

# FINAL LAND DEVELOPMENT SITE PLANS

## FOR WELLSTAR HEALTH SYSTEM, INC. - SENOIA GEORGIA HIGHWAY 16, CITY OF SENOIA, COWETA COUNTY, GEORGIA 30276

**PROPERTY:**  
8075 WELLS STREET (GEORGIA HIGHWAY 16)  
SENOIA, GA 30276  
COWETA COUNTY

PARCEL ID: 163 1278 022  
TRACT: A-1  
DISTRICT: 4  
AREA: 1.986 AC.  
ZONING USE: GC (GENERAL COMMERCIAL)

**OWNER/APPLICANT:**  
WELLSTAR HEALTH SYSTEM  
793 SAWYER ROAD  
MARIETTA, GA 30062  
PHONE: (470) 644-0265  
EMAIL: MILVIA.GONZALES@WELLSTAR.ORG

**ENGINEER:**  
INDEPENDENCE ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA, 19422  
PHONE: (215) 798-4450  
EMAIL: INDEPENDENCE@INDEPENDENCE.ENGINEERING

**ARCHITECT:**  
ALIGN DESIGN ASSOCIATES LLC  
145 CHURCH STREET  
MARIETTA, GA 30060  
PHONE: (404) 424-4488

**SURVEYOR:**  
REFERENCE POINT LAND SURVEYING LLC  
5 NORTH LEE STREET  
PO BOX 824  
FORSYTH, GA 31029  
PHONE: (478) 365-9809

**DEVELOPMENT DESCRIPTION:**

THIS DEVELOPMENT PROPOSES THE CONSTRUCTION OF A PRIMARY CARE FACILITY, ASSOCIATED AND PAVED PARKING, AND A STORM WATER COLLECTION SYSTEM TO COLLECT ANY RUNOFF AND DISCHARGE IT. THE SITE HAS 2 GENERAL EXISTING DRAINAGE AREAS. A SMALL SECTION OF THE SITE (DRAINAGE AREA B) DRAINS FROM THE HIGH RIDGE IN THE NORTHEAST OF THE PROPERTY TOWARDS THE GEORGIA HIGHWAY 16 AND TUCKER ROAD INTERSECTION. THE LARGER AREA DESIGNATED AS DRAINAGE AREA A FLOWS TOWARDS THE SOUTHWEST. THE SITE HAS AN APPROXIMATE AVERAGE SLOPE OF 5.9%.

**LOT REQUIREMENTS FOR GC (GENERAL COMMERCIAL) DISTRICT FOR THE CITY OF SENOIA:**

BULK & AREA CRITERIA	REQUIRED	EXISTING	PROPOSED*
MINIMUM TOTAL LOT AREA (SQUARE FEET)	43,560	86,519	69,098
MINIMUM WIDTH (FEET)	100	-	-
MAXIMUM BUILDING HEIGHT (FEET)	40	N/A	26.5
MAXIMUM LOT SURFACE COVERAGE (%)	90%	0%	49.6%
FRONT YARD SETBACK (ARTERIAL) (FEET)	75	75	75
FRONT YARD SETBACK (LOCAL) (FEET)	30	30	30
SIDE YARD SETBACK (ARTERIAL)(FEET)	50	N/A	N/A
SIDE YARD SETBACK (LOCAL)(FEET)	20	20	20
REAR YARD SETBACK (ARTERIAL)(FEET)	80	N/A	N/A
REAR YARD SETBACK (LOCAL)(FEET)	30	N/A	N/A

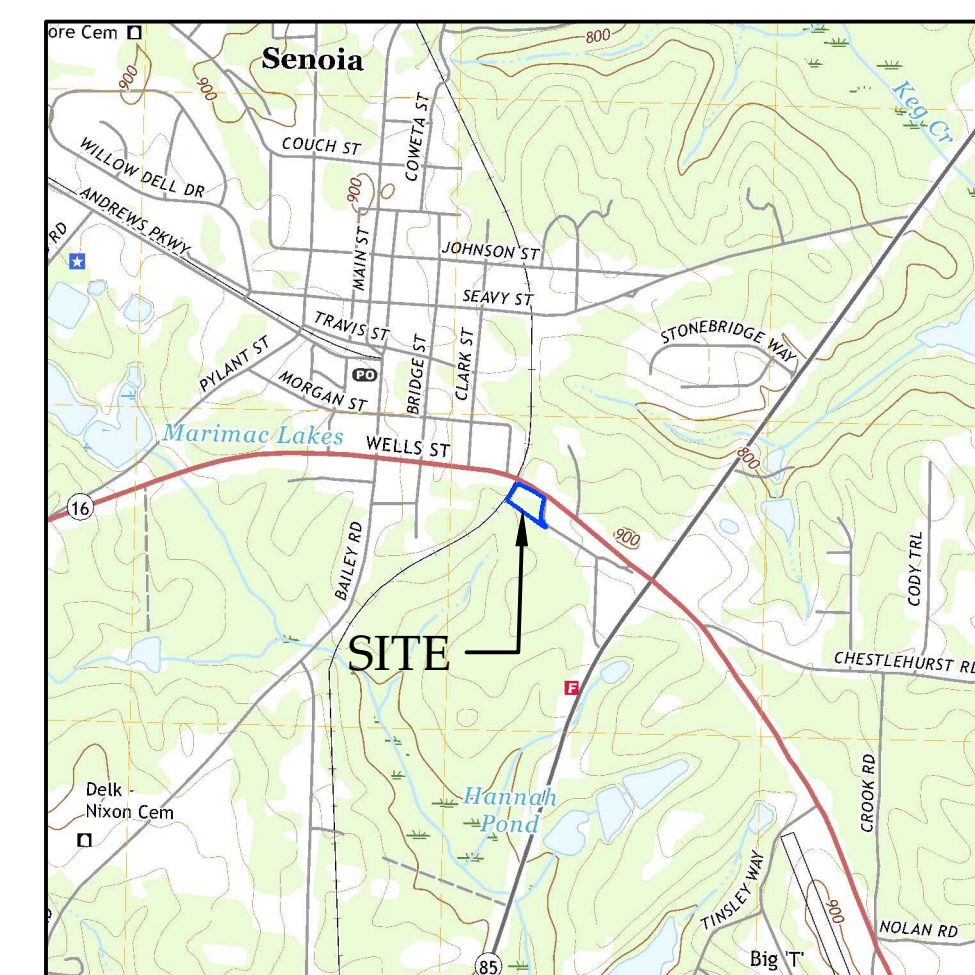
\* TRACT A-1 PROPERTY LINES TO BE REVISED FOR TUCKER ROAD REALIGNMENT

**PARKING REQUIREMENTS (COMMERCIAL CORRIDOR OVERLAY)**

	REQUIRED	PROVIDED
SPACES	24*	41

\* 1 SPACE PER 300 SF OF COMMERCIAL FLOOR AREA AVAILABLE TO THE PUBLIC.

APPROVAL OF PLANS SHALL BE EFFECTIVE FOR A PERIOD OF ONE YEAR AND THEREAFTER EXPIRE AND BE NULL AND VOID UNLESS A TIME EXTENSION IS APPROVED PRIOR TO EXPIRATION.



USGS QUAD MAP - SENOIA  
SCALE: 1" = 2,000'



AERIAL MAP  
SCALE: 1" = 500'

**SHEET INDEX**

SHEET NO.	REFERENCE	SHEET TITLE
1	C000	COVER SHEET
2	C300	DEMOLITION PLAN
3	C400	SITE PLAN
4	C500	GRADING PLAN
5	C600	UTILITY PLAN
6	C700	STORM PROFILES
7	C710	SANITARY PROFILES
8	C720	TUCKER ROAD PLAN & PROFILE
9	C800	DETAIL SHEET A
10	C810	DETAIL SHEET B
11	C820	DETAIL SHEET C
12	C830	DETAIL SHEET D
13	C840	DETAIL SHEET E
14	C850	BASIN DETAILS SHEET 1
15	C860	BASIN DETAILS SHEET 2
16	C900	SR-16 GDOT PLANS A
17	C910	SR-16 GDOT PLANS B
18	C2000	SOIL EROSION & SEDIMENT CONTROL PLAN PHASE 1
19	C2100	SOIL EROSION & SEDIMENT CONTROL PLAN PHASE 2
20	C2200	SOIL EROSION & SEDIMENT CONTROL PLAN PHASE 3
21	C2300	SOIL EROSION & SEDIMENT CONTROL DETAILS
22	C2400	SOIL EROSION & SEDIMENT CONTROL NOTES
23	C2500	SOIL EROSION & SEDIMENT CONTROL NOTES

LANDSCAPING PLAN (BY BILSON & ASSOCIATES)		
SHEET NO.	REFERENCE	SHEET TITLE
1	L1-01	TREE PROTECTION PLAN
2	L1-02	LANDSCAPE PLAN
3	L1-03	LANDSCAPE PLAN NOTES & DETAILS
4	L1-04	SITE FURNISHINGS / SPEC SHEETS

THE LANDSCAPING PLANS ARE A SEPARATE DESIGN SET MADE PART OF THE OVERALL FINAL LAND DEVELOPMENT SITE PLANS.

REV	DATE	DESCRIPTION	BY
1	05/11/2023	REVISED PER MULTIPLE REVIEW LETTERS	ATR
2	07/24/2023	REVISED PER MULTIPLE REVIEW LETTERS	ATR

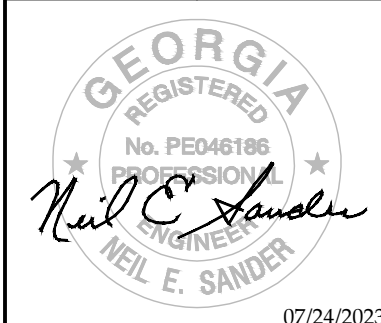
**Independence**  
ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDEPENDENCE@INDEPENDENCE.ENGINEERING  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
COVER SHEET  
FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276



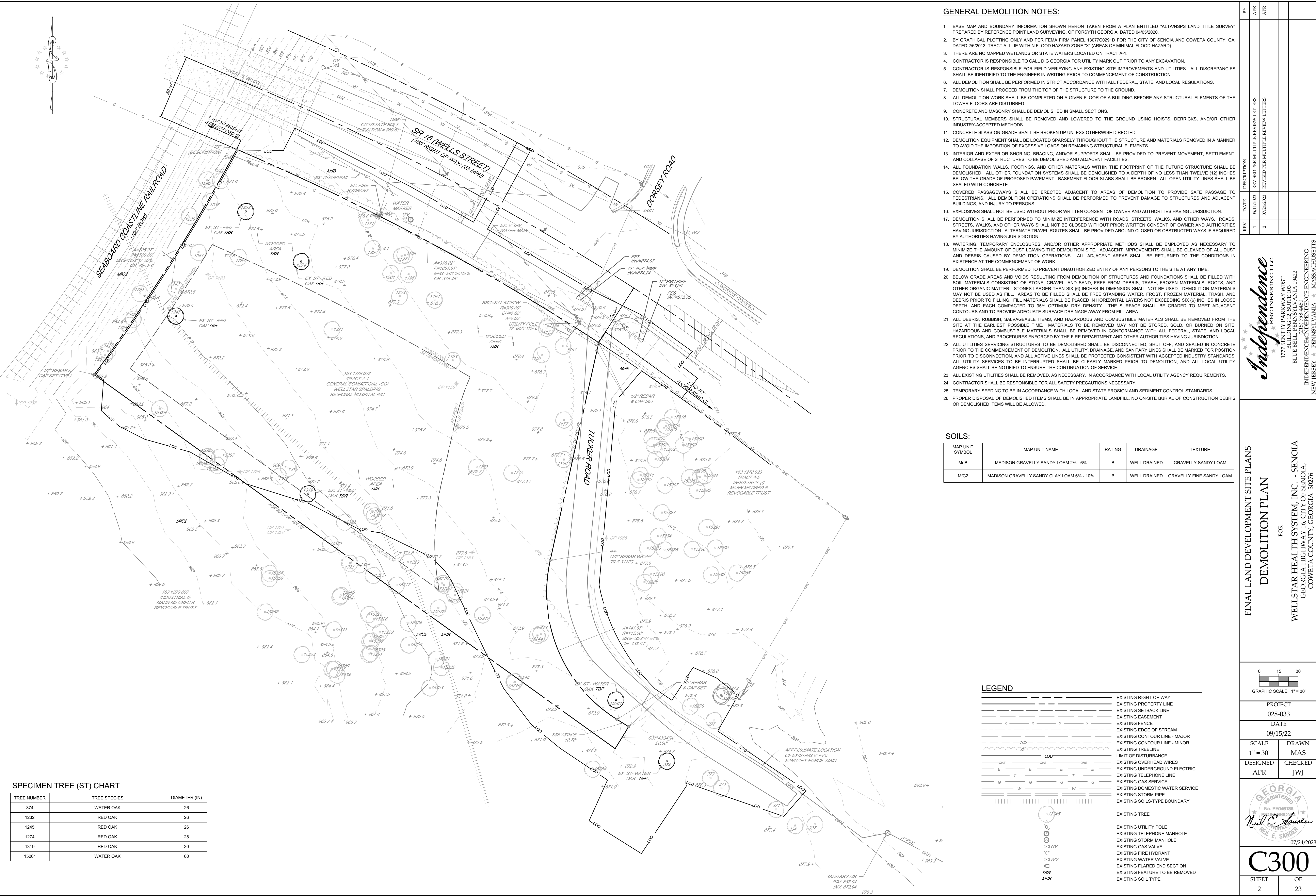
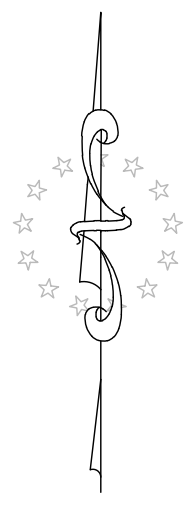
PROJECT  
028-033  
DATE  
09/15/22

SCALE AS NOTED	DRAWN MAS
DESIGNED APR	CHECKED JWJ



07/24/2023  
**C000**  
SHEET 1 OF 23





- GENERAL DEMOLITION NOTES:**
- BASE MAP AND BOUNDARY INFORMATION SHOWN HERON TAKEN FROM A PLAN ENTITLED "ALTANSPS LAND TITLE SURVEY" PREPARED BY REFERENCE POINT LAND SURVEYING OF FORSYTH GEORGIA, DATED 04/05/2020.
  - BY GRAPHICAL PLOTTING ONLY AND PER FEMA FIRM PANEL 13077C0201D FOR THE CITY OF SENOIA AND COWETA COUNTY, GA, DATED 2/6/2013. TRACT A-1 LIE WITHIN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).
  - THERE ARE NO MAPPED WETLANDS OR STATE WATERS LOCATED ON TRACT A-1.
  - CONTRACTOR IS RESPONSIBLE TO CALL DIG GEORGIA FOR UTILITY MARK OUT PRIOR TO ANY EXCAVATION.
  - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ALL DEMOLITION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
  - DEMOLITION SHALL PROCEED FROM THE TOP OF THE STRUCTURE TO THE GROUND.
  - ALL DEMOLITION WORK SHALL BE COMPLETED ON A GIVEN FLOOR OF A BUILDING BEFORE ANY STRUCTURAL ELEMENTS OF THE LOWER FLOORS ARE DISTURBED.
  - CONCRETE AND MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS.
  - STRUCTURAL MEMBERS SHALL BE REMOVED AND LOWERED TO THE GROUND USING HOISTS, DERRICKS, AND/OR OTHER INDUSTRY-ACCEPTED METHODS.
  - CONCRETE SLABS-ON-GRADE SHALL BE BROKEN UP UNLESS OTHERWISE DIRECTED.
  - DEMOLITION EQUIPMENT SHALL BE LOCATED SPARSELY THROUGHOUT THE STRUCTURE AND MATERIALS REMOVED IN A MANNER TO AVOID THE IMPOSITION OF EXCESSIVE LOADS ON REMAINING STRUCTURAL ELEMENTS.
  - INTERIOR AND EXTERIOR SHORING, BRACING, AND/OR SUPPORTS SHALL BE PROVIDED TO PREVENT MOVEMENT, SETTLEMENT, AND COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES.
  - ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE FOOTPRINT OF THE FUTURE STRUCTURE SHALL BE DEMOLISHED. ALL OTHER FOUNDATION SYSTEMS SHALL BE DEMOLISHED TO A DEPTH OF NO LESS THAN TWELVE (12) INCHES BELOW THE GRADE OF PROPOSED PAVEMENT. BASEMENT FLOOR SLABS SHALL BE BROKEN. ALL OPEN UTILITY LINES SHALL BE SEALED WITH CONCRETE.
  - COVERED PASSAGeways SHALL BE ERRECTED ADJACENT TO AREAS OF DEMOLITION TO PROVIDE SAFE PASSAGE TO PEDESTRIANS. ALL DEMOLITION OPERATIONS SHALL BE PERFORMED TO PREVENT DAMAGE TO STRUCTURES AND ADJACENT BUILDINGS, AND INJURY TO PERSONS.
  - EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND AUTHORITIES HAVING JURISDICTION.
  - DEMOLITION SHALL BE PERFORMED TO MINIMIZE INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER WAYS. ROADS, STREETS, WALKS, AND OTHER WAYS SHALL NOT BE CLOSED WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND AUTHORITIES HAVING JURISDICTION. ALTERNATE TRAVEL ROUTES SHALL BE PROVIDED AROUND CLOSED OR OBSTRUCTED WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
  - WATERING, TEMPORARY ENCLOSURES, AND/OR OTHER APPROPRIATE METHODS SHALL BE EMPLOYED AS NECESSARY TO MINIMIZE THE AMOUNT OF DUST LEAVING THE DEMOLITION SITE. ADJACENT IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. ALL ADJACENT AREAS SHALL BE RETURNED TO THE CONDITIONS IN EXISTENCE AT THE COMMENCEMENT OF WORK.
  - DEMOLITION SHALL BE PERFORMED TO PREVENT UNAUTHORIZED ENTRY OF ANY PERSONS TO THE SITE AT ANY TIME.
  - BELOW GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES AND FOUNDATIONS SHALL BE FILLED WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES LARGER THAN SIX (6) INCHES IN DIMENSION SHALL NOT BE USED. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. AREAS TO BE FILLED SHALL BE FREE STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILLING. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING SIX (6) INCHES IN LOOSE DEPTH, AND EACH COMPACTED TO 95% OPTIMUM DRY DENSITY. THE SURFACE SHALL BE GRADED TO MEET ADJACENT CONTOURS AND TO PROVIDE ADEQUATE SURFACE DRAINAGE AWAY FROM FILL AREA.
  - ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, AND HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED FROM THE SITE AT THE EARLIEST POSSIBLE TIME. MATERIALS TO BE REMOVED MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND PROCEDURES ENFORCED BY THE FIRE DEPARTMENT AND OTHER AUTHORITIES HAVING JURISDICTION.
  - ALL UTILITIES SERVING STRUCTURES TO BE DEMOLISHED SHALL BE DISCONNECTED, SHUT OFF, AND SEALED IN CONCRETE PRIOR TO DISCONNECTION, AND ALL ACTIVE LINES SHALL BE PROTECTED CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS. ALL UTILITY SERVICES TO BE INTERRUPTED SHALL BE CLEARLY MARKED PRIOR TO DEMOLITION, AND ALL LOCAL UTILITY AGENCIES SHALL BE NOTIFIED TO ENSURE THE CONTINUATION OF SERVICE.
  - ALL EXISTING UTILITIES SHALL BE REMOVED, AS NECESSARY, IN ACCORDANCE WITH LOCAL UTILITY AGENCY REQUIREMENTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
  - TEMPORARY SEEDING TO BE IN ACCORDANCE WITH LOCAL AND STATE EROSION AND SEDIMENT CONTROL STANDARDS.
  - PROPER DISPOSAL OF DEMOLISHED ITEMS SHALL BE IN APPROPRIATE LANDFILL. NO ON-SITE BURIAL OF CONSTRUCTION DEBRIS OR DEMOLISHED ITEMS WILL BE ALLOWED.

**SOILS:**

MAP UNIT SYMBOL	MAP UNIT NAME	RATING	DRAINAGE	TEXTURE
MdB	MADISON GRAVELLY SANDY LOAM 2% - 6%	B	WELL DRAINED	GRAVELLY SANDY LOAM
MC2	MADISON GRAVELLY SANDY CLAY LOAM 6% - 10%	B	WELL DRAINED	GRAVELLY FINE SANDY LOAM

**LEGEND**

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING EDGE OF STREAM
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	EXISTING TREELINE
	LIMIT OF DISTURBANCE
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING GAS SERVICE
	EXISTING DOMESTIC WATER SERVICE
	EXISTING STORM PIPE
	EXISTING SOIL-TYPE BOUNDARY
	EXISTING TREE
	EXISTING UTILITY POLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM MANHOLE
	EXISTING GAS VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING FLARED END SECTION
	EXISTING FEATURE TO BE REMOVED
	EXISTING SOIL TYPE

**SPECIMEN TREE (ST) CHART**

TREE NUMBER	TREE SPECIES	DIAMETER (IN)
374	WATER OAK	26
1232	RED OAK	26
1245	RED OAK	26
1274	RED OAK	28
1319	RED OAK	30
15261	WATER OAK	60

BY: ATR, ATR

REVISIONS:

REV	DATE	DESCRIPTION
1	05/11/2023	REVISED PER MULTIPLE REVIEW LETTERS
2	07/24/2023	REVISED PER MULTIPLE REVIEW LETTERS

FINAL LAND DEVELOPMENT SITE PLANS  
DEMOLITION PLAN

FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

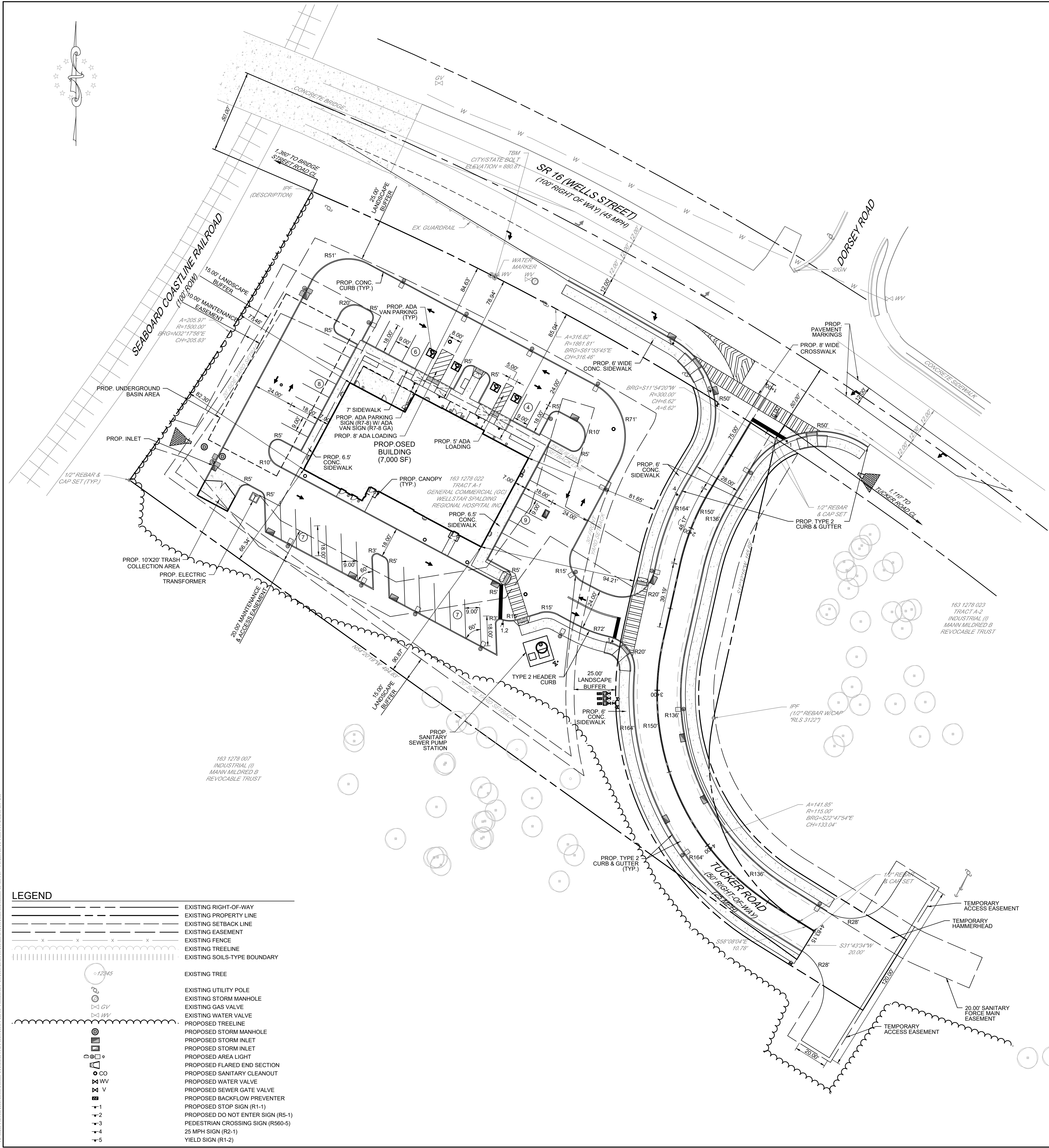
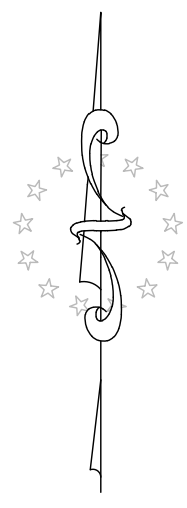
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GRAPHIC SCALE: 1" = 30'

PROJECT: 028-033  
DATE: 09/15/22  
SCALE: 1" = 30'  
DRAWN: MAS  
DESIGNED: APR  
CHECKED: JWJ

REGISTERED PROFESSIONAL ENGINEER  
NEIL E. SANDER  
No. PED46186  
07/24/2023

**C300**  
SHEET 2 OF 23

NADIR ALONDRECHASSI, WELLSTAR SENOIA, PROJECT ENGINEER/REGISTERED PROFESSIONAL ENGINEER, ANDREW ROTH/REGISTERED PROFESSIONAL ENGINEER



**LEGEND**

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING SOILS-TYPE BOUNDARY
	EXISTING TREE
	EXISTING UTILITY POLE
	EXISTING STORM MANHOLE
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	PROPOSED TREELINE
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED AREA LIGHT
	PROPOSED FLARED END SECTION
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER VALVE
	PROPOSED SEWER GATE VALVE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED STOP SIGN (R1-1)
	PROPOSED DO NOT ENTER SIGN (R5-1)
	PEDESTRIAN CROSSING SIGN (R560-5)
	25 MPH SIGN (R2-1)
	YIELD SIGN (R1-2)

**SITE PLAN NOTES:**

- PROPERTY:  
8075 WELLS STREET (GEORGIA HIGHWAY 16)  
SENOIA, GA 30276  
COWETA COUNTY  
  
PARCEL ID: 163 1278 022  
TRACT: A-1  
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PHONE: (215) 798-4450  
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145 CHURCH STREET  
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PHONE: (404) 424-4488
- SURVEYOR:  
REFERENCE POINT LAND SURVEYING, LLC  
5 NORTH LEE STREET  
PO BOX 824  
FORSYTH, GA 31029  
PHONE: (487) 365-9809
- ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING A BID, AND SHALL BE ADJUSTED IF NECESSARY. NO ADDITIONAL COMPENSATION WILL BE GRANTED AFTER A BID AWARD FOR ANY EQUIPMENT, MATERIAL, OR LABOR REQUIRED TO MODIFY THE DESIGN TO MATCH FIELD CONDITIONS.
- BASE MAP AND BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED "ALTANSPS LAND TITLE SURVEY" PREPARED BY REFERENCE POINT LAND SURVEYING, OF FORSYTH GEORGIA, DATED 04/05/2020.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PROVIDED BY ALL APPLICABLE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. CONTRACTOR SHALL REPAIR ANY DISTURBED AREAS TO EXISTING CONDITION, INCLUDING PAVED AREAS AND LANDSCAPED AREAS.
- SOLID WASTE SHALL BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED DURING CONSTRUCTION. SHORING SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CURRENT OSHA STANDARDS. CONTRACTOR SHALL MAKE SUFFICIENT ADDITIONAL PROVISIONS TO ENSURE STABILITY OF ALL CONTIGUOUS AND ADJACENT STRUCTURES, AS FIELD CONDITIONS MAY DICTATE.
- CONTRACTOR AND ANY SUBCONTRACTORS SHALL CARRY STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, AND COMMERCIAL GENERAL LIABILITY INSURANCE AT REQUIRED LIMITS OF COVERAGE. ALL CONTRACTORS SHALL HAVE CGL POLICIES ISSUED TO INCLUDE INDEPENDENCE ENGINEERING LLC, WITH ITS SUBCONSULTANTS LISTED AS ADDITIONAL INSURED. ALL CONTRACTORS MUST FURNISH INDEPENDENCE ENGINEERING LLC WITH CERTIFICATES OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK, AND UPON RENEWAL OF EACH POLICY DURING THE TERM OF CONSTRUCTION. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS INDEPENDENCE ENGINEERING LLC AND ITS SUBCONSULTANTS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTORS' EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- NEITHER THE PROFESSIONAL ACTIVITIES OF INDEPENDENCE ENGINEERING LLC NOR THE PRESENCE OF ITS EMPLOYEES AT THE PROJECT SITE SHALL RELIEVE THE CONTRACTOR OF ITS DUTIES, OBLIGATIONS, AND/OR RESPONSIBILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, SEQUENCING AND/OR PROTOCOLS NECESSARY FOR PERFORMING, COORDINATING, AND/OR SUPERINTENDING THE WORK IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND APPLICABLE HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR SITE SAFETY PLANNING, PROVISIONING, IMPLEMENTATION, AND MAINTENANCE. INDEPENDENCE ENGINEERING LLC BEARS NO AUTHORITY TO EXERCISE CONTROL OVER CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH CONSTRUCTION.
- INDEPENDENCE ENGINEERING LLC SHALL REVIEW AND TAKE APPROPRIATE ACTION ON SUBMITTALS TO BE SUBMITTED BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PRODUCT, DATA, AND MATERIAL SAMPLES. INDEPENDENCE ENGINEERING LLC SHALL REVIEW SUBMITTALS ONLY FOR CONSISTENCY WITH THE DESIGN DRAWINGS. SUBMITTALS SHALL NOT BE REVIEWED FOR CONSTRUCTION MEANS AND METHODS. COORDINATION OF TRADES, OR SITE SAFETY, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. INDEPENDENCE ENGINEERING LLC SHALL NOT BE LIABLE FOR DEVIATIONS OR THE RESULTS THEREFROM FROM THE APPROVED CONSTRUCTION DRAWINGS, UNLESS SAID DEVIATIONS ARE PROVIDED IN WRITING BY THE CONTRACTOR PRIOR TO IMPLEMENTATION, AND APPROVED IN WRITING BY INDEPENDENCE ENGINEERING LLC.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES THEREON, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INDEPENDENCE ENGINEERING LLC AND THE PROJECT OWNER. SHOULD THE CONTRACTOR DEVIATE FROM THE APPROVED PROJECT DOCUMENTS, HE SHALL BEAR SOLE RESPONSIBILITY FOR FINES, PENALTIES, AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM. IN SUCH CASE, THE CONTRACTOR SHALL INDEMNIFY AND HOLD INDEPENDENCE ENGINEERING LLC HARMLESS AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY CONTRACTORS' EMPLOYEES, TO THE FULLEST EXTENT PERMITTED BY LAW.
- DISPUTES BETWEEN INDEPENDENCE ENGINEERING LLC AND THE CONTRACTOR SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL INCLUDE A PROVISION IN THEIR CONTRACTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, AND SUPPLIERS, PROVIDING FOR MEDIATION AS THE PRIMARY METHOD OF DISPUTE RESOLUTION BETWEEN THOSE PARTIES.
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, INCLUDING LOCALLY ADOPTED REVISIONS THERETO.
- BUILDING SETBACKS SHOWN HEREON ARE MEASURED FROM THE EXTERIOR FACE OF BUILDING WALLS. SETBACKS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ARCHITECTURAL ELEMENTS, SIGNAGE, OR OTHER EXTERIOR EXTENSION UNLESS OTHERWISE NOTED.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES AND CONNECTION POINTS ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY IN THE FIELD AND WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY "GEORGIA 811" 72 HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER AUTHORITIES TO MARK OUT THEIR SYSTEMS.
- THE CONTRACTOR SHALL COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS, AND OTHER ORGANIC MATTER. STONES SHALL NOT BE LARGER THAN 6 INCHES IN ANY DIMENSION. DEMOLITION MATERIALS MAY NOT BE USED AS FILL. FILL MATERIALS SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- ALL DEBRIS, RUBBISH, SALVAGE, HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED AT THE EARLIEST POSSIBLE TIME. REMOVED MATERIALS MAY NOT BE STORED, SOLD, OR BURNED ON SITE. HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH PROCEDURES ADOPTED BY THE LOCAL FIRE DEPARTMENT AND OTHER JURISDICTIONAL AGENCIES.
- PROPOSED DEVELOPMENT SIGNAGE IS SHOWN FOR REFERENCE ONLY. A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNAGE EXCEPT REGULATORY STREET SIGNAGE.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL STREETLIGHTS WITH IN THE RIGHT-OF-WAY OF TUCKER ROAD SHALL UTILIZE DECORATIVE LIGHT POLES AND FIXTURES CONSISTENT WITH THE DESIGN ADOPTED BY THE CITY OF SENOIA FOR THE OVERLAY. THE LIGHT SOURCE SHALL BE HIGH-PRESSURE SODIUM.

