



**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.

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 SOD. COORDINATE WITH LANDSCAPE PLAN FOR FINAL MATERIALS AND LOCATIONS.

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.

**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.
- - - 900 - = EXISTING CONTOURS
- - - 900 - = PROPOSED CONTOURS
- ☼ = PROPOSED LIGHT POLE
- TP = TOP OF PAVING/GUTTER
- - - - = GRADE BREAK
- = FLOW ARROW
- 800.45 = SPOT ELEVATION
- = TREE PROTECTION FENCE
- ▬ = RETAINING WALL
- ▨ = 20 FT STORMWATER ACCESS/MAINTENANCE EASEMENT

DATE: 8/21/24	DESIGN BY: EAM	CHECK BY: RKA	DATE: 8/21/24	DATE: 8/21/24	DATE: 8/21/24	DATE: 8/21/24	DATE: 8/21/24	DATE: 8/21/24	DATE: 8/21/24
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
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**GRADING AND DRAINAGE**

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, SUITE A, PEACHTREE CITY, GEORGIA 30227  
 (770) 762-8100 FAX (770) 762-8024  
 COA No. 1620265-1 (Exp. 06/29/2024)

DRAWING NO.  
**C300**

