

SITE DEVELOPMENT PLANS
FOR
COVINGTON FIRE STATION #23

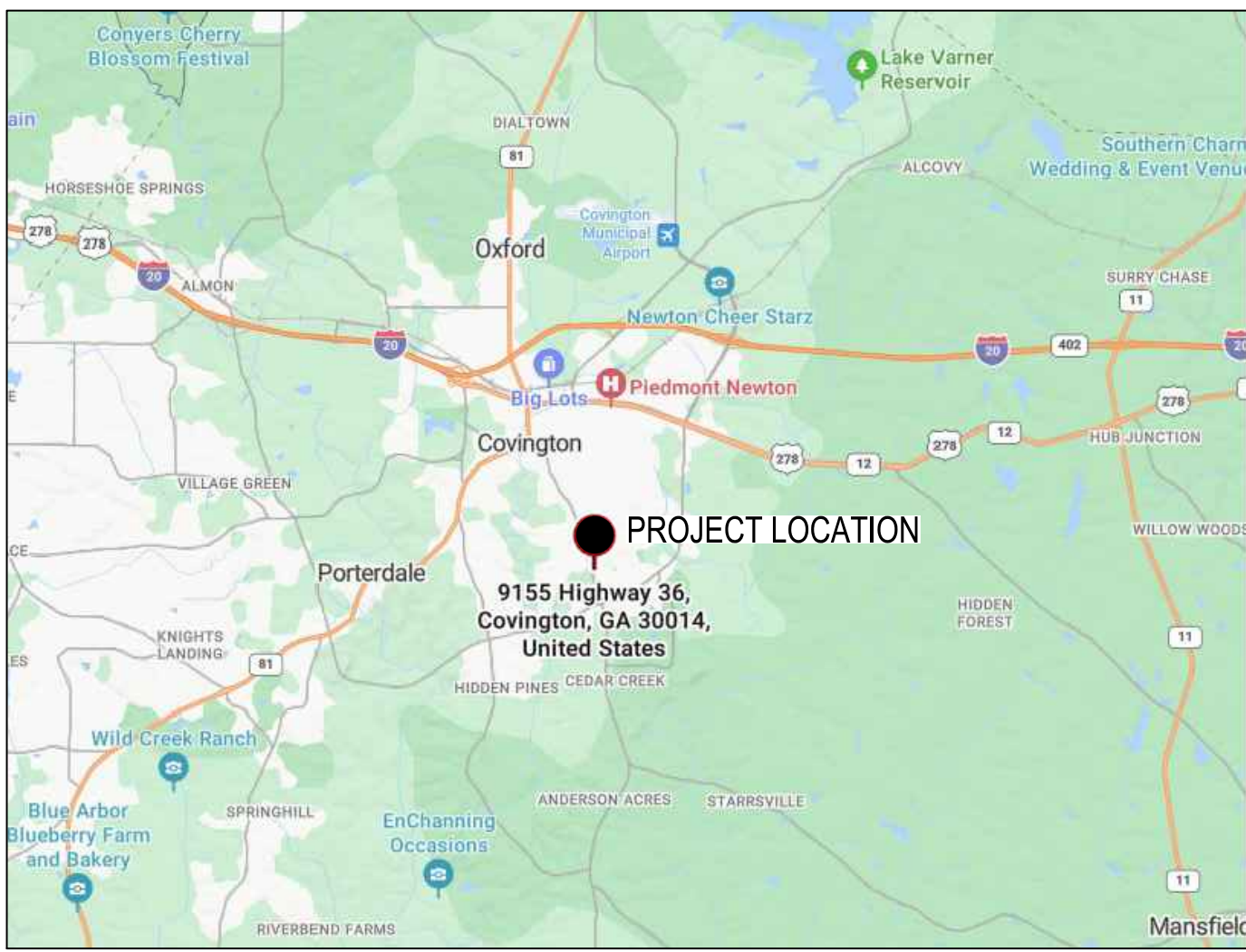
C064 010
9155 HIGHWAY 36
COVINGTON, GA 30014
ZONING - CM - CORRIDOR MIXED USE

S H E E T I N D E X

Sheet Number Sheet Title

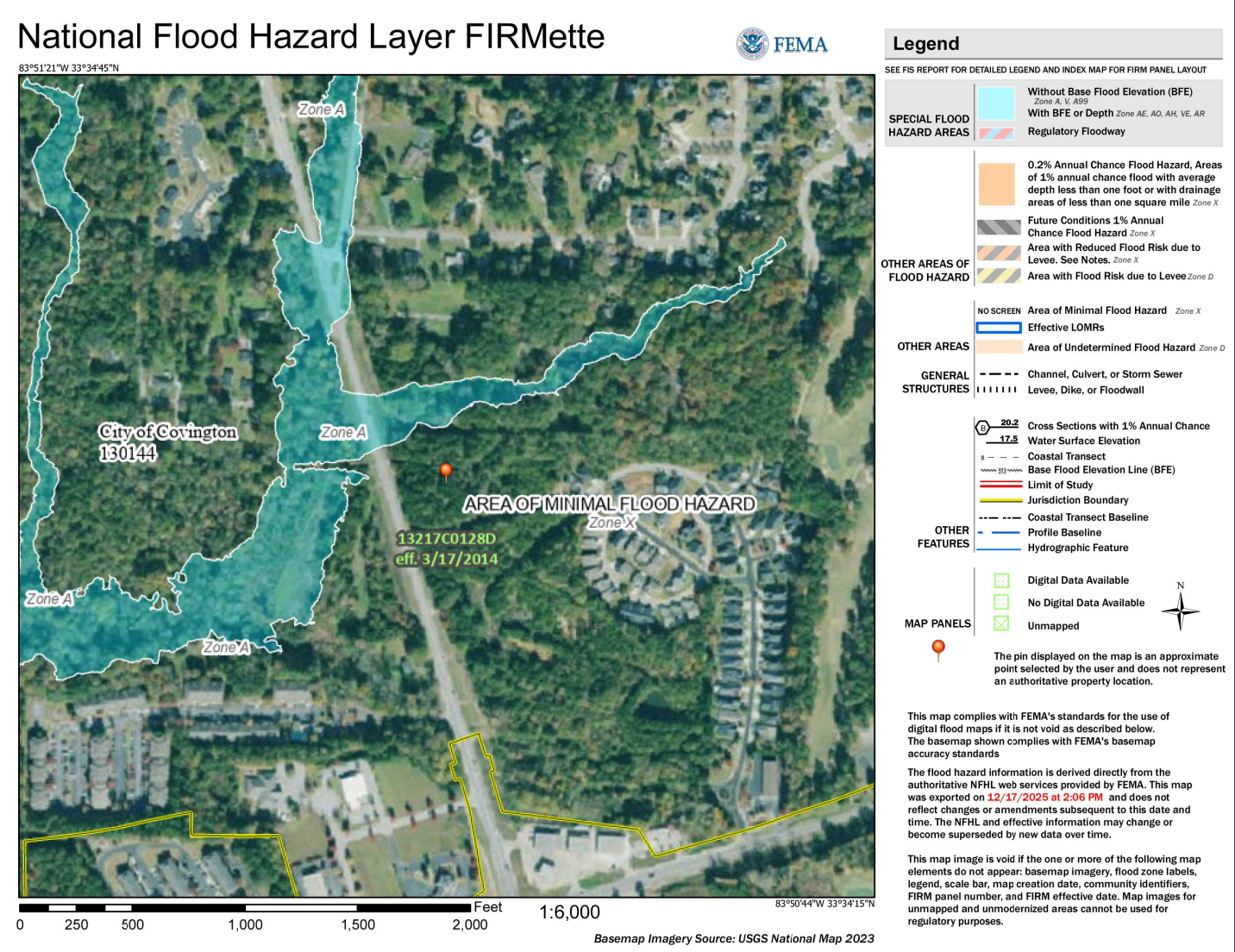
CV-1.0	COVER SHEET
CV-1.1	GENERAL NOTES
C-2.0	DEMOLITION AND REMOVAL PLAN
C-3.0	LAYOUT & STAKING PLAN
C-4.0	GRADING PLAN
C-5.0	SWM PLAN
C-6.0	SWM PROFILES
C-6.1	SWM DETAILS
C-6.2	SWM DETAILS 2
C-7.0	UTILITY PLAN
C-8.0	EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES 1
C-8.1	EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES 2
C-8.2	INITIAL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
C-8.3	INTERMEDIATE EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
C-8.4	FINAL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
C-8.5	ESPC DETAILS1
C-8.6	ESPC DETAILS2
C-8.7	ESPC DETAILS3
C-9.0	LANDSCAPE PLAN
C-9.1	LANDSCAPE DETAILS
C-10.0	SITE DETAILS

GSWCC CHECKLIST NUMBER (TYP) [P](#)



VICINITY MAP
NOT TO SCALE

GPS COORDINATES
N 33° 34' 29.7984" W - 83° 51' 2.3868"
N 33.574944 W -83.850663



FLOOD MAP
NOT TO SCALE

STANDARD ABBREVIATIONS		LEGEND	
APPROX = APPROXIMATE BLDG = BUILDING BM = BENCHMARK C&G = CURB AND GUTTER C = CURB INLET CL = CHAIN LINK CMP = CORRUGATED METAL PIPE CO = CLEAN OUT CPP = CORRUGATED PLASTIC PIPE CTP = CROWN TOP FOUND DS = DEED BOOK	DM = DIAMETER DS = DOWNSPOUT DWG = DOUBLE WING CATCH BASIN ES&P = EROSION, SEDIMENTATION, AND POLLUTION CONTROL FDC = FIRE DEPARTMENT CONNECTION FFE = FINISH FLOOR ELEVATION FB = FIRE HYDRANT FT = FEET GI = GRATE INLET	GM = GAS METER GP = GUY POLE GV = GAS VALVE ICV = IRRIGATION CONTROL VALVE IE = INVERT ELEVATION IPF = IRON PN FOUND JB = JUNCTION BOX LA = LOCAL ISSUING AUTHORITY LP = LIGHT POLE NTS = NOT TO SCALE	OHE = OVER HEAD POWER PB = PLAT BOOK P = PACE PL = PROPERTY LINE POB = POINT OF BEGINNING PP = POWER POLE PVC = POLYVINYL CHLORIDE PIPE RFB = REBAR FOUND RCP = REINFORCED CONCRETE PIPE RW = RIGHT OF WAY SMH = STORM MANHOLE SS = SANITARY SEWER SSMH = SANITARY SEWER MANHOLE SWCB = SINGLE WING CATCH BASIN TC = TRAFFIC CONTROL BOX TIP = TAX MAP PARCEL W = WATER WM = WATER METER WW = WATER LINE
STANDARD SYMBOLS			
BM = BENCHMARK CO = CO DS = DS FDC = FDC X = FENCE	FH = FH GAS = GAS GAS = GAS D< = GAS VALVE G = GATE	GP = GP HVC = HVC PARKING IPF = IPF LIGHT BOX = LIGHT BOX	LP = LP OHE = OHE = POWER (OVERHEAD) P = P P = POWER (UNDERGROUND) SS = SS SSMH = SSMH TO = TO TELECOMM = TELECOMM STRUCTURE = STRUCTURE

CONSTRUCTION SEQUENCE SCHEDULE	
ACTIVITY	NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION
PRECONSTRUCTION MEETING WITH LOCAL ISSUING AUTHORITY PERFORM INITIAL MONITORING INSTALL CONSTRUCTION EXIT INSTALL INITIAL SILT FENCE (PERMETER SILT FENCE LOCATIONS FIRST) PROVIDE ANY INITIAL MULCHING, GRASSING, OR OTHER GROUND COVER INSTALL TOPSOIL LOCATION SILT FENCE BEGIN CLEARING, GRUBBING, TOPSOILING, AND GRADING OPERATIONS WITHIN LIMITS OF DETENTION POND INSTALL DETENTION BASIN WITH SUMMER OUTLET (INCLUDES STORM STRUCTURES PERMIT) INSTALL APPROPRIATE VEGETATIVE AND STRUCTURAL BMP'S (INLET, OUTLET, PROTECTION, P.O.D, ETC.) INSTALL WHEEL WASH AND FUEL STORAGE LOCATION COORDINATE SITE REVIEW MEETING WITH ENGINEER AND LOCAL ISSUING AUTHORITY	MONTH 1 MONTH 2 MONTH 3 MONTH 4 MONTH 5 MONTH 6 MONTH 7
THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMP'S (VEGETATIVE AND STRUCTURAL) THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE MPDES MONITORING AND REPORTING COORDINATE WITH UTILITY COMPANIES ON UTILITY ELEVATION LOCATIONS BEGIN REMAINING CLEARING, GRUBBING, TOPSOILING, AND GRADING OPERATIONS INSTALL TOPSOIL AT STORM POND LOCATION IMMEDIATELY GRASS MULCH INSTALL REMAINING OUTLET LOCATION SILT FENCE PERFORM REMAINING GRADING ADJUST STORM RISERS WITH GRADE CHANGES AND ADJUST ALL SIZES AS AREAS ARE BROUGHT TO FINISH GRADE, GRASS BLANKET ANY AREAS THAT ARE FINISH GRADE OR THAT WILL BE LEFT BARE FOR 7 DAYS EACH 1% SLOPE SHALL BE A MINIMUM 10' AT THE TOP THAT IS MAINTAINED AND MONITORED AS THE SLOPE IS CONSTRUCTED CONTINUE FLOCCULANT APPLICATIONS EVERY 7 DAYS THROUGHOUT PROJECT INSTALL REMAINING STORM SYSTEMS AS GRADES ARE ACHIEVED IMMEDIATELY INSTALL EROSION PROTECTION WITH ASSOCIATED DISTURBED AREAS AND FLOOD LOSS TO EACH STORM STRUCTURE GRASS / MULCH / P.O.D. DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S INSTALL SANITARY SEWER MAINS AND SERVICES GRASS / MULCH / P.O.D. DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S INSTALL WATER SYSTEM GRASS / MULCH / P.O.D. DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S INSTALL REMAINING UTILITIES (POWER, PHONE, CABLE, GAS, ETC.) WITH APPROPRIATE BMP'S INSTALL GAS THROUGHOUT PARKING AREA UP TO DESIGNATED LINE INSTALL REMAINING SIDE BUILDING CONSTRUCTION GRASS / MULCH / P.O.D. DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S INSTALL CURB AND GUTTER GRASS / MULCH / P.O.D. DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S INSTALL PAVEMENT FINISH GRADE SHOULDERS AND STABILIZE DISTURBED AREAS WITH PERMANENT VEGETATION CONTINUE TO APPLY FLOCCULANT / COAGULANT APPLICATIONS, MULCHING, AND GRASSING AT EACH STEP / LIMIT SOIL EXPOSURE	MONTH 1 MONTH 2 MONTH 3 MONTH 4 MONTH 5 MONTH 6 MONTH 7
THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMP'S (VEGETATIVE AND STRUCTURAL) THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE MPDES MONITORING AND REPORTING COMPLETE PAVING OPERATIONS ACHIEVE FINAL SITE STABILIZATION COORDINATE SITE REVIEW MEETING WITH ENGINEER AND/OR LOCAL ISSUING AUTHORITY INSPECTOR CLEAN SILT FROM ALL STORM SYSTEMS (DISTRIBUTE ON SITE 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	MONTH 1 MONTH 2 MONTH 3 MONTH 4 MONTH 5 MONTH 6 MONTH 7

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 RW)
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	THERE IS ZONE A FLOODPLAIN ALONG THE NORTHERN EDGE OF THIS 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.
STATE WATERS	THERE ARE NO STATE WATERS PRESENT ON THIS SITE. THERE ARE STATE WATERS PRESENT WITHIN 200' OF THIS SITE THERE ARE NO STREAM BUFFERS ON THIS PROPERTY
HYDROLOGY	THE PROPOSED SITE CONTAINS (1) OVERALL POST-DEVELOPMENT DETENTION BASIN THAT GENERALLY FLOWS FROM SOUTHEAST TO NORTHWEST 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 THE 1-YEAR THROUGH 100-YEAR STORM EVENTS FOR THE DELINEATED BASIN AT THE STUDY POINT. 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 CORPUS OF ENGINEERS PERMIT SHALL BE OBTAINED PRIOR TO DISTURBANCE. ONCE ATTAINED, A COPY OF THE WETLAND PERMIT SHALL BE KEPT ON SITE AT ALL TIMES. UPON THE CORPUS OF ENGINEERS APPROVAL, A SEPARATE COPY OF THE PERMIT SHALL BE SUBMITTED TO THE LIA.	

