

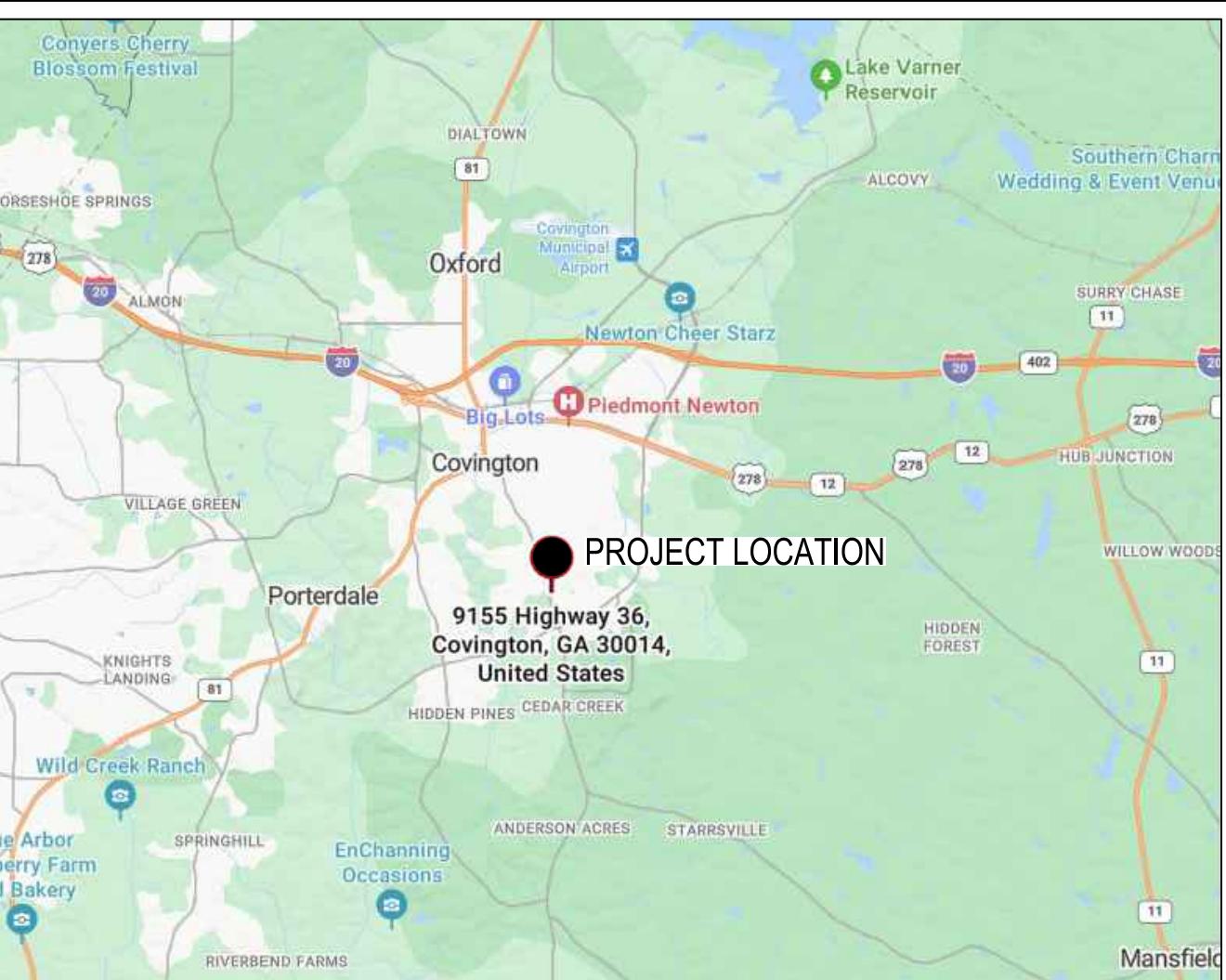
SITE DEVELOPMENT PLANS FOR COVINGTON FIRE STATION #23

C064 010
9155 HIGHWAY 36
COVINGTON, GA 30014
ZONING - CM - CORRIDOR MIXED USE

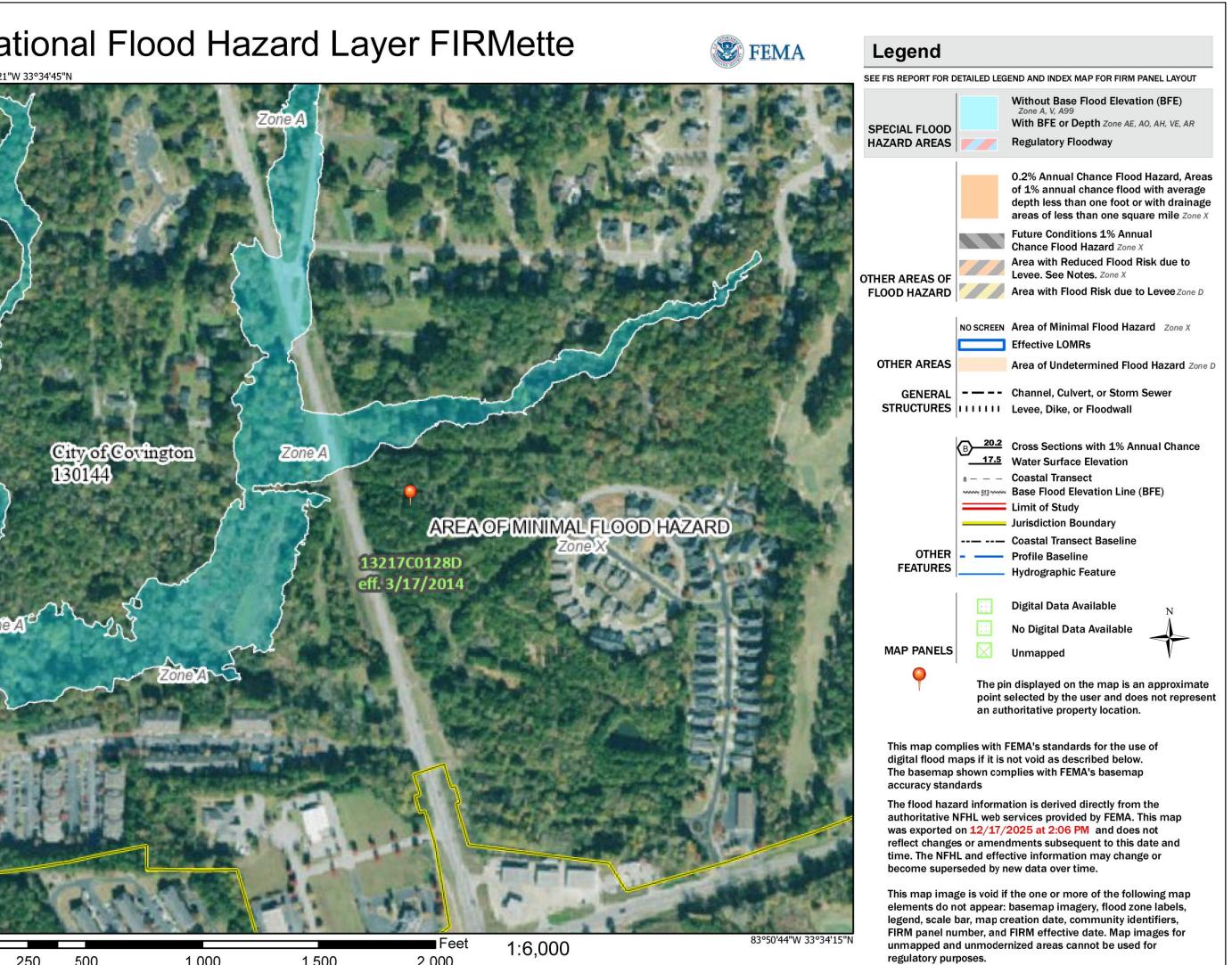
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VICINITY MAP **GPS COORDINATES**
NOT TO SCALE
N 33° 34' 29.7984" W - 83° 51' 2.3868"
N 33.574944 W -83.850663



FLOOD MAP
NOT TO SCALE
0 250 500 1,000 1,500 2,000 Feet 1:6,000
Base map imagery source: USGS National Map 2023

STANDARD ABBREVIATIONS		LEGEND	
APPROX. = APPROXIMATE	DIA. = DIAMETER	GM = GAS METER	OHE = OVER HEAD POWER
BLDG = BUILDING	DN = DOWNSPOUT	GP = GUY POLE	SS = SANITARY SEWER
BM = BENCH MARK	DWC = DOUBLE WING CATCH BASIN	GV = GAS VALVE	SMH = SANITARY SEWER MANHOLE
C&G = CURB AND GUTTER	ES&PC = EROSION, SEDIMENTATION, AND POLLUTION CONTROL	ICV = IRRIGATION CONTROL VALVE	SWCB = SINGLE WING CATCH BASIN
CL = CHANNEL	FDC = FIRE DEPARTMENT CONNECTION	IMP = IMPERVIOUS	TC = TRAFFIC CONTROL BOX
CMP = CORRUGATED METAL PIPE	FEE = FINISH FLOOR ELEVATION	IPF = IRON PIN FOUND	TP = TRAFFIC PARCEL
CO = COTTON	FO = FIBER OPTIC	IPR = IRON PIN REMOVED	W = WATER
CPP = CORRUGATED PLASTIC PIPE	FT = FEET	LA = LOCAL ISSUING AUTHORITY	WM = WATER METER
CT = CRIMP TOP FOUND	GR = GRAVE	LP = LIGHT POLE	WP = WATER VALVE
DB = DEED BOOK	GI = GRAVE INLET	NTS = NOT TO SCALE	WV = WATER VALVE

STANDARD SYMBOLS	
● = BM	○ = FH
△ = BM IDENTIFICATION	○ = GP
○ = CO	○ = GUY WIRE
□ = DS	○ = H/C PARKING
○ = FDC	○ = ICV
—X— = FENCE	○ = IPF
—O— = GATE	○ = LIGHT BOX

CONSTRUCTION SEQUENCE SCHEDULE

LAND DISTURBING ACTIVITY SHALL NOT COMMENCE PRIOR TO A PRE-CONSTRUCTION MEETING WITH THE LOCAL ISSUING AUTHORITY.	
ACTIVITY	
NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.	
INITIAL	
MONTH 1 MONTH 2 MONTH 3 MONTH 4 MONTH 5 MONTH 6 MONTH 7	
PRECONSTRUCTION MEETING WITH LOCAL ISSUING AUTHORITY	
PERSONAL INITIAL MONITORING	
INSTALL CONCRETE PADS	
INSTALL INITIAL SILT FENCE (PERIMETER SILT FENCE LOCATIONS FIRST)	
PROVIDE ANY INITIAL MULCHING, GRASSING, OR OTHER GROUND COVER	
INSTALL TOPSOIL LOCATION SILT FENCE	
BEGIN GRAVITY LEADERS, GRAVITY DRAINS, AND GRAVITY OPERATIONS	
INSTALL STORM DRAIN (STORM DRAIN IMMEDIATELY GRAVE MULCH, INSTALL REMAINING TOPSOIL LOCATION SILT FENCE)	
INSTALL APPROPRIATE VEGETATIVE AND STRUCTURAL BMPs (INLET / OUTLET PROTECTION, FICs, ETC.)	
INSTALL WHEEL WASH AND FUEL STORAGE LOCATION	
COORDINATE SITE RE-VEG MEETINGS WITH ENGINEER AND LOCAL ISSUING AUTHORITY	
INTERMEDIATE	
INSTALL STORM PIPE SYSTEMS WITH PROTECTED INLETS (S273)	
THROUGHOUT LAND DISTURBANCE PROCESS, MANTAIN EX. BMPs (VEGETATIVE AND STRUCTURAL)	
THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE BMPs MONITORING AND REPORTING	
COORDINATE WITH LOCAL ISSUING AUTHORITY ON UTILITY SLEEVE LOCATIONS	
INSTALL TOPSOIL (STORM DRAIN IMMEDIATELY GRAVE MULCH, INSTALL REMAINING TOPSOIL LOCATION SILT FENCE)	
PERFORM REMAINING GRAVING (ADJUST STORM RISERS WITH GRADE CHANGES) AND ADJUST ALL S273s	
EAC IN. SITES SHALL BE LEFT UNDISTURBED UNTIL THE TOP 1/4" IS MULCHED AND RESTORED AS THE TOP 1/4" IS CONSTRUCTED	
CONTINUE FLOODPLAIN (CONGLOMATE APPLICATIONS) EVERY DAYS THROUGHOUT PROJECT	
INSTALL REMAINING STORM SYSTEMS AS GRADES ARE ACHIEVED	
MULCH (FAC) DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
GRASS (MULCH / FAC) DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
GRASS (MULCH / FAC) DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs	
INSTALL PAVEMENT	
FINISH GRADE SHOULders AND STABILIZE DISTURBED AREAS WITH PERMANENT VEGETATION	
CONTINUE TO APPLY FLOODPLAIN CONGLOMATE APPLICATIONS, MULCHING, AND GRASSING AT EACH STEP TO MITI S273 EXPOSURE	
FINAL	
COMPLETE PAVING OPERATIONS	
ACHIEVE FINAL SITE STABILIZATION	
COORDINATE SITE REVIEW MEETING WITH ENGINEER FOR FINAL SITE APPROVAL	
CLEAN SITES FROM ALL STORM SYSTEMS (DISTRIBUTE ON SITES AND STABILIZE)	
REMOVE ANY TEMPORARY BMP PRACTICES ONCE SITE STABILIZATION IS ACHIEVED AND SIGNED OFF BY ENGINEER	
COORDINATE SITE REVIEW MEETING WITH ENGINEER FOR FINAL SITE APPROVAL	

SITE INFORMATION	
PROJECT CONSISTS OF THE CONSTRUCTION OF A FIRE STATION WITH ADMINISTRATIVE OFFICES AND TWO ADDITION OFFICES FOR LEASE TO OTHER EMERGENCY SERVICES.	
ZONING (PER LOCAL JURISDICTION)	CM- CORRIDOR MIXED USE
LOCAL JURISDICTION	CITY OF COVINGTON
PROPERTY AREA	2.997 AC
DISTURBED AREA	3.08 AC (0.43 AC OF R/W)
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	50'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	10' OR 0'
MINIMUM REAR SETBACK	20'
MINIMUM OPEN SPACE	20%
MAXIMUM IMPERVIOUS	90% (PROPOSED 43.26%)

MISCELLANEOUS INFORMATION

SIGNAGE	SIGNAGE SHALL BE HANDLED UNDER A SEPARATE PERMIT
SITE LIGHTING	SITE LIGHTING IS NOT A PART OF THE CIVIL PLANS (SITE WORK CONSTRUCTION DRAWINGS).
SOIL SERIES	
FLOOD PLAIN	THE PROPERTY IS LOCATED IN A FLOODPLAIN ALONG THE NORTHERN EDGE OF THE PROPERTY AS PER FIRM PANEL 13217C0128D DATED 3/17/2014. NO WORK IS BEING DONE WITHIN A FLOODPLAIN. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
	THERE ARE NO STATE WATERS PRESENT ON THIS SITE.
	THERE ARE STATE WATERS PRESENT WITHIN 200' OF THIS SITE
STATE WATERS	THERE ARE NO STREAM BUFFERS ON THIS PROPERTY
HYDROLOGY	THE PROPOSED SITE CONTAINS (1) OVERALL POST-DEVELOPMENT DETENTION BASIN THAT GENERALLY FLOWS FROM NORTHEAST TO SOUTHWEST TO A PROPOSED DRY DETENTION BASIN. A STORM WATER SYSTEM WILL CONVEY SURFACE WATER RUNOFF TO THE POND TO REDUCE THE POST-DEVELOPMENT PEAK FLOW RATES TO LESS THAN PRE-DEVELOPMENT PEAK FLOW RATES FOR A 1-YEAR, 100-YEAR, AND 500-YEAR DURATION. THE SYSTEM WILL HAVE WATER QUALITY MEASURES WILL BE PROVIDED THROUGH THE USE OF A PROPRIETARY WATER QUALITY BOX. CHANNEL PROTECTION MEASURES WILL BE PROVIDED WITHIN THE DETENTION BASIN AND PROPOSED OUTLET CONTROL STRUCTURE.
WETLANDS	THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED AND 2) THE APPROPRIATE PLAN SHEET DOES INDICATE WETLANDS AS SHOWN ON THE MAP AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.

