SITE DEVELOPMENT PLANS
FOR
DRYWALL WAREHOUSE HWY 81

C0540258
257 HIGHWAY 81
OXFORD,GA 30054
ZONING - R1

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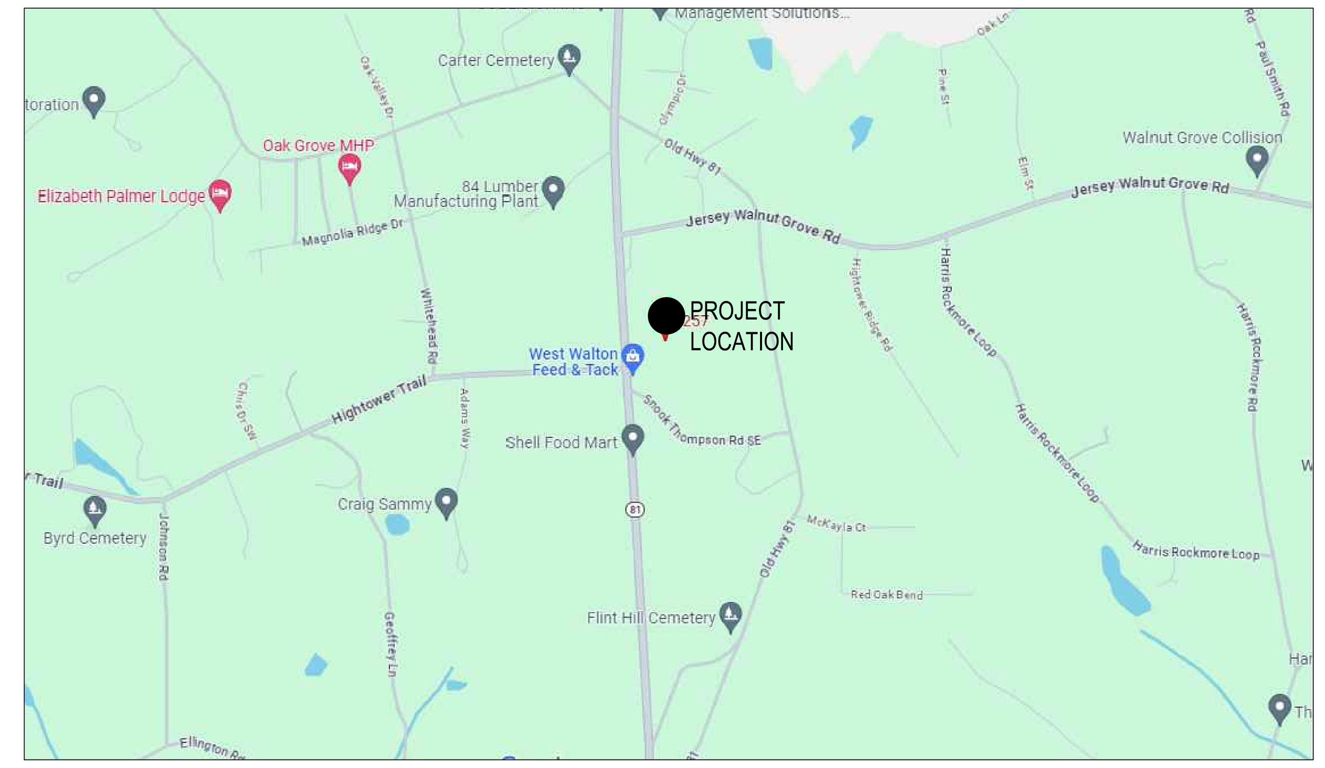
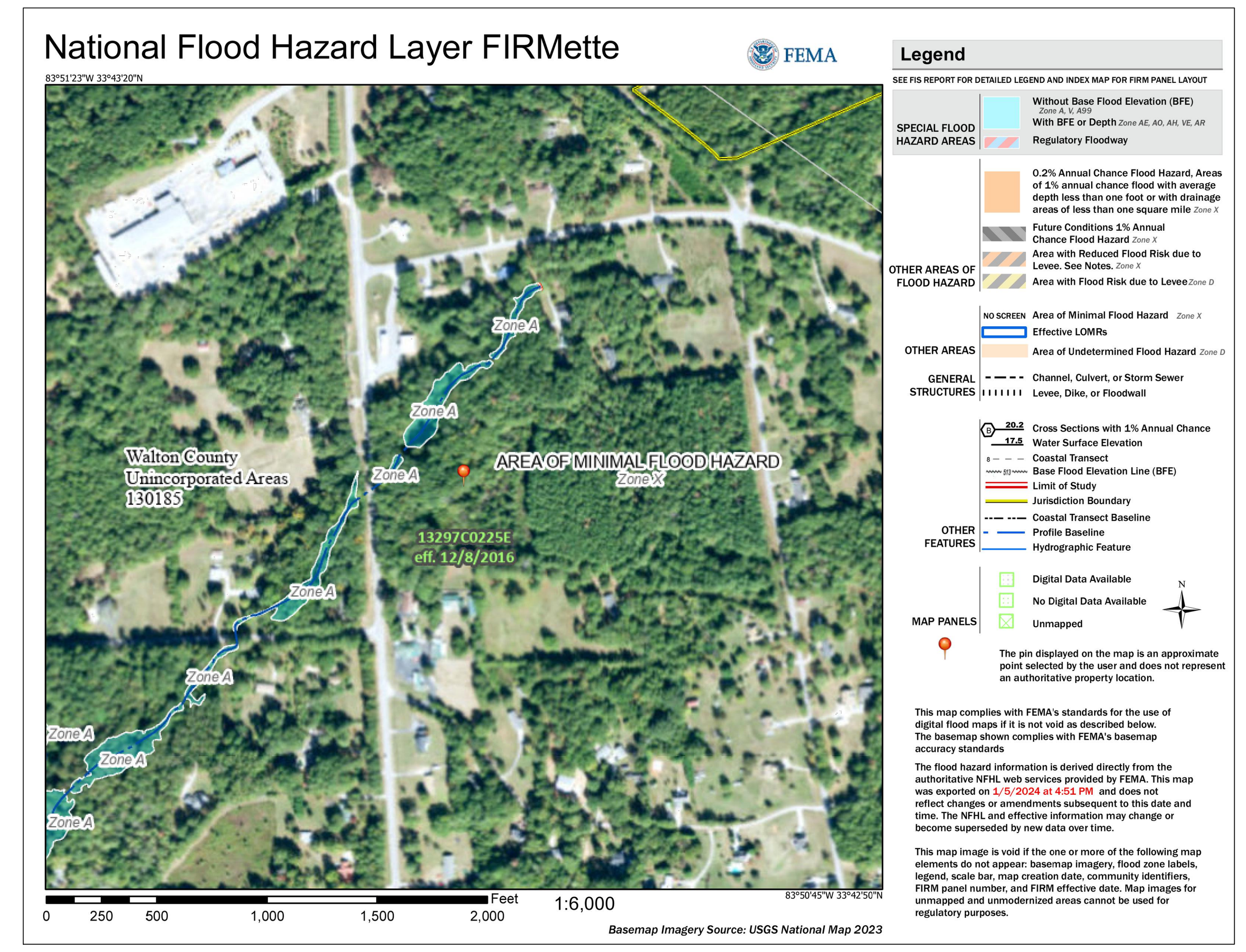


