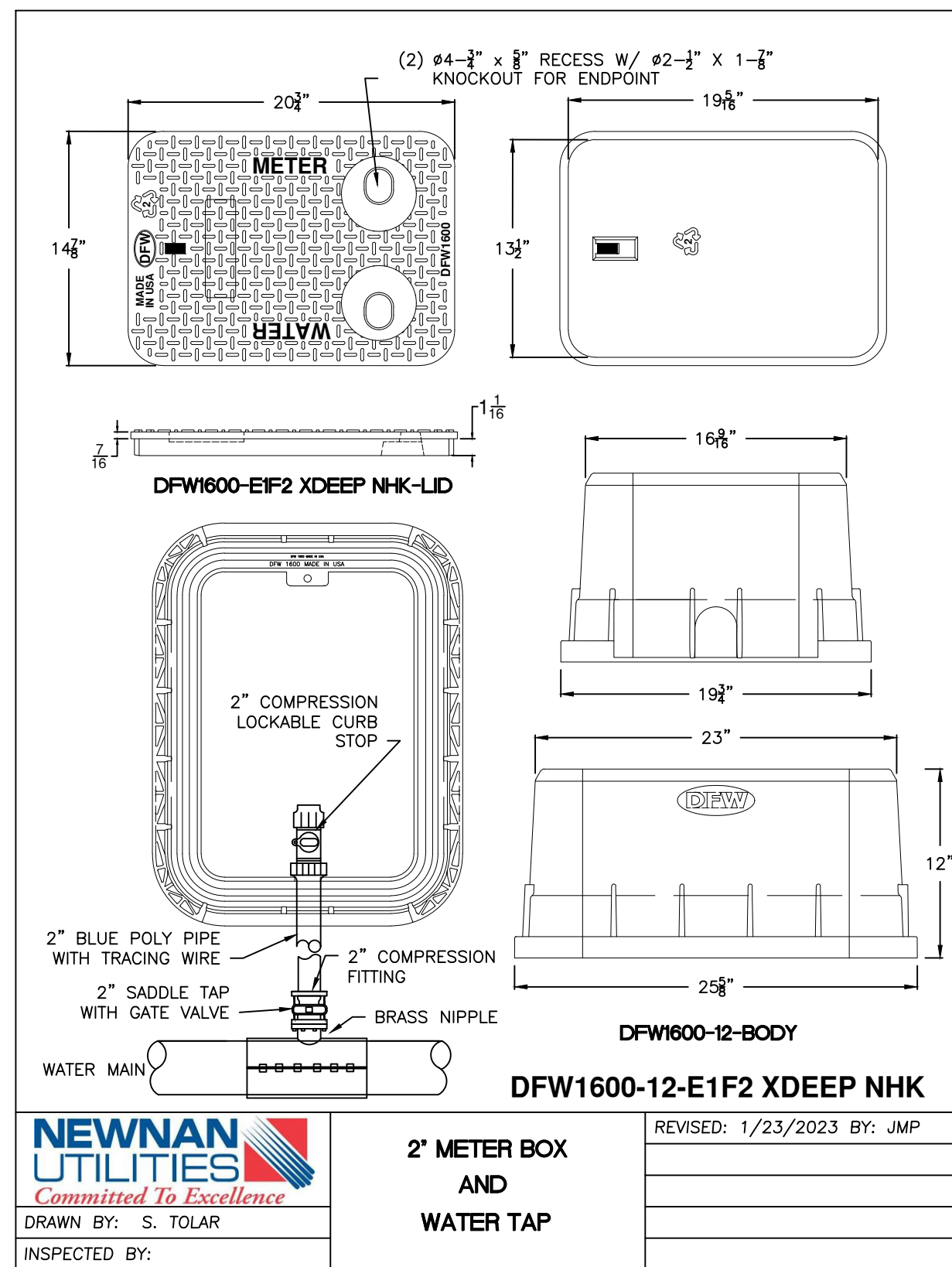
**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
No. 47263  
K. ALMANN  
8/7/24

**HIGHLAND LAND PLANNING**  
201 PROJECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30092  
COA No. 16-0000001-1, Exp. 06/30/2024

**DRAWING NO. C701**

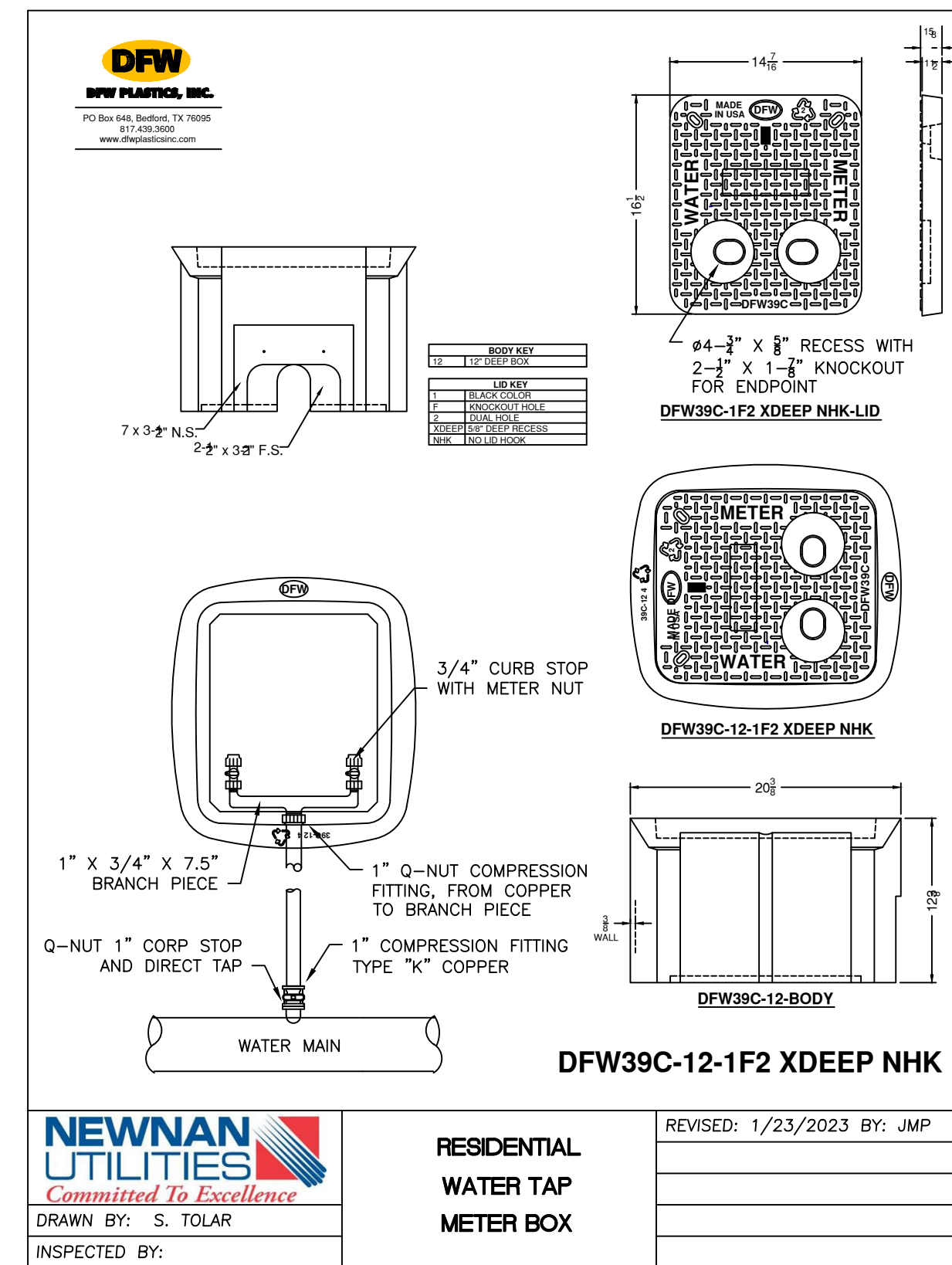
Date	Drawn By	Check By	Rev.	Description
6/21/24	EAM	RKA	1	ISSUED FOR REVIEW
7/8/24	RVA	RVA	2	ISSUED FOR PERMITTING
8/7/24	RVA	RVA	3	RE-ISSUED FOR PERMITTING





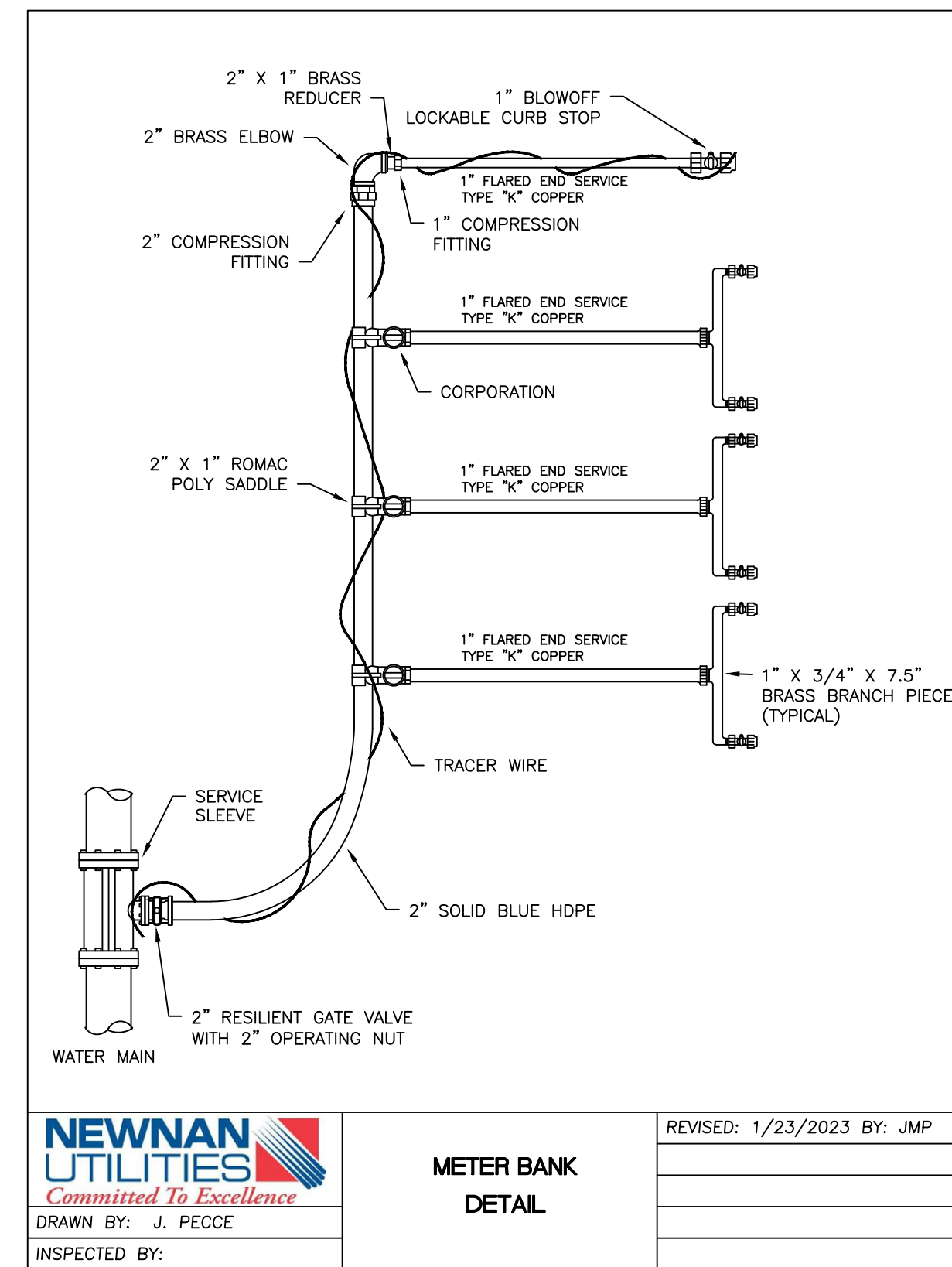
	<b>2" METER BOX AND WATER TAP</b>	REVISED: 1/23/2023 BY: JMP
		DRAWN BY: S. TOLAR INSPECTED BY:

W-002



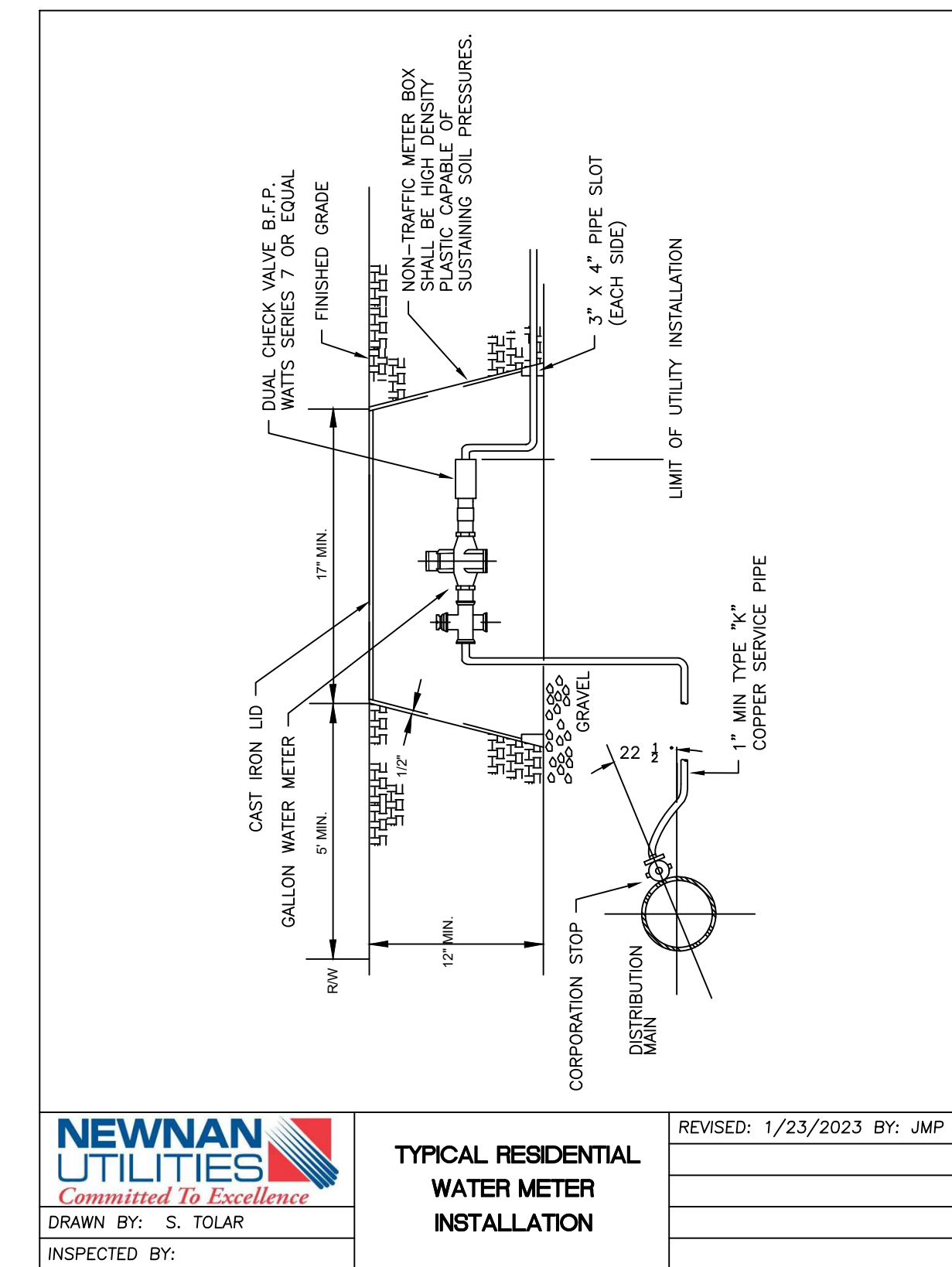
	<b>RESIDENTIAL WATER TAP METER BOX</b>	REVISED: 1/23/2023 BY: JMP
		DRAWN BY: S. TOLAR INSPECTED BY:

W-003



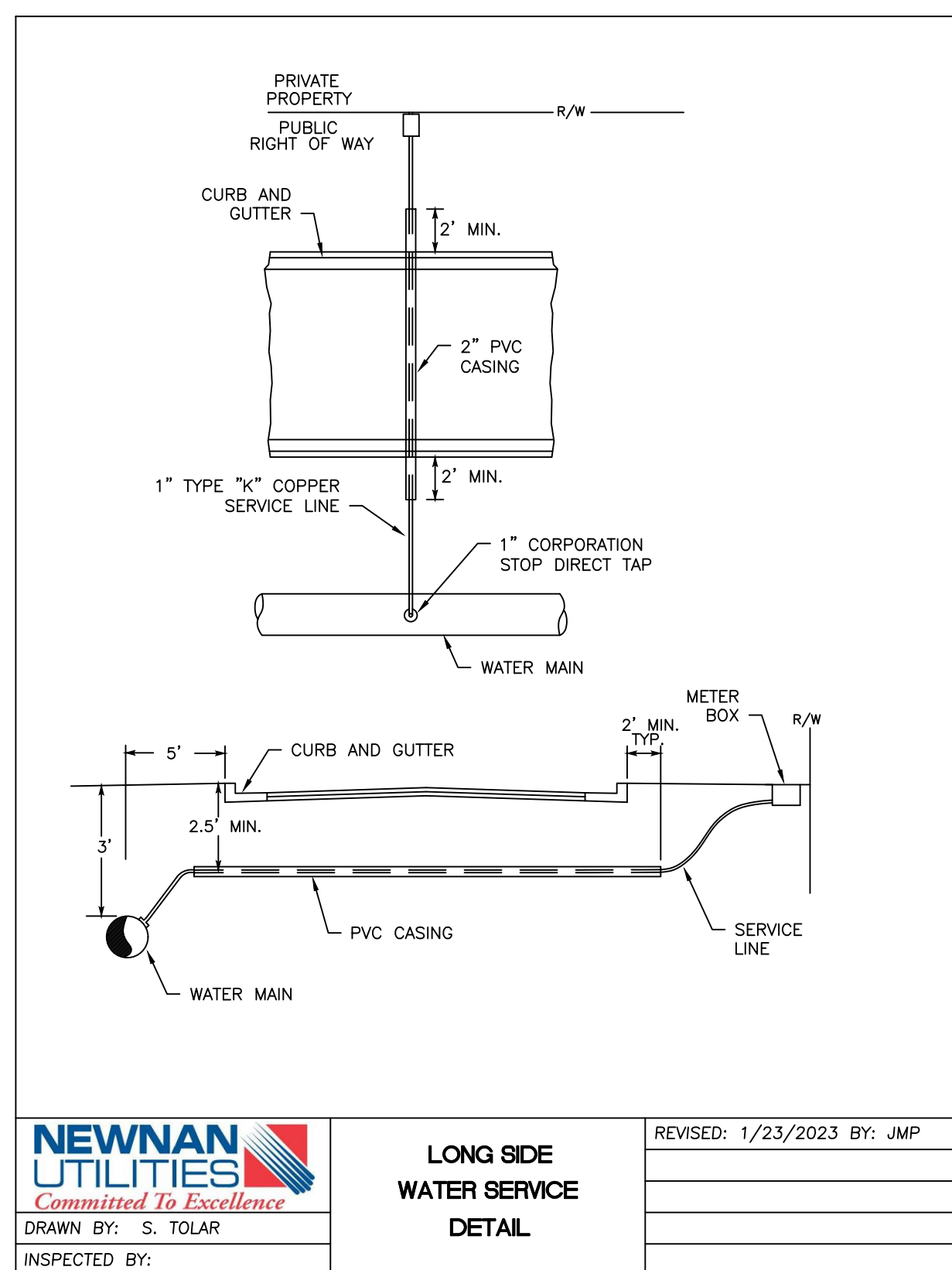
	<b>METER BANK DETAIL</b>	REVISED: 1/23/2023 BY: JMP
		DRAWN BY: J. PECCE INSPECTED BY:

W-004



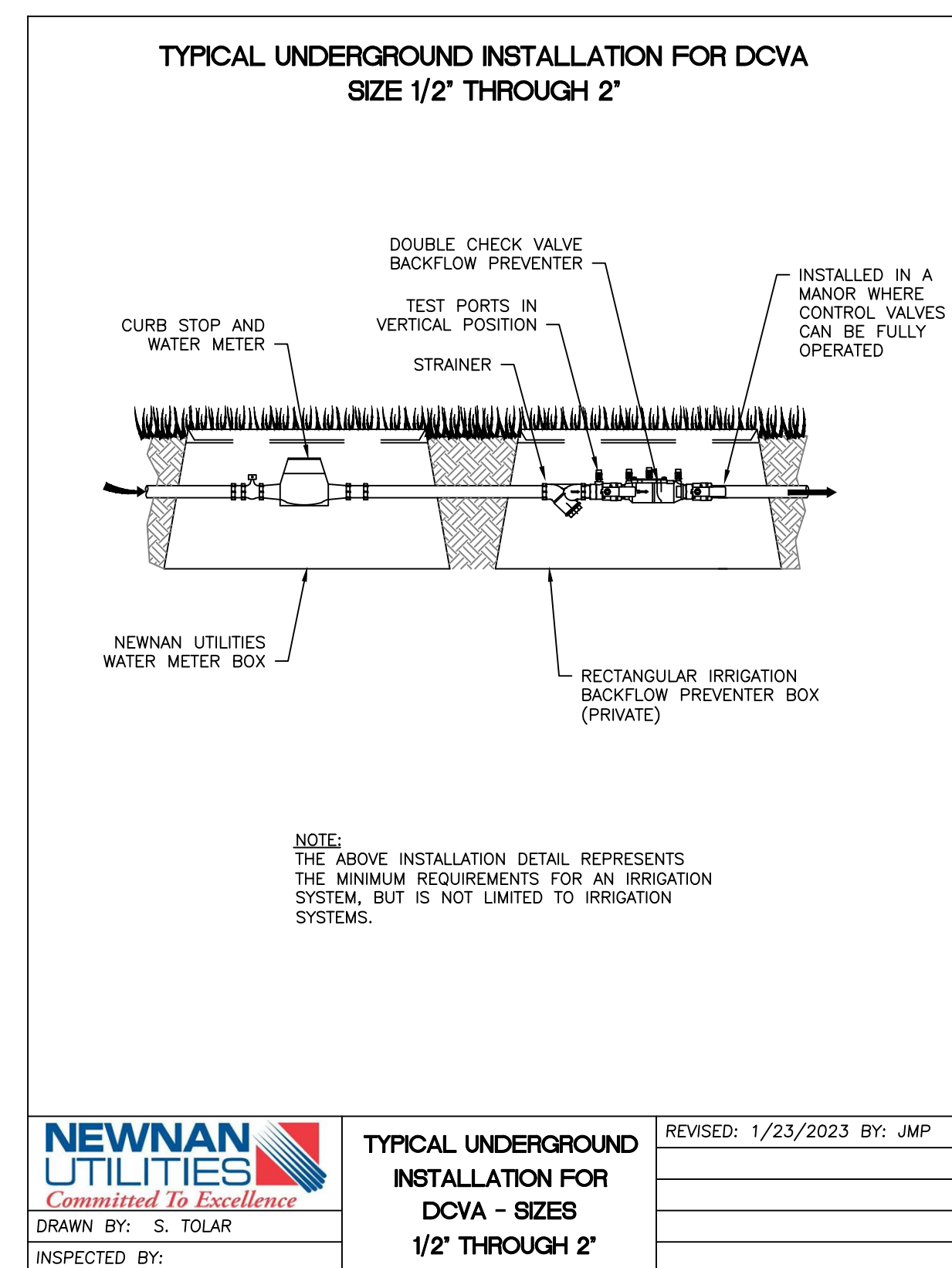
	<b>TYPICAL RESIDENTIAL WATER METER INSTALLATION</b>	REVISED: 1/23/2023 BY: JMP
		DRAWN BY: S. TOLAR INSPECTED BY:

W-005



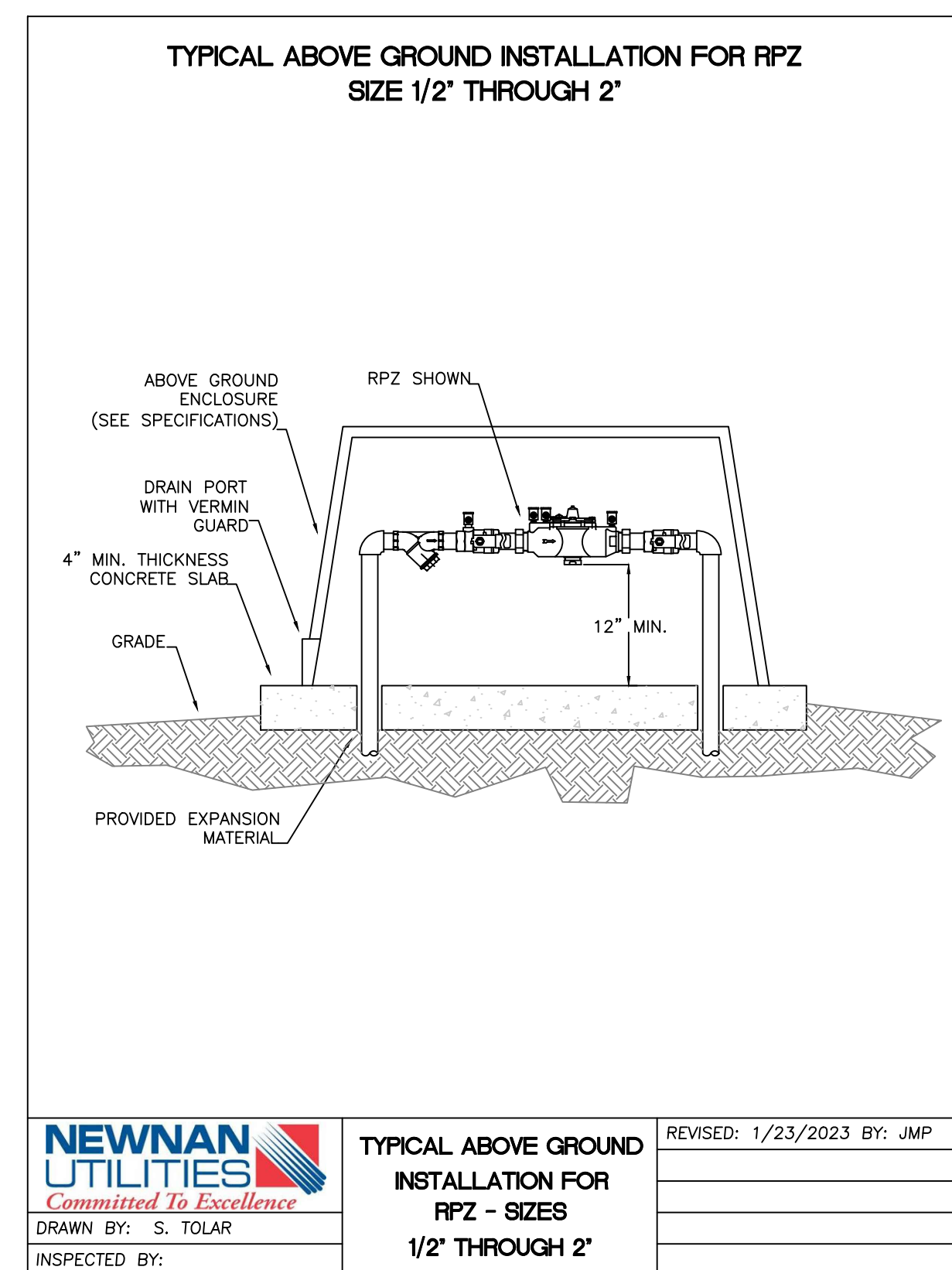
	<b>LONG SIDE WATER SERVICE DETAIL</b>	REVISED: 1/23/2023 BY: JMP
		DRAWN BY: S. TOLAR INSPECTED BY:

W-010



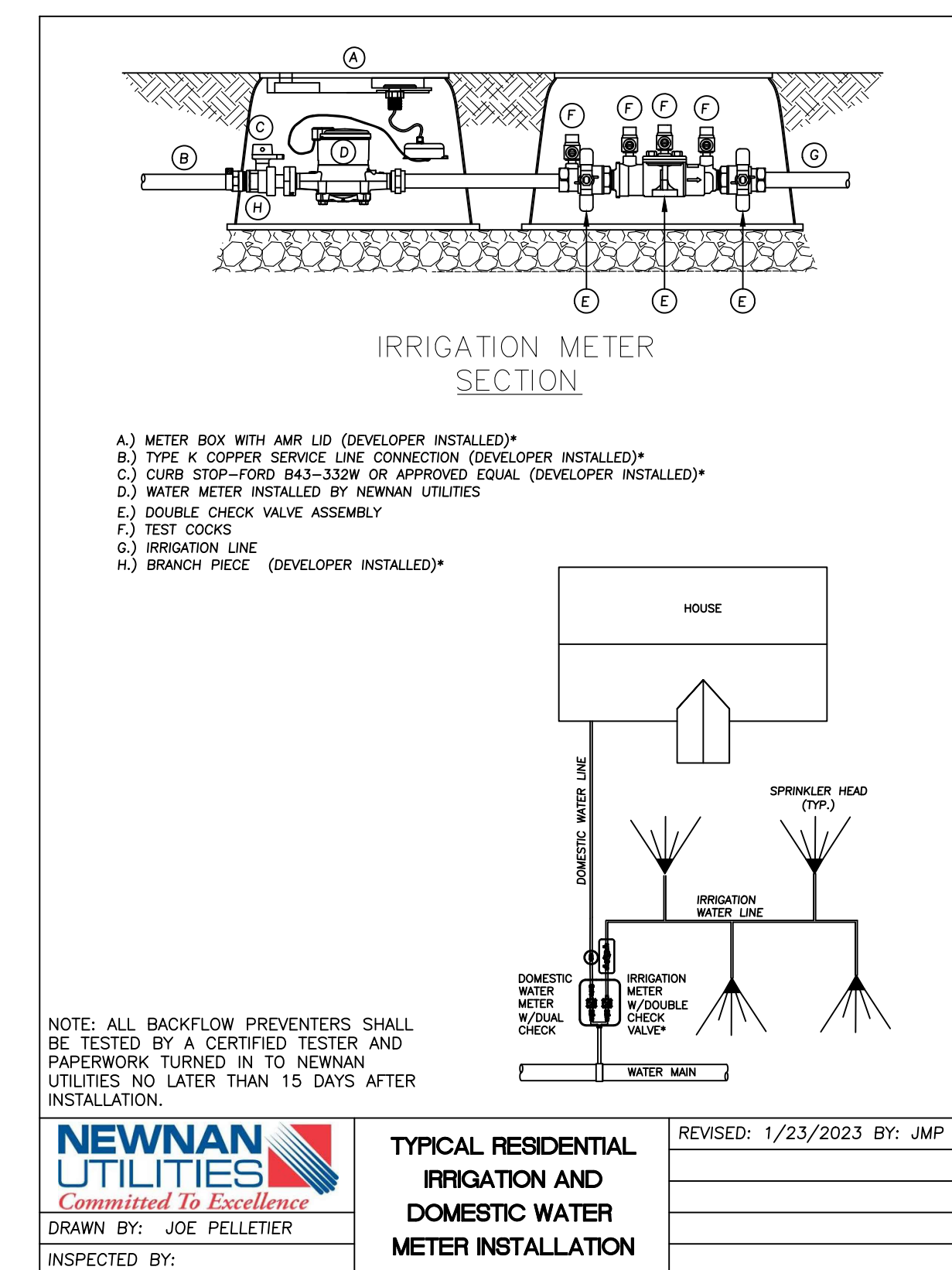
	<b>TYPICAL UNDERGROUND INSTALLATION FOR DCVA - SIZES 1/2" THROUGH 2"</b>	REVISED: 1/23/2023 BY: JMP
		DRAWN BY: S. TOLAR INSPECTED BY:

BF-001



	<b>TYPICAL ABOVE GROUND INSTALLATION FOR RPZ - SIZES 1/2" THROUGH 2"</b>	REVISED: 1/23/2023 BY: JMP
		DRAWN BY: S. TOLAR INSPECTED BY:

BF-002



	<b>TYPICAL RESIDENTIAL IRRIGATION AND DOMESTIC WATER METER INSTALLATION</b>	REVISED: 1/23/2023 BY: JMP
		DRAWN BY: JOE PELLETIER INSPECTED BY:

BF-007

Rev.	Description	Date
1.	ISSUED FOR REVIEW	5/6/24
2.	ISSUED FOR PERMITTING	7/8/24
3.	RE-ISSUED FOR PERMITTING	8/7/24
RVA		

Date:	6/21/24
Drawn by:	EAM
Check by:	RVA

CONSTRUCTION DETAILS

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

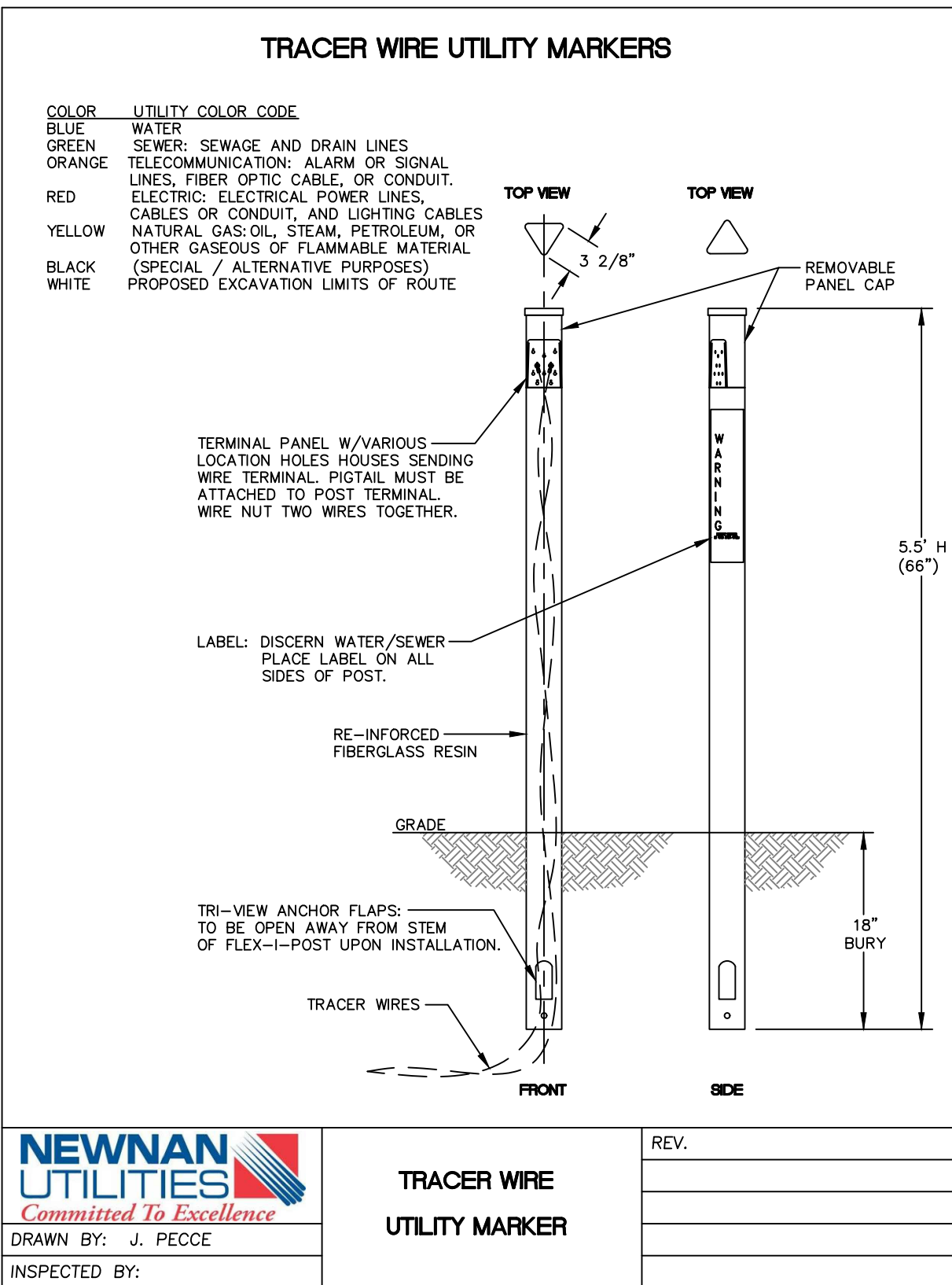
LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

8/7/24

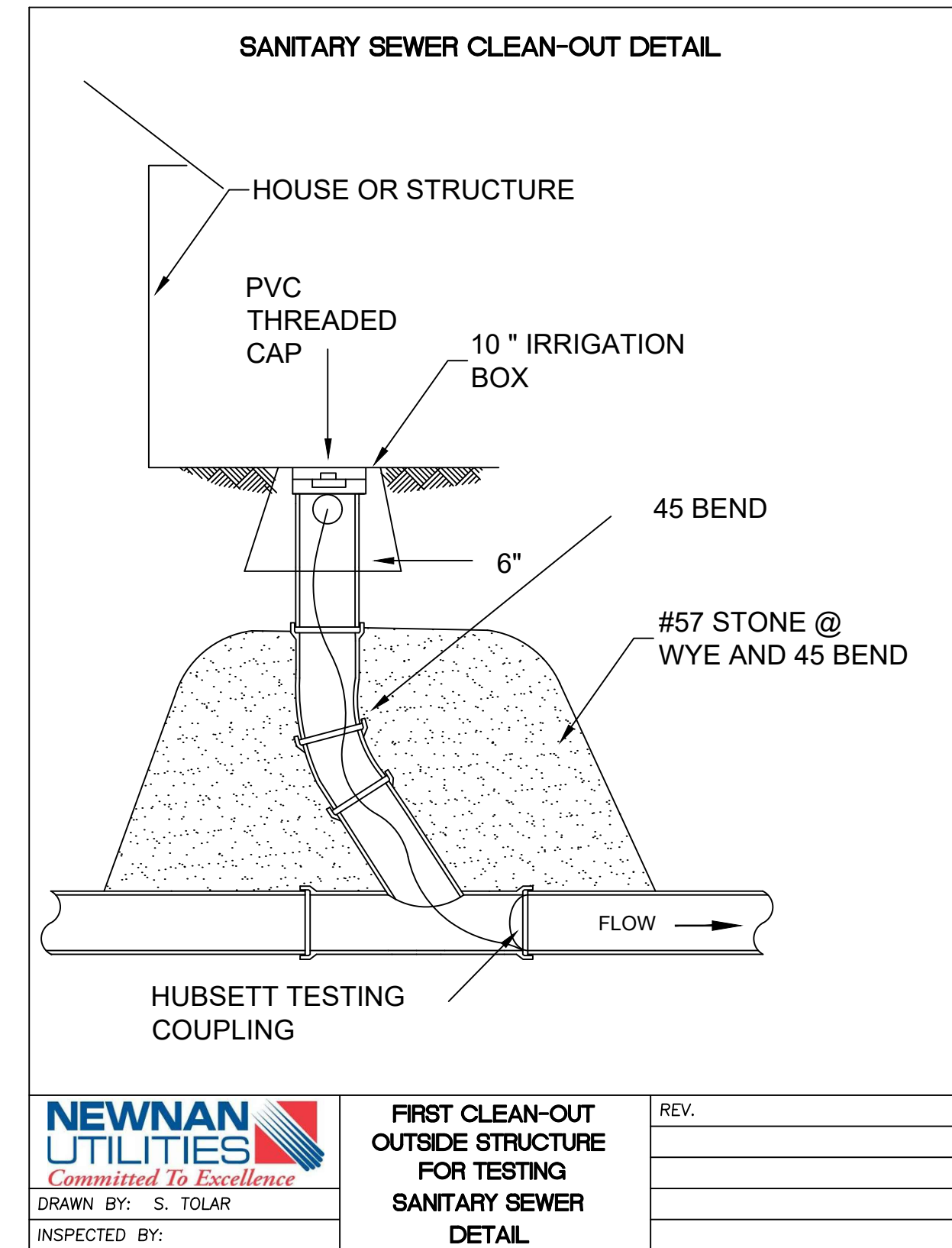
201 PROJECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30092  
 COA No. 16-0000001-1, Exp. 04/09/2024