BY	ATK	ATK							
REVISION	DATE	DESCRIPTION	REVISED PER MULTIPLE REVIEW LETTERS	REVISED PER MULTIPLE REVIEW LETTERS					
1	05/11/2023								
2	07/24/2023								

**INDEPENDENCE ENGINEERING LLC**  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
PHONE: (215) 798-4450  
EMAIL: INDEPENDENCE@INDEPENDENCEENGINEERING.COM

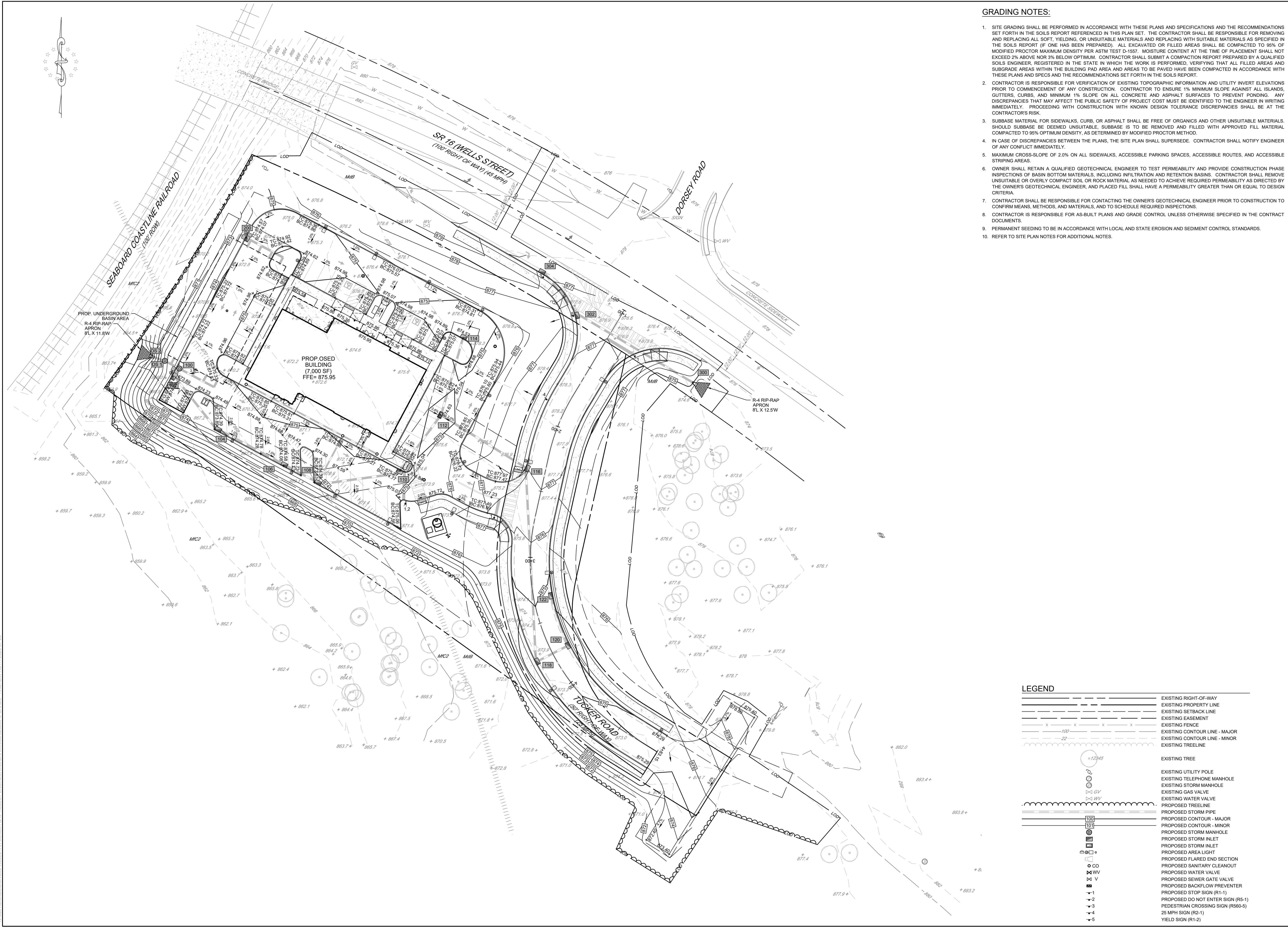
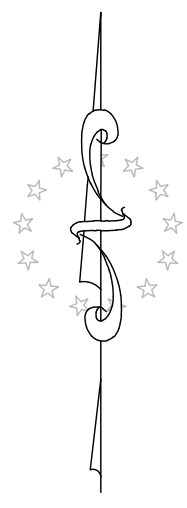
**FINAL LAND DEVELOPMENT SITE PLANS**  
**SITE PLAN**

FOR  
**WELLSTAR HEALTH SYSTEM, INC. - SENOIA**  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

PROJECT: 028-033  
DATE: 09/15/22  
SCALE: 1" = 30'  
DRAWN: JEH  
DESIGNED: APR  
CHECKED: JWJ

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
No. PED46186  
NEIL E. SANDER  
07/24/2023

**C400**  
SHEET 3 OF 23



**GRADING NOTES:**

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING, OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT (IF ONE HAS BEEN PREPARED). ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT THE TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED IN THE STATE IN WHICH THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, CURBS, AND MINIMUM 1% SLOPE ON ALL CONCRETE AND ASPHALT SURFACES TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OF PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH KNOWN DESIGN TOLERANCE DISCREPANCIES SHALL BE AT THE CONTRACTOR'S RISK.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY, AS DETERMINED BY MODIFIED PROCTOR METHOD.
- IN CASE OF DISCREPANCIES BETWEEN THE PLANS, THE SITE PLAN SHALL SUPERSEDE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS-SLOPE OF 2.0% ON ALL SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE ROUTES, AND ACCESSIBLE STRIPING AREAS.
- OWNER SHALL RETAIN A QUALIFIED GEOTECHNICAL ENGINEER TO TEST PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF BASIN BOTTOM MATERIALS, INCLUDING INFILTRATION AND RETENTION BASINS. CONTRACTOR SHALL REMOVE UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK MATERIAL AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER, AND PLACED FILL SHALL HAVE A PERMEABILITY GREATER THAN OR EQUAL TO DESIGN CRITERIA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM MEANS, METHODS, AND MATERIALS, AND TO SCHEDULE REQUIRED INSPECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- PERMANENT SEEDING TO BE IN ACCORDANCE WITH LOCAL AND STATE EROSION AND SEDIMENT CONTROL STANDARDS.
- REFER TO SITE PLAN NOTES FOR ADDITIONAL NOTES.

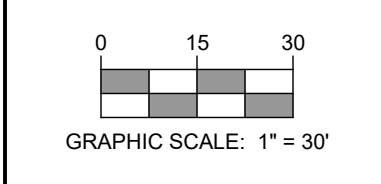
REV	DATE	DESCRIPTION
1	05/11/2023	REVISED PER MULTIPLE REVIEW LETTERS
2	07/24/2023	REVISED PER MULTIPLE REVIEW LETTERS

**Independence**  
ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

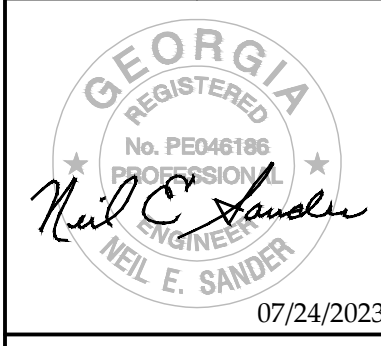
FINAL LAND DEVELOPMENT SITE PLANS  
**GRADING PLAN**  
FOR  
**WELLSTAR HEALTH SYSTEM, INC. - SENOIA**  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

**LEGEND**

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING CONTOUR LINE - MAJOR
- EXISTING CONTOUR LINE - MINOR
- EXISTING TREELINE
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM MANHOLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- PROPOSED TREELINE
- PROPOSED STORM PIPE
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM INLET
- PROPOSED AREA LIGHT
- PROPOSED FLARED END SECTION
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER VALVE
- PROPOSED SEWER GATE VALVE
- PROPOSED BACKFLOW PREVENTER
- PROPOSED STOP SIGN (R1-1)
- PROPOSED DO NOT ENTER SIGN (R5-1)
- PEDESTRIAN CROSSING SIGN (R560-5)
- 25 MPH SIGN (R2-1)
- YIELD SIGN (R12-2)

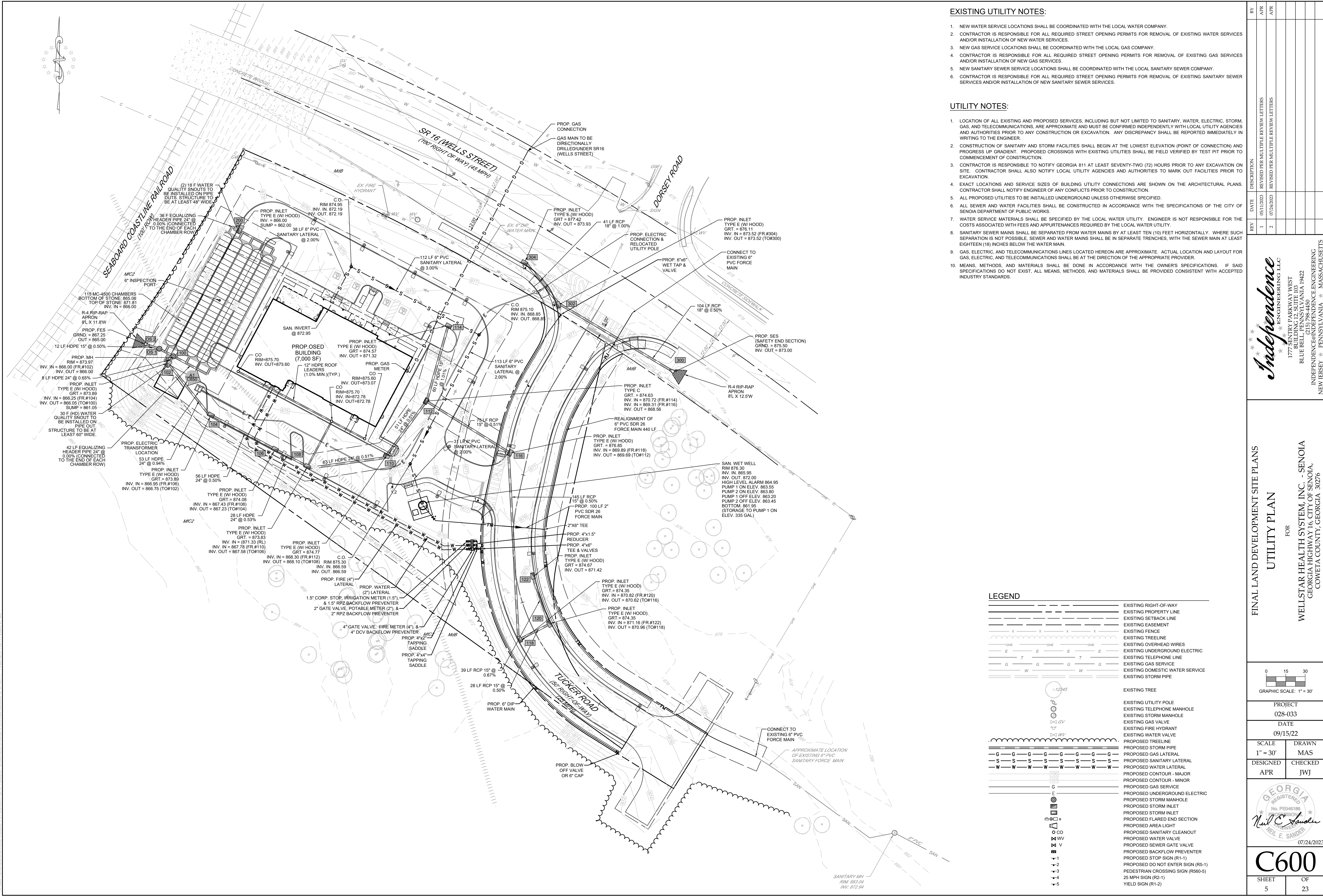


PROJECT	
028-033	
DATE	
09/15/22	
SCALE	DRAWN
1" = 30'	MAS
DESIGNED	CHECKED
APR	JWJ



**C500**  
SHEET 4 OF 23

NADIR ALONDRECHUSSI, WELLSTAR SENOIA, PROJECT ENGINEER/REGISTERED PROFESSIONAL ENGINEER, ANDREW BOOTH, 2023.09.22



- EXISTING UTILITY NOTES:**
- NEW WATER SERVICE LOCATIONS SHALL BE COORDINATED WITH THE LOCAL WATER COMPANY.
  - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING WATER SERVICES AND/OR INSTALLATION OF NEW WATER SERVICES.
  - NEW GAS SERVICE LOCATIONS SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY.
  - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING GAS SERVICES AND/OR INSTALLATION OF NEW GAS SERVICES.
  - NEW SANITARY SEWER SERVICE LOCATIONS SHALL BE COORDINATED WITH THE LOCAL SANITARY SEWER COMPANY.
  - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SANITARY SEWER SERVICES AND/OR INSTALLATION OF NEW SANITARY SEWER SERVICES.

- UTILITY NOTES:**
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES, INCLUDING BUT NOT LIMITED TO SANITARY, WATER, ELECTRIC, STORM, GAS, AND TELECOMMUNICATIONS, ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY AGENCIES AND AUTHORITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
  - CONSTRUCTION OF SANITARY AND STORM FACILITIES SHALL BEGIN AT THE LOWEST ELEVATION (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED CROSSINGS WITH EXISTING UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE TO NOTIFY GEORGIA 811 AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION ON SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL UTILITY AGENCIES AND AUTHORITIES TO MARK OUT FACILITIES PRIOR TO EXCAVATION.
  - EXACT LOCATIONS AND SERVICE SIZES OF BUILDING UTILITY CONNECTIONS ARE SHOWN ON THE ARCHITECTURAL PLANS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
  - ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE SPECIFIED.
  - ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF SENOIA DEPARTMENT OF PUBLIC WORKS.
  - WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL WATER UTILITY. ENGINEER IS NOT RESPONSIBLE FOR THE COSTS ASSOCIATED WITH FEES AND APPURTENANCES REQUIRED BY THE LOCAL WATER UTILITY.
  - SANITARY SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST TEN (10) FEET HORIZONTALLY. WHERE SUCH SEPARATION IS NOT POSSIBLE, SEWER AND WATER MAINS SHALL BE IN SEPARATE TRENCHES, WITH THE SEWER MAIN AT LEAST EIGHTEEN (18) INCHES BELOW THE WATER MAIN.
  - GAS, ELECTRIC, AND TELECOMMUNICATIONS LINES LOCATED HEREON ARE APPROXIMATE. ACTUAL LOCATION AND LAYOUT FOR GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE AT THE DIRECTION OF THE APPROPRIATE PROVIDER.
  - MEANS, METHODS, AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE OWNER'S SPECIFICATIONS. IF SAID SPECIFICATIONS DO NOT EXIST, ALL MEANS, METHODS, AND MATERIALS SHALL BE PROVIDED CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.

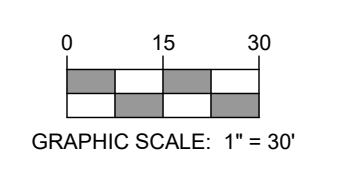
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2	07/24/2023	REVISED PER MULTIPLE REVIEW LETTERS

**Independence**  
ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

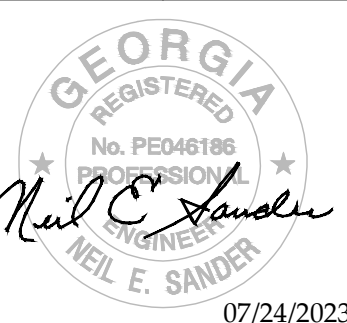
FINAL LAND DEVELOPMENT SITE PLANS  
**UTILITY PLAN**  
FOR  
**WELLSTAR HEALTH SYSTEM, INC. - SENOIA**  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

**LEGEND**

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING GAS SERVICE
	EXISTING DOMESTIC WATER SERVICE
	EXISTING STORM PIPE
	EXISTING TREE
	EXISTING UTILITY POLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM MANHOLE
	EXISTING GAS VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED TREELINE
	PROPOSED STORM PIPE
	PROPOSED GAS LATERAL
	PROPOSED SANITARY LATERAL
	PROPOSED WATER LATERAL
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	PROPOSED GAS SERVICE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED AREA LIGHT
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER VALVE
	PROPOSED SEWER GATE VALVE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED STOP SIGN (R1-1)
	PROPOSED DO NOT ENTER SIGN (R5-1)
	PROPOSED PEDESTRIAN CROSSING SIGN (R560-5)
	25 MPH SIGN (R2-1)
	YIELD SIGN (R1-2)



PROJECT	028-033
DATE	09/15/22
SCALE	1" = 30'
DESIGNED	APR
CHECKED	JWJ



<b>C600</b>	
SHEET	OF
5	23

N:\2023\09\01\028-033\WELLSTAR\_HEALTH\_SYSTEM\_GEORGIA\PROJECT\_ENGINEERING\DRAWINGS\028-033-UTILITY - ANDREW ROTH 2023-09-27.dwg

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2	07/24/2023	REVISED PER MULTIPLE REVIEW LETTERS

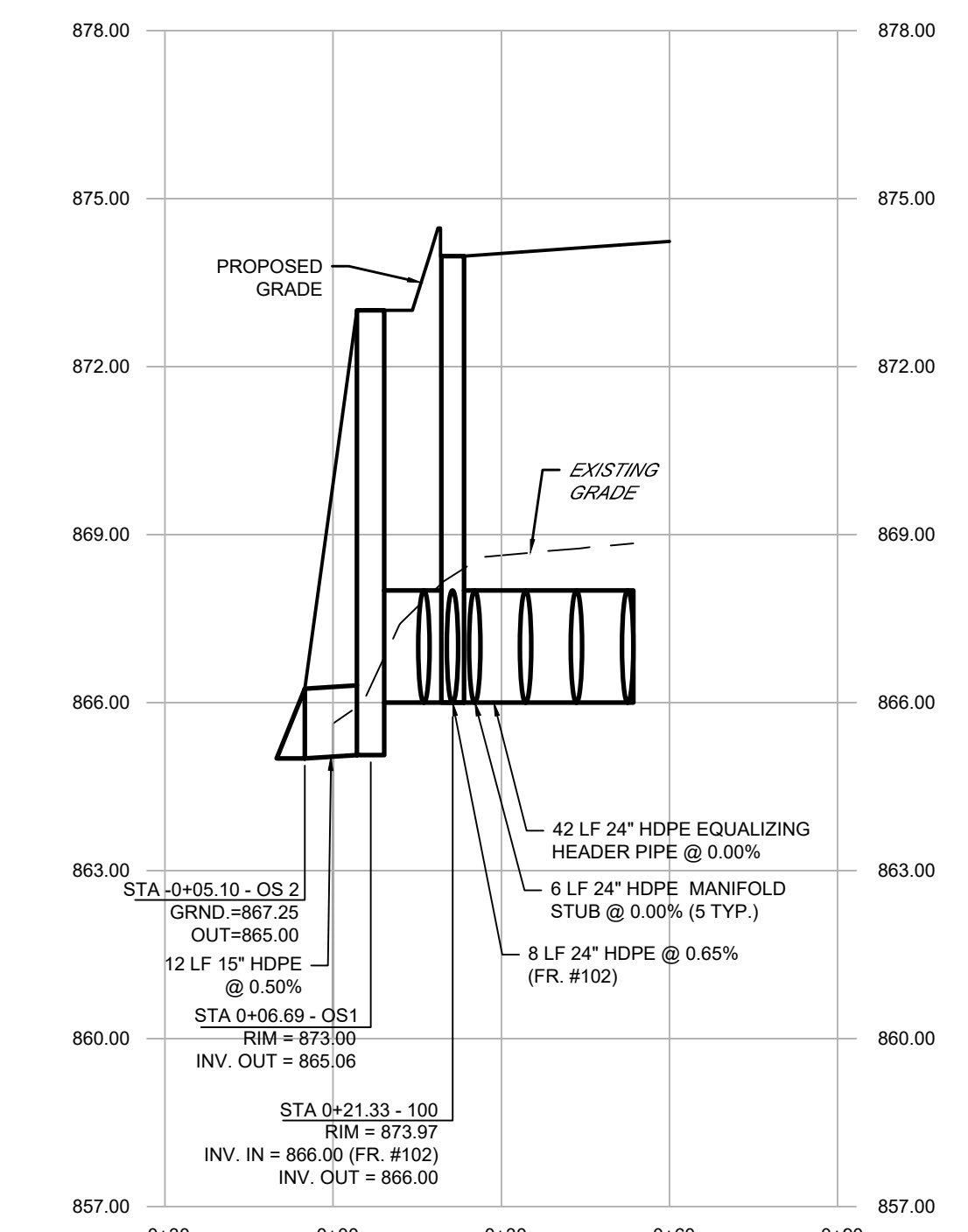
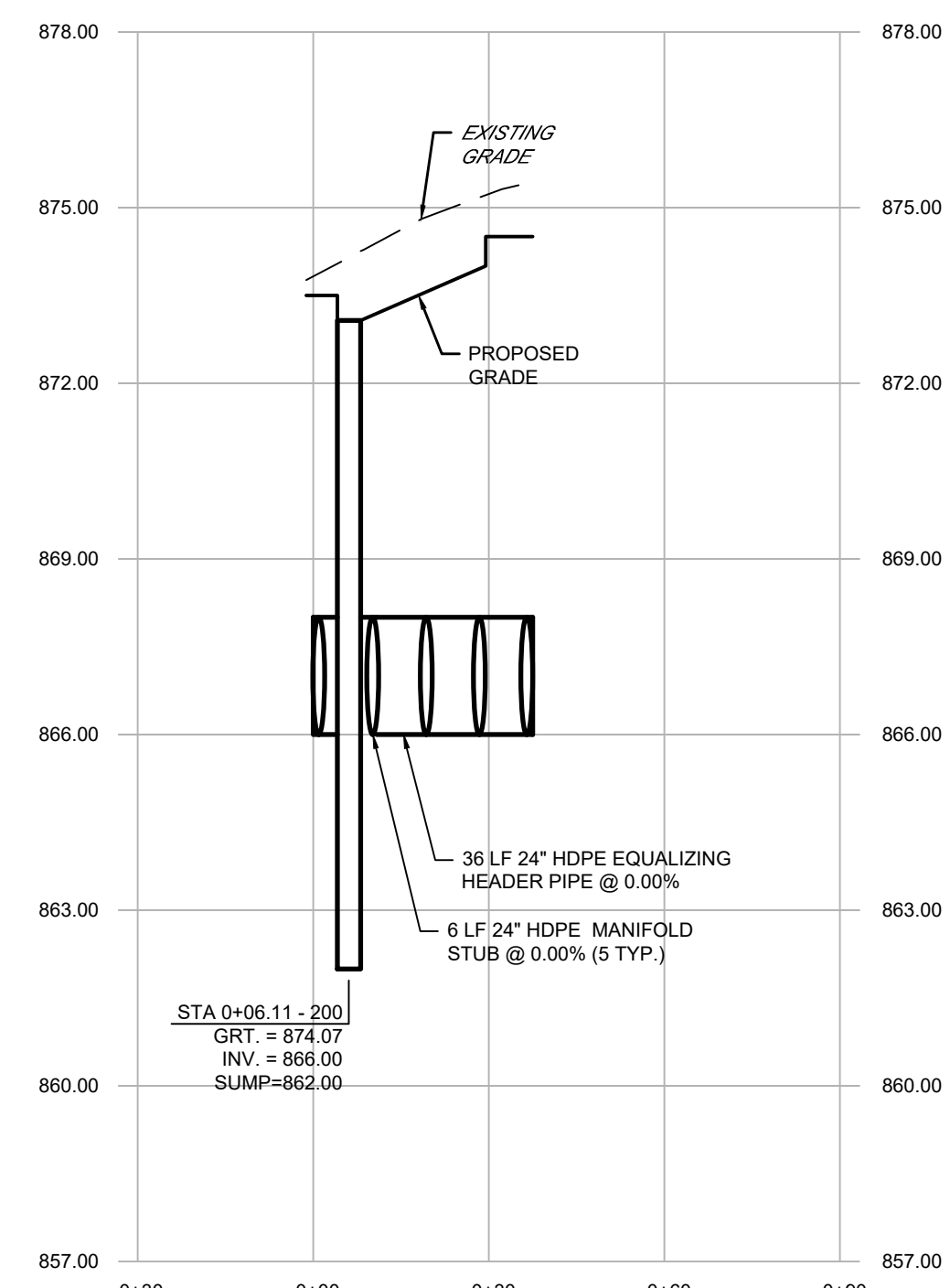
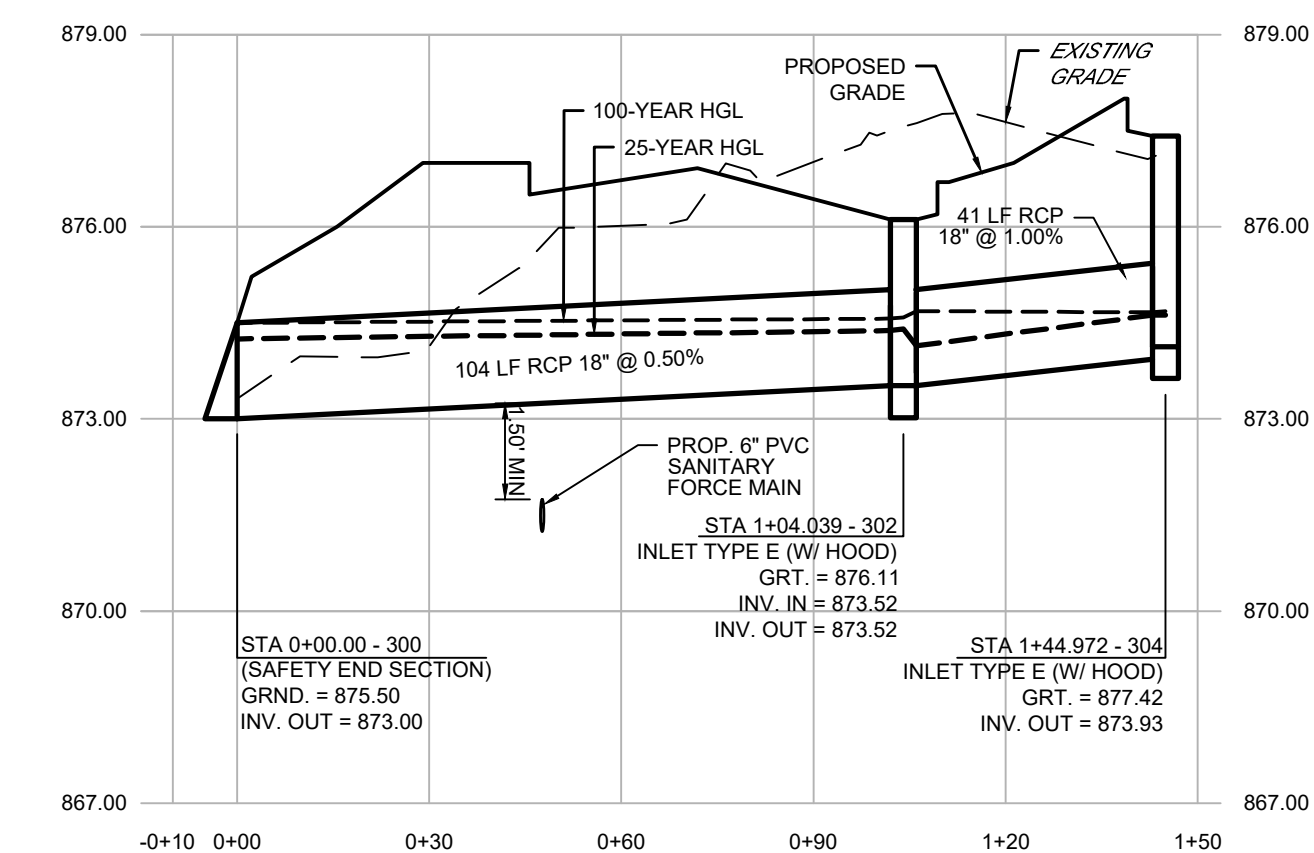
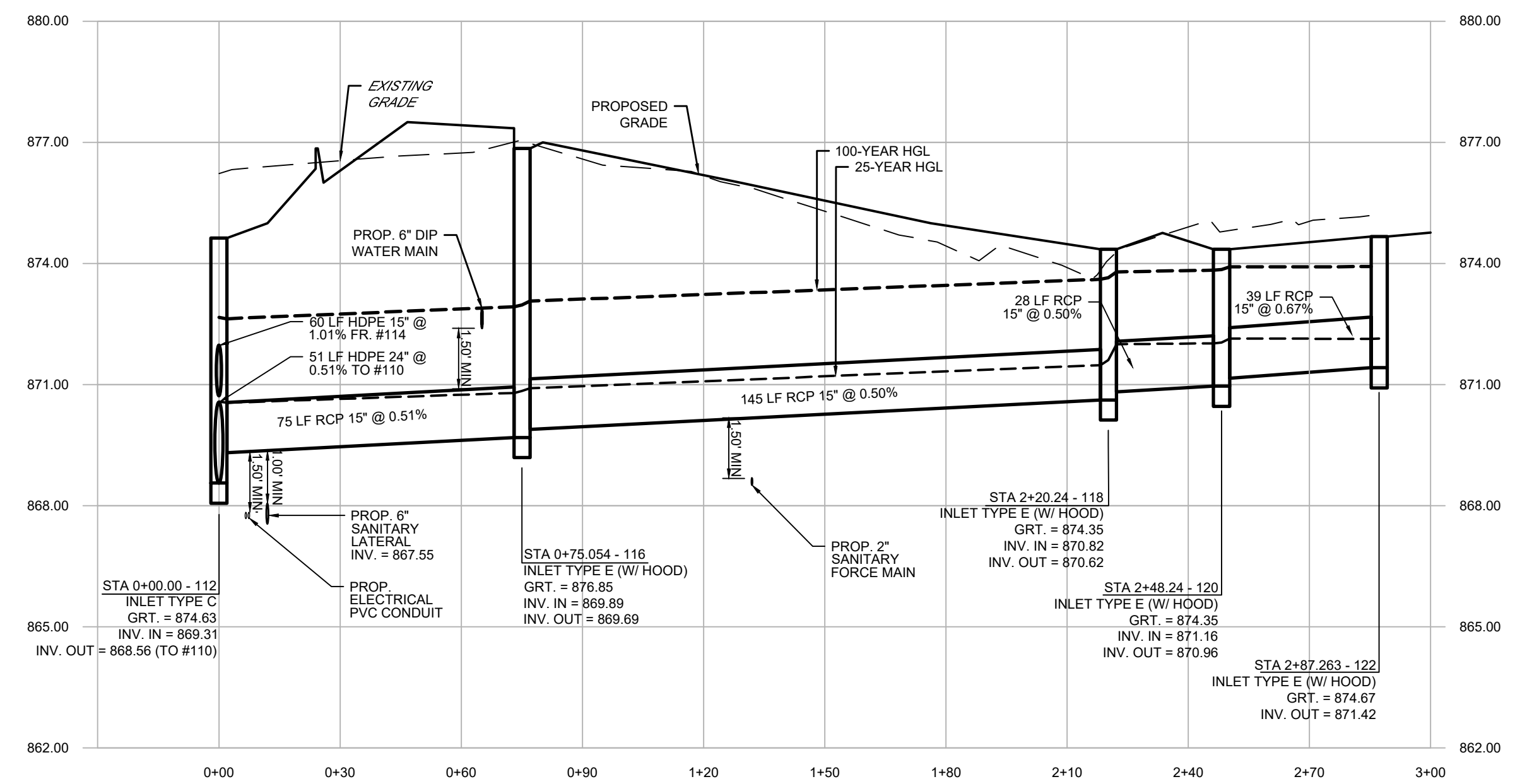
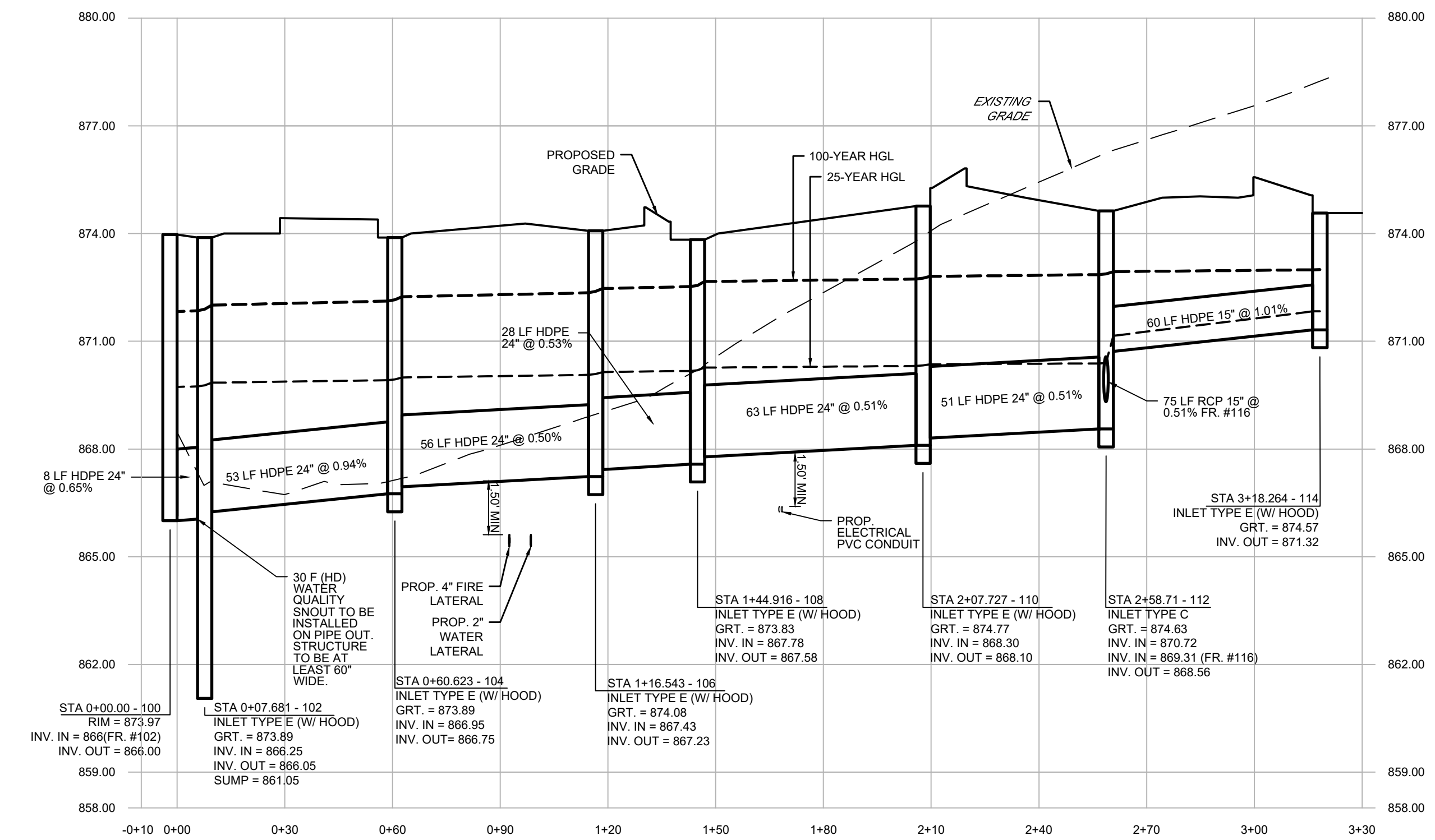
**Independence**  
 ENGINEERING LLC  
 1777 SENTRY PARKWAY WEST  
 BUILDING 12, SUITE 103  
 BLUE BELL, PENNSYLVANIA 19422  
 INDEPENDENCE ENGINEERING  
 NEW JERSEY, PENNSYLVANIA, MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
 STORM PROFILES  
 FOR  
 WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
 GEORGIA HIGHWAY 16, CITY OF SENOIA,  
 COWETA COUNTY, GEORGIA 30276

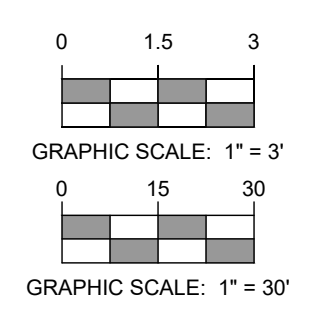
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 DATE  
 09/15/22  
 SCALE AS NOTED  
 DRAWN JEH  
 DESIGNED APR  
 CHECKED JWJ