IF WETLANDS ARE IMPACTED BY THIS DEVELOPMENT, A CORPS OF ENGINEERS PERMIT SHALL BE OBTAINED PRIOR TO DISTURBANCE. ONCE OBTAINED, A COPY OF THE WETLAND PERMIT SHALL BE KEPT ON SITE AT ALL TIMES. UPON THE CORPS OF ENGINEERS APPROVAL, A SEPARATE COPY OF THE PERMIT SHALL BE SUBMITTED TO THE LA.

OWNER/DEVELOPER	JASON P. BROWN LEVEL II CERTIFIED DESIGN PROFESSIONAL #53274 - EXP. 05.01.2026
CONTRACTOR	MIKE MCCROREY 404-644-2939
SURVEYOR	OCONEE LAND SURVEYING LLC P.O. BOX 1330 GREENSBORO, GA 36462 PHONE: 706-817-0679
SITE DESIGNER	GEORGIA CIVIL, INC. P.O. BOX 896 MADISON, GA 30650 PHONE: 706.342.1104



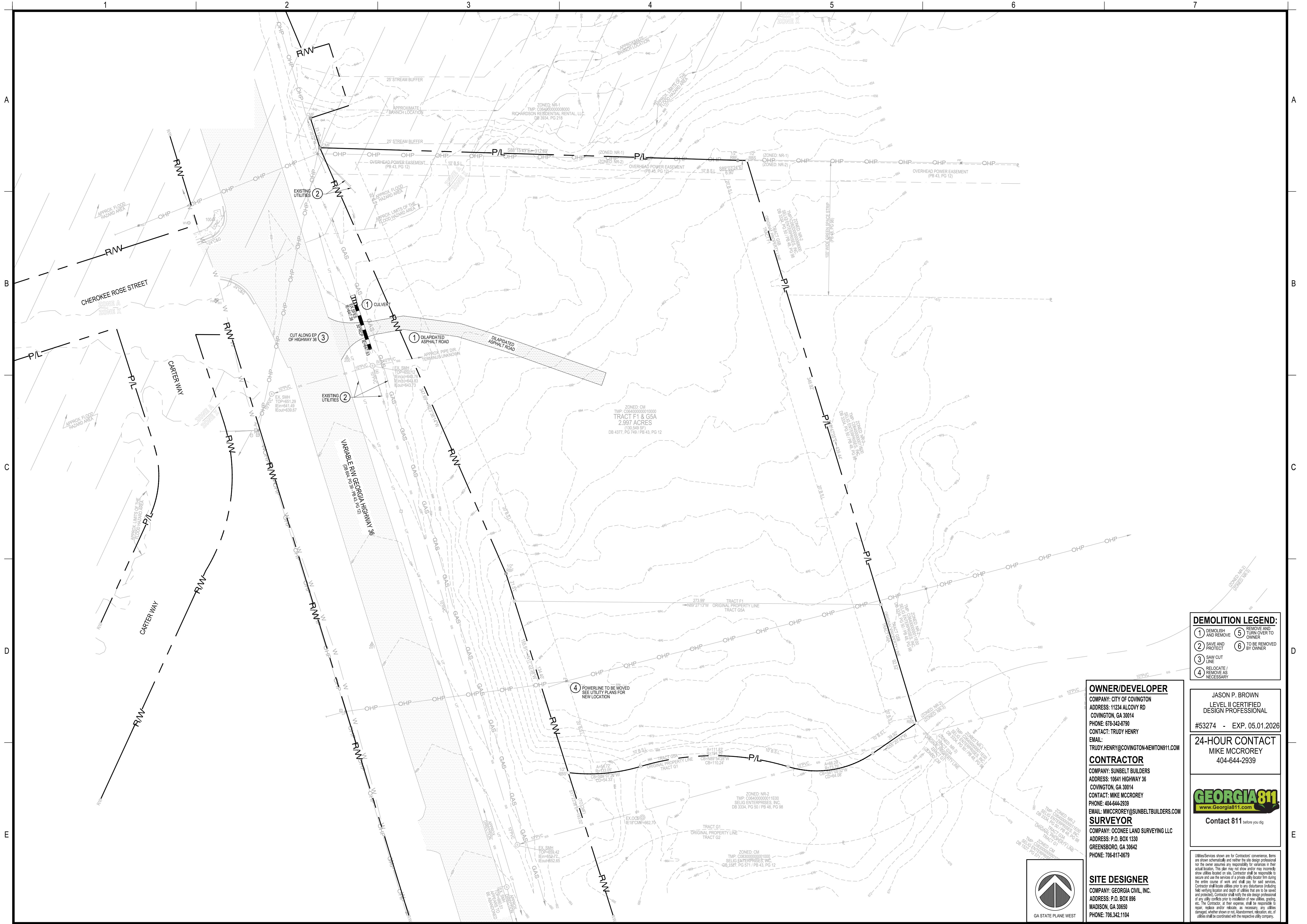
COVINGTON FIRE STATION #23
9155 HIGHWAY 36
COVINGTON, GA 30014
ZONING: CM - CORRIDOR MIXED USE

DRAWING DATE: 12/19/2025
DRAWN BY: DLD
CHECKED BY: JPB
REVISIONS
DATE: DESCRIPTION:
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COVINGTON FIRE STATION #23

9155 HIGHWAY 36
COVINGTON, GA 30014
ZONING: CM - CORRIDOR MIXED USE





Project Information

B

COVINGTON FIRE STATION #23

9155 HIGHWAY 36
COVINGTON, GA 30014
ZONING: CM - CORRIDOR MIXED USE

PAVING LEGEND:

- HD CONCRETE PAVING
- SD CONCRETE PAVING
- SD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES:

- ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
- ALL PAVEMENT MARKINGS SHALL BE INSPECTED PRIOR TO ACCEPTANCE BY THE LIA AND ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

OWNER/DEVELOPER

COMPANY: CITY OF COVINGTON
ADDRESS: 1124 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-2970
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON811.COM

CONTRACTOR

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ADDRESS: 10641 HIGHWAY 36
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SITE DESIGNER

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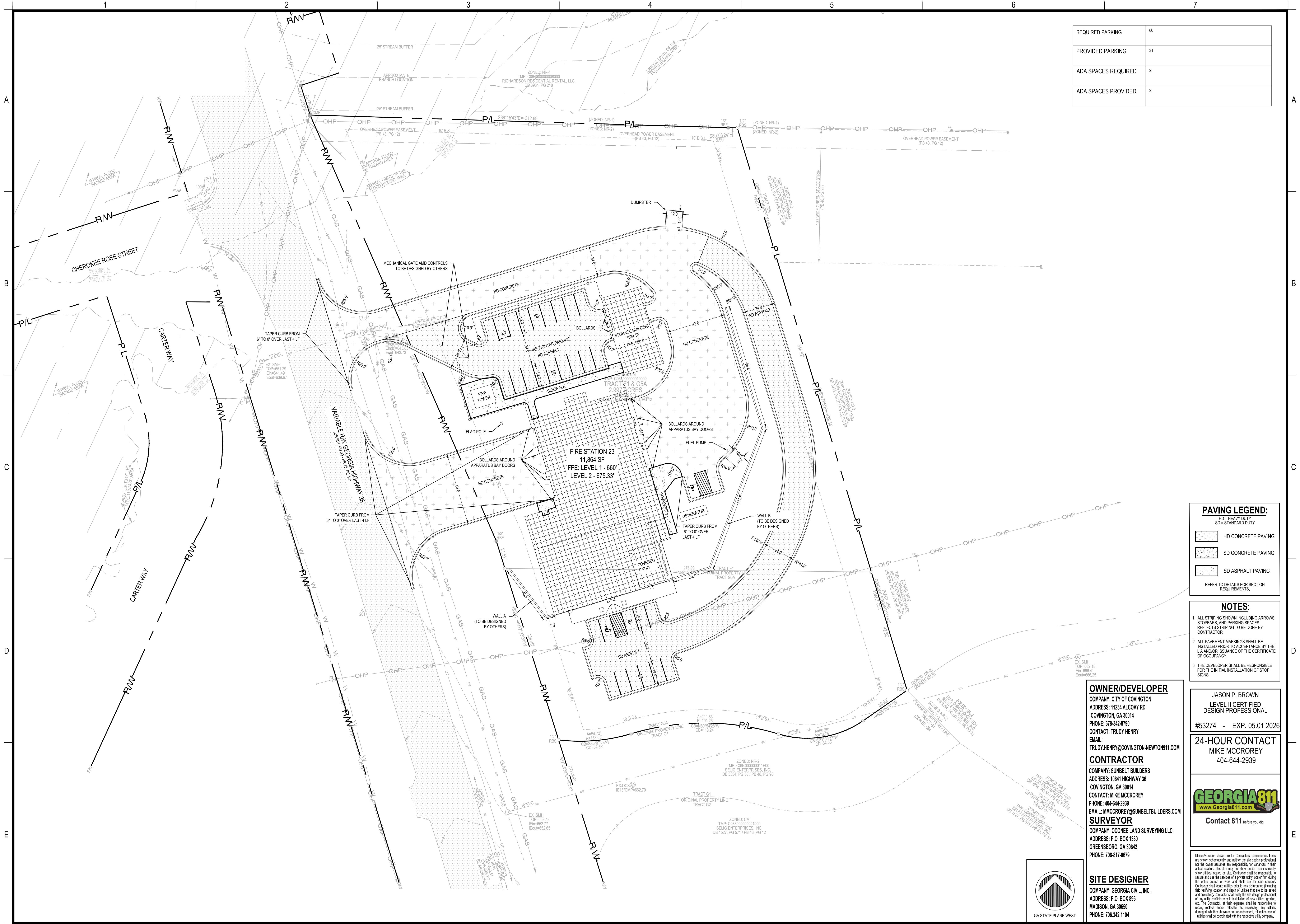
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LAYOUT & STAKING PLAN

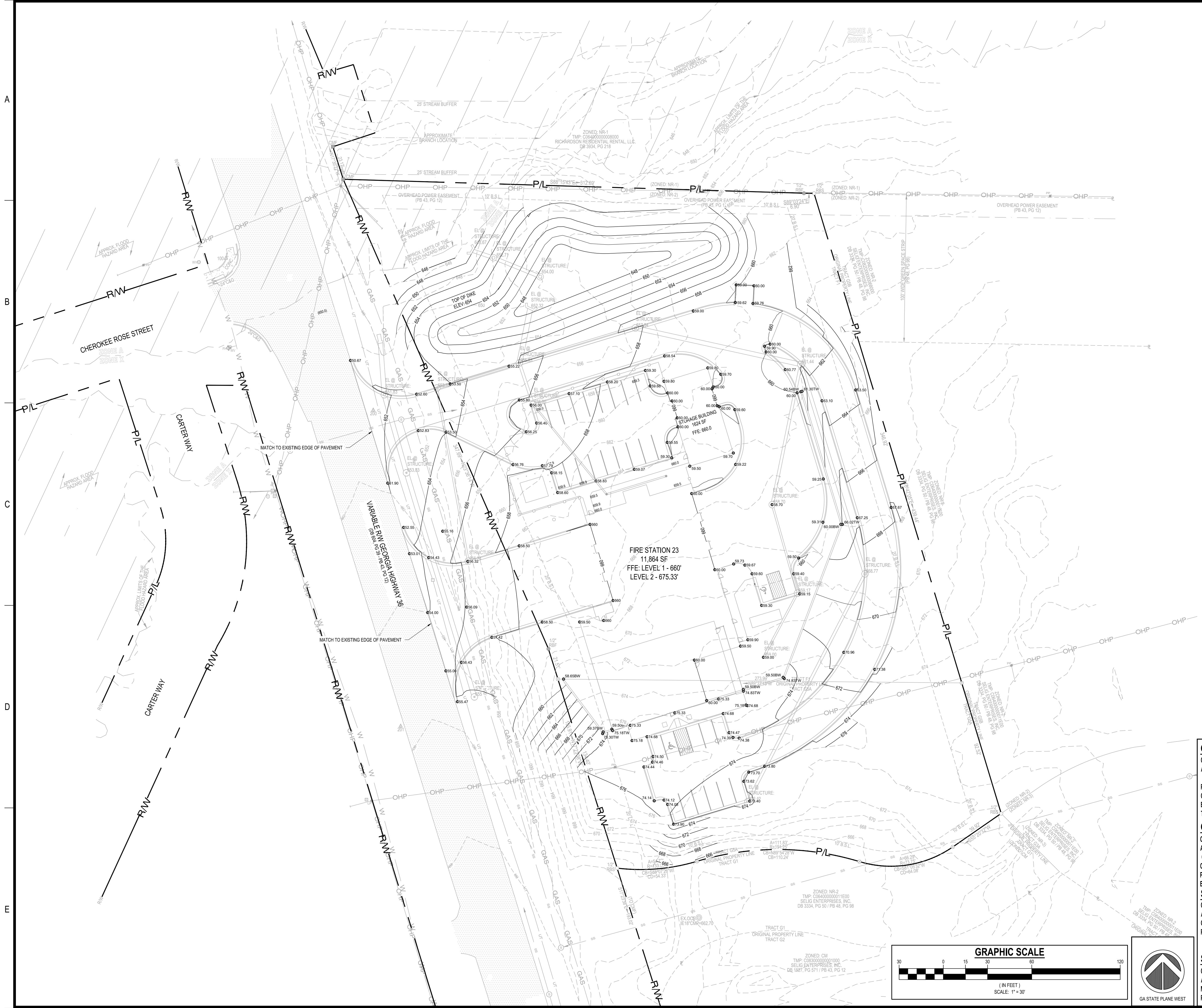
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COVINGTON FIRE STATION #23

9155 HIGHWAY 36
COVINGTON, GA 30014
ZONING: CM - CORRIDOR MIXED USE



TOPSOIL NOTES:

1. CONTRACTOR SHALL STOCKPILE TOPSOIL AS DIRECTED. CONTRACTOR SHALL ENSURE AN ADEQUATE QUANTITY OF ONSITE TOPSOIL, AS DETERMINED BY THE GENERAL NOTES AND SPECIFICATIONS, IS PRESERVED, THEN EVENLY SPREAD AND TILLED ACROSS ALL LANDSCAPING AREAS, INCLUDING PLANTING BEDS.
2. CONTRACTOR SHALL INFORM THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT DURING THE STRIPPING PHASE OF THE PROJECT IF THE AVAILABLE TOPSOIL IS INSUFFICIENT FOR THE LANDSCAPING AREAS. CONTRACTOR SHALL NOT WASTE TOPSOIL ON SLOPES OR NON-STRUCTURAL AREAS UNTIL IT IS CONFIRMED THAT SUFFICIENT QUANTITIES OF ONSITE TOPSOIL ARE RESERVED FOR USE IN SITE LANDSCAPING.