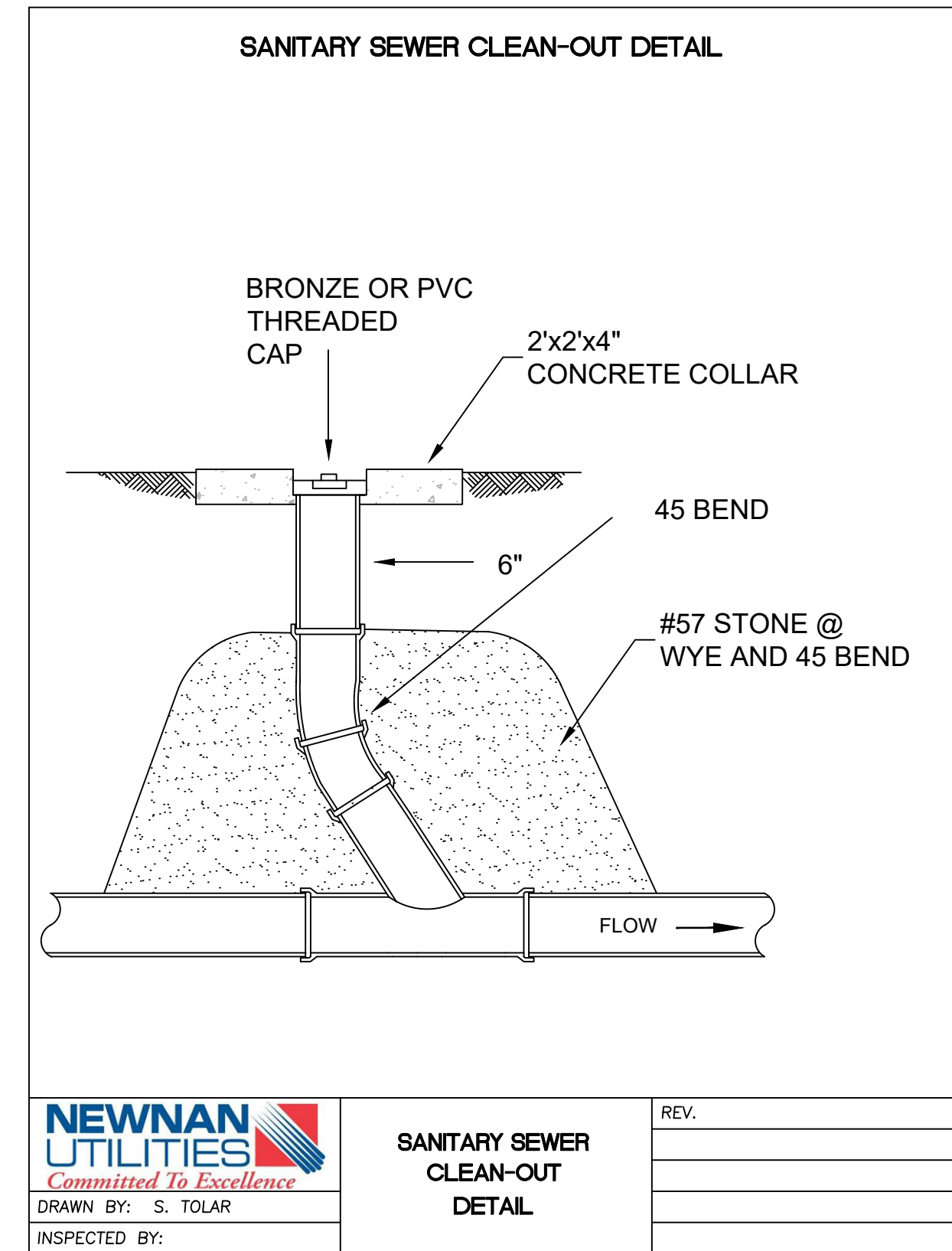
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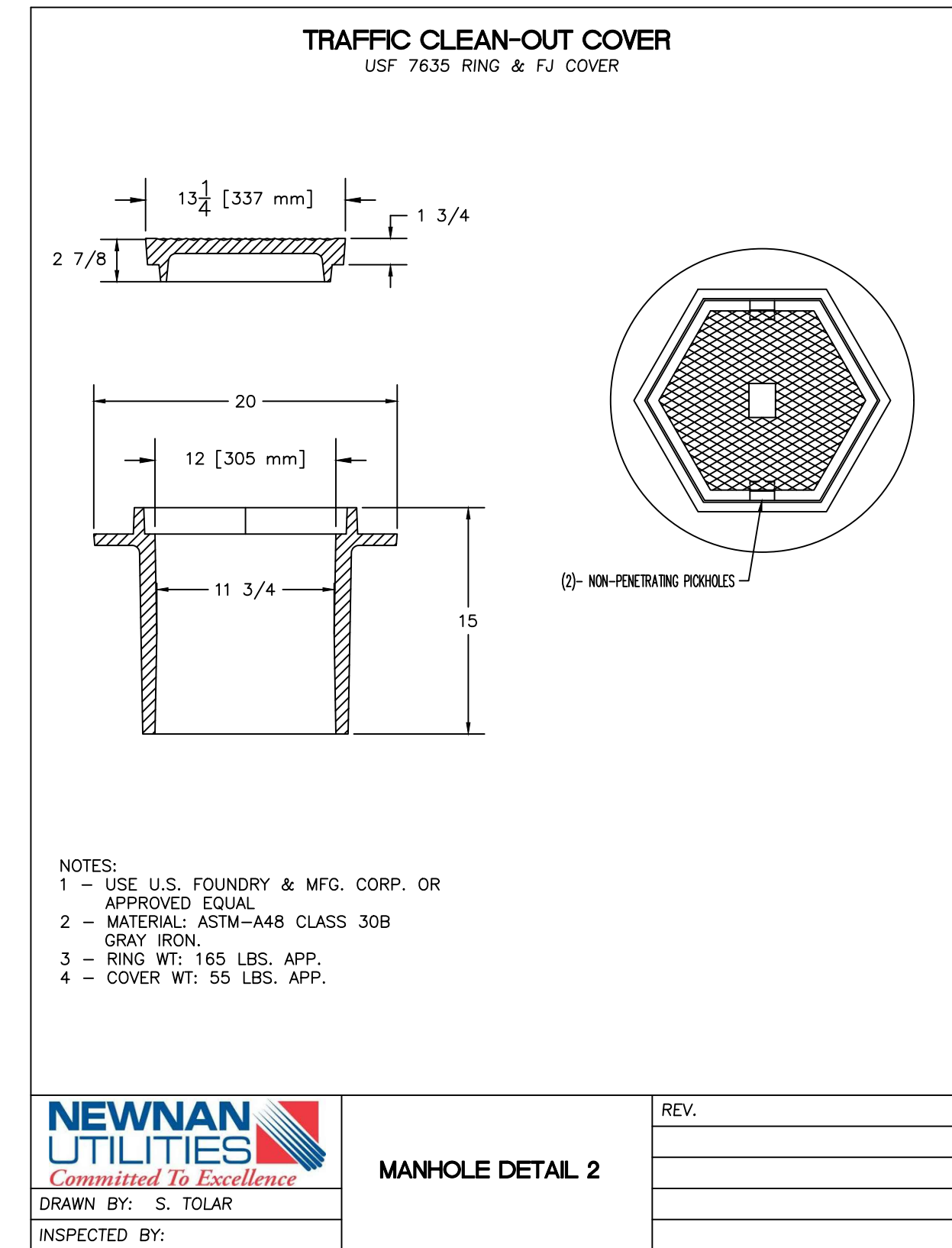
S-005