VICINITY MAP
NOT TO SCALE

GPS COORDINATES
N 33°43'02.53" W -83°51'07.40"
N 33.717371 W -83.852056

N



FLOOD MAP
NOT TO SCALE

N

LEGEND

STANDARD ABBREVIATIONS

APPROX. = APPROXIMATE; BLDG = BUILDING; BM = BENCH MARK; C&G = CURB AND GUTTER; CI = CURB INLET; C.L. = CHAIN LINK; CMP = CORRUGATED METAL PIPE; CO = CLEAN OUT; CPP = CORRUGATED PLASTIC PIPE; CTF = CRIMP TOP FOUND; DB = DEED BOOK; DIA = DIAMETER; DS = DOWNSPOUT; DWCB = DOUBLE WING CATCH BASIN; ES&PC = EROSION, SEDIMENTATION, AND POLLUTION CONTROL; FDC = FIRE DEPARTMENT CONNECTION; FFE = FINISH FLOOR ELEVATION; FH = FIRE HYDRANT; FO = FIBER OPTIC; FT = FEET; GI = GRATE INLET; GM = GAS METER; GP = GUY POLE; GV = GAS VALVE; ICV = IRRIGATION CONTROL VALVE; IE = INVERT ELEVATION; IMP = IMPERVIOUS; IPF = IRON PIN FOUND; JB = JUNCTION BOX; LIA = LOCAL ISSUING AUTHORITY; LP = LIGHT POLE; NTS = NOT TO SCALE; OHE = OVER HEAD POWER; PB = PLAT BOOK; PG = PAGE; ℙ = PROPERTY LINE; POB = POINT OF BEGINNING; PP = POWER POLE; PVC = POLYVINYL CHLORIDE PIPE; RBF = REBAR FOUND; RCP = REINFORCED CONCRETE PIPE; R/W = RIGHT OF WAY; SMH = STORM MANHOLE; SS = SANITARY SEWER; SSMH = SANITARY SEWER MANHOLE; SWCB = SINGLE WING CATCH BASIN; TC = TRAFFIC CONTROL BOX; TMP = TAX MAP PARCEL; W = WATER; WM = WATER METER; WV = WATER VALVE

