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L1.3	CODE MINIMUM LANDSCAPE PLAN
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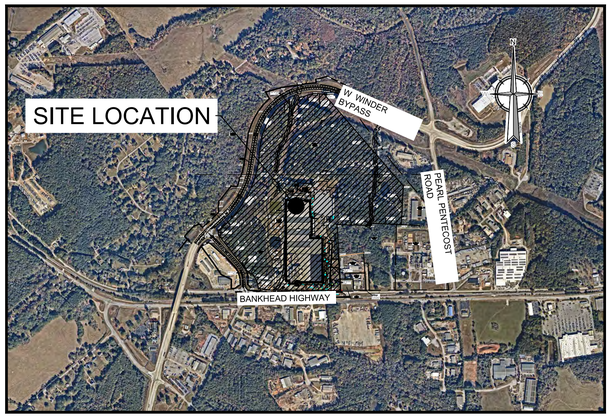
WND7-A-205	PARTIAL EXTERIOR ELEVATIONS

Plotted By: Brant Aden@Aden, Brant on 2026-04-14 - 4:56:25pm
C:\Civil 3D Projects\2024\013910\Engineering\Plan Sets\Submittal Plans\C-000 Cover Sheet.dwg

SITE DEVELOPMENT PLANS
FOR
CLIMATE PRO EXPANSION
713 BANKHEAD HWY, CITY OF WINDER
BARROW COUNTY, GEORGIA 30680



VICINITY MAP

SOURCE: GEOLOCATION

1000 0 1000

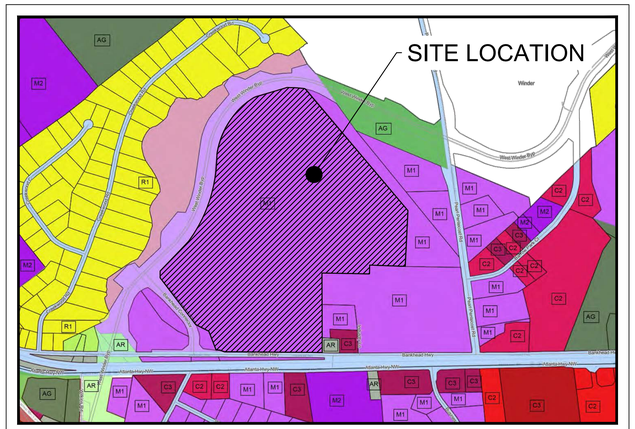
SCALE : 1" = 1000'

FIRMETTE MAP

SOURCE: FEMA FLOOD MAP CENTER

1500 0 1500

SCALE : 1" = 1500'

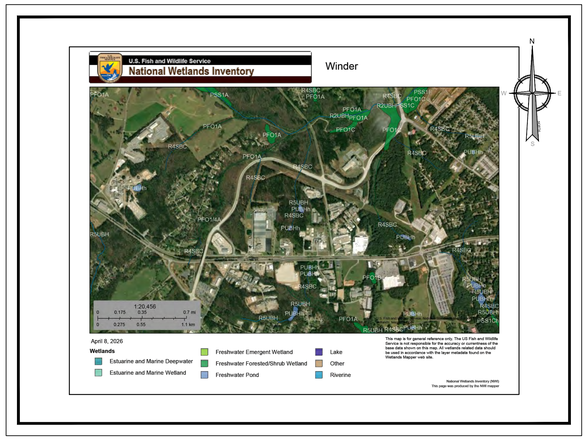


ZONING MAP

SOURCE: BARROW COUNTY GIS

1000 0 1000

SCALE : 1" = 1000'



WETLANDS MAP

SOURCE: U.S. FISH AND WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY

1500 0 1500

SCALE : 1" = 1500'

OWNER'S CERTICIATION

As the owner of this land, as shown on this [preliminary plat] [site plan], or as his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: _____
[Owner][Agent] (name): _____
Signed: _____

HEALTH DEPARTMENT CERTICIATION

The lots shown have been reviewed by the Barrow County Health Department and are approved for preliminary subdivision site work only.

Dated this ____ Day of _____ 20____
By: _____
Title: _____

DESIGN PROFESSIONAL CERTICIATION

It is hereby certified that the [preliminary plat] [site plan] was prepared using a survey of the property prepared by _____, RLS, and dated _____; and further that the proposed [subdivision] [development] meets all requirements of the Barrow County Unified Development Code, as applicable to the property.

By (name): BRANT ADEN
Signed: _____
Registered Design Professional No. 029544
Address: 1305 MALL OF GEORGIA BLVD, SUITE 120, BUFORD, GA 30519
Telephone Number: (877) 627-377
Date: 07/29/2026

Wetlands Certification

The design professional whose seal appears hereon certifies the following: (1) the National Wetlands Inventory Map has been consulted; (2) I have visited the site to identify wetlands; (3) the plan sheet to which this Certification is affixed

☒ DOES ☐ DOES NOT

Indicate wetlands as shown on the National Wetlands Inventory map or identified by me; and (4) if wetlands are indicated the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of Permission has been obtained.

CERTICIATION OF PROJECT APPROVAL

All applicable requirements of the Barrow County Unified Development Code relative to Project Approval having been fulfilled, approval of this the [preliminary plat] [site plan] is hereby granted by the Barrow County Director of Planning, subject to further compliance with all provisions of said Development Code.

_____
Director of Planning (or designee)
Date: 07/29/2026

This approval does not constitute approval of a development permit or of a Final Subdivision Plat. This Certificate of Project Approval shall expire 12 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 commenced.

GENERAL INFORMATION

SITE DATA

PROPERTY OWNER:
JOHNS MANVILLE PRODUCTS C/O RYAN & COMPANY
13155 NOEL RD
DALLAS, TX 75240
(770) 867-4571

PROPERTY LOCATION:
713 BANKHEAD HWY
WINDER, GA 30680
CITY OF WINDER
BARROW COUNTY

PROPERTY PARCEL I.D. NUMBER:
TAX ID: 050 059

OWNER/DEED REFERENCE:
OWNER: JOHNS MANVILLE PRODUCTS C/O RYAN & COMPANY
DEED BOOK 569 PAGE 394

FLOOD ZONE:
1. THIS PROPERTY LIES IN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE COUNTY OF BARROW COUNTY, GA, PANEL 110 OF 175 COMMUNITY PANEL NUMBER 13013C0110D, AND LAST REVISED DECEMBER 1ST, 2022 AND LIES WITHIN FLOOD ZONE A (WITHOUT BASE FLOOD ELEVATION).
2. OUTSIDE THE SCOPE OF THE PROJECT LIES ZONE A. ZONE A DOES NOT HAVE A BASE FLOOD ELEVATION.

SURVEY NOTE:
COLLIERS ENGINEERING AND DESIGN DOES NOT WARRANTY PROPERTY BOUNDARY SHOWN. PROPERTY BOUNDARY PER RETRACEMENT AND TOPOGRAPHIC SURVEY FOR JOHNS MANVILLE INC., PREPARED BY CARTER ENGINEERING CONSULTANTS, INC., DATED 4/9/2025.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

NOTES:
1. SITE IS LOCATED IN THE M-1 (LIGHT INDUSTRIAL) FOR INDUSTRIAL USE IN AND SHALL MEET REQUIREMENTS PER BARROW COUNTY UNIFIED DEVELOPMENT CODE.
2. SITE IS LOCATED IN THE HCO (HIGHWAY CORRIDOR OVERLAY) ALONG BANKHEAD HIGHWAY AND SHALL MEET OVERLAY REQUIREMENTS PER BARROW COUNTY UNIFIED DEVELOPMENT CODE.
3. SIDEWALK SHALL BE CONCRETE, MINIMUM OF 5 FT. WIDE AND INSTALLED ON COMPACTED SOIL. CONCRETE SHALL BE CLASS "A" (GDOT) AND HAVE A STRENGTH OF 3,000 PSI AT 28 DAYS. THE AREA BETWEEN THE CURB AND SIDEWALK SHALL BE SODDED.
4. CONSTRUCTION FOR THIS PROJECT WILL OCCUR IN SINGLE-PHASE.
5. BASED ON THE HYDROLOGIC ATLAS 18, THE SITE IS WIHTIN THE LOWER POLLUTION SUSCEPTIBILITY ZONE.
6. THIS SITE DOES NOT CONTAIN ANY CONSERVATION AREAS.
7. PROPERTY IS LOCATED WITHIN THE WINDER CEDAR CREEK RESERVOIR SMALL WATERSHED - OCONEE WATERSHED.
8. TOTAL DISTURBED AREA OF THE PROJECT IS: 18.28 ACRES.

CODE REFERENCES:
1. 2025 BARROW COUNTY UNIFIED DEVELOPMENT CODE
2. 2010 ADA STANDARD FOR ACCESSIBLE DESIGN

UTILITY NOTE:
1. A SUBSURFACE UTILITY INVESTIGATION WAS NOT PERFORMED BY COLLIERS ENGINEERING & DESIGN. UTILITY INFORMATION SHOWN, IF ANY, IS PROVIDED FOR DESIGN PURPOSES ONLY. STATE 811 MUST BE CONTACTED PRIOR TO ANY EXCAVATION (800-282-7411).

WETLAND CERTIFICATION :
1. THERE ARE NO WETLANDS WITHIN THE DISTURBED AREA OF THE PROPERTY. R4SBC TRIBUTARIES ARE NOT TO BE DISTURBED AS A RESULT OF THE PROPOSED DEVELOPMENT SINCE THEY ARE LOCATED OUTSIDE OF THE LIMIT OF DISTURBANCE.

MAP REFERENCES

TOPOGRAPHIC SURVEY:
ALL DISTANCES, BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (US SURVEY FOOT) AND IS RELATIVE TO NAD83 AND DECIMALS THEREOF REPRESENT HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. AREA COMPUTATION BY COORDINATE METHOD.

PROFESSIONAL TEAM

CIVIL ENGINEER:
COLLIERS ENGINEERING & DESIGN, INC.
1305 MALL OF GEORGIA BLVD, SUITE 120
BUFORD, GA 30519
CONTACT: BRANT ADEN, PE
EMAIL: BRANT.ADEN@COLLIERSENG.COM
PHONE: (877) 627-377

SURVEYOR:
COLLIERS ENGINEERING & DESIGN, INC.
1305 MALL OF GEORGIA BLVD, SUITE 120
BUFORD, GA 30519
CONTACT: STEVEN M. HARDY
EMAIL: STEVE.HARDY@COLLIERSENG.COM
PHONE: (678) 804-4391

DEVELOPER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE: (303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

UTILITY COMPANIES AND AGENCIES

WATER & SEWER:
BARROW COUNTY UTILITIES
59 LEE ST, WINDER, GA 30680
TEL: (770) 307-3014

FIRE
BARROW COUNTY FIRE DEPARMENT
222 PLEASANT HILL CHURCH RD NE, WINDER, GA 30680
TEL: (770) 307-2987

ENVIRONMENTAL HEALTH
BARROW COUNTY ENVIRONMENTAL HEALTH
63 LEE ST, WINDER, GA 30680
TEL: (770) 307-3502

GAS SERVICE:
WINDER GAS DEPARTMENT
138 SWEETWATER TRAIL, WINDER, GA 30680
TEL: (770) 867-7629

NATIONAL RESPONSE CENTER (NRC):
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
59 LEE ST, WINDER, GA 30680
TEL: 1 (800) 424-8802

ELECTRIC SERVICE:
GEORGIA POWER
241 RALPH MCGILL BLVD NE,
ATLANTA, GA 30308
TEL: (888) 655 - 5888

RECORDED DEED NAMES OF ADJOINING PROPERTY OWNERS

ADDRESS: 16 INDUSTRY LANE
PARCEL #: 050 056
OWNER: ADAIR CLARKE W AND ADAIR ROSS C
16 INDUSTRY LANE, WINDER, GA 30680

ADDRESS: BANKHEAD HWY
PARCEL #: 050 058
OWNER:CITY OF WINDER
PO BOX 566 WINDER, GA 30680

ADDRESS: 681 BANKHEAD HWY
PARCEL #: 050 057
OWNER: ADAIR CLARKE W AND ADAIR ROSS C
16 INDUSTRY LANE, WINDER, GA 30680

ADDRESS: 44 PEARL PENTECOST RD
PARCEL #: 050 054
OWNER: JUNG DEREK W AND JUNG SHARON H
152 TAURUS AVE OAKLAND, CA 94611

ADDRESS: BANKHEAD HWY
PARCEL #: 050 060A
OWNER:
JOHNS MANVILLE INTERN INC C/O RYAN & CO
13155 NOEL RD, PROPERTY LB71,
DALLAS, TX 75240