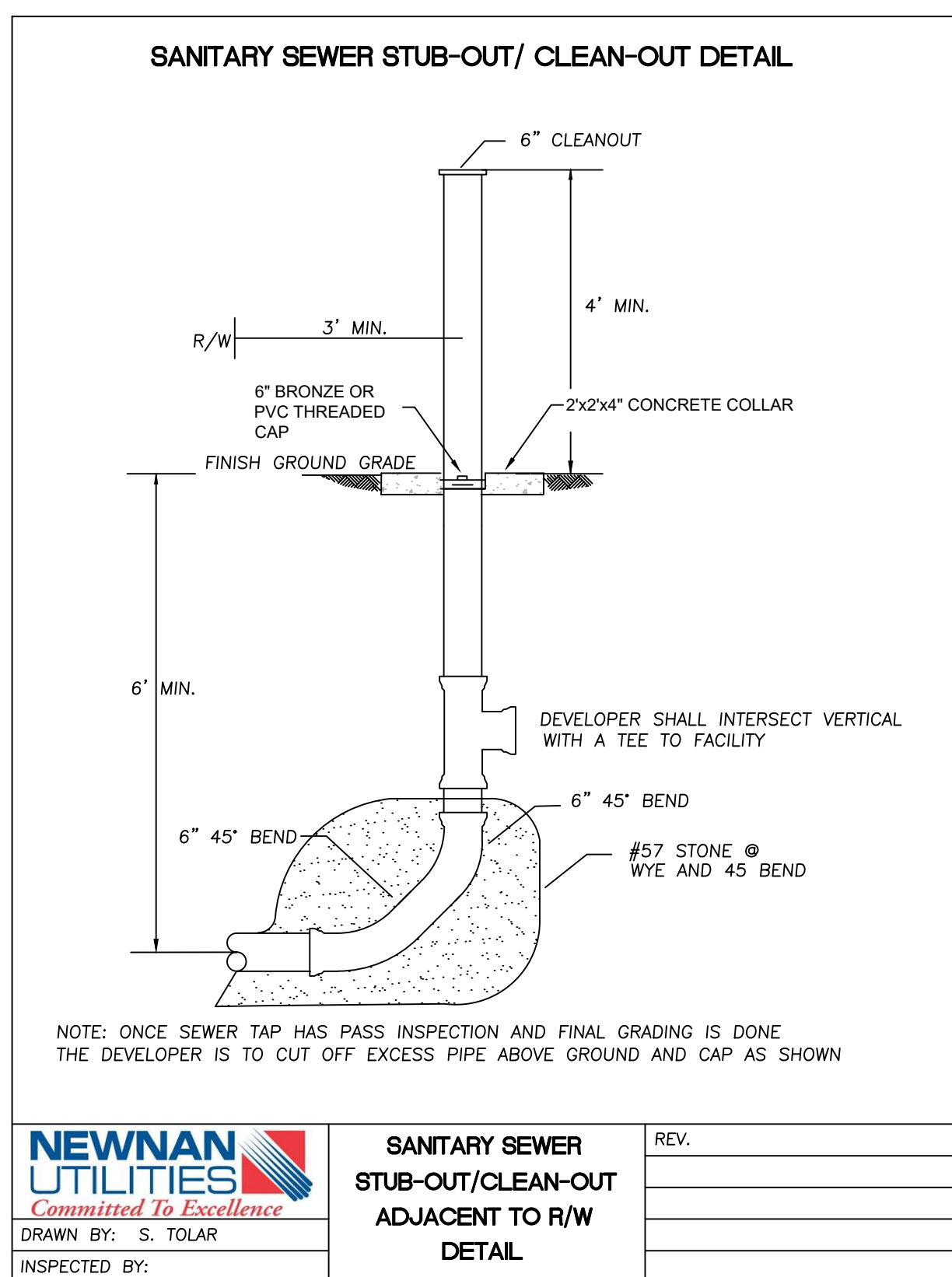
S-005



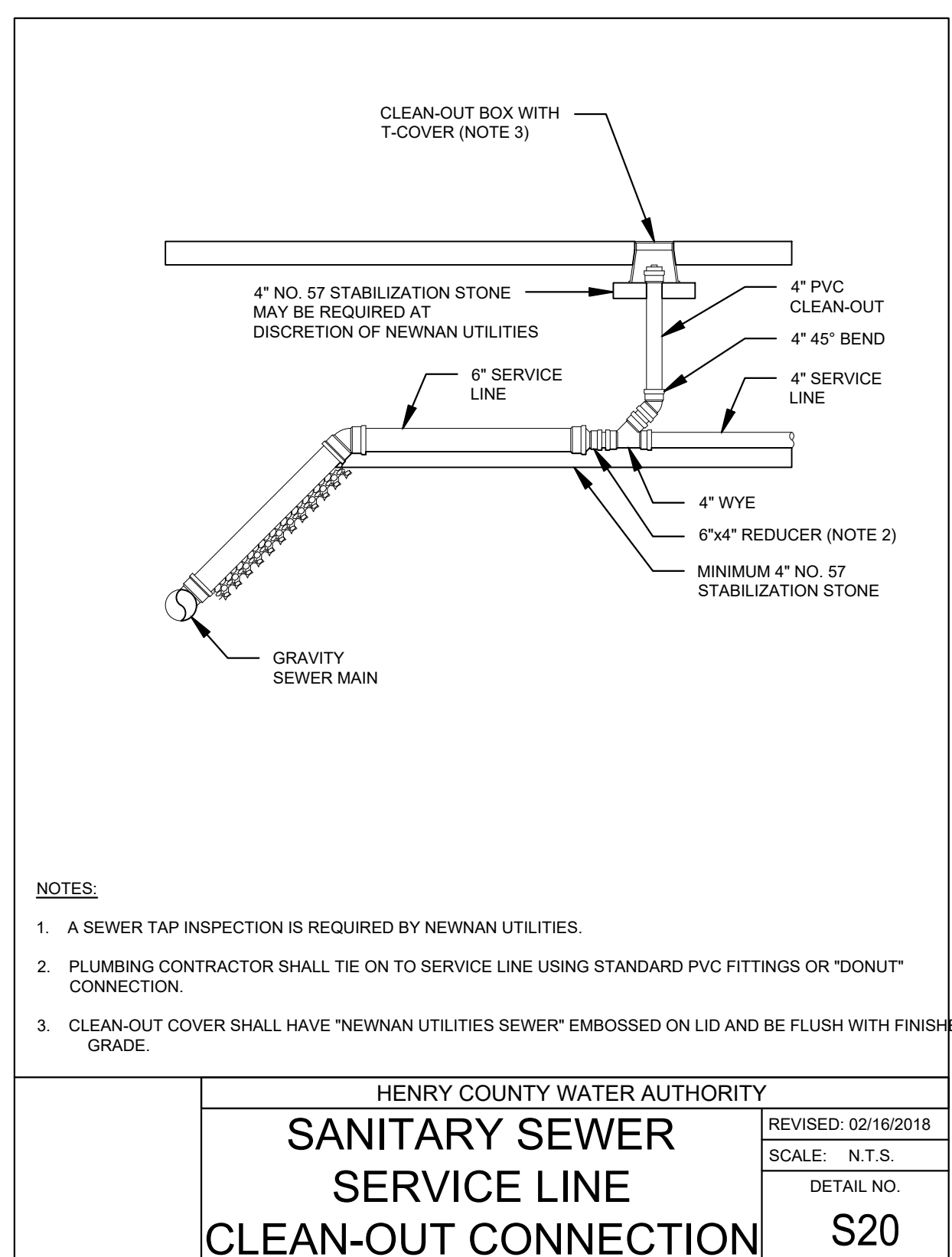
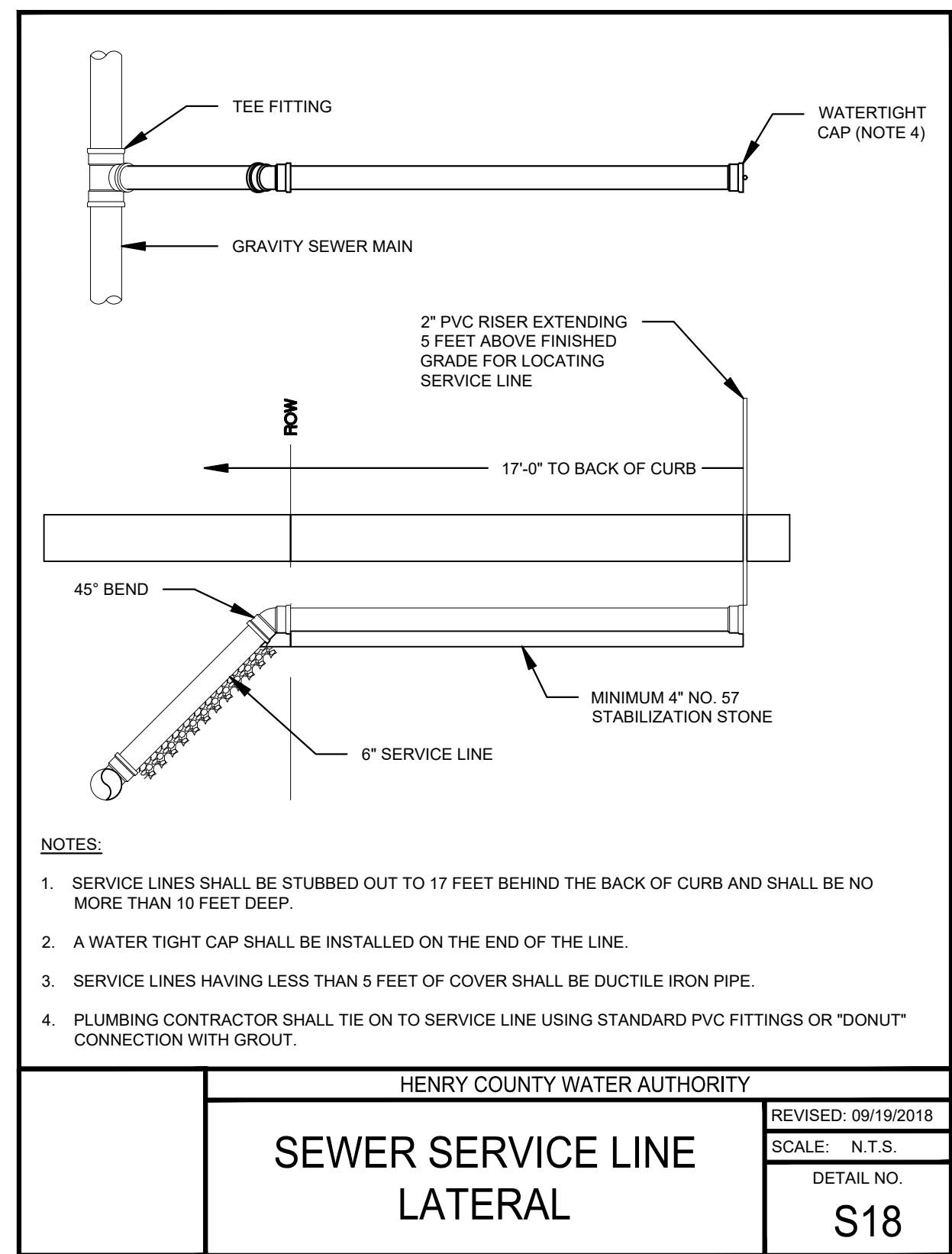
S-001



S-007



S-002



Rev.	Description	Date
1.	ISSUED FOR PERMITTING	8/7/24
2.	ISSUED FOR PERMITTING	7/8/24
3.	ISSUED FOR PERMITTING	5/6/24
4.		

Check By: RKA	Date: 6/21/24
Drawn By: EAM	

CONSTRUCTION DETAILS

SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS

LAND LOTS 72 AND 74 OF THE 5TH DISTRICT, CITY OF NEWMAN, COWETA COUNTY, GEORGIA

8/7/24

201 PROJECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30092  
 COA No. 1202202011 Exp. 04/02/2024



**GENERAL NOTES**

- 1) NEWNAN UTILITIES REQUEST THAT THE PROPERTY OWNER/ DEVELOPER AND ENGINEER DISCUSS SERVICES NEEDED PRIOR TO PLAN SUBMITTAL.
- 2) NEWNAN UTILITIES REQUIRES THAT ALL NEWNAN UTILITIES STANDARD DETAILS AND NOTES ARE INCLUDED IN THE CONSTRUCTION PLANS. THESE DETAILS AND NOTES SHALL NOT BE ALTERED IN ANYWAY.
- 3) NEWNAN UTILITIES REQUIRES THAT (4) FOUR SETS OF CONSTRUCTION PLANS AND (1) ONE DIGITAL SITE PLAN IN DWG OR DXF FORMAT FOR REVIEW.
- 4) THRUST BLOCKING OR APPROVED RESTRAINT SYSTEMS SHALL BE INSTALLED AS REQUIRED FOR ALL PRESSURE PIPE INSTALLATIONS.
- 5) ALL WATER AND SEWER DESIGNS MUST BE APPROVED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA. DRAWINGS MUST INCLUDE BUT ARE NOT LIMITED TO SEWER PLAN AND PROFILES, MANHOLES, TAPS, WATER METERS, VALVES, LINES AND ALL APPURTENANCES RELATED TO THE INSTALLATION AND CONSTRUCTION OF THE WATER AND SEWER SYSTEMS.
- 6) ALL MATERIALS SHALL BE NEW AND MANUFACTURERS APPROVED BY THE COMMISSION.
- 7) THE DEVELOPER SHALL NOTIFY NEWNAN UTILITIES A MINIMUM OF 48 HOUR PRIOR TO ANY WORK ON, OR ADJACENT TO, NEWNAN UTILITIES WATER AND SEWER SYSTEM. PHONE NUMBER (770) 683-0994.
- 8) THE DEVELOPER SHALL VERIFY AND BE PREPARED TO PROVIDE PROOF THAT NO WATER AND SEWER SYSTEM INFRASTRUCTURE IS PLACED UPON OR IN CLOSE PROXIMITY OF AN ABANDONED LAND FILL SITE OR ANY OTHER SITE USED FOR WASTE DISPOSAL.
- 9) THE PROPERTY DEVELOPER OR CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTY, FROM THE DATE OF ACCEPTANCE, FOR ALL WATER AND SEWER INFRASTRUCTURE. DATE OF ACCEPTANCE STARTS WHEN ADEQUATE AS-BUILTS HAVE BEEN ACCEPTED AND CONTRACTOR'S AFFIDAVIT FOR CONTRIBUTED ASSET FORM HAS BEEN PROPERLY COMPLETED AND SUBMITTED TO NEWNAN UTILITIES.
- 10) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS PRIOR TO START OF WORK. ANY DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE CORRECTED AT NO COST TO THE UTILITY OWNER.
- 11) NO SYSTEM SHALL BE ACCEPTED, NOR SHALL THE WARRANTY PERIOD BEGIN UNTIL ASBUILTS ARE RECEIVED ON AN ACCEPTABLE MEDIA BOTH PAPER AND ELECTRONIC (TIFF IMAGE OR DXF), AND APPROVED.
- 12) NO WATER METERS SHALL BE INSTALLED UNTIL SYSTEM IS ACCEPTED.
- 13) ALL SUBDIVISION ROADS SHALL HAVE A 5' UTILITY EASEMENT ON EACH SIDE OUTSIDE OF THE RIGHT-OF-WAY.
- 14) DEVELOPER MUST RESUBMIT PLANS IF CONSTRUCTION HAS NOT BEGAN WITHIN 6 MONTHS OF NEWNAN UTILITIES ACCEPTANCE OF PLANS.
- 15) THE UTILITY CONTRACTOR SHALL MAINTAIN A CURRENT UTILITIES CONTRACTORS LICENSE.

**WATER SYSTEM NOTES**

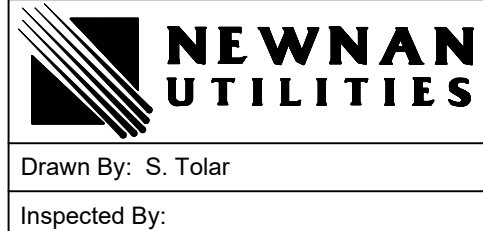
- 1) ALL WATER DISTRIBUTION PIPING SHALL BE A MINIMUM OF 4 INCH DIAMETER, CLASS 50, CEMENT AND ASPHALTIC LINED AND ASPHALTIC COATED AS PER AWWA C104, C110, C115, C151, AND C153 DUCTILE IRON PIPE.
- 2) ALL SERVICE LINES LESS THAN 2 INCHES SHALL BE TYPE "K" SOFT ANNEALED COPPER FROM THE CORPORATION STOP TO THE WATER METER. ALL 2" SERVICE LINES SHALL BE HIGH DENSITY (BLUE) POLYETHYLENE PIPE.
- 3) ALL SERVICE TAPS LESS THAN 2 INCHES SHALL BE DIRECT TAP TO THE MAIN; TAP SADDLES ARE NOT ALLOWED.
- 4) ALL CORPORATION STOPS AND CURB STOPS SHALL BE MUELLER COMPRESSION FITTINGS OR EQUAL.
- 5) ALL FIRE HYDRANTS SHALL BE 5 1/4" AMERICAN DARLING B-62-B.
- 6) ALL NEW WATER LINE INSTALLATIONS SHALL BE LEAK AND PRESSURE TESTED AS PER AWWA C600, IN THE PRESENCE OF A NEWNAN UTILITIES REPRESENTATIVE AND CERTIFIED IN WRITING BY THE INSTALLER PRIOR TO ACCEPTANCE.
- 7) THE INTRODUCTION OF POTABLE WATER INTO AN UNDISINFECTED LINE MUST BE ACCOMPLISHED THROUGH AN APPROVED BACK FLOW PREVENTION DEVICE. AT NO TIME SHALL INSTALLERS ALLOW CROSS-CONNECTION BETWEEN POTABLE WATER SYSTEMS AND NON-POTABLE SYSTEMS.
- 8) ALL NEW LINES SHALL BE DISINFECTED AS PER AWWA C601 AND CERTIFIED IN WRITING BY THE INSTALLER PRIOR TO ACCEPTANCE.
- 9) ALL WATER SYSTEM IMPROVEMENTS WILL COMPLY WITH "THE MINIMUM STANDARDS FOR PUBLIC WATER SYSTEMS", MAY 2000 EDITION.
- 10) ALL WATER SYSTEM PIPING SHALL BE BURIED A MIN. OF FOUR FEET DEEP
- 11) VALVES SHALL BE AWWA RESILANT GATE GATE VALVES WITH NRS, 2" OPERATING NUT AND OPENING TO THE LEFT BY AMERICAN DARLING OR APPROVED EQUAL.
- 12) VALVE BOXES WILL BE CAST IRON HEAVY TRAFFIC GRADE WITH ADJUSTABLE TOP, ALONG WITH 17 INCH (ROUND OR SQUARE) CONCRETE VALVE BOX PAD AND CONCRETE VALVE MARKER POST.
- 13) ALL METER BOXES USED OUTSIDE CONCRETE AREAS SHALL BE TYPE MSBC1416-12, MID-STATES PLASTICS OR EQUAL AS SHOWN IN THE DETAILS.
- 14) ALL METER BOXES USED IN CONCRETE AREAS SHALL BE C.I. RECTANGULAR METER BOX OR EQUAL AS SHOWN IN THE DETAILS.
- 15) NO FIELD CHANGES OR DEVIATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER AND NEWNAN UTILITIES.
- 16) ANY COMMERCIAL AND/OR RESIDENTIAL APPLICATION REQUIRING FIRE FLOW PROTECTION SYSTEM, SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND REQUIRES A SEPERATE SERVICE TAP OFF OF MAIN.
- 17) THE WATER SYSTEM MUST BE DESIGN TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI AT EACH SERVICE CONNECTION AND AT ALL POINTS IN THE DISTRIBUTION SYSTEM UNDER ALL CONDITIONS OF FLOW. THE NORMAL WORKING PRESSURE IN THE DISTRIBUTION SYSTEM SHOULD BE APPROXIMATELY 60 PSI AND NOT LESS THAN 35 PSI.

