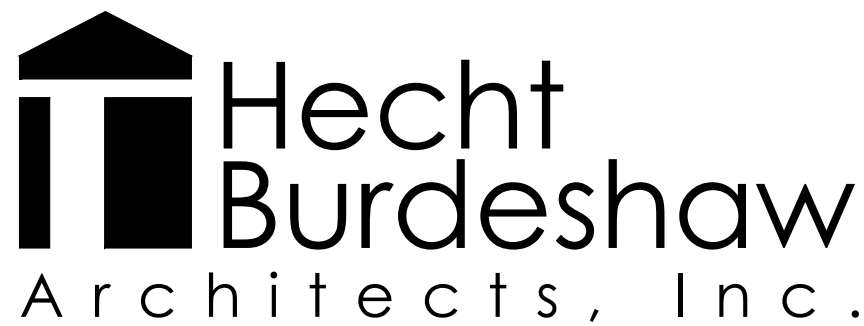


2 WESTGATE PARKWAY HOUSING AUTHORITY OF NEWNAN

NEWNAN GEORGIA
MARCH 29 2024



8 - 11th Street, Suite 300 ■ P.O. Box 1758 ■ Columbus, GA 31902 ■ 706-323-1814 telephone ■ 706-327-4493 fax

NOTE:
ALL CONSTRUCTION MUST MEET REQUIREMENTS OF INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL AND STATE CODES.

GENERAL NOTES:
1. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF HVAC, ELECTRICAL, AND PLUMBING SYSTEMS. ALL SYSTEMS MUST MEET LOCAL AND STATE CODES AND REQUIREMENTS.
2. CONTRACTOR TO PROVIDE AND COORDINATE THE CONNECTION CONNECTION OF ALL UTILITIES, INCLUDING SEWER, WATER AND ELECTRICAL. COORDINATE WITH UTILITY PROVIDERS.
3. ALL APPLIANCES AND SYSTEMS ARE TO BE ELECTRIC.

FINISH NOTES:
EXTERIOR FINISHES
PROVIDE FIBER CEMENT SIDING, EAVE WITH VENTED SOFFIT, HAND LAP SIDING WITH ASSOCIATED TRIM. TYPICAL.
PROVIDE EKENA MILLWORK 14 1/2" WIDE OPEN LOUVERED VINYL STANDARD CATHEDRAL TOP CENTER MULLION SHUTTERS, FULL HEIGHT OF ALL WINDOWS. OWNER TO CHOOSE FROM STANDARD COLORS.
EXTERIOR WALL COLOR: BENJAMIN MOORE #110 "KENSINGTON GREEN".
FRONT DOOR COLOR: BENJAMIN MOORE #111 "SUMMER NIGHTS". SEMIGLOSS.
EXTERIOR TRIM COLOR: BENJAMIN MOORE #OC-11 "WHITE DOVE". SEMIGLOSS.
EXTERIOR WALL SCONES: SEA GULL LIGHTING BAKERSVILLE 6.5": TREX PG-2. BLACK.
SHINGLES: CERTAINTEED CORPORATION, LANDMARK PRO SHINGLES ARCHITECTURAL SHINGLES. WARRANTY 30 YEAR NON-PRORATED.

INTERIOR FINISHES
INTERIOR WALL COLOR: BENJAMIN MOORE #11626 "GENTILE GRAY". EGGSHELL.
INTERIOR WALL COLOR: BENJAMIN MOORE #OC-11 "WHITE DOVE". SEMIGLOSS.
INTERIOR CEILING COLOR: BENJAMIN MOORE #OC-11 "WHITE DOVE". FLAT.

LAMINATE FLOORING: ALL ROOMS EXCEPT BATHROOMS. AQUAGUARD "PERDIDO GREIGE" WATERPROOF LAMINATE.
INTERIOR TRIM SELECTIONS:
Ceiling TRIM- CROWN MOULDING: ALEXANDRIA MOULDINGS #0L049. 9/16" x 3 3/8".

DOOR/ WINDOW CASING: ALEXANDRIA MOULDINGS #0W351. 1 1/16" x 2 1/2".
BASE MOULDING:
BASE MOULDING: ALEXANDRIA MOULDINGS #0W602. 9/16" x 3 3/8".
SHOE MOULDING: ALEXANDRIA MOULDINGS #00101.

