

# SITE DEVELOPMENT PLANS FOR North Oconee Heritage Park

GEORGIA MILITIA DISTRICT 253, UNINCORPORATED JACKSON COUNTY, GEORGIA

PARCEL NUMBER 025 021A

0 CABIN CREEK ROAD

## FOR JACKSON COUNTY GOVERNMENT

24-HOUR CONTACT: BARRY VICKERY, (706) 286-6353

JUNE 11, 2026

LDP SUBMITTAL TO JACKSON COUNTY

### OWNER AND CONTRACTOR ACKNOWLEDGEMENT

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- Existing utilities, topography and site features shown on these drawings are only those revealed by the surveyor of record or other third party source. The engineer assumes no responsibility for the completeness or accuracy of the existing conditions shown. It is the responsibility of the contractor to locate all existing utilities and features prior to construction and report any discrepancies to the owner or engineer. The contractor shall repair or replace any damaged utilities or structures at his own expense at the supervision of the appropriate utility department.
- The features, distances and angles on these drawings shall not be scaled. If the necessary dimensions are not provided, the contractor shall notify the owner or engineer for clarity.
- Any retaining walls shown on these plans are for location and grading purposes only. Designs and specifications for retaining walls and soil compaction shall be provided by others. Dovetail Civil Design, Inc. assumes no responsibility for the design, permitting or inspection of retaining walls.

### SYMBOLS AND ABBREVIATIONS

- The legend below contains common symbols and abbreviations generally used in survey plots and civil design drawings. Actual uses may sometimes vary. Contact the engineer for clarity.
- |                              |                                  |
|------------------------------|----------------------------------|
| AD ACCESS                    | IPF IRON PIN FOUND               |
| AE ACCESS EASEMENT           | IPS IRON PIN SET                 |
| B/C BACK OF CURB (OR ROC)    | JB JUNCTION BOX                  |
| BSL BUILDING SETBACK LINE    | LF LINEAR FEET                   |
| BSM BASEMENT                 | LS LAND LOT                      |
| CL CENTERLINE (OR C/L)       | LLC LIMITS OF CONSTRUCTION       |
| CO CATCH BASIN               | LOC LIMITS OF DISTURBANCE        |
| C&C CURB AND GUTTER          | LP LINEAR FEET                   |
| CU CURB                      | LS LANDSCAPE STRIP (OR L/S)      |
| CH CHANNEL                   | MTF MIN. OR MAX. FLOOR ELEVATION |
| CY CUBIC YARDS               | MTF MANHOLE                      |
| CMF CONCRETE MONUMENT FOUND  | N/E NOW OR FORMERLY              |
| CMF CORRUGATED METAL PIPE    | N/E NOW OR FORMERLY              |
| CO CLEAN OUT                 | N/E NOW OR FORMERLY              |
| CF COMBED TOP PIPE FOUND     | N/E NOW OR FORMERLY              |
| DEP DEPTH BROW, FACE NUMBER  | OC OUTLET CONTROL STRUCTURE      |
| DE DRAINAGE EASEMENT         | OP OPEN TOP PIPE FOUND           |
| DI DROP INLET                | PF PROPERTY LINE (OR P/L)        |
| DIP DROP INDICATOR PIPE      | PP PROPOSED GRADE                |
| DS DOWNCUT                   | PI POST INDICATOR VALVE          |
| DWC DOUBLE WING CATCH BASIN  | POB POINT OF BEGINNING           |
| EC EXISTING GRADE            | PPF PROPOSED                     |
| EL ELEVATION (OR ELEV)       | PPF PROPOSED                     |
| ED EDGE OF PAVING (OR EOP)   | PPF PROPOSED                     |
| EX EXISTING                  | PPF PROPOSED                     |
| ES FLARED END SECTION        | PPF PROPOSED                     |
| FTE FINISHED FLOOR ELEVATION | PPF PROPOSED                     |
| FI FIRE HYDRANT              | PPF PROPOSED                     |
| FL FLOW LINE                 | PPF PROPOSED                     |
| FM FIRE MAIN                 | PPF PROPOSED                     |
| F/F FACE OF CURB (OR FOC)    | PPF PROPOSED                     |
| GAR GARAGE                   | PPF PROPOSED                     |
| GA GATE VALVE (OR GAS VALVE) | PPF PROPOSED                     |
| HC HANDICAP ACCESSIBLE       | PPF PROPOSED                     |
| HDP HDPE POLYETHYLENE PIPE   | PPF PROPOSED                     |
| HGI HOODED GRATE INLET       | PPF PROPOSED                     |
| HSL HYDRAULIC GRADE LINE     | PPF PROPOSED                     |
| HI HIGH POINT                | PPF PROPOSED                     |
| HW HEAD WALL                 | PPF PROPOSED                     |
| WV WATER VALVE               | PPF PROPOSED                     |
- STREET CENTERLINE  
CHANNEL FENCE  
EASEMENT OR SETBACK  
EXISTING CONTOUR LINE  
FORCE MAIN  
GAS LINE  
LIMITS OF DISTURBANCE  
POWER LINE  
PROPERTY LINE  
PROPOSED CONTOUR LINE  
SANITARY SEWER  
STORM SEWER  
STREAM CENTERLINE  
TELEPHONE  
TREE LINE  
TREE PROTECTION FENCE  
UNDERGROUND POWER  
UNDERGROUND TELEPHONE  
WATER  
WATER METER  
WOODEN FENCE  
WOODEN FENCE
- UTILITY POLE  
FIRE HYDRANT  
SEWER MANHOLE  
SLOPE INDICATOR  
SPOT ELEVATION