GEORGIA REGISTERED  
 No. PE046186  
 NEIL E. SANDER  
 07/24/2023

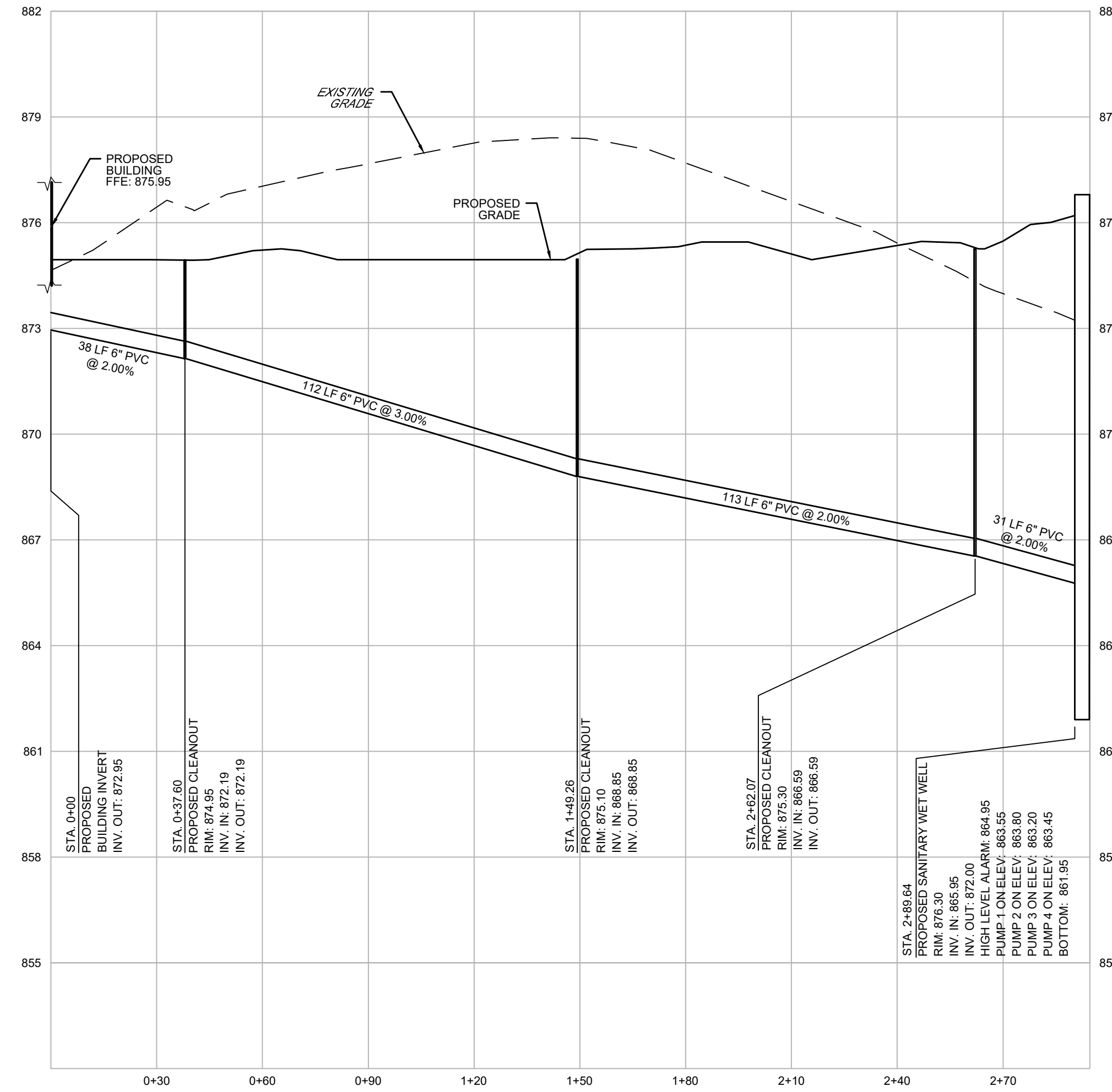
**C700**  
 SHEET 6 OF 23



Line No.	Line ID	Drainage Area (ac)	Runoff Coeff. (C)	Inlet Time (min)	Line Length (ft)	Line Slope (%)	Line Size (in)	Line Material	Inlet Eff. (10-yr) (%)	Vel. Up (ft/s)	Vel. Dn (ft/s)	Gutter Spread (ft)	HGL Up (100-yr) (ft)	HGL Dn (100-yr) (ft)
1	102 to 100	0.100	0.98	5	8	0.65	24	HDPE	100	3.8	3.8	5.52	871.66	871.64
2	104 to 102	0.037	0.98	5	53	0.94	24	HDPE	100	3.51	3.51	2.15	871.92	871.81
3	106 to 104	0.048	0.98	5	56	0.50	24	HDPE	100	3.43	3.43	2.63	872.15	872.04
4	108 to 106	0.066	0.98	5	28	0.53	24	HDPE	100	3.29	3.29	4.08	872.32	872.27
5	110 to 108	0.069	0.98	5	63	0.51	24	HDPE	100	2.57	2.57	4.08	872.53	872.46
6	112 to 110	0.119	0.98	5	51	0.51	24	HDPE	100	2.37	2.37	11.45	872.65	872.6
7	114 to 112	0.278	0.62	5	60	1.01	15	HDPE	100	1.67	1.67	9.37	872.78	872.73
8	116 to 112	0.032	0.98	5	75	0.51	15	RCP	100	3.6	3.6	1.92	872.93	872.63
9	118 to 116	0.146	0.98	5	145	0.50	15	RCP	100	3.47	3.47	7.92	873.61	873.07
10	120 to 118	0.254	0.55	5	28	0.50	15	RCP	100	2.14	2.14	7.92	873.83	873.79
11	Roof Leader to 108	0.163	0.98	5	41	3.57	12	HDPE	100	3.98	2.42	20.43	873.36	872.46
12	302 to 300	0.133	0.98	5	104	0.50	18	RCP	100	2.57	1.91	8.4	874.57	874.5
13	304 to 302	0.161	0.98	5	41	1.00	18	RCP	93	2.19	1.28	5.85	874.66	874.68
14	200 to UG	0.363	0.77	5	36	0.00	24	HDPE	100	2.71	2.71	16.92	871.91	871.83
15	122 to 120	0.120	0.71	5	39	0.67	15	RCP	100	0.83	0.83	3.39	873.92	873.92

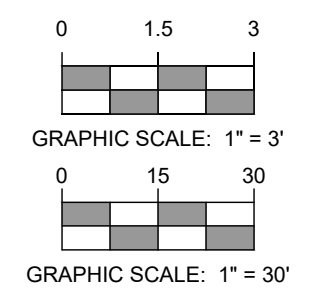


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**PROPOSED SANITARY LATERAL PROFILE**

1"=30' Horizontal  
1"=3' Vertical

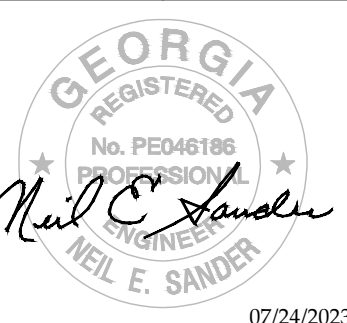


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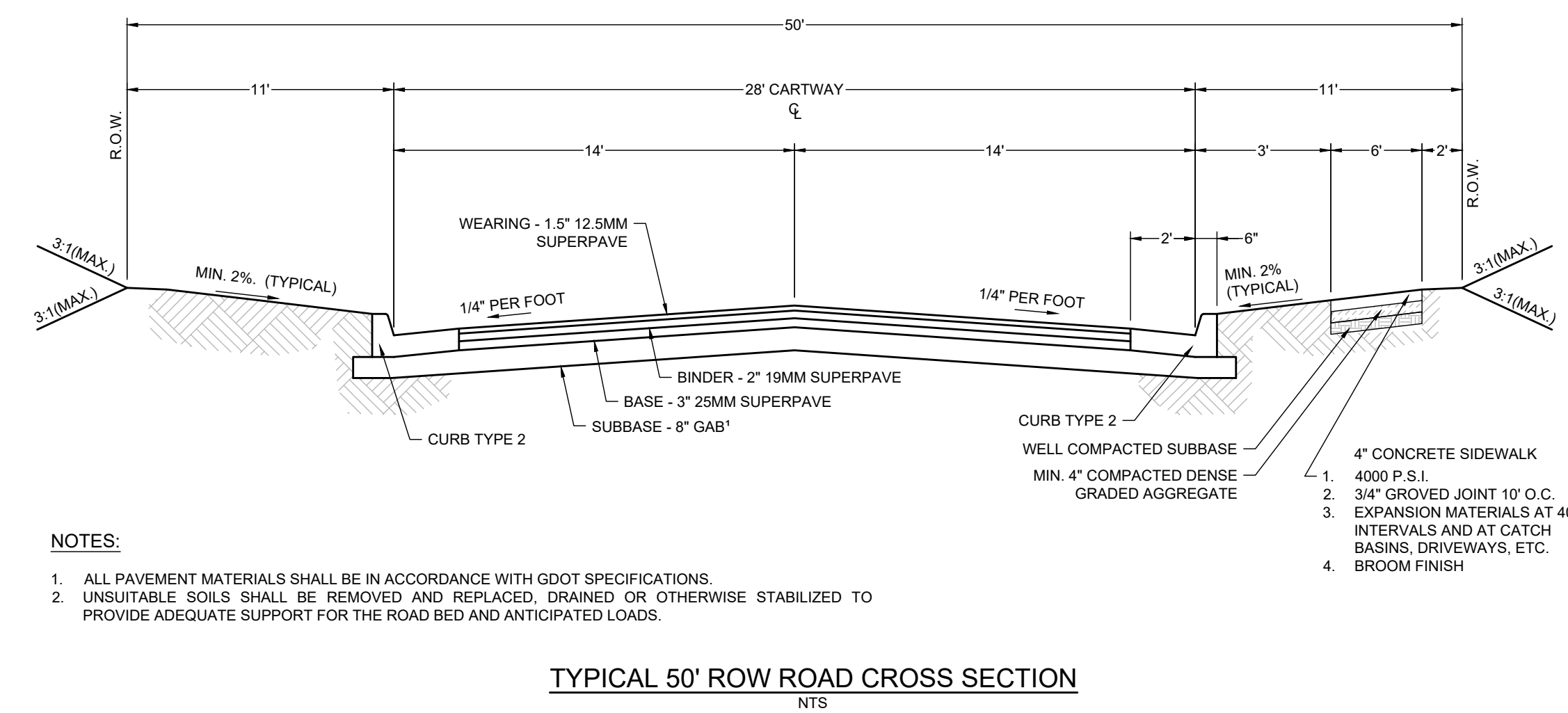
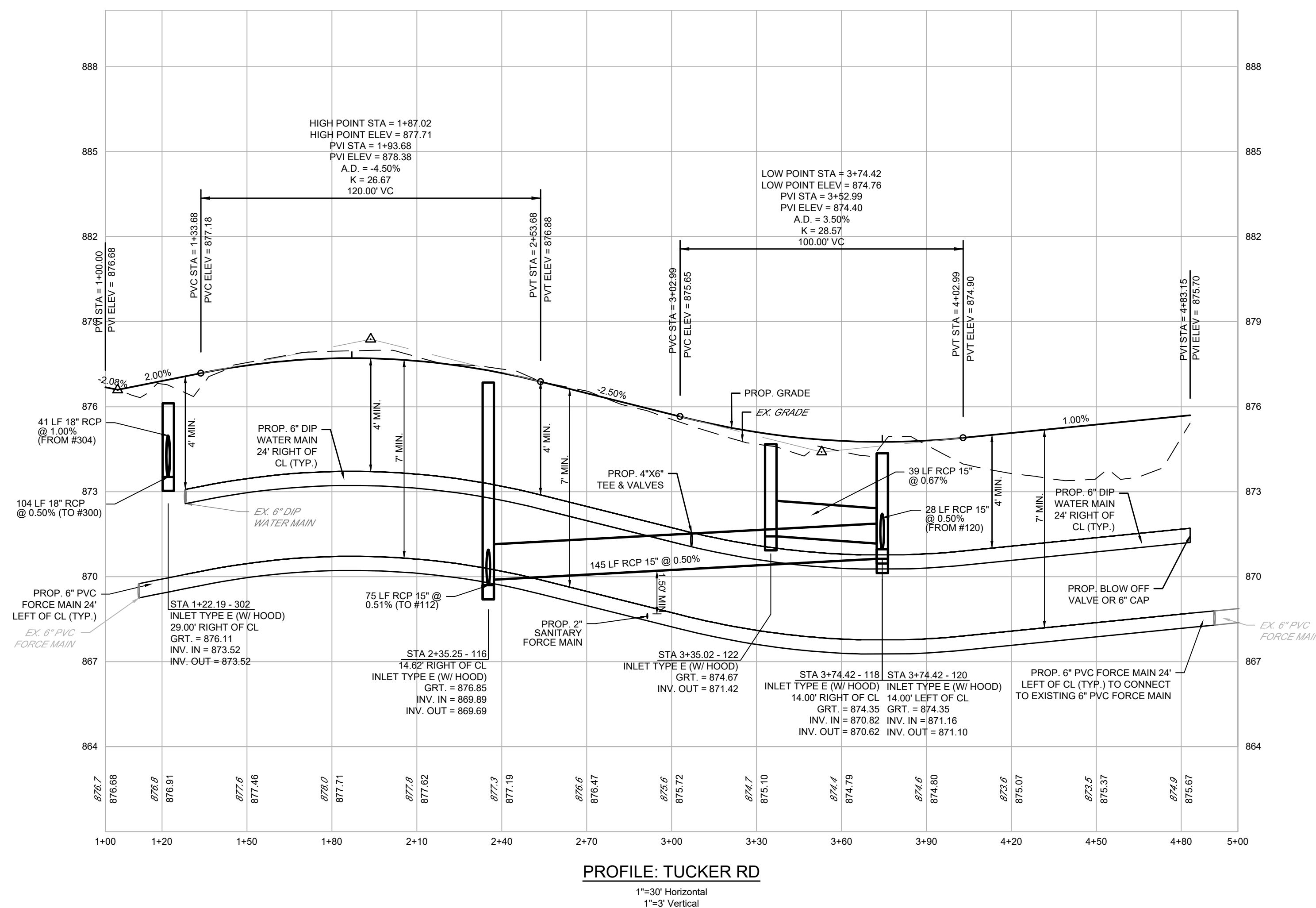
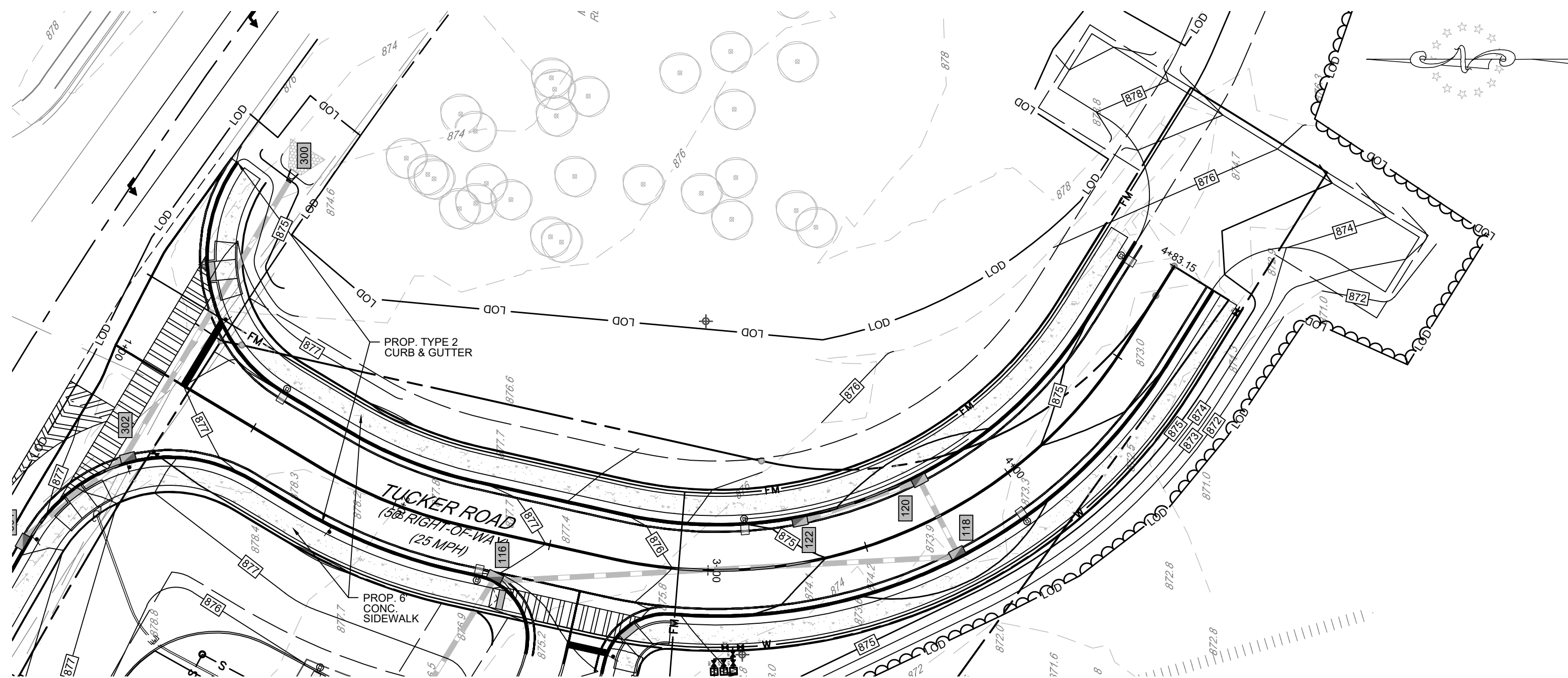
**Independence**  
ENGINEERING, LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
**SANITARY PROFILES**  
FOR  
**WELLSTAR HEALTH SYSTEM, INC. - SENOLA**  
GEORGIA HIGHWAY 16, CITY OF SENOLA,  
COWETA COUNTY, GEORGIA 30276

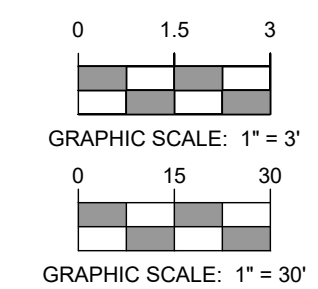
PROJECT 028-033	
DATE 09/15/22	
SCALE AS NOTED	DRAWN MAS
DESIGNED APR	CHECKED JWJ



**C710**  
SHEET 7 OF 23



- NOTES:**
1. ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH GDOT SPECIFICATIONS.
  2. UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED, DRAINED OR OTHERWISE STABILIZED TO PROVIDE ADEQUATE SUPPORT FOR THE ROAD BED AND ANTICIPATED LOADS.

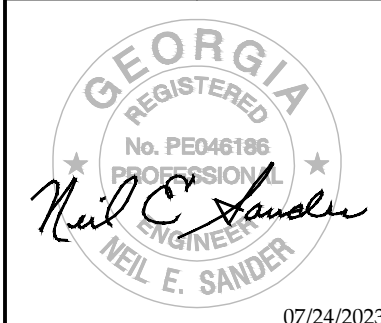


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**Independence** ENGINEERING LLC  
 1777 SENTRY PARKWAY WEST  
 BUILDING 12, SUITE 103  
 BLUE BELL, PENNSYLVANIA 19422  
 INDEPENDENCE@INDEPENDENCEENGINEERING.COM  
 NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
**TUCKER ROAD PLAN & PROFILE**  
 FOR  
**WELLSTAR HEALTH SYSTEM, INC. - SENOIA**  
 GEORGIA HIGHWAY 16, CITY OF SENOIA,  
 COWETA COUNTY, GEORGIA 30276

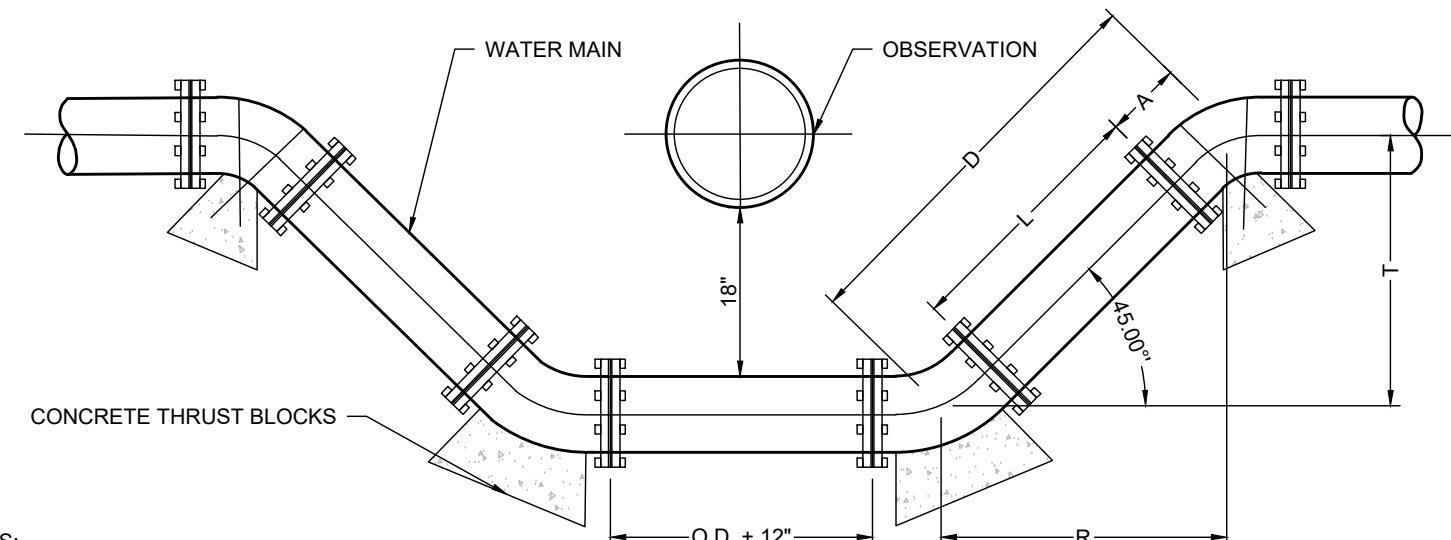
PROJECT	028-033
DATE	09/15/22
SCALE	DRAWN
AS NOTED	JEH
DESIGNED	CHECKED
APR	JWJ



<b>C720</b>	
SHEET	OF
8	23

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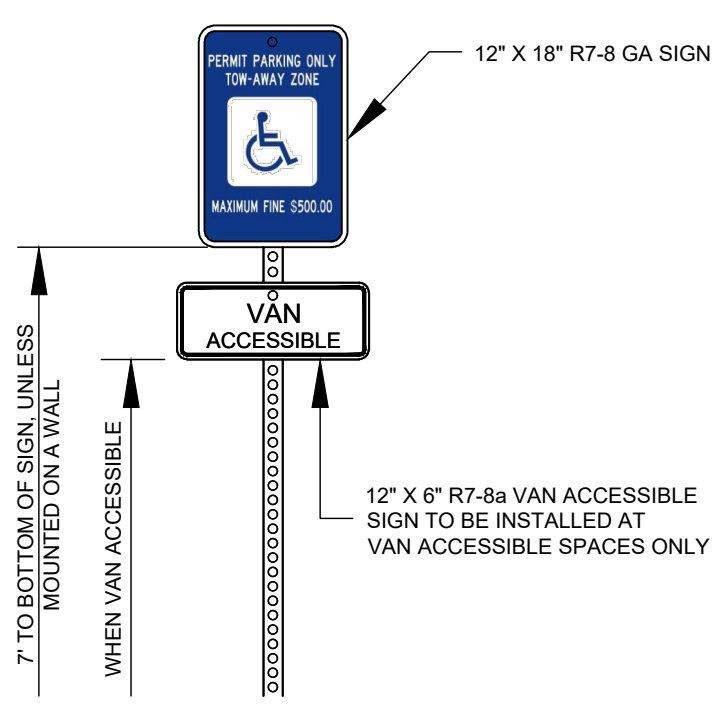




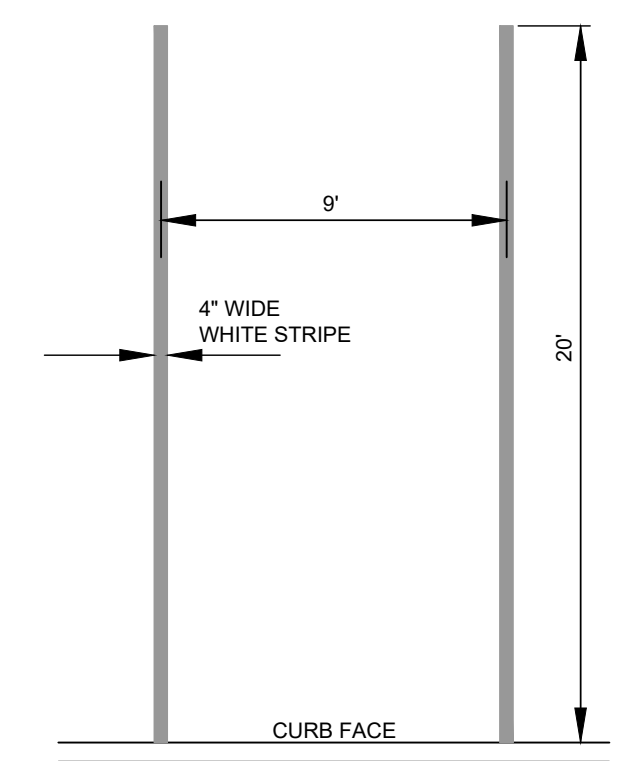
- NOTES:**
1. WATERMAIN MAY BE LOOPED ABOVE OBSTRUCTION, IF 4' MINIMUM COVER IS MAINTAINED ABOVE WATERMAIN.
  2. WATERMAIN SHALL BE DUCTILE IRON CEMENT LINED PIPE, ALL JOINTS SHALL BE MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE MECHANICALLY JOINT CAST IRON.
  3. WATER SERVICE SHALL BE AS SHOWN ON UTILITY PLAN C800.
  4. OFFSETS MAY BE SUBSTITUTED FOR A TEE OF UP TO 24' IF APPROVED BY THE ENGINEER.
  5. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS AND DIRECTION CHANGES.
  6. THE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS. DETAILS OF THE ROD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. THE RODS SHALL BE SUFFICIENT TO RESTRAIN THRUST AT 100 PSI WORKING PRESSURE. MEGALUG RESTRAINT ALSO ACCEPTABLE IN PLACE OF THE RODS.

MECHANICAL JOINTS			
ANG	D	R	L
45°	T = 1.414	T = 1.000	D-2A
22.5°	T = 2.613	T = 2.414	D-2A
11.25°	T = 5.126	T = 5.007	D-2A

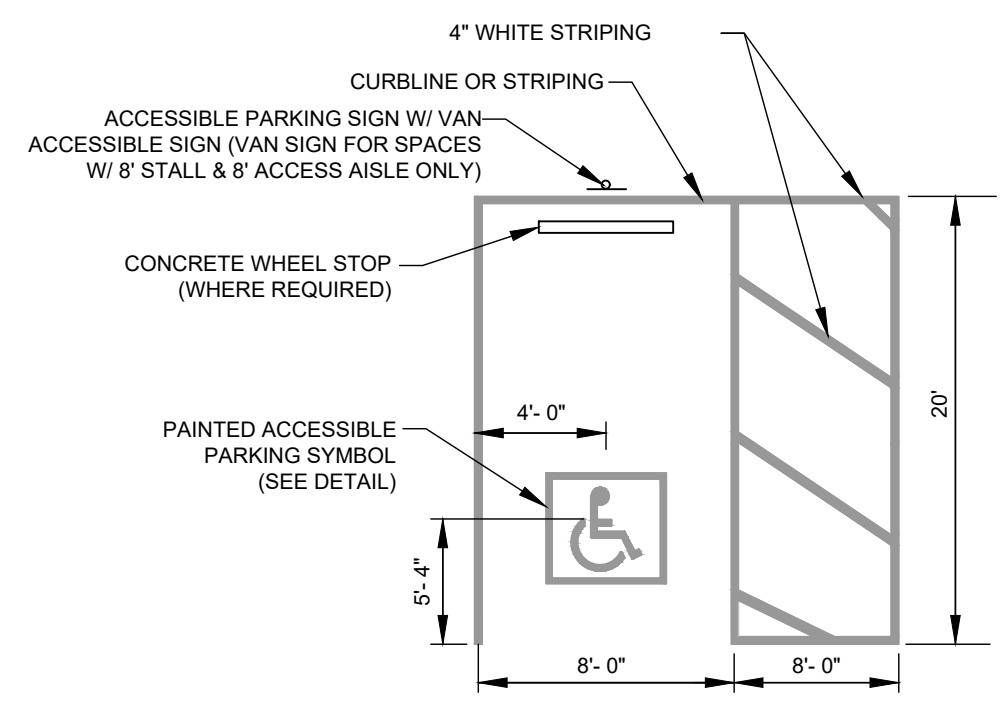
**UTILITY CROSSING DETAIL**  
NTS



**ACCESSIBLE PARKING SIGN (R7-8 GA) W/ VAN ACCESSIBLE SIGN (R7-8A) DETAIL**  
NTS

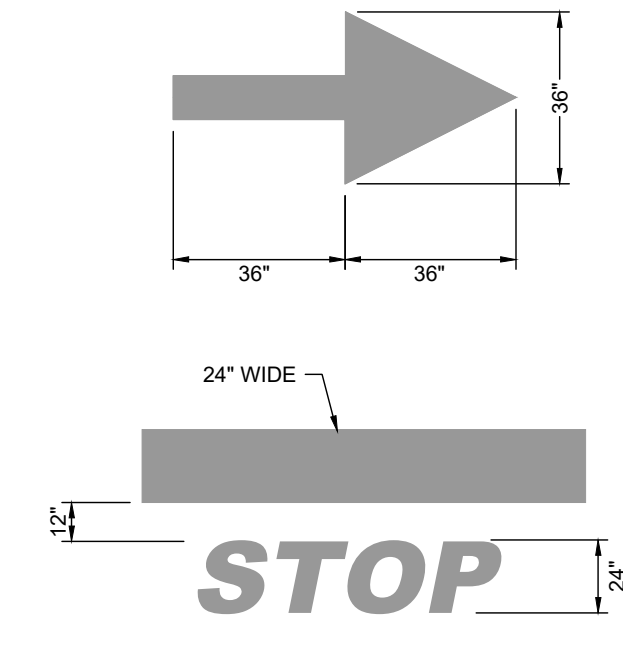


**PARKING STALL STRIPING DETAIL**  
NTS



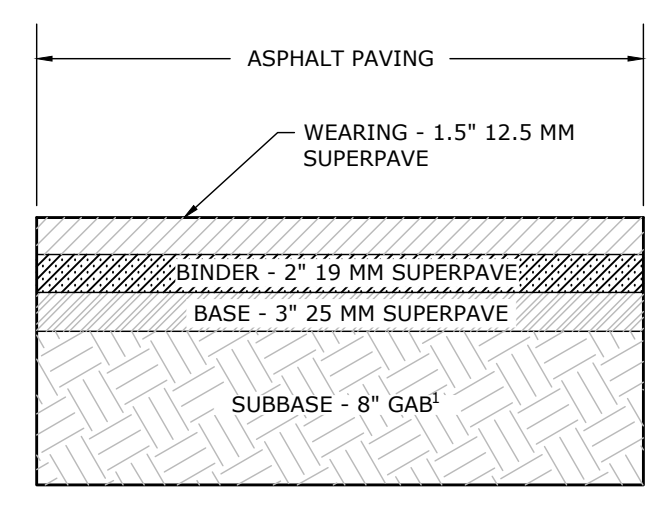
- NOTES:**
1. PAVEMENT STRIPING FOR ALL ACCESSIBLE PARKING SPACES SHALL BE PAINTED WHITE.
  2. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST GEORGIA ACCESSIBILITY STANDARDS.
  3. CONTRACTOR TO ENSURE THAT GRADES WITHIN ACCESSIBLE SPACES DO NOT EXCEED 1.8% AT ANY POINT.

**ACCESSIBLE PARKING STALL STRIPING DETAIL**  
NTS



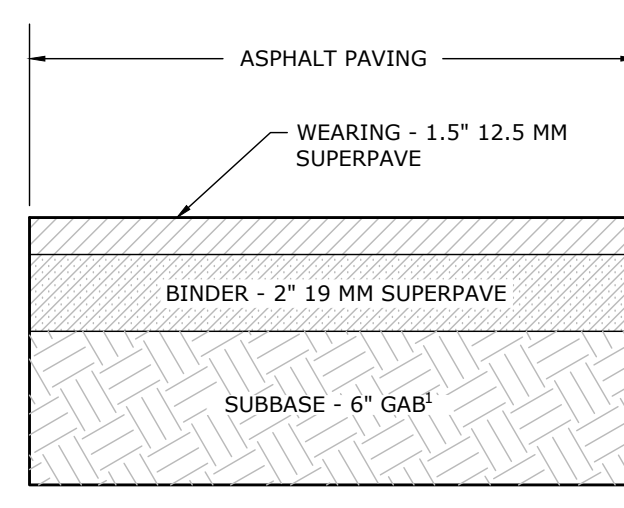
- NOTE:**  
ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.

**PAINTED PAVEMENT MARKING DETAIL**  
NTS



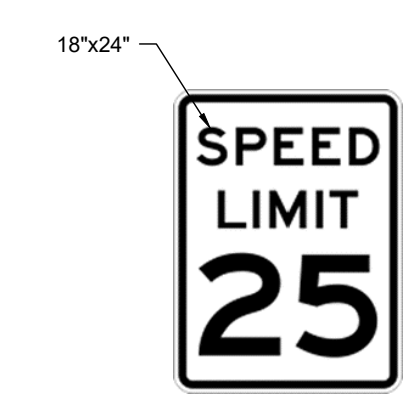
- NOTES:**
1. ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH GDOT SPECIFICATIONS.
  2. THE DESIGN IS CONTINGENT UPON THE PROPER CONSTRUCTION, INSPECTION, AND MAINTENANCE.

**GDOT/TUCKER RD PAVEMENT DETAIL**  
N.T.S.



- NOTES:**
1. ALL PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH GDOT SPECIFICATIONS.
  2. THE DESIGN IS CONTINGENT UPON THE PROPER CONSTRUCTION, INSPECTION, AND MAINTENANCE.