Colliers
Engineering & Design

www.colliersengineering.com

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

811 — PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
COVER SHEET

DRAWING NUMBER:
C-000

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL NOTES:

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED ON SURVEY INFORMATION PROVIDED BY COLLIERS ENGINEERING & DESIGN, AND DATED 12/26/2025. CONTRACTOR TO VERIFY AS-BUILT CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER ON RECORD IF ANY DISCREPANCIES OCCUR.
3. COLLIERS ENGINEERING AND DESIGN DOES NOT WARRANTY PROPERTY BOUNDARY SHOWN. PROPERTY BOUNDARY PER RETRACEMENT AND TOPOGRAPHIC SURVEY FOR JOHNS MANVILLE INC., PREPARED BY CARTER ENGINEERING CONSULTANTS, INC., DATED 4/9/2025.
4. THIS SITE DOES NOT CONTAIN ANY CONSERVATION AREAS.
5. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
6. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE GA UTILITY PROTECTION SERVICES, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF GA UNDERGROUND PROTECTION, INC.
7. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
8. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNERS REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
9. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
10. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
11. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
12. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE CITY OF WINDER, BARROW COUNTY, AND GAEPD FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. GENERAL CONTRACTOR TO CONTACT OWNERS ENVIRONMENTAL DEPARTMENT FOR ANY ADDITIONAL OWNER RELATED REQUIREMENTS.
13. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE CITY OF WINDER, BARROW COUNTY & GAEPD.
14. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE AT FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE CITY OF WINDER, BARROW COUNTY REQUIREMENTS AND GAEPD EROSION CONTROL MANUAL.
15. ITEM NUMBERS REFER TO THE GA DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF BARROW COUNTY.
16. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
17. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
18. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
19. ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO FINAL GRADE AS REQUIRED .
20. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
21. ALL STANDARD PARKING SPACES ARE SIZED AS REQUIRED BY BARROW COUNTY.
22. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE GA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
23. ALL STOP BARS, CROSS WALKS, AND REGULATORY PAVEMENT MARKINGS MUST BE THERMO.

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING NEWLY CONSTRUCTED AND EXISTING UTILITIES. HE SHALL NOTIFY THE OWNERS OF PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING PLANTING OPERATIONS.
2. GENERAL CONTRACTOR SHALL ERECT TREE PROTECTION FENCING. FENCING SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO BEGINNING. CONTRACTOR SHALL MAINTAIN FENCING THROUGHOUT THE DURATION OF PROJECT.
3. PLANT MATERIAL SHALL MEET OR EXCEED SPECIFICATIONS AND SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK BOOK, THE CONTRACTOR SHALL GUARANTEE THAT THE MATERIAL INSTALLED ON SITE IS IN FACT THE MATERIAL THAT WAS SPECIFIED BY THE LANDSCAPE ARCHITECT OR ENGINEER. ANY CHANGES IN SPECIES SPECIFIED SHALL BE SUBMITTED IN WRITING TO, AND APPROVED/REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
4. IN THE EVENT ANY ERROR(S) ARE FOUND ON THESE DRAWINGS OR OUT IN THE FIELD THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH WORK. SHOULD THE CONTRACTOR FAIL TO CONTACT THE LANDSCAPE ARCHITECT OR ENGINEER, HE/SHE WILL BE RESPONSIBLE FOR THE COST OF ANY CORRECTION TO BE MADE.
5. ALL WORK SHALL BE PERFORMED BY FULLY QUALIFIED PLANTSMEN, USE GOOD HORTICULTURAL PRACTICES TO KEEP ALL PLANTS AND PLANT MATERIAL INSTALLED IN A LIVING, HEALTHY CONDITION UP TO THE DATE FOR TERMINATION OF THE CONTRACTOR'S RESPONSIBILITY FOR CARE.
6. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND. WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR ENGINEER.
7. THE OPTIMUM TIME FOR PLANTING IS FROM OCTOBER 1ST TO APRIL 1ST. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR ENGINEER.
8. THE CONTRACTOR SHALL SUBMIT CUT SHEETS TO THE LANDSCAPE ARCHITECT OR ENGINEER REGARDING ALL PLANTING MATERIALS, SEEDING, SOD, STEEL EDGING, WEED CONTROL MATTING, FERTILIZERS, LIMES, CHEMICALS TO BE APPLIED ON SITE AND ANY OTHER ITEM(S) RELATED TO THE LANDSCAPE OF THE SITE FOR APPROVAL PRIOR TO INSTALLATION ON SITE.
9. ALL CONTRACTORS APPLYING CHEMICALS ON SITES SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT OR ENGINEER.
10. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO INSTALLATION. GIVE LANDSCAPE ARCHITECT OR ENGINEER 24 HOURS NOTICE PRIOR TO INSPECTION.
11. PLANTING BED SHALL BE CLEARED OF ROCK, GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
12. FERTILIZE ALL PLANT MATERIAL AT INSTALLATION WITH PETER'S SLOW RELEASE 20-20-20 OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT OR ENGINEER. APPLY PER MANUFACTURERS RECOMMENDATIONS OR APPLY 15 POUNDS PER 1,000 SQUARE FEET APPLY FERTILIZER BEFORE MULCHING.
13. ALL DISTURBED AREAS NOT OTHERWISE SEEDED OR PLANTED SHALL BE SODDED AS DIRECTED BY THE LANDSCAPE ARCHITECT, OR ENGINEER.
14. PLANTING BEDS SHALL HAVE A 4-INCH SHREDDED HARDWOOD BARK MULCH IN ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
15. ALL PLANTED AREAS SHALL BE TREATED WITH A WATER SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
16. APPLY TWO POUNDS ACTUAL NITROGEN (IN SLOW RELEASE FORM) PER 1,000 SQUARE FEET TO ALL SHRUB AND TREE PLANTINGS BEFORE LAYING MULCH.
17. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL AND LAWNS UNTIL THE PROJECT IS ACCEPTED BY THE LANDSCAPE ARCHITECT OR ENGINEER, UNLESS OTHERWISE SPECIFIED.
18. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE CALENDAR YEAR FROM THE DATE THE PROJECT IS ACCEPTED.
19. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT OR ENGINEER RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE, OR ON THE JOB SITE.
20. THE CONTRACTOR SHALL TEST ALL PITS FOR DRAINAGE ANY TREE PIT THAT HOLDS WATER FOR MORE THAN 24 HOURS SHALL BE INSTALLED WITH TREE PIT DRAINAGE. DRAINAGE OF ALL PLANTING PITS AND BEDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. ALL TREES AND SHRUBS SHALL BE INSTALLED ACCORDING TO THE DETAILS LOCATED IN THIS PLAN SET.
22. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER.
23. NO CHANGES TO ANY ASPECT OF THIS DEVELOPMENT PLAN, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, GRADING, ARCHITECTURAL DESIGN, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF BARROW COUNTY.
24. THE APPLICANT HEREBY OFFERS AND CONSENTS TO INCLUSION OF ALL IMPROVEMENTS AND COMMITMENTS SHOWN ON THIS DEVELOPMENT PLAN.
25. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED WITH THIS DEVELOPMENT PLAN.

DEMOLITION NOTES:

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, AND WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
3. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF WINDER STANDARDS - OR - IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
5. PROTECTION OF EXISTING TREES AND VEGETATION. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED.
9. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIATING DEMOLITION ACTIVITIES
10. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED OR ANTICIPATED. IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH GA DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
16. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY, AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE AVAILABLE. ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
17. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
18. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

PLANTING NOTES

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR ENGINEER. CHANGES IN PLANT MATERIAL MAY REQUIRE RE-APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE-APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT OR ENGINEER.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE. BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANT SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z-60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE. REFER TO THE WRITTEN SPECIFICATIONS.
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER, AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. ALL TREES 2-INCH CALIPER AND LARGER SHALL BE STAKED AND GUYED AS SPECIFIED. STAKE AND GUY MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR 12 MONTHS AFTER FINAL ACCEPTANCE.
7. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESE SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS.
8. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S OR ENGINEER'S APPROVAL.
9. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT OR ENGINEER SHALL APPROVE ALL STAKED LOCATIONS PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO APPROVAL BY THE LANDSCAPE ARCHITECT OR ENGINEER ARE SUBJECT TO REJECTION AND/ OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
10. PRE-EMERGENT HERBICIDES, TREFLAN OR EPTAM, SHALL BE APPLIED TO ALL PLANTING BEDS. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
11. APPLY ROOT STIMULATOR, CONTAINING MYCORRHIZAE, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO USE.
12. SEEDING: EVENLY APPLY THE TEMPORARY/PERMANENT SEED MIXTURES USING HYDROSEEDING, BROADCAST, OR DRILL SEEDING METHODS THAT PLANT SEED LESS THAN ¼-INCH BELOW THE GROUND SURFACE. APPLY LEGUME SEED INOCULANTS SPECIFICALLY MADE FOR THE LEGUME SEED TYPE BEING APPLIED AT FIVE TIMES THE MANUFACTURER'S RECOMMENDED RATE. USE NO SEED OR INOCULANT THAT HAS BEEN IMPROPERLY STORED, EXPIRED, OR SEED OLDER THAN 9 MONTHS FROM THE SEED TEST DATE. IF HYDROSEEDING METHODS ARE USED SEED, INOCULANTS, FERTILIZERS, AND POLYMER TACKIFIER/SOIL STABILIZER MAY BE APPLIED IN ONE APPLICATION, PROVIDED THAT SEED AND INOCULANTS ARE NOT HELD IN A SLURRY WITH FERTILIZERS FOR MORE THAN ONE HOUR.
13. ALL DISTURBED AREAS THAT DO NOT RECEIVE MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADED TO TRANSITION SMOOTHLY INTO ADJACENT GRADES AND RECEIVE THE FOLLOWING PERMANENT SEED MIX IF NO OTHER PERMANENT SEED MIX IS PROVIDED: PERMANENT SEED MIX SHALL MATCH THE EXISTING LAWN TYPE AND CONSIST OF A MINIMUM 4 NAMED VARIETIES OF EACH SEED TYPE. SUBMIT THE SEED MIX TO THE LANDSCAPE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO SEEDING.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE (1) YEAR BEGINNING UPON THE WRITTEN DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE FOR OCCUPANCY PERMIT.
15. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON-SITE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
16. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1-INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
17. ALL TREE, SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, SHREDDED HARDWOOD BARK.
18. THE TYPICAL PLANTING SOIL BACKFILL MIX FOR BEDS AND PLANT BACKFILL SHALL CONSIST OF THE FOLLOWING: 2/3 SITE SOIL 1/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS): 2 PARTS HUMUS AND OR PEAT, 1 PART COARSE RIVER SAND, 1 PART STERILIZED COMPOSTED COW MANURE COMMERCIAL FERTILIZER, AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT. COMPLETELY BLEND MASS ALL SOIL MIX PRIOR TO PLACEMENT.

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING UTILITY SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (3,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED,
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH BARROW COUNTY. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS AREA, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, AND LANDSCAPING.

