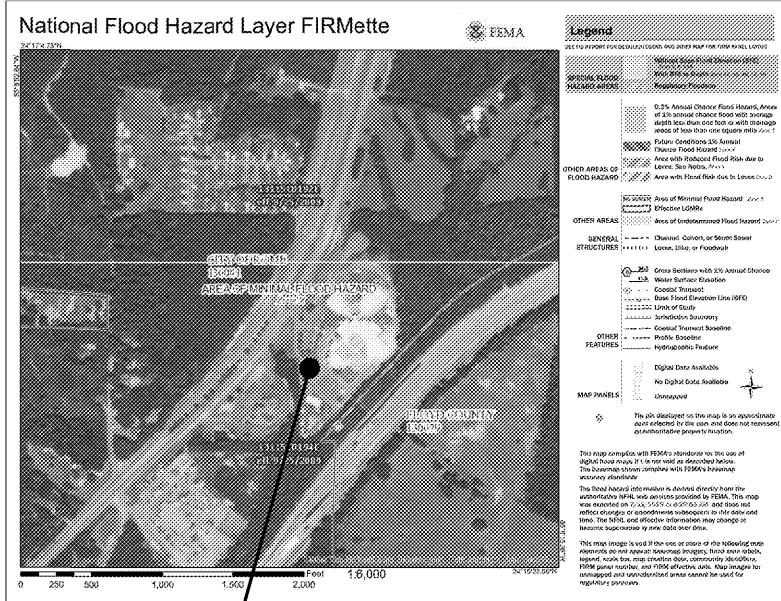


**OWNER / DEVELOPER:
FLOYD COUNTY JAIL
2526 NEW CALHOUN NE
ROME, GA 30161
TELEPHONE: 706-291-4111**

DEVELOPMENT PLANS FOR: FLOYD COUNTY JAIL TRAINING CENTER

**LAND LOT(S) 193
23RD DISTRICT, 3RD SECTION
FLOYD COUNTY, GEORGIA
DATE: JULY 18, 2018**



FLOOD MAP
NOT TO SCALE

NOTE: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE MAP 1311500192E, DATED SEPT 25 2009.



LOCATION MAP
NTS

SHEET INDEX

C100	SITE, UTILITY AND GRADING NOTES
C101	EXISTING CONDITIONS & DEMO PLAN
C201	SITE & UTILITIES PLAN
C401	GRADING PLAN
C501	EROSION CONTROL PLAN
C504	EROSION CONTROL NOTES
C505	EROSION CONTROL DETAILS
C508	VEGETATION PLAN
C509	STORM WATER POLLUTION PREVENTION PLAN
C510	SEDIMENT BASIN MAP
C601	STORM PROFILES
C701-702	CONSTRUCTION DETAILS
C703	WATER & SEWER DETAILS

GENERAL NOTES

OFF-STREET PARKING MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

DEVELOPER SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TRAFFIC BARRICADES AND WARNING SIGNAGE TO THE SATISFACTION OF THE ROAD DEPARTMENT WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE MADE.

ALL STREET SIGNS, STOP SIGNS AND STORM DRAIN DECALS MUST BE INSTALLED PRIOR TO ISSUANCE OF ACCEPTANCE AND RECORDING OF FINAL PLAT.

ACCEPTANCE AND/OR SUBSEQUENT ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF ROME OF ANY LAND DISTURBING ACTIVITY WITHIN WETLAND AREAS, JURISDICTIONAL WATERS OF THE STATE, AREAS OF THREATENED ENDANGERED SPECIES, OR AREAS OF HISTORICAL SIGNIFICANCE. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVALS.

IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL RESIDENTIAL LOTS HAVE SUFFICIENT GRADE AND ADEQUATE DRAINAGE TO PREVENT FLOODING OF PROPOSED STRUCTURES AND PERMIT IMPROVEMENTS SUCH AS SEPTIC SYSTEMS. DEVELOPER SHALL NOTIFY BUILDING DEPARTMENT OF ANY SPECIFIC CONDITIONS RELATING TO LOT DRAINAGE AND/OR FLOODING POTENTIAL.

ALL SILT BARRIERS MUST BE PLACED AS ACCEPTED PRACTICES DURING CLEARING. NO GRADING SHALL OCCUR UNTIL SILT BARRIER INSTALLATION IS COMPLETED. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR CITY OF ROME INSPECTOR. SILT BARRIERS SHALL BE MAINTAINED AND TREE PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. SILT BARRIERS MUST BE MAINTAINED AT ALL TIMES.