**PARKING PAVEMENT DETAIL**  
N.T.S.



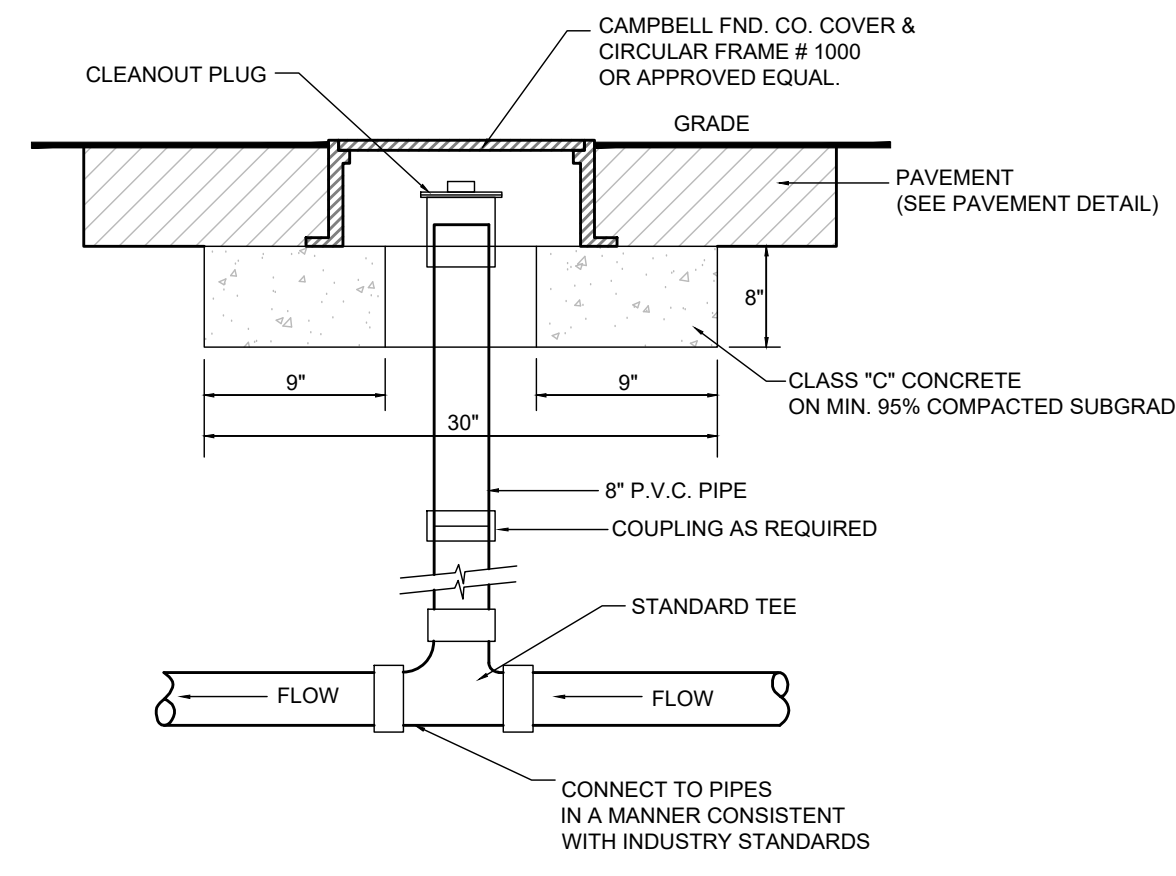
- TO BE MOUNTED ON SQUARE TUBE WITH BREAKAWAY ASSEMBLY. REFER TO THE STANDARD GDOT DETAIL**

**SPEED LIMIT SIGN (R2-1) DETAIL**  
NTS

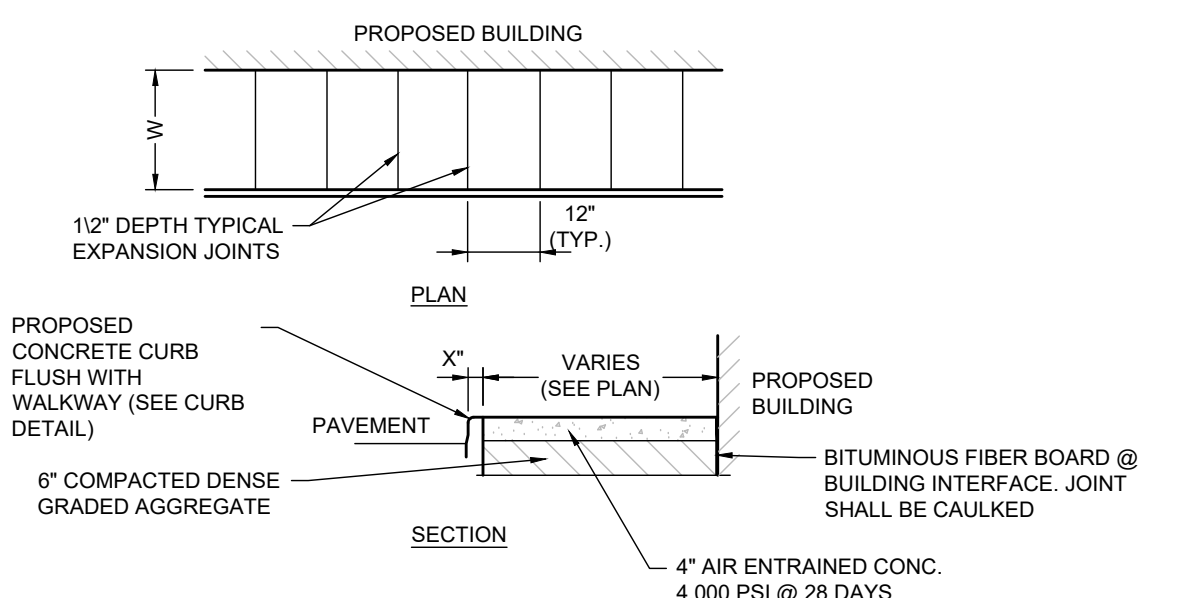


- TO BE MOUNTED ON SQUARE TUBE WITH BREAKAWAY ASSEMBLY. REFER TO THE STANDARD GDOT DETAIL**

**PEDESTRIAN CROSSING SIGN (R560-5) DETAIL**  
NTS

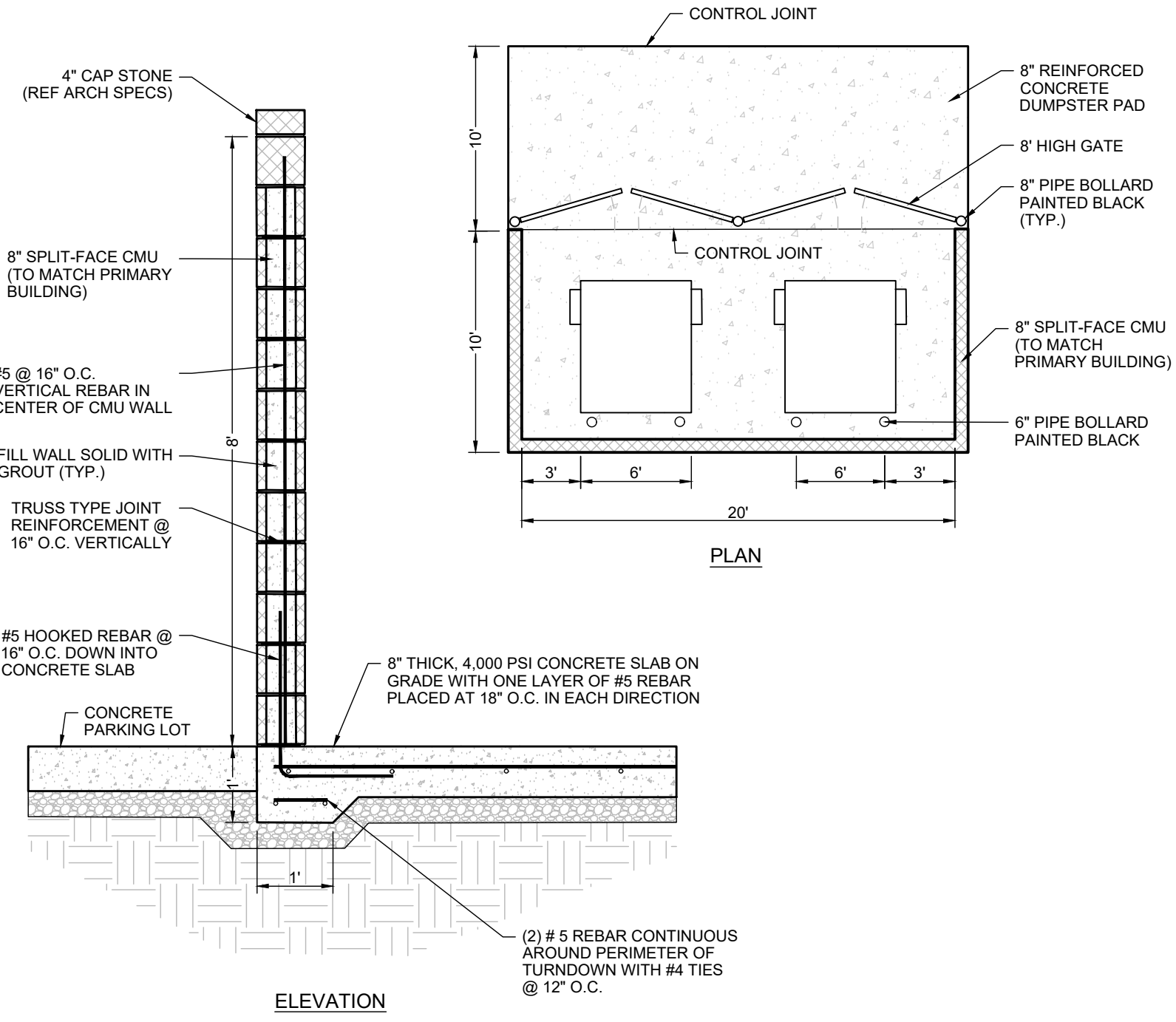
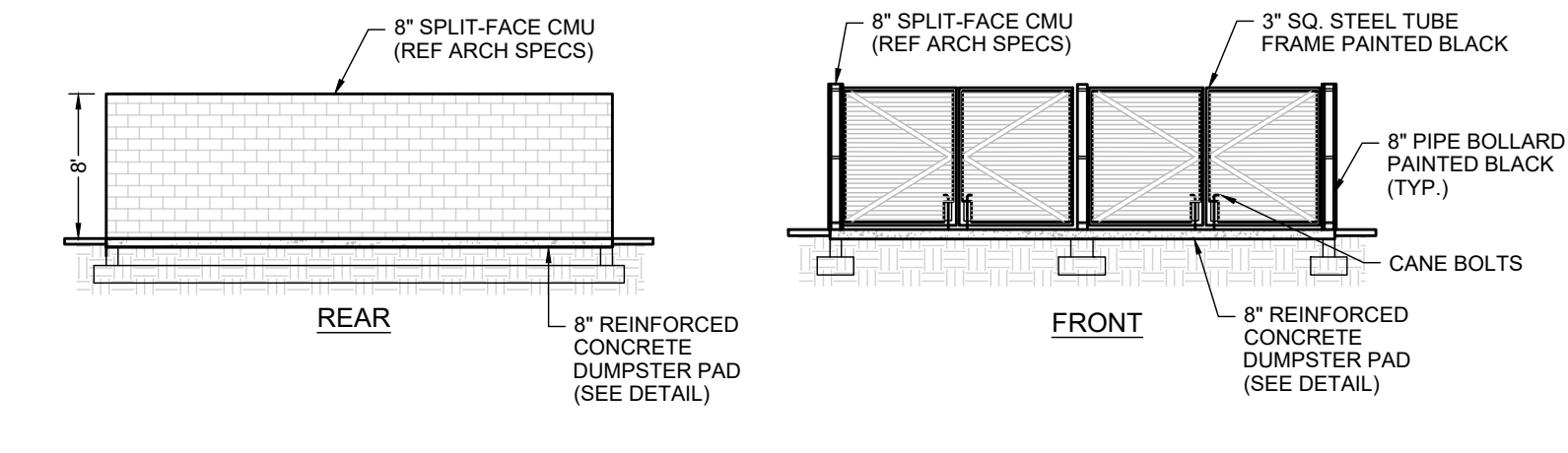


**SEWER CLEANOUT DETAIL - PAVED AREAS**  
NTS

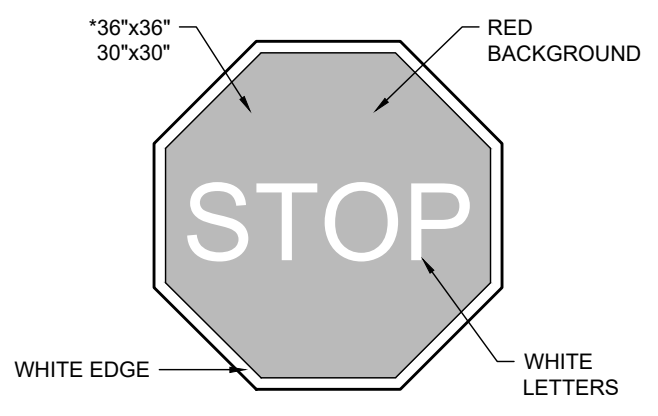


- NOTES:**
1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
  2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT 12' INTERVALS.
  3. REFER TO SEE PLAN FOR SIDEWALK WIDTH (W)
  4. PROVIDE A BROOM FINISH FOR A SLIP-RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS.

**SIDEWALK AT BUILDING DETAIL**  
NTS

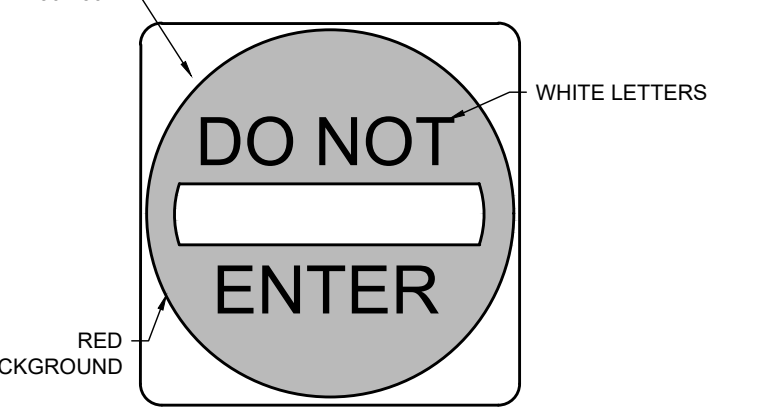


**DUAL TRASH ENCLOSURE DETAIL**  
NTS



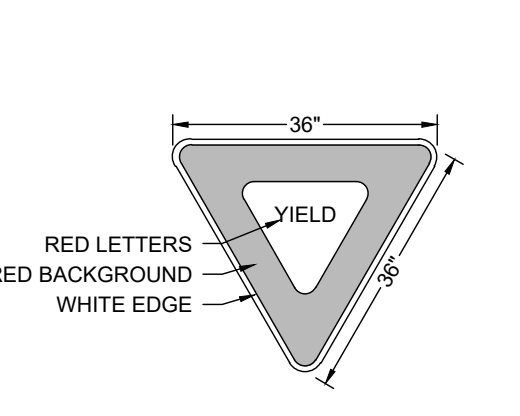
- TO BE MOUNTED ON SQUARE TUBE WITH BREAKAWAY ASSEMBLY. REFER TO THE STANDARD GDOT DETAIL \*WITHIN THE GDOT RIGHT-OF-WAY**

**STOP SIGN (R1-1) DETAIL**  
NTS



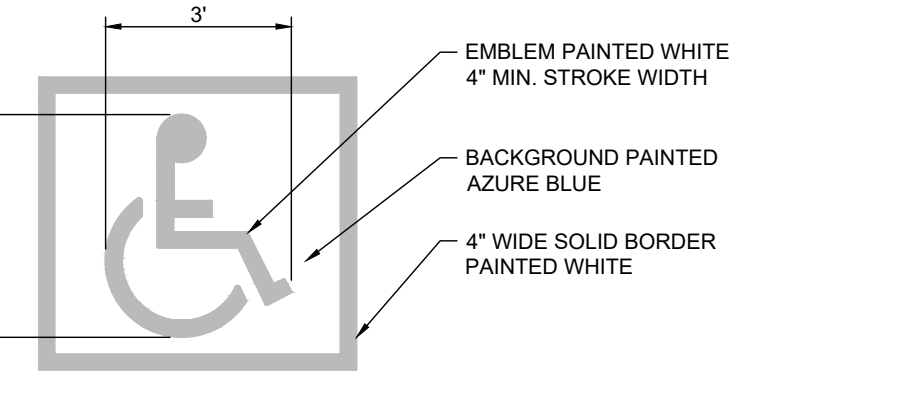
- TO BE MOUNTED ON SQUARE TUBE WITH BREAKAWAY ASSEMBLY. REFER TO THE STANDARD GDOT DETAIL**

**DO NOT ENTER (R5-1) DETAIL**  
NTS



- TO BE MOUNTED ON SQUARE TUBE WITH BREAKAWAY ASSEMBLY. REFER TO THE STANDARD GDOT DETAIL**

**YIELD SIGN (R1-2) DETAIL**  
NTS



- NOTE:**  
ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ACCESSIBILITY STANDARDS.

**PAINTED ADA ACCESSIBLE PARKING SYMBOL DETAIL**  
NTS

**GENERAL DETAIL NOTE:**

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REV	DATE	DESCRIPTION
1	05/11/2023	REVISED PER MULTIPLE REVIEW LETTERS
2	07/24/2023	REVISED PER MULTIPLE REVIEW LETTERS

**Independence**  
REGISTERED ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDPENDENCE ENGINEERING  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
DETAIL SHEET A  
FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

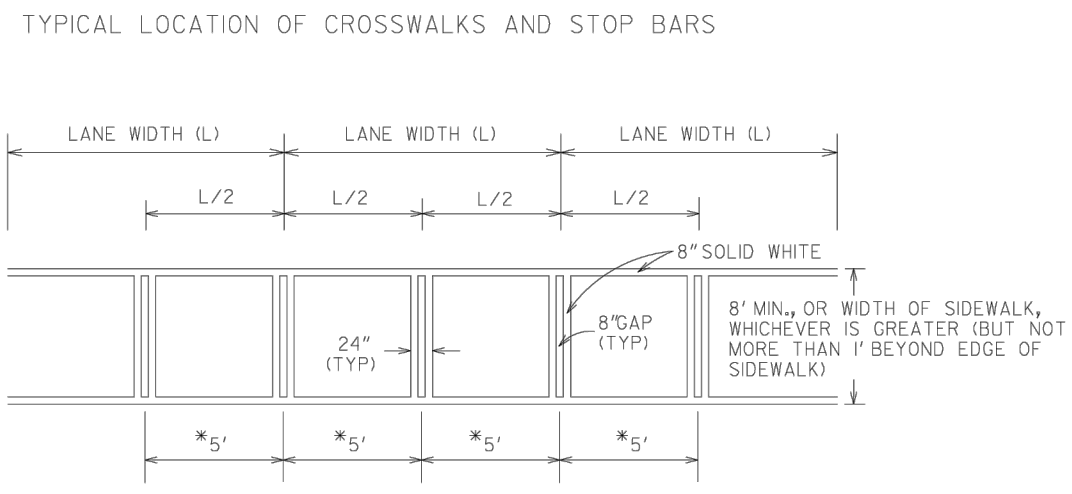
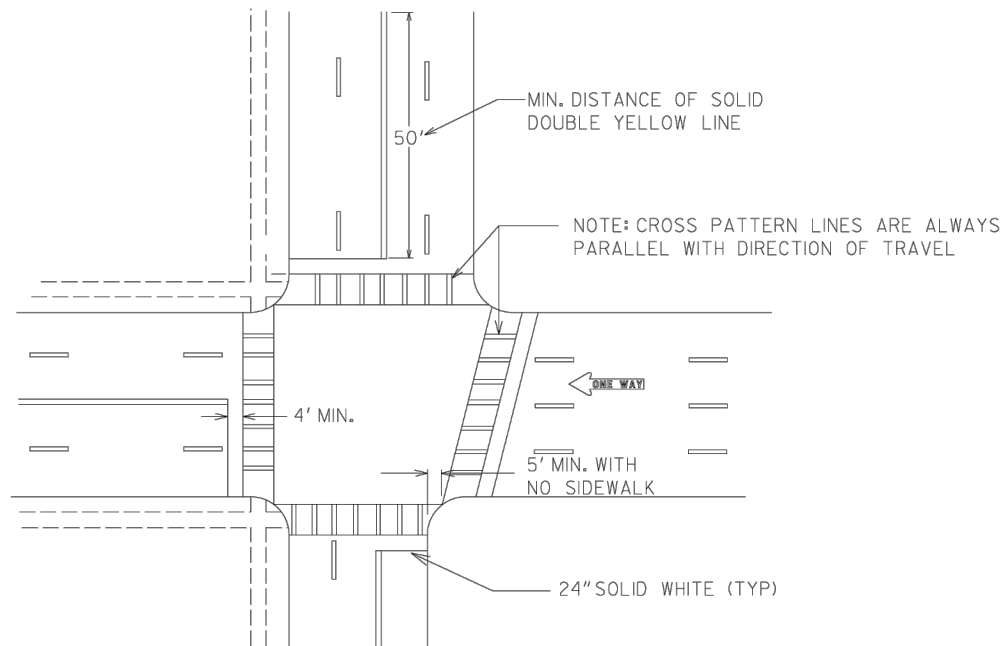
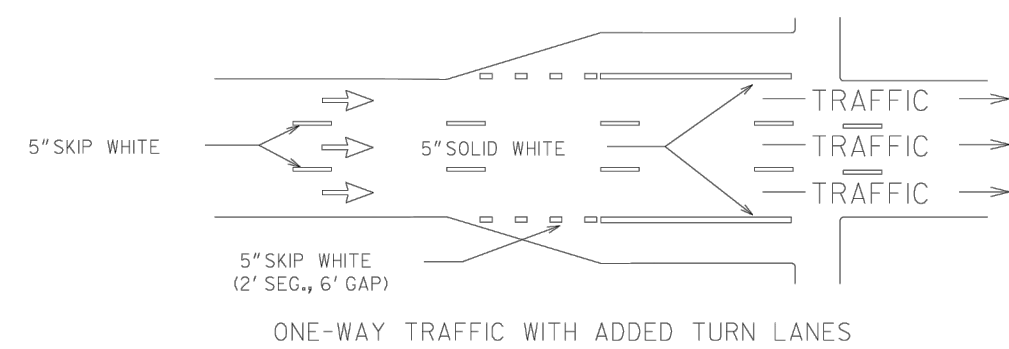
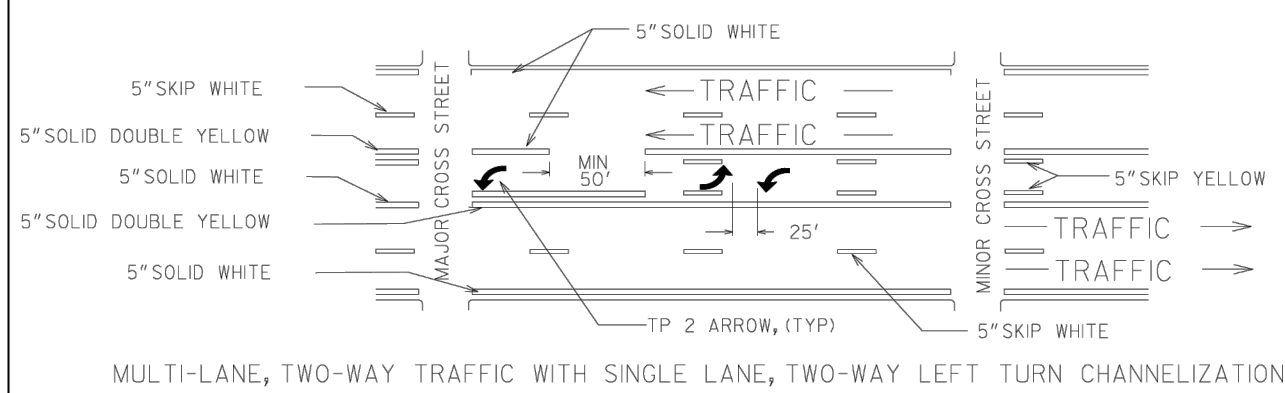
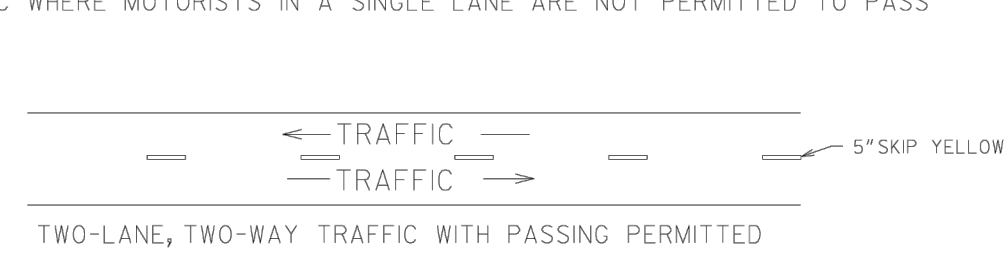
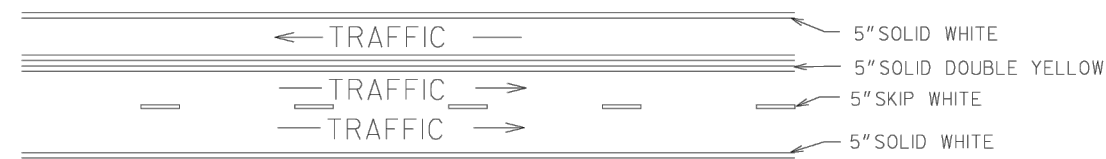
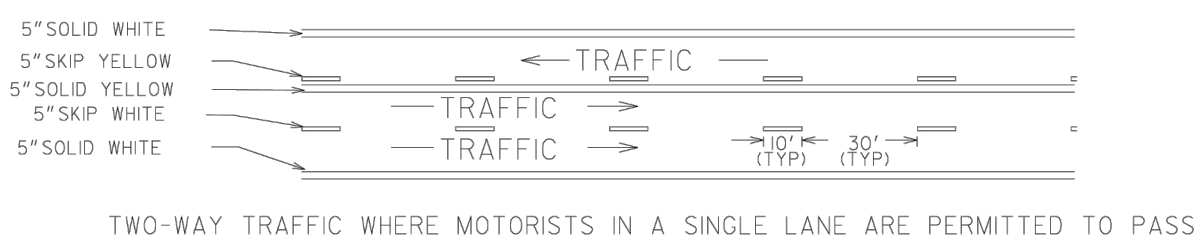
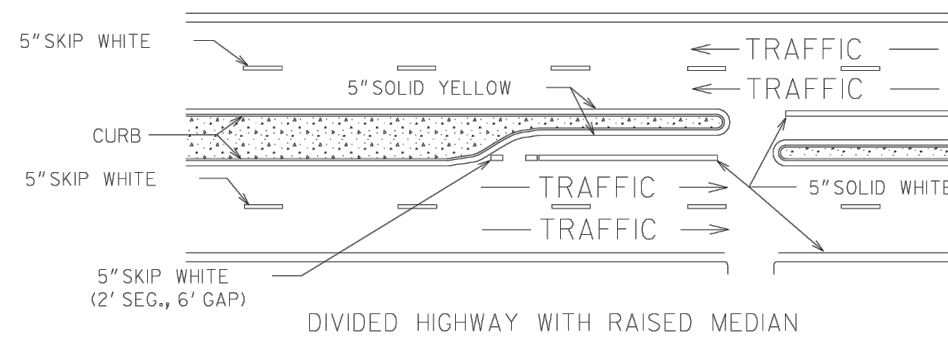
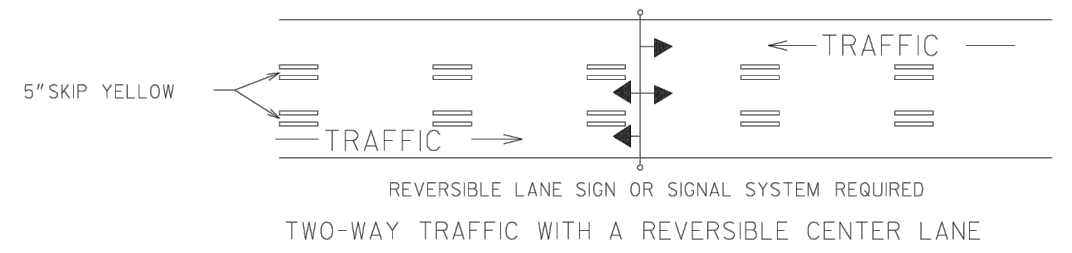
PROJECT	028-033
DATE	09/15/22
SCALE	NTS
DESIGNED	APR
DRAWN	ESC
CHECKED	JWJ

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. PED46186  
**Neil E. Sandier**  
NEIL E. SANDIER

07/24/2023  
**C800**  
SHEET 9 OF 23

N:\028-ALDORF\DESIGN\WELLSTAR SENOIA\LAND DEVELOPMENT\WELLSTAR SENOIA\028-033-SCHEMATIC\ANDREW.DR07242023.DWG





GENERAL NOTES:  
1. SPACING BETWEEN DOUBLE LINES SHALL BE EQUAL TO THE LINE WIDTH.  
2. EDGE LINES SHALL BE PLACED A MINIMUM OF 4 INCHES FROM THE NORMAL EDGE OF PAVEMENT.  
3. CONTRAST MARKINGS FOR SKIP STRIPING SHALL BE AS SHOWN IN DETAIL T-1IB.

DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA

CONSTRUCTION DETAILS  
PAVEMENT MARKING PLACEMENT  
NON-LIMITED ACCESS ROADWAY

NO SCALE JANUARY 2000  
NUMBER T-IIA

BY: ATR, ATR, ATR

DESCRIPTION: REVISED PER MULTIPLE REVIEW LETTERS

DATE: 05/11/2023, 07/24/2023

REV: 1, 2

**Independence** ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
DETAIL SHEET C

FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

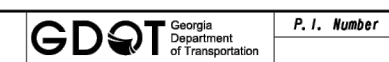
PROJECT: 028-033  
DATE: 09/15/22  
SCALE: NTS  
DRAWN: ESC  
DESIGNED: APR  
CHECKED: JWJ

REGISTERED PROFESSIONAL ENGINEER  
No. PED46186  
**Neil E. Sandier**  
NEIL E. SANDIER  
07/24/2023

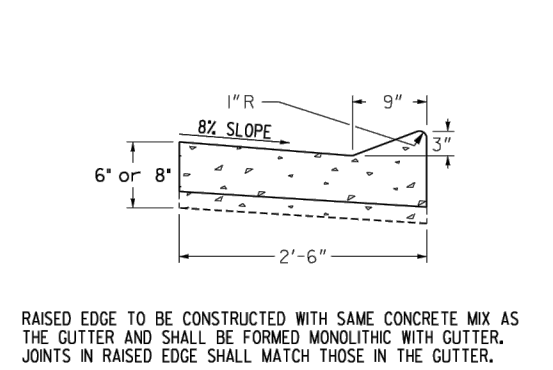
**C820**  
SHEET 11 OF 23

**GENERAL DETAIL NOTE:**

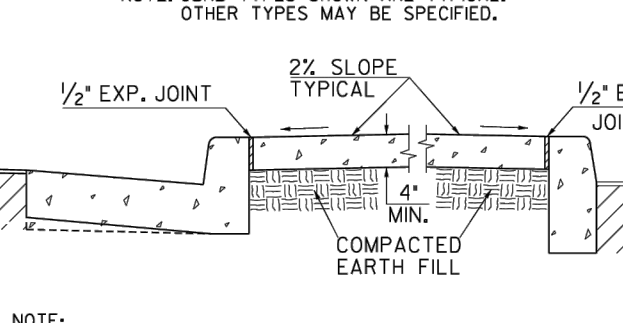
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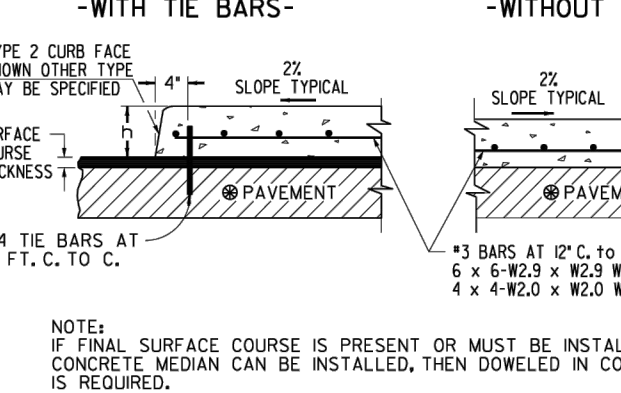
**RAISED EDGE WITH CONCRETE GUTTER**



**CONCRETE MEDIAN (Between Curbs)**



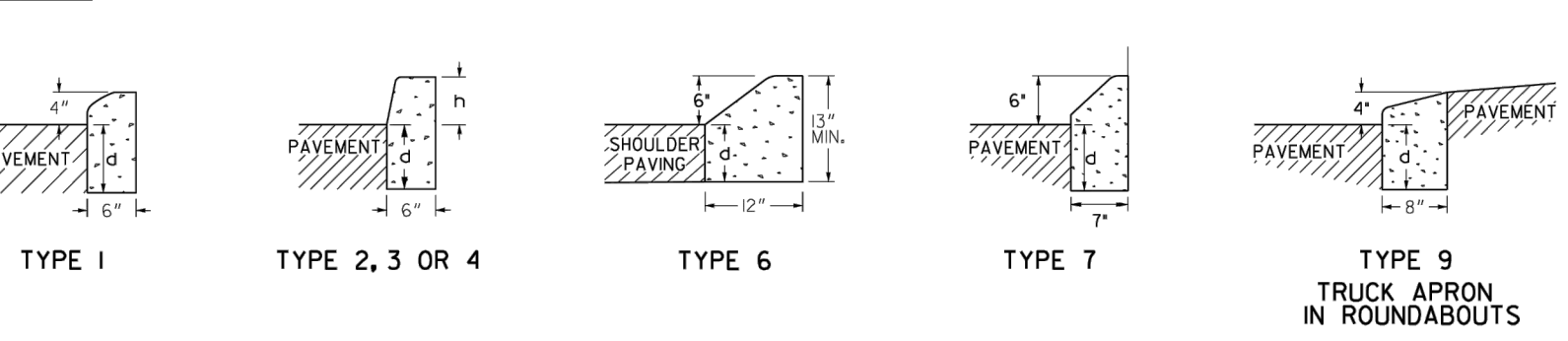
**CONCRETE MEDIANS (Integral)**



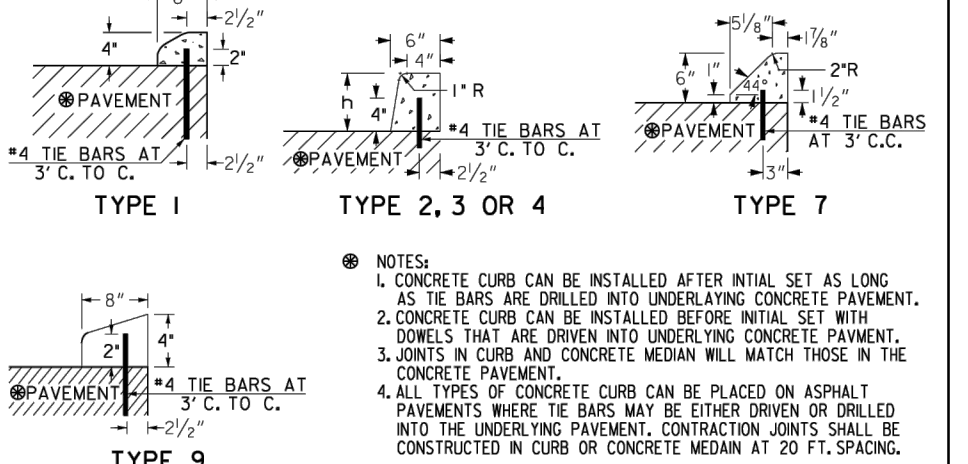
THE DIMENSION 'd' MAY BE INCREASED AT CONTRACTOR'S OPTION SO BOTTOM OF HEADER CURB WILL ALIGN WITH BOTTOM OF PAVEMENT TYPICAL SECTION.