### GENERAL CONSTRUCTION NOTES

- OSHA standards shall be maintained at all times.
- All work shall comply with local, state and federal codes as applicable. The contractor shall obtain all necessary permits and licenses prior to commencing construction.
- Land disturbance near sensitive areas, including but not limited to utility easements, wetlands, floodplain, stream buffers, state highways, historic properties, cemeteries and airports may require additional permitting beyond the local development permits.
- Activities which affect public roads such as cut hauling, parking, sidewalk modifications, repaving and the installation of construction exits, driveways, deceleration lanes and utilities may require additional design and approval for road closures, traffic diversion, signage and detour routes.
- The inspection office of the local governing authority shall be notified at least 24 hours prior to commencing any phase of construction.
- All materials and structures must be installed per code requirements, manufacturer's specifications and in a manner consistent with the permitted design plans.
- All materials shall be new unless authorized by owner. Reused or salvaged materials shall meet current code specifications.
- All work shall be finished in a workmanlike and professional manner to the acceptance of the owner and at the approval of the local governing authority.
- All site improvements required by this permit and local ordinances shall be completed, inspected and approved prior to the issuance of a certificate of occupancy unless other conditions provisions have been approved through governing authorities.
- It is the responsibility of the property owner to permanently maintain all private utilities, stormwater management facilities, streets, parking lots, sidewalks, vegetation, lighting, fencing, signage and other criteria as required by local codes. These items may require as-built surveys, regular inspections and financial bonds.
- The contractor shall verify all proposed and existing dimensions, utilities, grading slopes and elevations prior to construction and notify the owner or engineer of any discrepancies.
- Additional land development provisions beyond those shown on the permitted plans may be required during construction due to site conditions, weather or requests by the inspector.
- Demolition and removal of existing features onsite may require separate permitting. The contractor shall obtain all necessary documents as required prior to commencing any land disturbing activity.
- Onsite burning or disposal is not allowed without proper permission by the local governing authority.
- The contractor shall maintain an organized and tidy work site at the approval of the owner and local inspectors. A responsible effort is expected to minimize trash and other loose debris within and around the work site at all times. This specifically includes daily cleanup of mud and gravel tracking onto public streets.
- The contractor shall furnish and maintain a safe barrier around active work sites for the security of onsite personnel, property, materials and construction activity. Perimeter barricades such as wind screens and free protection fencing shall be clearly visible and installed complete prior to any land disturbing activity.
- The contractor shall make a reasonable effort at all times to avoid any land disturbing activities that may result in damage to existing areas, utilities and traffic flow. The contractor shall work in a manner that minimizes disruption to existing site features and vegetation unless otherwise indicated on these drawings.
- No land disturbing activity shall occur outside of the limits of disturbance and no trees shall be damaged outside of the tree protection fencing as shown on the permitted plans without written consent of the property owner and approval by the governing authorities.
- The erosion control measures shown on these plans represent the minimum measures as required by code. The contractor is responsible for maintaining, repairing and increasing these measures as necessary at all times throughout the entire construction process. The contractor shall notify the engineer of any modifications to these measures.
- Disturbed areas shall be stabilized with mulch or temporary seeding if construction activities cease for 14 days or longer. More stringent requirements may apply per local jurisdictions or within environmentally sensitive areas such as riparian stream banks.