OWNER/DEVELOPER

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PHONE: 678-342-7970
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EMAIL: TRUDY.HENRY@COVINGTON-NEWTON811.COM

OWNER/DEVELOPER

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL
#53274 - EXP. 05.01.2026

24-HOUR CONTACT

MIKE MCCROEY
404-644-2939

DRAWING DATE:

12/19/2025

DRAWN BY:

DLD

CHECKED BY:

JPB

REVISIONS:

DATE: DESCRIPTION:

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GRADING PLAN

Sheet Number

C-4.0

SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706.342.1104

SITE DESIGNER

GC

georgia civil

CIVIL ENGINEERING

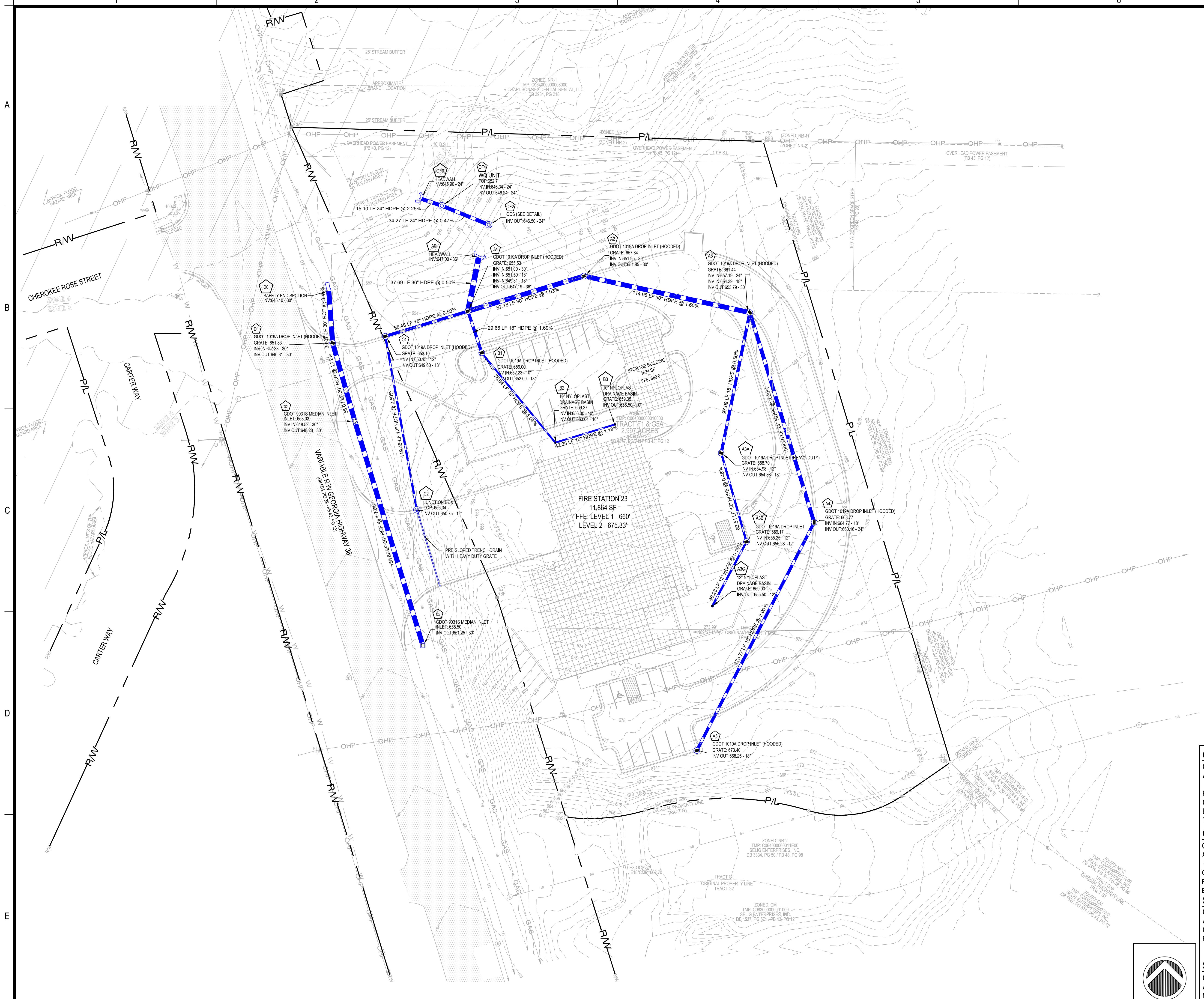
LANDSCAPE ARCHITECTURE

LAND SURVEYING

Utilities shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variances in their locations or for any damage that may result from their use. Contractor shall be responsible to secure and use the services of a private utility locator firm during the construction phase of the project. Contractor shall locate and verify location and depth of utility lines that are to be severed or disturbed during the course of construction. Contractor shall locate utility prior to installation of new utilities, grading, earthmoving, and other activities that may affect utility lines. Contractor shall be responsible to repair, replace, and/or restore any utility damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.

COVINGTON FIRE STATION #23

9155 HIGHWAY 36
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STORM LEGEND	
ACCOMP	ALUMINUM COATED CORRUGATED METAL PIPE
BCCMP	BUTTERFLY COATED CORRUGATED METAL PIPE
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
GI	GRATE INLET
HDPE	HIGH DENSITY POLYETHYLENE
HGI	HOODED GRATE INLET
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
PTI	PEDESTAL TOP INLET
RCP	REINFORCED CONCRETE PIPE
SWCB-L	LEFT SINGLE WING CATCH BASIN
SWCB-R	RIGHT SINGLE WING CATCH BASIN

NOTE: ALL AST2 CMP PIPE SHALL BE SMOOTH
BORE UNLESS OTHERWISE NOTED

NOTE: 1019As AND HIGH CAPACITY
GRATES IN CURB LINE TO BE HOODED

OWNER/DEVELOPER

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SURVEYOR

COMPANY: OCONEE LAND SURVEYING LLC

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GREENSBORO, GA 36642

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24-HOUR CONTACT

MIKE MCCROREY
404-644-2939

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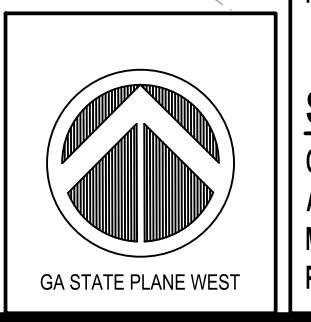
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SWM PLAN

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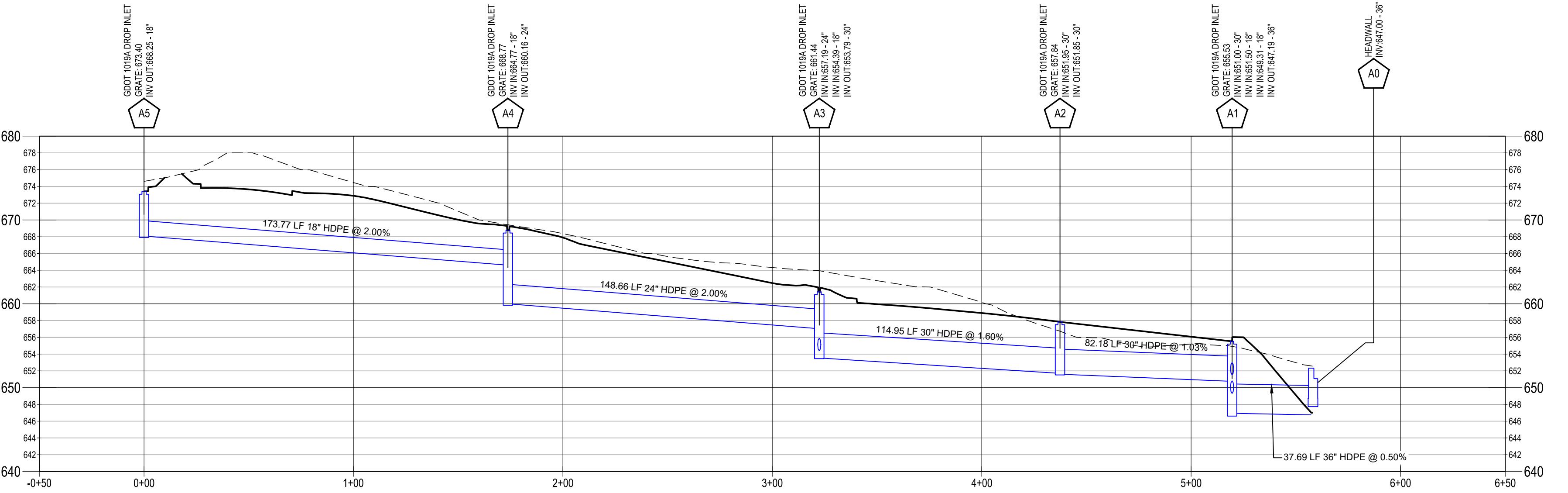
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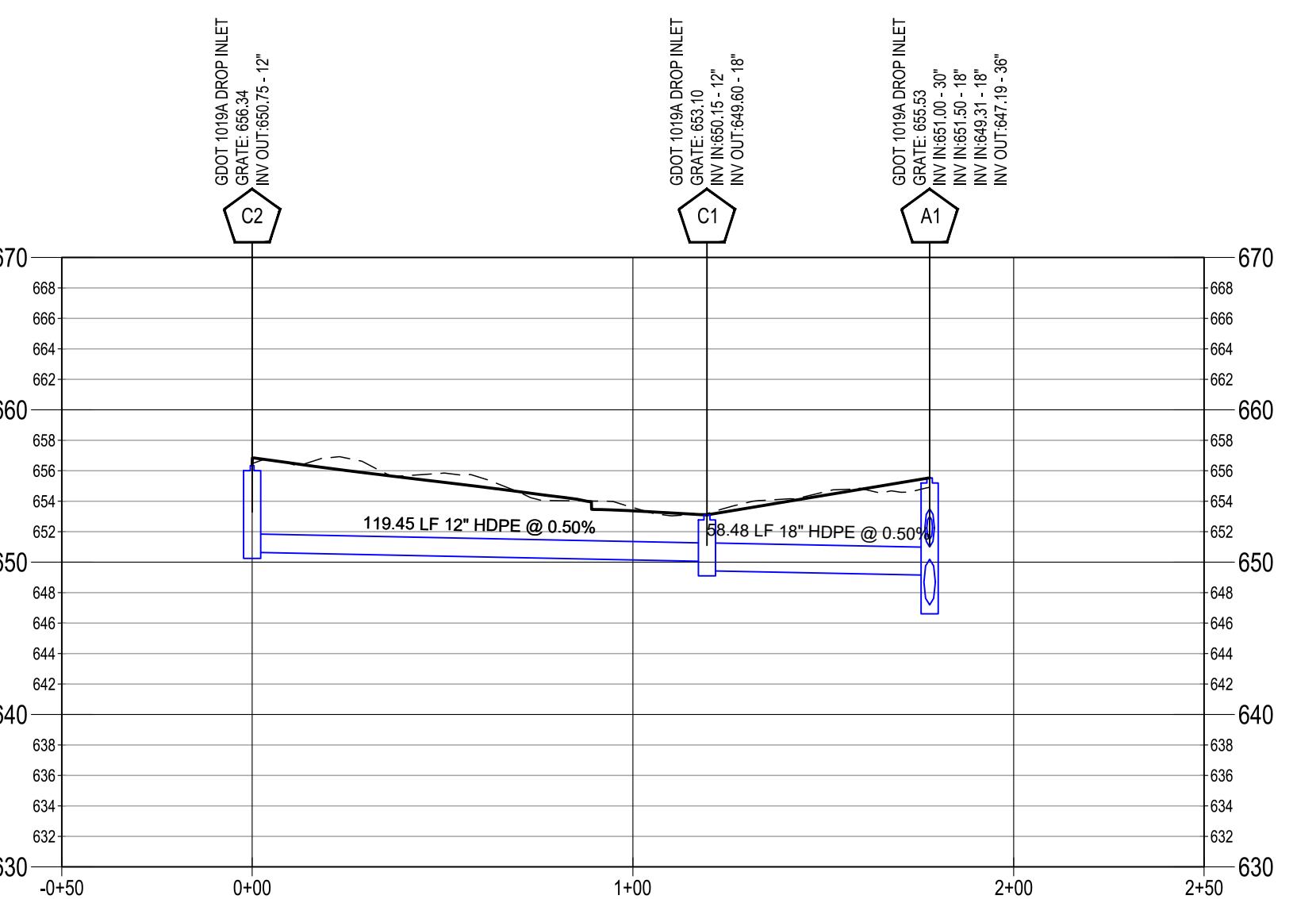
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COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706.342.1104

Utilities shown are for Contractor's convenience. Items
are shown schematically and neither the site design professional
nor the owner assumes any responsibility for variances in their
location or depth. Contractor shall be responsible for
showing utilities located on site. Contractor shall be responsible
to secure and use the services of a private utility locator firm during
the construction phase of the project. Contractor shall be responsible
to locate and verify the location and depth of utilities that are to be
served by the project. Contractor shall be responsible for the removal
of any utility conflicts prior to the installation of new utilities, grading,
etc. Contractor, or the owner, shall be responsible to repair, replace
and/or relocate any utility as required, as a result of any utility
damaged, whether shown or not. Abandonment, relocation, etc., of
utilities shall be coordinated with the respective utility company.