BEFORE STARTING WORK ON THE WATER AND SEWER SYSTEM, A PRE-CONSTRUCTION MEETING MUST BE HELD AT THE OFFICE OF THE WATER DEPARTMENT WITH THE OWNER/DEVELOPER, WATER CONTRACTOR, SEWER CONTRACTOR, AND STORM DRAINAGE AND GRADING CONTRACTORS.

ACCEPTED PLANS AND SUBSEQUENT ACCEPTED REVISIONS MUST BE PRESENT ON-SITE AT ALL TIMES.

ACCEPTANCE OF THESE PLANS AND ISSUANCE OF A LAND DISTURBANCE PERMIT BY THE CITY OF ROME CONSTITUTES APPROVAL FROM THE CITY OF ROME ENGINEERING DEPARTMENT ONLY. ACCEPTANCE OF THESE PLANS BY THE CITY DOES NOT RELIEVE PERMIT HOLDER OF THE REQUIREMENTS OF THE CITY OF ROME DEVELOPMENT DEPARTMENT OF ROME ZONING ORDINANCE, EROSION CONTROL ORDINANCE, OR ANY OTHER REGULATORY AGENCY.

THE LOCATION OF EROSION CONTROL DEVICES MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. THE OWNER/DEVELOPER'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DISTURBED AREAS AT VARIOUS STAGES OF CONSTRUCTION. DIFFICULTY IN CONTROLLING EROSION OR SEDIMENTATION DURING CONSTRUCTION SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY TO PROPERLY INSTALL, MAINTAIN OR MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL DEVICES. MEASURES ARE CORRECTED TO THE SATISFACTION OF THE CITY OF ROME INSPECTOR.

OWNER AGREES BY IMPLEMENTATION OF THESE PLANS THAT ALL LAND CLEARING, CONSTRUCTION, DEVELOPMENT AND DRAINAGE ACTIVITIES WILL BE DONE IN ACCORDANCE TO THESE ACCEPTED PLANS OR PREVIOUSLY ACCEPTED REVISIONS. OWNER ACKNOWLEDGES THAT ACCEPTANCE OF PLANS BY THE CITY OF ROME IN NO WAY RELIEVES OWNER OF RESPONSIBILITY NOT TO ADVERSELY AFFECT DOWNSTREAM PROPERTY REGARDING ANY LAND DISTURBING ACTIVITY, EROSION AND SEDIMENT CONTROL MEASURE AND/OR STORMWATER MANAGEMENT ACTIVITY DURING OR AFTER CONSTRUCTION. OWNER ACKNOWLEDGES THAT THE ACCEPTANCE OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING OR APPROVALS, WILL BE NECESSARY IF ANY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN ACCEPTANCE OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ANY AND ALL LAND DISTURBANCE PERMITS MAY BE REVOKED AT ANY TIME IF THE CONSTRUCTION OF PROJECT IS NOT IN STRICT ACCORDANCE WITH ACCEPTED PLANS.

IF ACTUAL SITE CONDITIONS VARY FROM ACCEPTED PLANS, IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF RECORD AND THE CITY OF ROME ZONING ADMINISTRATOR FOR ASSESSMENT OF CONDITION. PROJECT CONSTRUCTION MAY BE DELAYED DURING ASSESSMENT PERIOD.

OWNER/DEVELOPER IS RESPONSIBLE FOR MAINTAINING CONTROL OF SILT ON-SITE AT ALL TIMES. DEVELOPER IS ALSO RESPONSIBLE FOR CONTROL OF SILT THAT IS TRAVELING ON CITY RAV OR SUBDIVISION STREETS BY BUILDERS, CONTRACTORS, SUBCONTRACTORS, UTILITY COMPANIES OR ANY OTHERS DURING CONSTRUCTION UNTIL STREET HAS BEEN ACCEPTED BY CITY OF ROME DEPARTMENT.

THE BURYING OF CONSTRUCTION DEBRIS, CLEARED TREES AND SHRUBS, AND SIMILAR BY-PRODUCTS OF DEVELOPMENT IS STRICTLY PROHIBITED. ALL SOLID WASTE, DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION MUST BE PROPERLY DISPOSED OF IN THE FLOYD COUNTY LANDFILL.