- A minimum of two rows of Type S sediment barriers are required along all state waterways and other sensitive areas. The two rows shall be placed a minimum of 36 inches apart and sediment shall be removed once accumulation reaches one-half of the original height of the barrier.
- The locations of construction exits are sometimes limited by existing site conditions and may conflict with various phases of development. In such cases, construction exits may be added or relocated as needed once the contractor has obtained approval from the engineer and local inspector.
- Prior to construction, existing site structures such as buildings, slabs, walls, foundations, pavements, septic systems, fencing shall be properly demolished and discarded. After this phase is completed, the area within the limits of disturbance is ready for clearing and grubbing per the permitted plans.
- Clearing and grubbing shall consist of removing all vegetation, organic material, unsuitable soils and debris from the designated areas as shown on the plans. Upon completion of grubbing, these areas shall be left in a clean, compacted and stabilized condition and shall be leveled to eliminate any erodible holes or ridges of two feet or greater. Voids shall be filled or compacted with acceptable material and properly compacted in layers by tamper, rollers or other appropriate construction equipment.
- Topsoil shall be stripped from any area receiving fill dirt or any area which requires compaction such as buildings, utilities, structures, pond dams or paving. Top soil may be temporarily stockpiled for use in landscape areas if cleared of debris and approved by the owner. Materials and operations shall be regulated by a geotechnical engineer. Exporting or disposal of soils and other materials shall be performed in accordance with local solid waste regulations and may require separate permitting.
- All areas receiving fill dirt or compaction shall be prepared by stripping and completely removing all vegetation, organic material, unsuitable soils and debris. Filling materials and compaction operations shall be evaluated by a geotechnical engineer.
- Proof rolling is required throughout all exposed areas to evaluate soil conditions and stability. Any soft, yielding, excessively wet, residual or otherwise unsuitable soils discovered during proof rolling or otherwise present during any phase of construction shall be undercut and replaced with acceptable fill material and properly compacted.
- If temporary or permanent groundwater is discovered, the contractor shall be responsible for dewatering the affected areas with trenching, sumps, mechanical pumping and other solutions. Permanent groundwater presence may require additional trenching and bedding measures or more significant action such as a redesign of the site and grading plans. The contractor shall consult the geotechnical engineer for evaluation of such conditions.
- Fill dirt shall meet the minimum criteria of ASTM D2487. Fill dirt shall not include vegetation, organic material, frozen materials, debris, polluted soils or other unsuitable material. Fill dirt shall not include stones larger than 4 inches for utility trenches or the upper 6 inches of surface grading. Structural fill dirt shall not include stones larger than 3 inches. Otherwise, fill dirt shall not include stones larger than 6 inches. Fill dirt may be generated by onsite excavation if it meets the criteria described herein.
- Fill material shall be placed in successive horizontal layers, or lifts, not to exceed 8 inches thick and compacted to at least 95% of the maximum laboratory dry density according to standard practice. Fill slopes steeper than 4H:1V shall be stepped or benched. Each lift shall be proof rolled with a vibrating sheepsfoot compactor roller, loaded rubber tired tandem axle dump truck, scraper, loader or other appropriate heavy equipment. Compaction equipment shall make overlapping passes longitudinally and perpendicularly throughout the lift area until minimum criteria are met. Moisture content of each lift shall be within 3% of the optimum moisture content. Watering trucks, sprayers or soil hoses may be used if necessary to bring soil up to the proper moisture range. In such cases, water shall be thoroughly mixed and evenly distributed prior to compaction.