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
2. OWNER SHALL CONSULT WITH A PROFESSIONAL GEOTECHNICAL ENGINEER AND OBTAIN A GEOTECHNICAL SOIL REPORT PRIOR TO ANY LAND DISTURBANCE ACTIVITY. OWNER SHALL PROVIDE THE GEOTECHNICAL REPORT TO THE CONTRACTOR, AND SHALL CONSULT WITH THE ENGINEER ON RECORD IF OWNER PROVIDED GEOTECHNICAL REPORT WARRANTS A DESIGN CHANGE.
3. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
4. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6-IN MINIMUM).
6. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2.00% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
7. ALL SLOPES IN NON-PAVED AREAS SHALL BE 2:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
8. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL

RESERVED FOR CLERK OF SUPERIOR COURT

SITE DATA

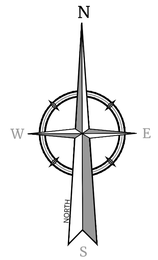
CLIENT:	JOHNS MANVILLE PRODUCTS
SURVEYOR:	COLLIERS ENGINEERING & DESIGN 1305 MALL OF GEORGIA BOULEVARD SUITE 120 BUFORD, GEORGIA 30519 Office: 678.288.4491 colliersengineering.com
PARCEL ID:	XX050 059
SITE ADDRESS:	713 BANKHEAD HIGHWAY WINDER, GA 30680

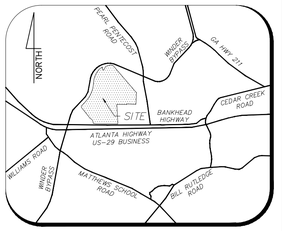
TECHNICAL DATA

DATE OF SURVEY:	APRIL 30, 2026
EQUIPMENT USED:	TRIMBLE S7
ANGULAR ERROR:	00"00'01"±
PRECISION:	1: 294,318
TYPE OF ADJUSTMENT:	COMPASS RULE

AREA

132.95 ACRES
(5,791,204 SQ.FT.)
ZONING: M-1
(TAKEN FROM COUNTY RECORDS)



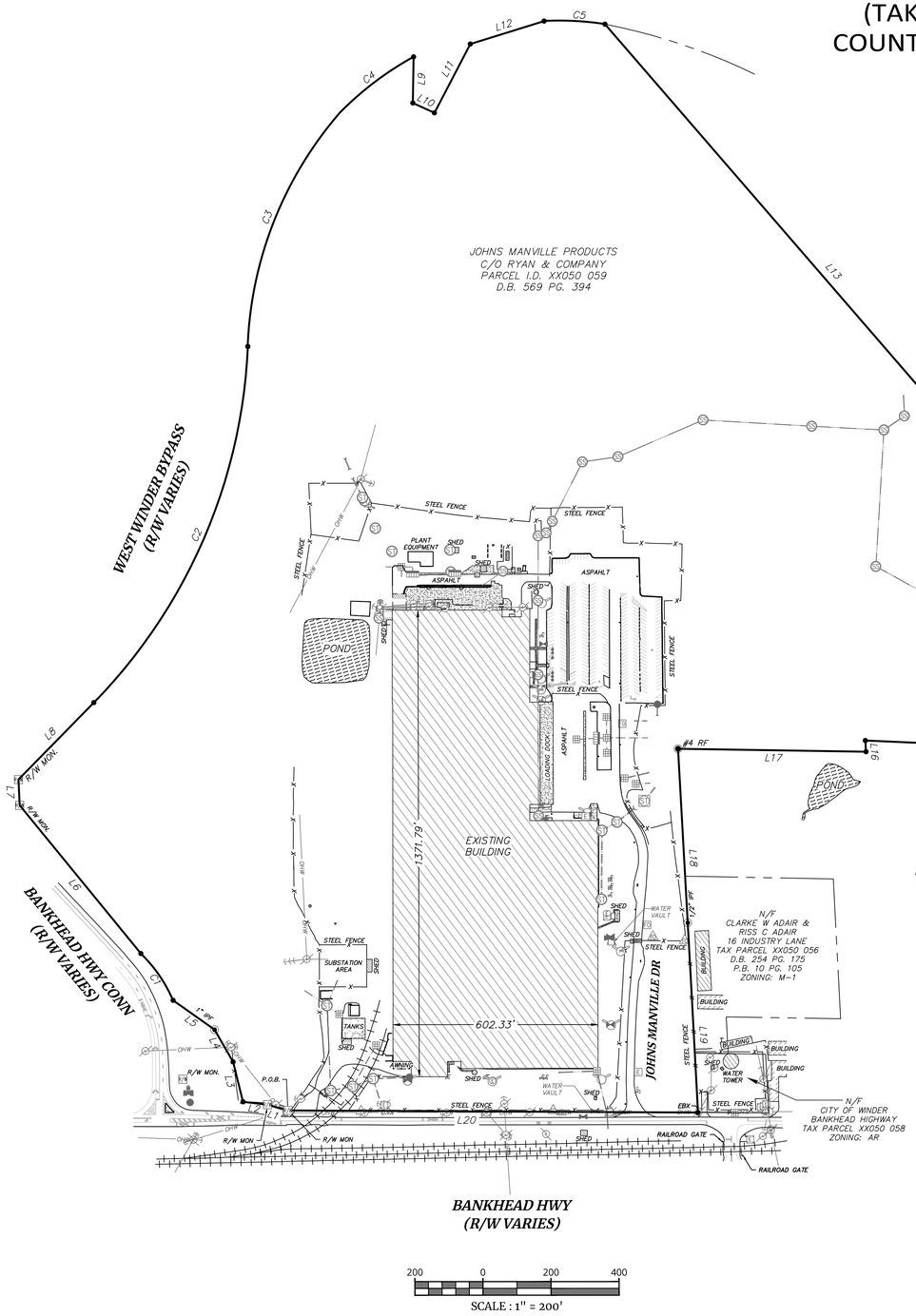


LOCATION MAP

NOT TO SCALE

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N73°59'25"W	62.42'
L2	N83°35'43"W	72.26'
L3	N13°55'00"W	121.14'
L4	N29°53'34"W	109.34'
L5	N54°42'25"W	149.19'
L6	N39°15'23"W	562.87'
L7	N02°37'41"W	75.89'
L8	N44°26'16"E	316.46'
L9	S00°54'59"W	135.67'
L10	S65°31'42"E	69.63'
L11	N27°31'54"E	228.07'
L12	N72°44'13"E	227.09'
L13	S40°50'12"E	1979.46'
L14	S03°04'00"W	631.27'
L15	N87°28'33"W	496.17'
L16	S03°34'01"E	32.98'
L17	N89°06'39"W	552.34'
L18	S03°10'24"E	696.90'
L19	S03°04'19"E	374.05'
L20	N89°42'47"W	1205.17'

CURVE DATA				
SEGMENT	RADIUS	LENGTH	CHORD	CHD. DISTANCE
C1	416.62'	168.24'	N34°33'23"W	167.10'
C2	1594.38'	1166.61'	N23°21'57"E	1140.76'
C3	1112.61'	758.13'	N21°38'42"E	743.55'
C4	933.71'	267.44'	N52°59'30"E	266.53'
C5	896.00'	179.47'	S87°03'53"E	179.17'



LEGEND

- ADJOINING PROPERTY LINE
- CURBING
- FENCE OTHER
- OVERHEAD WIRE — OHW
- PROPERTY LINE SURVEYED
- RAIL ROAD TRACKS
- STEEL FENCE — X — X
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- WALL
- CURB INLET
- DOUBLE WING CATCH BASIN
- DROP INLET
- ELECTRICAL BOX
- ELECTRICAL MARKER
- ELECTRICAL METER
- FIBER OPTIC HAND HOLE
- FIBER OPTIC PEDESTAL
- FIRE DEPARTMENT HOOK UP
- FIRE HYDRANT
- GAS VALVE
- GUY ANCHOR
- IRON PIPE FOUND
- LIGHT POLE
- OUTLET CONTROL STRUCTURE
- POST INDICATOR VALVE
- POWER POLE
- R/W MONUMENT FOUND
- REBAR FOUND
- SANITARY CLEANOUT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER VALVE MARKER

NOTES:

COLLIERS ENGINEERING AND DESIGN DOES NOT WARRANTY PROPERTY BOUNDARY SHOWN. PROPERTY BOUNDARY PER RETRACEMENT AND TOPOGRAPHIC SURVEY FOR JOHNS MANVILLE INC., PREPARED BY CARTER ENGINEERING CONSULTANTS, INC., DATED 4/9/2025.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

THIS TRACT OF LAND LIES WITHIN ZONE A (AREA WITH A 1% ANNUAL CHANCE OF FLOODING) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13013C0110D, EFFECTIVE DECEMBER 1, 2022

FIELDWORK WAS COMPLETED ON DECEMBER 16, 2025.

BOUNDARY INFORMATION WAS TAKEN FROM OTHERS.
COLLIERS ENGINEERING & DESIGN DID NOT COMPLETE A FIELD RUN SURVEY OF THE SITE.

THE SURVEYOR WAS NOT PROVIDED WITH A CURRENT TITLE COMMITMENT AT THE TIME OF SURVEY. THE SURVEYOR IS NOT AWARE OF ANY POTENTIAL EASEMENTS OR EXCEPTIONS TO TITLE THAT MAY AFFECT THE SITE.

ALL IMPROVEMENTS NOT SHOWN.

THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON GEORGIA GRID WEST ZONE, STATE PLANE COORDINATE SYSTEM. THE GEODETIC REFERENCE SYSTEM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DISTANCES ARE IN U.S. FEET. COORDINATE VALUES WERE DETERMINED BY GPS METHODS USING A TRIMBLE R10 AND REFERENCED TO VRS NETWORK.

SURVEYOR: COLLIERS ENGINEERING & DESIGN
1305 MALL OF GEORGIA BOULEVARD, SUITE 120
BUFORD, GEORGIA 30519
OFFICE: 678.288.4491

CLIENT: JOHNS MANVILLE PRODUCTS

GEORGIA CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HERON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYED IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Steve Hardy
Steve M. Hardy
Georgia Professional Land Surveyor No. 2662

GEORGIA REGISTERED 3/1/30 No. 2662 PROFESSIONAL LAND SURVEYOR Steven M. Hardy

Colliers
Engineering & Design
LSF No. 001176
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Doing Business as MASER CONSULTING

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

BOUNDARY SURVEY

FOR

JOHNS MANVILLE PRODUCTS

243RD G.M.D.
BARROW COUNTY, GEORGIA

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

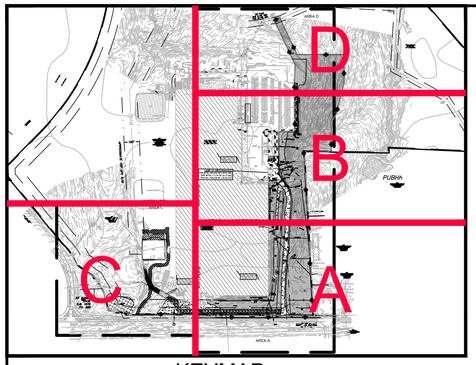
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1" = 200'	04/30/2026	AGW	SMH
PROJECT NUMBER:	DRAWING NAME:		
24013801A	V-BASE		