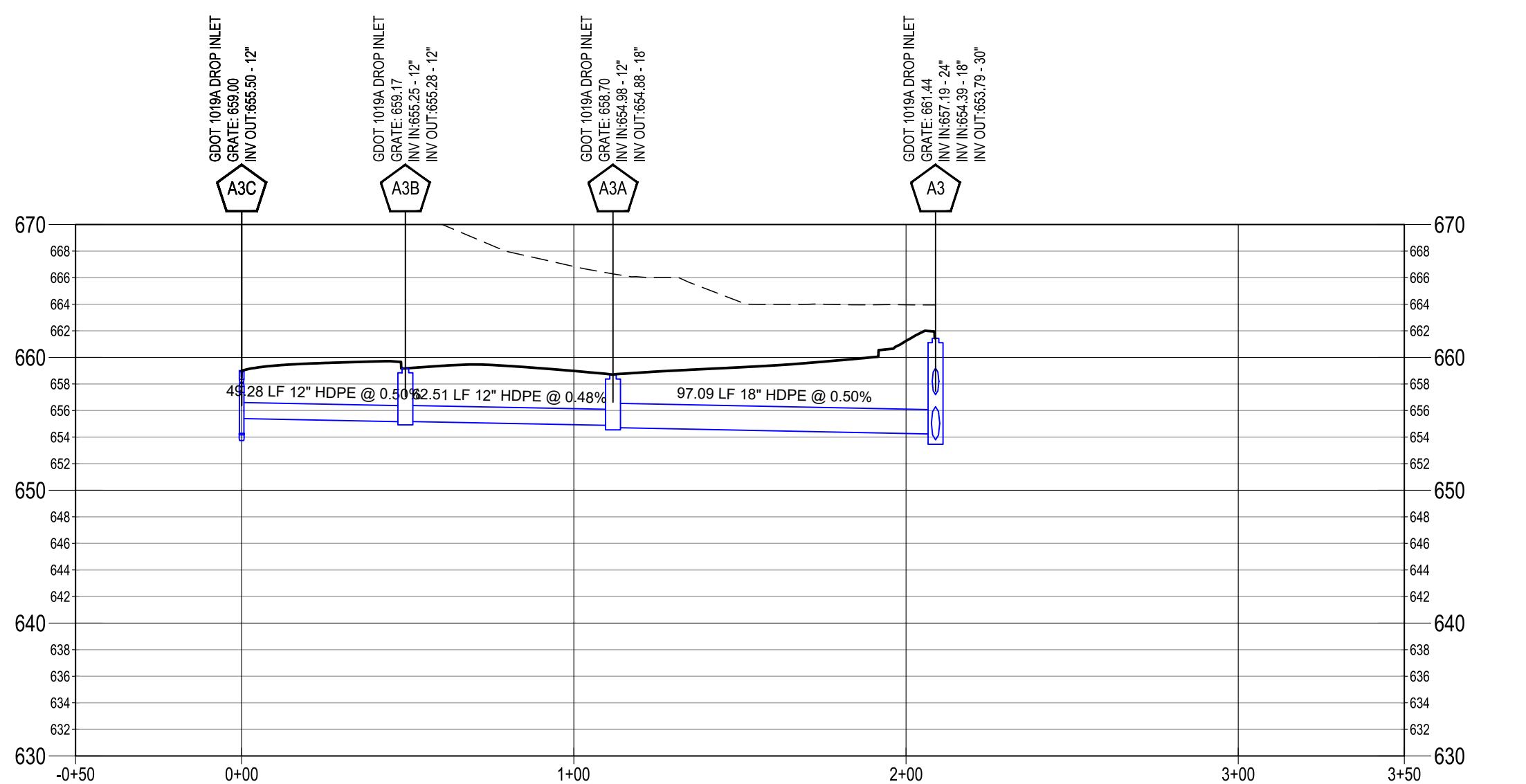
STORM A PROFILE
STA. -0+50 TO STA. 6+50



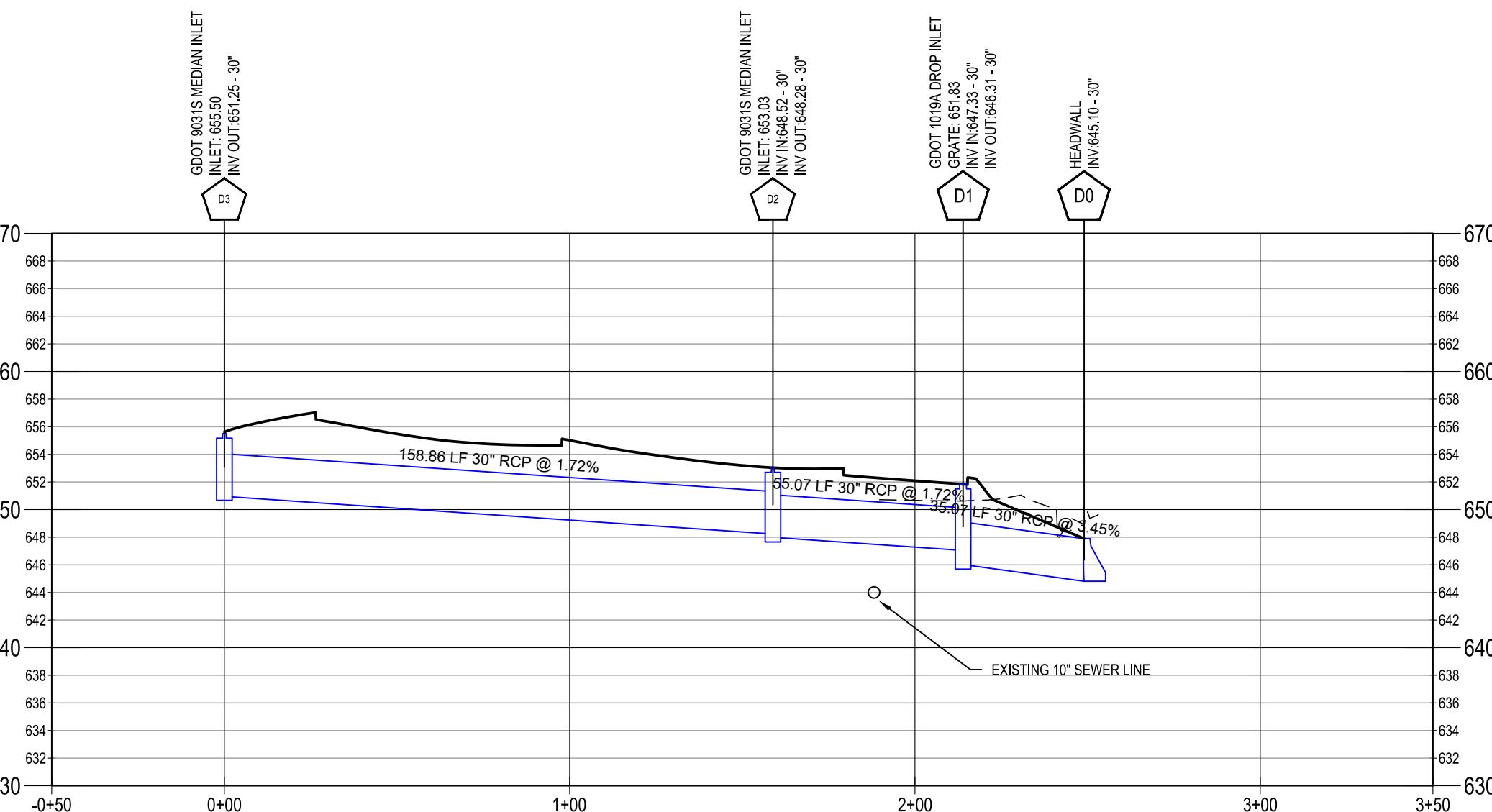
STORM C PROFILE
STA. -0+50 TO STA. 2+50



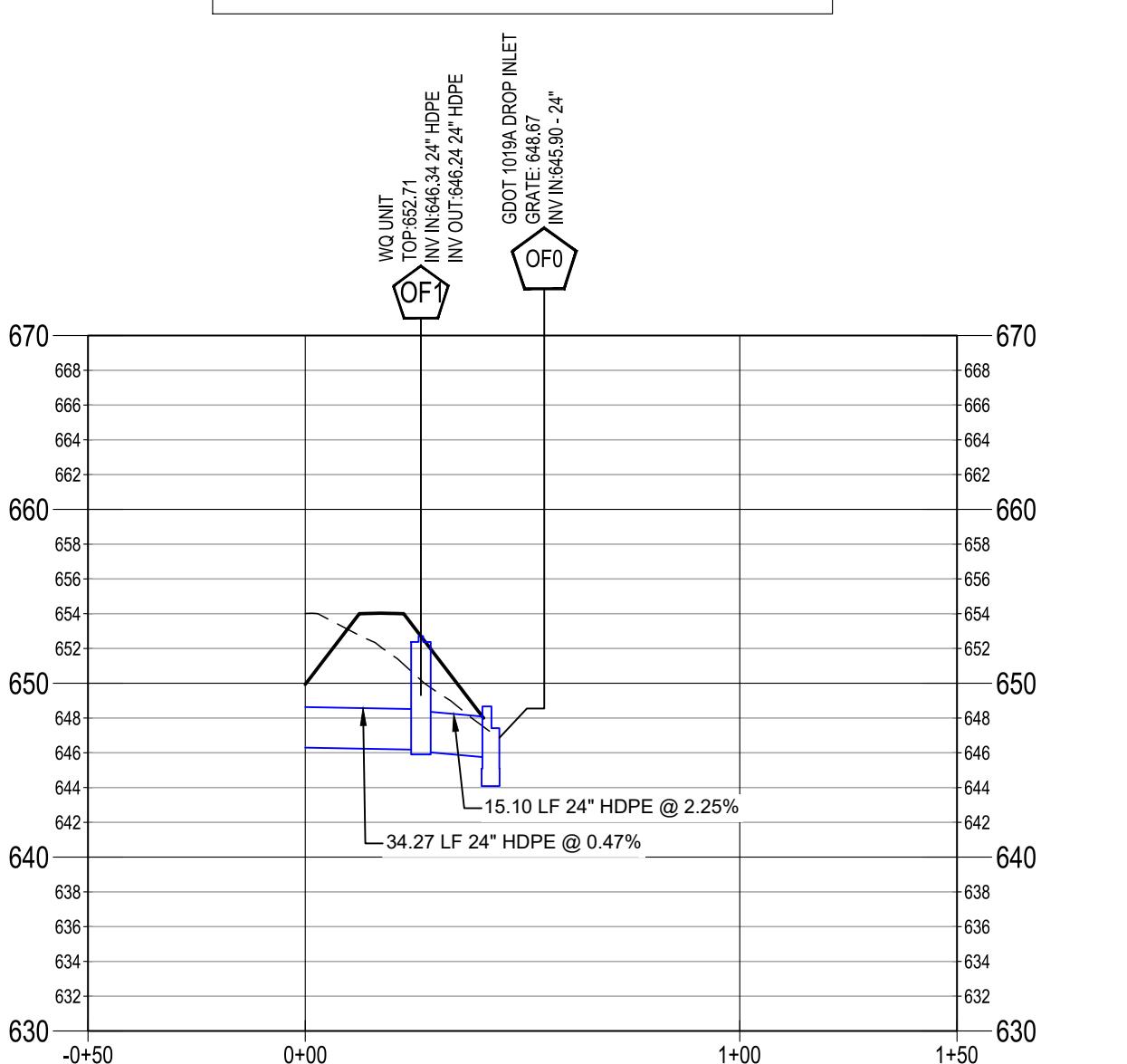
STORM A3 PROFILE
STA. -0+50 TO STA. 3+50



STORM D PROFILE
STA. -0+50 TO STA. 3+50



STORM OF (1) PROFILE
STA. -0+50 TO STA. 1+50



NOTE: ALL AST2 CMP PIPE SHALL BE SMOOTH BORE UNLESS OTHERWISE NOTED

NOTE: 1019As AND HIGH CAPACITY GRATES IN CURB LINE TO BE HOODED

LEGEND
EXISTING GRADE
PROPOSED GRADE

OWNER/DEVELOPER

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24-HOUR CONTACT

MIKE MCCROEY
404-644-2939



Contact 811 before you dig

JASON P. BROWN
LEVEL II CERTIFIED DESIGN PROFESSIONAL
#53274 - EXP. 05.01.2026

CONTRACTOR

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PHONE: 706-817-0679

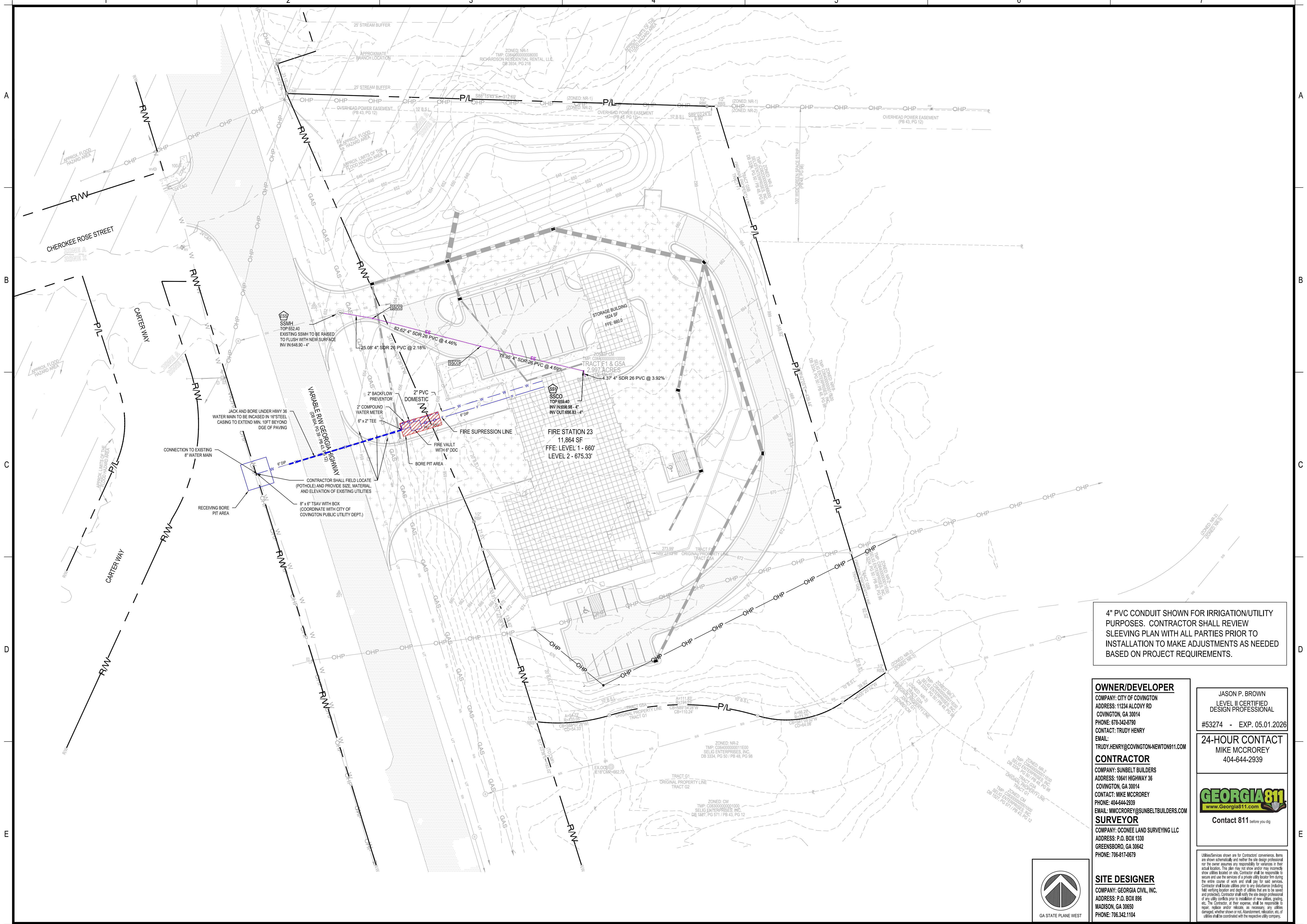
SITE DESIGNER

COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706.342.1104

Utilities shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variances in their locations or sizes. Contractor shall be responsible to show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the course of construction. Contractor shall be responsible to locate and mark all existing utility lines. Contractor shall locate utility prior to disturbance (including field verification) and depth of utility lines that are to be severed or disturbed. Contractor shall be responsible for removal and replacement of any utility prior to installation of new utility grading, piping, rebar, and/or concrete, as well as any utility damaged, whether shown or not. Abandonment, relocation, etc., of utilities shall be coordinated with the respective utility company.

COVINGTON FIRE STATION #23

9155 HIGHWAY 36
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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 FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

NON-EXEMPT PERMIT PART IV.

(I) EXCEPT AS PROVIDED IN PART IV (III) BELOW, NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE DIRECTOR DETERMINES THAT THE ACTIVITY IS A TEMPORARY ACTIVITY OR WHERE THE ENVIRONMENT IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6 OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED, OR WHERE ANY Ephemeral STREAM, OR WHERE BULKHEADS AND SEAWALLS MAY BE CONSTRUCTED TO PREVENT THE EROSION OF THE STREAM BANKS OR STREAM BEDS. THE BUFFER DISTANCE SHALL BE 25 FEET, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED.

