

SITE NOTES

1. ACREAGE OF SITE: 16.20 ACRES
2. ZONING - O-1 (OFFICE INSTITUTIONAL)
3. USE : TRAINING CENTER
4. BUILDING AREA: 5,921 S.F. (TOTAL)
5. MINIMUM FRONT YARD: 20 FT (MAJOR) 20 FT (MINOR)
6. MINIMUM SIDE YARD: 10 FT
7. MINIMUM REAR YARD: 25 FT
8. MAXIMUM BUILDING HEIGHT: 45 FT
9. MAX IMPERVIOUS SERVICE 80%: 16.20 ACRES / 0.35 ACRES = 46%(PROVIDED)
10. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE CITY SPECIFICATIONS.
11. DEVELOPER TO PROVIDE SIGNAGE TO MUTCD STANDARDS.
12. ON-SITE PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
13. THERE ARE NO STATE WATERS ON SITE.
14. THERE ARE NO WETLANDS ON SITE.
15. THERE ARE NO KNOW LANDFILLS ON SITE.
16. DOMESTIC WATER PROVIDED BY CITY OF ROME.
17. SANITARY SEWER PROVIDED BY CITY OF ROME.
18. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM LEWIS & ASSOCIATES LAND SURVEYING, LLC.

GRADING NOTES

BOUNDARY INFORMATION OBTAINED FROM SOUTHLAND ENGINEERING INC. TOPOGRAPHIC INFORMATION OBTAINED FROM SOUTHLAND ENGINEERING INC. AND BARTOW COUNTY GIS. EXISTING UTILITY LOCATIONS ARE SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL UTILITIES AND FOR COORDINATING HIS OPERATIONS WITH ALL UTILITIES WHICH CONFLICT WITH HIS WORK. STORM DRAIN LOCATIONS AND INVERTS ARE TO BE FIELD VERIFIED. DISCREPANCIES ARE TO BE ADDRESSED TO THE ENGINEER. STORM DRAIN GRADES ARE TO MATCH EXISTING WATERCOURSE GRADES UNLESS NOTED OTHERWISE. ALL STREAMS, TRIBUTARIES, WETLANDS, DITCHES, OR DRAINS SHOWN HEREON HAVE BEEN VERIFIED IN THE FIELD AND ARE IDENTIFIED AS EITHER "JURISDICTIONAL" OR "NON-JURISDICTIONAL".

UNDERCUTTING IS REQUIRED IN ALL AREAS WHERE MATERIAL IS DETERMINED TO BE UNSUITABLE (BY A REGISTERED GEOTECHNICAL ENGINEER) FOR STRUCTURAL BACKFILL MATERIAL. ALL TREES, STUMPS, ROOTS, DEBRIS, AND OTHERWISE DELETERIOUS MATERIAL MAY NOT BE BURIED OR DISPOSED OF ON SITE. ALL SLOPES SHALL BE 2:1 MAXIMUM, UNLESS SPECIFIED OTHERWISE OR WITH WRITTEN APPROVAL FROM THE ENGINEER. STRIP TOPSOIL AND VEGETATION FROM ALL WORK AREAS PRIOR TO GRADING. COMPACT FILL TO 95% STD PROCTOR DENSITY. COMPACT TOP 12" IN BLDG AREAS TO 100% SPD FOR AN AREA EXTENDING 10' BEYOND SLAB IN ALL DIRECTIONS. STOCKPILES TO BE COMPACTED TO 90% SPD IN TOP 2' TO PREVENT INFILTRATION OF MOISTURE.