STANDARD SYMBOLS

= BM; = BM IDENTIFICATION; = CO; = DS; = FDC; -X—X- = FENCE; = FH; -FO—FO- = FO; -GAS—GAS- = GAS LINE; (GM) = GAS METER; = GAS VALVE; = GATE; = GP; = GUY WIRE; = H/C PARKING; = ICV; = IPF; (LB) = LIGHT BOX; = LP; -OHE—OHE- = POWER (OVERHEAD); -P—P- = POWER (UNDERGROUND); (PB) = POWER BOX; (PM) = POWER METER; = PP; = SIGN; = SMH; -SS—SS- = SS LINE; = SSMH; (TC) = TC; = TELECOMM STRUCTURE; (TP) = TELE PEDESTAL; = TRAFFIC WIRE; = TRANSFORMER; -W—W- = WATER LINE; (WM) = WM; = WV

CONSTRUCTION SEQUENCE SCHEDULE

LAND DISTURBING ACTIVITY SHALL NOT COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE LOCAL ISSUING AUTHORITY.
NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION:

BMP'S — MONTH 1 | MONTH 2 | MONTH 3 | MONTH 4 | MONTH 5 | MONTH 6 | MONTH 7 — ACTIVITY

SITE WORK WILL BE COMPLETED AND PAVEMENT BINDER INSTALLED BUILDING CONSTRUCTION CONTINUES, TOP COAT ASPHALT AT END

INITIAL
- PRECONSTRUCTION MEETING WITH LOCAL ISSUING AUTHORITY
- PERFORM INITIAL MONITORING
- INSTALL CONSTRUCTION EXIT
- INSTALL INITIAL SILT FENCE (PERIMETER 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 SKIMMER OUTLET (INCLUDES STORM STRUCTURES OF3-OF1)
- INSTALL APPROPRIATE VEGETATIVE AND STRUCTURAL BMP'S (INLET / OUTLET PROTECTION, FI-Co, ETC.)
- INSTALL WHEEL WASH AND FUEL STORAGE LOCATION
- COORDINATE SITE REVIEW MEETING WITH ENGINEER AND LOCAL ISSUING AUTHORITY

INTERMEDIATE
- INSTALL STORM PIPE SYSTEMS WITH PROTECTED INLETS (SD2'S)
- THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMP'S (VEGETATIVE AND STRUCTURAL)
- THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE NPDES MONITORING AND REPORTING
- BEGIN REMAINING CLEARING, GRUBBING, TOPSOILING, AND GRADING OPERATIONS
- PERFORM REMAINING GRADING (ADJUST STORM RISERS WITH GRADE CHANGE(S) AND ADJUST ALL SD2'S)
- 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 FILL SLOPE SHALL HAVE A DIVERSION AT THE TOP THAT IS MAINTAINED AND REINSTALLED AS THE SLOPE IS CONSTRUCTED
- CONTINUE FLOCCULANT / COAGULANT APPLICATIONS (EVERY 7 DAYS THROUGHOUT PROJECT)
- INSTALL REMAINING STORM SYSTEM(S) AS GRADES ARE ACHIEVED
- IMMEDIATELY INSTALL EACH STORM STRUCTURE WITH ASSOCIATED SD2'S AND ADD FLOC LOGS TO EACH STORM STRUCTURE
- GRASS / MULCH / FI-Co DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S
- INSTALL SANITARY SEWER SERVICES
- GRASS / MULCH / FI-Co DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S
- INSTALL WATER SYSTEM
- GRASS / MULCH / FI-Co DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S
- INSTALL REMAINING UTILITIES (POWER, PHONE, CABLE, GAS, ETC.) WITH APPROPRIATE BMP'S
- INSTALL GAB THROUGHOUT PARKING AREA UP TO DESIGNATED LINE
- INSTALL REMAINING GAB
- BUILDING CONSTRUCTION
- GRASS / MULCH / FI-Co DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S
- INSTALL CURB AND GUTTER
- GRASS / MULCH / FI-Co DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMP'S
- INSTALL PAVEMENT
- FINISH GRADE SHOULDERS AND STABILIZE DISTURBED AREAS WITH PERMANENT VEGETATION
- CONTINUE TO APPLY FLOCCULENT / COAGULANT APPLICATIONS, MULCHING, AND GRASSING AT EACH STEP TO LIMIT SOIL EXPOSURE

FINAL
- THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMP'S (VEGETATIVE AND STRUCTURAL)
- THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE NPDES 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

SITE INFORMATION

THE TOTAL 7.06 ACRES ACRES OF EXISTING UNDEVELOPED WOODLAND WILL BE DEVELOPED FOR A DRYWALL WAREHOUSE WITH 2 MINI STORAGE UNITS, DETENTION POND, ASSOCIATED DRIVE, AND STORMWATER INFRASTRUCTURE.