BATHROOM
BATHROOM FLOOR TILE: FESTIVAL UNGLAZED CHARCOAL HERRINGBONE PORCELAIN MOSAIC. WITH PORCELAIN BASE
BATHROOM SINGLE VANITY. WYNDHAM COLLECTION MIRANDA 36IN. W X 22" D X 33.75"H SINGLE SINK BATH VANITY IN WHITE WITH WHITE CULTURED MARBLE TOP AND SIDE SPLASH. BRUSHED NICKEL HARDWARE.
BATHROOM SINGLE VANITY. WYNDHAM COLLECTION MIRANDA 30IN. W X 22" D X 33.75"H SINGLE SINK BATH VANITY IN WHITE WITH WHITE CULTURED MARBLE TOP AND SIDE SPLASH. BRUSHED NICKEL HARDWARE.

BATHROOM SINK FAUCETS: AMERICAN STANDARD CHATFIELD 1-HOLE SINGLE-HANDLE FAUCET. BRUSHED NICKEL.

TOILET: KOHLER ELMBROOK COMPLETE SOLUTION 128 GPF ELONGATED.

TUB AND SHOWER FAUCETS: AMERICAN STANDARD CHATFIELD SINGLE-HANDLE 3-SPRAY TUB AND SHOWER FAUCET. BRUSHED NICKEL.

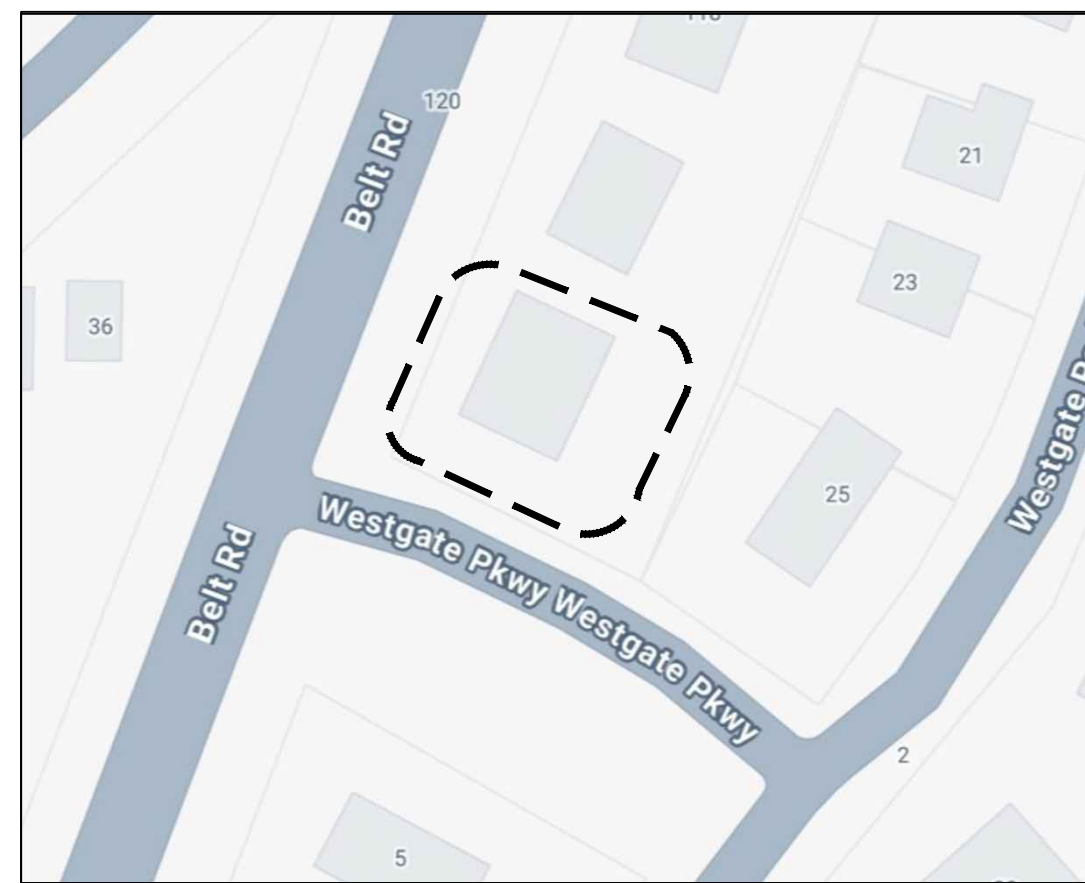
BATH VANITY LIGHTS: SEA GULL LIGHTING ELLIS HARPER 3-LIGHT BRUSHED NICKEL VANITY LIGHT.