LAND DISTURBING ACTIVITIES UNDER THE PERMIT MUST BEGIN WITHIN 120 DAYS AFTER ISSUANCE OF THE LAND DISTURBANCE PERMIT.

OWNER/DEVELOPER SHALL PROVIDE THAT OBLIGATIONS BE TRANSFERRED TO ALL SUCCESSORS AND ASSIGNS OF PROPERTY, AND SHALL ACCEPT RESPONSIBILITY FOR INFORMING SUCH SUCCESSORS AND ASSIGNS OF SAID OBLIGATIONS.

ALL EXISTING AND PROPOSED STORM DRAINAGE FEATURES AFFECTING THIS DEVELOPMENT HAVE BEEN EVALUATED AND/OR DESIGNED IN ACCORDANCE WITH CURRENT CITY OF ROME REQUIREMENTS AND WILL NOT ADVERSELY IMPACT ANY PROPOSED ON-SITE IMPROVEMENTS OR UPSTREAM OR DOWNSTREAM PROPERTY.

MAINTENANCE BOND EXECUTE AND RETURN ROAD IMPROVEMENT MAINTENANCE BOND TO ROAD DEPARTMENT FOR REQUIRED IMPROVEMENTS TO EXISTING CITY RIGHT-OF-WAY. CONTACT THE ROAD DEPARTMENT AT (706) 236-4466 WITH ANY QUESTIONS.

FINAL PLAT APPROVAL FROM THE WATER/SEWER, HEALTH DEPARTMENT, ROAD DEPARTMENT AND ANY OTHER APPLICABLE DEPARTMENTS ARE REQUIRED PRIOR TO FINAL PLAT RECORDING. THE OWNER/DEVELOPER IS RESPONSIBLE FOR OBTAINING SAID APPROVALS. RECORDING OF THE FINAL PLAT CONSTITUTES APPROVAL FROM THE CITY OF ROME ZONING DEPARTMENT ONLY. OTHER PERMITS, VARIANCES, APPROVALS, ETC. MAY BE REQUIRED TO ENSURE COMPLIANCE CONSISTENT WITH LAND DISTURBING ACTIVITIES.

DRAINAGE EASEMENTS WILL BE PROVIDED ALONG ALL CONCENTRATED DRAINAGE PATHS A MINIMUM WIDTH OF 20'. REQUIRED WIDTHS AND LOCATIONS WILL BE REFERENCED AND SHOWN ON FINAL PLAT. PROPOSED DRAINAGE DITCHES WILL BE PROVIDED WITH PRIVATELY OWNED EASEMENTS AND ARE TO BE MAINTAINED AND PROTECTED BY INDIVIDUAL LOT OWNERS. NOTICE OF SAME SHALL BE INCLUDED ON FINAL PLAT AND SUBSEQUENT DEEDS OF CONVEYANCE FROM THE DEVELOPER TO THE INDIVIDUAL LOT OWNERS. OPEN DRAINAGE DITCHES SHALL BE 4:1 SIDE SLOPES OR FLATTER AND FALL ENTIRELY WITHIN EASEMENT. RESIDENTIAL FENCES AND OTHER FLOW OBSTRUCTIONS ARE NOT ALLOWED WITHIN DRAINAGE EASEMENTS.

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the Rome-Floyd County Unified Land Development Code relative to the project approval having been fulfilled, approval is hereby granted by the Rome-Floyd County Building Inspection Department, subject to further compliance with all provisions of said Development Code.

Chief Building Inspector

Date _____

This Certificate of Project Approval shall expire 6 months from the date of approval if a development permit has not been issued or a development permit has been issued but development activity has not been commenced.

CONSTRUCTION EXIT GPS LOCATION: ⑦
LATITUDE: 34.279919 LONGITUDE: -85.141616

TOTAL SITE AREA = 16.20 ACRES
INITIAL DISTURBED AREA = 0.44 ACRES
TOTAL DISTURBED AREA = 0.44 ACRES

PROJECT NO.: 18090

DATE: 07-19-18

REVISIONS:	
XX/XX/XXXX	SUBMITTER TO
XX	

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GEORGIA 30120
PHONE: 770-387-0440 FAX: 770-607-5151

CITY OF ROME
FLOYD COUNTY JAIL TRAINING CENTER
LAND LOT(S) 193, 23rd DISTRICT, 3rd SECTION,
CITY OF ROME, FLOYD COUNTY, GEORGIA



GSWCC NO. 3422

SHEET TITLE:

COVER

DRAWING NO.:

C001