1. PUBLIC DRINKING WATER SYSTEM RESERVES.

2. STREAM CROSSINGS FOR WATER LINES AND SEWER LINES, PROVIDED THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.

3. STREAM CROSSINGS FOR ANY UTILITY LINES OF ANY ELECTRIC MEMBERSHIP CORPORATION OR MUNICIPAL ELECTRICAL SYSTEM OR ANY PUBLIC UTILITY ENERGY REGULATORY COMMISSION, ANY CABLE TELEVISION SYSTEM AS DEFINED IN CODE SECTION 36-18-1, OR ANY AGENCY OR INSTRUMENTALITY OF THE UNITED STATES ENGAGED IN THE GENERATION, TRANSMISSION OR DISTRIBUTION OF POWER, PROVIDED THAT (A) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, (B) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER AND (C) THE DIRECTOR IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

4. BUFFER CROSSINGS PROVIDED THAT THE CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER.

5. STREAM CROSSINGS FOR AERIAL UTILITY LINES, PROVIDED THAT (A) THE NEW UTILITY LINE RIGHT-OF-WAY WIDTH DOES NOT EXCEED 100 LINEAR FEET, (B) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, (C) ONLY TREES AND TRUNKS ARE REMOVED FROM WITHIN THE BUFFER RESULTING IN ONLY MINOR SOIL EROSION, (D) EROSION OF UNDERLYING VEGETATION IS MINIMIZED, AND (E) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER, THE PLAN SHALL INCLUDE A DESCRIPTION OF THE STREAM CROSSINGS WITH DETAILS OF THE BUFFER DISTURBANCE INCLUDING AREA AND LENGTH OF BUFFER DISTURBANCE, ESTIMATED LENGTH OF TIME OF BUFFER DISTURBANCE AND JUSTIFICATION.

6. RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS, AND THE REPLACEMENT OR MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY OR IN WHOLE OR IN PART BY THE DEPARTMENT OF TRANSPORTATION, THE GEORGIA HIGHWAY AUTHORITY OR STATE ROAD AND TOLLWAY AUTHORITY OR UNDERTAKEN BY ANY COUNTY MUNICIPALITY, PROVIDED THAT (A) THE AREA OF LAND DISTURBANCE DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (B) THE AREA OF BUFFER VEGETATION TO BE CUT (NOT GRUBBED) DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (C) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER, AND (D) THE ENTITY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

7. RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS, AND THE REPLACEMENT OR MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY OR IN WHOLE OR IN PART BY ANY ELECTRIC MEMBERSHIP CORPORATION OR MUNICIPAL ELECTRICAL SYSTEM OR ANY PUBLIC UTILITY ENERGY REGULATORY COMMISSION, ANY CABLE TELEVISION SYSTEM AS DEFINED IN CODE SECTION 36-18-1, OR ANY AGENCY OR INSTRUMENTALITY OF THE UNITED STATES ENGAGED IN THE GENERATION, TRANSMISSION OR DISTRIBUTION OF POWER, PROVIDED THAT (A) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, (B) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER AND (C) THE ENTITY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

8. MAINTENANCE (EXCLUDING DREDGING), REPAIR AND/OR UPGRADE OF SOIL AND WATER CONSERVATION DISTRICT WATERSHED DAMS WHEN UNDER THE TECHNICAL SUPERVISION OF USDA NATURAL RESOURCES CONSERVATION SERVICE.

(II) NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 50 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ALL STATE WATER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED, HOWEVER, THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS TROUT STREAMS WHICH ARE LOCATED WITHIN THE BUFFER ARE NOT CONSIDERED AS STREAMS FOR WHICH A 50 FOOT BUFFER IS REQUIRED, PROVIDED THAT THE DIRECTOR IS NOT A SECONDARY PERMITTEE PURSUANT TO THE TERMS OF A RULE PROMULGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO EPA AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND EXTENT OF PIPING AND PRESCRIBED METHODOLOGY FOR CONSTRUCTION, MAINTENANCE, REPAIR AND/OR UPGRADE OF SOIL AND WATER CONSERVATION DISTRICT WATERSHED DAMS WHEN UNDER THE TECHNICAL SUPERVISION OF USDA NATURAL RESOURCES CONSERVATION SERVICE.

(III) EXCEPT AS PROVIDED IN PART IV (IV) BELOW, NO CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER ALONG COASTAL MARSHLANDS, AS MEASURED HORIZONTALLY FROM THE COASTAL MARSHLAND-UPLAND INTERFACE, AS DETERMINED IN ACCORDANCE WITH PART 4 OF ARTICLE 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED, HOWEVER, THAT THE DIRECTOR IS NOT A SECONDARY PERMITTEE, EXCEPT WHERE THE DIRECTOR DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF NATURAL RESOURCES AND THE ENVIRONMENT IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO CODE SECTION 12-2-4, OR WHERE AN ALTERATION TO THE COASTAL MARSHLAND-UPLAND INTERFACE IS NOT CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND SUCH MEASURES ARE FULLY IMPLEMENTED, OR WHERE A DRAINAGE STRUCTURE OR ROADWAY STRUCTURE IS CONSTRUCTED OR PROVIDED, PROVIDED THAT THE DIRECTOR IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

(IV) EXCEPT AS PROVIDED IN PART IV (V) BELOW, NO CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER ALONG COASTAL MARSHLANDS, AS MEASURED HORIZONTALLY FROM THE COASTAL MARSHLAND-UPLAND INTERFACE, AS DETERMINED IN ACCORDANCE WITH PART 4 OF ARTICLE 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED, HOWEVER, THAT THE DIRECTOR IS NOT A SECONDARY PERMITTEE, EXCEPT WHERE THE DIRECTOR DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF NATURAL RESOURCES AND THE ENVIRONMENT IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO CODE SECTION 12-2-4, OR WHERE AN ALTERATION TO THE COASTAL MARSHLAND-UPLAND INTERFACE IS NOT CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND SUCH MEASURES ARE FULLY IMPLEMENTED, OR WHERE A DRAINAGE STRUCTURE OR ROADWAY STRUCTURE IS CONSTRUCTED OR PROVIDED, PROVIDED THAT THE DIRECTOR IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

(V) EXCEPT AS PROVIDED IN PART IV (VI) BELOW, NO CONSTRUCTION ACTIVITY SHALL BE CONDUCTED WITHIN A 50 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE DIRECTOR DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF NATURAL RESOURCES AND THE ENVIRONMENT IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO CODE SECTION 12-2-4, OR WHERE AN ALTERATION TO THE COASTAL MARSHLAND-UPLAND INTERFACE IS NOT CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND SUCH MEASURES ARE FULLY IMPLEMENTED, THE BUFFER SHALL NOT APPLY TO THE FOLLOWING ACTIVITIES PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED:

1. PUBLIC DRINKING WATER SYSTEM RESERVES.

2. STREAM CROSSINGS FOR WATER LINES AND SEWER LINES, PROVIDED THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER.

3. STREAM CROSSINGS FOR ANY UTILITY LINES OF ANY ELECTRIC MEMBERSHIP CORPORATION OR MUNICIPAL ELECTRICAL SYSTEM OR ANY PUBLIC UTILITY ENERGY REGULATORY COMMISSION, ANY CABLE TELEVISION SYSTEM AS DEFINED IN CODE SECTION 36-18-1, OR ANY AGENCY OR INSTRUMENTALITY OF THE UNITED STATES ENGAGED IN THE GENERATION, TRANSMISSION OR DISTRIBUTION OF POWER, PROVIDED THAT (A) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, (B) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER AND (C) THE ENTITY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

4. BUFFER CROSSINGS PROVIDED THAT THE CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER.

5. STREAM CROSSINGS FOR AERIAL UTILITY LINES, PROVIDED THAT (A) THE NEW UTILITY LINE RIGHT-OF-WAY WIDTH DOES NOT EXCEED 100 LINEAR FEET, (B) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, (C) ONLY TREES AND TRUNKS ARE REMOVED FROM WITHIN THE BUFFER RESULTING IN ONLY MINOR SOIL EROSION, (D) EROSION OF UNDERLYING VEGETATION IS MINIMIZED, AND (E) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER, THE PLAN SHALL INCLUDE A DESCRIPTION OF THE STREAM CROSSINGS WITH DETAILS OF THE BUFFER DISTURBANCE INCLUDING AREA AND LENGTH OF BUFFER DISTURBANCE, ESTIMATED LENGTH OF TIME OF BUFFER DISTURBANCE AND JUSTIFICATION.

6. RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS, AND THE REPLACEMENT OR MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY OR IN WHOLE OR IN PART BY THE DEPARTMENT OF TRANSPORTATION, THE GEORGIA HIGHWAY AUTHORITY OR STATE ROAD AND TOLLWAY AUTHORITY OR UNDERTAKEN BY ANY COUNTY MUNICIPALITY, PROVIDED THAT (A) THE AREA OF LAND DISTURBANCE DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (B) THE AREA OF BUFFER VEGETATION TO BE CUT (NOT GRUBBED) DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (C) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER, AND (D) THE ENTITY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

7. RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS, AND THE REPLACEMENT OR MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY OR IN WHOLE OR IN PART BY ANY ELECTRIC MEMBERSHIP CORPORATION OR MUNICIPAL ELECTRICAL SYSTEM OR ANY PUBLIC UTILITY ENERGY REGULATORY COMMISSION, ANY CABLE TELEVISION SYSTEM AS DEFINED IN CODE SECTION 36-18-1, OR ANY AGENCY OR INSTRUMENTALITY OF THE UNITED STATES ENGAGED IN THE GENERATION, TRANSMISSION OR DISTRIBUTION OF POWER, PROVIDED THAT (A) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, (B) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER AND (C) THE ENTITY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

8. MAINTENANCE (EXCLUDING DREDGING), REPAIR AND/OR UPGRADE OF SOIL AND WATER CONSERVATION DISTRICT WATERSHED DAMS WHEN UNDER THE TECHNICAL SUPERVISION OF USDA NATURAL RESOURCES CONSERVATION SERVICE.

(VI) EXCEPT AS PROVIDED ABOVE, FOR BUFFERS REQUIRED PURSUANT TO PART IV (I), (II) AND (III), NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE DIRECTOR DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF NATURAL RESOURCES AND THE ENVIRONMENT IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO CODE SECTION 12-2-4, OR WHERE AN ALTERATION TO THE COASTAL MARSHLAND-UPLAND INTERFACE IS NOT CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND SUCH MEASURES ARE FULLY IMPLEMENTED, THE BUFFER SHALL NOT APPLY TO THE FOLLOWING ACTIVITIES PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED:

1. PUBLIC DRINKING WATER SYSTEM RESERVES.

2. CROSSINGS FOR UTILITY LINES THAT CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.

3. ANY LAND DISTURBANCE ACTIVITY CONDUCTED PURSUANT TO PART IV (I) IN COMPLIANCE WITH A VALID AND EFFECTIVE LAND-DISTURBING PERMIT ISSUED BY THE DIRECTOR PURSUANT TO CODE SECTION 12-2-4.

4. ANY LOT FOR WHICH THE PRELIMINARY PLAT HAS BEEN APPROVED PRIOR TO DECEMBER 31, 2015 IF ROADWAYS, BRIDGES, OR WATER AND SEWER LINES HAVE BEEN EXTENDED TO SUCH LOT PRIOR TO THE EFFECTIVE DATE OF THIS ACT AND IF THE REQUIREMENT TO MAINTAIN A 25 FOOT BUFFER WOULD CONFLICT WITH THE REQUIREMENT TO MAINTAIN THE PRELIMINARY PLAT.

5. BUFFER CROSSINGS FOR FENCES, PROVIDED THAT THE CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER.

6. RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS, AND THE REPLACEMENT OR MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY OR IN WHOLE OR IN PART BY THE DEPARTMENT OF TRANSPORTATION, THE GEORGIA HIGHWAY AUTHORITY OR STATE ROAD AND TOLLWAY AUTHORITY OR UNDERTAKEN BY ANY COUNTY MUNICIPALITY, PROVIDED THAT (A) THE AREA OF LAND DISTURBANCE DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (B) THE AREA OF BUFFER VEGETATION TO BE CUT (NOT GRUBBED) DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (C) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER, AND (D) THE ENTITY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

7. RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS, AND THE REPLACEMENT OR MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY OR IN WHOLE OR IN PART BY ANY ELECTRIC MEMBERSHIP CORPORATION OR MUNICIPAL ELECTRICAL SYSTEM OR ANY PUBLIC UTILITY ENERGY REGULATORY COMMISSION, ANY CABLE TELEVISION SYSTEM AS DEFINED IN CODE SECTION 36-18-1, OR ANY AGENCY OR INSTRUMENTALITY OF THE UNITED STATES ENGAGED IN THE GENERATION, TRANSMISSION OR DISTRIBUTION OF POWER, PROVIDED THAT (A) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, (B) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER AND (C) THE ENTITY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

8. MAINTENANCE (EXCLUDING DREDGING), REPAIR AND/OR UPGRADE OF SOIL AND WATER CONSERVATION DISTRICT WATERSHED DAMS WHEN UNDER THE TECHNICAL SUPERVISION OF USDA NATURAL RESOURCES CONSERVATION SERVICE.

(VII) EXCEPT AS PROVIDED ABOVE, FOR BUFFERS REQUIRED PURSUANT TO PART IV (I), (II) AND (III), NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 50 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE DIRECTOR DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF NATURAL RESOURCES AND THE ENVIRONMENT IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO CODE SECTION 12-2-4, OR WHERE AN ALTERATION TO THE COASTAL MARSHLAND-UPLAND INTERFACE IS NOT CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND SUCH MEASURES ARE FULLY IMPLEMENTED, THE BUFFER SHALL NOT APPLY TO THE FOLLOWING ACTIVITIES PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED:

1. PUBLIC DRINKING WATER SYSTEM RESERVES.

2. CROSSINGS FOR UTILITY LINES THAT CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.

3. ANY LAND DISTURBANCE ACTIVITY CONDUCTED PURSUANT TO PART IV (I) IN COMPLIANCE WITH A VALID AND EFFECTIVE LAND-DISTURBING PERMIT ISSUED BY THE DIRECTOR PURSUANT TO CODE SECTION 12-2-4.

4. ANY LOT FOR WHICH THE PRELIMINARY PLAT HAS BEEN APPROVED PRIOR TO DECEMBER 31, 2015 IF ROADWAYS, BRIDGES, OR WATER AND SEWER LINES HAVE BEEN EXTENDED TO SUCH LOT PRIOR TO THE EFFECTIVE DATE OF THIS ACT AND IF THE REQUIREMENT TO MAINTAIN A 25 FOOT BUFFER WOULD CONFLICT WITH THE REQUIREMENT TO MAINTAIN THE PRELIMINARY PLAT.

5. BUFFER CROSSINGS FOR FENCES, PROVIDED THAT THE CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER.

6. RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS, AND THE REPLACEMENT OR MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY OR IN WHOLE OR IN PART BY THE DEPARTMENT OF TRANSPORTATION, THE GEORGIA HIGHWAY AUTHORITY OR STATE ROAD AND TOLLWAY AUTHORITY OR UNDERTAKEN BY ANY COUNTY MUNICIPALITY, PROVIDED THAT (A) THE AREA OF LAND DISTURBANCE DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (B) THE AREA OF BUFFER VEGETATION TO BE CUT (NOT GRUBBED) DOES NOT EXCEED 100 SQUARE FEET PER STRUCTURE, (C) NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE AREAS WITHIN THE BUFFER, AND (D) THE ENTITY IS NOT A SECONDARY PERMITTEE FOR A PROJECT LOCATED WITHIN A COMMON DEVELOPMENT OR SALE UNDER THIS PERMIT.