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
C-002-SURV

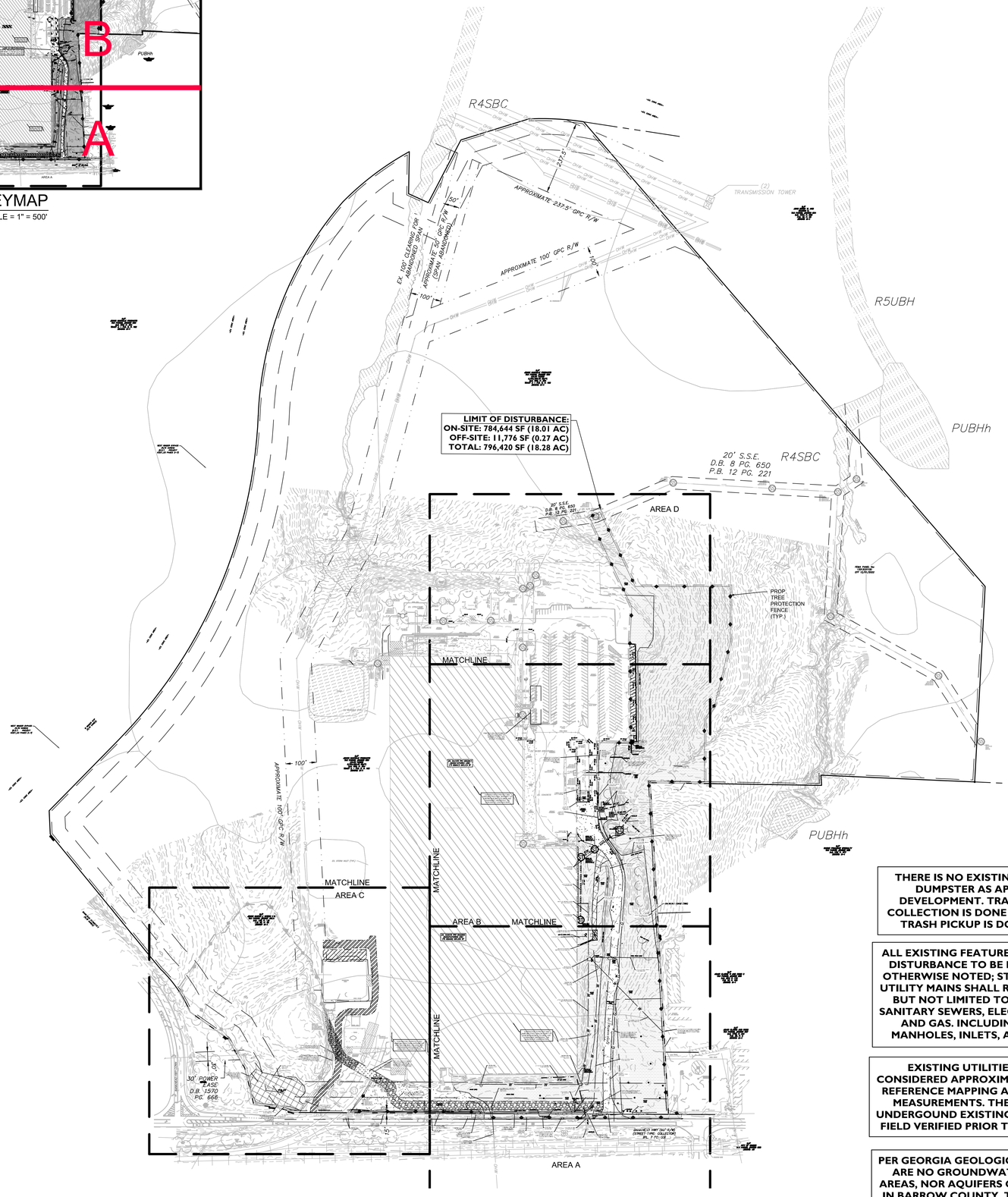
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\24013801\C\Survey\Plan\V-BASE.dwg\BOUNDARY By: ANDREW WOMACK



KEYMAP

SCALE = 1" = 500'



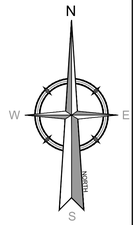
REFER TO SHEETS C-100 TO C-104 FOR EXISTING CONTOUR LABELS

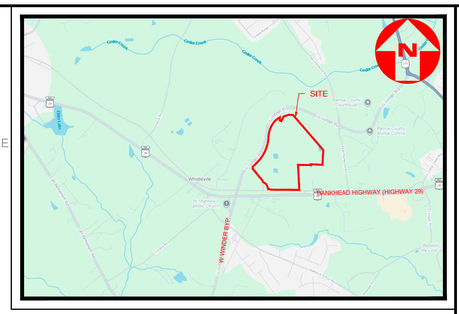
THERE IS NO EXISTING OR PROPOSED DUMPSTER AS APART OF THIS DEVELOPMENT. TRASH AND WASTE COLLECTION IS DONE INTERNALLY AND TRASH PICKUP IS DONE PRIVATELY.

ALL EXISTING FEATURES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED; STREET LIGHTS, AND UTILITY MAINS SHALL REMAIN INCLUDING, BUT NOT LIMITED TO STORM SEWERS, SANITARY SEWERS, ELECTRIC, TELEPHONE, AND GAS. INCLUDING ASSOCIATED MANHOLES, INLETS, AND VALVES, ETC.

EXISTING UTILITIES SHOWN ARE CONSIDERED APPROXIMATE AND BASED ON REFERENCE MAPPING AND SURFACE FIELD MEASUREMENTS. THE EXTENT OF THE UNDERGOUND EXISTING UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PER GEORGIA GEOLOGIC SURVEY, THERE ARE NO GROUNDWATER RECHARGE AREAS, NOR AQUIFERS ON PROJECT SITE. IN BARROW COUNTY, THERE ARE ONLY PROBABLE AREAS OF THICK SOILS AND PER THE GEORGIA GEOLOGIC SURVEY, THERE ARE NO AQUIFERS OR DEFINED GROUNDWATER RECHARGE AREAS.





VICINITY MAP
NOT TO SCALE

SITE DATA

THIS PLAN SET REFERENCES A SURVEY BY:	COLLIERS ENGINEERING & DESIGN 1305 MALL OF GEORGIA BOULEVARD, SUITE 120, BUFORD, GA 30519
ENTITLED:	"TOPOGRAPHIC MAP" JOHN MANVILLE, INC. 3225 CANTON HWY, CUMMING, FORSYTH, GA
DATED:	12/26/2025

EXISTING CONDITIONS/DEMOLITION NOTES:

1. UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-282-7411 TO ORDER UTILITY MARK-OUTS AT THE SITE.
2. SITE DEMOLITION MUST COMPLY WITH THE LOCAL MUNICIPAL DEMOLITION PERMIT APPLICATION REQUIREMENTS. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT PRIOR TO CONSTRUCTION, IF APPLICABLE.
3. THE CONTRACTOR MUST FIELD VERIFY EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, GAS, STORM SEWER, SANITARY SEWER, FIBER OPTIC, ETC. PRIOR TO CONSTRUCTION.
4. CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.
5. ALL EXISTING SUBGRADE FEATURES (INCLUDING BUT NOT LIMITED TO UTILITIES, ETC.) MUST BE REMOVED AND BACKFILLED WITH STRUCTURAL MATERIAL APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER.
6. CONTRACTOR IS RESPONSIBLE TO DISCONNECT UTILITY SERVICE PRIOR TO DEMOLITION. CONTRACTOR IS RESPONSIBLE TO OBTAIN THE APPLICABLE DISCONNECTION PERMITS WITH THE UTILITY AND MUNICIPAL AUTHORITIES.
7. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. ENGINEER OF RECORD HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR MUST BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
8. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
9. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER, HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
10. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

CONTRACTOR TO FIELD VERIFY COLUMN FOOTERS LOCATIONS PRIOR TO CONSTRUCTION

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

THE LIMIT OF DISTURBANCE SHOWN FOR GRAPHICAL PURPOSES ONLY. IT IS THE INTENT TO DISTURB THE SUBJECT PARCEL, AND TO MAINTAIN ANY AND ALL EXISTING PARTY WALLS. ALL EXISTING PARTY WALLS TO REMAIN.

ALL STREET SIGNS WITHIN THE LIMIT OF WORK UNLESS OTHERWISE NOTES, TO BE PROTECTED AND REINSTALLED.

DEMO LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- LANDSCAPING TO BE REMOVED
- GRAVEL AREA TO BE REMOVED
- BUILDING AREA TO BE REMOVED

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	ME=	MATCH EXISTING
UP =	UTILITY POLE	C.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

80 0 80 160

SCALE : 1" = 80'

LEGEND

- EASEMENT LINE
- PROPERTY LINE
- LIMIT OF DISTURBANCE/ SAW CUT LINE
- CURB (FACE / BACK)
- EDGE OF PAVEMENT
- U/G TELEPHONE LINE
- U/G ELECTRIC LINE
- OHW OVERHEAD WIRE
- W WATER LINE
- G GAS LINE
- STORM SEWER
- SANITARY SEWER
- X CHAIN LINK FENCE
- 75 MAJOR CONTOUR
- 74 MINOR CONTOUR
- × 47.00 SPOT ELEVATION
- TC 47.50 TOP OF CURB ELEVATION
- G 47.00 GUTTER ELEVATION
- BC 47.00 BOTTOM OF CURB ELEVATION
- DIRECTION OF TRAFFIC FLOW
- DRAINAGE MANHOLE
- HYDRANT
- STREET LIGHT
- DECIDUOUS TREE
- EVERGREEN TREE
- WV WATER VALVE
- GV GAS VALVE
- SCO SANITARY CLEANOUT
- UNKNOWN VALVE
- VENT
- BENCHMARK
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- UTILITY POLE W/ STREET LIGHT
- INLET
- BUILDING AREA
- BUILDING OVERHANG
- WALL
- SHRUBS
- TREE PROTECTION FENCE
- GEORGIA POWER EASEMENT

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

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COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NUMBER:
C-100

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Plotted: 07/09/2026 - 10:47:14 AM By: MIKE DONOGHY on 20250624-1 on 36 Tabs
Z:\24013801\Project\Civil\24013801-Engineering\Plan Sets\Development Plans\C3D\ES&PC Design\C100-EXISTING CONDITIONS AND DEMOLITION PLAN.dwg

AREA B

MATCHLINE

MATCHLINE

EX. CLIMATE PRO BUILDING (MANUFACTURING USE) (TO REMAIN) 697,354 SF

EXISTING WATER PUMP STATION TO BE REMOVED

U/G ELECTRIC (TYP.) TO BE REMOVED

CONC. WALK (TBR)

±50 LF OF 5' CONCRETE SIDEWALK TO BE REMOVED

STORM MH TOP: 998.20 RIM: 988.20

HEDGE ROW (TBR)

TREE LINE (TBR)

WOODED AREA

WATER VAULT (TBR)

SHED (TBR)

SPEED BUMP (TBR)

STEEL FENCE (TBR)

±177 LF OF STEEL FENCE TO BE REMOVED

WATER VAULT TO BE REMOVED

EXISTING FIRE HYDRANT TO BE REMOVED

GRASS (TBR)

±718 LF OF EXISTING WATER LINE TO BE REMOVED

SPEED BUMP (TBR)

BUILDING (TO REMAIN)

±314 LF OF EXISTING WATER LINE TO BE REMOVED

JOHNS MANVILLE DR

956 LF OF 4" PE GAS LINE TO BE REMOVED (CONTRACTOR TO COORDINATE DEMOLITION OF GAS LINE WITH PROPERTY OWNER PRIOR TO DEMOLITION)

CONTRACTOR TO COORDINATE DEMOLITION OF WATER LINE WITH PROPERTY OWNER AND ADJACENT PROPERTY OWNER PRIOR TO DEMOLITION

PROPERTY LINE

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

EXISTING FIRE HYDRANT TO BE REMOVED

EXISTING FIRE HYDRANT TO BE REMOVED

±520 LF OF STEEL FENCE TO BE REMOVED

STEEL FENCE

±114 LF OF X STORM PIPE TO BE REMOVED

DI TOP: 992.22 IE(IN): 983.68 IE(OUT): 983.62

ASPHALT DRIVEWAY TO BE REMOVED

18" CMP (TBR)

EX. UTILITY POLE AND GUY WIRE TO BE REMOVED AND RELOCATED

±798 LF OF EXISTING WATER LINE TO BE REMOVED

±130 LF OF STORM PIPE TO BE REMOVED

PROP. TEMP. NO. 57 STONE TRUCK PATH (TO BE UTILIZED DURING CONSTRUCTION AND REMOVE AFTER)

STRUCTURE TO BE REMOVED

GRASS (TBR)

SHED (TBR)

EX. WATER LINE (TBR)

STRUCTURE TO REMAIN

EX. SIGN (TBR)

IE: 982.92

PLANT EQUIPMENT (TO REMAIN)

PARKING LOT (TBR)

STEEL FENCE (TBR)

IE: 983.91

IE: 983.85

IE: 981.30

IE: 982.60

12" CMP

IE: 981.22

18" CMP

MONUMENT SIGN TO BE REMOVED

PLUG AND CAP PIPE AT PROPERTY LINE

IE: 980.76

EXISTING UTILITY POLE TO REMAIN (NOT FIELD VERIFIED)

±97 LF OF 12" CMP TO BE REMOVED

STORM PIPE TO BE RETAINED (ABANDONED IN PLACE)

EXISTING SIGN TO REMAIN

EXISTING UTILITY POLE TO REMAIN (NOT FIELD VERIFIED)

EXISTING SIGN TO REMAIN

EX. UTILITY POLE AND GUY WIRE TO REMAIN AND BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING UTILITY POLE TO REMAIN (NOT FIELD VERIFIED)

EXISTING UTILITY POLE TO REMAIN (NOT FIELD VERIFIED)

PROP. TREE PROTECTION FENCE (TYP.)