OWNER/DEVELOPER

COMPANY: CITY OF COVINGTON
ADDRESS: 11234 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-0790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR

COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MICCROREY@SUNBELTBUILDERS.COM

SURVEYOR

COMPANY: OCONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

SITE DESIGNER

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

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or indicate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104

www.georgiacivil.com

Professional Seal



Project Information

COVINGTON FIRE STATION #23

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

DRAWING DATE: 12/19/2025
DRAWN BY: JLB
CHECKED BY: JPB

REVISIONS

DATE: DESCRIPTION:

Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

Sheet Title

COVER SHEET

Sheet Number

CV-1.0



www.georgiacivil.com

Professional Seal



ct Information

COVINGTON FIRE STATION #23

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

DEMOLITION LEGEND:

- | | | | |
|---|--------------------------------|---|-------------------------------|
| 1 | DEMOLISH AND REMOVE | 5 | REMOVE AND TURN OVER TO OWNER |
| 2 | SAVE AND PROTECT | 6 | TO BE REMOVED BY OWNER |
| 3 | SAW CUT LINE | | |
| 4 | RELOCATE / REMOVE AS NECESSARY | | |

OWNER/DEVELOPER

COMPANY: CITY OF COVINGTON
ADDRESS: 11234 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-8790
CONTACT: TRUDY HENRY
EMAIL:
TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR

COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, LA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

MVCEOR

COMPANY: OCONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

SITE DESIGNER

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

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

24-HOUR CONTACT

MIKE MCCROREY
404-644-2939



Contact 811 before you dig

Utilities Services shown are for Contractors' convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variances in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance (including field verifying location and depth of utilities that are to be saved and protected). Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.

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

REVISIONS	
DATE:	DESCRIPTION:

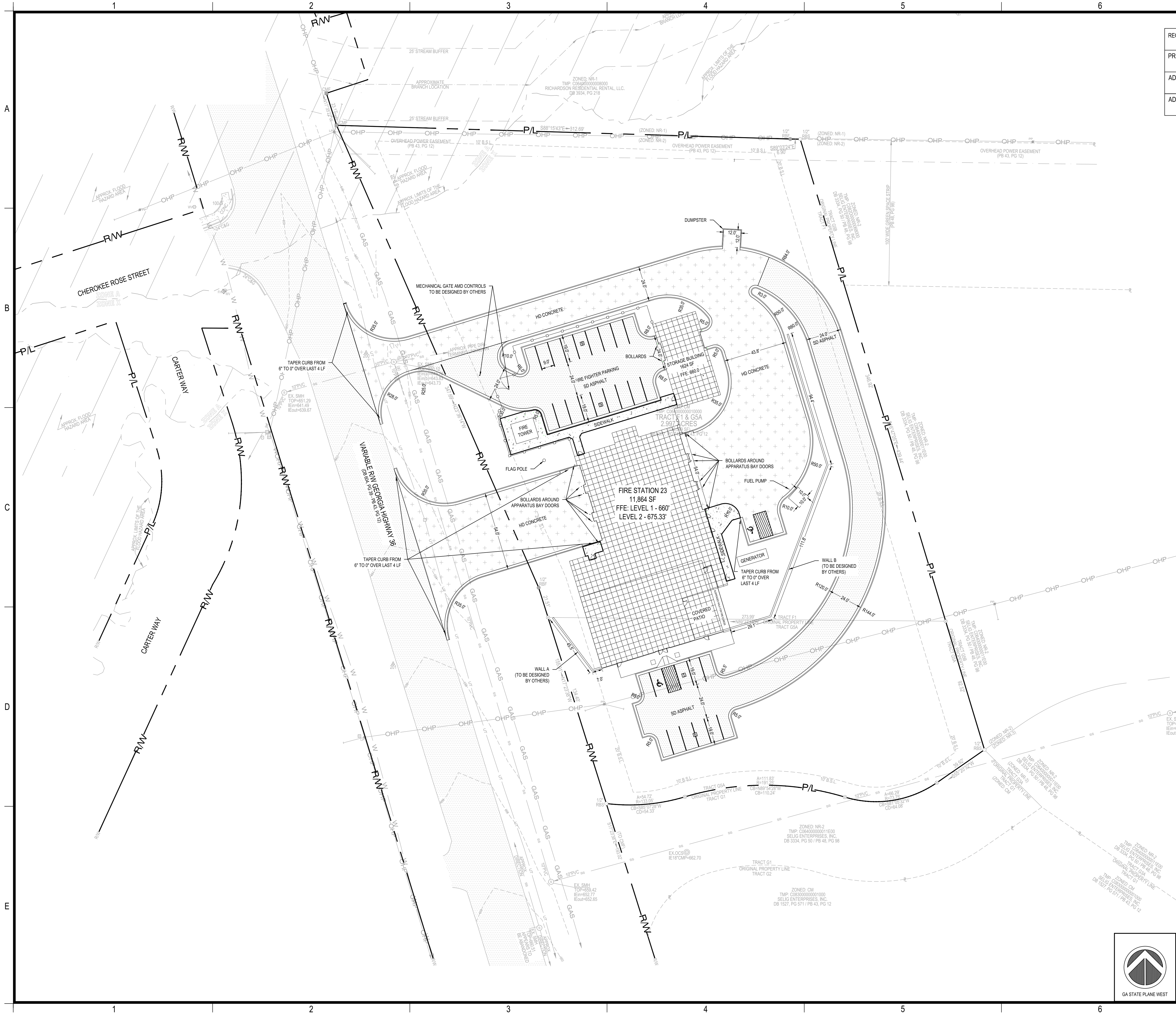
Copyright 2025 Georgia Civil, Inc.
 All rights reserved. No part of this document and its reproduction are the property of Georgia Civil, Inc. and may not be copied, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

Sheet Title

DEMOLITION AND REMOVAL PLAN

Sheet Number

C-2.0



REQUIRED PARKING	60
PROVIDED PARKING	31
ADA SPACES REQUIRED	2
ADA SPACES PROVIDED	2



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104

www.georgiacivil.com

Professional Seal






PRICING SET

Project Information

PAVING LEGEND:

HD = HEAVY DUTY
SD = STANDARD DUTY

	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 PAYMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR 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: 11234 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-0790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR

COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

SURVEYOR

COMPANY: OCONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

24-HOUR CONTACT
MIKE MCCROREY
404-644-2939


www.Georgia811.com

Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities 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
COVINGTON, GA 30014
ZONING: CM - CORRIDOR MIXED USE

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

REVISIONS

DATE:	DESCRIPTION:

© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

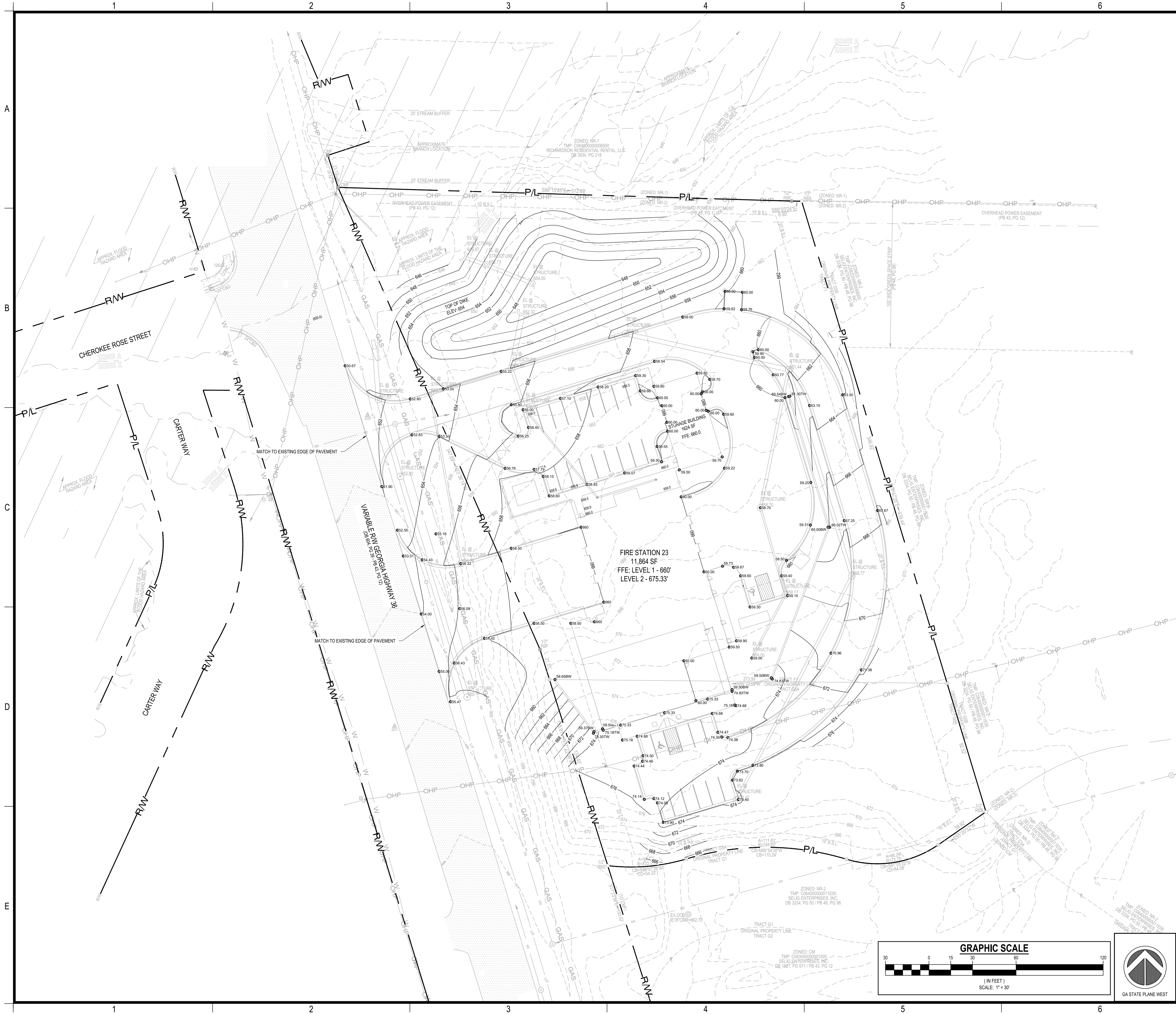
Sheet Title

LAYOUT & STAKING
PLAN

Sheet Number

C-3.0





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
COMPANY: CITY OF COVINGTON
ADDRESS: 1124 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-0790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: OCONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

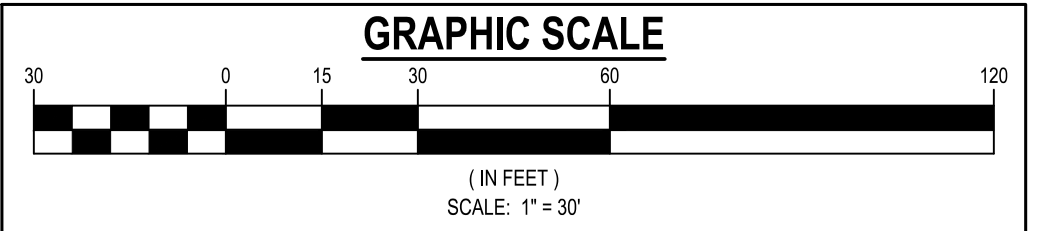
#53274 - EXP. 05.01.2026

24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

Utilities shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Agreement, relocation, etc. of utilities shall be coordinated with the respective utility company.



SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706-342-1104

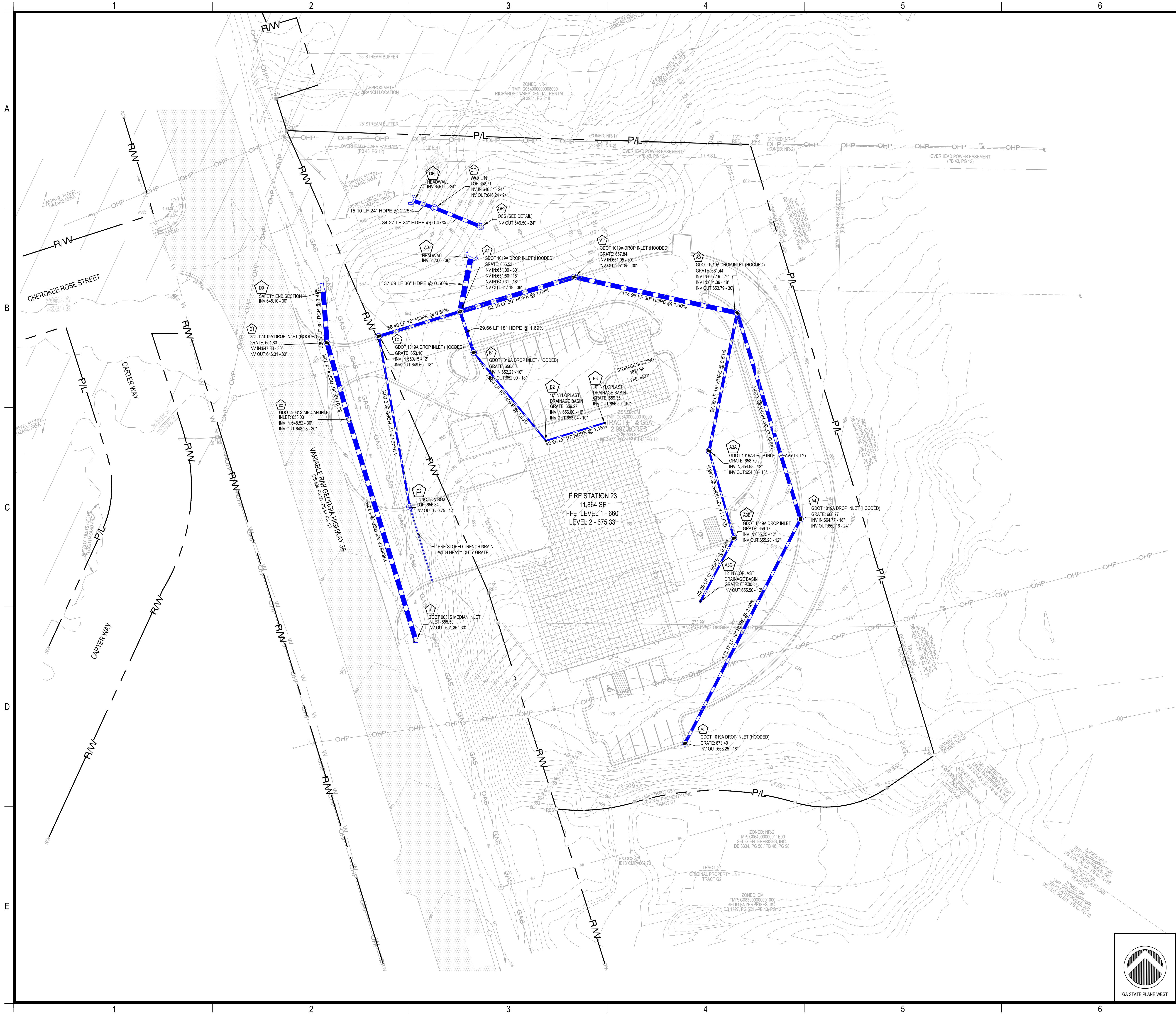


COVINGTON FIRE STATION #23
9155 HIGHWAY 36
COVINGTON, GA 30014
ZONING: CM - CORRIDOR MIXED USE

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

© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

Sheet Title



STORM LEGEND		
	ACMP	ALUMINUM COATED CORRUGATED METAL PIPE
	BCCMP	BITUMINOUS 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
		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
COMPANY: CITY OF COVINGTON
ADDRESS: 11234 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-0790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: OCONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679



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

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

24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Agreement, relocation, etc. of utilities shall be coordinated with the respective utility company.



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104

www.georgiacivil.com



Project Information

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:

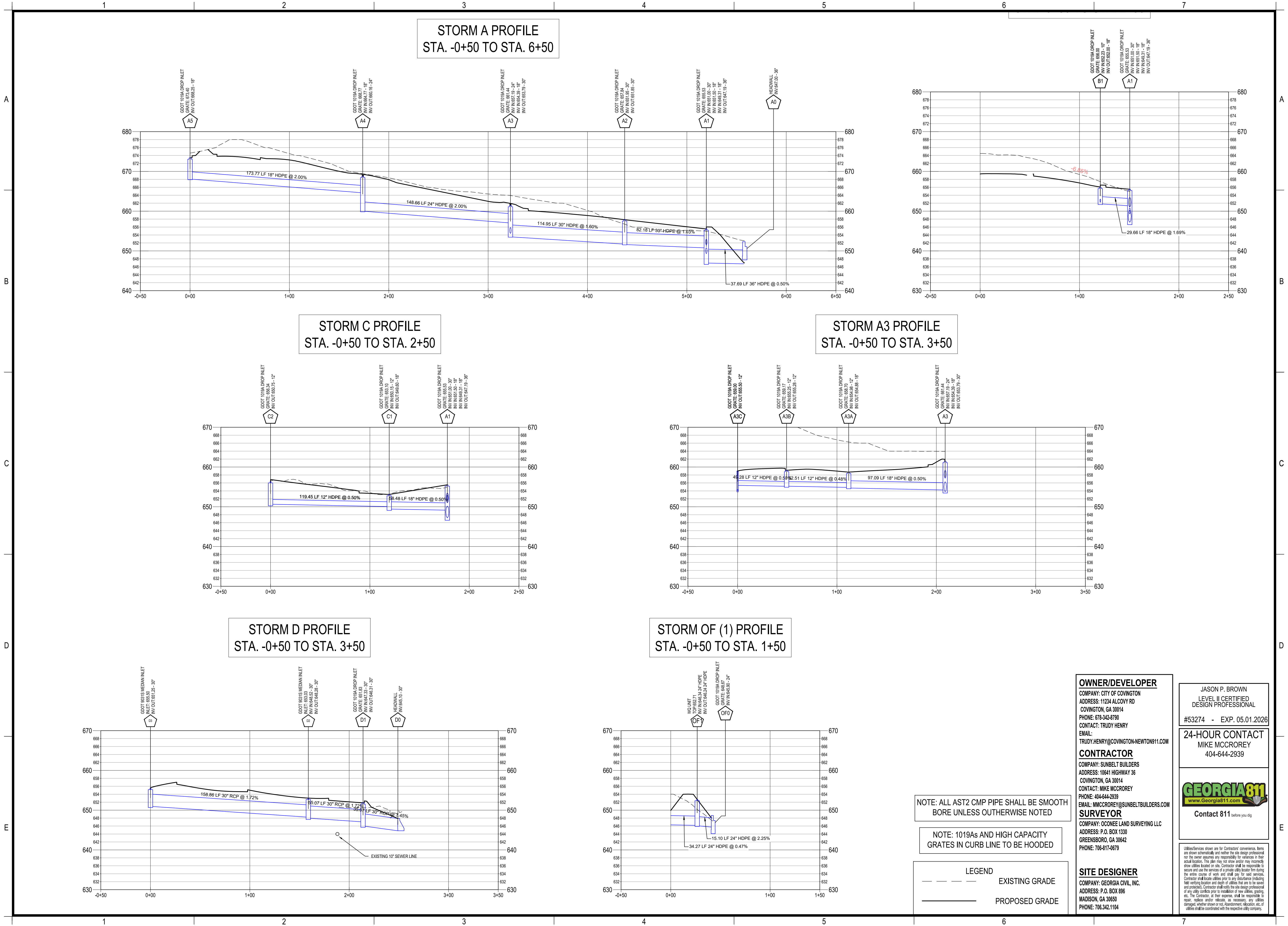
© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

Sheet Title

SWM PLAN

Sheet Number

C-5.0



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104
www.georgiacivil.com
Professional Seal

Project Information

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
REVISONS	
DATE:	DESCRIPTION:

© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.
Sheet Title
SWM PROFILES
Sheet Number
C-6.0

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON
ADDRESS: 11234 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-0790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: O'CONNOR LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

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

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

24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

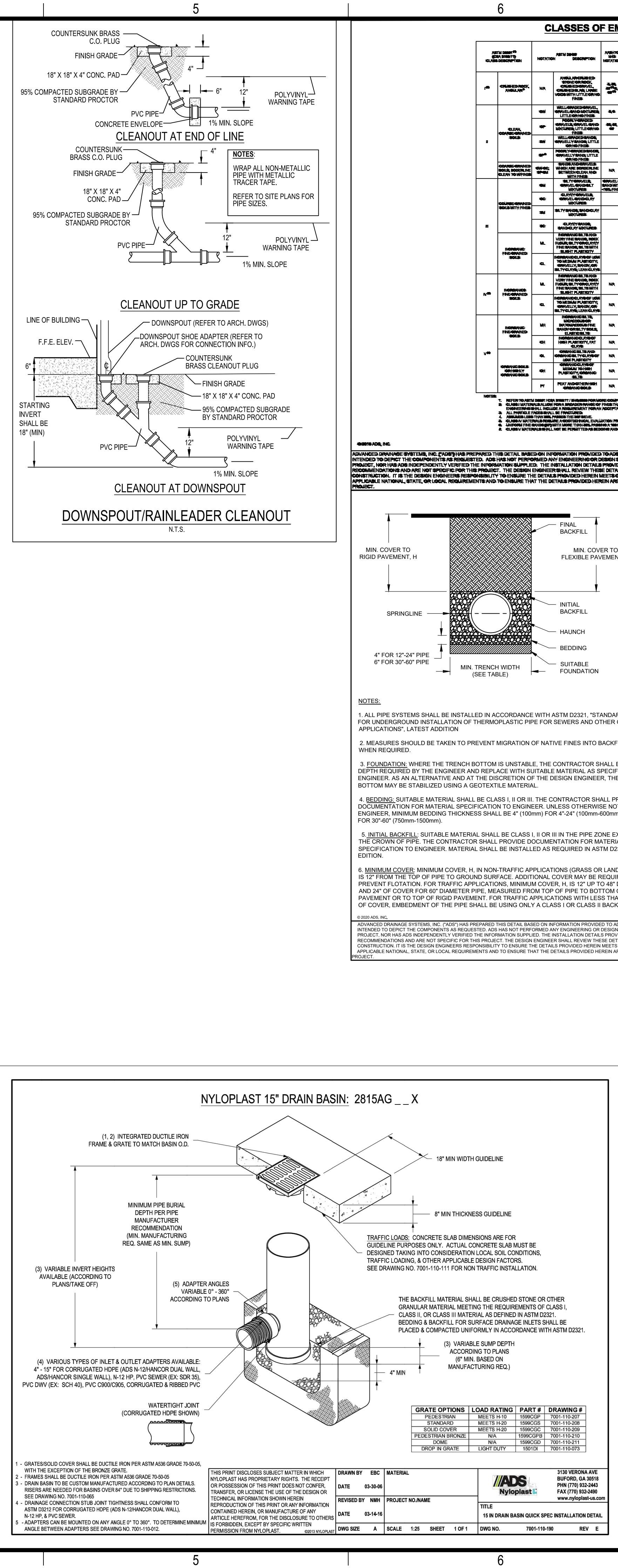
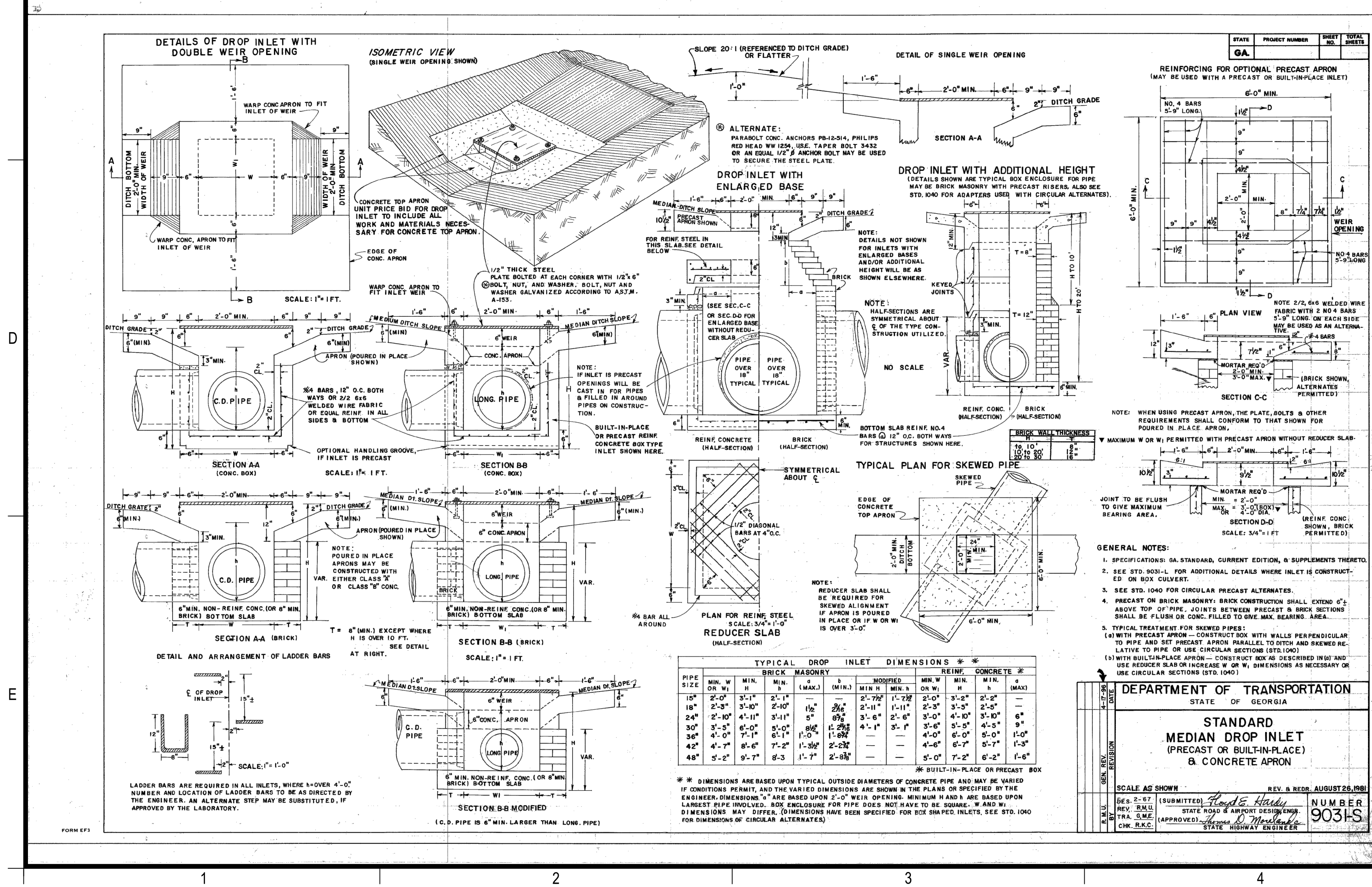
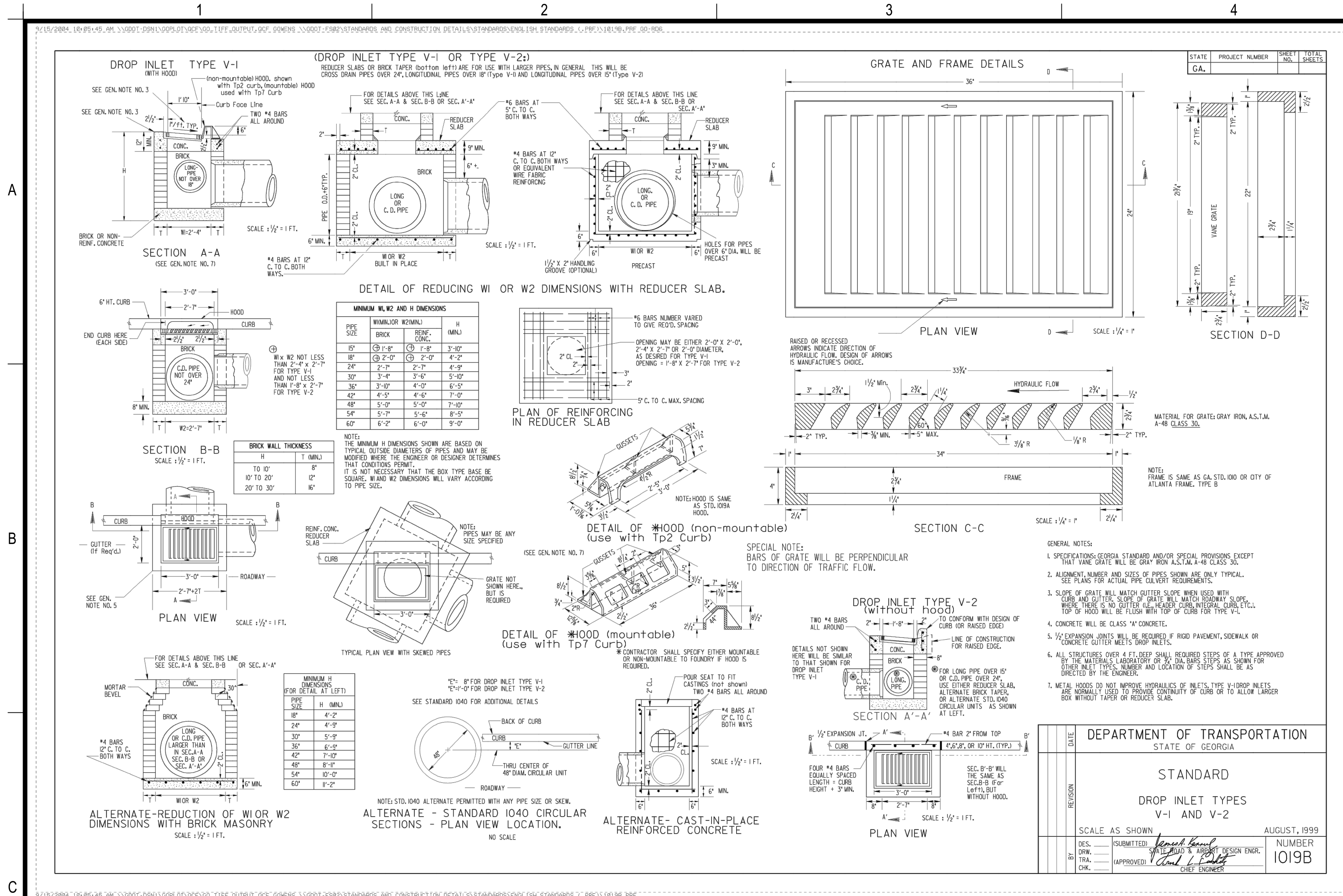
Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variations in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.