TOWEL BARS: DELTA CRESTFIELD 24 IN TOWEL BAR. BRUSHED NICKEL.

TOILET PAPER HOLDERS: DELTA CHESTERFIELD TOILET PAPER HOLDER. BRUSHED NICKEL.

TOILET RINGS: DELTA CHESTERFIELD TOWEL RING. BRUSHED NICKEL.

CONSULTANTS
BARRETT- SIMPSON, INC.
CIVIL ENGINEER
706 A 12th STREET
PHENIX CITY ALABAMA 36867
(334) 297-2423



LOCATION MAP
2 WESTGATE PARKWAY

DRAWING INDEX

T1.0 TITLE SHEET AND INDEX TO DRAWINGS

CIVIL

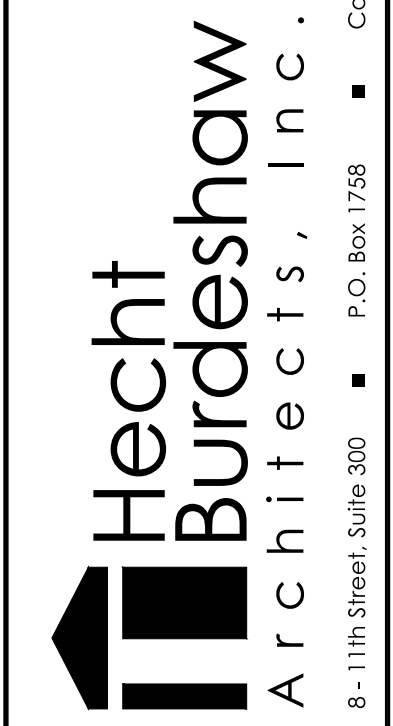
- C1 EXISTING & DEMOLITION PLAN
- C2 SITE PLAN
- C3 GRADING & EROSION CONTROL PLAN

ARCHITECTURAL

- 1 OF 6 COVER SHEET
- 2 OF 6 SLAB FOUNDATION PLAN
- 3 OF 6 FIRST FLOOR PLAN, CABINET ELEVATIONS WINDOW SECTION, DR FRAMING DETAIL
- 4 OF 6 FRONT ELEVATION, REAR ELEVATION RIGHT ELEVATION, LEFT ELEVATION
- 5 OF 6 ELECTRICAL FLOOR PLAN CROSS SECTION
- 6 OF 6 TYPICAL SLAB DETAIL SHEET WITH 2 X 4 EXTERIOR WALLS
- WB.1 WALL BRACING

DOOR HARDWARE:
INTERIOR DOORS: SCHLAGE BROADWAY SATIN NICKEL LEVER HANDLE.
EXTERIOR DOORS: SCHLAGE BROADWAY SATIN NICKEL KEYED ENTRY DOOR HANDLE. CENTURY SATIN NICKEL SINGLE CYLINDER DEADBOLT.
KITCHEN:
KITCHEN CABINETS: RUGBY PREMIER, BROOKLYN MODERN GRAY WITH MIAMI SATIN NICKEL PLUS AND GRANITE COUNTERTOPS. COLOR TBD.
KITCHEN SINK: GLACIER BAY 18GA STAINLESS STEEL 32 INCH DOUBLE BOWL KITCHEN SINK.
KITCHEN SINK FAUCET: MOEN BRANBURY PULL-OUT FAUCET, STAINLESS.