7. RIGHT-OF-WAY POSTS, GUY WIRES, ANCHORS, SURVEY MARKERS, AND THE REPLACEMENT OR MAINTENANCE OF EXISTING UTILITY STRUCTURES WITHIN THE CURRENT RIGHT-OF-WAY OR IN WHOLE OR IN PART BY ANY ELECTRIC MEMBERSHIP CORPORATION OR MUNICIPAL ELECTRICAL SYSTEM OR ANY PUBLIC UTILITY ENERGY REGULATORY COMMISSION, ANY CABLE TELEVISION SYSTEM AS DEFINED IN CODE SECTION 36-18-1, OR ANY AGENCY OR INSTRUMENTALITY OF THE UNITED STATES ENGAGED IN THE GENERATION, TRANSMISSION OR DISTRIBUTION OF POWER, PROVIDED THAT (A) THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, (B) NATIVE RIPARIAN VEGETATION

DRAWING DATE:	12/19/2025
DRAWN BY:	DLD
CHECKED BY:	JPB
REVISIONS	
DATE:	DESCRIPTION:

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Sheet Title

ESPC DETAILS

Sheet Number

C-8.7

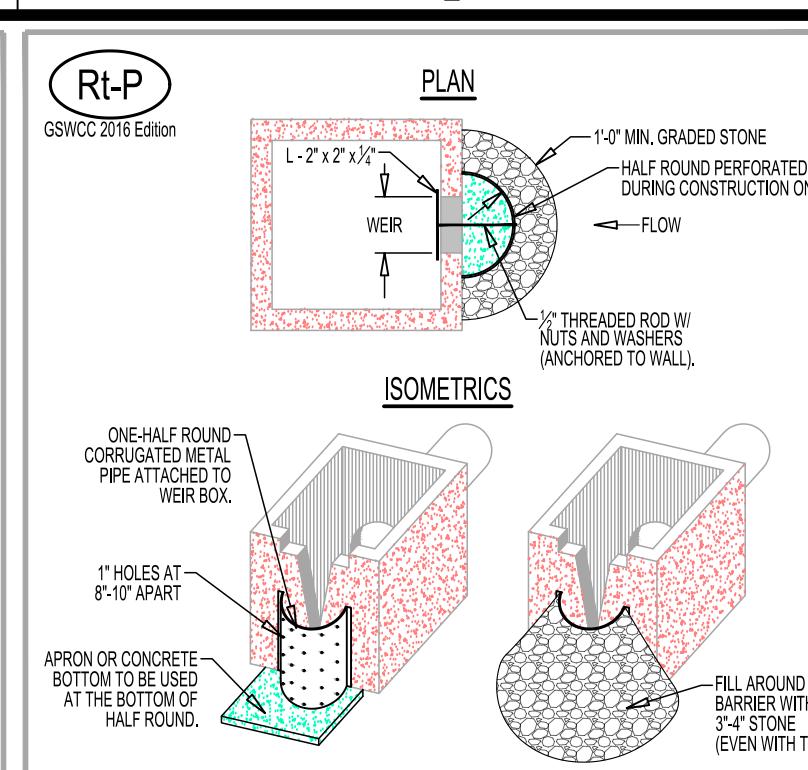
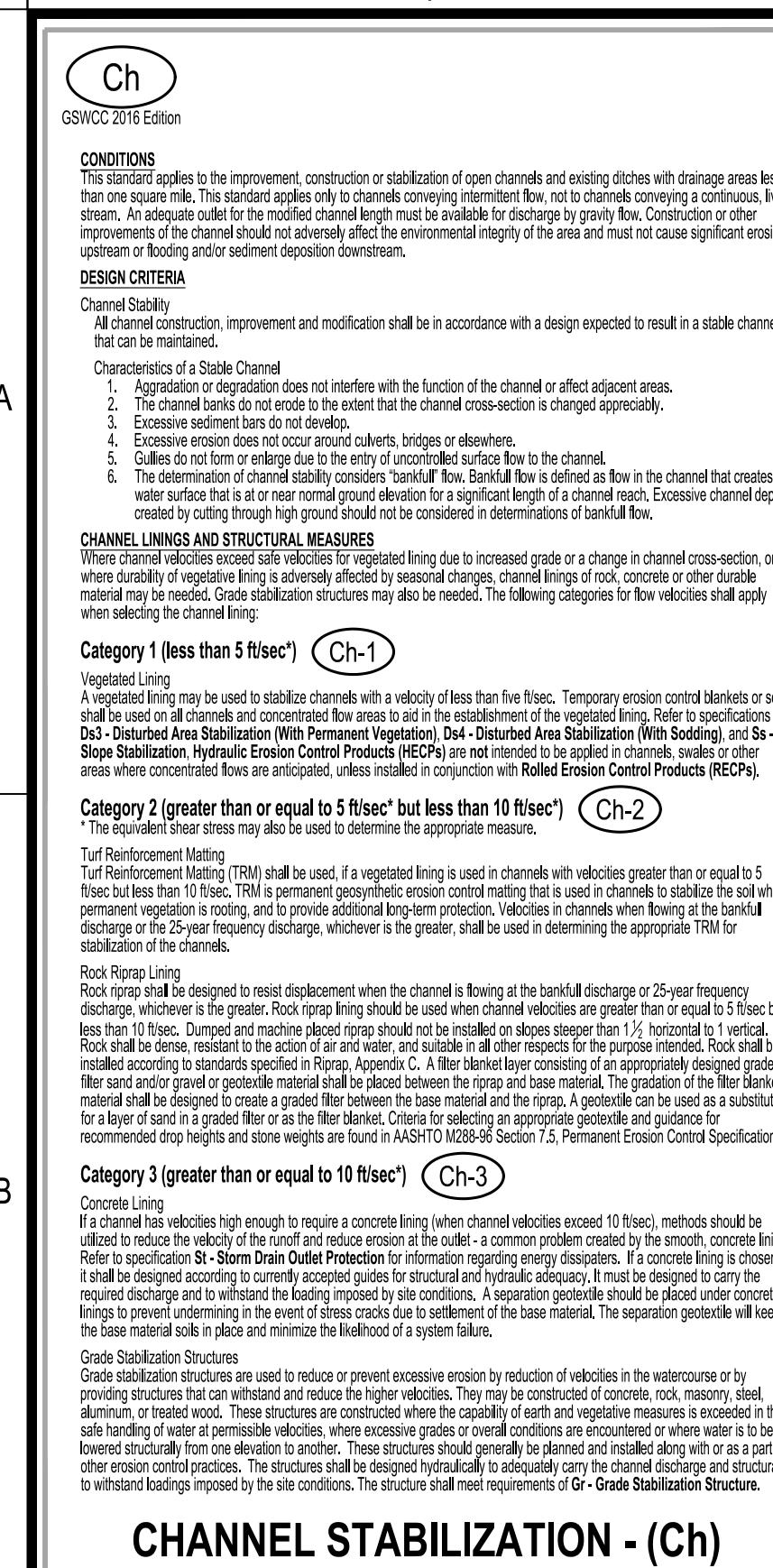
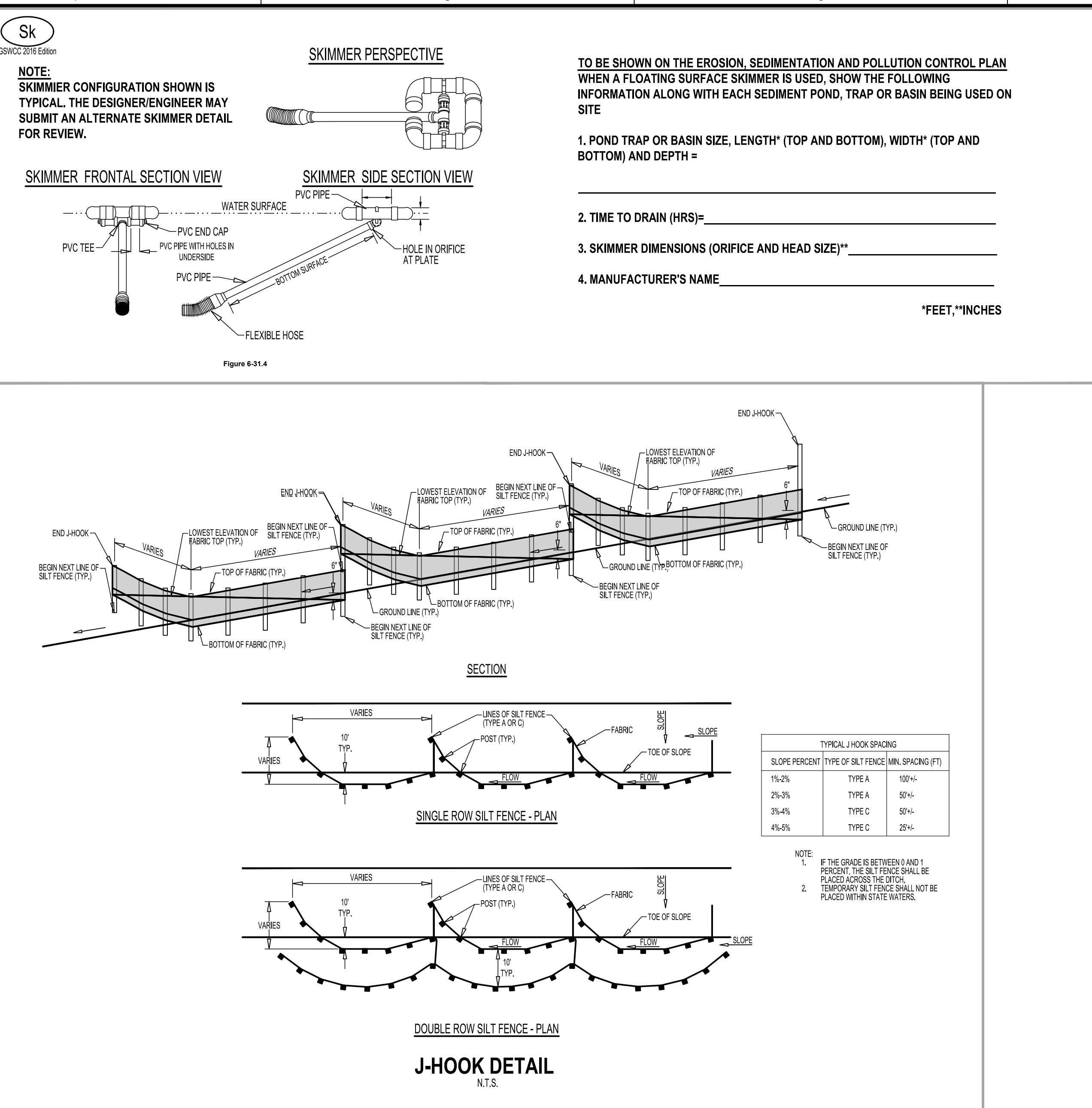


Figure 6-26.1



NOTE: CONTRACTOR SHALL PROVIDE PHYSICAL BARRIER SUCH AS PLASTIC SHEETING OR TEMPORARY ROOFS ON ALL BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER SUCH MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND STORMWATER.

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A B C D E

COVINGTON FIRE STATION #23

9155 HIGHWAY 36
COVINGTON, GA 30014
ZONING: CM - CORRIDOR MIXED USE

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
311 N. Main St. Ste. 101, Unit C
P.O. Box 888 | Madison, GA 30650
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www.georgiacivil.com

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G. O. R. G.
REGISTERED
ENGINEER
J. N. P. BROWN

PRICING SET

Project Information

TOPSOIL NOTES:

1. CONTRACTOR SHALL STOCKPILE TOPSOIL AS DIRECTED. CONTRACTOR SHALL ENSURE AN ADEQUATE QUANTITY OF ONSITE TOPSOIL, AS DETERMINED BY THE GENERAL NOTES AND SPECIFICATIONS, IS PRESERVED, THEN EVENLY SPREAD AND TILLED ACROSS ALL LANDSCAPING AREAS, INCLUDING PLANTING BEDS.
2. CONTRACTOR SHALL INFORM THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT DURING THE STRIPPING PHASE OF THE PROJECT IF THE AVAILABLE TOPSOIL IS INSUFFICIENT FOR THE LANDSCAPING AREAS. CONTRACTOR SHALL NOT WASTE TOPSOIL ON SLOPES OR NON-STRUCTURAL AREAS UNTIL IT IS CONFIRMED THAT SUFFICIENT QUANTITIES OF ONSITE TOPSOIL ARE RESERVED FOR USE IN SITE LANDSCAPING.

OWNER
COMPANY: XXXXXXXXXX
ADDRESS: XXXXXXXXXX
XXXXXX
PHONE: (XXX) XXX-XXXX
CONTACT: XXXXXX
EMAIL: XX

CONTRACTOR
COMPANY: XXXXX
ADDRESS: XXXXXX
CONTACT: XXXXX
PHONE: (XXX) XXX-XXXX
EMAIL: XXXXXX

24-HOUR CONTACT
TODD PEASTER
(706) 818-1114

DRAWING DATE: 12/19/2025
DRAWN BY: DLD
CHECKED BY: JPB
REVISIONS:
DATE: DESCRIPTION:

SURVEYOR
COMPANY: GEORGIA CIVIL, INC.
SURVEYOR: BRIAN SLATE
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706.342.1104

SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706.342.1104

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LANDSCAPE PLAN

Sheet Number

C-9.0

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Sheet Title

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GA STATE PLANE EAST

GENERAL PLANTING NOTES

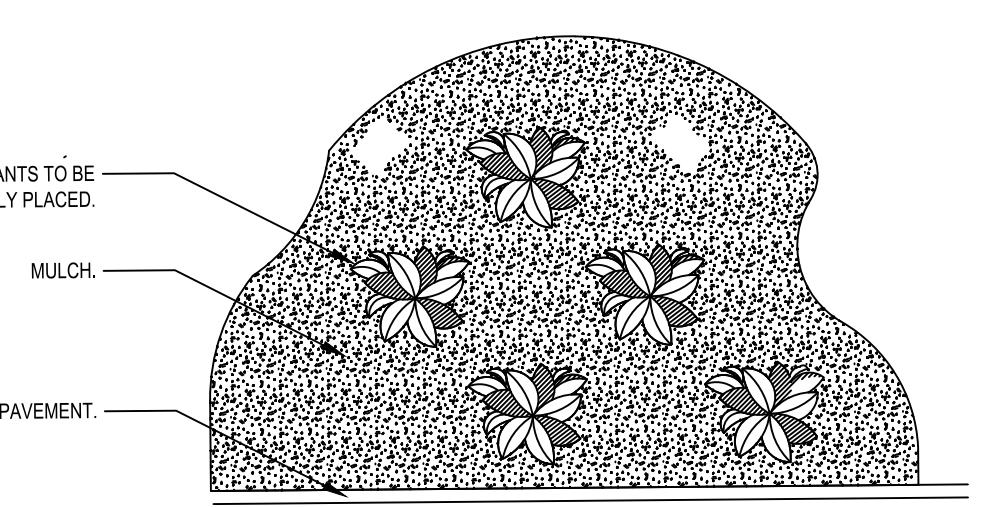
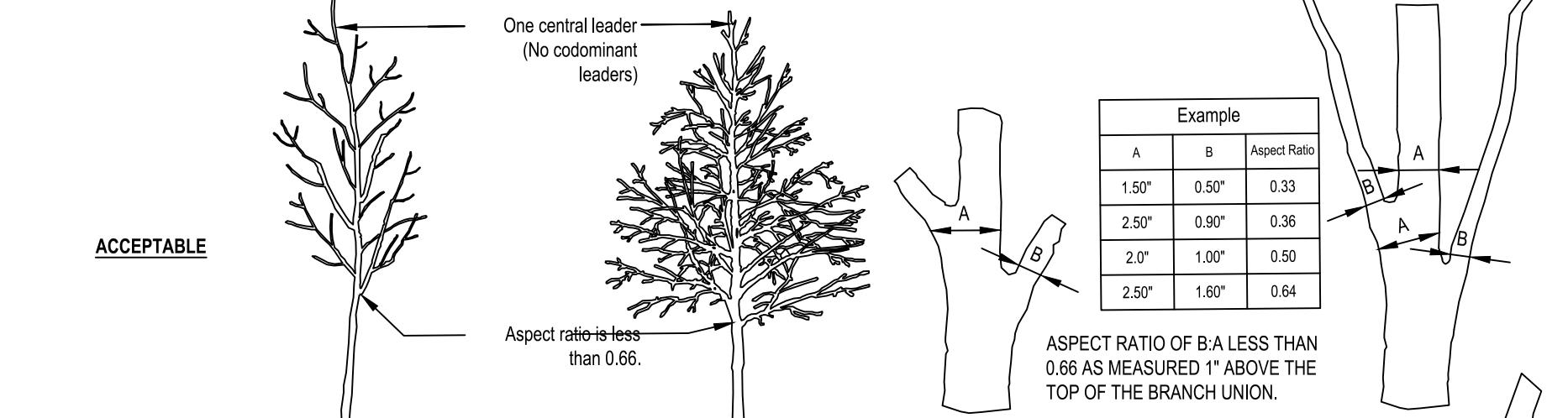
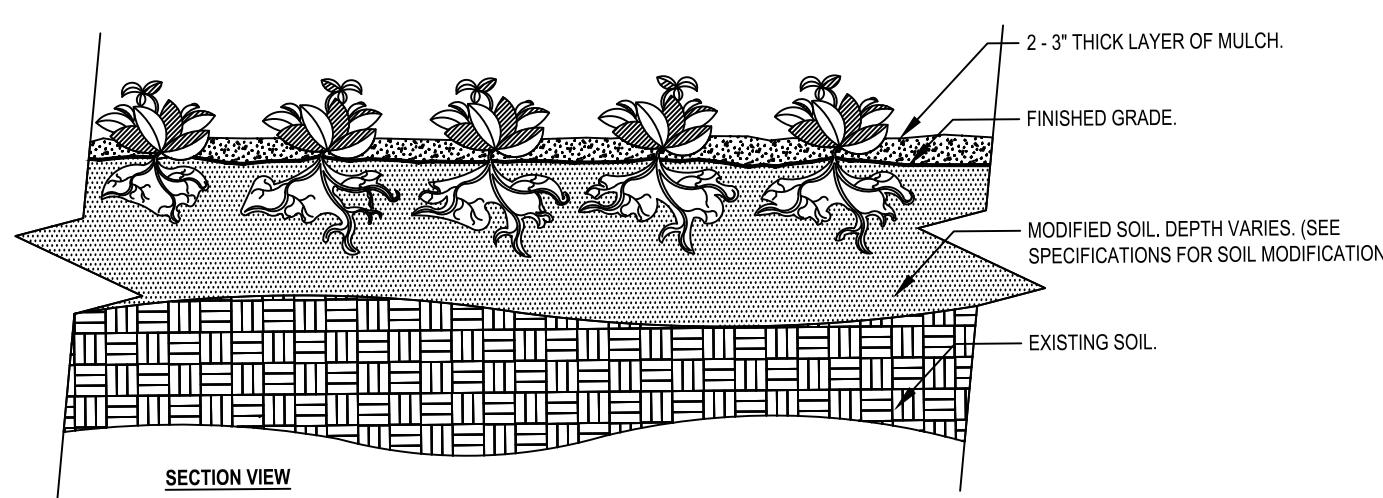
1. SELECTION:
A. ALL PLANT MATERIALS TO BE (GEORGIA #1) OR BETTER (GEORGIA FANCY) DEFINED AND SPECIFIED ACCORDING TO GRADES AND STANDARDS FOR NURSERY STOCK PUBLISHED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMERS' DIVISION OF THE STATE OF GEORGIA.
B. ALL PLANT MATERIAL SHALL MEET THE MINIMAL SIZE REQUIREMENT AS STATED ON THE PLANT LIST.
C. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY LOCATION. THE LANDSCAPE ARCHITECT WILL DECIDE FINAL APPROVAL OF ALL PLANT MATERIAL DELIVERED TO THE PROJECT SITE.
D. THE LANDSCAPE ARCHITECT MAY MAKE SELECTION OF PLANT MATERIAL PROCURED UNDER THIS PROJECT AT THE TIME OF CULTIVATION BEFORE THE CONTRACTOR PURCHASES AND PREPARES FOR DELIVERY TO PROJECT SITE. THE LANDSCAPE ARCHITECT IS TO RETAIN AND MAINTAIN PLANT TAGS VERIFYING TYPE AND PURITY OF LANDSCAPE MATERIAL.
E. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, UNLESS OTHERWISE NOTED. PLANTS SHALL BE DELIVERED IN A PLANTABLE CONDITION WITH A NATURALISTIC BRANCHING CHARACTER AS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
F. LANDSCAPE CONTRACTOR SHALL REFER TO PLANTING PLAN AND PLANT LIST FOR MATERIAL PROCUREMENT.
G. CONTRACTOR SHALL PLANT ALL PLANT MATERIAL IN ACCORDANCE WITH THE DRAWINGS.
H. CONTRACTOR SHALL FURNISH ALL QUANTITIES NECESSARY TO COMPLETE THE PLANTING AREAS AS SHOWN ON THE DRAWING TO ACCEPTANCE AND SATISFACTION AT THE LANDSCAPE ARCHITECT.
I. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN VIGOROUSLY THRIVING CONDITION FOR PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.

2. EXECUTION:
A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS AND INSTRUCTIONS PROVIDED BY LANDSCAPE ARCHITECT.
B. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AS NECESSARY TO EXECUTE AND COMPLETE PROPOSED LANDSCAPE / IRRIGATION INSTALLATION IN A TIMELY MANNER COMPLYING WITH THE SCHEDULED COMPLETION DATE.
C. WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE INTENTIONS OF THE SPECIFIED DRAWINGS. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE OF BEST QUALITY AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
D. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATION ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO LANDSCAPE ARCHITECT APPROVAL SHALL BE DONE WITH THE LANDSCAPE ARCHITECT'S APPROVAL.
E. LANDSCAPE CONTRACTOR SHALL STAKE AND MARK ALL TREE AND PLANT LOCATIONS AT SITE AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT INSTALLATION.
F. UTILITIES AND LANDSCAPE CONTRACTOR SHALL DETERMINE LOCATION OF ALL ABOVE GRADE AND UNDERGROUND UTILITIES PERFORM WORK THAT WILL AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL MAKE GOOD ALL DAMAGED UTILITIES AT NO COST TO OWNER.
G. DRAINAGE: CONTRACTOR SHALL CONDUCT PERCOLATION TEST IN AREAS TO BE PLANTED. NOTIFY LANDSCAPE ARCHITECT OF ANY CONCERN. PROVIDE A DRAINED, AMENDED PIT DRAINAGE AS REQUIRED TO ENSURE HEALTHY PLANT MATERIALS (SEE SPECIFICATIONS FOR DETAILS).
H. IF DRAINAGE IS NOT SUFFICIENT NOTIFY LANDSCAPE ARCHITECT BEFORE INSTALLING THE PLANTS. OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

3. GENERAL PLANTING:
A. THE CONTRACTOR'S FIELD SUPERVISOR SHALL ACCOMPANY LANDSCAPE ARCHITECT ON ALL PLANT TAGGING AND SITE VISITS.
B. CONTRACTOR SHALL PLACE 2" DEPTH OF AGED MUSHROOM COMPOST IN ALL PLANTING BEDS THAT ARE WELL DRIED. AGED MUSHROOM COMPOST SHALL THEN BE THOROUGHLY TILLED INTO EXISTING SOIL TO A DEPTH OF 10'-12" PRIOR TO PLANTING.
C. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE FACES THE PUBLIC.
D. PLANT PLANTS IN A MULCH BED. DO NOT PLANT PLANTS IN PAVEMENT, PAVING, OR OTHER PLANTING BEDS. MULCH SHALL BE DOUBLE SHREDDED OR FINE HARDWOOD UNLESS OTHERWISE NOTED ON THE PLANS OR DETAILS.
E. PROVIDE A CLEAN SHARP EDGING OF LANDSCAPE BEDS ADJACENT TO LAWN AREAS UNLESS OTHERWISE NOTED.
F. CONTRACTOR SHALL BE RESPONSIBLE FOR "ROLLING" ALL SOD THAT IS INSTALLED ON THE DAY THE SOD IS INSTALLED. HOWEVER, NO SOD SHALL BE LAID WHERE THE GRADE IS NOT CORRECT.

4. TREE PLANTING:
A. REMOVE FIRST 8'-10' OF WIRE BASKET FROM ROOTBALLS. IF REMOVAL WILL RESULT IN ROOTBALL INJURY, CUT AND REMOVE WIRES ONCE IN THE FIELD FOR PLANT EXPANSION.
B. MAKE A HOLE IN THE DIA. OF THE TRUNK FOR THE TREE TO BE INCLUDED WITH A MULCH BED.
C. STAKING AND GUYING DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ADAPT STAKING AND GUYING METHOD ACCORDING TO SITE CONDITIONS.
D. THE CONTRACTOR OR LANDSCAPE ARCHITECT MAY ADJUST THE STAKING AND GUYING DETAILS AS NECESSARY OR AS INSTRUCTED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL IN AN UPRIGHT POSITION AT ALL TIMES DURING THE CONTRACT PERIOD.
E. STAKING AND GUYING OF TREES SHALL BE FOR THE PURPOSE OF ESTABLISHMENT ONLY. STAKING AND GUYING DUE TO STORMS OR OTHER STRONG WIND OR WINDSTORM CONDITIONS.
F. IF CONTRACTOR SEES ANY SITUATION ON THE SITE WHERE A TREE IS TO BE STAKED WITH ARBORITES, BUT IT APPEARS TO PRESENT A SAFETY HAZARD TO RESIDENCE OF THE PROPERTY, THEIR CHILDREN OR THEIR GUEST, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR DIRECTION.
G. SPECIMEN TRANSPLANTED TREE PROTECTION IS THE OWNER'S RESPONSIBILITY.
H. PROPER DRAINAGE FROM ROOTBALL IS THE RESPONSIBILITY OF THE CONTRACTOR.
I. USE ARBORITE BACKING MATERIAL TO SUPPORT THE PLANT AND A 2" X 4" X 4" PLUG AROUND TREE.
J. NYLON WEBBING SHOULD BE SECURED IN SUCH A MANNER AS TO ALLOW SOIL MOISTURE OF TREE.
K. PLANT TREE 2" ABOVE FINISHED GRADE IF MIXING SOIL TYPES. OTHERWISE PLANT AT FINISHED GRADE.

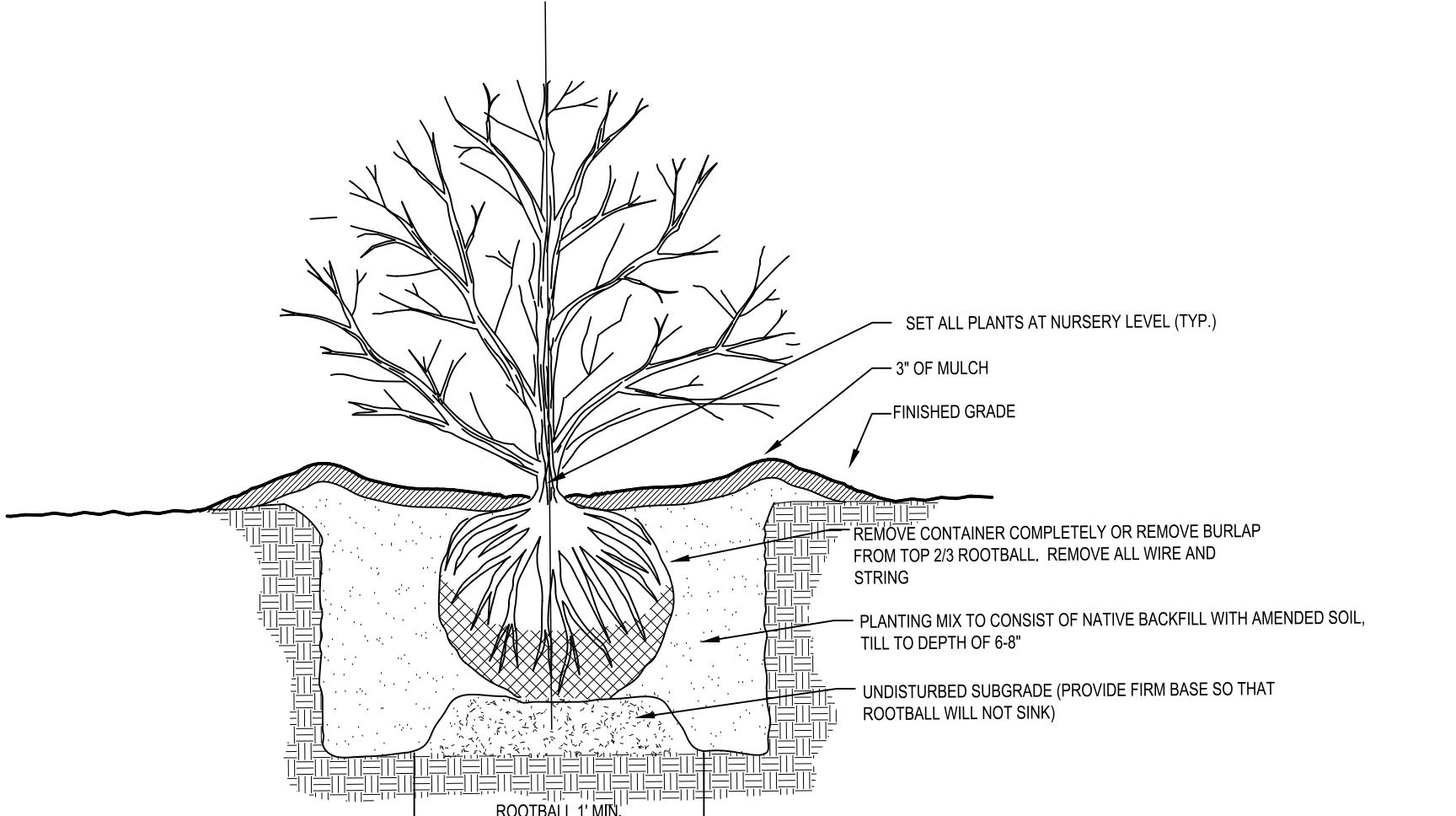
5. PRUNING AND MAINTENANCE:
A. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO PREVENT FOR THE LOSS OF ROOTS AS A RESULT OF TRANSPLANTING OPERATION AND TO MAINTAIN SAFETY IN VEHICULAR AREAS.
B. PRUNING SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT.
C. PRUNING SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT.
D. MAINTENANCE WORK AS DESCRIBED IN THE SPECIFICATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND UNTIL DATE OF THE FINAL ACCEPTANCE BY OWNER AND LANDSCAPE ARCHITECT.



