

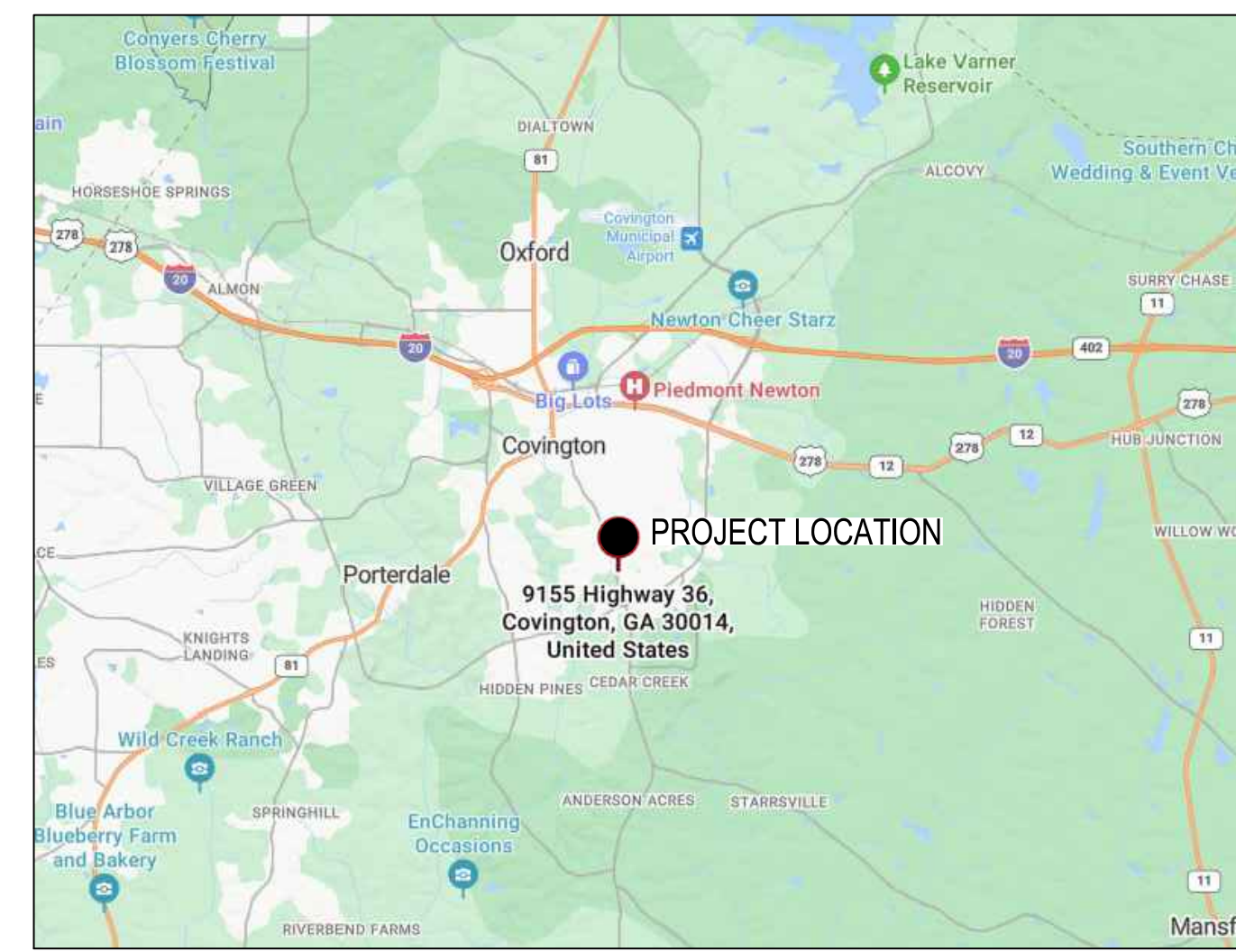
SITE DEVELOPMENT PLANS FOR COVINGTON FIRE STATION #23

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

S H E E T I N D E X

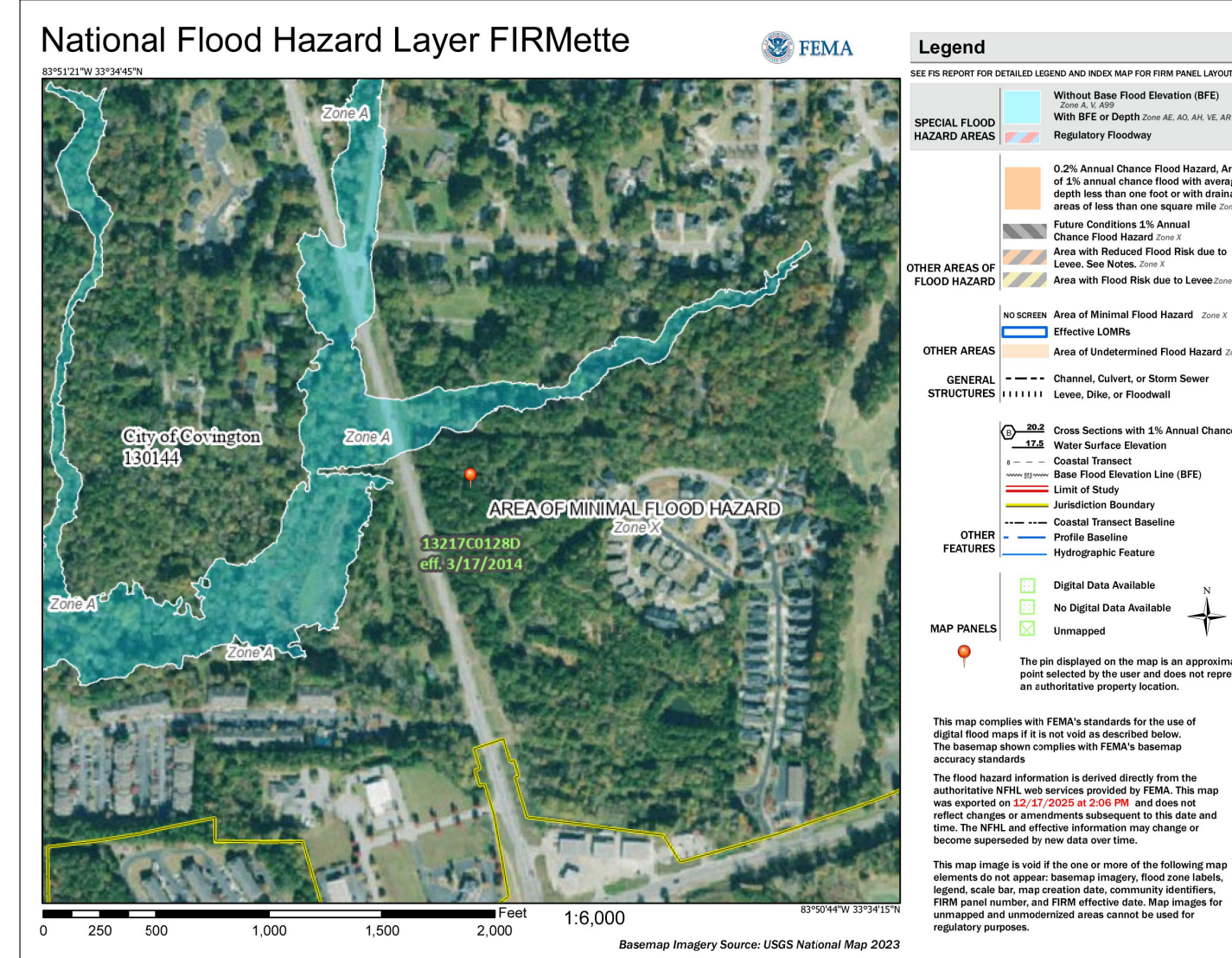
Sheet Number	Sheet Title
CV-1.0	COVER SHEET
CV-1.1	GENERAL NOTES
S-1	SITE SURVEY
C-2.0	DEMOLITION AND REMOVAL PLAN
C-2.1	LAYOUT & STAKING PLAN
C-3.0	GRADING PLAN
C-4.0	STORM WATER MANAGEMNET PLAN
C-4.1	STORM WATER MANAGEMNET PROFILES
C-4.2	STORM WATER MANAGEMNET DETAILS
C-4.3	STORM WATER MANAGEMNET DETAILS
C-4.4	STORM WATER MANAGEMENT DETAILS
C-5.0	UTILITY PLAN
C-5.1	UTILITY DETAILS
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C-6.0	EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES
C-6.1	EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES
C-6.2	INITIAL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
C-6.3	INTERMEDIATE EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
C-6.4	FINAL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
C-6.5	EROSION, SEDIMENTATION & POLLUTION CONTROL DETAILS
C-6.6	EROSION, SEDIMENTATION & POLLUTION CONTROL DETAILS
C-6.7	EROSION, SEDIMENTATION & POLLUTION CONTROL DETAILS
C-7.0	LANDSCAPE PLAN
C-7.1	LANDSCAPE DETAILS
C-8.0	SITE DETAILS