- Compressive, moisture and laboratory testing shall meet the minimum criteria of ASTM D698 and AASHTO 79S.
- The contractor shall follow the recommendations of the geotechnical engineer or soils inspection reports if they exceed the specifications indicated herein.
- If rock is encountered, the owner shall be notified and written instructions shall be provided by the geotechnical engineer prior to excavation.
- The site shall be graded during each phase of construction to maintain positive drainage away from buildings, laydown areas and other significant features of the construction site to prevent erosion or stormwater ponding.
- Temporary sediment ponds may sometimes conflict with the location of the permanent stormwater management pond or other site features to be installed in later phases. In such cases, the contractor may choose to relocate the temporary sediment pond, provide alternative sediment storage or construct the permanent stormwater management facility during the initial phase upon approval by the engineer and inspector. Perimeter protection and onsite sediment storage shall be maintained at all times.
- The maximum slope for maintained areas, pond dams and stormwater conveyance channels is 3H:1V. All other slopes shall not exceed 2H:1V unless otherwise noted and evaluated by a geotechnical engineer.
- The contractor is responsible for the verification of earthwork quantities and shall not rely on estimates provided by the engineer. The earthwork cut and fill estimates included in these plans are based on computer model comparisons of the existing and proposed surfaces and may not accurately account for variable site conditions, such as existing elevations, trenching and other significant elements. The contractor may prefer to adjust the earthwork quantities to existing site elevations and must notify the engineer for approval prior to making these field changes.
- The building floor elevations shown (denoted as FTE, MFE, GAR, BSM) indicate the minimum elevations allowable based on topography and nearby stormwater ponding. The actual elevations of the finished floor, basement, garage and other areas of the structure shall be based on the proposed building plans by others. It is strongly recommended that the actual elevations either match or exceed those shown on these plans. The architect or contractor shall notify the engineer if conflicts exist prior to construction.
- The proposed grading shown on these plans represents the finished surface elevations unless otherwise noted.
- All drainage elements and gravity utility lines shall be sloped in an effective and safe manner away from buildings and toward the appropriate destinations as shown on these plans. If site conditions present a conflict, the contractor shall notify the owner or engineer immediately.
- All grading and paving tie-points shall have a smooth and aesthetic transition between the new construction and existing elements.
- All retaining walls shall be designed by a structural engineer and approved by the local jurisdiction prior to construction. Walls greater than 30 inches in height require safety rails. Walls greater than 48 inches in height require separate building permits. Local development codes may vary.
- Retaining walls included in these plans are for location and grading purposes only. The structural and geotechnical engineers are responsible for the design, materials, finish, overall height, footing, retaining, compaction, bearing pressure, backfill, geogrid, anchoring, drainage, fill protection, waterproofing, penetrations, and vertical signage shall be provided per ADA requirements required by local code. The contractor shall notify the engineer of any horizontal or vertical conflicts prior to construction.
- Retaining walls used for pond dams shall be poured-in-place reinforced concrete and waterproof.
- Retaining walls are dimensioned to the outside face of wall unless otherwise indicated.
- Retaining wall heights are measured from finished grade, not top of footing, unless otherwise indicated.
- Structures such as buildings, slabs, walls, amenities and monuments may require additional provisions for compaction, elevations, utilities and other elements not shown on these drawings. The contractor is responsible for meeting the specifications of the approved architectural, structural and MEP drawings and notify the engineer if a conflict exists.