KITCHEN EQUIPMENT:
LG. LDE4413ST FREESTANDING ELECTRIC DOUBLE OVEN. STAINLESS STEEL. PROBAKE CONVECTION, EASY CLEAN, ULTRAHEAT 3200W POWER ELEMENT, FRONT TILT CONTROLS KNOBS, GLASS TOUCH CONTROLS. 1.3 CUFT. TOTAL CAPACITY WITH UPPER AND LOWER OVENS.
LG. LFC922520S SUPER CAPACITY 3-DOOR FRENCH DOOR REFRIGERATOR. 22CUFT. SUPER CAPACITY, ENERGY STAR QUALIFIED, FACTORY INSTALLED ICE MAKER, SMART COOLING SYSTEM.
LG. LDPC2423V FRONT CONTROL DISHWASHER WITH SENSECLEAN, NEVERRUST STAINLESS STEEL TUB, DYNAMIC DRY, AUTOLEAK PROTECTION, ENERGY STAR MOST EFFICIENT 2023. DIRECT DRIVE MOTOR 10-YEAR LIMITED WARRANTY. MODIFY CABINET TO INCLUDE DISHWASHER TO THE RIGHT OF THE KITCHEN SINK.
ZLINE 611-30" VENTED (FIXED DUCT) UNDERCABINET RANGE HOOD. STAINLESS STEEL.



2 WESTGATE PARKWAY
HOUSING AUTHORITY OF
NEWNAN
NEWNAN GEORGIA

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DATE	SHEET
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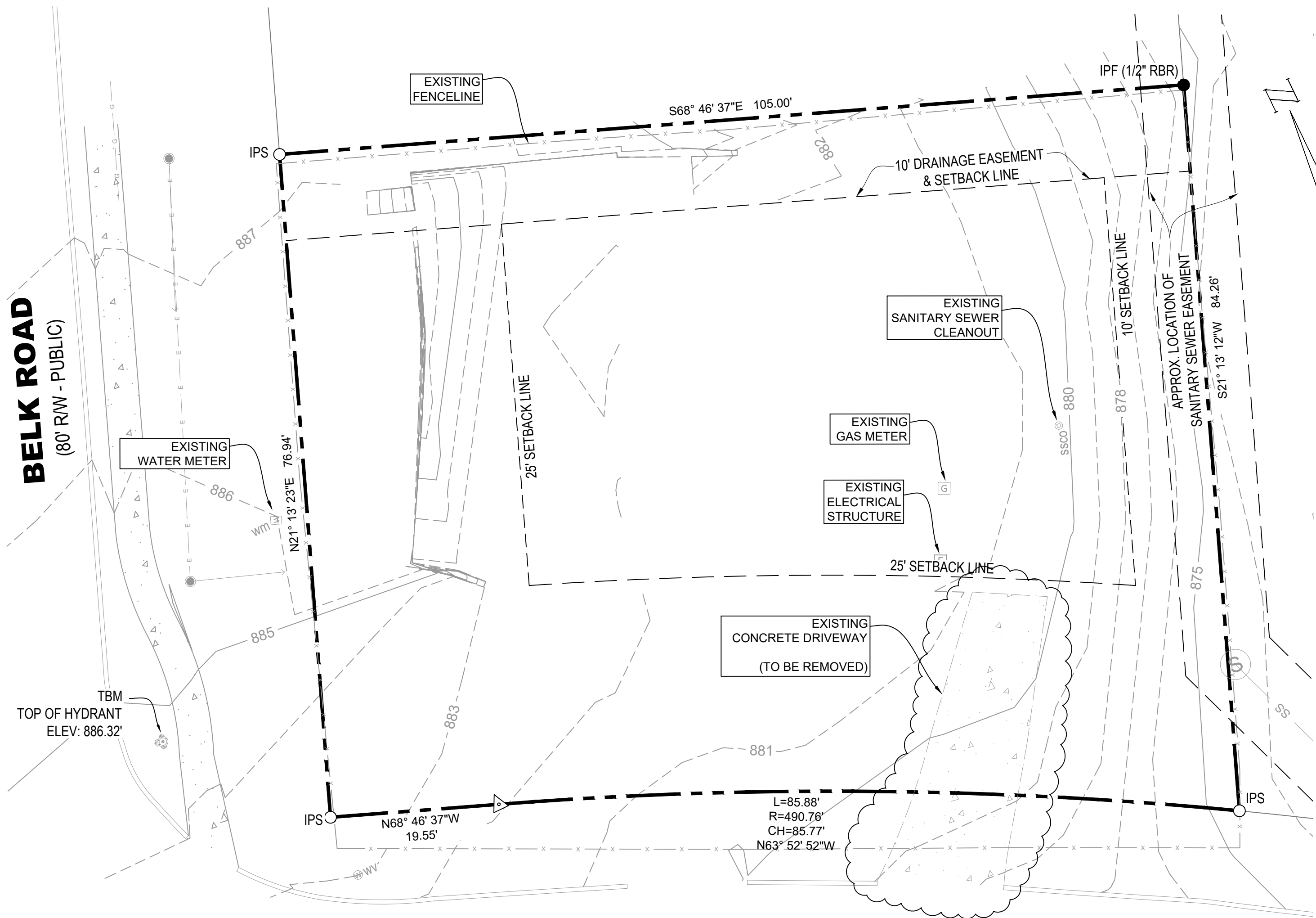
8 - 11th Street, Suite 300 ■ P.O. Box 1758 ■ Columbus, GA 31902 ■ 706-323-1814 telephone ■ 706-327-4493 fax