CURB TYPE	h	d
1	6"	6"
2	6"	6"
3	8"	6"
4	8"	6"
5	8"	6"
6	8"	6"
7	6"	6"
8	6"	6"
9	6"	6"

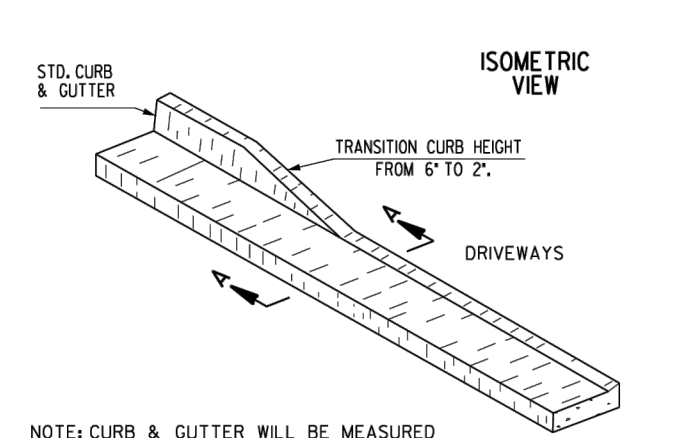
**CONCRETE HEADER CURBS**



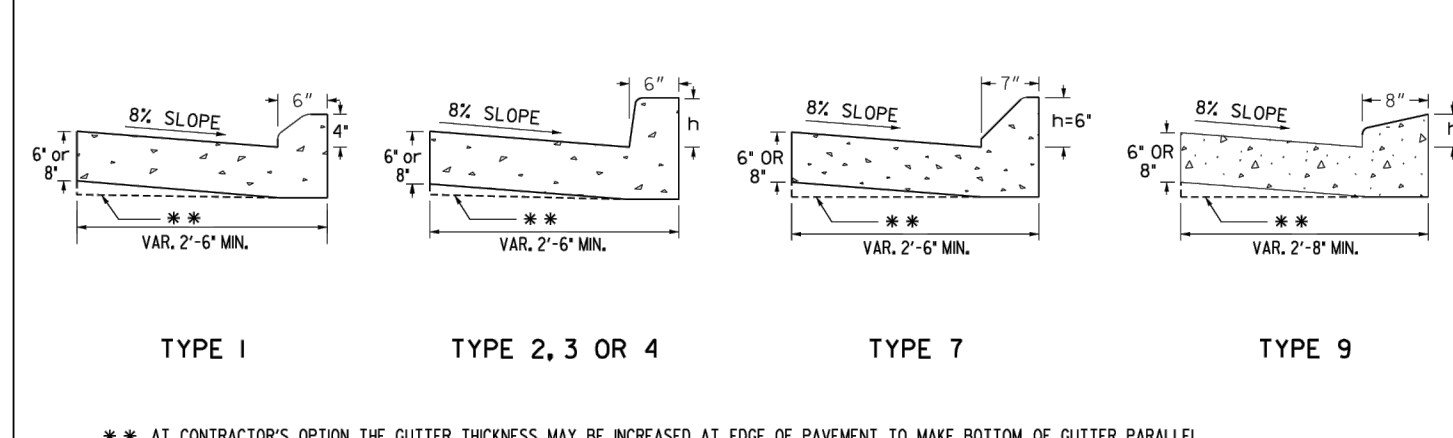
**CONCRETE DOWELED INTEGRAL CURBS**



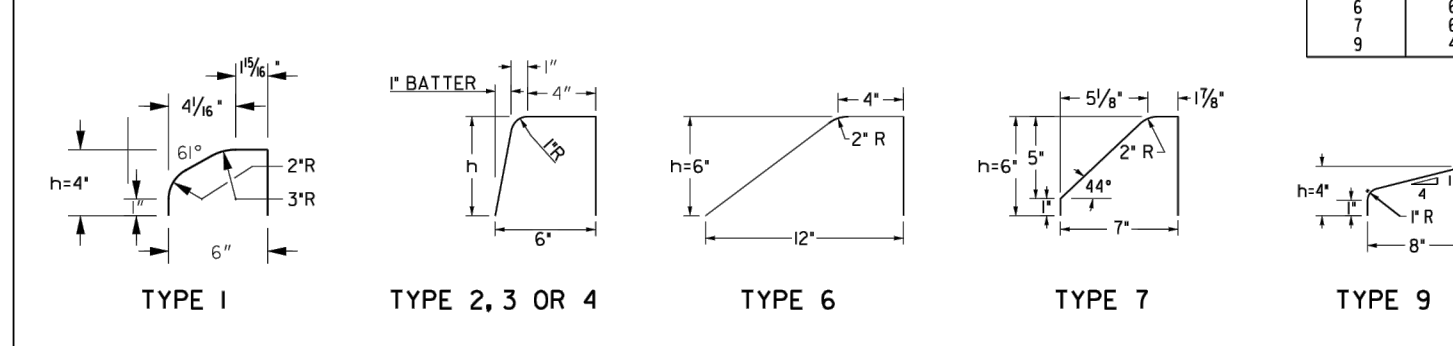
**DETAILS OF RECESSED CURB FOR DRIVEWAYS**



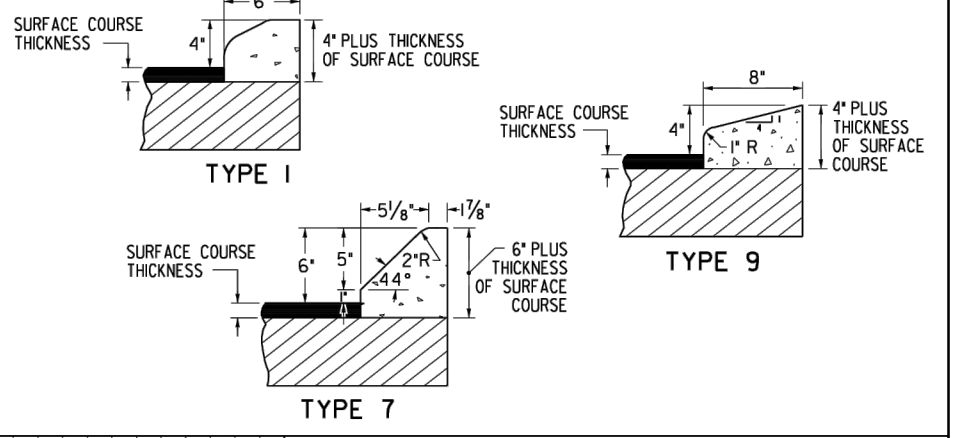
**CONCRETE CURB & GUTTER**



**CURB FACE DESIGN**



**CONCRETE INTEGRAL CURB**

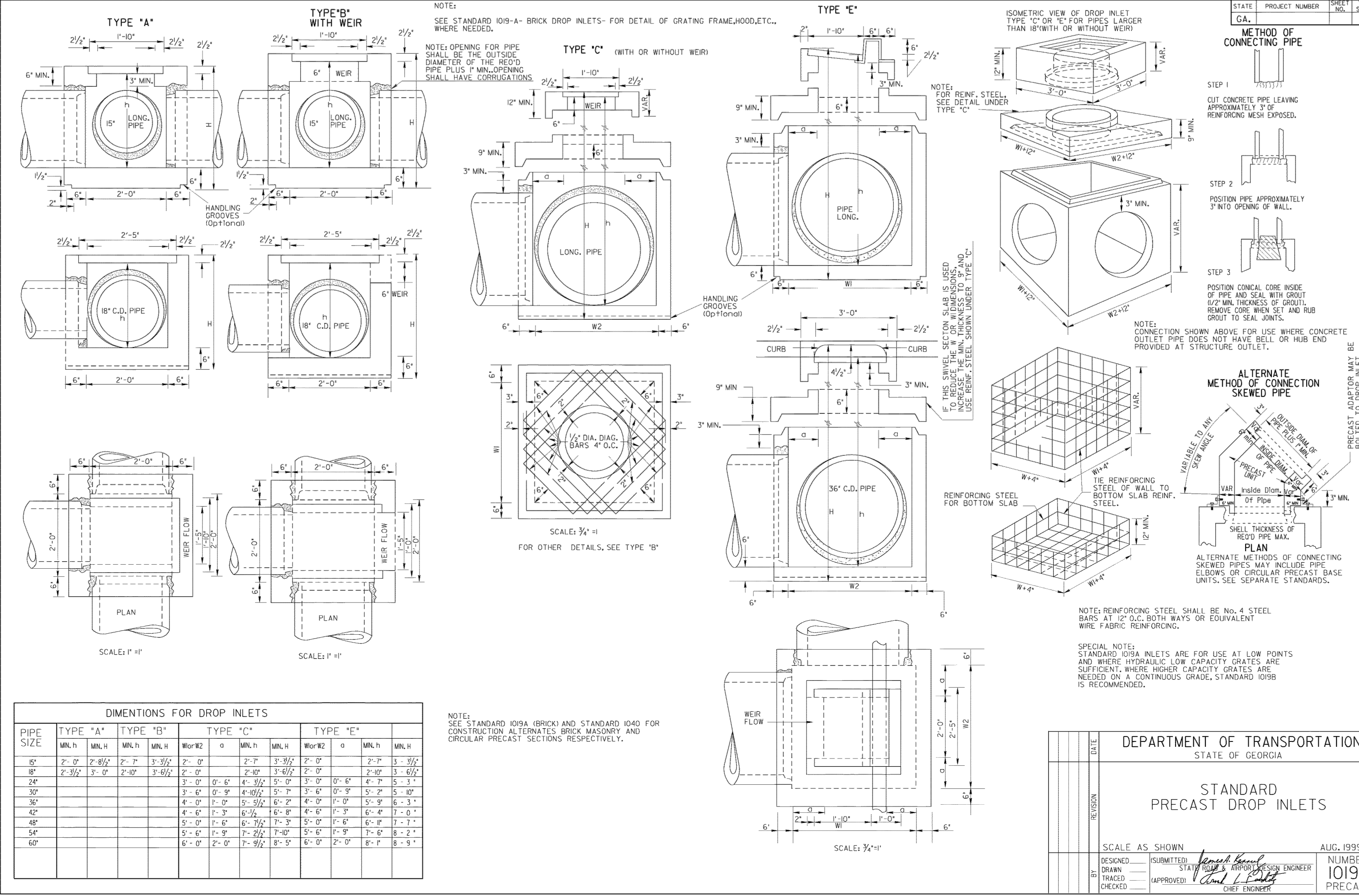


DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA

STANDARD  
CONCRETE CURB & GUTTER  
CONCRETE CURBS, CONCRETE MEDIANS

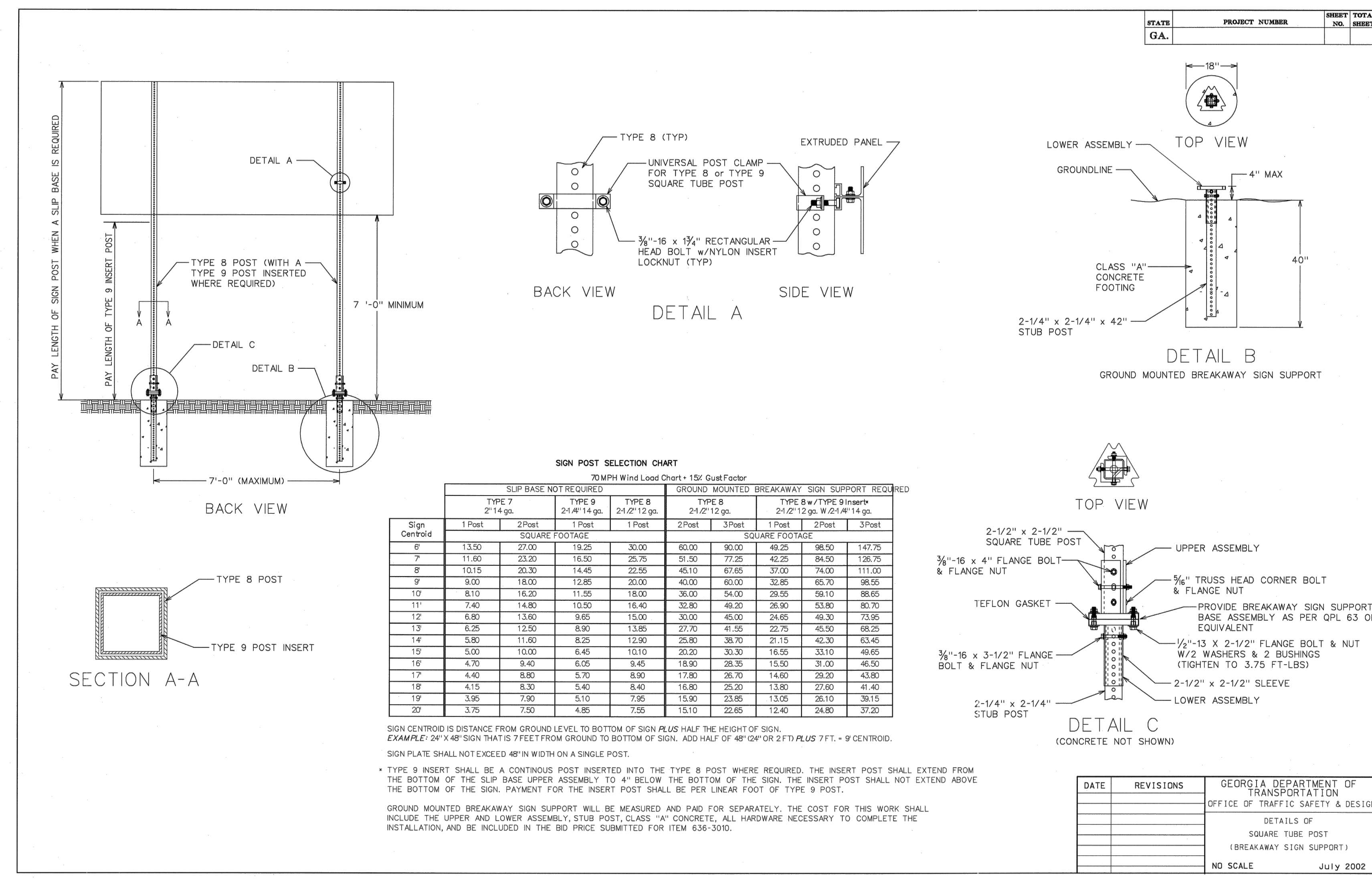
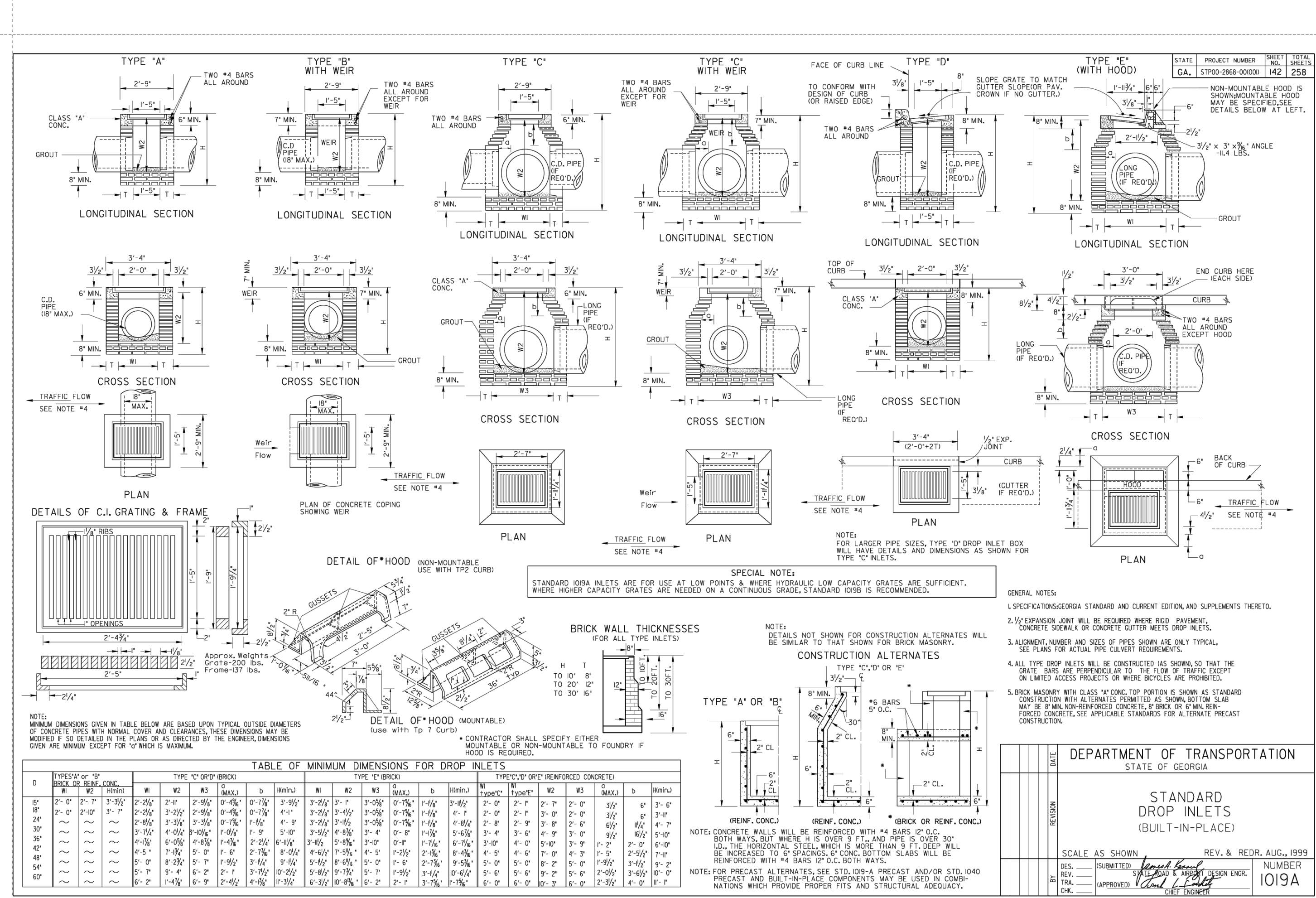
NOT TO SCALE OCT. 2011  
NUMBER 9032B

N:\2022\ALDONDRESIGN\WELLSTAR SENOIA\CONSTRUCTION\DWG\028-033-SC-DETAILS-ANDREW.DWG 09/22/2022 10:25



**DIMENSIONS FOR DROP INLETS**

PIPE SIZE	TYPE 'A'		TYPE 'B'		TYPE 'C'		TYPE 'E'	
	MxH	MxH	MxH	MxH	MxH	MxH	MxH	MxH
18"	2'-0"	2'-8 1/2"	2'-0"	2'-8 1/2"	2'-0"	2'-0"	2'-0"	2'-0"
24"	2'-6"	3'-0"	2'-6"	3'-0"	2'-6"	2'-6"	2'-6"	2'-6"
30"	3'-0"	3'-6"	3'-0"	3'-6"	3'-0"	3'-0"	3'-0"	3'-0"
36"	3'-6"	4'-0"	3'-6"	4'-0"	3'-6"	3'-6"	3'-6"	3'-6"
42"	4'-0"	4'-6"	4'-0"	4'-6"	4'-0"	4'-0"	4'-0"	4'-0"
48"	4'-6"	5'-0"	4'-6"	5'-0"	4'-6"	4'-6"	4'-6"	4'-6"
54"	5'-0"	5'-6"	5'-0"	5'-6"	5'-0"	5'-0"	5'-0"	5'-0"
60"	5'-6"	6'-0"	5'-6"	6'-0"	5'-6"	5'-6"	5'-6"	5'-6"



BY: ATR  
REVISION: REVISED PER MULTIPLE REVIEW LETTERS  
DATE: 07/24/2023

**Independence** ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BLUE BELL, PENNSYLVANIA 19422  
INDEPENDENCE ENGINEERING  
NEW JERSEY, PENNSYLVANIA, MASSACHUSETTS

PROJECT: 028-033  
DATE: 09/15/22  
SCALE: NTS  
DRAWN: ESC  
DESIGNED: APR  
CHECKED: JWJ

REGISTERED PROFESSIONAL ENGINEER  
No. PED46186  
NEIL E. SANDER

**C830**  
SHEET 12 OF 23

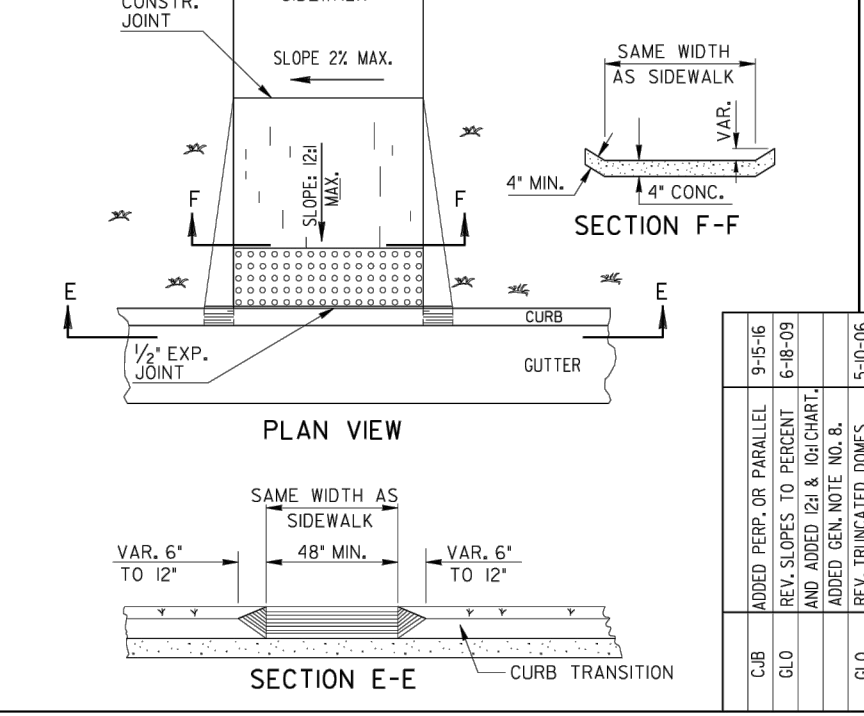
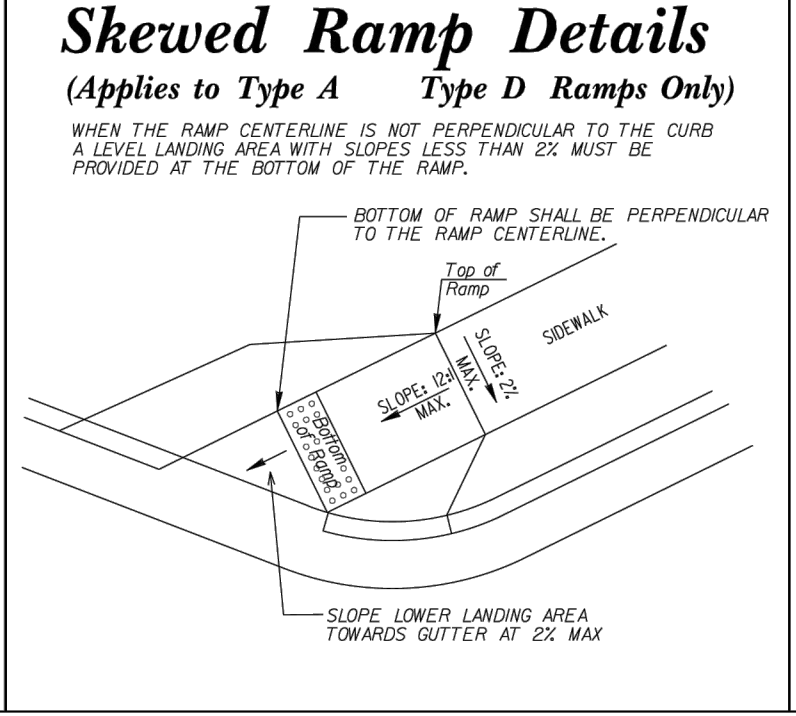
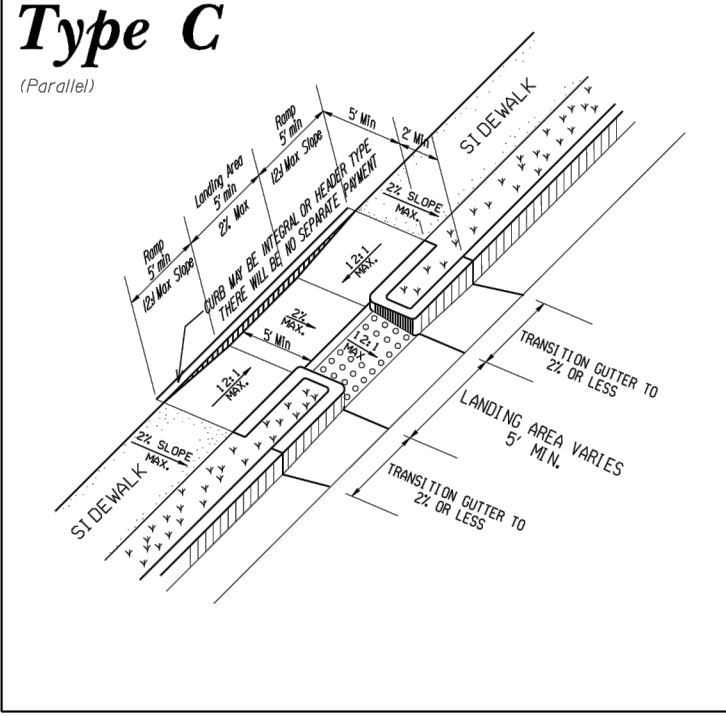
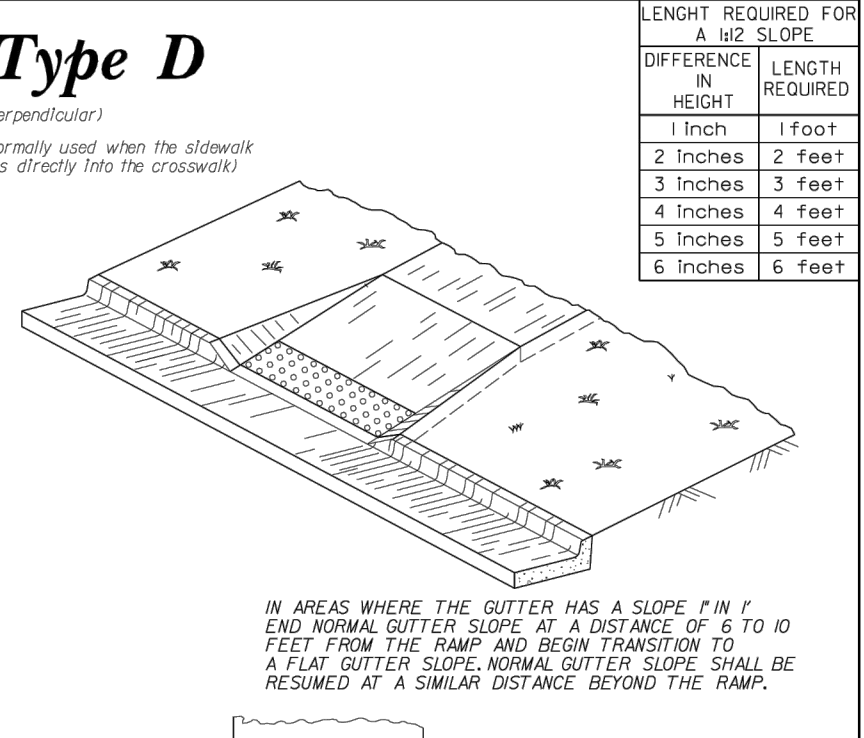
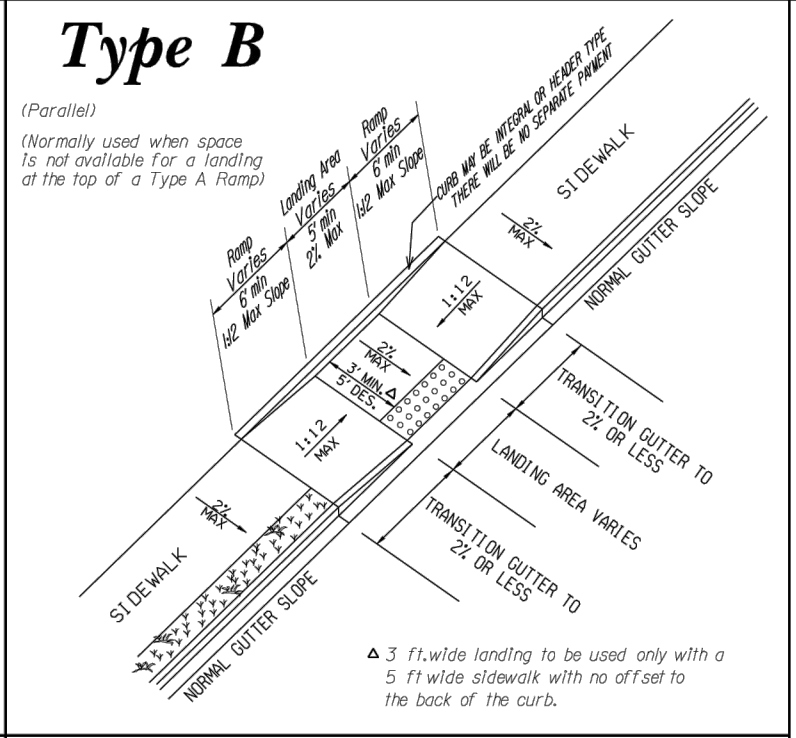
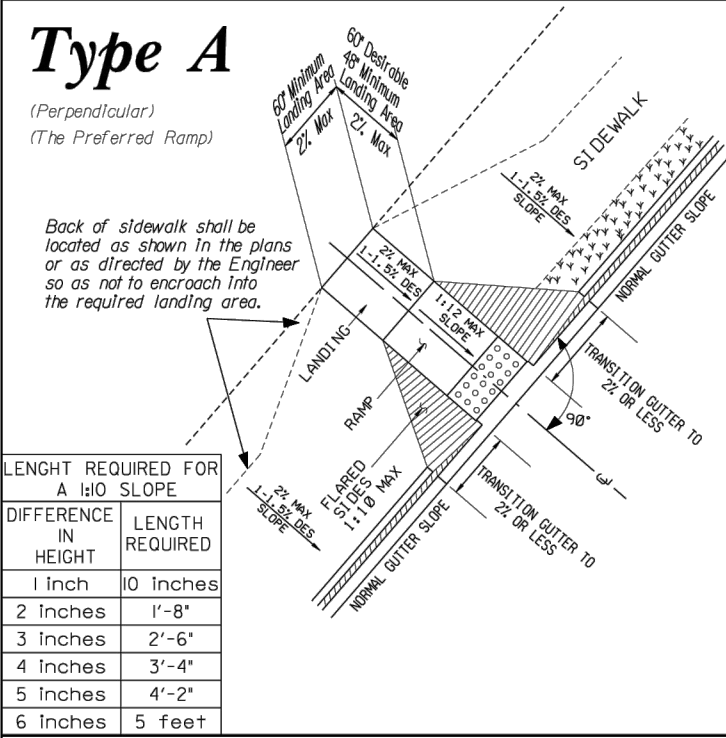
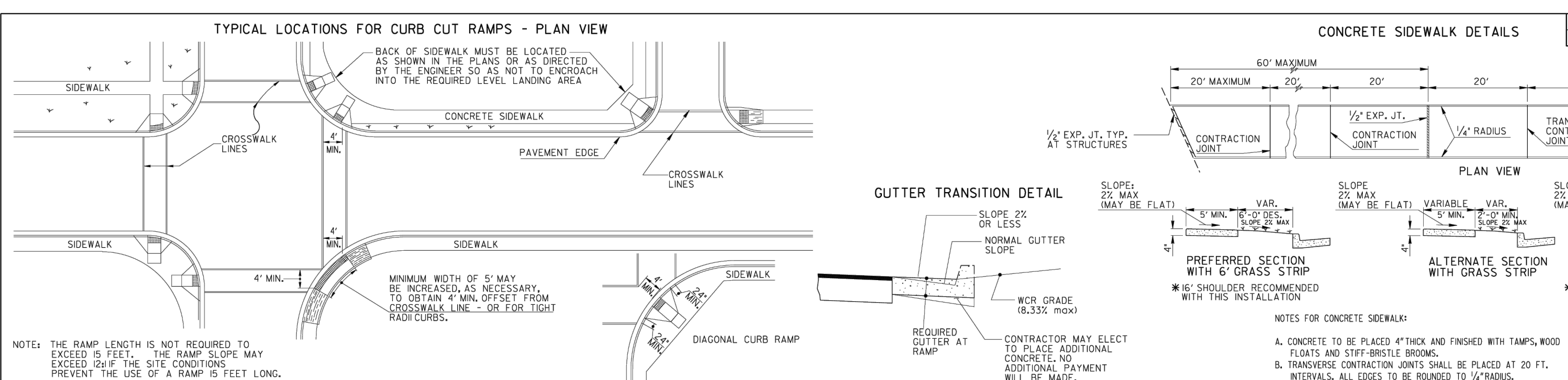
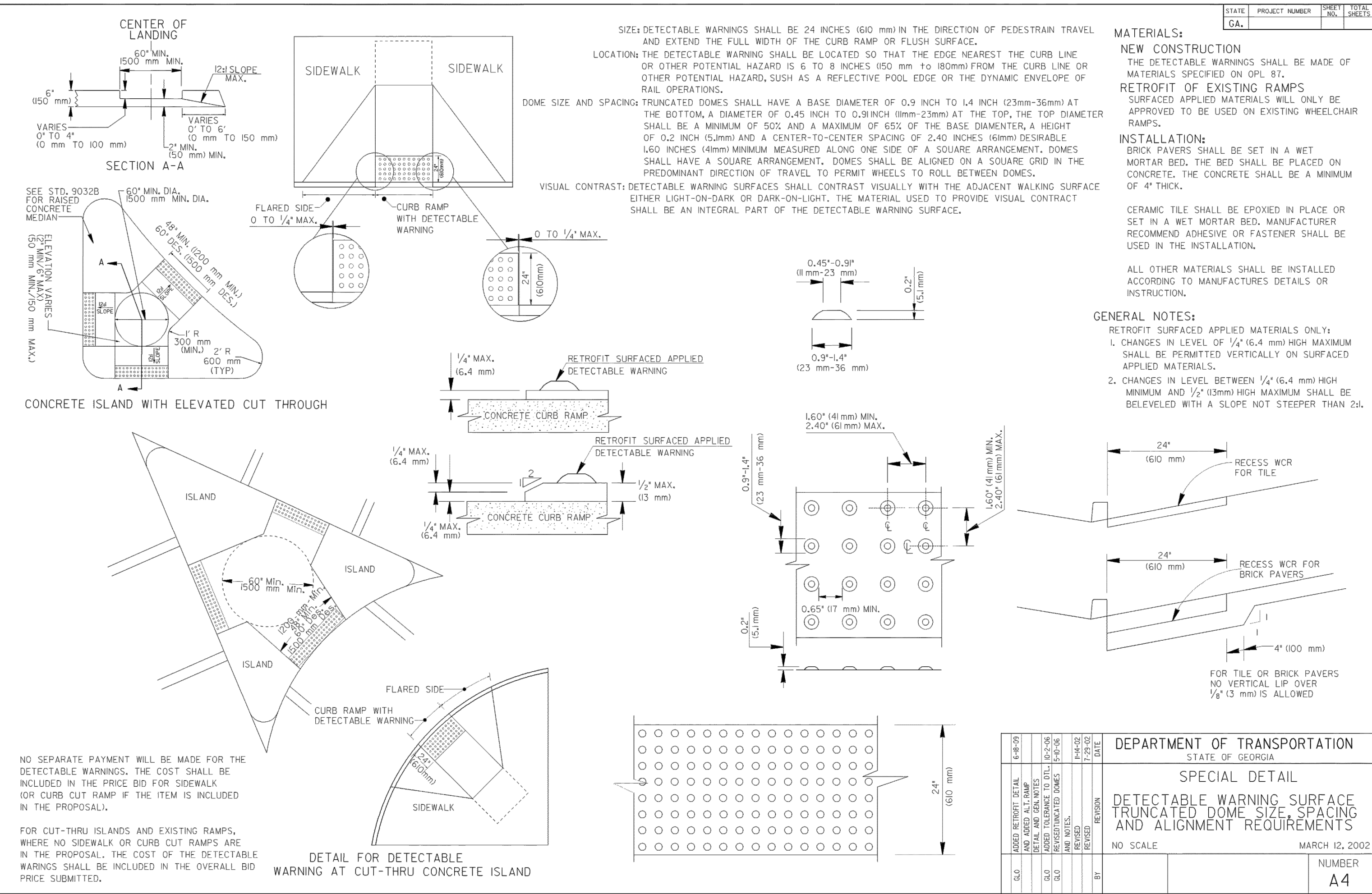
FINAL LAND DEVELOPMENT SITE PLANS  
DETAIL SHEET D

FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

PROJECT: 028-033  
DATE: 09/15/22  
SCALE: NTS  
DRAWN: ESC  
DESIGNED: APR  
CHECKED: JWJ

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07/24/2023



DIFFERENCE IN HEIGHT	LENGTH REQUIRED
1 inch	1 foot
2 inches	2 feet
3 inches	3 feet
4 inches	4 feet
5 inches	5 feet
6 inches	6 feet

BY: ATR ATR

DESCRIPTION: REVISED PER MULTIPLE REVIEW LETTERS

DATE: 05/11/2023 07/24/2023

REV: 1 2

**Independence**  
 ENGINEERING LLC  
 1777 SENTRY PARKWAY WEST  
 BUILDING 12, SUITE 103  
 BLUE BELL, PENNSYLVANIA 19422  
 INDEPENDENCE@INDEPENDENCEENGINEERING.COM  
 NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
 DETAIL SHEET E  
 FOR  
 WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
 GEORGIA HIGHWAY 16, CITY OF SENOIA,  
 COWETA COUNTY, GEORGIA 30276