### ENGINEER'S CERTIFICATION

I, the undersigned, hereby certify that these development plans were prepared using a survey of the property prepared by Carlan Land Surveyors, R.L.S. dated 2/15/21 and revised on 10/12/21; and further, that the proposed development meets the requirements of the Jackson County Unified Development Code as applicable to this property.

By: RICHARD BREDLOVE Registration No. 32186  
3651 MARS HILL ROAD, SUITE 1800  
Jefferson, GA 30677 Telephone: (678) 726-3300

Address: WATKINSVILLE, GA 30677 Telephone: (678) 726-3300

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### OWNER'S CERTIFICATION

As the owner of this land, as shown on this development plan, or his agent, I certify that these drawings were made from an actual survey and that they accurately portray existing land and its features and the proposed development and improvements thereon.

Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### JACKSON COUNTY ROADS DEPARTMENT CERTIFICATION

The development shown on these plans has been reviewed by the Jackson County Roads Department and the improvement shown within the county right-of-way are approved for construction.

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Title: JACKSON COUNTY ROAD SUPERINTENDENT

### CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Jackson County Unified Development Code having been fulfilled, approval of these development plans is hereby granted by the Jackson County Director of Public Development, subject to further compliance with all provisions of said development code.

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

Title: JACKSON COUNTY DIRECTOR OF PUBLIC DEVELOPMENT

### PROJECT NOTES

#### SITE INFORMATION

- The subject property is located in Georgia Militia District 253 of Unincorporated Jackson County, Georgia.
- The site is currently zoned A-2 for agricultural use.
- The total site area is 23.25 acres.
- The jurisdictional site restrictions for A-2 zoning are:  
Front building setback = 50 feet  
Side building setback = 40 feet  
Zoning buffer = 50 feet  
Landscape strip = 10 feet  
Maximum building coverage = 25%  
Maximum building height = 35 feet
- The existing boundary survey information is provided by Carlan Land Surveyors, dated 2/15/21 and revised on 10/12/21.
- The existing topography is based on GIS data and set to mean sea level.
- No portion of this property is located within a special flood hazard zone per FIRM Panel 13157C0276C, dated 12/17/2010.
- There are no surveyed wetlands or buffered state waters onsite.

#### UTILITY INFORMATION

- Fire protection and potable water services are not available near this site and shall be provided by an onsite private water system to be designed by others.
- Public sanitary sewer service is not available near this site and shall be provided by an onsite private sewer management system to be designed by others.
- Stormwater management shall be provided onsite and managed by the property owner.

### JACKSON COUNTY INSPECTIONS

Notify Jackson County inspector at least 24 hours before beginning any phase of construction. (706) 307-6355