NOTES

1. THIS DRAWING WAS PREPARED FROM MAPS OR PLATS OF RECORD AND/OR INFORMATION PROVIDED BY THE OWNER, CONTRACTOR OR THEIR REPRESENTATIVE AND DOES NOT REPRESENT AN ACTUAL SURVEY OF THE SAID PROPERTY.
2. THIS PLAN IS INTENDED, ONLY TO SHOW THE PROPOSED PLACEMENT OF THE NEW HOUSE ON THE PROPERTY. IT ALSO REPRESENTS THAT THE PLACEMENT OF THE BUILDING PLAN, AS PRESENTED, WILL MEET ALL MINIMUM BUILDING LINES, AS SHOWN ON THIS PLAN. THIS PLAN MAY ALSO SHOW THE PROPOSED LANDSCAPING FOR THE SUBJECT LOT PER THE BUILDERS GUIDELINES.
3. THIS PLAN IS INTENDED, ONLY TO SHOW THE PROPOSED IMPERVIOUS AREA FOR THE SUBJECT LOT PER THE BUILDERS GUIDELINES.
4. THIS PLAN DOES NOT ADDRESS GRADING, DRAINAGE OR UTILITIES CONNECTIONS.
5. DRIVEWAYS AND CULVERTS SHALL BE PERMITTED BY THE APPROPRIATE CITY AND/OR COUNTY GOVERNMENT AGENCY.
6. THIS PLAN DOES NOT REPRESENT THAT THE BUILDING SHOWN HEREON WAS STAKED OR ITS PLACEMENT ON THE PROPERTY WAS VERIFIED BY BARRETT-SIMPSON, INC.
7. BARRETT-SIMPSON, INC. WAS NOT PROVIDED AN ATTORNEY'S TITLE OPINION, TITLE POLICY OR TITLE COMMITMENT. THE SURVEYOR'S SEARCH OF PUBLIC RECORDS WAS LIMITED TO THOSE MATTERS AFFECTING THE BOUNDARIES OF THE SUBJECT PROPERTY ONLY. THERE MAY BE MATTERS OF RECORD, SUCH AS CONVEYANCES, EASEMENTS, RIGHTS OF WAY, ETC., THAT MAY AFFECT THE TITLE TO THE SUBJECT PROPERTY WHICH WERE NOT DISCLOSED TO OR KNOWN BY THE SURVEYOR AT THE TIME OF THIS SITE PLAN.
8. LOCATION OF UTILITIES SHOULD BE FIELD VERIFIED. BARRETT-SIMPSON, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF UTILITY STRUCTURES SHOWN ON THIS PLAN. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THIS INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON BY BARRETT-SIMPSON, INC.

BUILDING SETBACK REQUIREMENTS:
 FRONT: 25'
 SIDE: 10'
 REAR: 10'

BELK ROAD
 (80' RW - PUBLIC)



WESTGATE PARKWAY
 (100' R/W)

THIS IS NOT A SURVEY PLAT
 THIS PLAN IS INTENDED FOR PROPOSED CONSTRUCTION PURPOSES ONLY

DRIVEWAY NOTE
 UNLESS OTHERWISE APPROVED BY THE GOVERNING WATER & SEWER AUTHORITY, DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN 5' OF ANY UTILITY STRUCTURE (I.E. WATER METER, SEWER LATERAL / CLEAN-OUT, MANHOLE, STORM INLET, ETC.).
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE DRIVEWAY IS CONSTRUCTED AT LEAST 5' FROM ANY UTILITY STRUCTURE.