GSWCC CHECKLIST NUMBER (TYP) F



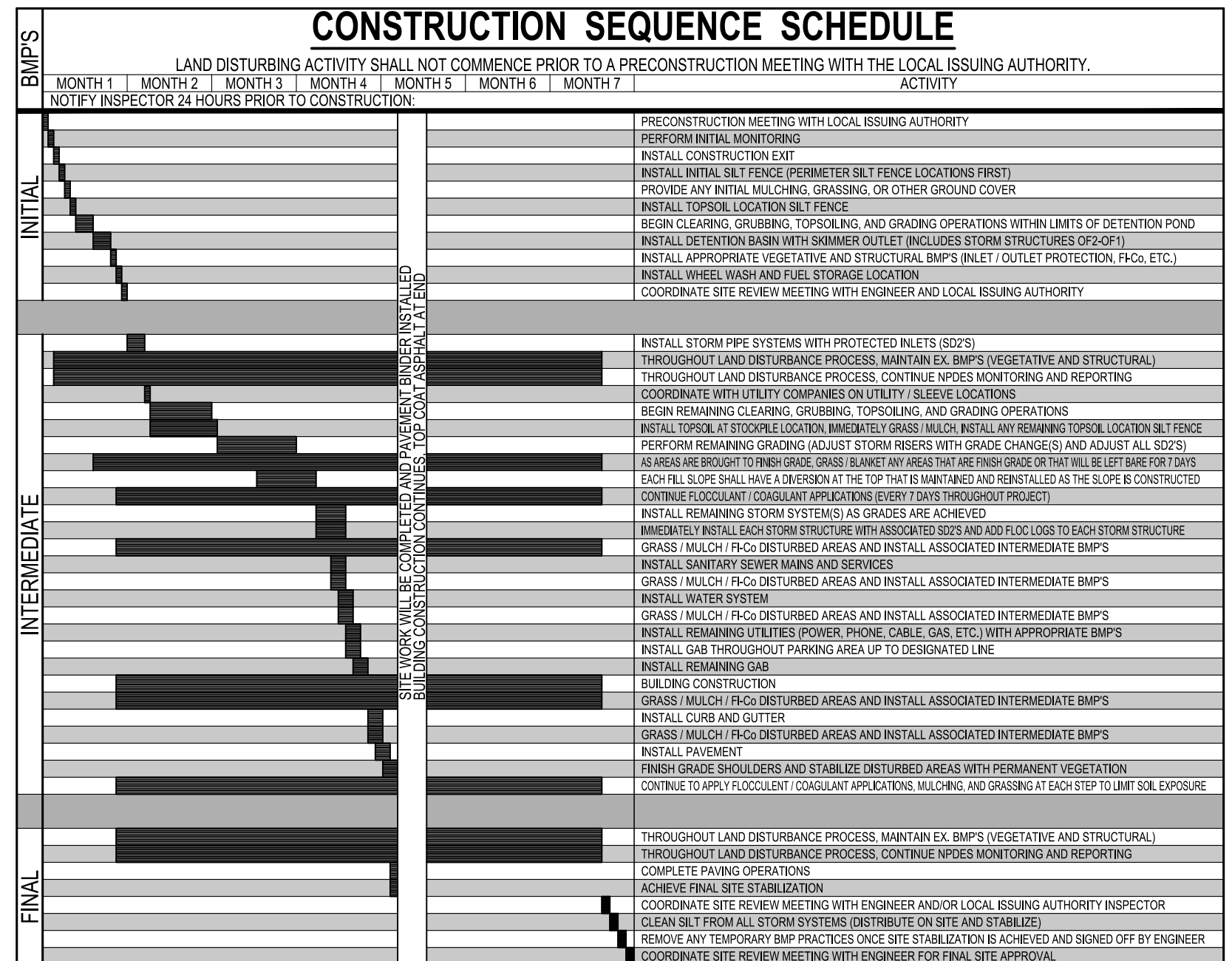
VICINITY MAP
NOT TO SCALE

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	DM = DIAMETER	GM = GAS METER	OHE = OVERHEAD POWER
BLDG = BUILDING	DS = DOWNSPOUT	GP = GUY POLE	PB = PLAT BOOK
BM = BENCH MARK	DWV = DOUBLE WING DRAIN	GS = GAS VALVE	PSW = SINGLE WING CATCH BASIN
GAG = GUTTER AND GUTTER	ES&P = EROSION, SEDIMENTATION AND POLLUTION CONTROL	ICV = IRRIGATION CONTROL VALVE	PP = PAVEMENT
C = CURB INLET	FDC = FIRE DEPARTMENT CONNECTION	IE = INVERT ELEVATION	POB = POINT OF BEGINNING
CL = CURB LINE	FF = FINISH FLOOR ELEVATION	IP = INTERPOL	PP = POLYETHYLENE GLYCOL PIPE
CMF = CORRUGATED METAL PIPE	FN = FINISH	IPF = IRON PIPE FOUND	W = WATER
CO = CLEANOUT	FO = FIRE HYDRANT	JB = JUNCTION BOX	WW = WATER METER
CPP = CORRUGATED PLASTIC PIPE	FT = FEET	UA = LOCAL ISSUING AUTHORITY	WV = WATER VALVE
CTF = CROWN TOP FOUND	GS = GAS VALVE	LP = LIGHT POLE	WV = WATER LINE
DB = DEEP BOOK	G = GATE	PP = RIGHT OF WAY	WV = WATER LINE
		NTS = NOT TO SCALE	SMH = STORM MANHOLE



WATER SOURCE:
WSID NUMBER: 2170001
COVINGTON/NEWTON COUNTY
WATER SYSTEM
CORNISH CREEK WTF
11905 ALCOVY RD.
COVINGTON, GA 30014
PHONE: 770-784-2128

SITE INFORMATION	