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



CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

CLASS	DESCRIPTION	MIN. COVER	MIN. TRENCH WIDTH	MIN. TRENCH DEPTH	MIN. TRENCH WIDTH	MIN. TRENCH DEPTH
1	CLASS I	12"	12"	12"	12"	12"
2	CLASS II	12"	12"	12"	12"	12"
3	CLASS III	12"	12"	12"	12"	12"

OWNER/DEVELOPER

COMPANY: CITY OF COVINGTON
ADDRESS: 1123 ALCOY RD
COVINGTON, GA 30014
PHONE: 770-342-0790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON311.COM

CONTRACTOR

COMPANY: SUNBEL BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
PHONE: 404-644-2393
CONTACT: MIKE MCCROREY
EMAIL: MICCROREY@SUNBELBUILDERS.COM

SURVEYOR

COMPANY: OCOONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

SITE DESIGNER

COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 886
MADISON, GA 30650
PHONE: 706-342-1104

COVINGTON FIRE STATION #23

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

DEPARTMENT OF TRANSPORTATION

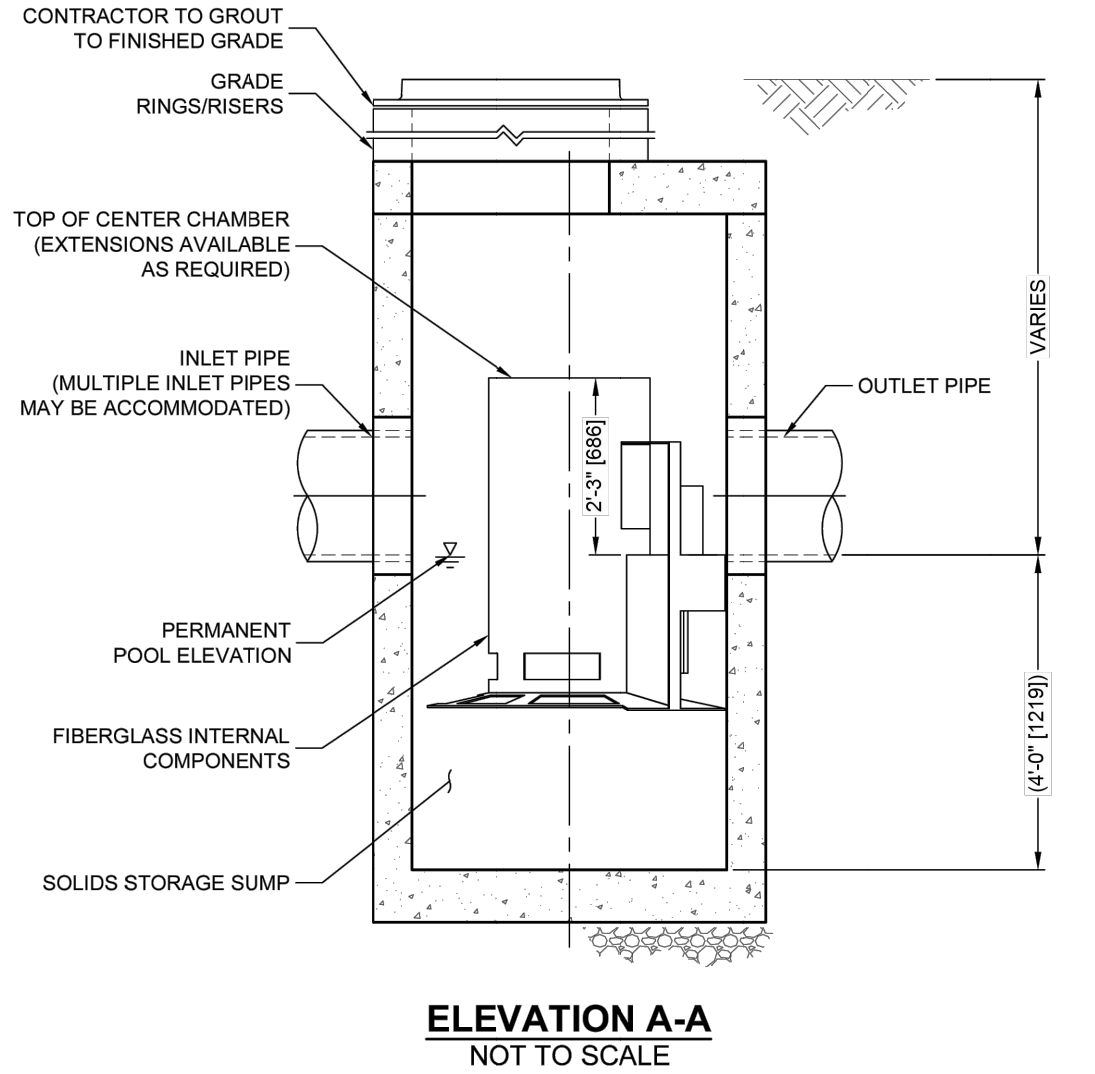
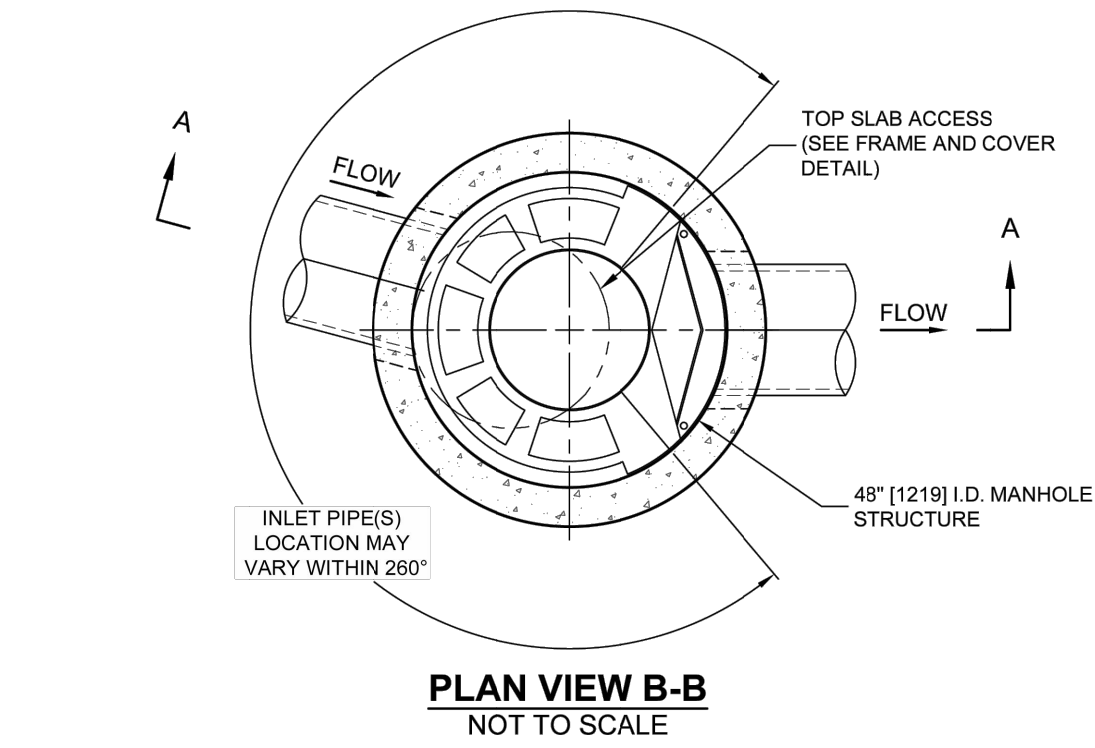
STATE OF GEORGIA
STANDARD
DROP INLET TYPES
V-1 AND V-2
AUGUST, 1999
NUMBER 1019B

GEORGIA CIVIL

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
311 N. Main St. Ste. 101, Unit C
P.O. Box 886 | Madison, GA 30650
P: 706.342.1104
www.georgiacivil.com

A
B
C
D
E

I:\COMMON\CAD\TREATMENT\21 CASCADE\46 STANDARD DRAWINGS\DWG\CS-4.DWG 1/22/2019 9:34 AM

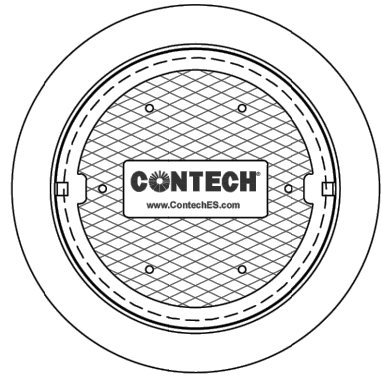


CASCADE
separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



9225 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

CS-4
CASCADE SEPARATOR
STANDARD DETAIL

OWNER/DEVELOPER

COMPANY: CITY OF COVINGTON
ADDRESS: 11234 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-6790
CONTACT: TRUDY HENRY
EMAIL:
TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR

COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

COMPANY: OCONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

SITE DESIGNER

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

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variations in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Agreement, relocation, etc. of utilities shall be coordinated with the respective utility company.

311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104

www.georgiacivil.com

Professional Seal



Project Information

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:

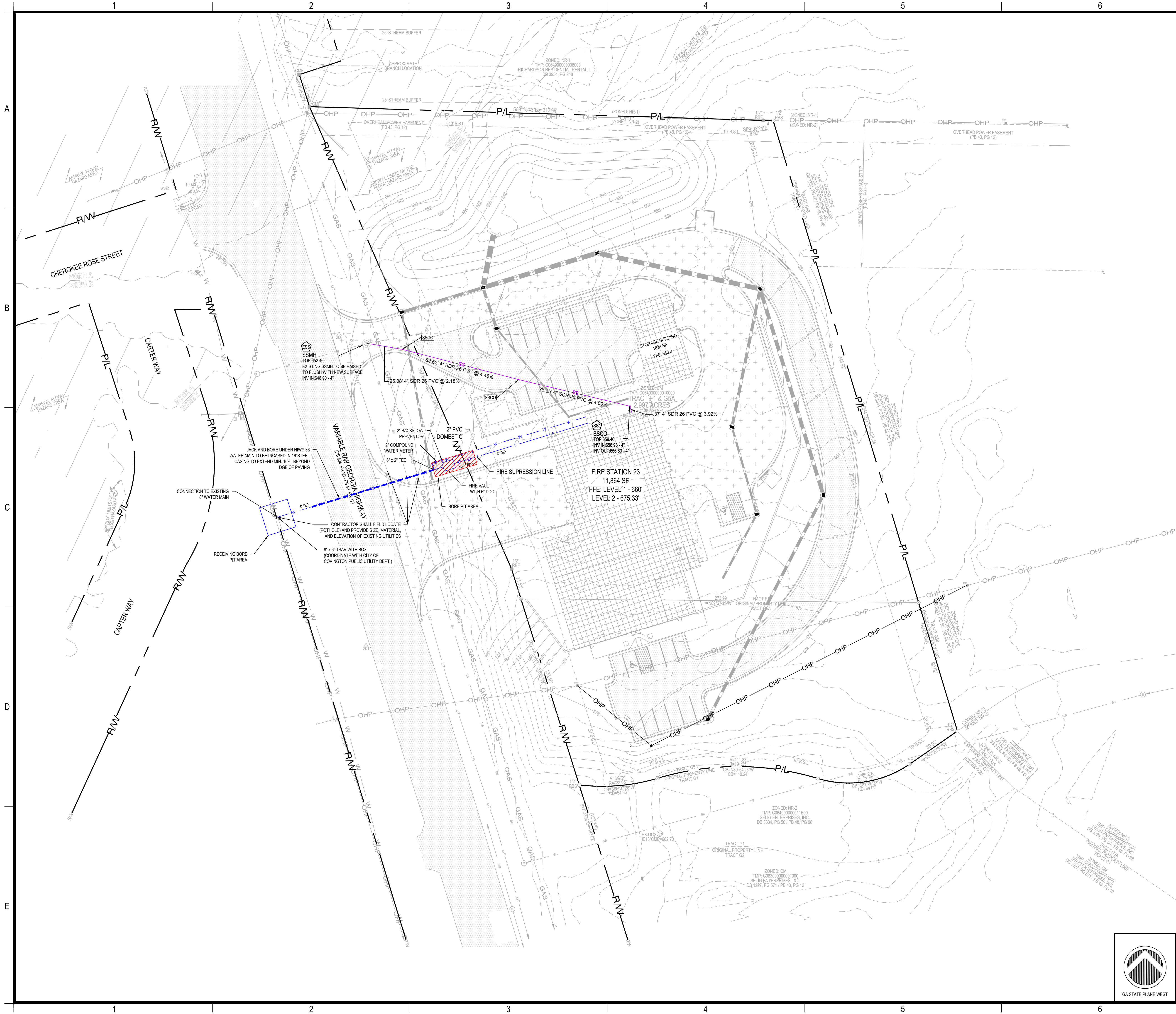
© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

Sheet Title

SWM DETAILS 2

Sheet Number

C-6.2



4" PVC CONDUIT SHOWN FOR IRRIGATION/UTILITY PURPOSES. CONTRACTOR SHALL REVIEW SLEEVING PLAN WITH ALL PARTIES PRIOR TO INSTALLATION TO MAKE ADJUSTMENTS AS NEEDED BASED ON PROJECT REQUIREMENTS.