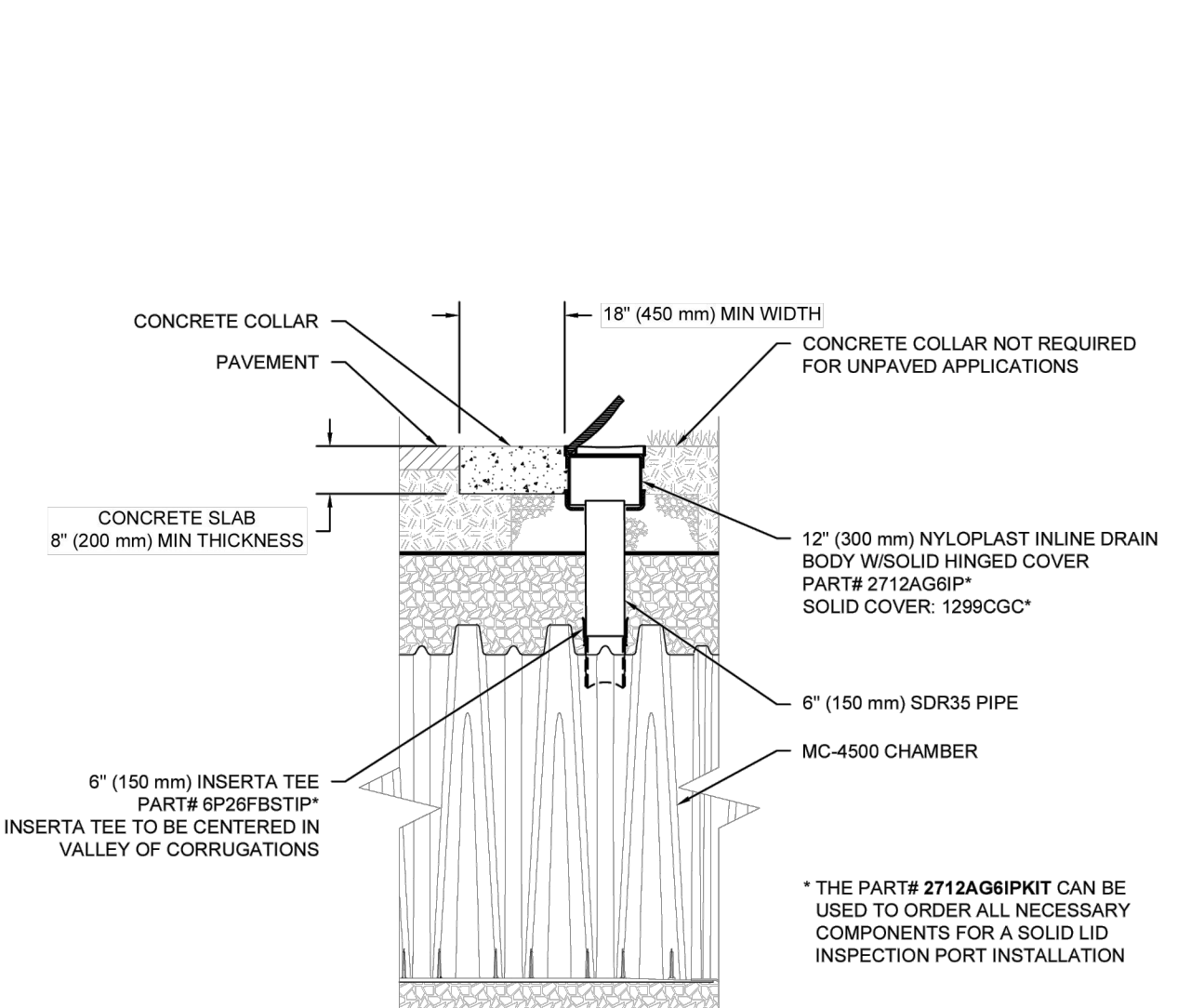
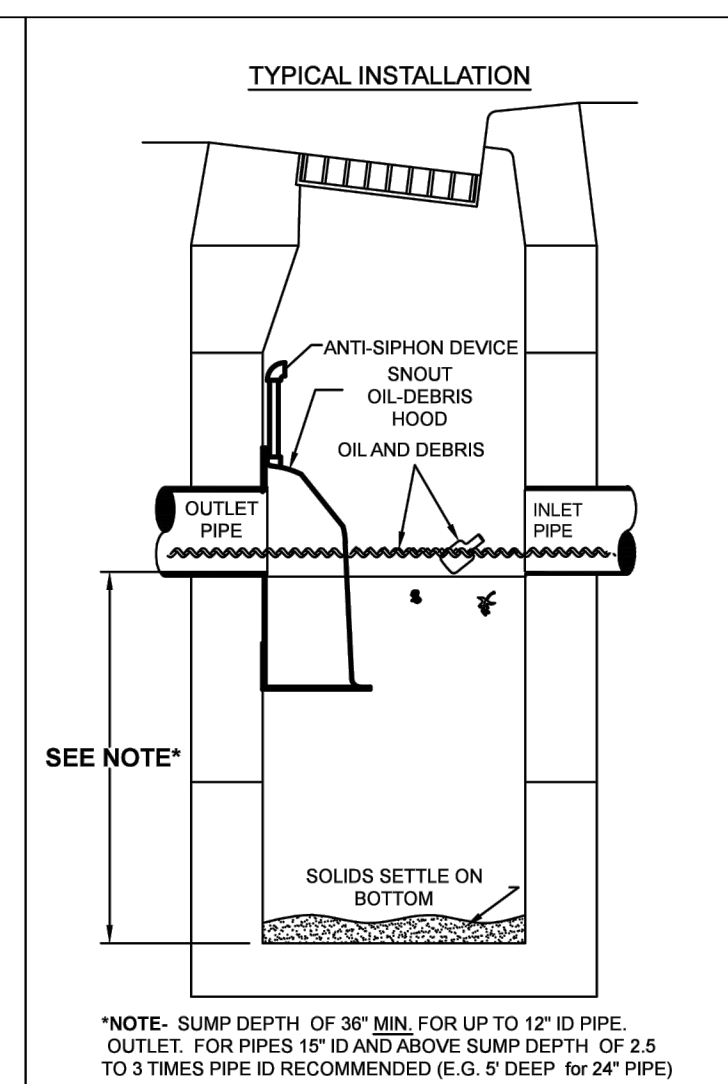
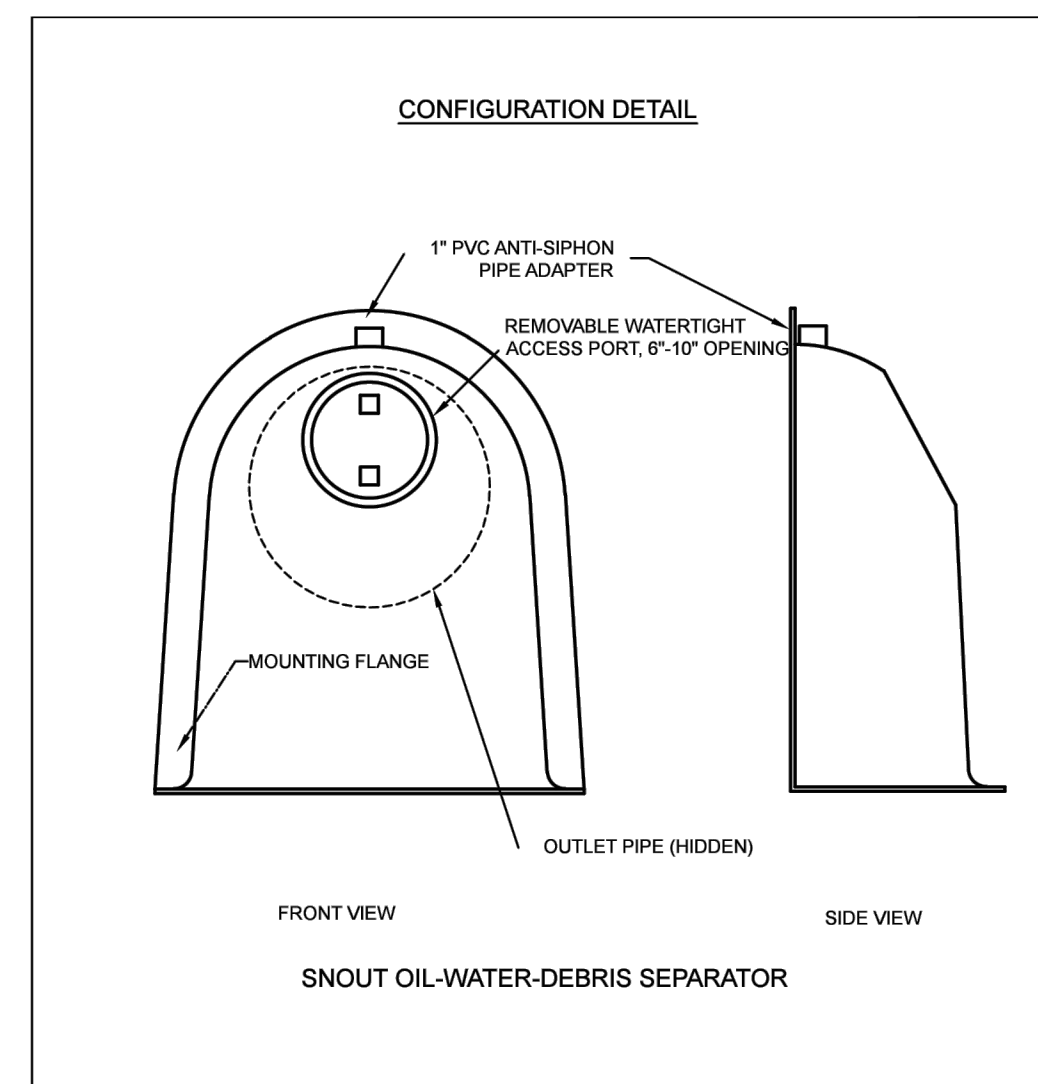
PROJECT: 028-033  
 DATE: 09/15/22  
 SCALE: NTS  
 DRAWN: ESC  
 DESIGNED: APR  
 CHECKED: JWJ

**REGISTERED PROFESSIONAL ENGINEER**  
 No. PE046186  
 Neil E. Sandier  
 07/24/2023

**C840**  
 SHEET 13 OF 23

**GENERAL DETAIL NOTE:**

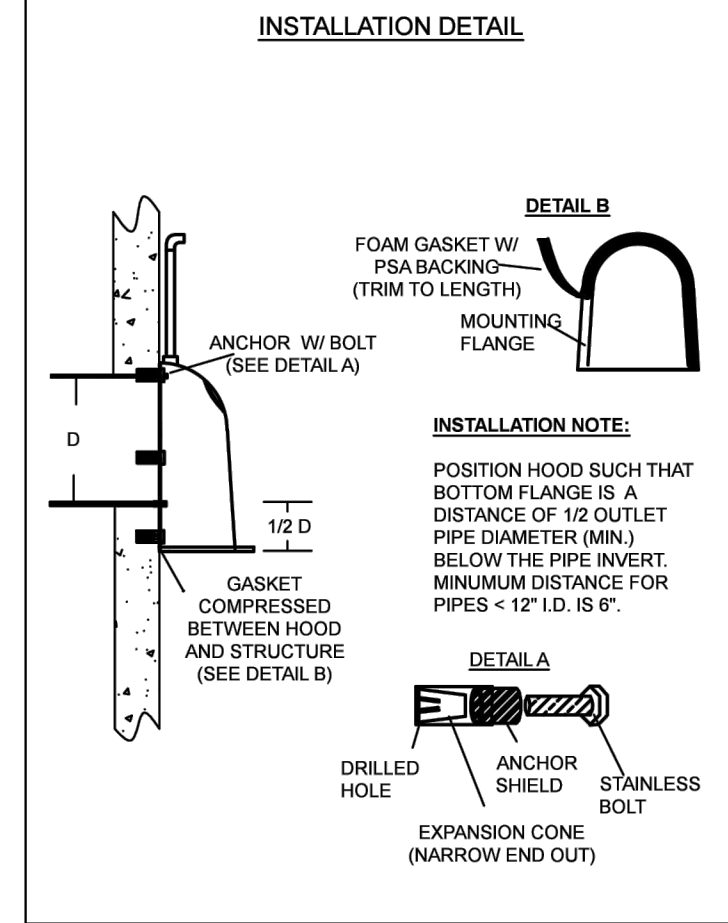
- ALL DETAILS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY.
- DETAILS TO BE "OR EQUIVALENT".
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- IN CASE OF DISCREPANCIES BETWEEN THE PLAN DETAILS AND LOCAL REQUIRED DETAILS, THE LOCAL REQUIRED DETAILS SHALL SUPERSEDE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICT IF NEEDED.
- REFER TO PREVIOUS SHEETS FOR ADDITIONAL NOTES.
- ANY DETAILS NEEDED FOR BIDDING AND/OR CONSTRUCTION OF THIS JOB, SHOWN OR NOT SHOWN ON THESE PLANS, ARE TO BE IN ACCORDANCE WITH LOCAL MUNICIPAL, COUNTY, STATE, AND FEDERAL REGULATIONS AND STANDARDS. IF ANY DETAIL SHOWN ON THESE PLANS DOES NOT MEET THESE STANDARDS, IT IS THE CONTRACTORS' RESPONSIBILITY TO BID AND/OR CONSTRUCT THE APPROPRIATE STANDARD DETAILS.



**NOTES:**

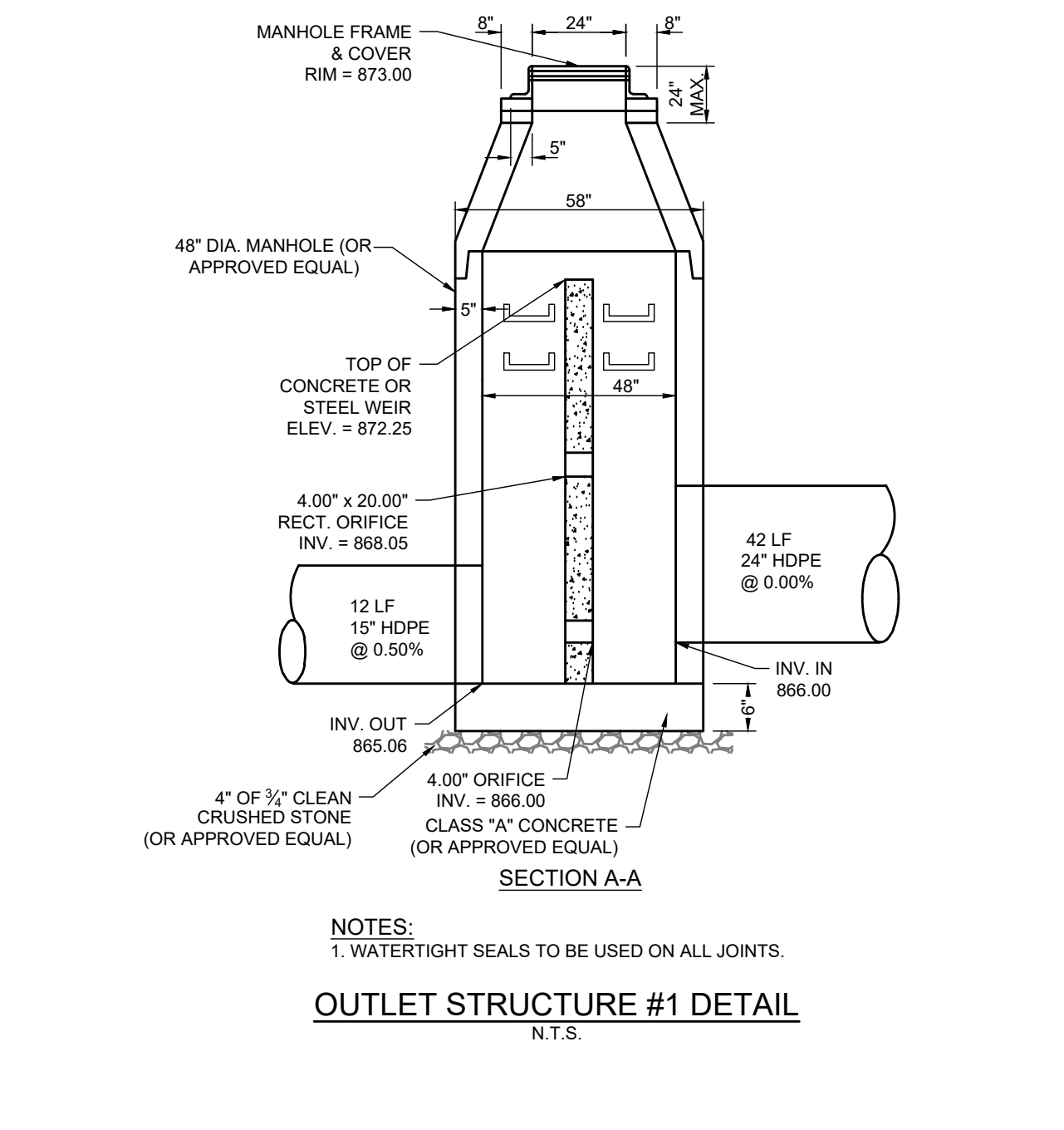
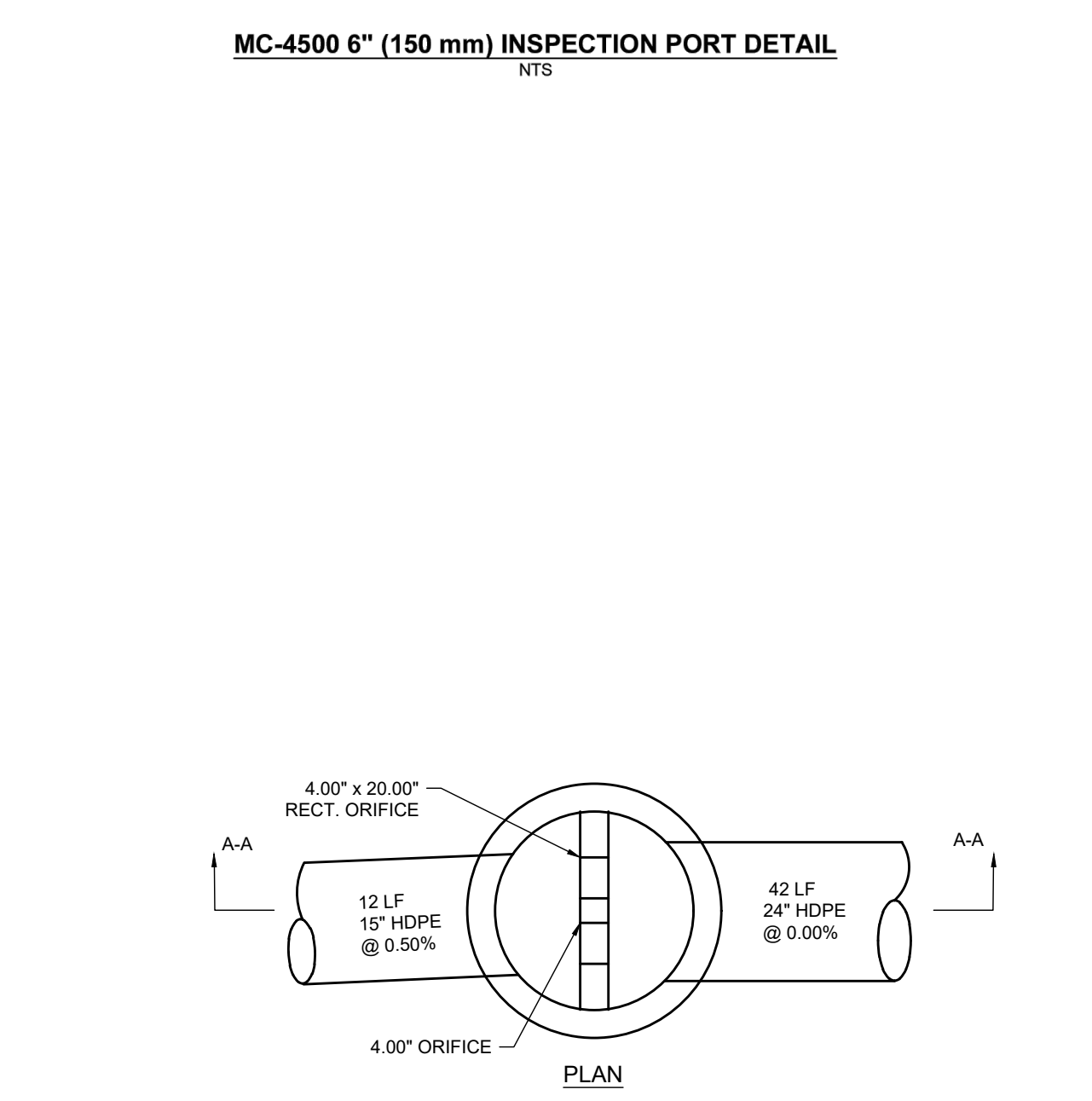
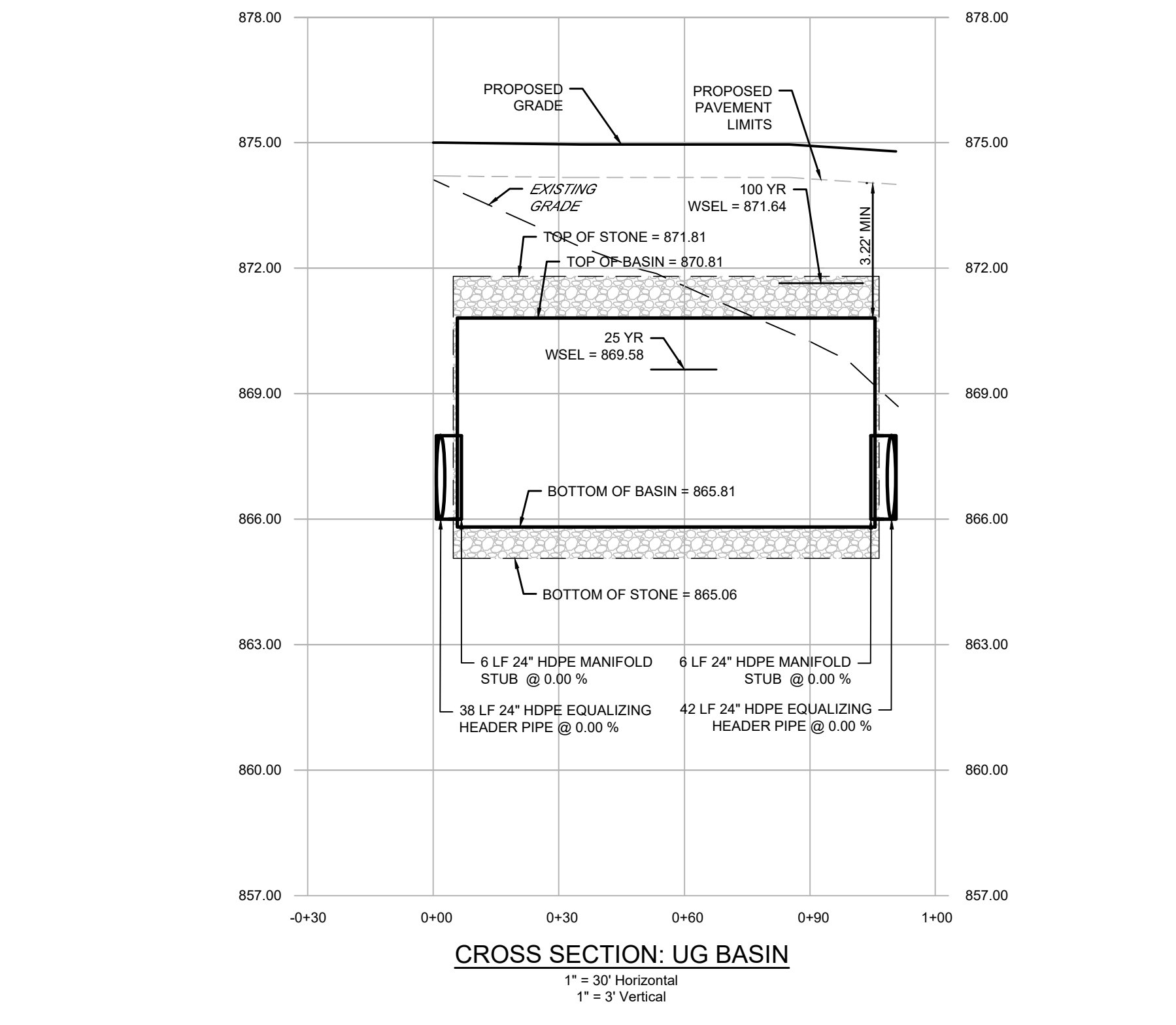
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. 9 MATHEWS DRIVE, UNIT A1-A2, EAST HADDAM, CT 06423. TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197. WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125\"/>
- ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6\"/>
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3\"/>
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
- ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8\"/>
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
  - A. INSTALLATION INSTRUCTIONS
  - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
  - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
  - D. 3/8\"/>
  - E. ANCHOR SHIELDS

US Patent # 6126817, 7951294, 7857966, 8512556  
Canada Patent # 2285146, 2690156, 2690156 others pending



**HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES**

DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
DRAWING NUMBER	SP-SN	



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REV	DATE	DESCRIPTION	BY
1	05/11/2023	REVISED PER MULTIPLE REVIEW LETTERS	ATR
2	07/24/2023	REVISED PER MULTIPLE REVIEW LETTERS	ATR

**Independence ENGINEERING LLC**  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDPENDENCE@INDEPENDENCEENGINEERING.COM  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
BASIN DETAILS SHEET 1

FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

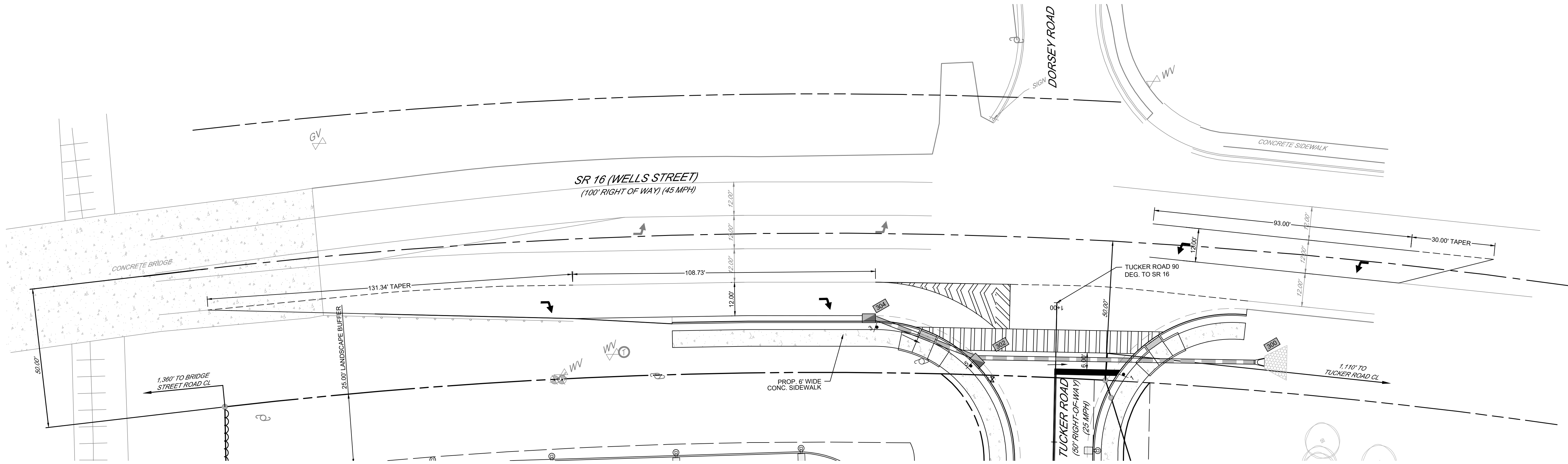
PROJECT: 028-033  
DATE: 09/15/22  
SCALE: NTS  
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DESIGNED: APR  
CHECKED: JWJ

REGISTERED PROFESSIONAL ENGINEER  
No. PED46186  
PENNSYLVANIA  
NEIL E. SANDER  
07/24/2023

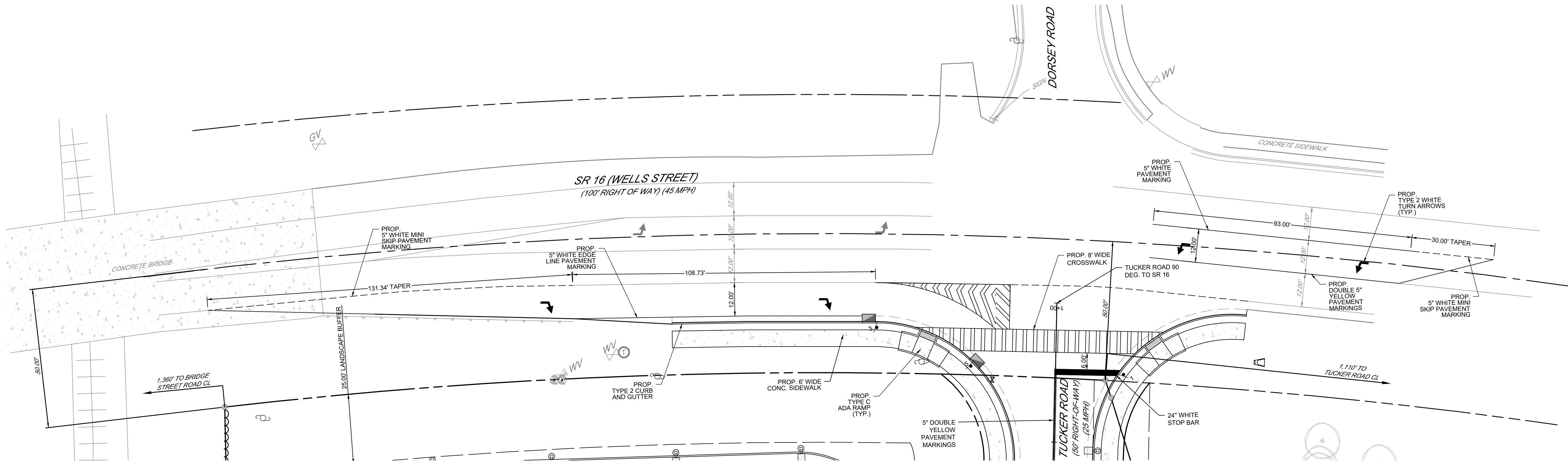
**C850**  
SHEET 14 OF 23

N:\028-ALDOR\DESIGN\028-033-SEN\PROJECT ENGINEERING\DRAWINGS\028-033-SEN\DETAILS - ANDREW.DOTHY\2023\07-25





OVERALL PLAN  
1" = 20'



SIGNING & MARKING PLAN  
1" = 20'

- NOTES:**
1. THE PAVEMENT MARKING ON SR 16 ARE APPROXIMATE AND BASED ON A SITE VISIT AND PHOTOS. EXISTING SHOULDER WIDTH AND GUARDRAIL LOCATION WAS VERIFIED BY MEASUREMENT.
  2. ALL STRIPING WITHIN THE GDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

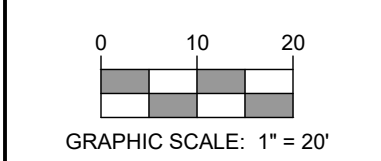
**LEGEND**

➤-1	PROPOSED STOP SIGN (R1-1)
➤-3	PEDESTRIAN CROSSING SIGN (R560-5)
➤-5	YIELD SIGN (R1-2)

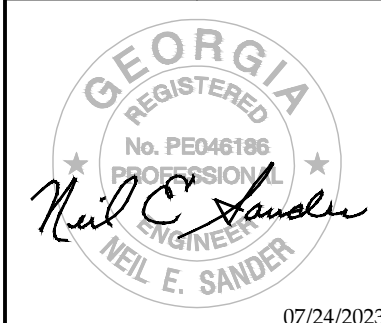
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INDEPENDENCE ENGINEERING  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
SR-16 GDOT PLANS A  
FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

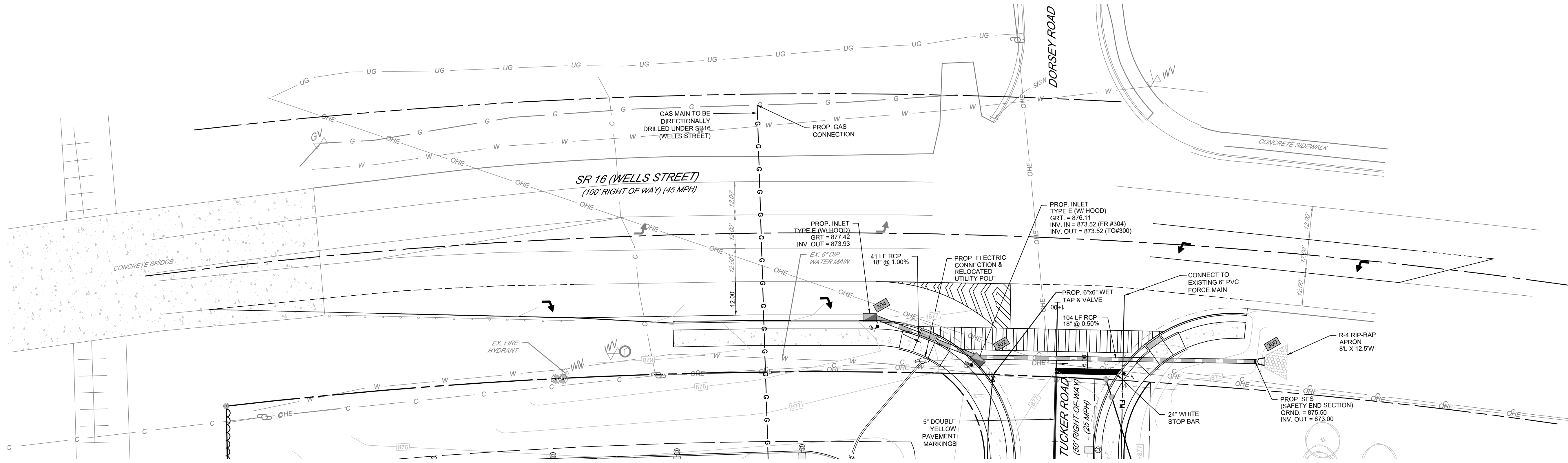


PROJECT	028-033
DATE	09/15/22
SCALE	1" = 20'
DESIGNED	APR
DRAWN	JEH
CHECKED	JWJ

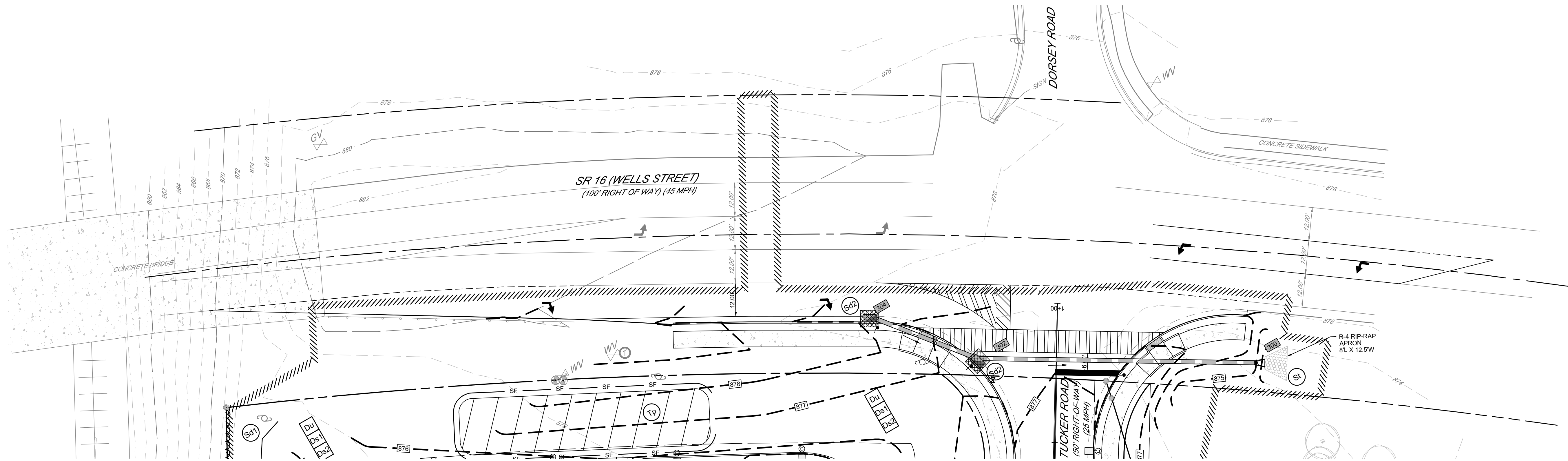


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UTILITY PLAN  
1" = 20'

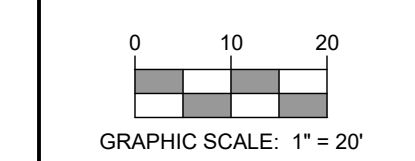


SOIL EROSION & SEDIMENT CONTROL PLAN  
1" = 20'

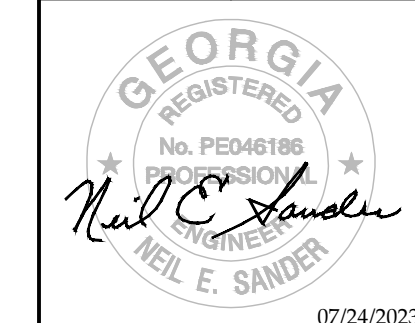
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INDEPENDENCE ENGINEERING  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
SR-16 GDOT PLANS B  
FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

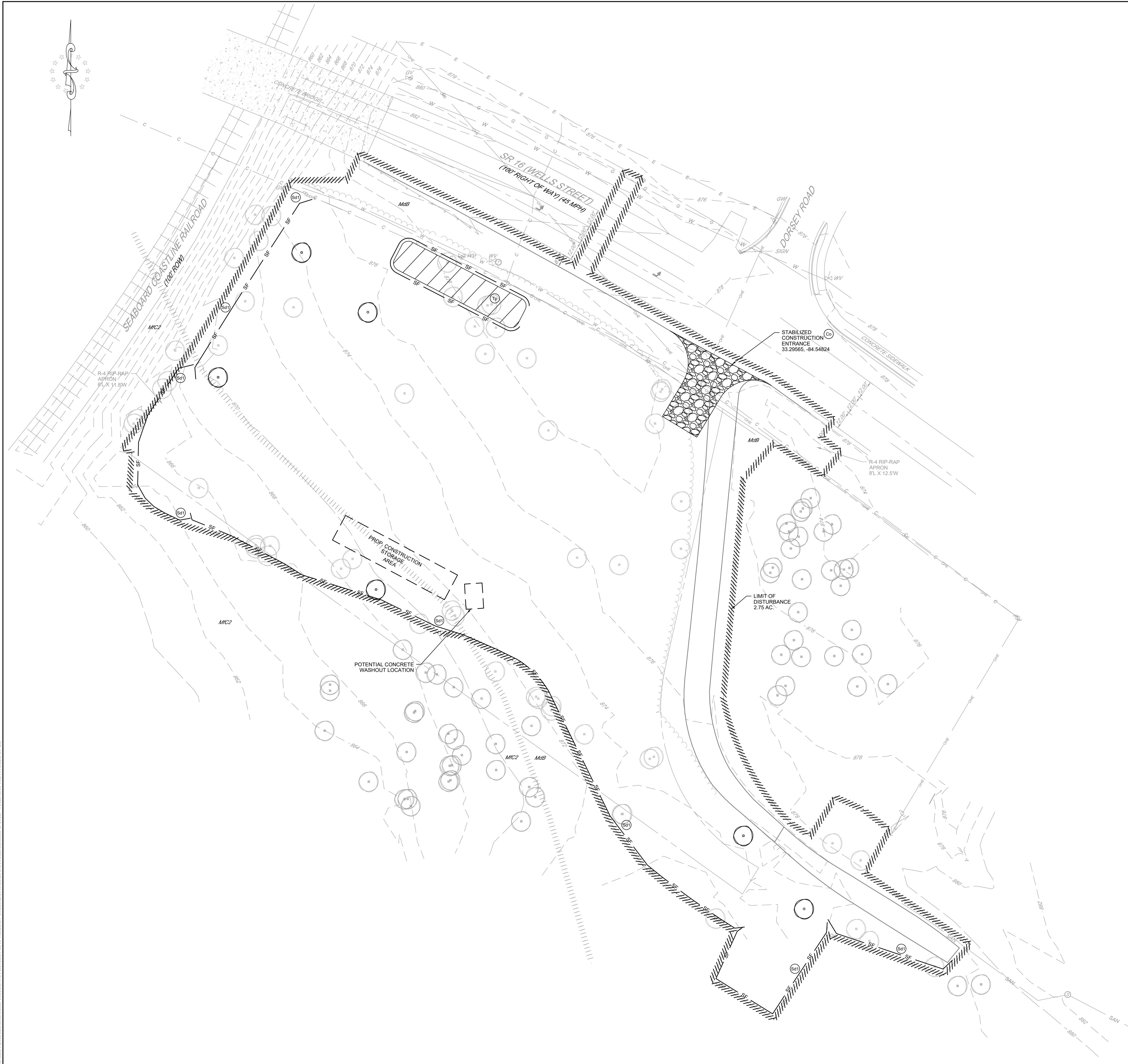
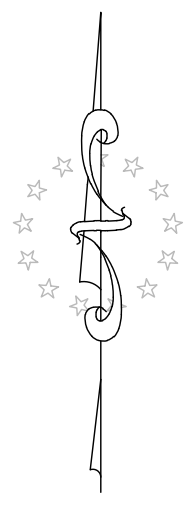


PROJECT	028-033
DATE	09/15/22
SCALE	1" = 20'
DESIGNED	APR
DRAWN	JEH
CHECKED	JWJ



**C910**  
SHEET 17 OF 23

N:\028 ALONDDESIGN\028 WELLSTAR SENOIA\GAPROJECT\ENGINEERING\DRAWINGS\028-033-GDOT - ANDREW\07/24/2023-UT-25



**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

OVERALL SITE AREA: 1.986 AC.  
TOTAL DISTURBED AREA: 2.75 AC.  
RECEIVING WATER(S): DEAD OAK CREEK  
24-HOUR CONTACT: MILVIA GONZALEZ  
PHONE: (478) 644-0265  
EMAIL: MILVIA.GONZALEZ@WELLSTAR.ORG  
NATIONAL RESPONSE CENTER (NRC) SPILL RESPONSE: 1-800-424-8802

1. NTU LIMITS:  
THE AREA OF THE SITE IS 1.986 AC. THE SURFACE WATER DRAINAGE AREA FROM THE SITE IS LESS THAN 5 SQUARE MILES AND THE RECEIVING WATER IS SUPPORTING OF WARM WATER FISHES. USING THE APPENDIX B RATIONALE THE ALLOWABLE TURBIDITY IS 75 NTU AT THE SAMPLING POINT.
2. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
3. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN 25 OR 90-FOOT UNDISTURBED STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
4. AMENDMENTS/REVISIONS TO THE ES&PC PLAN HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
5. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
6. 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.
7. 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.
8. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
9. ALL TEMPORARY AND PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH APPLICABLE REGULATIONS AND THE APPROVED LANDSCAPE PLANS THAT ACCOMPANY THIS PLAN.
10. STORMWATER MANAGEMENT FACILITIES, OUTLET STRUCTURES, AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
11. DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED TO MATCH THE INTENDED DESIGN.