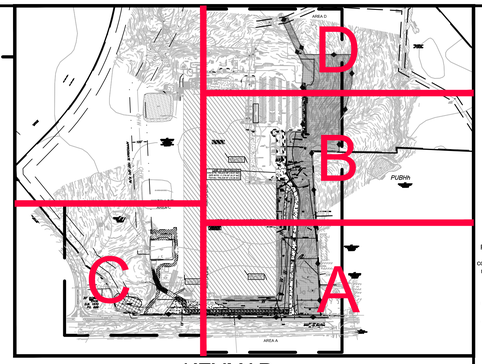
STORM PIPE TO BE REMOVED

EX. WATER VALVE (TO REMAIN) (NOT FIELD VERIFIED) (CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO ANY AND ALL CONSTRUCTION ACTIVITES

BANKHEAD HWY (60' R/W)
(STREET TYPE: COLLECTOR)
{PL. 7 PG. 33}

RAILROAD GATE

AREA A



KEYMAP

SCALE = 1" = 500'

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N

W E

S

30 0 30 60

SCALE : 1" = 30'

ABBREVIATIONS

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LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

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- LANDSCAPING TO BE REMOVED
- GRAVEL AREA TO BE REMOVED
- BUILDING AREA TO REMAIN
- TEMP. NO. 57 STONE TRUCK PATH
- EX. TRACK LAYDOWN AREA TO REMAIN

LEGEND

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- U/G ELECTRIC LINE
- OVERHEAD WIRE
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- GAS LINE
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- SANITARY SEWER
- CHAIN LINK FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- BOTTOM OF CURB ELEVATION
- DIRECTION OF TRAFFIC FLOW
- DRAINAGE MANHOLE
- HYDRANT
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- DECIDUOUS TREE
- EVERGREEN TREE
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- GAS VALVE
- SANITARY CLEANOUT
- UNKNOWN VALVE
- VENT
- BENCHMARK
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- UTILITY POLE W/ STREET LIGHT
- INLET
- BUILDING AREA
- BUILDING OVERHANG
- WALL
- SHEDS
- GEORGIA POWER EASEMENT

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

5

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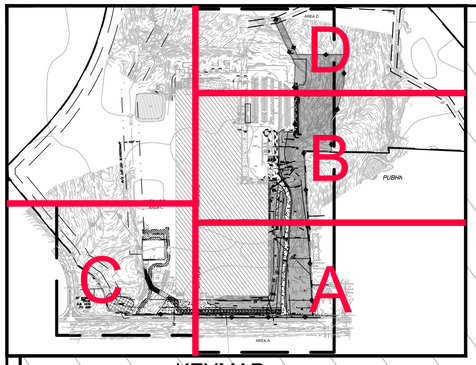
SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A

SHEET NAME:
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NUMBER:
C-101

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\D Projects\24013801 Winder\Engineering\Plan Sets\Development Plans\24013801.dwg 07-09-2026 12:43:29pm by: BRIAN DONAHOO



KEYMAP
SCALE = 1" = 500'

EXISTING ADA ACCESSIBLE SPACES AND AREA TO REMAIN. 6 TOTAL ADA SPACES TO REMAIN.

EX. CLIMATE PRO BUILDING (MANUFACTURING USE) (TO REMAIN) 697,354 SF

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

CONTRACTOR TO COORDINATE TERMINATION AND PROPOSED CONNECTION OF GAS LINE WITH PROPERTY OWNER PRIOR TO DEMOLITION.

EXISTING TELECOM MH. PROPOSED TIE-IN LOCATION FOR FIBER BY COMCAST

EXISTING LIGHT POLE TO REMAIN

EXISTING FIRE HYDRANT TO REMAIN

(2) STORM MANHOLE TO BE REMOVED

±203 LF OF 36" CMP TO BE REMOVED

±660 LF OF EXISTING WATER LINE TO BE REMOVED

STORM MANHOLE TO BE REMOVED

EXISTING WATER PUMP STATION TO BE REMOVED

±112 LF OF CURB TO BE REMOVED

±165 LF OF CURB TO BE REMOVED

±70 LF OF CURB TO BE REMOVED

STORM STRUCTURES TO BE REMOVED

±75 LF OF 24" RCP TO BE REMOVED

±43 LF OF 12" RCP TO BE REMOVED

±51 LF OF 36" RCP TO BE REMOVED

STORM STRUCTURES TO BE REMOVED

TO BE REMOVED (CONTRACTOR TO FIELD VERIFY EXTENTS OF PIPE AND PROVIDE TO ENGINEER PRIOR TO DEMOLITION)

±245 LF OF STEEL FENCE TO BE REMOVED

EXISTING LIGHT POLE TO BE REMOVED

GRAVEL DRIVEWAY TO BE REMOVED

±352 LF OF STEEL FENCE TO BE REMOVED

EX. CATCH BASIN (TBR)

EX. PIPE (TBR)

EX. PIPE (TBR) (CONTRACTOR TO FIELD VERIFY EXTENTS OF PIPE AND PROVIDE TO ENGINEER PRIOR TO DEMOLITION)

PROPOSED POND

PROPERTY LINE

CHAINLINK FENCE (TBR)

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N
W
E
S
NORTH

30 0 30 60
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TBR=	TO BE REMOVED		

DEMO LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- LANDSCAPING TO BE REMOVED
- GRAVEL AREA TO BE REMOVED
- BUILDING AREA TO REMAIN

LEGEND

- EASEMENT LINE
- PROPERTY LINE
- LIMIT OF DISTURBANCE/ SAW CUT LINE
- CURB (FACE / BACK)
- EDGE OF PAVEMENT
- U/G TELEPHONE LINE
- U/G ELECTRIC LINE
- OVERHEAD WIRE
- WATER LINE
- GAS LINE
- STORM SEWER
- SANITARY SEWER
- CHAIN LINK FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- BOTTOM OF CURB ELEVATION
- DIRECTION OF TRAFFIC FLOW
- DRAINAGE MANHOLE
- HYDRANT
- STREET LIGHT
- DECIDUOUS TREE
- EVERGREEN TREE
- WATER VALVE
- GAS VALVE
- SANITARY CLEANOUT
- UNKNOWN VALVE
- VENT
- BENCHMARK
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- UTILITY POLE W/ STREET LIGHT
- INLET
- BUILDING AREA
- BUILDING OVERHANG
- WALL
- SHRUBS
- GEORGIA POWER EASEMENT

MATCHLINE

AREA B

MATCHLINE

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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1	03/19/26	REV PER COORDINATION
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SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
EXISTING CONDITIONS AND DEMOLITION PLAN

5

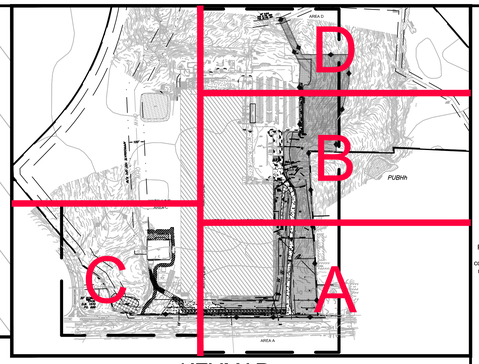
DRAWING NUMBER:
C-102

Last Saved by: tmcdonald on 2026-04-23 - 2:13:15pm By: tmcdonald Filename: C:\Users\tmcdonald\Desktop\Projects\24013801A Winder Climate Pro\Engineering\Plans\24013801A Winder Climate Pro Civil 3D Templates\24013801A Winder Climate Pro Civil 3D Templates.dwg

MATCHLINE

AREA C

MATCHLINE



KEYMAP

SCALE = 1" = 500'

EX. CL
(MAN
(TO R.

ALL STREET SIGNS WITHIN THE LIMIT OF WORK UNLESS OTHERWISE NOTES, TO BE PROTECTED AND REINSTALLED.

CONTRACTOR TO FIELD VERIFY COLUMN FOOTERS LOCATIONS PRIOR TO CONSTRUCTION

THE LIMIT OF DISTURBANCE SHOWN FOR GRAPHICAL PURPOSES ONLY. IT IS THE INTENT TO DISTURB THE SUBJECT PARCEL, AND TO MAINTAIN ANY AND ALL EXISTING PARTY WALLS. ALL EXISTING PARTY WALLS TO REMAIN.

ALL EXISTING FEATURES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED; STREET LIGHTS, AND UTILITY MAINS SHALL REMAIN INCLUDING, BUT NOT LIMITED TO STORM SEWERS, SANITARY SEWERS, ELECTRIC, TELEPHONE, AND GAS. INCLUDING ASSOCIATED MANHOLES, INLETS, AND VALVES, ETC.

EXISTING UTILITIES SHOWN ARE CONSIDERED APPROXIMATE AND BASED ON REFERENCE MAPPING AND SURFACE FIELD MEASUREMENTS. THE EXTENT OF THE UNDERGOUND EXISTING UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

N

W E

S

SCALE : 1" = 30'

30 0 30 60

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C.=	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

DEMO LEGEND

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- LANDSCAPING TO BE REMOVED
- GRAVEL AREA TO BE REMOVED
- BUILDING AREA TO REMAIN
- TEMP. NO. 57 STONE TRUCK PATH
- EX. TRACK LAYDOWN AREA TO REMAIN

LEGEND

- EASEMENT LINE
- PROPERTY LINE
- LIMIT OF DISTURBANCE/ SAW CUT LINE
- CURB
- EDGE OF PAVEMENT
- U/G TELEPHONE LINE
- U/G ELECTRIC LINE
- OVERHEAD WIRE
- WATER LINE
- GAS LINE
- STORM SEWER
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Aden, Brant W.
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DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NUMBER:

C-103

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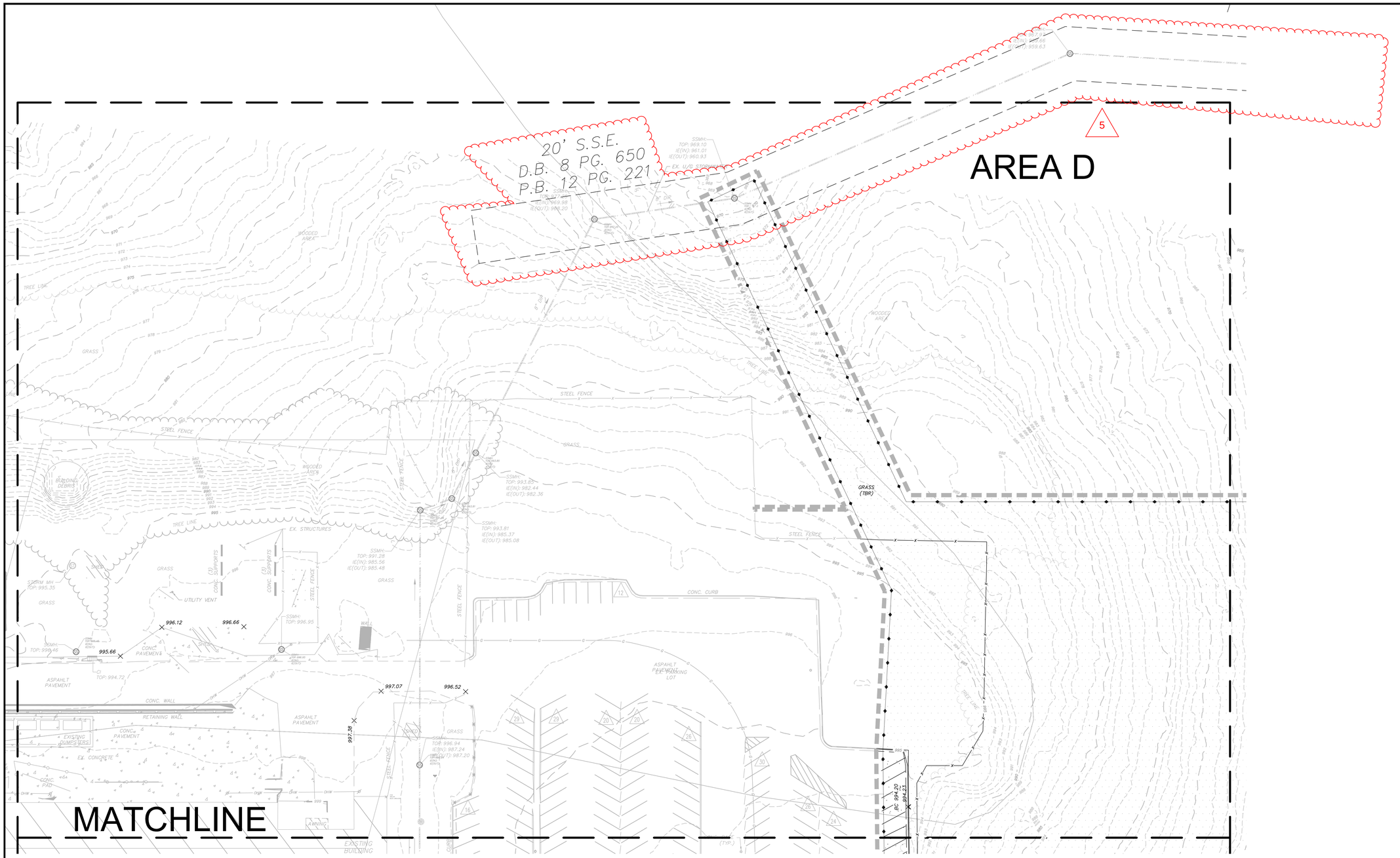