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON
ADDRESS: 1124 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-0790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCOREY
PHONE: 404-644-2939
EMAIL: MMCOREY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: OCONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706-342-1104

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

24-HOUR CONTACT
MIKE MCCOREY
404-644-2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Adjustment, relocation, etc. of utilities shall be coordinated with the respective utility company.



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104
www.georgiacivil.com



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

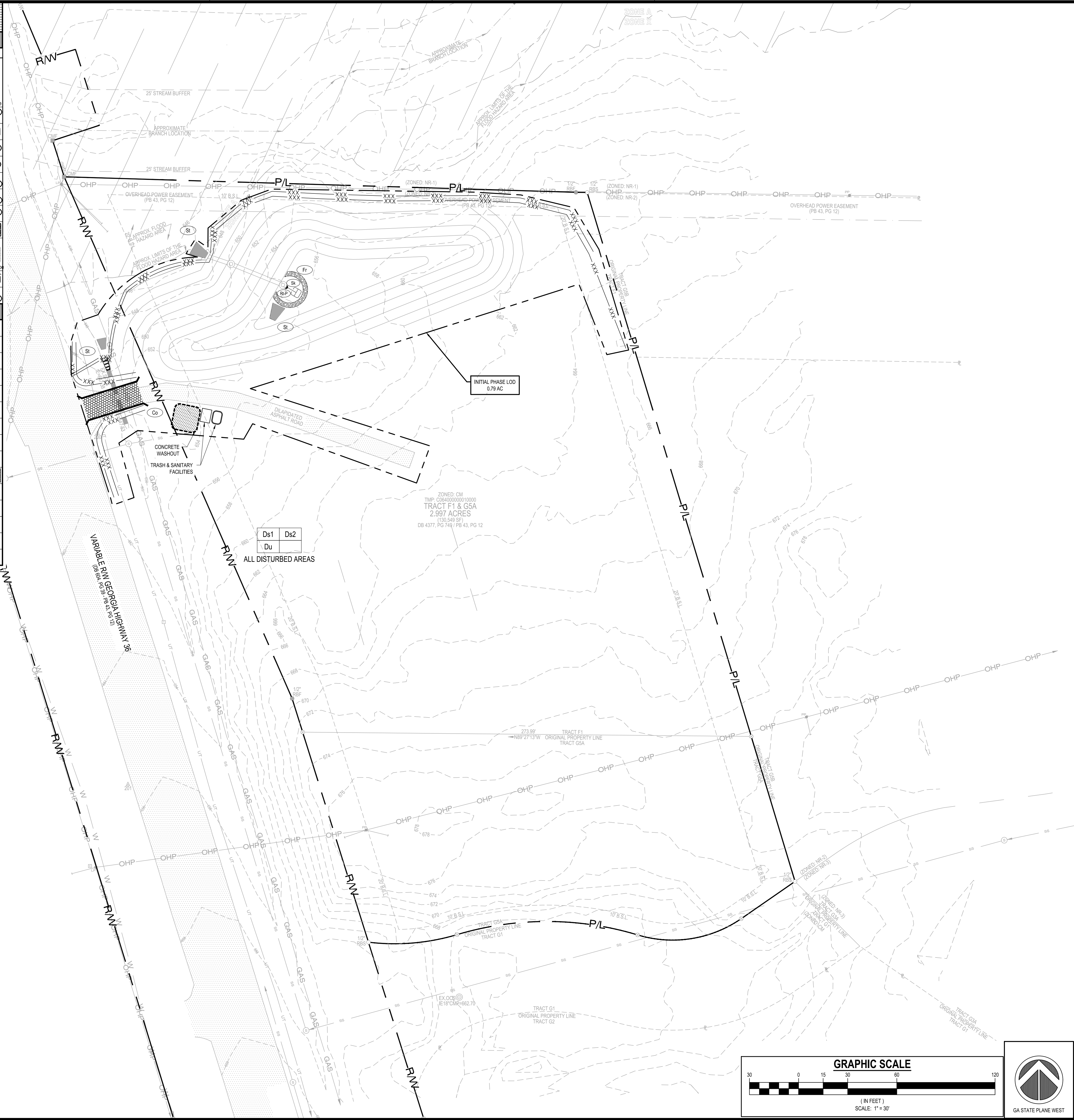
DRAWING DATE:	12/19/2025
DRAWN BY:	DLD
CHECKED BY:	JPB
REVISIONS	
DATE:	DESCRIPTION:

© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

Sheet Title
UTILITY PLAN

Sheet Number
C-7.0

GEORGIA UNIFORM CODING SYSTEM					
SOIL EROSION & SEDIMENT CONTROL					
STRUCTURAL PRACTICES					
Code	Practice	Symbol	Code	Practice	Symbol
(C4-Fs)	Concrete Filter Sock	(C4-Fs)	(S42-G)	Inlet Sediment Trap (Gravel Drop Inlet Protection)	(S42-G)
(C4-Hb)	Straw-Bale Check Dams	(C4-Hb)	(S42-P)	Inlet Sediment Trap (Curb Inlet Protection)	(S42-P)
(C4-S)	Stone Check Dams	(C4-S)	(S42-S)	Inlet Sediment Trap (Sod Inlet Protection)	(S42-S)
(Ch-1)	Channel Stabilization - Category 1 (Vegetated/Sod)	(Ch-1)	(S43)	Temporary Sediment Basin	(S43)
(Ch-2)	Channel Stabilization - Category 2 (Rip-Rap/Tram)	(Ch-2)	(S44)	Temporary Sediment Trap	(S44)
(Ch-3)	Channel Stabilization - Category 3 (Concrete)	(Ch-3)	(Sk)	Floating Filter Surface Skimmer	(Sk)
(Cs)	Construction Exit	(Cs)	(SyB)	Seep Berm	(SyB)
(Cr)	Construction Road Stabilization	(Cr)	(Sr-B)	Temporary Stream Crossing (bridge)	(Sr-B)
(Dc-A)	Stream Diversion Channel (Geotextile/Sod or Geotextile/Rip-Rap)	(Dc-A)	(Sr-C)	Temporary Stream Crossing (Culvert)	(Sr-C)
(Dc-B)	Stream Diversion Channel (Geotextile alone)	(Dc-B)	(St)	Storm Drain Outlet Protection	(St)
(Dc-C)	Stream Diversion Channel (Grass/Rip-Rap and Geotextile)	(Dc-C)	(Su)	Surface Roughening	(Su)
(Di)	Diversion	(Di)	(Tc-F)	Turbidity Curtain (Floating)	(Tc-F)
(Dt1)	Temporary Downstream Structure	(Dt1)	(Tc-S)	Turbidity Curtain (Sloped)	(Tc-S)
(Dt2)	Permanent Downstream Structure	(Dt2)	(Tp)	Topslicing	(Tp)
(Fr)	Filter Ring	(Fr)	(Wt)	Vegetated Waterway or Stormwater Conveyance Channel	(Wt)
(Gs)	Gabion	(Gs)	VEGETATIVE MEASURES		
(Gr)	Grade Stabilization Structure	(Gr)	(Bf)	Buffer Zone	(Bf)
(Lv)	Level Spreader	(Lv)	(Ca)	Coastal Dune Stabilization (w/ Vegetation)	(Ca)
(Rd)	Rock Filter Dam	(Rd)	(Ds1)	Disturbed Area Stabilization (w/ Mulching Only)	(Ds1)
(Re)	Retaining Wall	(Re)	(Ds2)	Disturbed Area Stabilization (w/ Temporary Seeding)	(Ds2)
(Rt-B)	Retrofit (Sloped Spill Dam w/ Stone or Filter Fabric)	(Rt-B)	(Ds3)	Disturbed Area Stabilization (w/ Permanent Vegetation)	(Ds3)
(Rt-P)	Retrofit (Perforated Half-Round Pipe w/ Stone Filter)	(Rt-P)	(Ds4)	Disturbed Area Stabilization (w/ Seeding)	(Ds4)
(Rt-Sg)	Retrofit (Silt Control Gate)	(Rt-Sg)	(Du)	Dust Control on Disturbed Areas	(Du)
(Sd1-BB)	Sediment Barrier (Type = Brush Barrier)	(Sd1-BB)	(FHCg)	Flocculants Coagulants	(FHCg)
(Sd1-HS)	Sediment Barrier (Type = Non-Sensitive Areas)	(Sd1-HS)	(Sb)	Streambank Stabilization (Using Permanent Vegetation)	(Sb)
(Sd1-S)	Sediment Barrier (Type = Sensitive Areas)	(Sd1-S)	(Ss)	Slope Stabilization (Rip-Rap Erosion Control Products (RECPs))	(Ss)
(Sd1-C)	Sediment Barrier (Type = Composite Filter Media Sock)	(Sd1-C)	(Tac-1)	Tackifiers, Type I (Synthetic Polymers)	(Tac-1)
(Sd2-B)	Inlet Sediment Trap (Baffle Box)	(Sd2-B)	(Tac-2)	Tackifiers, Type II (Organic Polymers)	(Tac-2)
(Sd2-Sg)	Inlet Sediment Trap (Block & Gravel Drop Inlet Protection)	(Sd2-Sg)	(Tac-3)	Tackifiers, Type III (Synthetic Organic Blends)	(Tac-3)
(Sd2-E)	Inlet Sediment Trap (Expanded Inlet Sediment Trap)	(Sd2-E)	(Tac-4)	Tackifiers, Type IV (Organic Tackifiers w/ Synthetic Fibers)	(Tac-4)
(Sd2-F)	Inlet Sediment Trap (Filter Fabric w/ Supporting Frame)	(Sd2-F)	(Tac-5)	Tackifiers, Type V (Synthetic Organic Blends w/ Synthetic Fibers)	(Tac-5)



NOTE: WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

NOTE: SILT FENCE J-HOOKS (SEE DETAIL) SHALL BE INSTALLED WHERE NECESSARY TO INCREASE PONDING, PREVENT SEDIMENT FROM ESCAPING AROUND SILT FENCE ENDS AND DECREASE THE LINEAR LENGTH OF SILT FENCE INSTALLATION INTO SMALLER SEGMENTS. J-HOOKS ARE NOT TO BE USED IN STREAMS, CHANNELS, DRAINS OR OTHER AREAS OF CONCENTRATED FLOW. J-HOOKS SHALL BE INSTALLED AS FOLLOWS:

TYPICAL J HOOK SPACING		
SLOPE PERCENT	TYPE OF SILT FENCE	MIN. SPACING (FT)
1%-2%	TYPE A	100'+/-
2%-3%	TYPE A	50'+/-
3%-4%	TYPE C	50'+/-
4%-5%	TYPE C	25'+/-

REFER TO SHEET C-1.1 AND C-6.1 FOR EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES

Maintenance of all soil erosion and sedimentation control measures and practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.

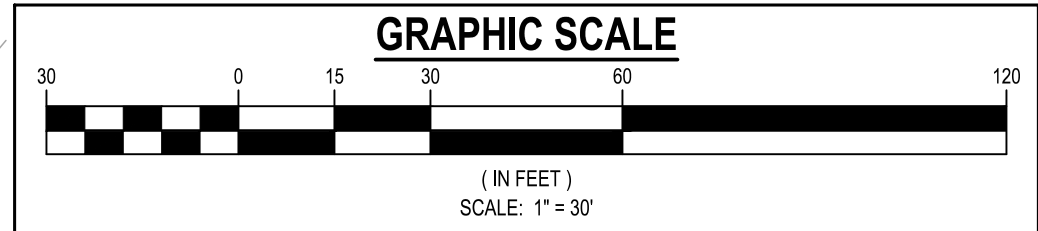
GSWCC EROSION CONTROL NOTES:
The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities.
Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
Any 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.

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON
ADDRESS: 1124 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-8790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM
CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM
SURVEYOR
COMPANY: O'CONNOR LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL
#53274 - EXP. 05.01.2026
24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

GEORGIA811
www.Georgia811.com
Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for utilities in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to locate and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including, but not limited to, grading, excavation, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.



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



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104
www.georgiacivil.com



COVINGTON FIRE STATION #23

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

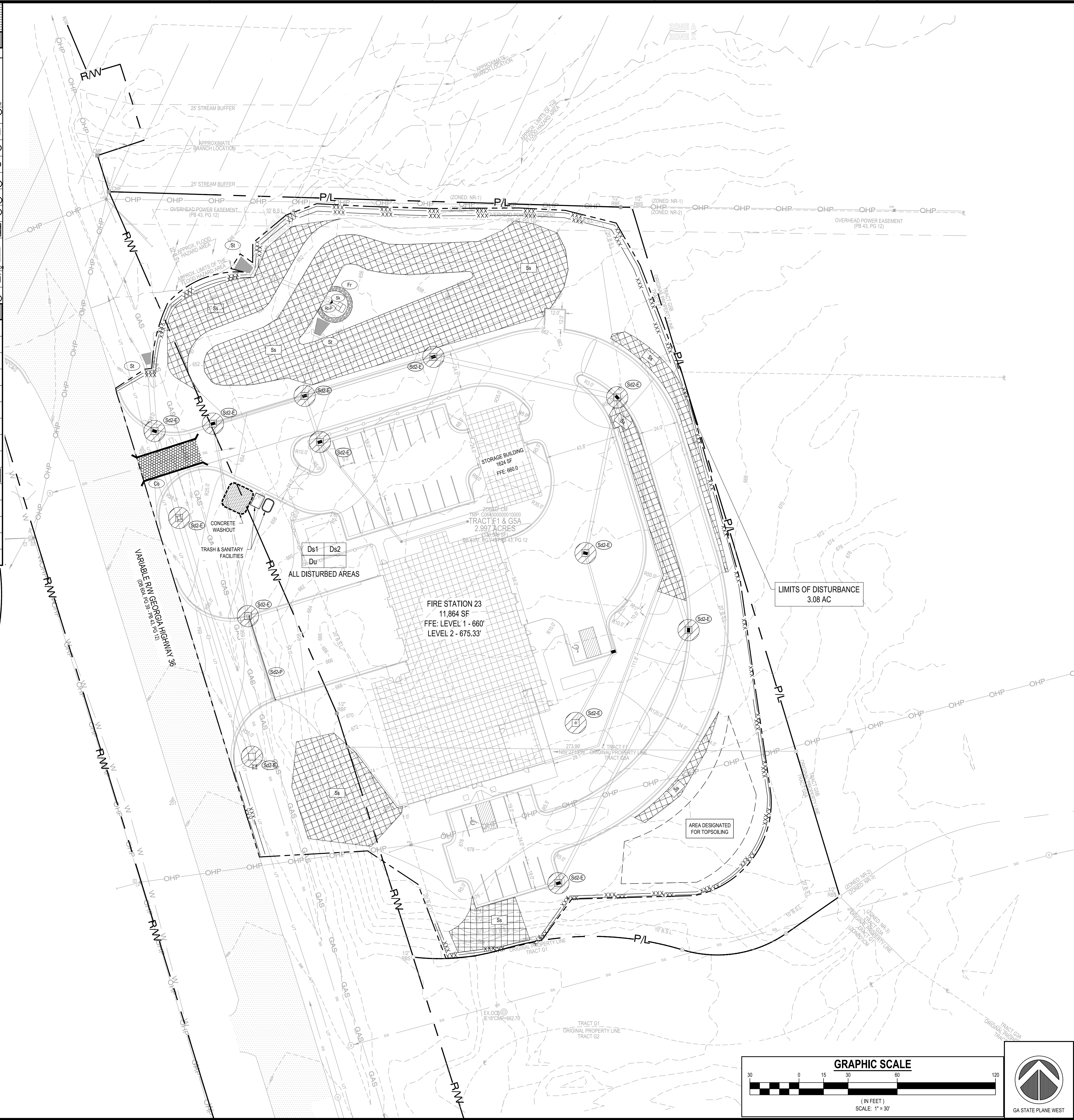
DRAWING DATE: 12/19/2025
DRAWN BY: DLD
CHECKED BY: JPB
REVISIONS
DATE: DESCRIPTION:

© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

INITIAL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN

Sheet Number
C-8.2

GEORGIA UNIFORM CODING SYSTEM					
SOIL EROSION & SEDIMENT CONTROL					
STRUCTURAL PRACTICES					
Code	Practice	Symbol	Code	Practice	Symbol
Cs4-Fs	Concrete Foot Filter Stock	[Symbol]	Ss2-G	Inlet Sediment Trap (Gravel Drop Inlet Protection)	[Symbol]
Cs4-Hb	Straw-Bale Check Dams	[Symbol]	Ss2-P	Inlet Sediment Trap (Curb Inlet Protection)	[Symbol]
Cs4-S	Stone Check Dams	[Symbol]	Ss2-T	Inlet Sediment Trap (Sod Inlet Protection)	[Symbol]
Ch-1	Channel Stabilization Category 1 (Vegetated/Sod)	[Symbol]	Ss3	Temporary Sediment Basin	[Symbol]
Ch-2	Channel Stabilization Category 2 (Rip-Rap/Tray)	[Symbol]	Ss4	Temporary Sediment Trap	[Symbol]
Ch-3	Channel Stabilization Category 3 (Concrete)	[Symbol]	Sk	Floating Filter Surface Skimmer	[Symbol]
Cs	Construction Exit	[Symbol]	SyB	Seep Berm	[Symbol]
Cr	Construction Road Stabilization	[Symbol]	Sr-B	Temporary Stream Crossing (bridge)	[Symbol]
Da-A	Stream Diversion Channel (Gentle/Sod or Pervious/Grass)	[Symbol]	Sr-C	Temporary Stream Crossing (Culvert)	[Symbol]
Da-B	Stream Diversion Channel (Gentle/Sod alone)	[Symbol]	St	Storm Drain Outlet Protection	[Symbol]
Da-C	Stream Diversion Channel (Grass/Sod and Gentle/Sod)	[Symbol]	Su	Surface Roughening	[Symbol]
D	Diversion	[Symbol]	Tc-F	Turbidity Curtain (Floating)	[Symbol]
Dn1	Temporary Downdrain Structure	[Symbol]	Tc-S	Turbidity Curtain (Staked)	[Symbol]
Dn2	Permanent Downdrain Structure	[Symbol]	Tp	Topsoiling	[Symbol]
Fr	Filter Ring	[Symbol]	Wt	Vegetated Waterway or Stormwater Conveyance Channel	[Symbol]
Ga	Gabion	[Symbol]	VEGETATIVE MEASURES		
Gr	Grade Stabilization Structure	[Symbol]	Bf	Buffer Zone	[Symbol]
Lv	Level Spreader	[Symbol]	Cs	Coastal Dune Stabilization (w/ Vegetation)	[Symbol]
Rd	Rock Filter Dam	[Symbol]	Ds1	Disturbed Area Stabilization (w/ Mulching Only)	[Symbol]
Re	Retaining Wall	[Symbol]	Ds2	Disturbed Area Stabilization (w/ Temporary Seeding)	[Symbol]
Ru-B	Retrofit (Sloped Spill Dam w/ Stone or Filter Fabric)	[Symbol]	Ds3	Disturbed Area Stabilization (w/ Permanent Vegetation)	[Symbol]
Ru-P	Retrofit (Perforated/Full-Round Pipe w/ Stone Filter)	[Symbol]	Ds4	Disturbed Area Stabilization (w/ Seeding)	[Symbol]
Ru-Sg	Retrofit (Silt Control Gate)	[Symbol]	Du	Dual Control on Disturbed Areas	[Symbol]
Ss1-Bb	Sediment Barrier (Type I - Bush Barrier)	[Symbol]	Fl-Co	Flocculants Coagulants	[Symbol]
Ss1-Hs	Sediment Barrier (Type II - Non-Sensitive Areas)	[Symbol]	Sb	Streambank Stabilization (Using Permanent Vegetation)	[Symbol]
Ss1-S	Sediment Barrier (Type III - Sensitive Areas)	[Symbol]	Ss	Slope Stabilization (Rock Erosion Control Products (RECPs))	[Symbol]
Ss1-C	Sediment Barrier (Type IV - Composite Filter Media Stock)	[Symbol]	Tac-1	Tackifiers, Type I (Synthetic Polymers)	[Symbol]
Ss2-B	Inlet Sediment Trap (Baffle Box)	[Symbol]	Tac-2	Tackifiers, Type II (Organic Polymers)	[Symbol]
Ss2-Sg	Inlet Sediment Trap (Block & Gravel Drop Inlet Protection)	[Symbol]	Tac-3	Tackifiers, Type III (Organic Blends)	[Symbol]
Ss2-E	Inlet Sediment Trap (Expanded Inlet Sediment Trap)	[Symbol]	Tac-4	Tackifiers, Type IV (Synthetic Fibers)	[Symbol]
Ss2-F	Inlet Sediment Trap (Filter Fabric Supporting Frame)	[Symbol]	Tac-5	Tackifiers, Type V (Synthetic Organic Blends w/ Synthetic Fibers)	[Symbol]
		[Symbol]	[Symbol] Indicate type		



NOTE: WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

NOTE: SILT FENCE J-HOOKS (SEE DETAIL) SHALL BE INSTALLED WHERE NECESSARY TO INCREASE PONDING, PREVENT SEDIMENT FROM ESCAPING AROUND SILT FENCE ENDS AND DECREASE THE LINEAR LENGTH OF SILT FENCE INSTALLATION INTO SMALLER SEGMENTS. J-HOOKS ARE NOT TO BE USED IN STREAMS, CHANNELS, DRAINS OR OTHER AREAS OF CONCENTRATED FLOW. J-HOOKS SHALL BE INSTALLED AS FOLLOWS:

TYPICAL J HOOK SPACING		
SLOPE PERCENT	TYPE OF SILT FENCE	MIN. SPACING (FT)
1%-2%	TYPE A	100'+/-
2%-3%	TYPE A	50'+/-
3%-4%	TYPE C	50'+/-
4%-5%	TYPE C	25'+/-

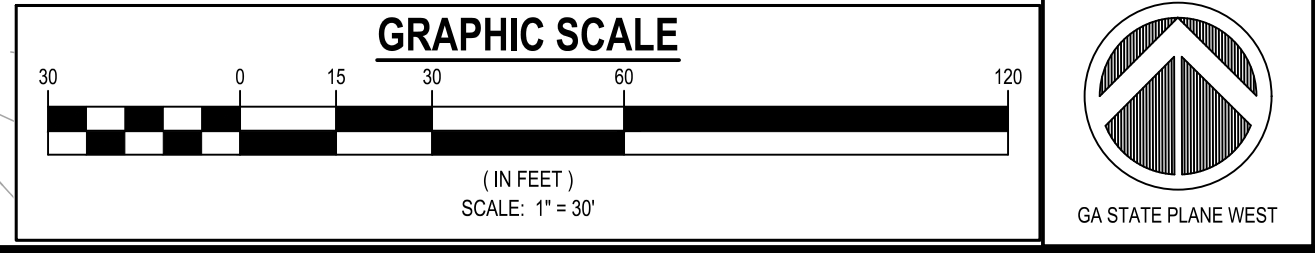
Maintenance of all soil erosion and sedimentation control measures and practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.

GSWCC EROSION CONTROL NOTES:
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.
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.
Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
Any 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.

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON
ADDRESS: 11234 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-8790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM
CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCOREY
PHONE: 404-644-2939
EMAIL: MMCCOREY@SUNBELTBUILDERS.COM
SURVEYOR
COMPANY: O'CONNOR LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

24-HOUR CONTACT
MIKE MCCOREY
404-644-2939

SITE DESIGNER
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896
MADISON, GA 30650
PHONE: 706-342-1104



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104
www.georgiacivil.com

Professional Seal
PRICING SET
Project Information

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:

© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

INTERMEDIATE
EROSION,
SEDIMENTATION &
POLLUTION CONTROL
PLAN
Sheet Number
C-8.3

GEORGIA UNIFORM CODING SYSTEM					
SOIL EROSION & SEDIMENT CONTROL					
STRUCTURAL PRACTICES					
Code	Practice	Symbol	Code	Practice	Symbol
Cs+Fs	Concrete Filter Stock	[Symbol]	Ss2-G	Inlet Sediment Trap (Gravel Drop Inlet Protection)	[Symbol]
Cs+Hb	Straw-Bale Check Dams	[Symbol]	Ss2-P	Inlet Sediment Trap (Curb Inlet Protection)	[Symbol]
Cs+S	Stone Check Dams	[Symbol]	Ss2-S	Inlet Sediment Trap (Sod Inlet Protection)	[Symbol]
Ch-1	Channel Stabilization Category 1 (Vegetated/Sod)	[Symbol]	Ss3	Temporary Sediment Basin	[Symbol]
Ch-2	Channel Stabilization Category 2 (Rip-Rap, Truss)	[Symbol]	Ss4	Temporary Sediment Trap	[Symbol]
Ch-3	Channel Stabilization Category 3 (Concrete)	[Symbol]	Sk	Floating Filter Surface Skimmer	[Symbol]
Cs	Construction Exit	[Symbol]	SyB	Seep Berm	[Symbol]
Cr	Construction Road Stabilization	[Symbol]	Sr-B	Temporary Stream Crossing (bridge)	[Symbol]
Dc-A	Stream Diversion Channel (Geotextile, Sod, or pervious filter)	[Symbol]	Sr-C	Temporary Stream Crossing (Culvert)	[Symbol]
Dc-B	Stream Diversion Channel (Geotextile alone)	[Symbol]	St	Storm Drain Outlet Protection	[Symbol]
Dc-C	Stream Diversion Channel (Grass, Sod and Geotextile)	[Symbol]	Su	Surface Roughening	[Symbol]
Di	Diversion	[Symbol]	Tc-F	Turbidity Curtain (Floating)	[Symbol]
Dn1	Temporary Downstream Structure	[Symbol]	Tc-S	Turbidity Curtain (Staked)	[Symbol]
Dn2	Permanent Downstream Structure	[Symbol]	Tp	Topsoiling	[Symbol]
Fr	Filter Ring	[Symbol]	Wt	Vegetated Waterway or Stormwater Conveyance Channel	[Symbol]
Ga	Gabion	[Symbol]	VEGETATIVE MEASURES		
Gr	Grade Stabilization Structure	[Symbol]	BF	Buffer Zone	[Symbol]
Lv	Level Spreader	[Symbol]	Cs	Coastal Dune Stabilization (w/ Vegetation)	[Symbol]
Rd	Rock Filter Dam	[Symbol]	Ds1	Disturbed Area Stabilization (w/ Mulching Only)	[Symbol]
Re	Retaining Wall	[Symbol]	Ds2	Disturbed Area Stabilization (w/ Temporary Seeding)	[Symbol]
Rt-B	Retrofit (Striped Spand Dam w/ Stone or Filter Fabric)	[Symbol]	Ds3	Disturbed Area Stabilization (w/ Permanent Vegetation)	[Symbol]
Rt-P	Retrofit (Perforated, Half-Round Pipe w/ Stone Filter)	[Symbol]	Ds4	Disturbed Area Stabilization (w/ Seeding)	[Symbol]
Rt-Sq	Retrofit (Silt Control Gate)	[Symbol]	Du	Dust Control on Disturbed Areas	[Symbol]
Ss1-BB	Sediment Barrier (Type - Bush Barrier)	[Symbol]	Fl-Co	Flocculants Coagulants	[Symbol]
Ss1-HS	Sediment Barrier (Type - Non-Sensitive Areas)	[Symbol]	Sb	Streambank Stabilization (Using Permanent Vegetation)	[Symbol]
Ss1-S	Sediment Barrier (Type - Sensitive Areas)	[Symbol]	Ss	Slope Stabilization (Roller Erosion Control Products (RECPs))	[Symbol]
Ss1-C	Sediment Barrier (Type - Composite Filter Media Stock)	[Symbol]	Tac-1	Tackifiers, Type I (Synthetic Polymers)	[Symbol]
Ss2-B	Inlet Sediment Trap (Barile Box)	[Symbol]	Tac-2	Tackifiers, Type II (Organic Polymers)	[Symbol]
Ss2-Sg	Inlet Sediment Trap (Block & Gravel Drop Inlet Protection)	[Symbol]	Tac-3	Tackifiers, Type III (Organic Blends)	[Symbol]
Ss2-E	Inlet Sediment Trap (Expanded Inlet Sediment Trap)	[Symbol]	Tac-4	Tackifiers, Type IV (Synthetic Fibers)	[Symbol]
Ss2-F	Inlet Sediment Trap (Filter Fabric Supporting Frame)	[Symbol]	Tac-5	Tackifiers, Type V (Synthetic Organic Blends w/ Synthetic Fibers)	[Symbol]
		[Symbol]	[Symbol] Indicate type		



NOTE: WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

NOTE: SILT FENCE J-HOOKS (SEE DETAIL) SHALL BE INSTALLED WHERE NECESSARY TO INCREASE PONDING, PREVENT SEDIMENT FROM ESCAPING AROUND SILT FENCE ENDS AND DECREASE THE LINEAR LENGTH OF SILT FENCE INSTALLATION INTO SMALLER SEGMENTS. J-HOOKS ARE NOT TO BE USED IN STREAMS, CHANNELS, DRAINS OR OTHER AREAS OF CONCENTRATED FLOW. J-HOOKS SHALL BE INSTALLED AS FOLLOWS:

TYPICAL J HOOK SPACING		
SLOPE PERCENT	TYPE OF SILT FENCE	MIN. SPACING (FT)
1%-2%	TYPE A	100'+/-
2%-3%	TYPE A	50'+/-
3%-4%	TYPE C	50'+/-
4%-5%	TYPE C	25'+/-

Maintenance of all soil erosion and sedimentation control measures and practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.