**CONT WATER SYSTEM NOTES**

- 18) THE WATER SYSTEM SHALL BE DESIGNED TO MAINTAIN MINIMUM FIRE FLOW PROTECTION AS WELL AS, MAINTAIN MINIMUM PRESSURE IN THE SYSTEM.
- 19) VALVES ARE TO BE PLACED AT ALL INTERSECTIONS OF WATER MAINS. VALVES SHOULD BE LOCATED AT NOT MORE THAN 500 FOOT- INTERVALS IN COMMERCIAL DISTRICTS AND AT NOT MORE THAN ONE BLOCK OR 800-FOOT INTERVALS IN OTHER DISTRICTS. WHERE SYSTEMS SERVE WIDELY SCATTERED CUSTOMERS, THE VALVE SPACING SHOULD NOT EXCEED 4000 FEET.
- 20) AT HIGH POINTS IN WATER MAINS WHERE AIR CAN ACCUMULATE, PROVISIONS SHALL BE MADE TO REMOVE THE AIR BY MEANS OF HYDRANTS OR AIR RELIEF VALVES. AUTOMATIC AIR RELIEF VALVES SHALL NOT BE USED IN AREAS WHERE FLOODING OF MANHOLE OR CHAMBER MAY OCCUR.
- 21) THE INSTALLATION OF DUCTILE IRON PIPE WITH RESTRAINED PUSH-ON JOINTS AND ENCASED IN CONCRETE, MAY BE CONSIDERED WITH PRIOR APPROVAL OF THE DIVISION, OTHERWISE, WHEN CROSSING WATER COURSES WHICH ARE GREATER THAN 15 FEET IN WIDTH, ONLY PIPES OF SPECIAL CONTRUCTION, HAVING FLEXIBLE, WATERTIGHT JOINTS SHALL BE INSTALLED.
- 22) VALVES SHALL BE PROVIDED AT BOTH ENDS OF WATER CROSSINGS SO THAT THE SECTION CAN BE ISOLATED FOR TESTING OR REPAIR (VALVES SHALL BE ACCESSIBLE AND NOT SUBJECT TO FLOODING); THE VALVE CLOSEST TO THE SUPPLY SOURCE SHALL BE IN A MANHOLE.
- 23) SAMPLING TAPS SHALL BE INSTALLED AT EACH END OF THE CROSSING, AND PERMANENT TAPS SHALL BE MADE FOR TESTING AND DETERMINING LEAKS.
- 24) SOLVENT-CEMENTED JOINTS ARE NOT ALLOWED FOR BURIED PIPES.
- 25) WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURE EDGE TO EDGE.
- 26) WHENEVER A STATE ROUTE OR HEAVILY TRAVELED OFF-SYSTEM ROAD OR A RAIL-ROAD IS CROSSED, THE AGENCY THAT HAS JURISDICTION OVER THE ROAD OR THE RAIL-ROAD MUST BE NOTIFIED, PRIOR TO INSTALLATION OF THE MAINS. AT THE CROSSING, A STEEL CASING WITH SUFFICIENT DIAMETER BE JACKED AND BORRED TO ACCOMMODATE THE CARRIER PIPE. ANY FREE BORING AT LOW TRAFFIC CITY STREETS AND COUNTY ROADS MUST CONFORM TO THE APPLICABLE LOCAL AND/OR STATE REQUIREMENTS.
- 27) 2" WATER LINES SHALL NOT EXTEND NO GREATER THAN 1000 FEET FROM MAIN. IF 2" INCH WATER LINE IS NOT LOOP BACK INTO MAIN THAN NO GREATER THAN 20 RESIDENT CAN BE ATTACHED ON 2 INCH SERVICE. IF 2" WATER LINE IS LOOPED THAN NO MORE THAN 40 RESIDENTS CAN BE ATTACHED.
- 28) ALL RESIDENTUAL LOTS, UNITS(APARTMENTS), AND TOWNHOME SHALL BE INDIVIDUALLY METER.
- 29) EACH INDIVIDUAL BUSINESS SHALL BE SEPERATELY METERED.
- 30) WHEN WATER MAIN IS ATTACHED TO BRIDGE BY PIPE SUPPORTS, THE PIPE SUPPORTS SHALL BE PLACE 2 FT. ON EACH SIDE OF EVERY PIPE JOINT.

**SEWER SYSTEM**

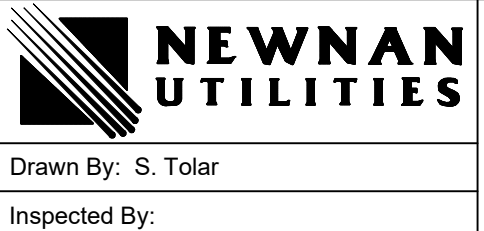
- 1) ALL GRAVITY SEWER COLLECTION PIPING SHALL BE A MINIMUM OF 8 INCH DIAMETER, SDR 26 PVC OR CLASS 350 SEWER COATED DIP (PROTECTO 401 LINING OR EQUAL IMPROVED BY NEWNAN UTILITIES).
- 2) SIX INCH TAPS SHALL BE MADE IN THE LINE OR MANHOLE. ALL TAPS LARGER THAN 6 INCHES WILL BE MADE AT MANHOLES.
- 3) LINES SHALL BE RUN STRAIGHT, AND ON A CONSTANT GRADE BETWEEN MANHOLES WITH CONTROL BY A LASER SIGHTING OR SIMILAR DEVICE.
- 4) GENERALLY GRAVITY LINES SHALL BE INSTALLED UPHILL WITH THE BELLS POINTED UPHILL.
- 5) THE INSTALLER SHALL USE ONLY APPROVED PIPE LUBRICANT FOR PIPE MAKE UP. THE USE OF PETROLEUM BASED LUBRICANT SHALL NOT BE ALLOWED.
- 6) MANHOLES SHALL BE PRECAST REINFORCED CONCRETE MANUFACTURED IN ACCORDANCE WITH ASTM C478 WITH A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 4000 PSI.
- 7) MANHOLE BOTTOM SHALL BE A MINIMUM OF 6" THICK AND WALLS SHALL BE A MINIMUM OF 5" INCHES THICK.
- 8) THE MINIMUM NOMINAL INSIDE DIAMETER OF A MANHOLE SHALL BE 4 FEET. THE ECCENTRIC TOP SECTION SHALL REDUCE TO 2 FEET NOMINAL INSIDE DIAMETER.
- 9) ALL MANHOLES SHALL HAVE PLASTIC COATED STEEL STEPS AT 12 INCH 16 INCH CENTERS EITHER CAST IN PLACE OR DRILLED AND EPOXIED.
- 10) ALL SANITARY SEWER LINES BURIED GREATER THAN 15 FEET OR LESS THAN 4 FEET SHALL BE DUCTILE IRON.
- 11) ALL SEWER MAINS SHALL BE SUBJECT TO A LOW-PRESSURE AIR TEST AND A DEFLECTION TEST. ALLOWABLE DEFLECTION SHALL BE NO GREATER THAN 3% OF THE UNDEFLECTED DIAMETER.
- 12) ALL SEWER MAINS SHALL BE CAMERA VIDEO TAPED, AND JETTED AT END OF WARRANTY.
- 13) ALL SEWER TAPS SHALL BE 6" SDR-26 FITTINGS
- 14) ALL SEWER TAPS CLEAN-OUTS SHALL BE LOCATED 3 FEET OUTSIDE THE RIGHT-OF-WAY.
- 15) ALL SANITARY SEWER MANHOLES LOCATED IN NON TRAFFIC AREAS, SHALL BE PRECASTOR APPROVED EQUAL, AND BE A MIN. OF 24" ABOVE THE ADJACENT GRADE.
- 16) BOLT DOWN MANHOLE COVER AS REQUESTED BY NEWNAN UTILITIES.
- 17) ASBUILT DRAWINGS SHALL INCLUDE ACCURATE DISTANCE FROM UPSTREAM OR DOWNSTREAM MANHOLE TO ALL SEWER TAPS. ALSO VIDEO TAPE OF SEWER MAIN WITH DISTANCE TO TRAP WILL BE SUBMITTED WITH ASBUILTS.
- 18) ALL SEWER CLEAN-OUTS WITH CAPS LOCATED IN TRAFFIC AREAS SHALL HAVE U.S. FOUNDARY & MFG COVER USF 7635 RING AND FG COVER OR APPROVED EQUAL. THIS INCLUDES COMMERCIAL AND RESIDENTIAL DRIVEWAYS AND PARKING LOTS.
- 19) ALL SEWER CLEAN-OUTS WITH CAPS LOCATED IN GRASSED OR LANDSCAPED AREAS SHALL BE COVERED BY NDS PRO SERIES 10" ROUND VALVE BOX OR APPROVED EQUAL.
- 20) ALL SEWER LATERIALS MUST HAVE TRACING WIRE OR LOCATABLE DITCH TAPE FROM THE SEWER MAIN TO SEWER CLEANOUT LOCATED AT EASEMENT LINE.



**GENERAL NOTES**

Drawn By: S. Tolar

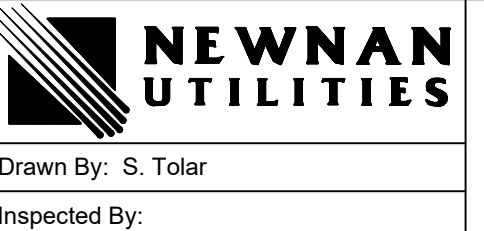
Inspected By:



**WATER SYSTEM NOTES**

Drawn By: S. Tolar

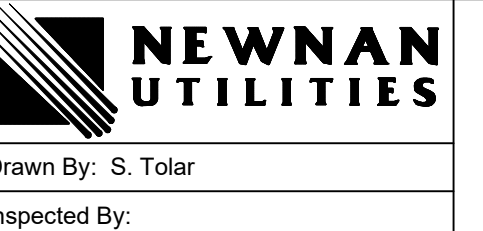
Inspected By:



**WATER SYSTEM NOTES CONT**

Drawn By: S. Tolar

Inspected By:



**SEWER SYSTEM**

Drawn By: S. Tolar

Inspected By:

N-001

N-002

N-003

N-004

Rev.	Description	Date
1.	ISSUED FOR REVIEW	5/6/24
2.	ISSUED FOR PERMITTING	7/8/24
3.	RE-ISSUED FOR PERMITTING	8/7/24

**CONSTRUCTION DETAILS**

SITE DEVELOPMENT PLANS  
FOR  
**B2 CONTRACTING  
WORLD HEADQUARTERS**

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA



**HIGHLAND**  
LAND PLANNING

201 PROJECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30092  
PH: (770) 683-1099  
COA No. 000000011, Exp. 04/09/2024



DRAWING NO.  
**C704**



STATE PROJECT NUMBER SHEET TOTAL  
GA. 1019A 142/145

**MANHOLE CASTINGS (C.I.)**  
STEP SHALL BE OF THE APPROVED REINFORCED CONCRETE MATERIALS AND REINFORCE.

**SECTIONAL DETAIL REDUCER SLAB**  
D = INSIDE DIAMETER OF BASE UNIT

**SECTIONAL DETAIL BASE UNIT**

**PIPE PLACEMENT DETAIL**

**FLAT TOP SLAB**

**GENERAL NOTES:**  
1. MATERIALS: ALL CONCRETE, STEEL BARS AND STEEL WIRE REINFORCEMENT SHALL COMPLY WITH SECTION 866.02 OF GEORGIA STANDARD SPECIFICATIONS AND SPECIAL PROVISION WHICH MODIFY SECTION 866.02.  
2. REINFORCEMENT:  
(a) PLACEMENT AND DESIGN OF STEEL REINFORCEMENT IN RIGID WALLS, ONE SECTION, (GRILLE) RINGS AND JOINTS SHALL BE IN COMPLIANCE WITH A.S.I.M. C-78B SPECIAL OPTION DESIGNER'S SPECIFICATION.  
(b) BRICK UNITS, REDUCER-SLABS AND FLAT TOP SLABS SHALL HAVE STEEL REINFORCEMENT AS SHOWN IN SECTIONS BY LEFT.  
3. JOINTS: JOINTS SHALL BE 6 INCHES IN DIAMETER AND TO BE PRECAST. A MINIMUM OF 6" OF CONC. SHALL BE EXTENDED INTO STRUCTURE TO REMAIN BETWEEN THE EXTERIOR FACE OF RADIUS FOR RADIUS PIPE IN ANY SINGLE UNIT. A MINIMUM OF TWO REINFORCING BARS SHALL REMAIN IN WALL BETWEEN ANY JOINTS.  
4. THE CONTRACTOR SHALL FURNISH THE FABRICATOR WITH THE ANGLE OF ALIGNMENT AND SIZE OF ALL PIPES TO DETERMINE AND THE HEIGHT OF STRUCTURE.  
5. BASE UNITS SHALL HAVE SUFFICIENT HEIGHT TO ALIGN FOR MINIMUM OF 6" OF WALL BETWEEN TOP OF HOIST OPENING FOR PIPES AND BOTTOM OF JOINT.  
6. INVERT DIMENSIONS: SEE GEORGIA STANDARD SPECIFICATIONS FOR CHANNELED RINGS.  
(a) FOR SLOPE SENSE MANHOLES SEE GEORGIA STANDARD SPECIFICATIONS FOR CHANNELED RINGS.  
(b) FOR SLOPE SENSE MANHOLES, CHANNELS SHALL BE CAST TO FIT PIPE SIZES AND LOCATION. HEIGHT OF CHANNEL SHALL BE 1/2 DIAMETER OF OUTLET PIPE. CHANNEL BUILT FROM BRICK OR CLASS 3" CONCRETE.  
7. PIPES AND BE EXTENDED INTO STRUCTURE WITH A MINIMUM OF 6" BUT SHOULD NOT EXTEND BEYOND INTERIOR WALL OF STRUCTURE.  
8. ALL JOINTS, EXCEPT FOR BRICK UNITS, SHALL HAVE TENSILE NO. CRACK RESISTANCE.