**SEQUENCE OF CONSTRUCTION (PHASE 1):**

1. INSTALL CONSTRUCTION ENTRANCE. (0 WEEK TO 1 WEEK)
2. CLEAR AND GRUB ANY TREES WITHIN THE LIMIT OF DISTURBANCE. PROPERLY DISPOSE OF ANY DEBRIS AS REQUIRED. INSTALL SILT FENCE. (1 WEEK TO 1 MONTH)
3. DEMOLISH EXISTING TUCKER ROAD PAVEMENT. (0 MONTH TO 3 MONTHS)

(MONTHS ARE MEASURED FROM THE START OF CONSTRUCTION. MULTIPLE CONSTRUCTION ACTIVITIES CAN OCCUR AT ONCE AS LONG AS ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND WORKING PROPERLY AND AT THE DISCRETION OF ANY AUTHORIZED AGENCY.)

**NOTE:**

THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR GAS LINES OR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

**LEGEND**

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS SERVICE
	EXISTING DOMESTIC WATER SERVICE
	EXISTING SANITARY PIPE
	EXISTING STORM PIPE
	EXISTING SOIL-S-TYPE BOUNDARY
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING TELEPHONE STRUCTURE
	EXISTING STORM INLET
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING HEADWALL
	PROPOSED SANITARY CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SEWER GATE VALVE
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED STORM MANHOLE
	PROPOSED GAS METER
	PROPOSED FLARED END SECTION
	PROPOSED STOP SIGN (R1-1)
	PROPOSED DO NOT ENTER SIGN (R5-1)
	PEDESTRIAN CROSSING SIGN (R560-5)
	25 MPH SIGN (R2-1)
	YIELD SIGN (R1-2)
	PROPOSED STORM INLET
	PROPOSED STORM INLET
	PROPOSED AREA LIGHT
	PROPOSED TREELINE
	PROPOSED FORCE MAIN
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED STORM PIPE
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	PROPOSED SILT FENCE
	PROPOSED PRES LIMIT OF DISTURBANCE
	PROPOSED NDPES BOUNDARY
	PROPOSED TEMPORARY CONTOURS (MUR/MNR)
	PROPOSED TREE PROTECTION
	PROPOSED INLET PROTECTION
	EXISTING SOIL TYPE

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NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS  
SOIL EROSION & SEDIMENT CONTROL PLAN PHASE 1  
FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276

0 15 30  
GRAPHIC SCALE: 1" = 30'

PROJECT	028-033
DATE	09/15/22
SCALE	1" = 30'
DRAWN	APR
DESIGNED	APR
CHECKED	JWJ

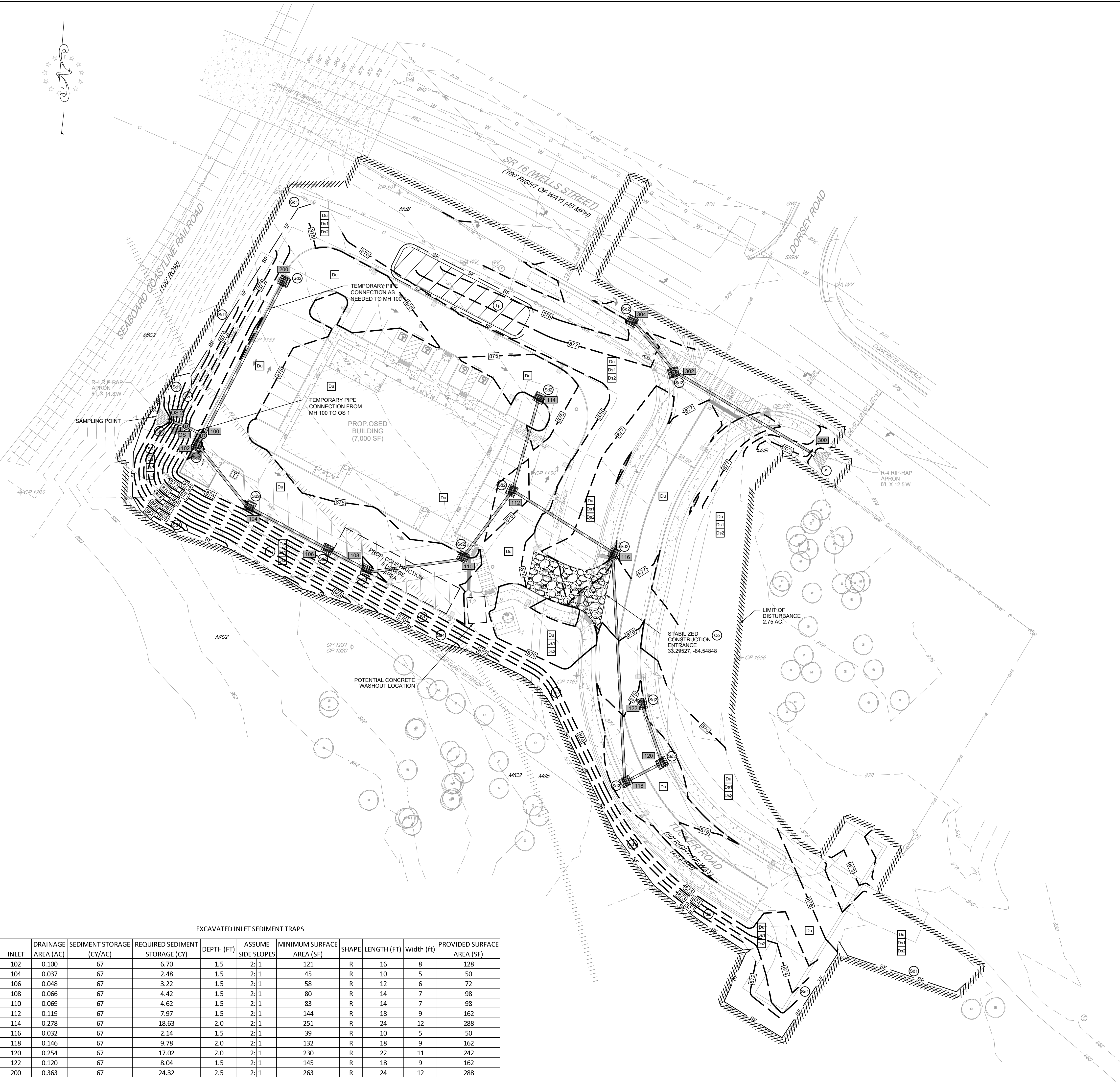
GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. PE046186  
**Neil E. Sander**  
NEIL E. SANDER  
07/24/2023

**C2000**  
SHEET 18 OF 23

NEIL E SANDER  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER: 0000102294  
ISSUED: 04/21/2023 EXPIRES: 04/21/2026

N:\2023 ALONDESDR00831 WELLSTAR SENOIA\PROJECT ENGINEERING\DRAWINGS\20230303-SEN- ANDREW ROTH-20230722.DWG

N:\2024\02\03\WELLSTAR HEALTH SYSTEM, INC. - SENOIA\PROJECTS\2024\02\03\SEN - ANDREW\2024\02\03\SEN



**SEQUENCE OF CONSTRUCTION (PHASE 2):**

1. ROUGH GRADE AREAS TO BE IMPROVED. INSTALL PIPE RUN(S) AS NEEDED. INSTALL EXCAVATED INLET SEDIMENT TRAPS ON ALL INLETS. (2 MONTHS TO 6 MONTHS)
2. BEGIN CONSTRUCTION OF TUCKER ROAD. ONCE CONSTRUCTION OF TUCKER ROAD HAS PROGRESSED TO BASE COURSE RELOCATE CONSTRUCTION ENTRANCE TO PROPOSED SITE DRIVEWAY. (2 MONTHS TO 6 MONTHS)
3. \*\*\*CRITICAL STAGE\*\*\* START EXCAVATION/PREPARATION FOR PROPOSED BUILDING FOUNDATION. CONSTRUCT THE FOUNDATION IN ACCORDANCE WITH THE APPROVED ARCHITECTURAL PLANS. (3 MONTHS TO 8 MONTHS)
4. INSTALL UTILITIES AS SHOWN. (3 MONTHS TO 7 MONTHS)
5. START TO INSTALL PAVED PARKING AREAS AS ALLOWED. (6 MONTHS TO 10 MONTHS)
6. CONSTRUCT PROPOSED BUILDING. (7 MONTHS TO 12 MONTHS)
7. \*\*\*CRITICAL STAGE\*\*\* START EXCAVATION AND CONSTRUCTION OF THE SUBSURFACE DRY EXTENDED DETENTION BASIN. ENSURE TO AVOID EXCESSIVE COMPACTION IN THE AREA OF THE SUBSURFACE BASIN. ONCE 90% OF THE DRAINAGE AREA IS STABILIZED AND IN FINAL CONDITION THE EXCAVATED INLET SEDIMENT TRAPS CAN BE DECOMMISSIONED AND FLOW DIRECTED TO THE SUBSURFACE BASIN. DECOMMISSION OF THE EXCAVATED INLET SEDIMENT TRAPS SHALL BE COORDINATED WITH THE APPLICABLE AGENCIES. (12 MONTHS TO 14 MONTHS)
8. INSTALL THE REMAINING PARKING AREAS AS ALLOWED. (9 MONTHS TO 14 MONTHS)

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 1777 SENTRY PARKWAY WEST  
 BUILDING 12, SUITE 103  
 BLUE BELL, PENNSYLVANIA 19422  
 INDEPENDENCE ENGINEERING  
 NEW JERSEY • PENNSYLVANIA • MASSACHUSETTS

**NOTE**

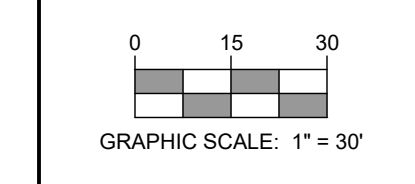
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	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING CABLE/COMMS WIRE
	EXISTING GAS SERVICE
	EXISTING DOMESTIC WATER SERVICE
	EXISTING SANITARY PIPE
	EXISTING STORM PIPE
	EXISTING SOILS-TYPE BOUNDARY
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
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	EXISTING STORM INLET
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING HEADWALL
	PROPOSED SANITARY CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
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	PROPOSED BACKFLOW PREVENTER
	PROPOSED STORM MANHOLE
	PROPOSED GAS METER
	PROPOSED FLARED END SECTION
	PROPOSED STOP SIGN (R1-1)
	PROPOSED DO NOT ENTER SIGN (R5-1)
	PROPOSED PEDESTRIAN CROSSING SIGN (R560-5)
	PROPOSED 25 MPH SIGN (R2-1)
	PROPOSED YIELD SIGN (R1-2)
	PROPOSED STORM INLET
	PROPOSED STORM INLET
	PROPOSED AREA LIGHT
	PROPOSED FORCE MAIN
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED STORM PIPE
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	PROPOSED SILT FENCE
	PROPOSED PRES LIMIT OF DISTURBANCE
	PROPOSED NDPS BOUNDARY
	PROPOSED TEMPORARY CONTOURS (MUR/MNR)
	PROPOSED TREE PROTECTION
	PROPOSED INLET PROTECTION
	EXISTING SOIL TYPE

EXCAVATED INLET SEDIMENT TRAPS										
INLET	DRAINAGE AREA (AC)	SEDIMENT STORAGE (CY/AC)	REQUIRED SEDIMENT STORAGE (CY)	DEPTH (FT)	ASSUME SIDE SLOPES	MINIMUM SURFACE AREA (SF)	SHAPE	LENGTH (FT)	Width (ft)	PROVIDED SURFACE AREA (SF)
102	0.100	67	6.70	1.5	2:1	121	R	16	8	128
104	0.037	67	2.48	1.5	2:1	45	R	10	5	50
106	0.048	67	3.22	1.5	2:1	58	R	12	6	72
108	0.066	67	4.42	1.5	2:1	80	R	14	7	98
110	0.069	67	4.62	1.5	2:1	83	R	14	7	98
112	0.119	67	7.97	1.5	2:1	144	R	18	9	162
114	0.278	67	18.63	2.0	2:1	251	R	24	12	288
116	0.032	67	2.14	1.5	2:1	39	R	10	5	50
118	0.146	67	9.78	2.0	2:1	132	R	18	9	162
120	0.254	67	17.02	2.0	2:1	230	R	22	11	242
122	0.120	67	8.04	1.5	2:1	145	R	18	9	162
200	0.363	67	24.32	2.5	2:1	263	R	24	12	288

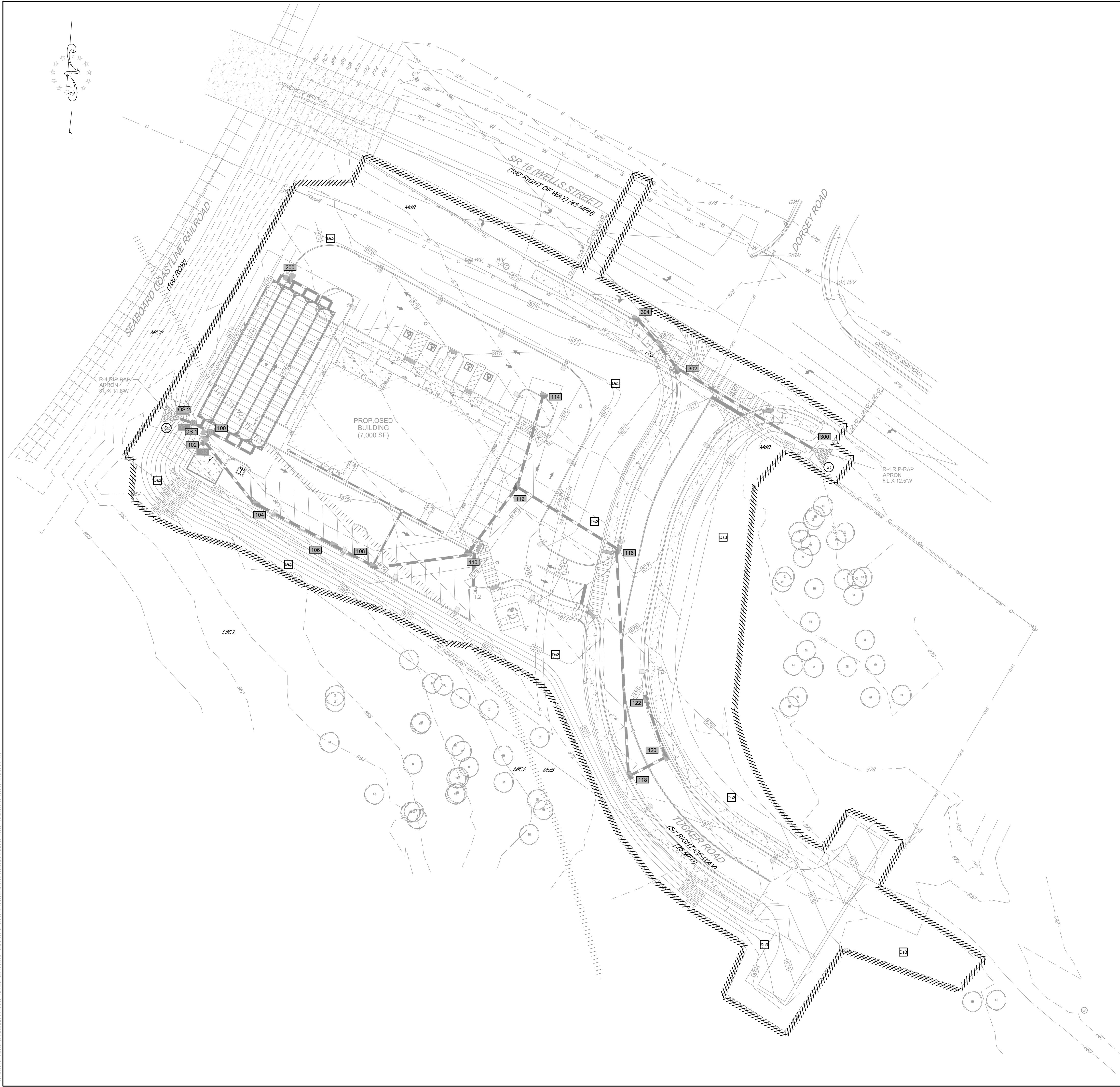
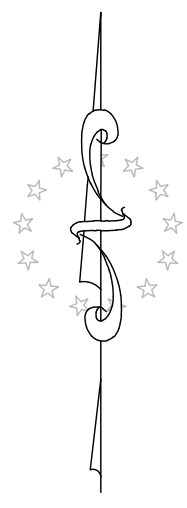
FINAL LAND DEVELOPMENT SITE PLANS  
 SOIL EROSION & SEDIMENT CONTROL PLAN PHASE 2  
 FOR  
**WELLSTAR HEALTH SYSTEM, INC. - SENOIA**  
 GEORGIA HIGHWAY 16, CITY OF SENOIA,  
 COWETA COUNTY, GEORGIA 30276



PROJECT	028-033
DATE	09/15/22
SCALE	1" = 30'
DRAWN	APR
DESIGNED	CHECKED
APR	JWJ

**C2100**  
 SHEET 19 OF 23

NEIL E SANDER  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 CERTIFICATION NUMBER: 0000102294  
 ISSUED: 04/21/2023 EXPIRES: 04/21/2026



**SEQUENCE OF CONSTRUCTION (PHASE 3):**

1. FINISH GRADE THE SITE. INSTALL SURFACE COURSE OF PAVEMENT. (14 MONTHS TO 15 MONTHS)
2. REPLAT TOPSOIL. STABILIZE AND SEED EXPOSED AREAS. (14 MONTHS TO 15 MONTHS)
3. REMOVE PERIMETER CONTROLS. (15 MONTHS TO 16 MONTHS)
4. INSTALL FINAL LANDSCAPING/SEEDING. (15 MONTHS TO 16 MONTHS)

(MONTHS ARE MEASURED FROM THE START OF CONSTRUCTION. MULTIPLE CONSTRUCTION ACTIVITIES CAN OCCUR AT ONCE AS LONG AS ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND WORKING PROPERLY AND AT THE DISCRETION OF ANY AUTHORIZED AGENCY.)

REV	DATE	DESCRIPTION
1	05/11/2023	REVISED PER MULTIPLE REVIEW LETTERS
2	07/24/2023	REVISED PER MULTIPLE REVIEW LETTERS

**Independence**  
ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDEPENDENCE@INDEPENDENCEENGINEERING.COM  
NEW JERSEY \* PENNSYLVANIA \* MASSACHUSETTS

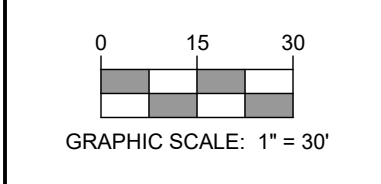
**NOTE**

THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR GAS LINES OR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

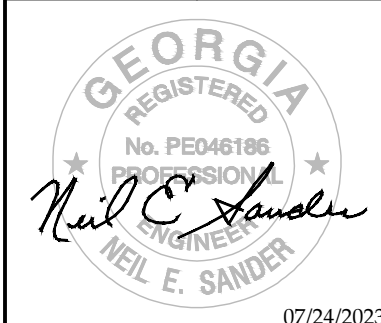
**LEGEND**

	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING FENCE
	EXISTING TREELINE
	EXISTING CONTOUR LINE - MAJOR
	EXISTING CONTOUR LINE - MINOR
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS SERVICE
	EXISTING DOMESTIC WATER SERVICE
	EXISTING SANITARY PIPE
	EXISTING STORM PIPE
	EXISTING SOIL-TYPE BOUNDARY
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING TELEPHONE STRUCTURE
	EXISTING STORM INLET
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING HEADWALL
	PROPOSED SANITARY CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SEWER GATE VALVE
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED STORM MANHOLE
	PROPOSED GAS METER
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	25 MPH SIGN (R2-1)
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	PROPOSED STORM INLET
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	PROPOSED AREA LIGHT
	PROPOSED TREELINE
	PROPOSED FORCE MAIN
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	PROPOSED STORM PIPE
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	PROPOSED TREE PROTECTION
	PROPOSED INLET PROTECTION
	EXISTING SOIL TYPE

FINAL LAND DEVELOPMENT SITE PLANS  
SOIL EROSION & SEDIMENT CONTROL PLAN PHASE 3  
FOR  
WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA,  
COWETA COUNTY, GEORGIA 30276



PROJECT	028-033
DATE	09/15/22
SCALE	1" = 30'
DRAWN	APR
DESIGNED	APR
CHECKED	JWJ



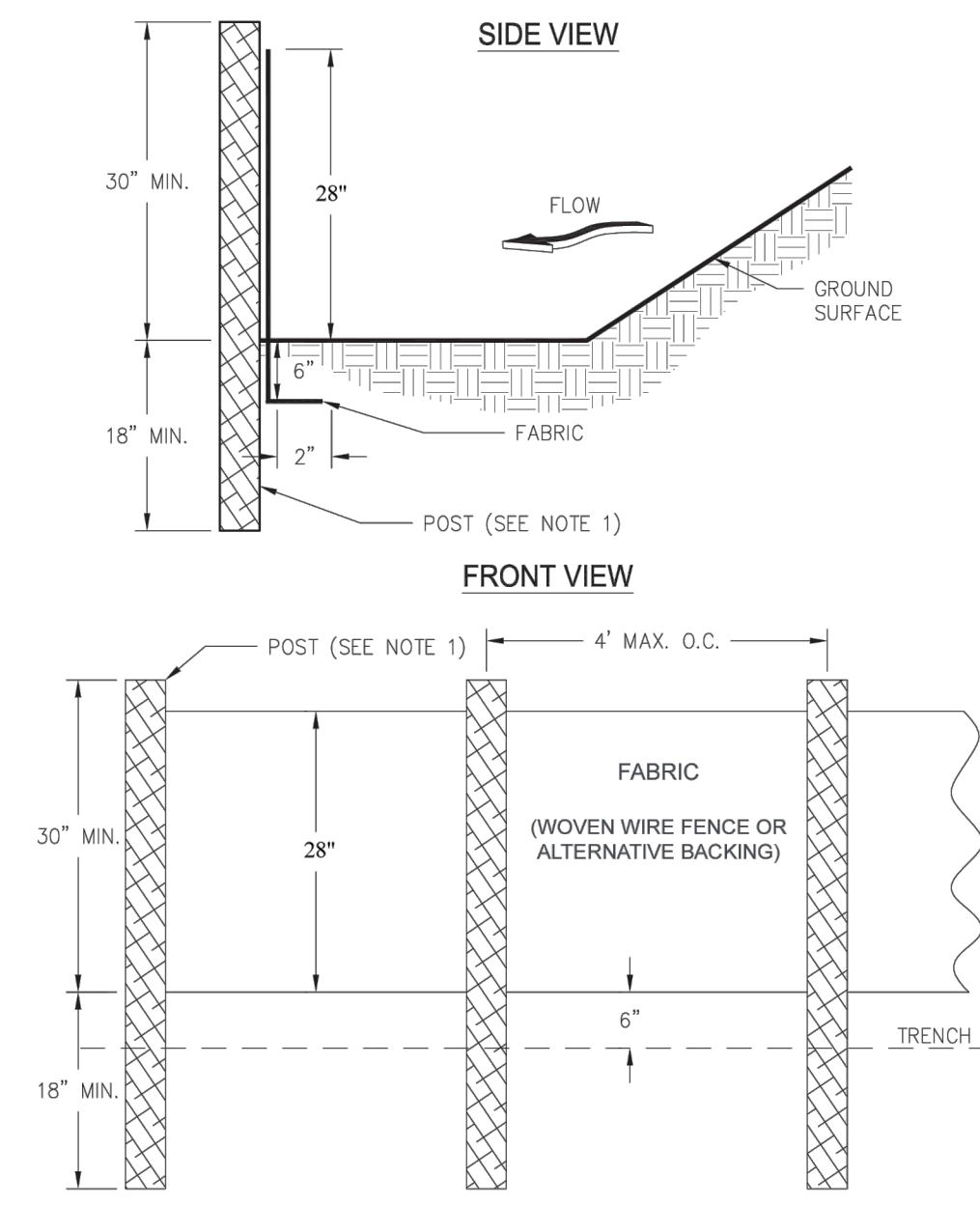
**C2200**

NEIL E SANDER  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER: 0000102294  
ISSUED: 04/21/2023 EXPIRES: 04/21/2026

SHEET	OF
20	23

N:\028 ALONDDESIGN\028 WELLSTAR SENOIA\DRAWING\028\028-033-SEN- ANDREW ROTH-2022-07-28

### SILT FENCE - TYPE C



- NOTES:**
- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
  - HEIGHT 28" IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

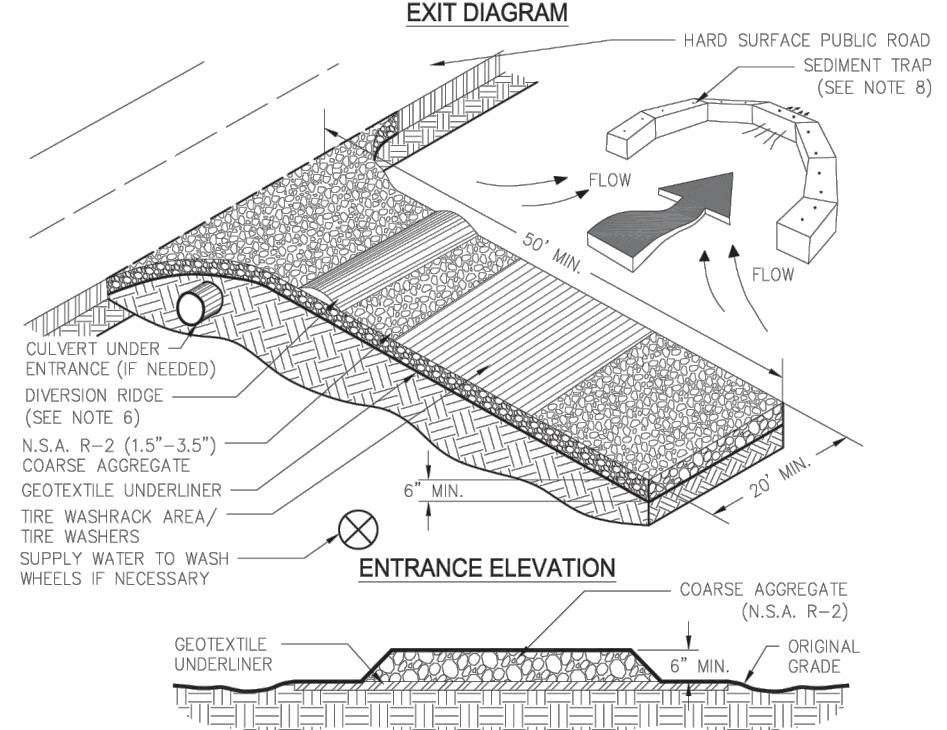
GSWCC 2016 Edition

### MAINTENANCE

The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

### CRUSHED STONE CONSTRUCTION EXIT



- NOTES:**
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
  - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
  - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PADDED AREA IS GREATER THAN 2%.
  - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
  - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (COVER ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
  - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED (DEPENDENT ON SCALE AND CIRCUMSTANCE). IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVES MUD AND DIRT.
  - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

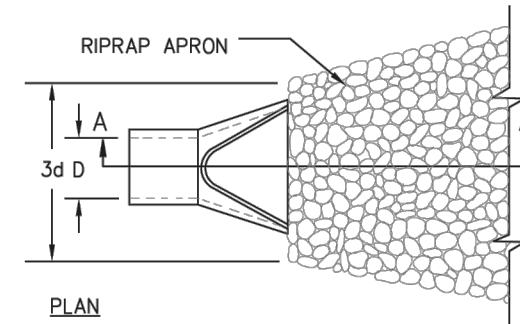
Figure 6-14.1

6-142

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### RIPRAP OUTLET PROTECTION

#### PIPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL



- NOTES:**
- Lp IS THE LENGTH OF THE RIPRAP APRON.
  - D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
  - IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
  - A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

#### PIPE OUTLET TO WELL DEFINED CHANNEL

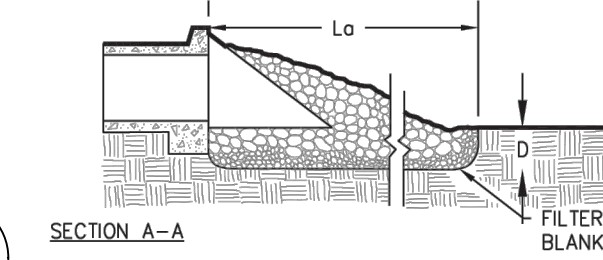
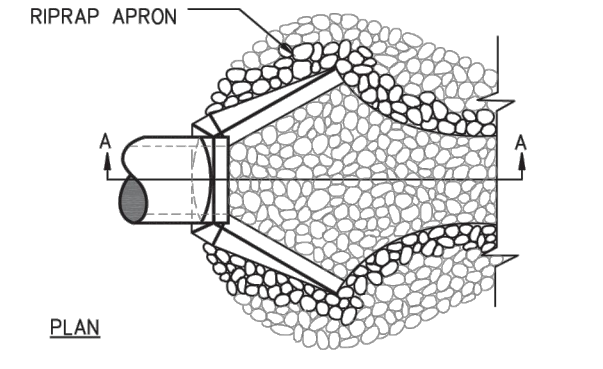


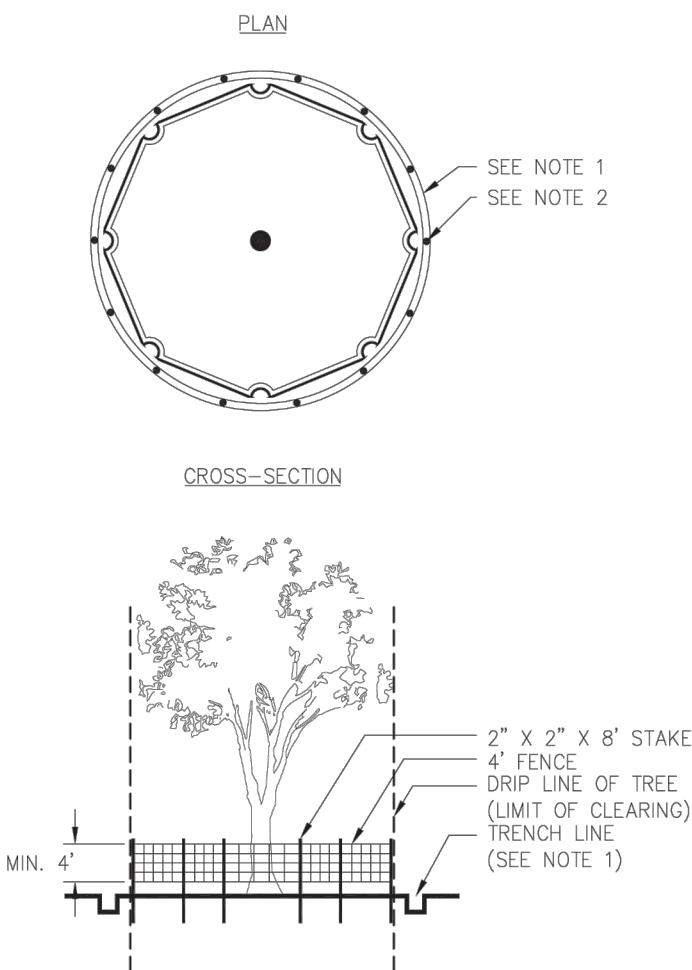
Figure 6-34.3 - Riprap Outlet Protection (Modified From Va SWCC)

6-212

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### TREE PROTECTION

#### "SNOW" FENCE



- NOTES:**
- USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
  - SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
  - MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
  - DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
  - FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4" HIGH MINIMUM.