LEGEND	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	WATER LINE
	SEWER LINE w/SSMH
	SANITARY SEWER CLEANOUT
	SANITARY SEWER LATERAL (MARKER INDICATING STUB-OUT OF SEWER SERVICE)
	STORM MANHOLE (STMH)
	GRATE INLET
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	DROP INLET
	STORM DRAIN PIPE
	SILT FENCE
	DIRECTION OF SLOPE

NOTICE TO CONTRACTOR:

1. CONTRACTOR SHALL PROVIDE A 4" PVC SEWER LATERAL BETWEEN THE EXISTING SEWER MAIN AND THE PROPOSED HOUSE.
2. CONTRACTOR SHALL PROVIDE A 3/4" WATER METER AND WATER SERVICE LINE BETWEEN THE EXISTING WATER MAIN AND THE PROPOSED HOUSE.

EXISTING & DEMOLITION PLAN



BARRETT-SIMPSON, INC.
 Engineers & Land Surveyors
 121 W. BROAD STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
 121 W. BROAD STREET, EUFAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)
 223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

0 10 20 40 60
 SCALE IN FEET (1"=20')



2 WESTGATE PARKWAY
HOUSING AUTHORITY OF NEWNAN
 NEWNAN GEORGIA

REVISED	
DATE	3/29/2023
JOB	20018-005.17
SHEET	C1

Hecht Burdeshaw Architects, Inc.
 8 - 11th Street, Suite 300
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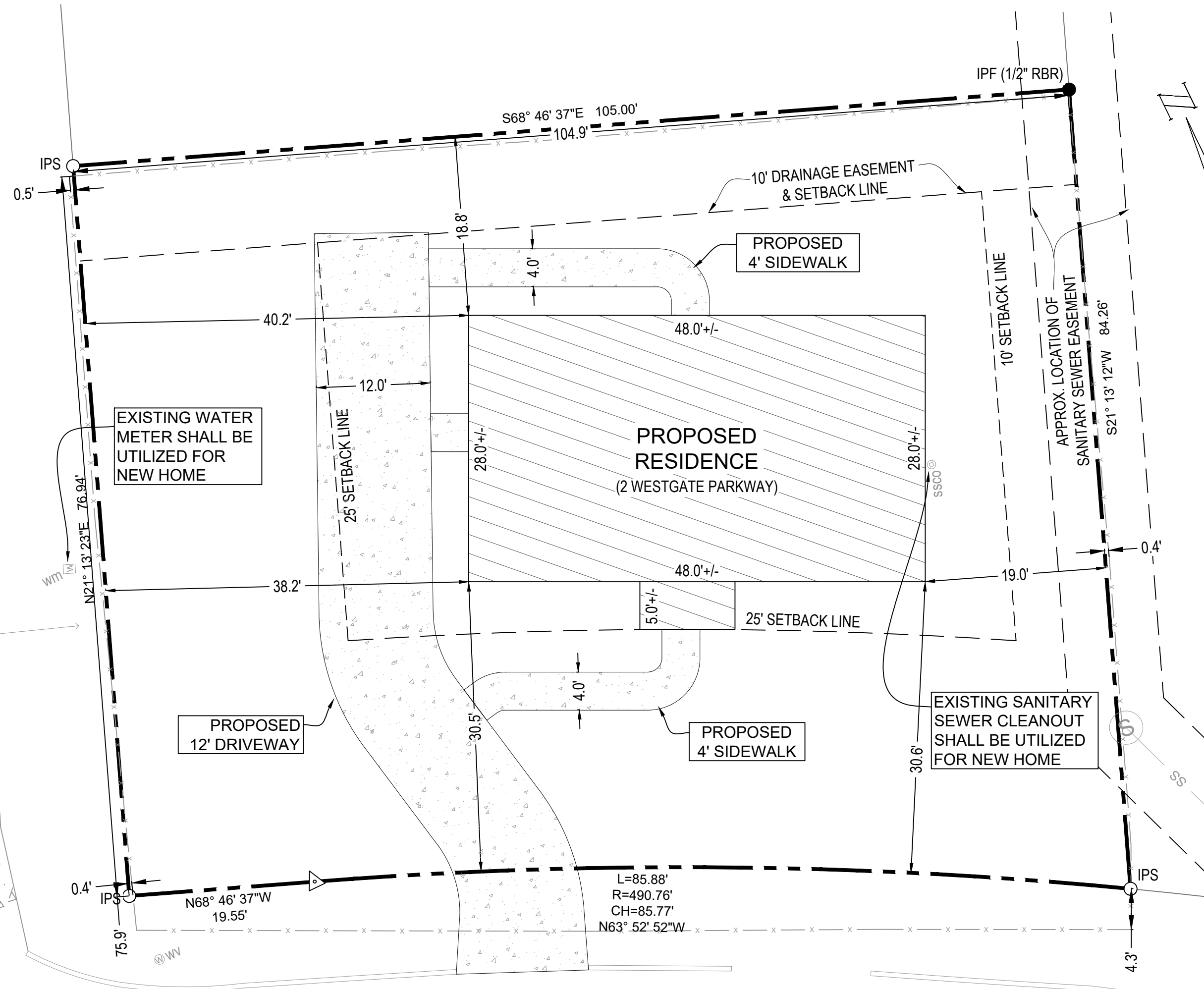
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BUILDING SETBACK REQUIREMENTS:
 FRONT: 25'
 SIDE: 10'
 REAR: 10'