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

**STANDARD  
PRECAST REINFORCED CONCRETE  
MANHOLE**

NO SCALE AUGUST 1979

DESIGNED BY: [Signature] CHECKED BY: [Signature]

STATE PROJECT NUMBER SHEET TOTAL  
GA. 1019A 142/145

**LONGITUDINAL SECTION**  
**CROSS SECTION**

**DETAILS OF C.I. GRATING & FRAME**

**DETAIL OF HOOD (NON-MOUNTABLE)**  
USE WITH TYPE CUBES

**SPECIAL NOTES:**  
1. FOR LARGER PIPE SIZES, TYPE 'D' DROP INLET BOX WILL HAVE DETAILS AND DIMENSIONS AS SHOWN FOR TYPE 'C' UNITS.  
2. STANDARD DROP INLETS ARE FOR USE AT LOW POINTS & WHERE VERTICAL LOW CAPACITY GRATES ARE SUFFICIENT. WHERE HIGHER CAPACITY GRATES ARE NEEDED ON A CONTINUOUS GRADE, STANDARD CORB IS RECOMMENDED.  
3. CONSTRUCTION ALTERNATES: TYPE 'C' OR 'D' GRATES ARE TO BE USED FOR CONSTRUCTION ALTERNATES. TYPE 'C' OR 'D' GRATES ARE TO BE USED FOR CONSTRUCTION ALTERNATES. TYPE 'C' OR 'D' GRATES ARE TO BE USED FOR CONSTRUCTION ALTERNATES.  
4. ALL TYPE DROP INLETS WILL BE CONSTRUCTED AS SHOWN, SO THAT THE BACK IS PERPENDICULAR TO THE FLOW OF TRAFFIC EXCEPT ON LIMITED ACCESS PROJECTS OR WHERE OTHERWISE INDICATED.  
5. BRICK UNITS WITH CLASS 3" CONCRETE TOP PORTION IS SHOWN AS STANDARD CONSTRUCTION AND ALTERNATE IDENTIFIED AS SHOWN. BOTTOM SLAB SHALL BE REINFORCED WITH #4 BARS AT 24" ON CENTER. BRICK UNITS SHALL BE REINFORCED WITH #4 BARS AT 24" ON CENTER.  
6. PRECAST AND BUILT-IN-PLACE COMPONENTS MAY BE USED IN COMBINATION WHICH PROVIDE PROPER FITS AND STRUCTURAL INTEGRITY.

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

**STANDARD  
DROP INLETS  
(BUILT-IN-PLACE)**

NO SCALE REV. & REDR. AUG. 1999

DESIGNED BY: [Signature] CHECKED BY: [Signature]

STATE PROJECT NUMBER SHEET TOTAL  
GA. 1019A 142/145

**FRONT ELEVATION**  
**SECTION R.L.**  
**PLAN**

**QUANTITIES TABLES:**

OPENING	AREA	WALL	FOOTING	CLASS 'B' CONCRETE	STEEL REINFORCING
0'	0.00	0.00	0.00	0.00	0.00
2'	4.00	1.00	0.00	14.00	0.00
4'	16.00	2.00	0.00	56.00	0.00
6'	36.00	3.00	0.00	126.00	0.00
8'	64.00	4.00	0.00	224.00	0.00
10'	100.00	5.00	0.00	350.00	0.00
12'	144.00	6.00	0.00	504.00	0.00
14'	196.00	7.00	0.00	686.00	0.00
16'	256.00	8.00	0.00	896.00	0.00
18'	324.00	9.00	0.00	1134.00	0.00
20'	400.00	10.00	0.00	1400.00	0.00

**CONCRETE ENDWALLS WITH 'L' TYPE WINGS**

**NOTE TO DESIGNER:**  
THIS STANDARD IS LIMITED FOR USE ONLY AT SPECIAL CONDITIONS. OTHERWISE, SEE CURRENT 'STANDARD SPEC' & 'SPECIAL PROVISIONS'. HEADWALLS ARE NOT TO BE PLACED INSIDE THE CLEAR ZONE.

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

**STANDARD  
PIPE CULVERT  
CONCRETE HEADWALL**

NO SCALE REV. & REDR. AUG. 1999

DESIGNED BY: [Signature] CHECKED BY: [Signature]

**RECOMMENDED MINIMUM TRENCH WIDTHS**

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	38"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

**MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	H-25 SURFACE LIVE LOADING CONDITION	HEAVY CONSTRUCTION (75T AXLE LOAD) **
12" - 48"	12"	48"
54" - 60"	24"	60"

**MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS TO ASTM E 2908 PIPE**

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

**NOTES:**  
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2221, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.  
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.  
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-800mm); 6" (150mm) FOR 30"-60" (750m-1500mm).  
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-800mm); 6" (150mm) FOR 30"-60" (750m-1500mm).  
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2221, LATEST EDITION.  
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

**STANDARD  
PIPE CULVERT  
CONCRETE HEADWALL**

NO SCALE REV. & REDR. AUG. 1999

DESIGNED BY: [Signature] CHECKED BY: [Signature]

Rev.	Description	Date	Apr
1.	ISSUED FOR REVIEW	5/6/24	
2.	ISSUED FOR PERMITTING	7/8/24	
3.	RE-ISSUED FOR PERMITTING	8/7/24	
4.	ISSUED FOR REVIEW	8/7/24	

Check by: RKA  
Drawn by: EAM  
Date: 6/21/24

CONSTRUCTION DETAILS

SITE DEVELOPMENT PLANS FOR  
**B2 CONTRACTING  
WORLD HEADQUARTERS**

LAND LOTS 72 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

8/7/24

**HIGHLAND  
LAND PLANNING**

201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30092  
PH: (770) 252-1099  
WWW.HIGHLANDLANDPLANNING.COM  
COA No. E-238828-1 Exp. 06/29/2024

www.Gorgia811.com

DRAWING NO. C705

NOTE:  
THE AVERAGE DISTANCE FROM THE  
PROPERTY LINE TO WAHOO CREEK IS  
APPROXIMATELY 215 FT

**SITE DENSITY CALCULATIONS**  
TOTAL SITE AREA: 8.31 ACRES  
FLOODPLAIN 2.25 AC  
total site area less floodplain: 6.06 ac  
REQUIRED SDF = 6.06 X 8 = 48.48 SDF  
REQUIRED RDF = 48.5  
PLANTED RDF = 50.5

**REQUIRED SITE TREES**  
REQUIRED 3" CAL : 6.06 AC X 5 = 30 TREES  
PROVIDED 3" CAL = 30 TREES  
REQUIRED FLOWERING 2" TREES : 6.06 AC X 8 = 48 TR  
PROVIDED FLOWERING 2" TREES = 49 TREES  
EVERGREEN SHRUBS 6.06 X 40 = 242 SHRUBS  
PROVIDED EVERGREEN SHRUBS : 383 SHRUBS  
DECIDUOUS SHRUBS: 6.06 X 8 = 48 SHRUBS  
PROVIDED DECIDUOUS SHRUBS : 118 SHRUBS

**SPECIMEN TREE NOTE**  
NO SPECIMEN TREES ON SITE.

PLANT SCHEDULE											
SYMBOL	CODE	QTY	SDU	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS			
<b>TREES</b>											
⊗	RM	9	9 X 0.6 = 5.4	Acer rubrum	October Glory Maple	3" Cal.	B&B				
⊗	BR	11	11 X 0.5 = 5.5	Betula nigra	River Birch	2" Cal.	B&B				
⊗	CA	1	1 X 0.5 = 0.5	Carpinus caroliniana	American Hornbeam	2" Cal.	B&B	MIN 8' HT			
⊗	CC	16	16 X 0.5 = 8	Cercis canadensis	Eastern Redbud	2" Cal.	B&B	MIN 8' HT			
⊗	KD	11	11 X 0.5 = 5.5	Cornus kousa 'Dwarf Pink'	Dwarf Pink Kousa Dogwood	2" Cal.	B&B	MAX HT. 15'			
⊗	GB	6	6 X 0.5 = 3	Ginkgo biloba	Ginkgo Tree	2" Cal.	B&B	Male. MIN 8-10' HT			
⊗	LM	10	10 X 0.5 = 5	Lagerstroemia x 'Muskegee'	Crape Myrtle Muskegee	2" Cal.	B&B	MULTI TRUNK MIN 6-8' HT			
⊗	NG	1	1 X 0.6 = 0.6	Nyssa sylvatica 'Green Gable' TM	Black Gum	3" Cal.	B&B	MIN 8-10' HT			
⊗	PV	10	10 X 0.5 = 5	Pinus virginiana	Virginia Pine	2" Cal.	B&B				
⊗	OC	10	10 X 0.6 = 6	Quercus coccinea	Scarlet Oak	3" Cal.	B&B	MIN 12-14' HT			
⊗	NUT	6	6 X 0.6 = 3.6	Quercus nuttallii	Nuttall Oak	3" Cal.	B&B	MIN 10-12' HT			
⊗	UP2	4	4 X 0.6 = 2.4	Ulmus parvifolia	Lacebark Elm	3" Cal.	B&B	MIN 12-14' HT			
		RDU:	50.5								
<b>SHRUBS</b>											
⊗	AR	29		Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 gal.	Pot				
⊗	AE	70		Azalea Encore TM	Encore Azalea	3 gal.	Pot				
⊗	CYP	36		Chamaecyparis pisifera 'Golden Map'	Golden Map	3 gal.	Pot				
⊗	DE	104		Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal.	Pot				
⊗	GO	17		Gardenia jasminoides 'Leetwa' TM	ScentAmazing Gardenia	3 gal.					
⊗	IN	64		Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	Pot				
⊗	IL	6		Itea virginica 'Little Henry' TM	Virginia Sweetspire	3 gal.	Pot				
⊗	LC	47		Loropetalum chinense 'Crimson Fire'	Crimson Fire Loropetalum	3 gal.	Pot				
⊗	MC	21		MUHLBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	POT				
⊗	NP	44		Nandina domestica 'Firepower'	Firepower Nandina	3 gal.	Pot				
⊗	KR	62		Rosa x 'Pink Knockout'	Pink Knockout Rose	3 gal.	Pot				
<b>GROUND COVERS</b>											
⊗	CT2	31871		Cynodon dactylon 'Tif 419'	Tif 419 Bermuda Grass	sod					

- TREE PROTECTION NOTES:**
- CONTACT THE PLANNING DEPARTMENT AT 770-254-2354 TO ARRANGE A PRECONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
  - ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT 770-254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.
  - NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
  - TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTHORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.

**SITE DENSITY CALCULATIONS**  
TOTAL SITE AREA: 8.31 ACRES  
FLOODPLAIN 2.25 AC  
total site area less floodplain: 6.06 ac  
REQUIRED SDF = 6.06 X 8 = 48.48 SDF  
REQUIRED RDF = 48.5  
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**SPECIMEN TREE NOTE**  
NO SPECIMEN TREES ON SITE.