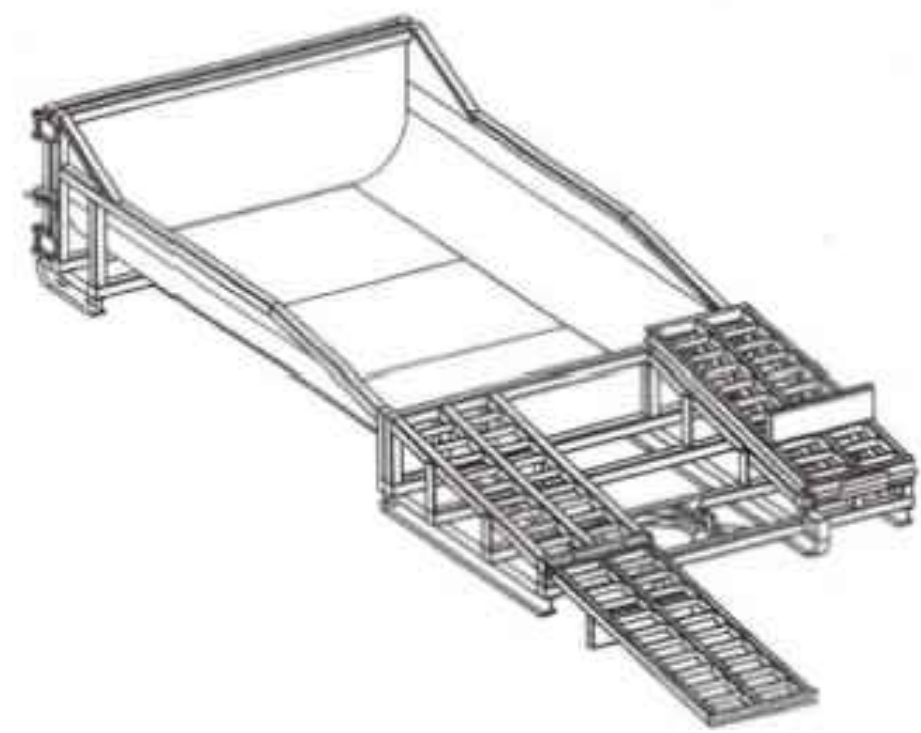
Figure 6-38.1

6-227

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### STORM SEWER RIPRAP APRON OUTLET PROTECTION

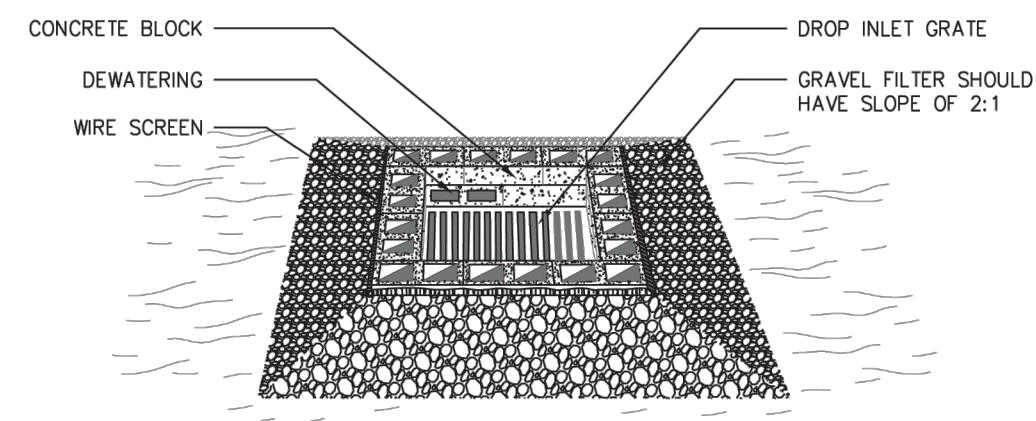
OUTLET No.	Temporary (E&S) or Permanent Condition	Manning's 'n'	PIPE DIA Do (in)	PIPE SLOPE (ft/ft)	100-yr Flow Q (cfs)	100-yr Flow V (fps)	APRON		RIPRAP			OPTIONAL RENO MAT/GABION			
							La (ft)	W (ft)	SIZE (NSA No.)	THICK (in)	d50 (in)	FILTER SIZE (NSA No.)	THICK (in)	SIZE (in)	
FES 300	Permanent	0.012	18	0.0050	8.65	5.07	8	12.5	R-4	18	6	4	FS-2	6	3 to 6
OS 2	Permanent	0.012	15	0.0050	5.32	4.44	8	11.8	R-4	18	6	4	FS-2	6	3 to 6



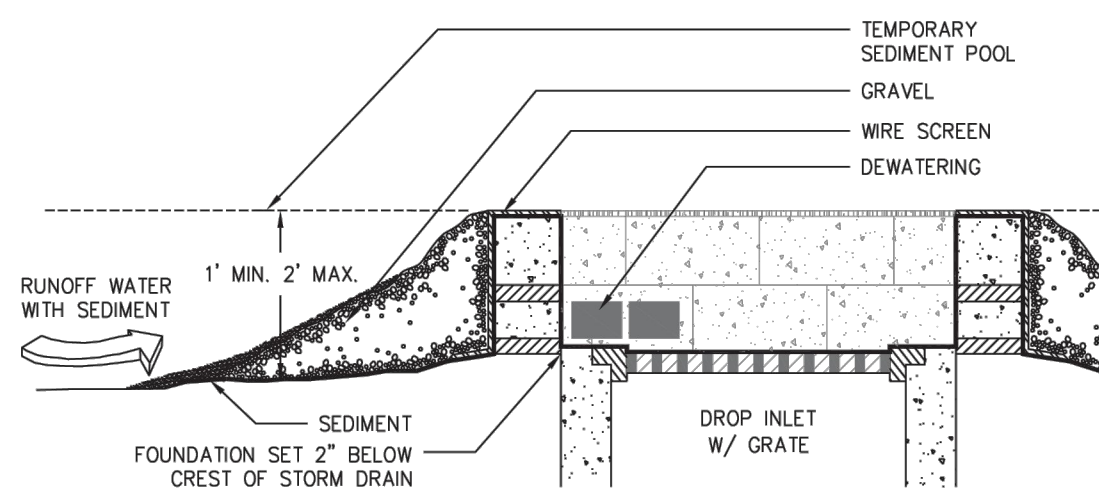
### CONCRETE WASHOUT SYSTEM

**NOTES:**  
WASH OUT AREA FOR CHUTES, TOOLS, HOPPERS, REAR OF THE VEHICLES AND WHEELS ONLY. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. CONCRETE WASHOUT MUST BE RECYCLED NOT DISCARDED IN LANDFILL OR BURIED ON-SITE.

### BLOCK AND GRAVEL PERSPECTIVE



### BLOCK AND GRAVEL SECTION



- NOTE:**
- HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
  - THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
  - ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

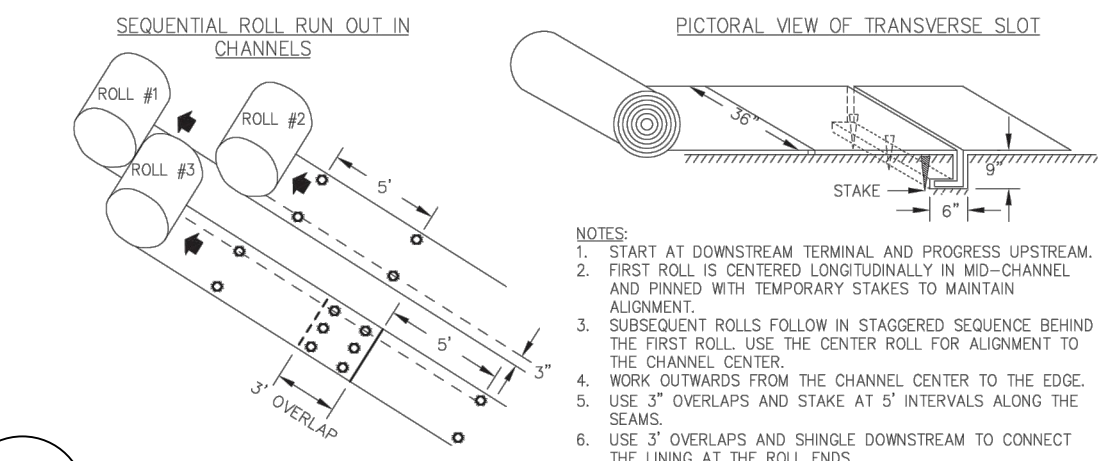
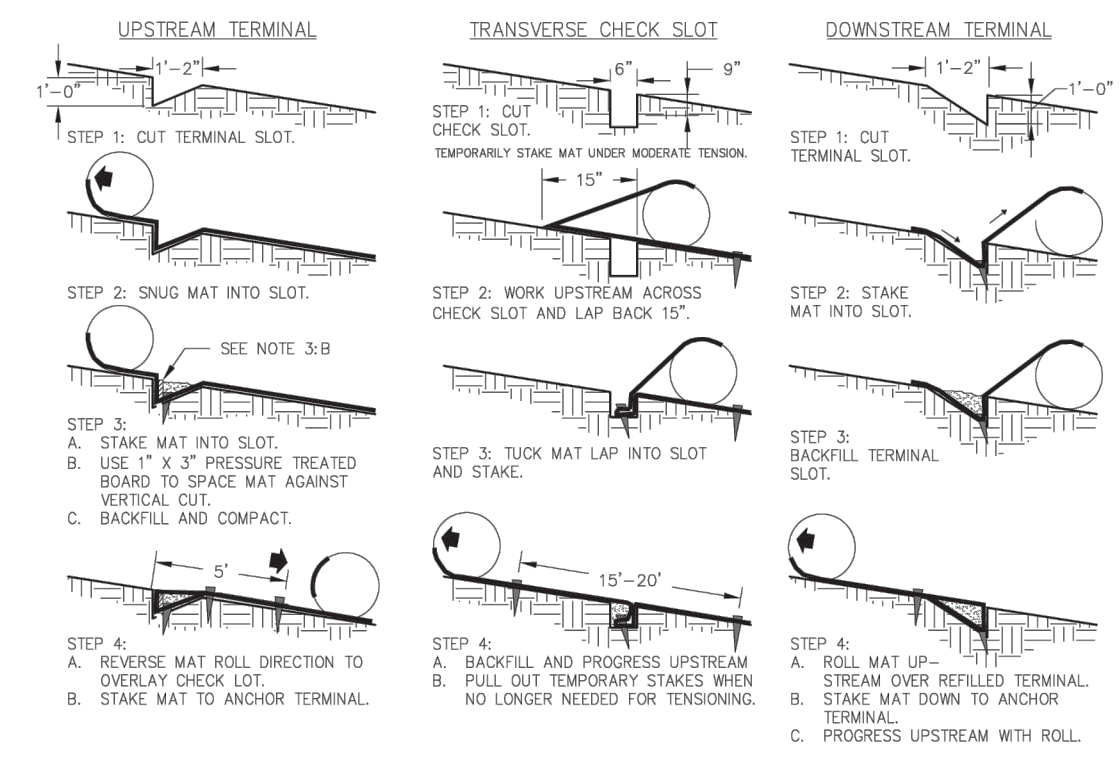
Figure 6-28.3 Block and Gravel Drop Inlet Protections

6-152

Sd2

### TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

#### BLANKET AND MATTING CROSS-SECTIONS



- NOTES:**
- START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
  - FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND FINISHED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
  - SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
  - WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
  - USE 3" OVERLAPS AND STAKE AT 5' INTERVALS ALONG THE SEAMS.
  - USE 2" OVERLAPS AND SINGLE DOWNSTREAM TO CONNECT THE LINKING AT THE ROLL ENDS.

Figure 6-10.1 - Typical Installation Guidelines for Matting and Blankets

6-71

Ss

BY: ATR, APR, APR

DESCRIPTION: REVISED PER MULTIPLE REVIEW LETTERS

DATE: 05/11/2023, 07/24/2023

REV: 1, 2

**Independence** ENGINEERING LLC  
1777 SENTRY PARKWAY WEST  
BUILDING 12, SUITE 103  
BLUE BELL, PENNSYLVANIA 19422  
INDPEN@INDEPENDENCEENGINEERING.COM  
NEW JERSEY, PENNSYLVANIA, MASSACHUSETTS

FINAL LAND DEVELOPMENT SITE PLANS

SOIL EROSION & SEDIMENT CONTROL DETAILS

FOR: WELLSTAR HEALTH SYSTEM, INC. - SENOIA  
GEORGIA HIGHWAY 16, CITY OF SENOIA, COWETA COUNTY, GEORGIA 30276

PROJECT: 028-033

DATE: 09/15/22

SCALE: NTS, DRAWN: APR

DESIGNED: APR, CHECKED: JWJ

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. PED46186  
**Neil E. Sander**  
NEIL E. SANDER

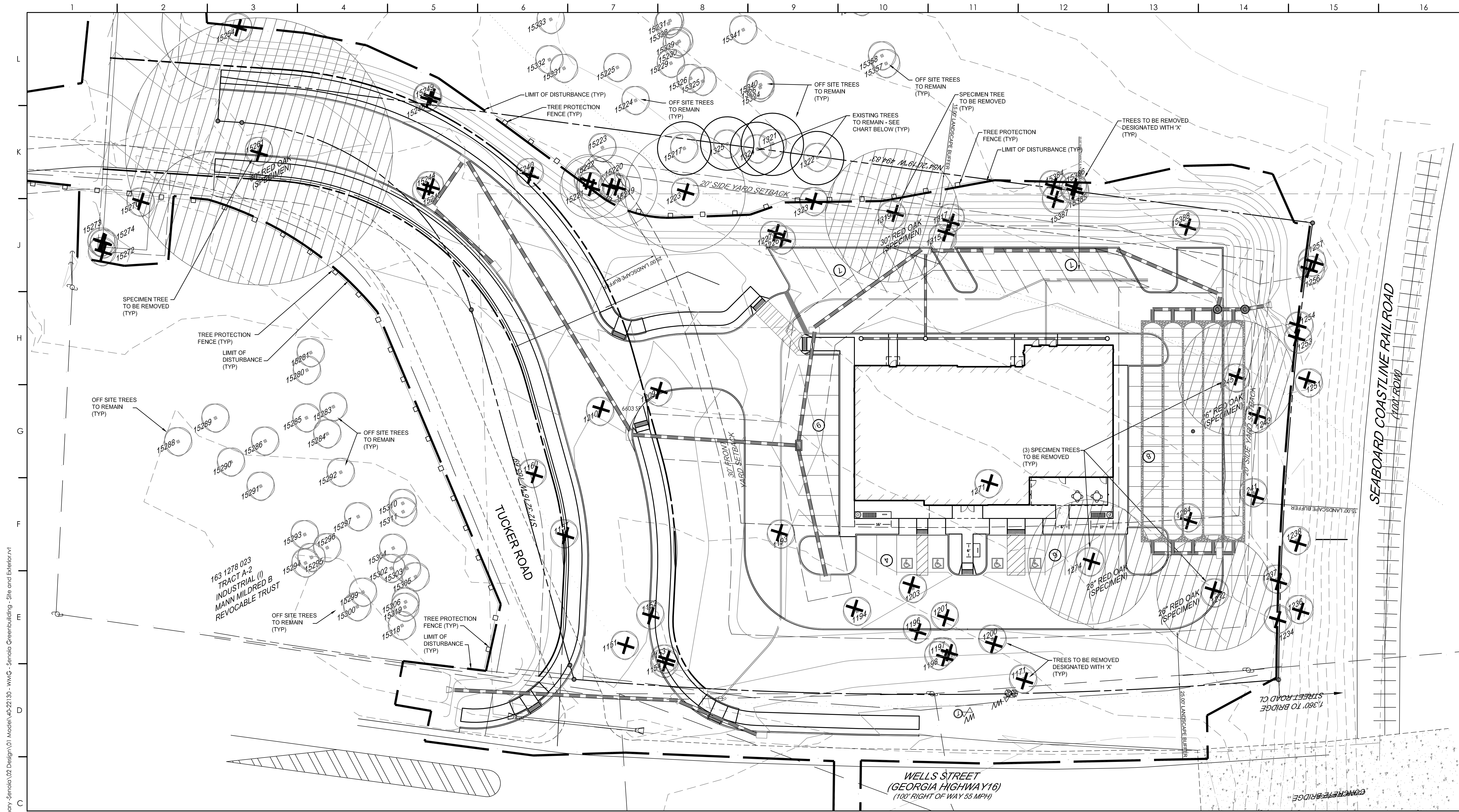
NEIL E SANDER  
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 000102294  
ISSUED: 04/21/2023 EXPIRES: 04/21/2026

SHEET 21 OF 23



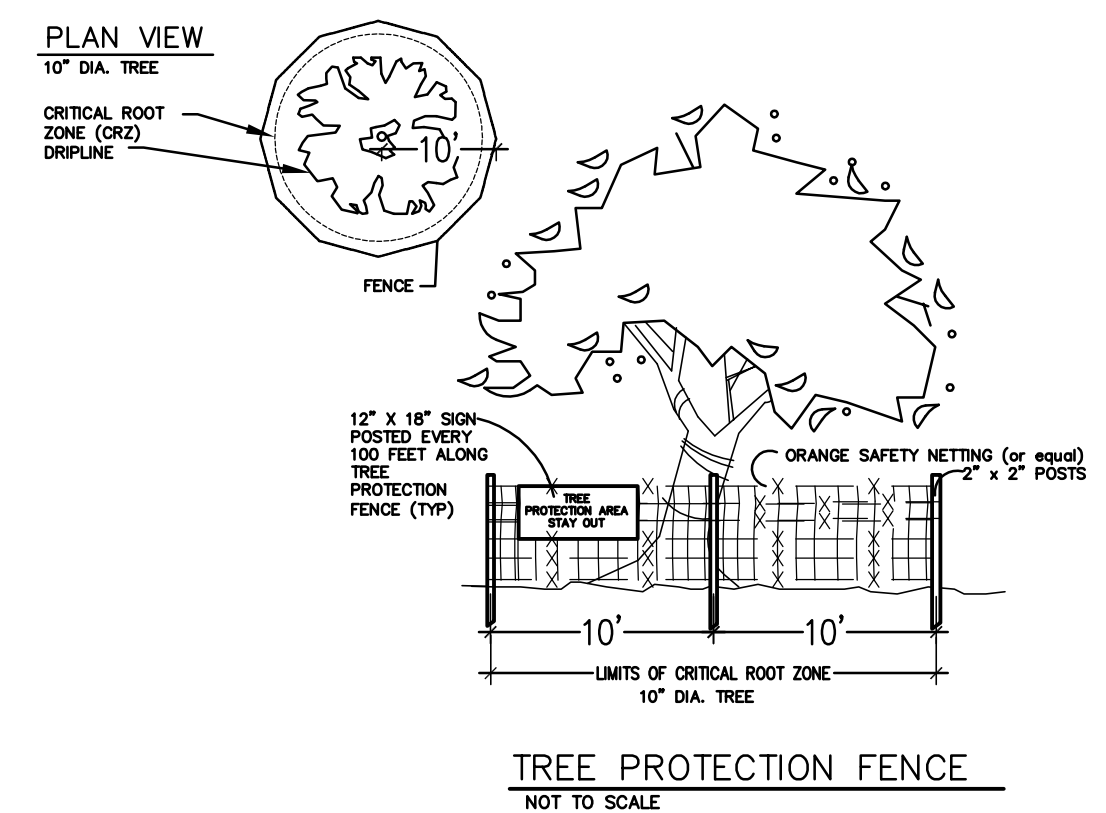




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 6/23/2022 11:59:14 AM

SPECIMEN TREES TO BE REMOVED					
NO.	TYPE	SIZE (INCHES)	LOCATION	SPECIMEN	STATUS
374	WATER OAK	26	ON SITE	YES	REMOVE
1232	RED OAK	26	ON SITE	YES	REMOVE
1245	RED OAK	26	ON SITE	YES	REMOVE
1274	RED OAK	28	ON SITE	YES	REMOVE
1319	RED OAK	30	ON SITE	YES	REMOVE
15261	WATER OAK	60	OFF SITE	YES	REMOVE

EXISTING TREES TO REMAIN					
NO.	TYPE	SIZE (INCHES)	LOCATION	SPECIMEN	STATUS
1321	WATER OAK	14	ON SITE	NO	TO REMAIN
1322	WATER OAK	12	ON SITE	NO	TO REMAIN
1324	WATER OAK	12	ON SITE	NO	TO REMAIN
1325	WATER OAK	12	ON SITE	NO	TO REMAIN
15217	WATER OAK	12	ON SITE	NO	TO REMAIN
15223	WATER OAK	20	ON SITE	NO	TO REMAIN



# TREE PROTECTION PLAN

SCALE: 1" = 20'-0"


**Bison & Associates**  
 LANDSCAPE ARCHITECTS & LAND PLANNERS  
 P.O. Box 3442 Marietta, Georgia 30061  
 Phone 770-419-0006 www.bisonassociates.com

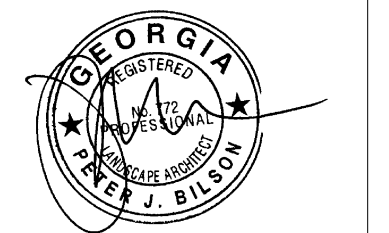


\*\*\*CAUTION\*\*\*  
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



ISSUE	DATE	DESCRIPTION	INCLUDE
07/20/2022	10P	SUBMITTAL	

REVISION	DATE	DESCRIPTION	REV
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 TREE PROTECTION PLAN

JOB NUMBER:  
 21204.00

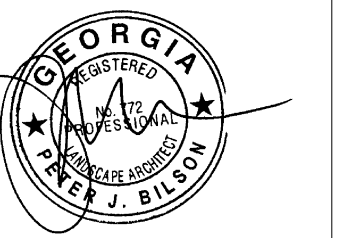
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ISSUE	DATE	DESCRIPTION	INCLUDED
02/23/2022	02/23/2022	ISSUE COORDINATION	

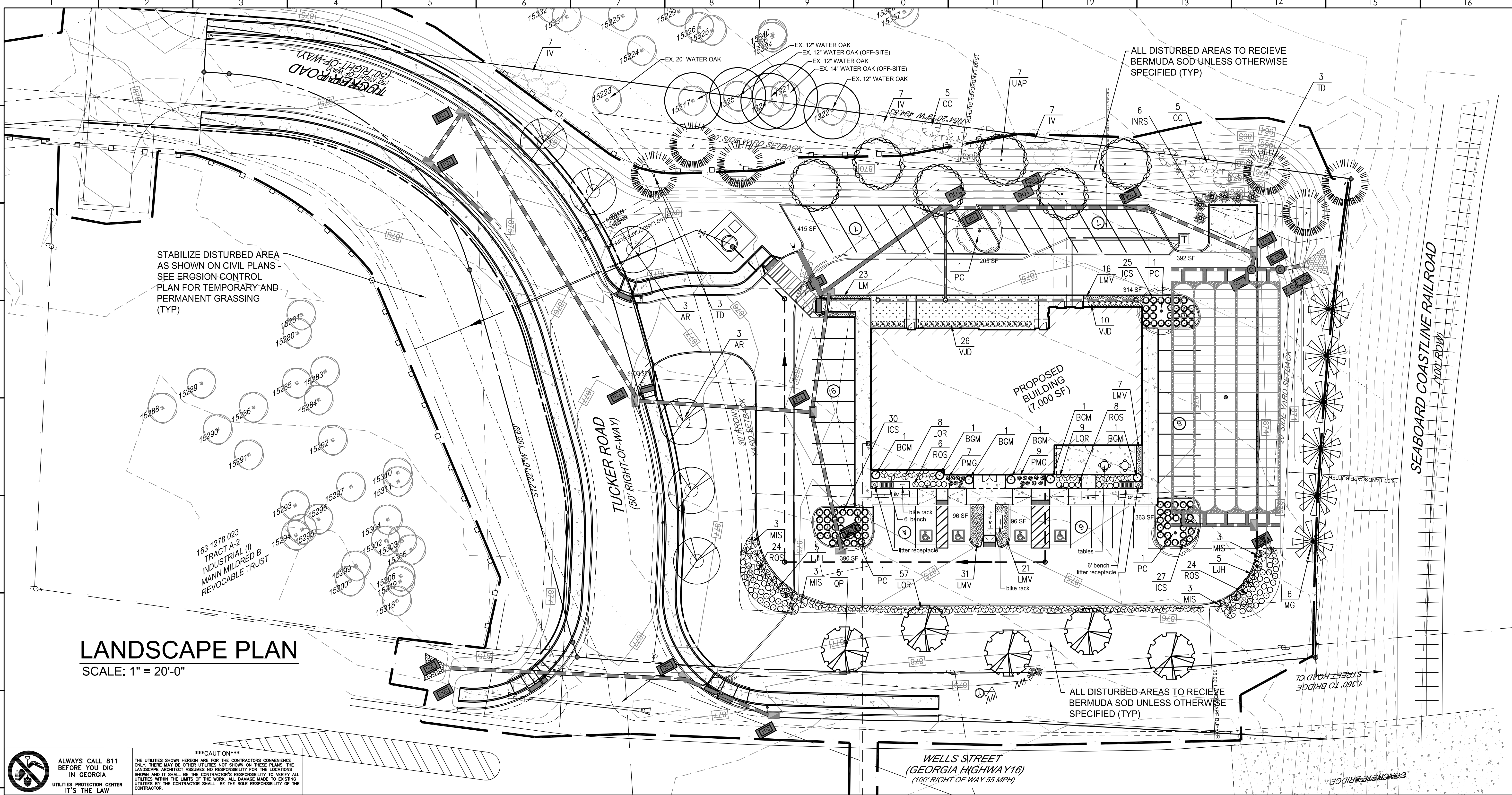
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SHEET NAME:  
 LANDSCAPE PLAN

JOB NUMBER:  
 21204.00



PLANT LIST										
TREES	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COND.	SPACING	COMMENTS	TYPE	INCHES
AR	6	ACER RUBRUM 'OCTOBER GLORY'	OCT. GLORY RED MAPLE	3-3.5" CAL/14-16' HT.	B&B	30 O.C.	MATCHING CROWNS		OVERSTORY	18
CC	10	CERCIS CANADENSIS	EASTERN RED BUD	2-2.5" CAL./10-11' HT.	B&B	15 O.C.	FULL AND WELL FORMED		UNDERSTORY	20
INRS	8	ILEX VOMITORIA	NELLIE R STEVENS HOLLY	8-9' HT. (2" CAL)	B&B	8' O.C.	FULL AND WELL FORMED		UNDERSTORY	12
IV	21	ILEX VOMITORIA	YAUPOON HOLLY	8-9' HT. (2" CAL)	B&B	10' O.C.	FULL AND WELL FORMED		UNDERSTORY	42
MG	6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8-9' HT. (2" CAL)	B&B	20 O.C.	FULL AND WELL FORMED		OVERSTORY	12
PC	4	PISTACHIA CHINENSIS	CHINESE PISTACHE	3-3.5" CAL/14-16' HT.	B&B	SHOWN	MATCHING CROWNS		OVERSTORY	12
QP	5	QUERCUS PHELLOS	WILLOW OAK	3-3.5" CAL/14-16' HT.	B&B	35 O.C.	MATCHING CROWNS		OVERSTORY	15
TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	3-3.5" CAL/14-16' HT.	B&B	30 O.C.	MATCHING CROWNS		OVERSTORY	18
UAP	6	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	3-3.5" CAL/14-16' HT.	B&B	35 O.C.	MATCHING CROWNS		OVERSTORY	18
		70								167.0
SHRUBS	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COND.	SPACING	COMMENTS	TYPE	INCHES
BMG	6	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	3' HT. MIN.	CONT.	SHOWN	FULL AND WELL FORMED			
ICS	109	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	3 GAL./18" HT.	CONT.	2.5' O.C.	FULL AND WELL FORMED			
LM	23	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL.	CONT.	16" O.C.	FULL AND WELL FORMED			
LMV	85	LIRIOPE MUSCARI 'VARIEGATA'	VARIGATED LIRIOPE	1 GAL.	CONT.	16" O.C.	FULL AND WELL FORMED			
LOR	76	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	PURPLE DIAMOND FRINGE FLOWER	3 GAL./18" HT.	CONT.	3' O.C.	FULL AND WELL FORMED			
PMG	16	MUHLENBERGII CAPILLARS	PINK MUHLY GRASS	3 GAL./18" HT.	CONT.	3' O.C.	FULL AND WELL FORMED			
ROS	62	ROSA 'MEIGALPIO'	RED DRIFT ROSE	3 GAL./18" HT.	CONT.	2.5' O.C.	FULL AND WELL FORMED			
MIS	12	MISCANTHUS SINENSIS 'ADAGIO'	DWARF MAIDEN GRASS	3 GAL./18" HT.	CONT.	3' O.C.	FULL AND WELL FORMED			
LJH	10	LIGUSTRUM JAPONICA 'HOWARD'	HOWARD'S LIGUSTRUM	3 GAL./18" HT.	CONT.	3.5' O.C.	FULL AND WELL FORMED			
VJD	36	DISTYLIIUM 'VINTAGE JADE'	VINTAGE JADE DISTYLIIUM	3 GAL./18" HT.	CONT.	3' O.C.	FULL AND WELL FORMED			
		435								
SOD			BERMUDA SOD, OR OTHER (TO MATCH EXISTING)				PALLETS	CERTIFIED		

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA: 1.6 AC. +/- (69,592 SF +/-)  
 80 INCHES PER ACRE REQUIRED FOR TREE REPLACEMENT  
 1.6 AC. x 80 INCHES = 128 INCHES REQUIRED  
 (5) EXISTING TREES TO REMAIN: 70 INCHES  
 20" WATER OAK  
 12" WATER OAK  
 12" WATER OAK  
 14" WATER OAK  
 12" WATER OAK  
 PROPOSED TREES: 167 INCHES  
 MIN. 8% OF PARKING LOT SHALL BE LANDSCAPED: 22,039 SF PARKING LOT AREA  
 22,039 SF x 0.08 = 1,763 SF REQUIRED, 1,957 SF PROVIDED (8.9%)

MIN. 20% OF ALL EXISTING TREES 12" OR GREATER SHALL BE RETAINED.  
 57 EXISTING TREES ARE 12" OR GREATER.  
 5 EXISTING TREES 12" OR GREATER WILL BE RETAINED = 8.7% (VARIANCE REQUIRED)

ONE CANOPY TREE PER 250 SF OF LANDSCAPED AREA REQUIRED  
 33,200 SF +/- LANDSCAPED AREA / 250 = 133 TREES REQUIRED, 70 TREES PROVIDED (VARIANCE REQUIRED)

THREE SHRUBS PER 250 SF OF LANDSCAPED AREA REQUIRED  
 33,200 SF LANDSCAPED AREA / 250 = 133  
 133 x 3 = 399 SHRUBS REQUIRED, 447 SHRUBS PROVIDED

**OPEN SPACE CALCULATIONS**

TOTAL SITE AREA: 1.6 AC. +/- (69,592 SF +/-) (DOES NOT INCL. RW FOR TUCKER ROAD)  
 TOTAL OPEN SPACE: 50,049 SF +/- = 57.8%

**TREE REPLACEMENT FUND NOTE:**


THREE (3) ESTIMATES WILL BE PROVIDED FOR (63) - 2-2.5" CALIPER TREES TO THE CITY OF SENOIA TO FIND AN AVERAGE COST TO BE CONTRIBUTED TO THE TREE REPLACEMENT FUND FOR THE CITY.

NOTE: SEE SHEET L1-04 FOR SITE FURNISHING PRODUCT INFORMATION.





**VICTOR STANLEY®** Create a timeless moment.™



**RB-28**

Proven Quality Finish Lines. The standard RB-28 bench is one of our most popular products. Its simple design offers all-weather durability. The quality and beauty of this bench ensure that it will stay beautiful for many years to come. Enhance the look of your landscape with some recycled steel. Manufacture made to meet the demands of the most demanding landscape of any site for these benches while paying a price as low as in their original design.

Frame made of galvanized and galneal steel they form a continuous surface. No extra supports or fasteners to hold vertical material.

Twenty seven 20 x 1.3 in (54 x 33.1 mm) steel rods spaced evenly between the main frame.

Horizontal and vertical rods are 1/8 in (3.2 mm) thick and are welded and ground.

Angled vertical end pieces are standard.

Vertical end work. No fasteners visible.

**STANDARD**

All fabricated metal components are steel, double-tempered, phosphate, primed and electrocoat powder coated with TPOC polyester powder coating.

**OPTIONS**

Seventeen colors (see chart).

**MATERIAL**

Recycled Steel Steel Bar

**LENGTH**


44 (11.18 m)  
66 (16.76 m)  
88 (22.35 m)

**FEATURES**

Perforated Waste

**COLORS**

Standard



Optional: RAL

**6' BENCH**  
VICTOR STANLEY BENCH, RB-28, STEELSITES RB COLLECTION, 6', BLACK, SURFACE MOUNTED. (OR SIMILAR)

**VICTOR STANLEY®** Create a timeless moment.™



**SD-42**

Side-view litter receptacles are a mix of detail and structural integrity. The side-view design has standard steel legs and all-weather metal base. Standard tapered dome lid. Latch. Bottom recessed pedestal.

**STANDARD**

All fabricated metal components are steel, double-tempered, phosphate, primed and electrocoat powder coated with TPOC polyester powder coating.

Other standard features include formed lid attached to the frame, a high density plastic liner, and rubber tipped leveling feet on the base.

Linear plastic liners for our litter receptacles offer substantial value and are produced on a mill that we designed and own. The plastic comes in recycled, ribbed, and coated for durability, ease of use, and greater capacity.

**OPTIONS**

Victor Stanley Ramp™ Sensor and Service available with dome, main frame, optional dome, or standard dome lid. Keyed locking mechanism. Dome lid (optional available). Curved lid (self-closing dome available). Main frame lid (optional available). Spherical dome lid (self-closing dome available). Inclined dome lid (optional available). Recycle lid. Customized steel liner (optional available). Half-Moon Brim. Custom finish and plaques.

**FEATURES**


3% x 1 in (10 x 25 mm) Bars  
Bottom Recessed Pedestal  
Side-View Opening

**MATERIAL**

Recycled Steel Steel Bar

**LITTER RECEPTACLE**  
VICTOR STANLEY LITTER RECEPTACLE, SD-42, BLACK, WITH DOME LID, SURFACE MOUNTED. (OR SIMILAR)

**VICTOR STANLEY®** Create a timeless moment.™



**BRWS-101**

Single wide long bike rack constructed of 2.375 in (60 mm) OD tubular steel pipe.

**CAPACITY**

2 Bikes

**STANDARD**

All fabricated metal components are steel, double-tempered, phosphate, primed and electrocoat powder coated with TPOC polyester powder coating.

**OPTION**

Flange cover painted finish. Steel column and flange. Surface mount. In-ground mount.

**MATERIAL**


Tubular Steel

**CAPACITY**

2 Bikes

**COLORS**

Standard



Optional: RAL

**BIKE RACK**  
VICTOR STANLEY BIKE RACK, BRWS-101, BLACK, SURFACE MOUNTED (OR SIMILAR)

**VICTOR STANLEY®** Create a timeless moment.™



**A-I-424**

Designed to best accommodate the way in which people use and approach a table with integrated seating. The goal was to create a design that would maximize personal space and comfort while offering the greatest ease of ingress and egress. We accomplished this through the use of an innovative tapered seat design, naturally increasing seat clearance.

Unexpectedly, we found in our sampling that the unique seat shape not only made it easier to enter and exit the seating area, but also created common spaces between the seats. By allowing people to move and fly freely, the design encourages conversation and face-to-face interaction. We built upon this by surrounding the table with a fully welded steel table, providing a smooth surface for rotation and greater visual definition of the space.

42 in (1067 mm) round table top. Four backless seats (also available as model N-I-424 with backless). Independent post. ADA Compliant. Patented.

\*Covered by one or more of the following: US Patents D487,212 S, D496,916 S, D490,977 S, D490,978 S, D490,979 S, D494,548 S, D494,549 S, D496,944 S, D496,945 S, D496,946 S, D497,310 S, D497,311 S, D497,312 S.

**STANDARD**

All fabricated metal components are steel, double-tempered, phosphate, primed and electrocoat powder coated with TPOC polyester powder coating.

**OPTIONS**

**CAPACITY**

5 Persons

**MOUNT**

In-Ground Surface

**LENGTH**

42 in (1067 mm) Round Tabletop

**FEATURES**


ADA Compliant  
Perforated Tabletop

**TABLE**  
VICTOR STANLEY TABLE, A-I-424, 42" ROUND TABLE TOP, SURFACE MOUNTED, ADA COMPLIANT, PERFORATED TOP WITH SLOTTED PATTERN, BLACK. (OR SIMILAR)

**SITE FURNISHINGS / SPEC SHEETS**



**Bilson & Associates**  
LANDSCAPE ARCHITECTS & LAND PLANNERS  
P.O. Box 3442  
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Marietta, Georgia 30061  
www.bilsonassociates.com



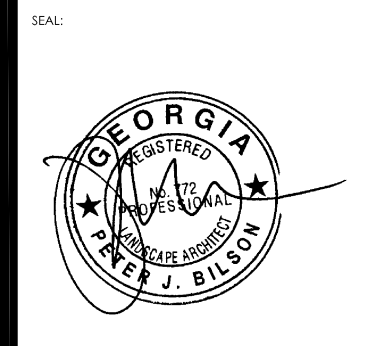
**ALWAYS CALL 811 BEFORE YOU DIG IN GEORGIA**  
UTILITIES PROTECTION CENTER IT'S THE LAW

**\*\*\*CAUTION\*\*\***  
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



ISSUE	DATE	DESCRIPTION	INCLUDED
07/27/2022		ISSUE SHEET	

REVISION	DATE	DESCRIPTION	REV
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**SHEET NAME:**  
SITE FURNISHINGS / SPEC SHEETS

**JOB NUMBER:**  
21204.00

**L1-04**