NOTES:
1. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
2. ANY TREE NOT MEETING THE CROWN OBSERVATIONS DETAIL MAY BE REJECTED.

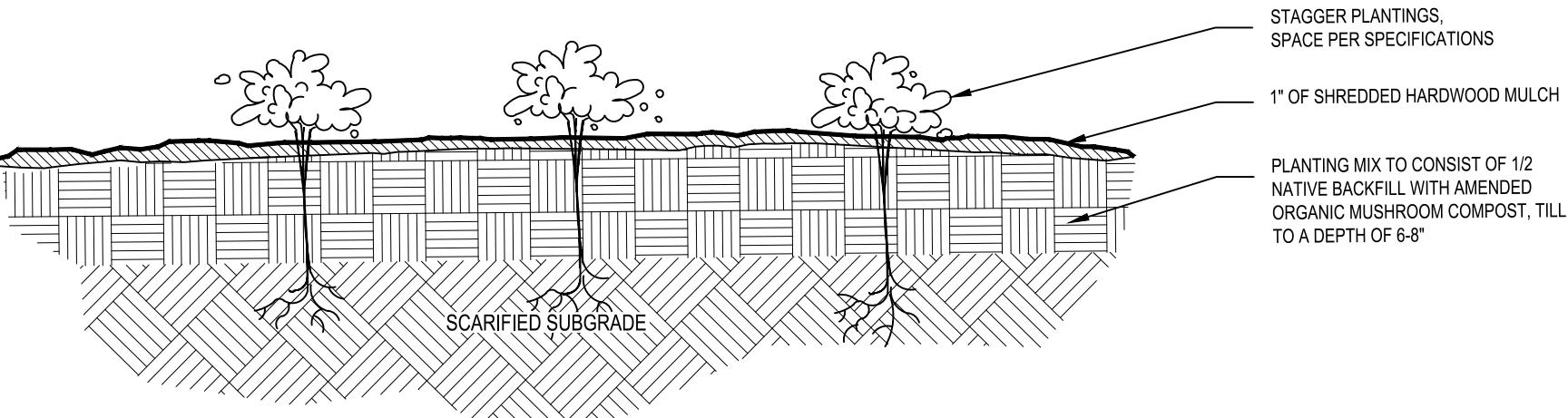
2 CROWN OBSERVATIONS - HIGH BRANCHED

C-7.2 SCALE: NTS



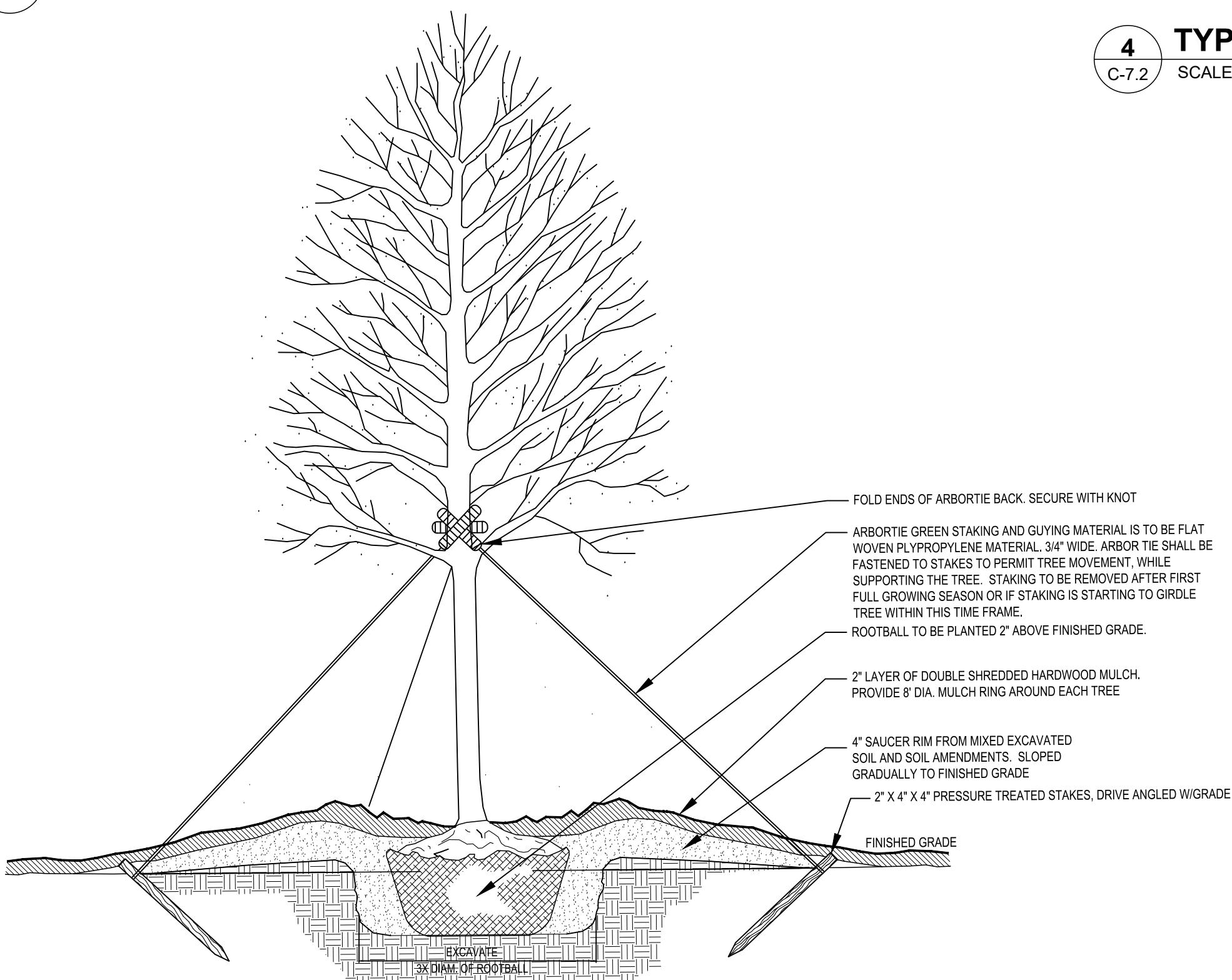
1 GROUNDCOVER

C-7.2 SCALE: NTS



3 TYPICAL PLANTING DETAIL - CONTAINER OR PLUG

C-7.2 SCALE: NTS

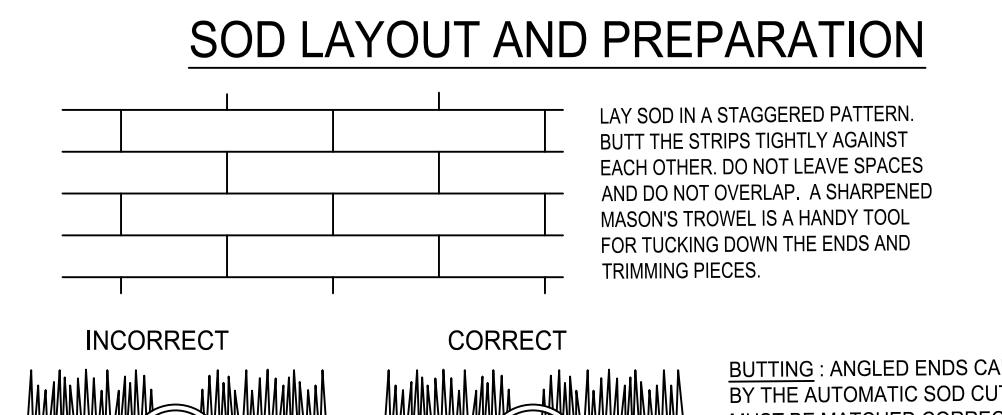


5 TYPICAL TREE PLANTING DETAIL - BALL AND BURLAP

C-7.2 SCALE: NTS

4 TYPICAL SHRUB PLANTING DETAIL - BALL AND BURLAP

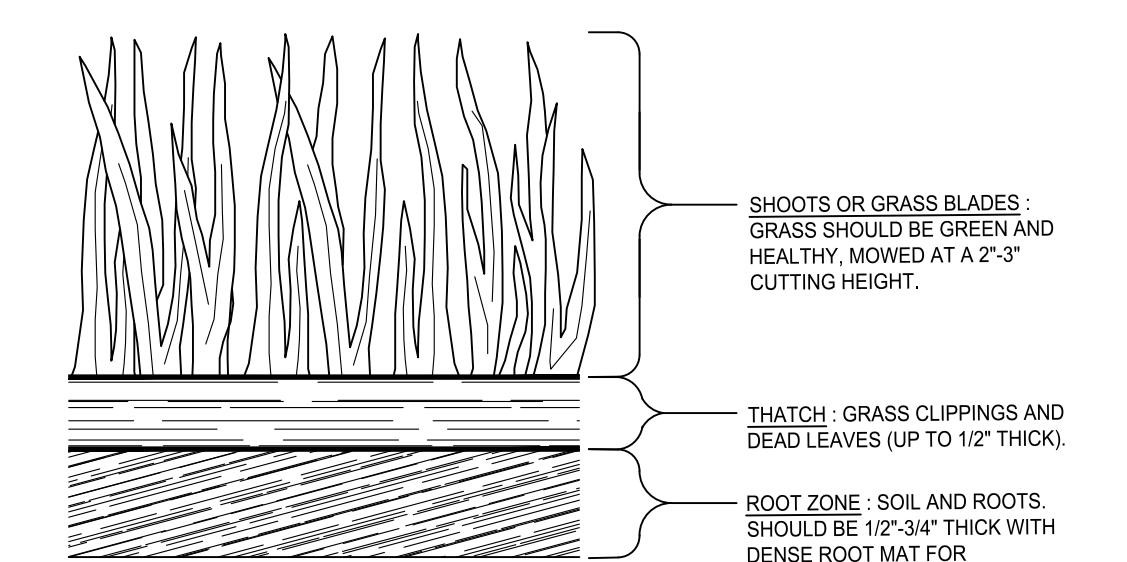
C-7.2 SCALE: NTS



DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL
Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
Step 3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



5 SOD MAINTENANCE AND INSTALLATION

C-7.2 SCALE: NTS



Contact 811 before you dig



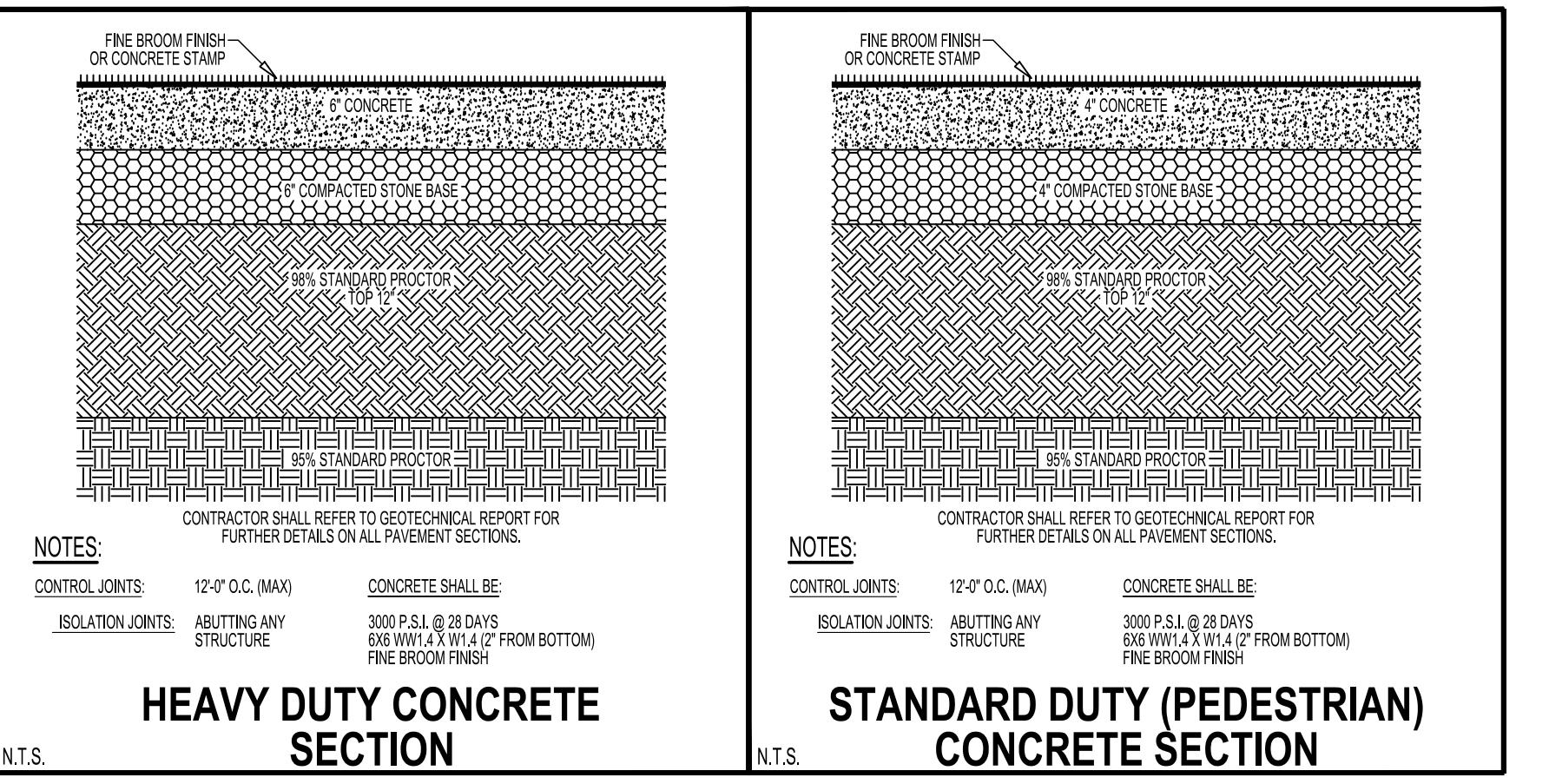
DRAWING DATE: 12/19/2025
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REVISIONS
DATE: DESCRIPTION:

Sheet Title

LANDSCAPE DETAILS

Sheet Number

C-9.1



B

C

D

E

COVINGTON FIRE STATION #23

9155 HIGHWAY 36
 COVINGTON, GA 30014
 ZONING: CM - CORRIDOR MIXED USE

OWNER COMPANY: XXXXXXXXXX ADDRESS: XXXXXXXXXX XXXXXXXXXX PHONE: (XXX) XXX-XXXX CONTACT: XXXXXX EMAIL: XX	DRAWING DATE: 12/19/2025 DRAWN BY: DLD CHECKED BY: JPB REVISIONS: DATE: DESCRIPTION: #53274 - EXP. 05.01.2026
CONTRACTOR COMPANY: XXXXXX ADDRESS: XXXXXX XXXXXX CONTACT: XXXXXX PHONE: (XXX) XXX-XXXX EMAIL: XXXXXX	24-HOUR CONTACT TODD PEASTER (706) 818-1114
SURVEYOR COMPANY: GEORGIA CIVIL, INC. SURVEYOR: BRIAN SLATE ADDRESS: P.O. BOX 896 MADISON, GA 30650 PHONE: 706.342.1104	GEORGIA 811 www.Georgia811.com Contact 811 before you dig
SITE DESIGNER COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650 PHONE: 706.342.1104	SITE DETAILS Sheet Number C-10.0

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 1 2 3 4 5 6 7