### GEORGIA 811 - CALL BEFORE YOU DIG

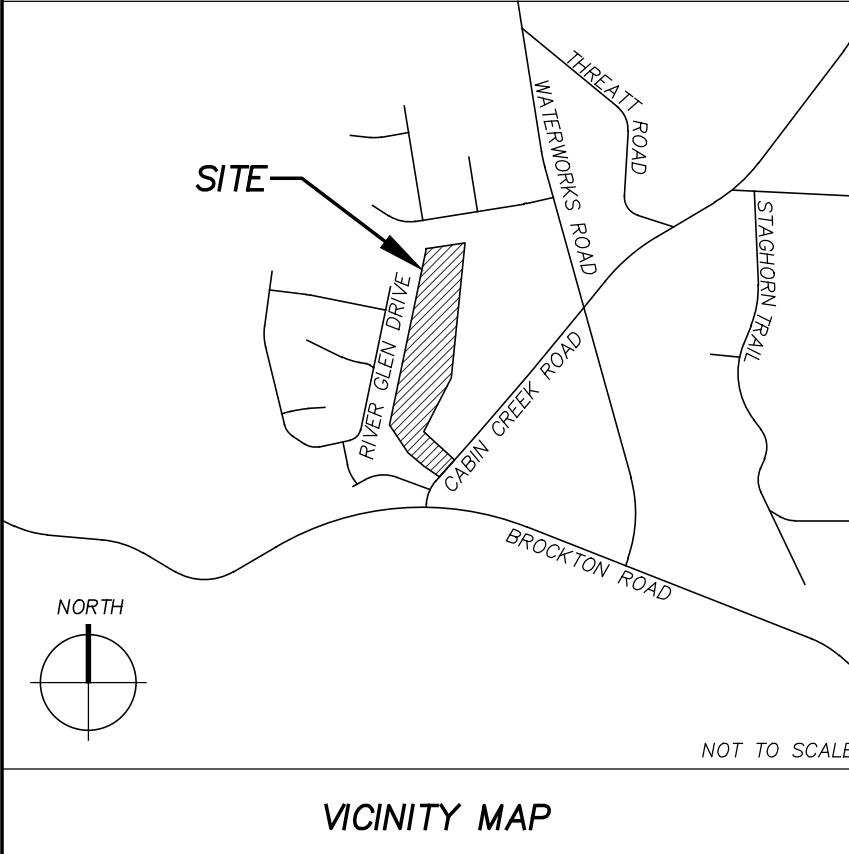
Georgia law mandates that Georgia 811 must be contacted at least 48 hours, but no more than 10 working days, prior to any mechanized excavation in order to have utility lines properly located and marked. Call 811 or 1-800-282-7411 for service. This law includes grading, trenching, tunneling, boring, demolition and any other similar land disturbing activity. Visit [www.Georgia811.com](http://www.Georgia811.com) for more information.

www.Georgia811.com

Know what's below.  
Call before you dig.

SITE ADDRESS:  
0 CABIN CREEK ROAD  
JEFFERSON, GA 30649

SITE ENTRANCE COORDINATES:  
34.1187° LAT  
-84.4707° LONG



### PROJECT SUMMARY

THE PROPOSED DEVELOPMENT IS A NEW PUBLIC PARK LOCATED ON CABIN CREEK ROAD IN UNINCORPORATED JACKSON COUNTY, GEORGIA. THE PARK IS 23.25 ACRES AND WILL INCLUDE PASSIVE AND ACTIVE RECREATIONAL AREAS SUCH AS A MULTIPLE USE LAWN, PLAYGROUND, OUTDOOR CLASSROOM, RUNNING TRAIL AND DOG PARK. THE PARK WILL ALSO FEATURE A HISTORICAL EFFigy WITH A VIEWING PLATFORM. THE DEVELOPMENT WILL INCLUDE STORMWATER MANAGEMENT, PRIVATE WATER AND PRIVATE SEWER. THE LIMITS OF DISTURBANCE IS APPROXIMATELY 12.00 ACRES.

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### CONTACT INFORMATION

#### DEVELOPER/PROPERTY OWNER

Jackson County Government  
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Jefferson, GA 30649  
Phone: (706) 612-8892  
Email: [gray@jacksoncountypov.com](mailto:gray@jacksoncountypov.com)  
Contact Person: Chris Gray

#### CIVIL ENGINEER

Dovetail Civil Design, Inc.  
3651 Mars Hill Road  
Jefferson, GA 30677  
Phone: (678) 726-3300  
Email: [nicholas@doetailcivil.com](mailto:nicholas@doetailcivil.com)  
Contact Person: Richard Bredlove

#### SURVEYOR

Carlan Land Surveyors  
970 South Broad Street  
Commerce, GA 30529  
Phone: (706) 336-5959  
Email: [carlan@carlandsurvey.com](mailto:carlan@carlandsurvey.com)  
Contact Person: Chris Carlan