BELK ROAD
 (80' RW - PUBLIC)

TBM
 TOP OF HYDRANT
 ELEV: 886.32'



WESTGATE PARKWAY
 (100' R/W)

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	SILT FENCE
	DIRECTION OF SLOPE

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811
 Know what's below.
 Call before you Dig

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 Engineers & Land Surveyors
 121 W. BROAD STREET, EUFAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)
 223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

0 10 20 40 60
 SCALE IN FEET (1"=20')

SITE PLAN

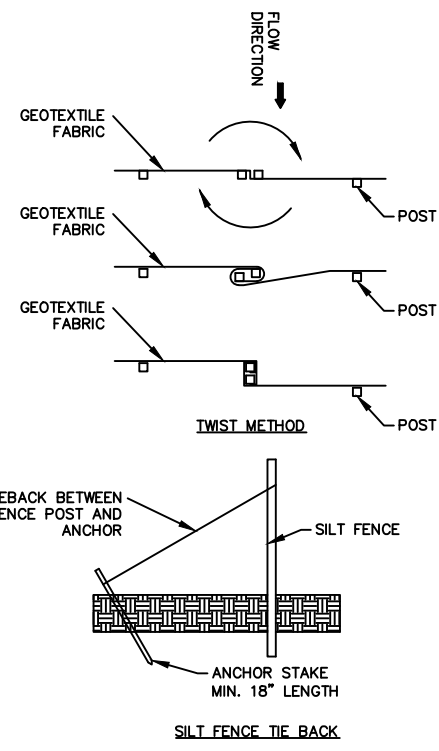
Hecht Burdeshaw Architects, Inc.
 8 - 11th Street, Suite 300 P.O. Box 1758 Columbus, GA 31902 706-327-4493 fax 706-323-1814 telephone

ALABAMA REGISTERED ENGINEER
 CHRISTOPHER M. ROGERS
 No. 30447
 REGISTERED 02/29/20

2 WESTGATE PARKWAY HOUSING AUTHORITY OF NEWNAN NEWNAN GEORGIA

REVISED

DATE 3/29/2023 SHEET C2
 JOB 20018-005.17



SPECIFICATIONS FOR SILT FENCE

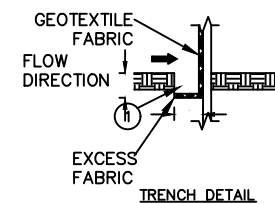
- SILT FENCE SHALL BE INSTALLED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
- ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
- TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
- WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
- WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 18 IN. ABOVE THE ORIGINAL GROUND SURFACE.
- THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
- THE SILT FENCE SHALL BE PLACED WITH THE POSTS ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THE 12 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LIE ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
- SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END POSTS OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
- MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
 - THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED.
 - OTHER PRACTICES SHALL BE INSTALLED.