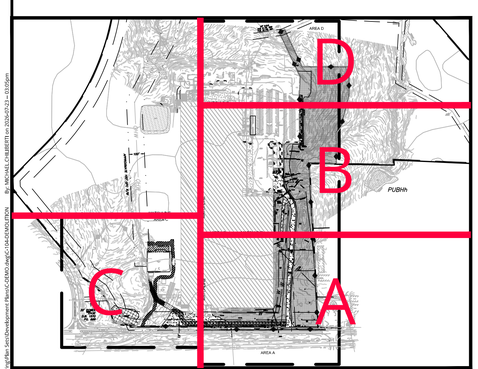

KEYMAP

SCALE = 1" = 500'

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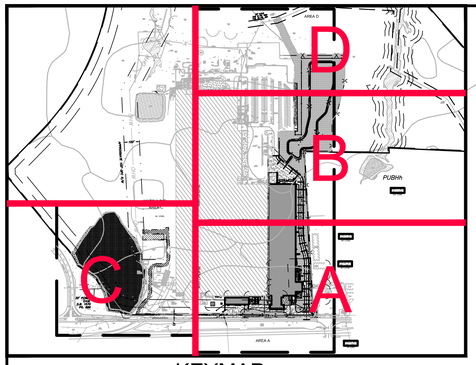
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

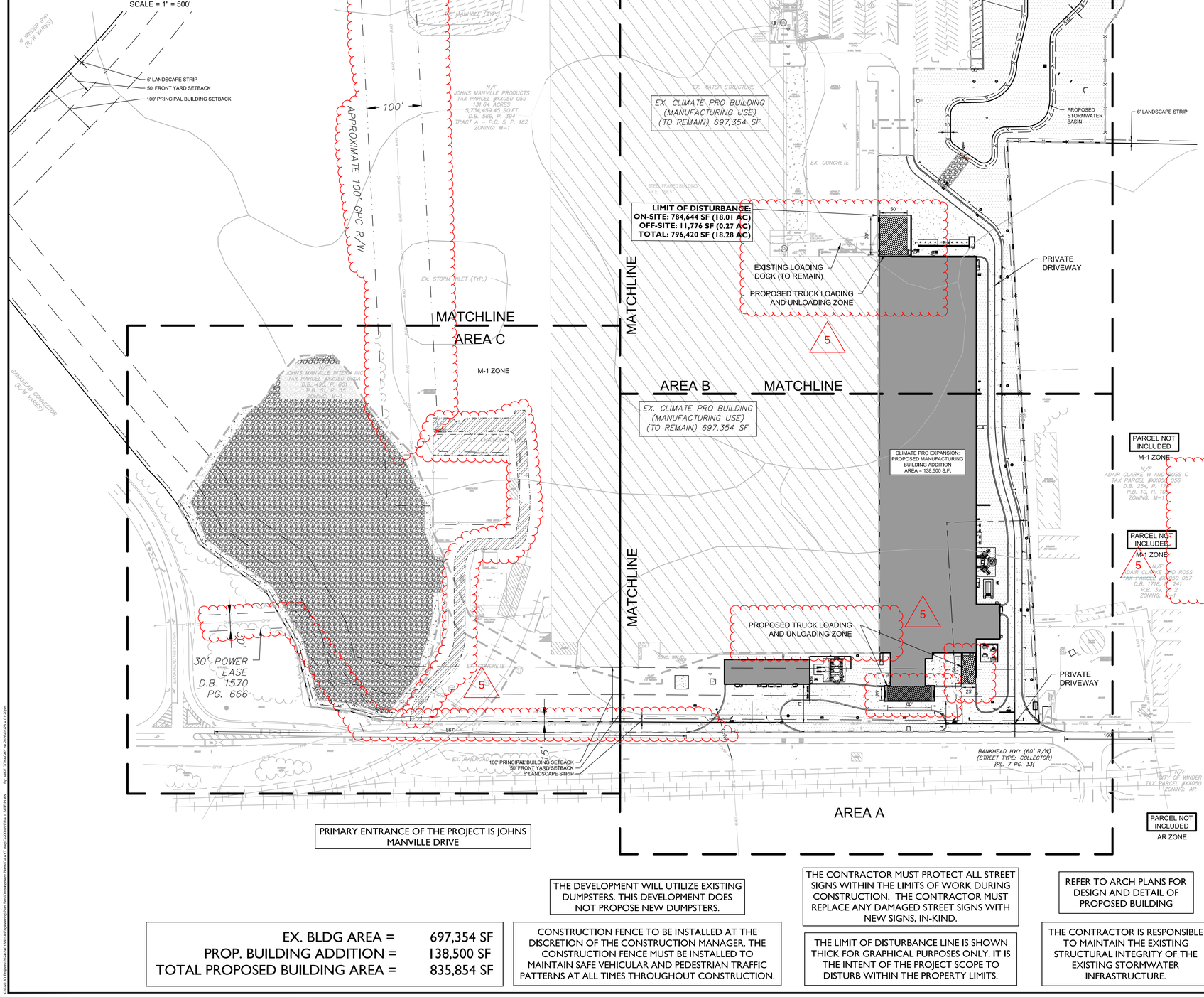
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING NUMBER:

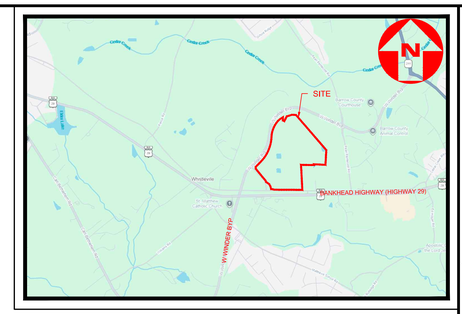
C-104



KEYMAP
SCALE = 1" = 500'



SCALE : 1" = 80'



VICINITY MAP
NOT TO SCALE

SITE DATA

THIS PLAN SET REFERENCES A SURVEY BY: COLLIERS ENGINEERING & DESIGN
301 GOVERNMENT CENTER DRIVE, SUITE 201
WILMINGTON, NC 28403

ENTITLED: "PRELIMINARY SURVEY"
LAKESIDE LANE COMMERCIAL
3225 CANTON HWY,
CUMMING, FORSYTH, GA

DATED: 03/06/2026

1. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER, HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
2. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". THE CLIENT OR OWNER AND CONTRACTOR ARE RESPONSIBLE TO ASSURE THAT THE APPROVED PLANS ONLY, ARE USED FOR BIDDING AND CONSTRUCTION.
3. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
4. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR MUST VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS MUST BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION MUST BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION, TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. ANY EXISTING UTILITY SERVICE CONNECTIONS, LOCATED BY THE CONTRACTOR, CAPABLE OF SERVICING THE PROPOSED USE SHALL BE REUSED AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE UTILITY AUTHORITY'S STANDARDS AND SPECIFICATIONS. IF THE EXISTING UTILITY SERVICES DO NOT MEET THE ABOVE CRITERIA, THEN NEW SERVICE LINES SHALL BE INSTALLED.
5. FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVICING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AUTHORITY BY THE CONTRACTOR.
6. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
   A. STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND SUPPLEMENTAL SPECIFICATIONS", AS CURRENTLY AMENDED.
   B. CURRENT PREVAILING MUNICIPAL SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
   C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS 'TO BE REMOVED'.
9. ALL CONC. IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI.
10. ALL SIGNING AND STRIPING SHALL CONFORM TO MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
11. ALL CURB RADII ARE 5FT UNLESS OTHERWISE NOTED.
12. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS MUST BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
    a. GADOT HIGHWAY DESIGN MANUAL
    b. GADOT ROADWAY STANDARD DRAWINGS
    c. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA STANDARDS FOR ACCESSIBLE DESIGN (2010).

Place the following note on all preliminary plats and site plans:

NOT FOR RECORDING

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FF=	FINISH FLOOR	MH=	MANHOLE
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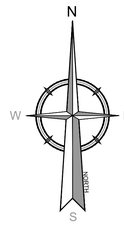

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE			BUILDING AREA	
	PROJECT PROPERTY LINE			BUILDING OVERHANG	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE			WALL	
	EDGE OF PAVEMENT			SHRUBS	
FACE / BACK	CURB	FACE / BACK		CONC. PAVEMENT	
	FLUSH CURB			STANDARD ASPHALT PAVEMENT	
	HANDRAIL			GRASS AREA	
	SIGNS			GRAVEL AREA	
	INLET			BOLLARD	
	STORM MANHOLE			GUIDERAIL	
	HYDRANT			OVERHEAD WIRE	OHW
	LIGHT POLE			DIRECTION OF TRAFFIC FLOW	
	DECIDUOUS TREE			LOADING ZONE	
	EVERGREEN TREE				
WV	WATER VALVE				
GV	GAS VALVE				
SCO	SANITARY CLEANOUT	CO			
UV	UNKNOWN VALVE				
RD	ROOF DRAIN	RD			
	BENCHMARK				

EX. BLDG AREA =	697,354 SF
PROP. BUILDING ADDITION =	138,500 SF
TOTAL PROPOSED BUILDING AREA =	835,854 SF

THE DEVELOPMENT WILL UTILIZE EXISTING DUMPSTERS. THIS DEVELOPMENT DOES NOT PROPOSE NEW DUMPSTERS.

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

THE CONTRACTOR MUST PROTECT ALL STREET SIGNS WITHIN THE LIMITS OF WORK DURING CONSTRUCTION. THE CONTRACTOR MUST REPLACE ANY DAMAGED STREET SIGNS WITH NEW SIGNS, IN-KIND.

THE LIMIT OF DISTURBANCE LINE IS SHOWN THICK FOR GRAPHICAL PURPOSES ONLY. IT IS THE INTENT OF THE PROJECT SCOPE TO DISTURB WITHIN THE PROPERTY LIMITS.

REFER TO ARCH PLANS FOR DESIGN AND DETAIL OF PROPOSED BUILDING

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE EXISTING STRUCTURAL INTEGRITY OF THE EXISTING STORMWATER INFRASTRUCTURE.