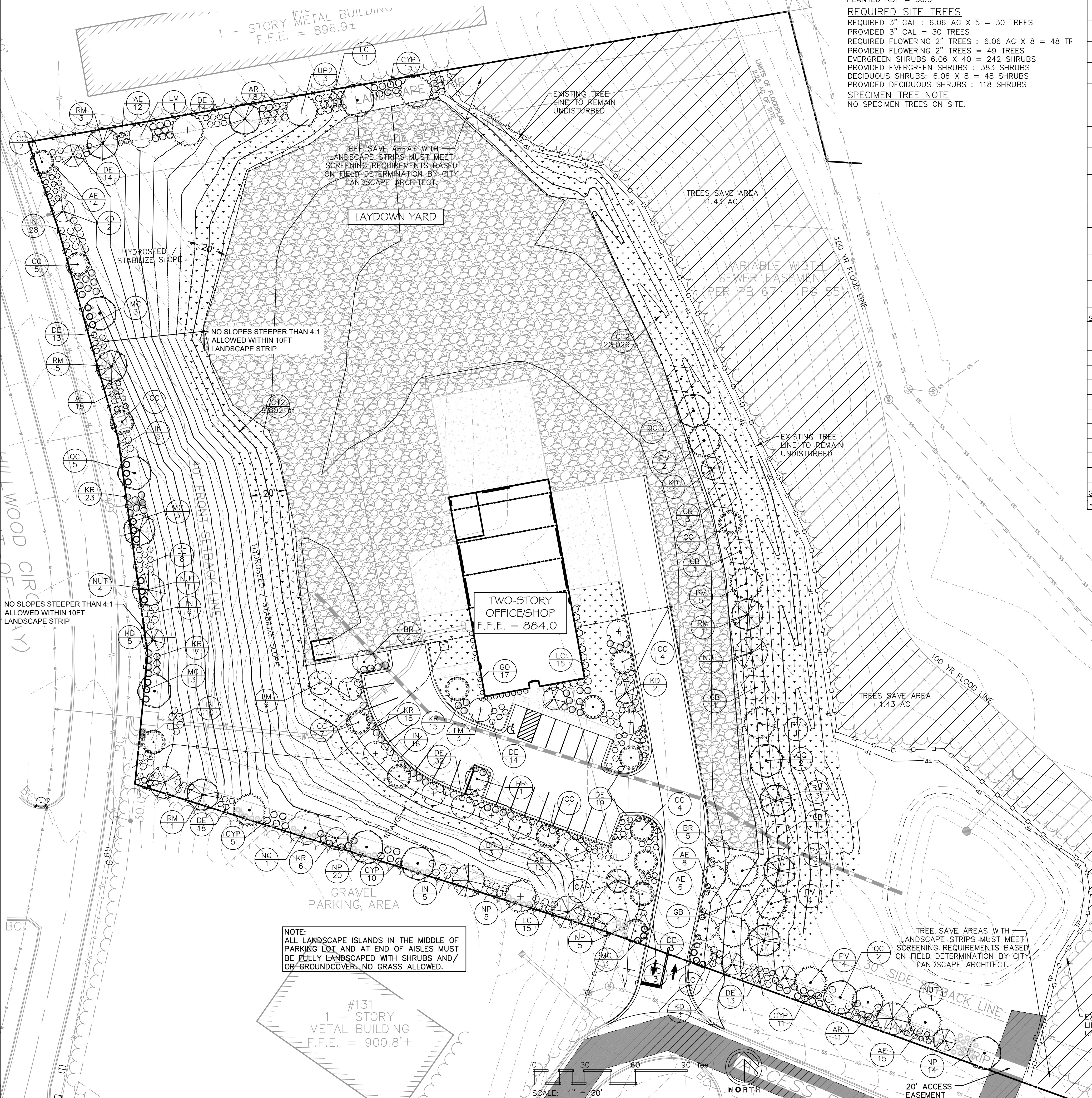
**PERIPHERAL PARKING LOT CALCULATIONS**  
REQUIRED TREES IN 10' LANDSCAPE STRIP -  
1 UNDERSTORY TREE PER 20 LF  
190 LF / 20 = 10 UNDERSTORY TREES  
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1 SHRUB 20 LF  
190 LF / 20 = 10 SHRUBS REQUIRED  
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**LANDSCAPE STRIP CALCULATIONS**  
REQUIRED - 1 TREE PER 35 LF OF LANDSCAPE STRIP  
10 SHRUBS PER 35 LF OF LANDSCAPE STRIP  
LANDSCAPE STRIP TO BE PLANTED 1,160 LF  
33 TREES REQUIRED  
42 TREES PROVIDED  
330 SHRUBS REQUIRED  
330 SHRUBS PROVIDED

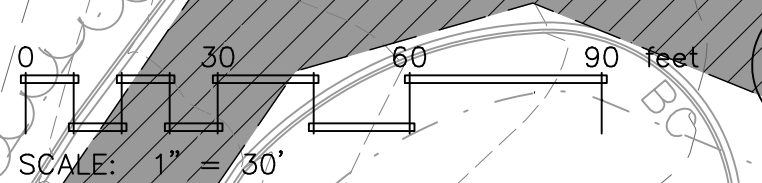
**LANDSCAPE NOTES**

- ALL PLANT BEDS TO BE PINESTRAW 2-3" THICK
- ALL DISTURBED AREAS TO BE SOD, MULCH OR SEED AND STRA
- SOD ALONG ELLEN SIMS TO CURB LINE.

- LANDSCAPE NOTES:**
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHT-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF THE SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
  - IF THE LANDSCAPE DESIGN OR PLAN MATERIAL ARE CHANGED IN ANY WAY FROM THE CITY OF NEWNAN'S APPROVED PLAN, TWO SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ANY LANDSCAPE INSTALLATION. FAILURE TO DO SO WILL RESULT IN AN APPROVED AS BUILT BEING SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
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NOTE:  
ALL LANDSCAPE ISLANDS IN THE MIDDLE OF  
PARKING LOT AND AT END OF AISLES MUST  
BE FULLY LANDSCAPED WITH SHRUBS AND/  
OR GROUNDCOVER. NO GRASS ALLOWED.



DATE: 6/21/24  
 DRAWN BY: EAM  
 CHECK BY: RKA  
 3. RESSUED FOR PERMITTING  
 2. ISSUED FOR PERMITTING  
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 8/7/24  
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LANDSCAPE PLAN  
 SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS  
 LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA  
 201 PROJECT PARK SITE PLAN ARCHITECTURE CITY, GEORGIA 3000  
 COWETA PROJECTS | E.A. MORGAN

7/10/2024  
 GEORGIA REGISTERED LANDSCAPE ARCHITECT  
 WAREN R. EWELL

DRAWING NO. L100

**MINI SPECIFIC TREE PROTECTION NOTES:**

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**NOTE:**  
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**LANDSCAPE NOTES:**

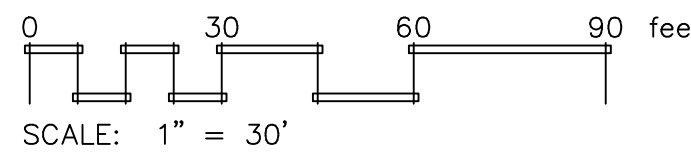
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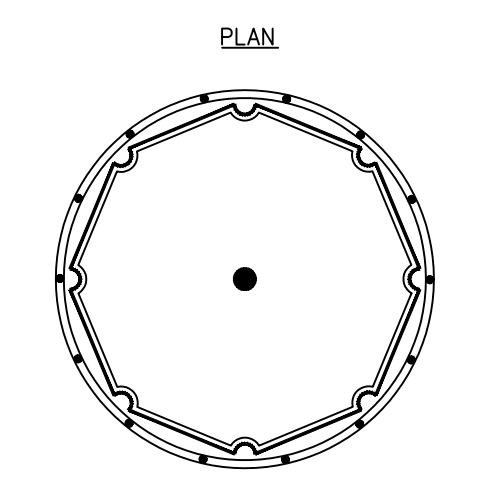
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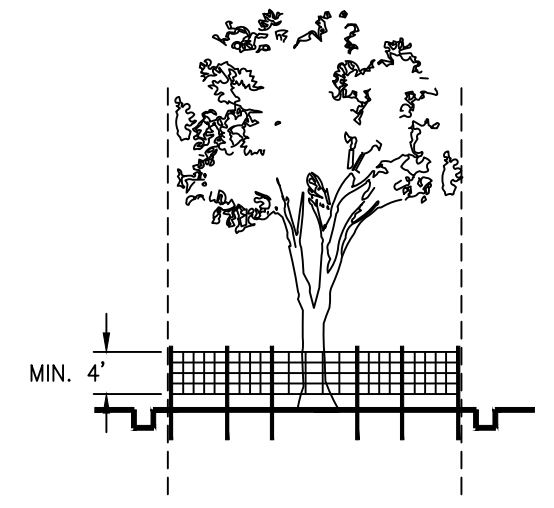


**TREE PROTECTION**

**"SNOW" FENCE**



**CROSS-SECTION**



**NOTES:**

- USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
- SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
- MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
- DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
- FENCE MUST BE ORANGE MESH FABRIC ONLY. PLASTIC FENCING IS PROHIBITED.

**PERIPHERAL PARKING LOT CALCULATIONS**

REQUIRED TREES IN 10' LANDSCAPE STRIP -  
1 UNDERSTORY TREE PER 20 LF  
190 LF / 20 = 10 UNDERSTORY TREES  
PLANTED UNDERSTORY TREES = 15 UNDERSTORY TREES  
1 SHRUB 20 LF  
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**LANDSCAPE NOTES**

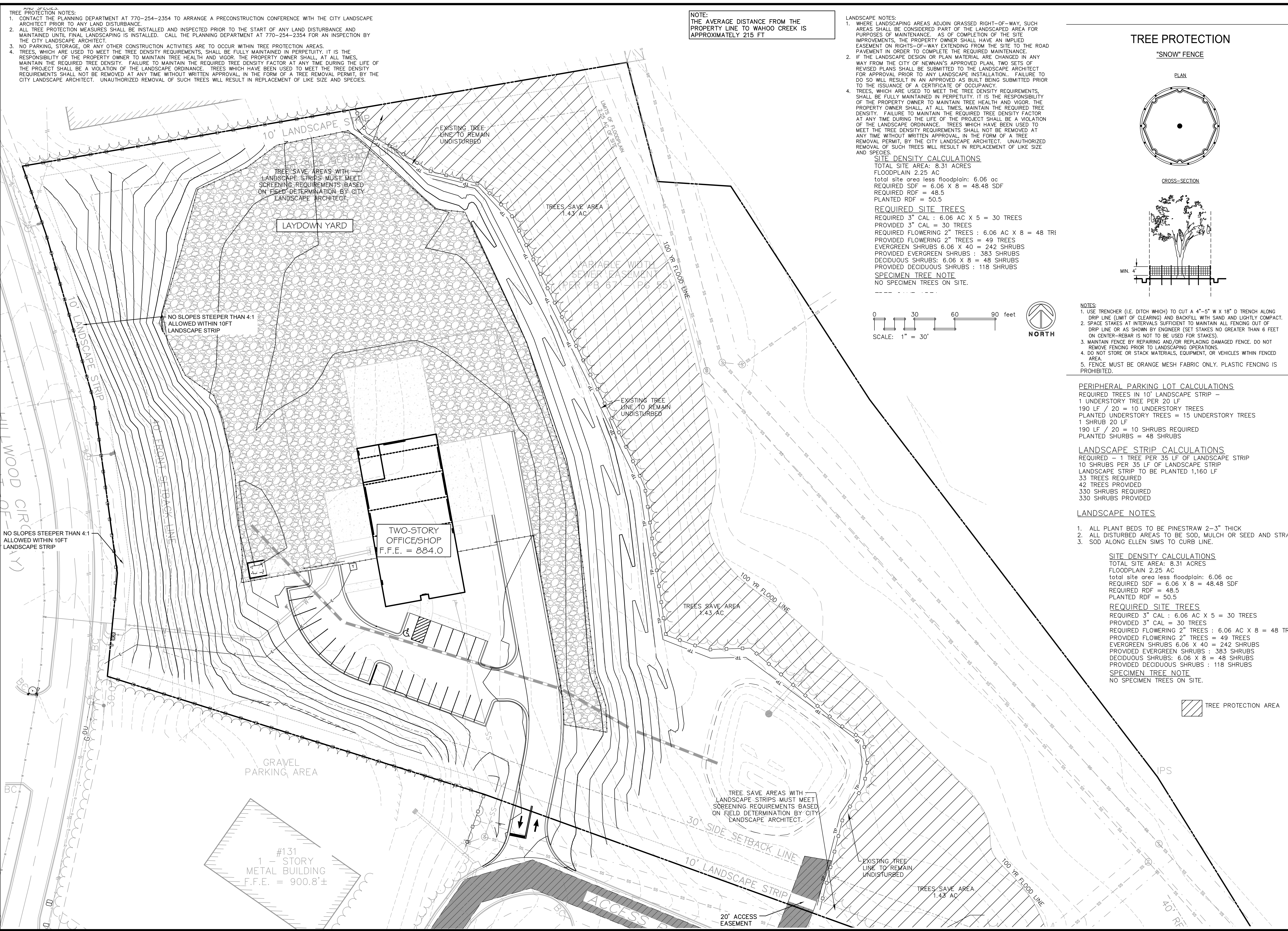
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**SPECIMEN TREE NOTE**  
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DATE: 6/21/24	DESIGN BY: EAM	CHECK BY: RVA	DATE: 8/7/24	REVISION: 3	DESCRIPTION: RE-ISSUED FOR PERMITTING
			DATE: 7/8/24	REVISION: 2	DESCRIPTION: ISSUED FOR PERMITTING
			DATE: 8/6/24	REVISION: 1	DESCRIPTION: ISSUED FOR REVIEW

**TREE PROTECTION PLAN**

**SITE DEVELOPMENT PLANS FOR B2 CONTRACTING WORLD HEADQUARTERS**

LAND LOTS 73 AND 74 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

7/10/2024

201 PROJECT PARK SITE ARCHITECTURE CITY, GEORGIA 3020  
COWETA COUNTY | 800.468.6222

**DRAWING NO. T100**