CRITERIA FOR SILT FENCE MATERIALS

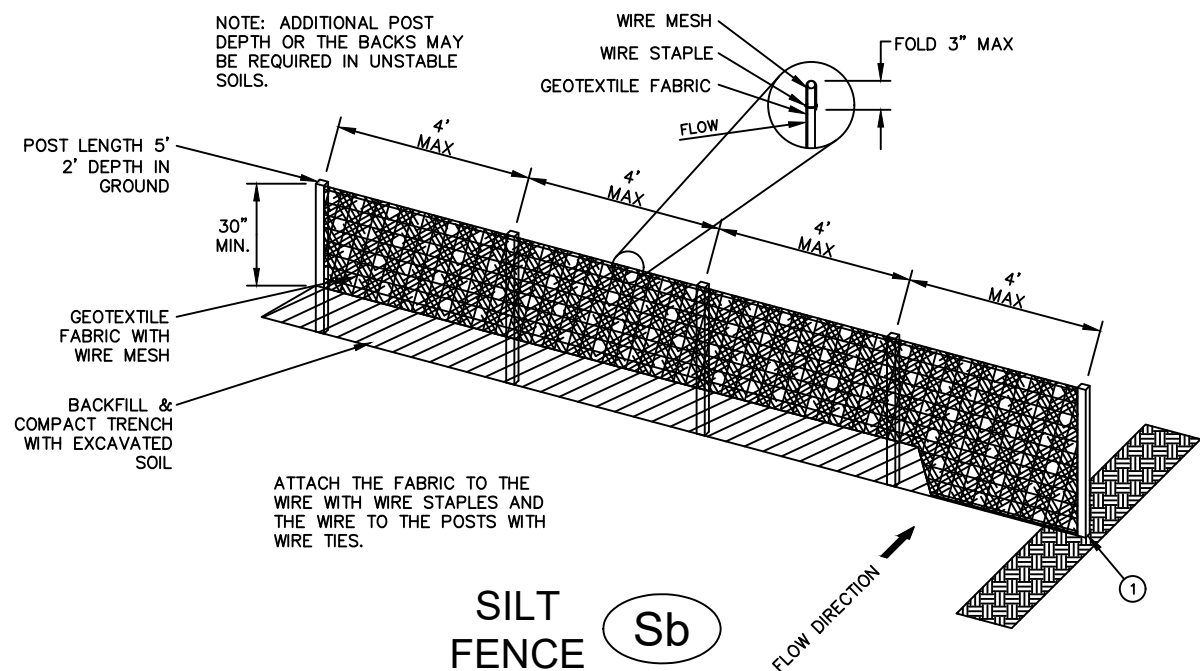
- FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 60 IN. LONG. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 4 FT.
- SILT FENCE FABRIC - WOVEN WIRE FENCE OR ALTERNATIVE BACKING (AS APPROVED)

GENERAL NOTES

- TRENCH SHALL BE A MAXIMUM OF 2" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- POSTS SHALL BE A MINIMUM SIZE OF 2" X 2".
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE THE FOLLOWING METHOD:
 - TWIST METHOD - OVERLAP THE END POSTS AND TWIST OR ROTATE AT LEAST 180°.



NOTE: ADDITIONAL POST DEPTH OR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.



BELK ROAD
(80' RW - PUBLIC)

TBM
TOP OF HYDRANT
ELEV: 886.32'

WESTGATE PARKWAY
(100' R/W)

NOTICE TO CONTRACTOR:

- CONTRACTOR SHALL PROVIDE SILT FENCE AS SHOWN.
- CONTRACTOR SHALL PROVIDE SEED & MULCH FOR ALL DISTURBED AREAS.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION ENTRANCE TO SITE.

TEMPORARY MULCHING AND PERMANENT MULCHING		
MULCHING APPLICATION REQUIREMENTS		
MATERIAL	RATE	DEPTH
Straw or hay	2 1/2 Ton/Acre	6" TO 10"
Wood waste, chips, sawdust, bark	6 to 9 Ton/Acre	2" TO 3"
Cutback asphalt	1200 gal./acre or 1/4 gal./sq.yd.	
Polyethylene film	Secure with soil, anchors, weights	
Cutback asphalt	See manufacturer's recommendations	
Geotextiles, jute matting, netting, etc.		

(Checklist Item #26) Best Management Practices to minimize off-site vehicle tracking of sediments and the generation of dust. Show CO- and DU on plans and include detail specifications in NPDES Notes.
(Checklist Item #27) BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.

GRADING & EROSION CONTROL PLAN

811
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