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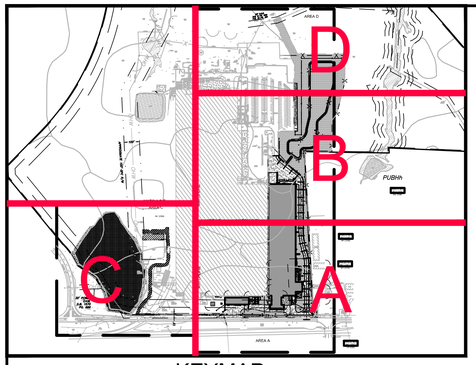
DRAWN BY:	TM
DESIGNED BY:	TM
REVIEWED BY:	BA
DATE ISSUED:	02/12/2026
PROJECT NUMBER:	24013801A

SHEET NAME:
OVERALL SITE PLAN

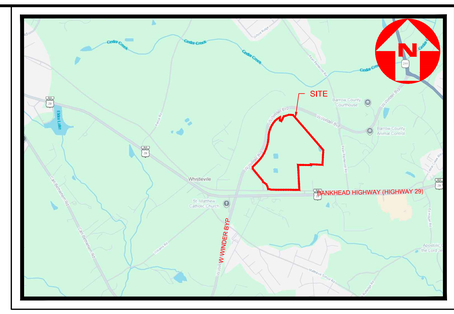
DRAWING NUMBER:
C-200

By: MIKE DONOGHUY on 2026-05-28 at 11:39am
C:\Users\mdonoghuy\Documents\24013801A-Engineering-Plans_brad.aden@colliersengineering.com.rvt



KEYMAP

SCALE = 1" = 500'



VICINITY MAP
NOT TO SCALE

R4SBC

R5UBH

PUBHh

(2) TRANSMISSION TOWER

PARCEL NOT INCLUDED M-1 ZONE

APPROXIMATE 237.5' GPC R/W

237.5'

50'

APPROXIMATE 100' GPC R/W

100'

EX. 100' CLEARING FOR ABANDONED RR

APPROXIMATE 50' GPC R/W (RR ABANDONED)

EXISTING WETLAND (TAKEN FROM U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY)

EXISTING WETLAND (TAKEN FROM U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY)

LIMIT OF DISTURBANCE:
ON-SITE: 784,644 SF (18.01 AC)
OFF-SITE: 11,776 SF (0.27 AC)
TOTAL: 796,420 SF (18.28 AC)

20' S.S.E. D.B. 8 PG. 650 P.B. 12 PG. 324

20' S.S.E. D.B. 8 PG. 650

AREA D

MATCHLINE

AREA C

AREA B

AREA A

APPROXIMATE 100' GPC R/W

100'

50'

30' POWER EASE D.B. 1570 PG. 666

EXISTING WETLAND (TAKEN FROM U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY)

5

Wetlands Certification

The design professional whose seal appears hereon certifies the following: (1) the National Wetlands Inventory Map has been consulted; (2) I have visited the site to identify wetlands; (3) the plan sheet to which this Certification is affixed

☒ DOES ☐ DOES NOT

Indicate wetlands as shown on the National Wetlands Inventory map or identified by me; and (4) if wetlands are indicated the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of Permission has been obtained.

ALL WETLANDS SHOWN ON THIS EXHIBIT WERE TAKEN FROM U.S. FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY. THE PROJECT DOES NOT PROPOSE ANY DISTURBANCE TO ANY WETLAND ON SITE. ALL WETLANDS ARE OUTSIDE THE LIMIT OF DISTURBANCE AND ARE NOT TO BE DISTURBED . CONTRACTOR TO MAINTAIN AND PROTECT ALL WETLANDS THROUGHOUT THE DURATION OF CONSTRUCTION.

N
W
E
S

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

150 0 150 300

SCALE : 1" = 150'

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

WETLAND EXHIBIT

DRAWING NUMBER:

C-201

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\tmcdonough\Documents\R24013801A_Winder_Barrow_Johns Manville_Central_tmcdonough.rvt By: tmcdonough on 2026-02-12 at 10:58am

AREA B

MATCHLINE

EX. CLIMATE PRO BUILDING (MANUFACTURING USE) (TO REMAIN) 697,354 SF

MATCHLINE

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

PROPOSED FIRE HYDRANT

PROP. EXTERNAL STAIRS WITH RAILING (REFER TO ARCH PLANS FOR DESIGN AND DETAILS)

CLIMATE PRO EXPANSION: PROPOSED MANUFACTURING BUILDING ADDITION AREA = 138,500 S.F.

WOODED AREA

BUILDING (TO REMAIN)

PROPOSED FIRE HYDRANT

PROP. EXTERNAL STAIRS WITH RAILING (REFER TO ARCH PLANS FOR DESIGN AND DETAILS)

PROP. LANDSCAPE AREA (TYP.)

PROP. SEGMENTAL BLOCK RETAINING WALL (DESIGNED BY OTHERS) (STRUCTURAL ENGINEER SHALL ACCOMODATE FOR PROPOSED LANDSCAPING ROOTBALLS)

PROP. OVERHEAD DOOR (REFER TO ARCH PLANS FOR DESIGN AND DETAILS)

PROP. WALL (REFER TO ARCH/STRUCTURAL PLANS FOR DESIGN AND DETAILS)

PROP. EXTERNAL STAIRS WITH RAILING (REFER TO ARCH PLANS FOR DESIGN AND DETAILS)

PROP. OVERHEAD DOOR (REFER TO ARCH PLANS FOR DESIGN AND DETAILS)

PROP. DRIVE UP RAMP WITH RAILING (REFER TO STRUCTURAL PLANS FOR DESIGN AND DETAILS OF RAMP AND RAILING)

PROP. ASPHALT PAVEMENT (TYP.)

PROP. LANDSCAPE AREA (TYP.)

PROPOSED MECHANICAL BUILDING AREA = 7,000 S.F.

PROPOSED FIRE HYDRANT

PROP. OVERHEAD DOOR (REFER TO ARCH PLANS FOR DESIGN AND DETAILS)

PROP. STOP SIGN AND RIGHT TURN ONLY SIGN

PROPOSED GAS STRUCTURES (REFER TO MEP PLANS FOR DESIGN AND DETAILS)

PROP. ASPHALT PAVEMENT (TYP.)

PROP. UTILITY POLE AND OVERHEAD WIRES RELOCATION TO BE COORDINATED WITH GEORGIA POWER BY THE CONTRACTOR, PRIOR TO CONSTRUCTION

PROP. CONC. CURB (TYP.)

PROP. DO NOT ENTER SIGN

PROP. ONE WAY BYPASS LANE

PROP. STOP SIGN AND RIGHT TURN ONLY SIGN

PROP. STOP BAR

TIE INTO EXISTING EDGE OF PAVEMENT

PROP. STOP SIGN AND RIGHT TURN ONLY SIGN

CURB TAPER INTO EXISTING PAVEMENT

CURB TAPER INTO EXISTING PAVEMENT

TIE INTO EXISTING EDGE OF PAVEMENT

EX. UTILITY POLE AND GUY WIRE TO REMAIN AND BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.

EX. UTILITY POLE AND GUY WIRE TO REMAIN AND BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.

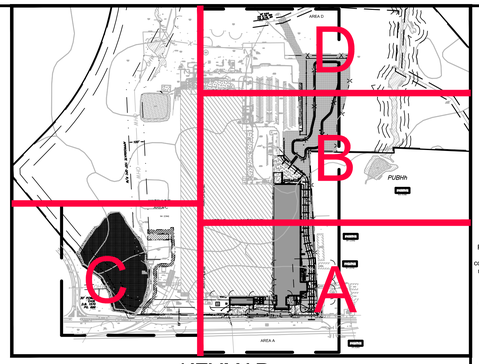
PROP. STOP BAR

CONTRACTOR TO VERIFY HEIGHT OF OVERHEAD WIRES FOR NO CONFLICT WITH WB-67 AND ALL TRAFFIC PRIOR TO CONSTRUCTION (TYP. FOR ALL OVERHEAD WIRES)

AREA A

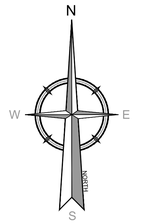
Place the following note on all preliminary plats and site plans:

NOT FOR RECORDING



KEYMAP

SCALE = 1" = 500'



ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE	
	PROJECT PROPERTY LINE	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	FLUSH CURB	
	HANDRAIL	
	SIGNS	
	INLET	
	STORM MANHOLE	
	HYDRANT	
	LIGHT POLE	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	WATER VALVE	
BV	GAS VALVE	
GV	SANITARY CLEANOUT	CO
UV	UNKNOWN VALVE	
RD	ROOF DRAIN	RD
BM	BENCHMARK	

EXISTING		PROPOSED
	BUILDING AREA	
	BUILDING OVERHANG	
	WALL	
	SHRUBS	
	CONC. PAVEMENT	
	STANDARD ASPHALT PAVEMENT	
	GRASS AREA	
	GRAVEL AREA	
	BOLLARD	
	GUIDERAIL	
OHW	OVERHEAD WIRE	OHW
	DIRECTION OF TRAFFIC FLOW	

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

SITE PLAN

DRAWING NUMBER:

C-202

By Mark Donnovan at 2026-07-09 - 01:29pm
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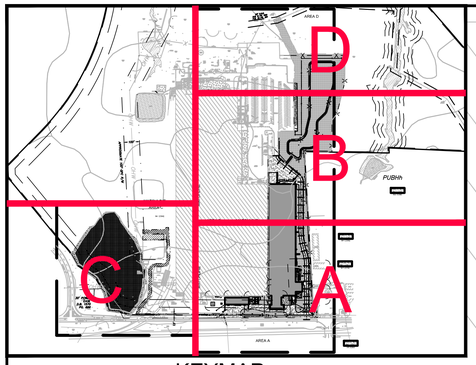

KEYMAP
SCALE = 1" = 500'

EXSTING BUILDING
CONC. CURB
GRASS
CONC. WALK
LANDSCAPING
AWNING
SIGN
CONC. WALK
GRASS
LANDSCAPING
CONC. WALK
LANDSCAPING
GRASS
CONC. WALK
SSMH: TOP: 996.91 E(IN): 990.63 E(OUT): 990.51
ASPHALT PAVEMENT
(TYP.)
SPEED BUMP
BOLLARD (TYP.)
STEEL FENCE
WOODED AREA
PROP. 6' CHAIN LINK FENCE
PROP. 10' DRAINAGE EASEMENT
PROP. 6' CHAIN LINK FENCE
EX. WATER STRUCTURE
CONC. PAVEMENT
ASPHALT PAVEMENT
CONC. CURB
CONC. PAVEMENT
EX. CLIMATE PRO BUILDING (MANUFACTURING USE) (TO REMAIN) 697,354 SF
CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION
STEEL FRAMED BUILDING T.O.E.: 998.57
LOADING DOCK
EX. CONCRETE
CONC. PAVEMENT
ASPHALT PAVEMENT
CONC. PAVEMENT
CONC. BASE (TYP.)
PROP. FOREBAY SILT GAUGE
PROPOSED STORMWATER BASIN
PROP. 6' CHAIN LINK FENCE
PROPERTY BOUNDARY
PROP. SEGMENTAL BLOCK RETAINING WALL (DESIGNED BY OTHERS) (STRUCTURAL ENGINEER SHALL ACCOMODATE FOR PROPOSED LANDSCAPING ROOTBALLS)
PROP. 12' DOUBLE SWING GATE
PROP. 25' GRAVEL ACCESS
PROP. ASPHALT PAVEMENT (TYP.)
184.74'
60.02'
52.74'
PROP. SEGMENTAL BLOCK RETAINING WALL (DESIGNED BY OTHERS) (STRUCTURAL ENGINEER SHALL ACCOMODATE FOR PROPOSED LANDSCAPING ROOTBALLS)
PROP. ASPHALT PAVEMENT (TYP.)
PROP. 5" DOUBLE YELLOW CENTERLINE
PROP. LANDSCAPE AREA (TYP.)
PROP. 6' CHAIN LINK FENCE
PROPERTY BOUNDARY
SSMH: TOP: 997.88 IE(IN): 992.08 IE(OUT): 991.99
LOADING DOCK (TO REMAIN)
RAMP
RAMP
GRASS
AWNING
EXISTING LOADING DOCK (TO REMAIN)
CLIMATE PRO EXPANSION: PROPOSED MANUFACTURING BUILDING ADDITION AREA = 138,500 S.F.
PROPOSED FIRE HYDRANT
24'
12'
12'
WOODED AREA
MATCHLINE
AREA B
MATCHLINE