ZONING - (AS PER WALTON COUNTY ZONING)	R1
PROPERTY AREA	7.06 ACRES
DISTURBED AREA	5.15 AC
MINIMUM LOT SIZE	1 AC
MINIMUM LOT WIDTH	150'
MINIMUM FRONT SETBACK	50'
MINIMUM SIDE SETBACK	15'
MINIMUM REAR SETBACK	40'
MINIMUM OPEN SPACE	N/A
MAXIMUM IMPERVIOUS %	N/A

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). SIGHT LIGHTING PROVIDED BY OTHERS UNDER SEPARATE COVER
SOIL SERIES	Alp- CHEWACLA, CARTECAY, AND TOCCOA SOILS, 0 TO 2% SLOPES, FREQUENTLY FLOODED AnB3- APPLING SANDY CLAY LOAM, 2% TO 6% SLOPES, SEVERELY ERODED CZC3- CECIL SANDY CLAY LOAM, 6% TO 10% SLOPES, SEVERELY ERODED LCD- LOUISBURG LOAMY COARSE SAND, 10% TO 15% SLOPES
FLOOD PLAIN	THERE IS SOME ZONE A FLOODPLAIN ON THIS PROPERTY AS PER FIRM PANEL 13297C0225E DATED 12/08/2016. NO WORK IS BEING DONE WITHIN THE FLOODPLAIN. THE PROPERTY SHOWN HEREON LIES PRIMARILY WITHIN ZONE X AND IS WITHIN A SPECIAL FLOOD HAZARD AREA.
STATE WATERS	THERE ARE STATE WATERS PRESENT ON THIS SITE. THERE ARE STATE WATERS PRESENT WITHIN 200' OF THIS SITE THERE ARE STREAM BUFFERS ON THIS PROPERTY
HYDROLOGY	THE PROPOSED SITE CONTAINS (1) POST DEVELOPMENT BASIN FOR WHICH THE DEVELOPED AREA GENERALLY DRAINS FROM EAST TO WEST TO A PROPOSED DRY DETENTION BASIN. RUNOFF WILL BE ROUTED BY A STORMWATER MANAGEMENT SYSTEM TO THE POND TO REDUCE THE POST DEVELOPMENT PEAK FLOW RATES TO LESS THAN PREDEVELOPMENT PEAK FLOW RATES FOR THE 1-YR THRU 100-YR STORM EVENTS FOR THE DELENEATED BASIN AT THE POND DISCHARGE POINT. WATER QUALITY WILL BE PROVIDED THROUGH THE USE OF A PROPRIETARY HYDRODYNAMIC SEPARATOR AND CHANNEL PROTECTION MEASURES ARE PROVIDED WITHIN THE POND AND OUTLET CONTROL STRUCTURE
WETLAND	**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 NOT** 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: PABLO ZURITA
ADDRESS: 80 PADEN ST
COVINGTON, GA 30016
PHONE: (470)-334-1855
CONTACT: ANGEL ZURITA
EMAIL:ZURITAANGEL3@GMAIL.COM

CONTRACTOR
COMPANY: SUNBELT BUILDERS
ADDRESS: 10641 HWY 36
COVINGTON, GA 30014
CONTACT: MIKE MCCROREY
PHONE: 404.644.2939
EMAIL: MMCCROREY@SUNBELTBUILDERS.COM

SURVEYOR
COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650
PHONE: 706.342.1104 C
ONTACT: BRIAN SLATE
EMAIL: BSLATE@GEORGIACIVIL.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

GEORGIA 811 www.Georgia811.com
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.

gc
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

GEORGIA REGISTERED NO. PE031684 PROFESSIONAL ENGINEER JASON P. BROWN

Project Information

DRYWALL WAREHOUSE HWY 81
257 HIGHWAY 81
OXFORD,GA 30054
ZONING: R1

DRAWING DATE:	5/27/2026
DRAWN BY:	DLD
CHECKED BY:	JPB

REVISIONS

DATE:	DESCRIPTION:

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Sheet Title
COVER SHEET

Sheet Number
CV-1.0