GSWCC EROSION CONTROL NOTES:

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. 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. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding. Any 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.

REFER TO SHEET C-1.1 AND C-6.1 FOR EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES

OWNER/DEVELOPER
COMPANY: CITY OF COVINGTON
ADDRESS: 11234 ALCOVY RD
COVINGTON, GA 30014
PHONE: 678-342-8790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON911.COM

CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HIGHWAY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404-644-2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: OCONEE LAND SURVEYING LLC
ADDRESS: P.O. BOX 1330
GREENSBORO, GA 30642
PHONE: 706-817-0679

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

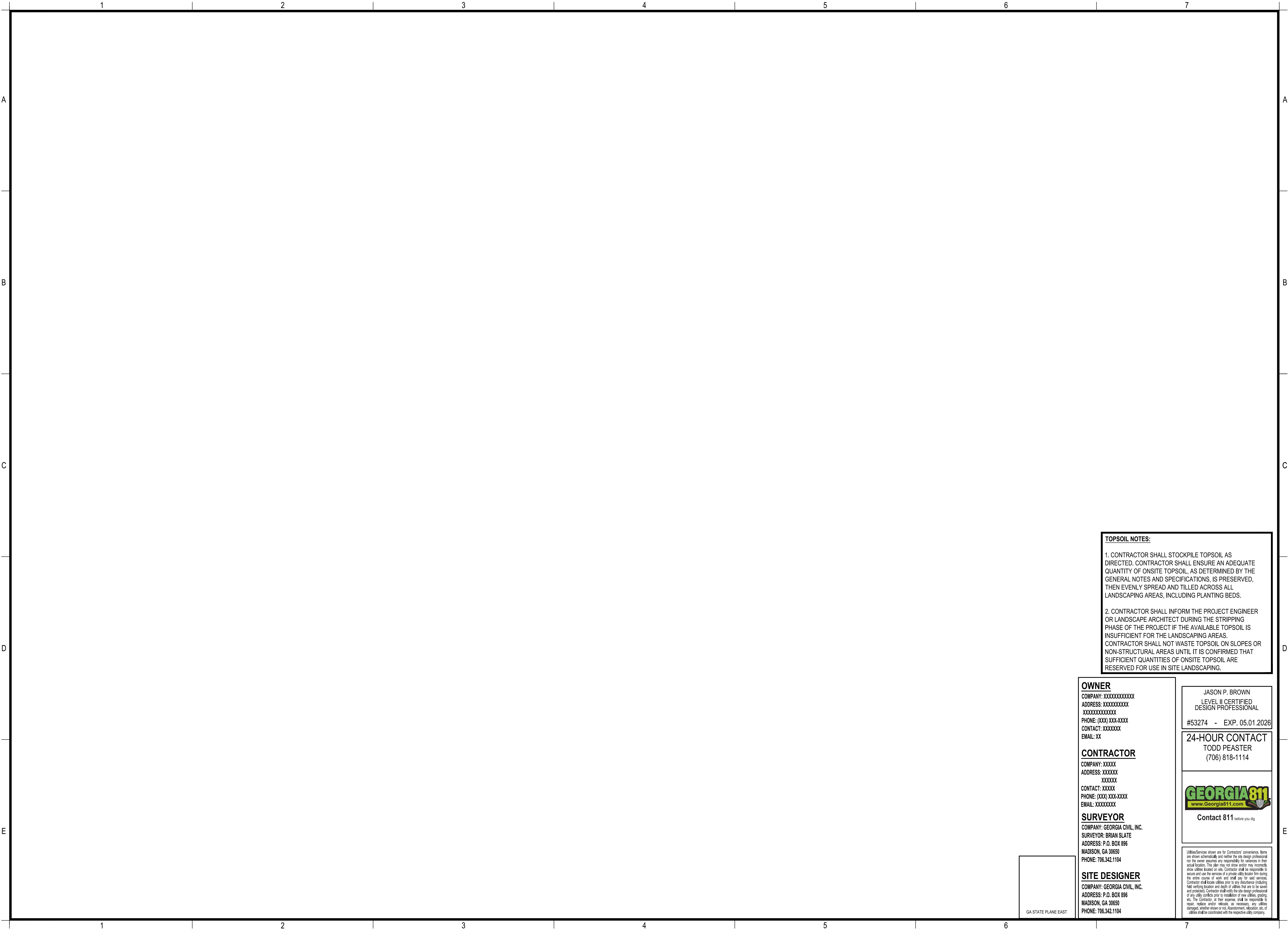
JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL
#53274 - EXP. 05.01.2026

24-HOUR CONTACT
MIKE MCCROREY
404-644-2939

GEORGIA811
www.Georgia811.com

Contact 811 before you dig

Utilities shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for utilities in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to locate and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including, but not limited to, grading, excavation, foundation, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104

www.georgiacivil.com

Professional Seal



Project Information

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
COMPANY: XXXXXXXXXXXX
ADDRESS: XXXXXXXXXXXX
XXXXXXXXXX
PHONE: (XXX) XXX-XXXX
CONTACT: XXXXXXXX
EMAIL: XX

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

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

JASON P. BROWN
LEVEL II CERTIFIED
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

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



Contact 811 before you dig

UtilitiesServices shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variations in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.

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

© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

Sheet Title

LANDSCAPE PLAN

Sheet Number

C-9.0

GENERAL PLANTING NOTES

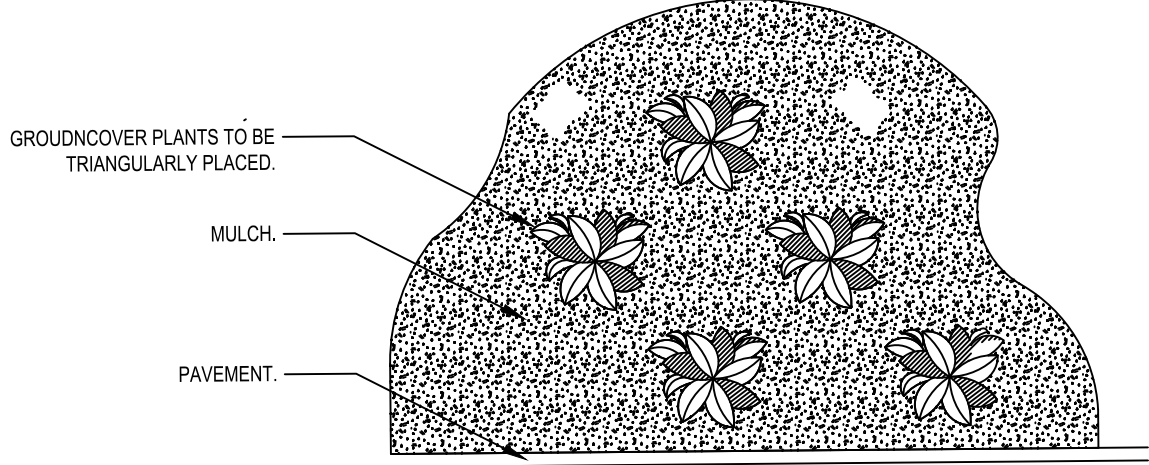
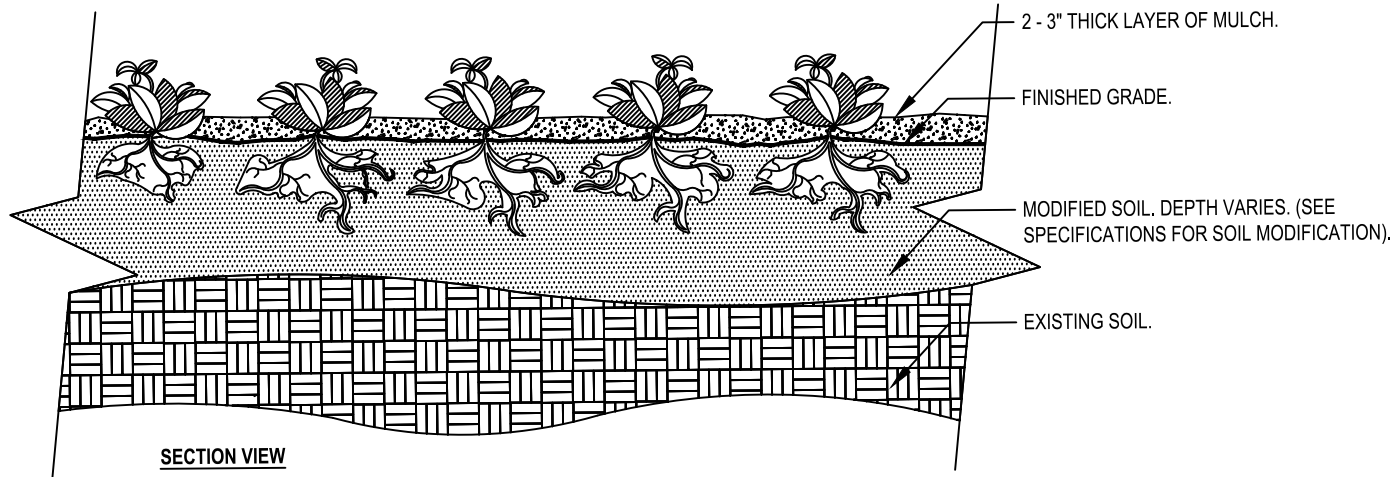
1. SELECTION:
 - A. ALL PLANT MATERIALS TO BE (GEORGIA **1) OR BETTER (GEORGIA FANCY) DEFINED AND SPECIFIED ACCORDING TO GRADES AND STANDARDS FOR NURSERY STOCK PUBLISHED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANT INDUSTRY UTILIZING THE LATEST UPDATED EDITION.
 - B. ALL PLANT 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. 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 PLACE OF CULTIVATION BEFORE THE CONTRACTOR PURCHASES AND PREPARES FOR DELIVERY TO PROJECT SITE. THE CONTRACTOR IS TO RETAIN AND SUBMIT CERTIFICATION TAGS VERIFYING TYPE AND PURITY OF LANDSCAPE MATERIAL.
 - E. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY. UNLESS OTHERWISE NOTED, PLANTS SHALL BE EXCEPTIONALLY DENSE 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. QUANTITY ESTIMATES ON THE PLANTING PLAN AND PLANT LIST ARE FOR REFERENCE ONLY.
 - G. CONTRACTOR SHALL FURNISH ALL QUANTITIES NECESSARY TO COMPLETE THE PLANTING AREAS AS SHOWN ON THE DRAWING TO ACCEPTANCE AND SATISFACTION AT THE LANDSCAPE ARCHITECT.
 - H. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT SHOULD THERE BE CHANGES IN THE PLANTING AREAS ON SITE RESULTING IN SUBSTANTIAL DIFFERENCE IN QUANTITIES AND SPECIES REQUIRED.
 - 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 DIAGNOSTIC LOCATION ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO LANDSCAPE ARCHITECT APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER.
 - E. LANDSCAPE CONTRACTOR SHALL STAKE AND/OR MARK ALL TREE AND PLANT LOCATIONS AT SITE AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT INSTALLATION 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.
 - F. UTILITIES: THE 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 POOR DRAINAGE PROVIDE SUPPLEMENTAL 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 DRAINED. 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 VIEWED.
 - D. PROVIDE 1" THICK MULCH (MEASURED AFTER WATERING IN) AT ALL PLANTS AND 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.

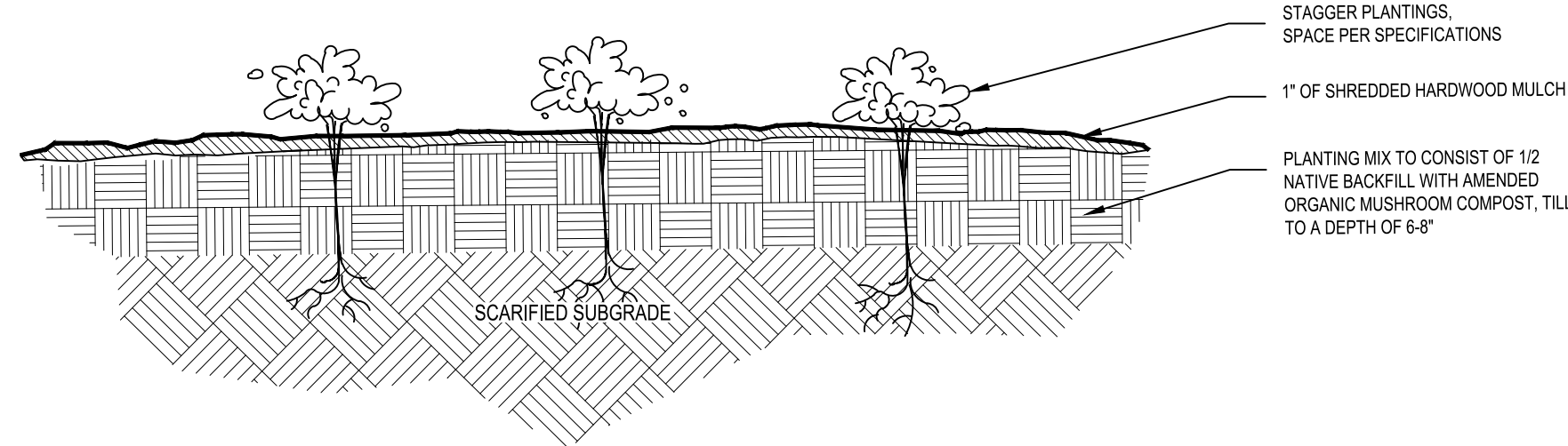
4. TREE PLANTING:
 - A. REMOVE FIRST 8-10" OF WIRE BASKET FROM ROOTBALLS. IF REMOVAL WILL RESULT IN ROOTBALL INJURY, CUT AND REMOVE WIRES ONCE IN HOLE TO ALLOW FOR ROOT EXPANSION.
 - B. MULCH SAUCERS TO BE 8" (MIN.) DIAMETER FOR ALL TREES NOT INCLUDED W/ A MULCH BED.
 - C. STAKING AND GUYING DETAILS 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 IS RESPONSIBLE FOR ADJUSTING THE STAKING AND GUYING PERIODICALLY AS NECESSARY OR AS INSTRUCTED BY 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 DETAILS ARE NOT DESIGNED OR ENGINEERED TO WITHSTAND STRONG WIND OR WINDSTORM CONDITIONS.
 - F. IF CONTRACTOR SEES ANY SITUATION ON THE SITE WHERE A TREE IS TO BE STAKED WITH ARBORTIES, BUT IT APPEARS TO PRESENT A SAFETY HAZARD TO RESIDENCE OF THE PROPERTY, THEIR CHILDREN OR THEIR GUEST, THE TREE SHALL NOT BE STAKED AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED.
 - G. SPECIMEN TRANSPLANTED TREE PROTECTION IS THE OWNER'S RESPONSIBILITY.
 - H. PROPER DRAINAGE FROM ROOTBALL IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - I. USE ARBORGUARD WEBBING TO SECURE PLANT. SPACE STAKES EQUALLY AT 120° ANGLES AROUND TREE.
 - J. NYLON WEBBING SHOULD BE SECURED IN SUCH A WAY AS TO ALLOW SOME MOVEMENT 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 COMPENSATE 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. ALL CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS ACCORDING TO A.N.A. STANDARDS.
 - C. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE PARTY TO APPROVE ALL APPROPRIATE PRUNING.
 - 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.