EROSION & SEDIMENT CONTROL-NATURAL GAS FACILITY INSTALLATIONS

1. THE CITY OF ROME GAS SYSTEM WILL OR CAUSE TO PROVIDE AND APPLY STRAW OR HAY MULCH TO A DEPTH OF 6" OVER ALL AREAS DISTURBED SPECIFICALLY BY THE CONSTRUCTION OF THE NATURAL GAS FACILITIES WITHIN THE DEVELOPMENT PROVIDED NO FURTHER DISTURBANCE OF SUCH AREAS ARE PLANNED WITHIN 14 DAYS OF INITIAL DISTURBANCE.
2. THE DEVELOPER WILL OR CAUSE TO MAINTAIN OR RE-APPLY SUCH EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY OR REQUIRED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL EROSION AND SEDIMENT CONTROL REQUIREMENTS AFTER INITIAL APPLICATION AS REQUIRED BY #1 ABOVE.
3. THE DEVELOPER WILL OR CAUSE TO PROVIDE, INSTALL, MAINTAIN AND REMOVE ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY OR REQUIRED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL EROSION AND SEDIMENT CONTROL REQUIREMENTS WHICH MAY BE ASSOCIATED WITH THE CONSTRUCTION OF THE NATURAL GAS FACILITIES WITHIN THE DEVELOPMENT OTHER THAN #1 ABOVE.

STORM PIPE NOTES:

1. THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 1030D, LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GAUGE OF CORRUGATED STEEL PIPE OR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACKFILLING.
2. FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNULAR CORRUGATION AT THE END OF EACH CORRUGATED PIPE AROUND ITS ENTIRE CIRCUMFERENCE. MINIMUM BAND WIDTH SHALL EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNULAR CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS, THEIR NUMBER AND PLACEMENT.
3. CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL CATCH BASINS, DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES", LATEST EDITION.
5. HDPE PIPE SHALL BE ADVANCED DRAINAGE SYSTEMS, INC "N-12" SMOOTH INTERIOR DUAL WALL CORRUGATED PIPE OR APPROVED EQUAL GRANULAR BACKFILL TO TOP OF PIPE. WATERTIGHT BELL AND SPIGOT GASKETED JOINTS MUST BE PROVIDED
6. PIPE LENGTHS ARE SCALED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PIPE LENGTH PRIOR TO ORDERING PIPE AND PRIOR TO CONSTRUCTION.
7. COMPACT ALL FILL AREAS ABOVE AND UNDER PIPE TO MIN. 98% STD. PROCTOR.
8. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM BACK FILL MATERIALS.

UTILITY DISCLAIMER:

INFORMATION REGARDING THE PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON IS BASED ON INFORMATION READILY AVAILABLE AT THE TIME OF PLAN PREPARATION. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE TAKEN INTO CONSIDERATION BY THOSE USING THIS DOCUMENT. THE LOCATION AND DISPOSITION OF UTILITIES SHOWN MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AFFECTED BY HIS WORK PRIOR TO BEGINNING ANY CONSTRUCTION OR LAND DISTURBANCE.

GENERAL CONSTRUCITON NOTES


1. ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE UTILITIES FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION WORK BEGINS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF EMERSON REGULATIONS AND CODES OF O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
4. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR MAP ENGINEERS, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
7. FOR EXACT BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL REFER TO THE PLUMBING / MECHANICAL PLANS FOR LOCATION & SIZE OF ROOF DRAINAGE, GAS ELECTRICAL, SANITARY SEWER & WATER SYSTEM SERVICE LINE CONNECTIONS. MOST SERVICE CONNECTIONS BEGIN 5' FROM BUILDING FACE.
10. A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGNAL OR LIGHT POLE.
11. THE CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT.
12. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OR NOT TOOL.
13. THE CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. THE CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENTS AS NECESSARY AND AS DIRECTED BY THE INSPECTOR TO ENSURE POSITIVE DRAINAGE (TYPICAL AT INTERSECTIONS).
14. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS. REFER TO THE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION.
15. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC AND OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS.
16. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
17. PROPOSED CONTOUR INTERSECTIONS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADE.
18. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. NO SEPARATE PAYMENT WILL BE MADE AT ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
19. EXCESS EARTH CUT MATERIAL, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED TO BE PLACED ON SITE BY THE OWNER'S REPRESENTATIVE.
20. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT RECONSTRUCTION TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY. THE TESTING AGENCY SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, AND THE OWNER'S REPRESENTATIVE. TESTING AGENCY SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.

PROJECT NO.: 18090
 DATE: 07-19-18

REVISIONS:	SUBMITTER TO:
XX/XX/XXXX	
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:
SITE NOTES
 DRAWING NO.:
C100

Order Plans @ WWW.WDOnline.com