PROJECT CONSISTS OF THE CONSTRUCTION OF A FIRE STATION WITH ADMINISTRATIVE OFFICES AND TWO ADDITIONAL 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 (0.46 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	PACOLET SANDY LOAM, 6 TO 10 PERCENT SLOPES PACOLET SANDY LOAM, 10 TO 15 PERCENT SLOPES PACOLET-URBAN LAND COMPLEX, 10 TO 25 PERCENT SLOPES TOCCOA AND CONGAREE SOILS, FREQUENTLY FLOODED
FLOOD PLAN	THERE IS ZONE A FLOODPLAIN ALONG THE NORTHERN EDGE OF THIS PROPERTY AS PER FIRM PANEL 13217C01280 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 SOUTHWEST TO NORTHEAST 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 CORPS 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 CORPS 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: 678-342-8790
CONTACT: TRUDY HENRY
EMAIL: TRUDY.HENRY@COVINGTON-NEWTON311.COM

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

SURVEYOR
COMPANY: GEORGIA CIVIL, INC.
ADDRESS: P.O. BOX 896 MADISON, GA 30650
PHONE: 706-342-1104
CONTACT: BRIAN SLATE
EMAIL: BSLATE@GEORGIA CIVIL.COM

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. 05.01.2029

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 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 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.



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

DRAWING DATE:	5/15/2026
DRAWN BY:	DLD
CHECKED BY:	JPB
DATE:	5/15/2026
DESCRIPTION:	ADD. COMMENTS

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Sheet Title
COVER SHEET

Sheet Number
CV-1.0