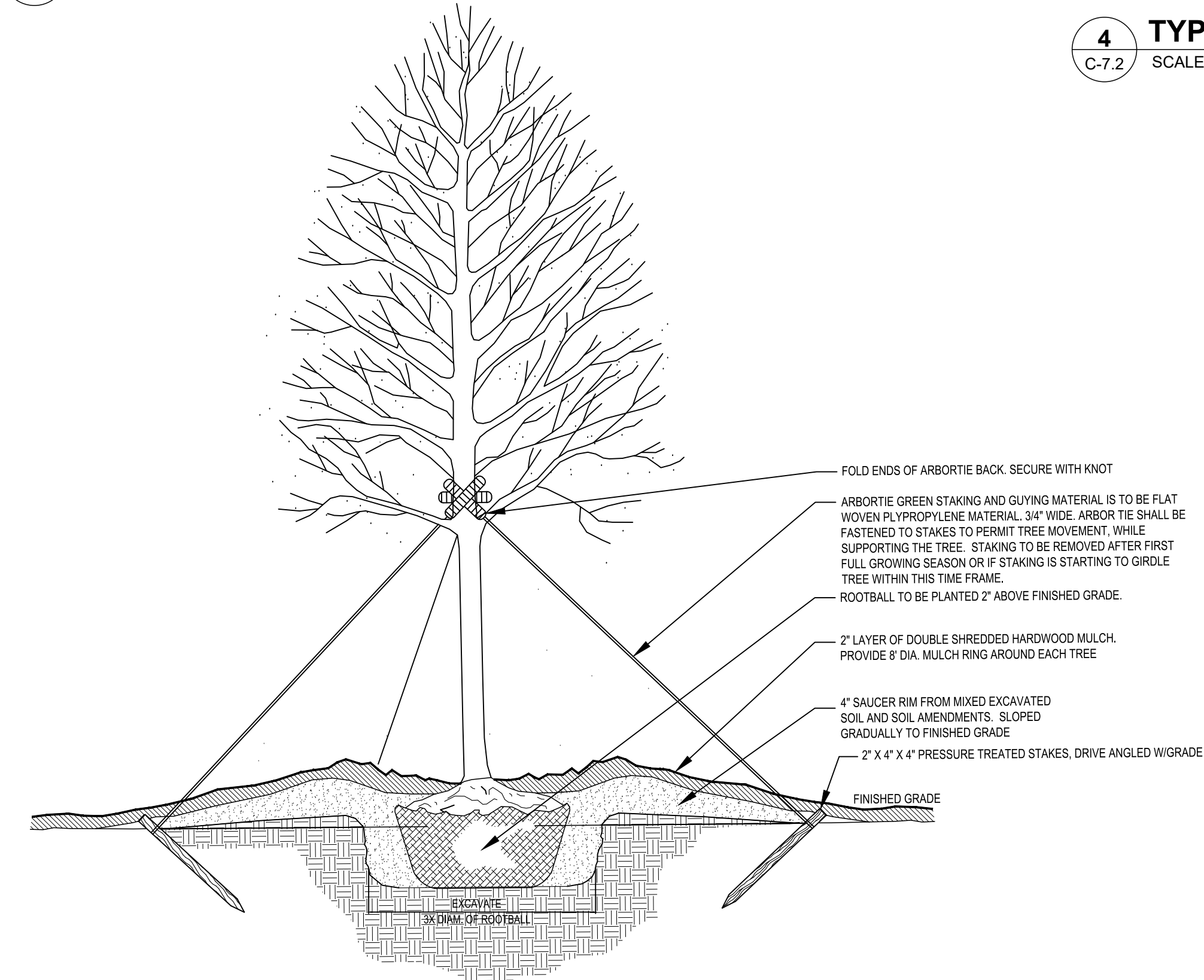


- Notes:
- 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE AND SPACING DIMENSION.
 - 2- SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 - 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 GROUNDCOVER
C-7.2 SCALE: NTS

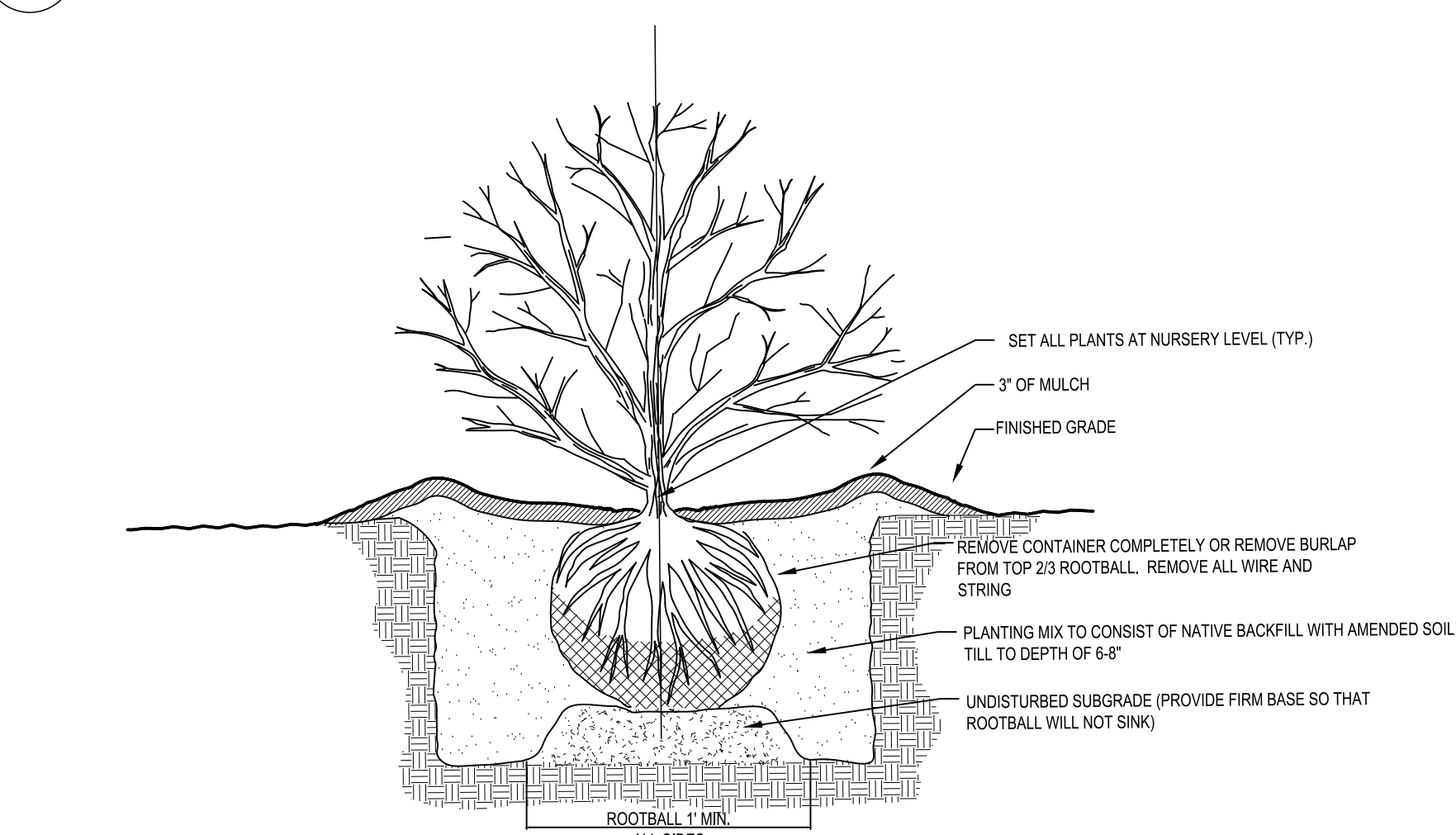


3 TYPICAL PLANTING DETAIL - CONTAINER OR PLUG
C-7.2 SCALE: NTS

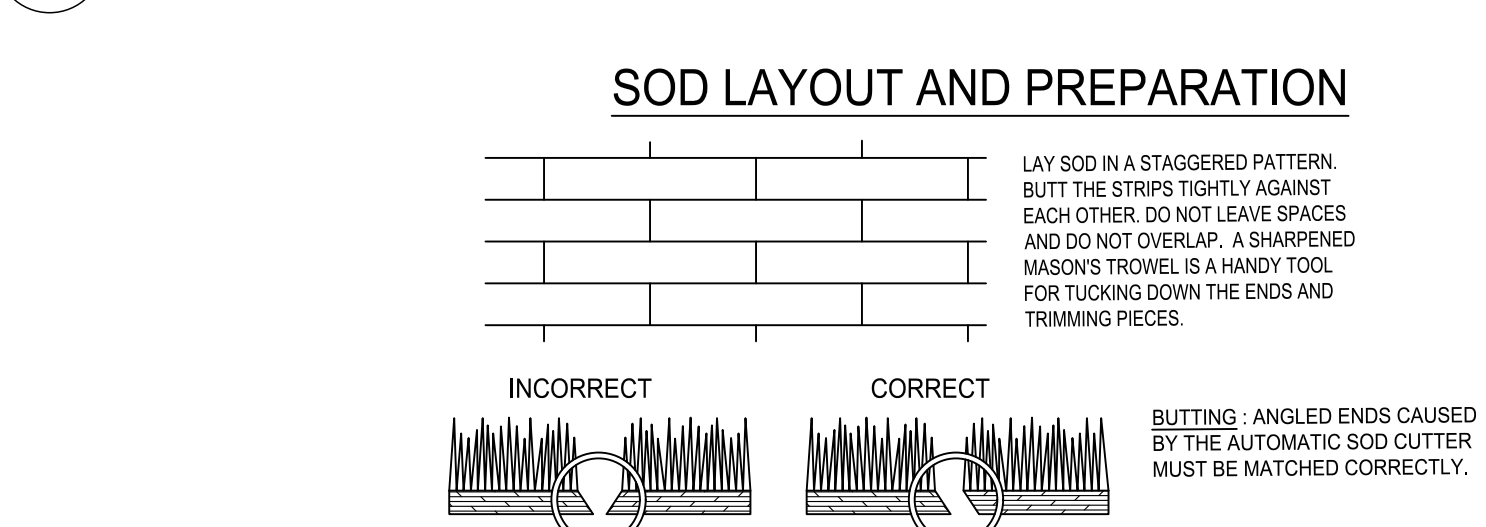


5 TYPICAL TREE PLANTING DETAIL - BALL AND BURLAP
C-7.2 SCALE: NTS

2 CROWN OBSERVATIONS - HIGH BRANCHED
C-7.2 SCALE: NTS



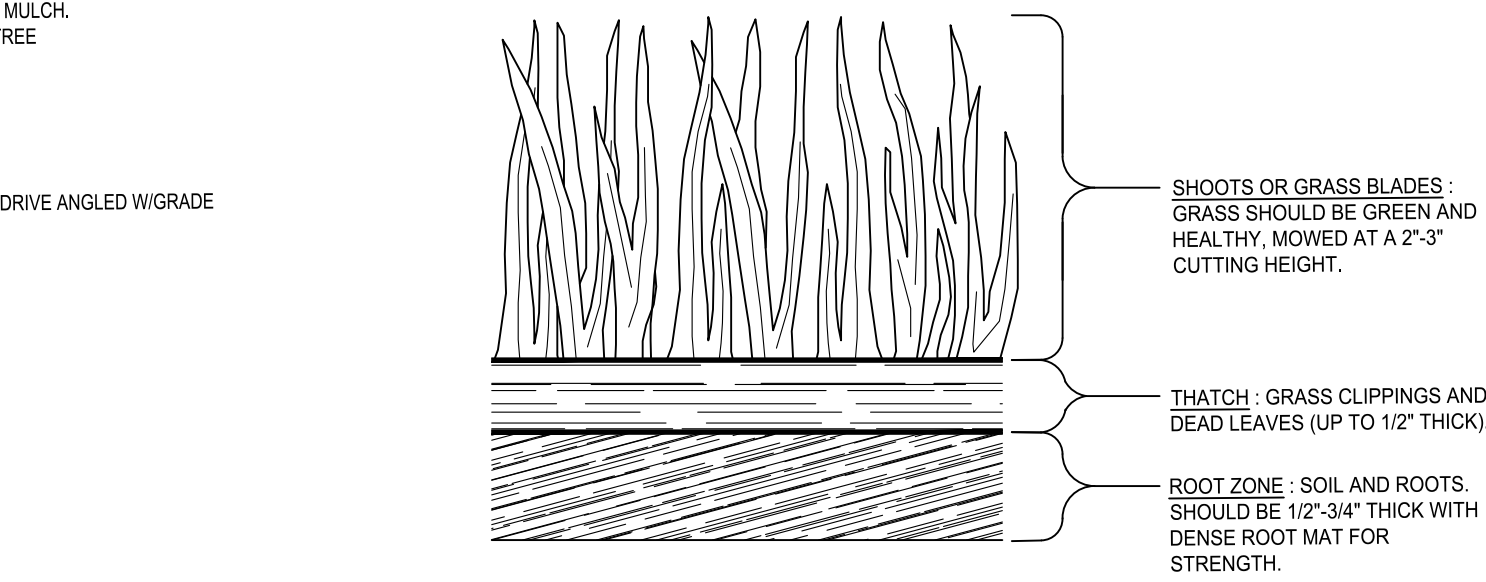
4 TYPICAL SHRUB PLANTING DETAIL - BALL AND BURLAP
C-7.2 SCALE: NTS



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



georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

311 N. Main St. Ste. 101, Unit C
P.O. Box 896 | Madison, GA 30650
P: 706.342.1104

www.georgiacivil.com

Professional Seal



Project Information

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:

© Copyright 2025 georgia civil, inc.
This document and its reproduction are the property of Georgia Civil, Inc. and may not be reproduced, published, or used in whole or in part without the written consent of Georgia Civil, Inc.

Sheet Title

LANDSCAPE DETAILS

Sheet Number

C-9.1

9133 HIGHWAY 36
COVINGTON, GA 30014
ZONING: CM - CORRIDOR MIXED USE

Sheet Title

Street Number

C-10.0



Utilities/Services 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 actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance (including but not limited to, trenching, boring, drilling, etc.) and shall verify location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.

GA STATE PLANE EAST