Place the following note on all preliminary plats and site plans:

NOT FOR RECORDING

5

N
W
E
S
VICINITY

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

30 0 30 60
SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE			BUILDING AREA	
	PROJECT PROPERTY LINE			BUILDING OVERHANG	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE			WALL	
	EDGE OF PAVEMENT			SHRUBS	
FACE BACK	CURB	FACE BACK		CONC. PAVEMENT	
	FLUSH CURB			STANDARD ASPHALT PAVEMENT	
	HANDRAIL			GRASS AREA	
	SIGNS			GRAVEL AREA	
	INLET			BOLLARD	
	STORM MANHOLE			GUIDERAIL	
	HYDRANT		OHW	OVERHEAD WIRE	OHW
	LIGHT POLE			DIRECTION OF TRAFFIC FLOW	
	DECIDUOUS TREE				
	EVERGREEN TREE				
	WATER VALVE				
GV	GAS VALVE				
SV	SANITARY CLEANOUT	CO			
UV	UNKNOWN VALVE				
RD	ROOF DRAIN	RD			
BM	BENCHMARK				

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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SITE DEVELOPMENT PLANS

5

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Aden, Brant W.
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ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME: SITE PLAN

DRAWING NUMBER: C-203

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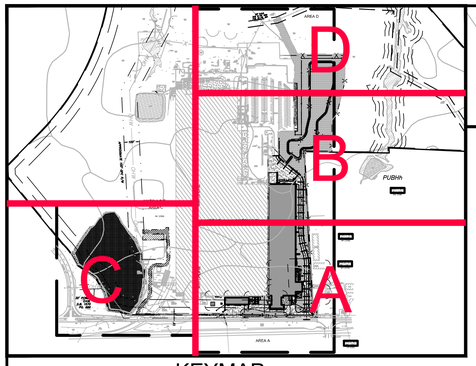
By: tmcdonough@ar.gr.com at 2026-02-12 - 07:31:50am



KEYMAP
SCALE = 1" = 500'

MATCHLINE
AREA C

MATCHLINE

M-1 ZONE

Place the following note on all preliminary plats and site plans:

NOT FOR RECORDING

JOHNS MANVILLE INTERN. INC.
TAX PARCEL #KX050 D60A
D.B. 490, P. 601
P.B. 51, P. 35
CONVEY TO ...

PROPOSED GRAVEL LAYDOWN AREA
AREA = 3.91 AC

PROPERTY BOUNDARY

BANKHEAD HWY CONN

50'
30' POWER EASE
D.B. 1570
PG. 666

EX. UTILITY POLE AND GUY WIRE TO REMAIN AND BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.

PROP. 6' OPAQUE FENCE (REFER TO LANDSCAPE PLAN L1.3 FOR DESIGN AND DETAILS) (TYP.)

EX. UTILITY POLE AND GUY WIRE TO REMAIN AND BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.

EX. UTILITY POLE AND GUY WIRE TO REMAIN AND BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.

EX. CHAINLINK FENCE
STEEL FENCE
SUBSTATION AREA
CONC. WALL
TANKS
SHED
BOLLARD (TYP.)
STRUCTURE OVERHEAD
RAMP
AWNING
EX. CONCRETE
EX. RAILROAD
WOODED AREA
TREE LINE
GRASS

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

MATCHLINE

N
W E
S

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BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

30 0 30 60
SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE	
	PROJECT PROPERTY LINE	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	FLUSH CURB	
	HANDRAIL	
	SIGNS	
	INLET	
	STORM MANHOLE	
	HYDRANT	
	LIGHT POLE	
	DECIDUOUS TREE	
	EVERGREEN TREE	
WV	WATER VALVE	
GV	GAS VALVE	
CO	SANITARY CLEANOUT	CO
UV	UNKNOWN VALVE	
RD	ROOF DRAIN	RD
	BENCHMARK	
	BUILDING AREA	
	BUILDING OVERHANG	
	WALL	
	SHRUBS	
	CONC. PAVEMENT	
	STANDARD ASPHALT PAVEMENT	
	GRASS AREA	
	GRAVEL AREA	
	BOLLARD	
	GUIDERAIL	
OHW	OVERHEAD WIRE	OHW
	DIRECTION OF TRAFFIC FLOW	

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SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

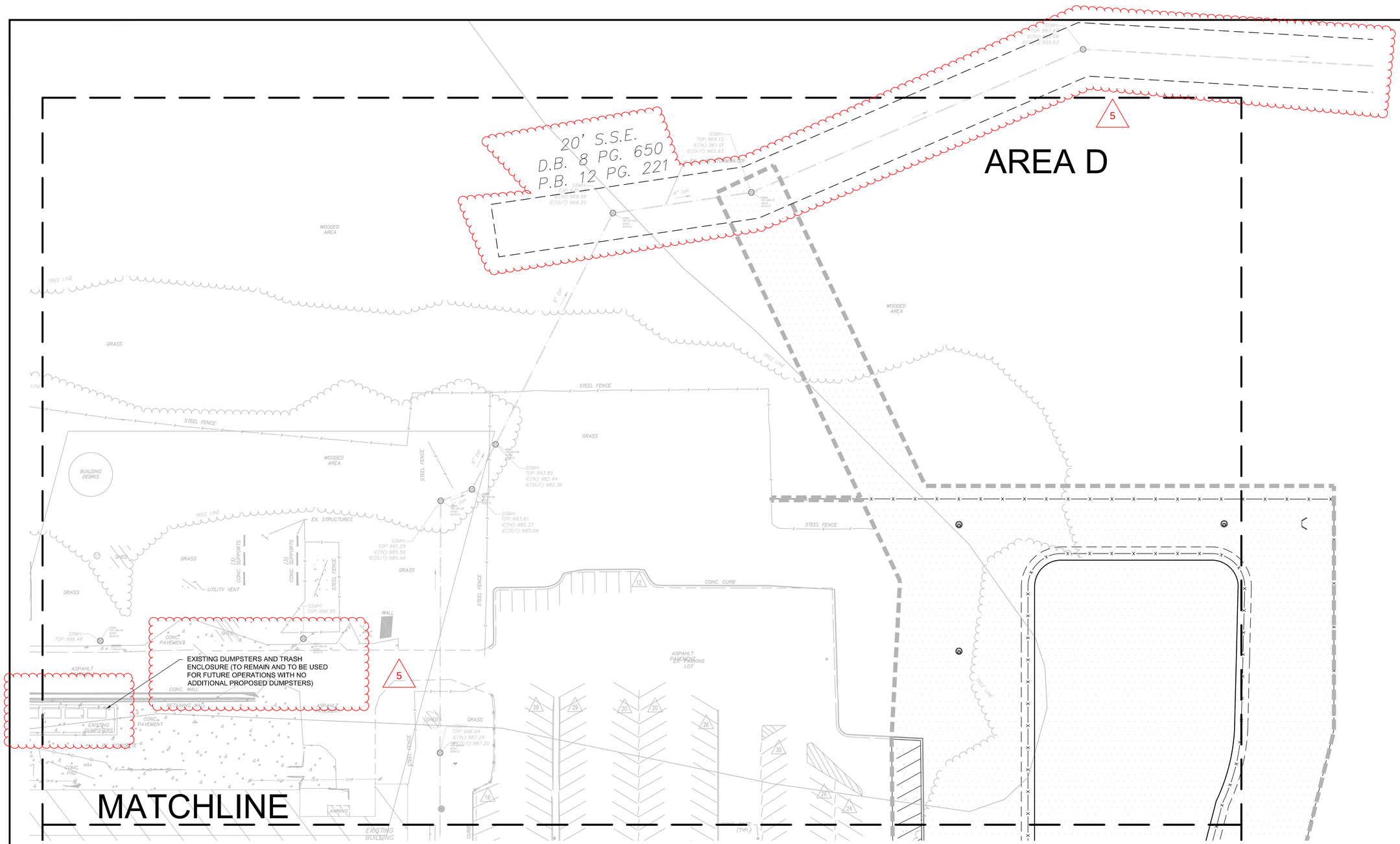
SITE PLAN

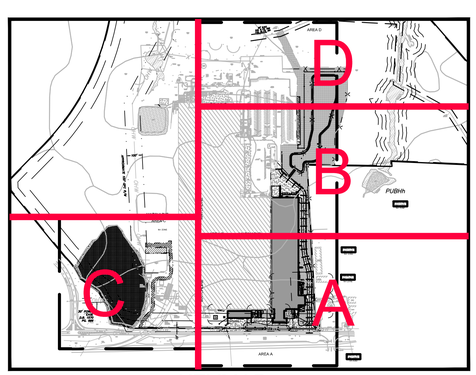
DRAWING NUMBER:

C-204

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Plotted By: Brant Aden on 2026-07-09 at 11:19:47am
C:\Users\brant.aden\Desktop\Winder_BrantAden.rvt





KEYMAP
SCALE = 1" = 500'

Place the following note on all preliminary plats and site plans:

NOT FOR RECORDING

5

N
W
E
S

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

30 0 30 60
SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE	
	PROJECT PROPERTY LINE	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	FLUSH CURB	
	HANDRAIL	
	SIGNS	
	INLET	
	STORM MANHOLE	
	HYDRANT	
	LIGHT POLE	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	WATER VALVE	
	GAS VALVE	
	SANITARY CLEANOUT	CO
	UNKNOWN VALVE	
	ROOF DRAIN	RD
	BENCHMARK	
	BUILDING AREA	
	BUILDING OVERHANG	
	WALL	
	SHRUBS	
	CONC. PAVEMENT	
	STANDARD ASPHALT PAVEMENT	
	GRASS AREA	
	GRAVEL AREA	
	BOLLARD	
	GUIDERAIL	
OHW	OVERHEAD WIRE	OHW
	DIRECTION OF TRAFFIC FLOW	

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

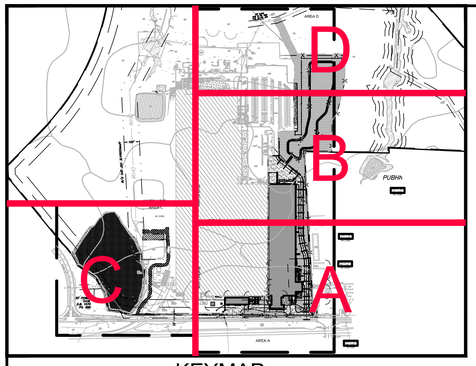
SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
SITE PLAN

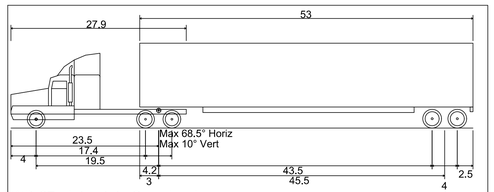
DRAWING NUMBER:
C-205

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\tmcdonald\Documents\24013801A_WINDER_CLIMATE_PRO_BUILDING_EXPANSION_tmcdonald.rvt 7/9/2026 2:19:39 PM By: tmcdonald on 7/9/2026 2:19:39 PM

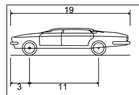


KEYMAP
SCALE = 1" = 500'



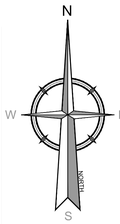
WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

WB-67 DETAIL
SCALE: NTS



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

PASSENGER CAR DETAIL
SCALE: NTS



SCALE : 1" = 80'

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
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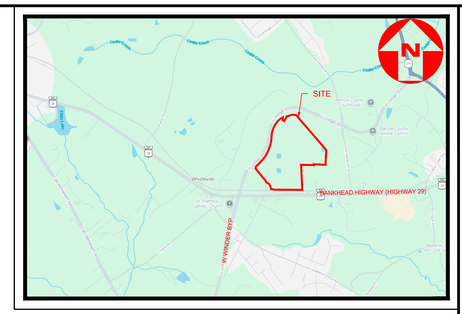
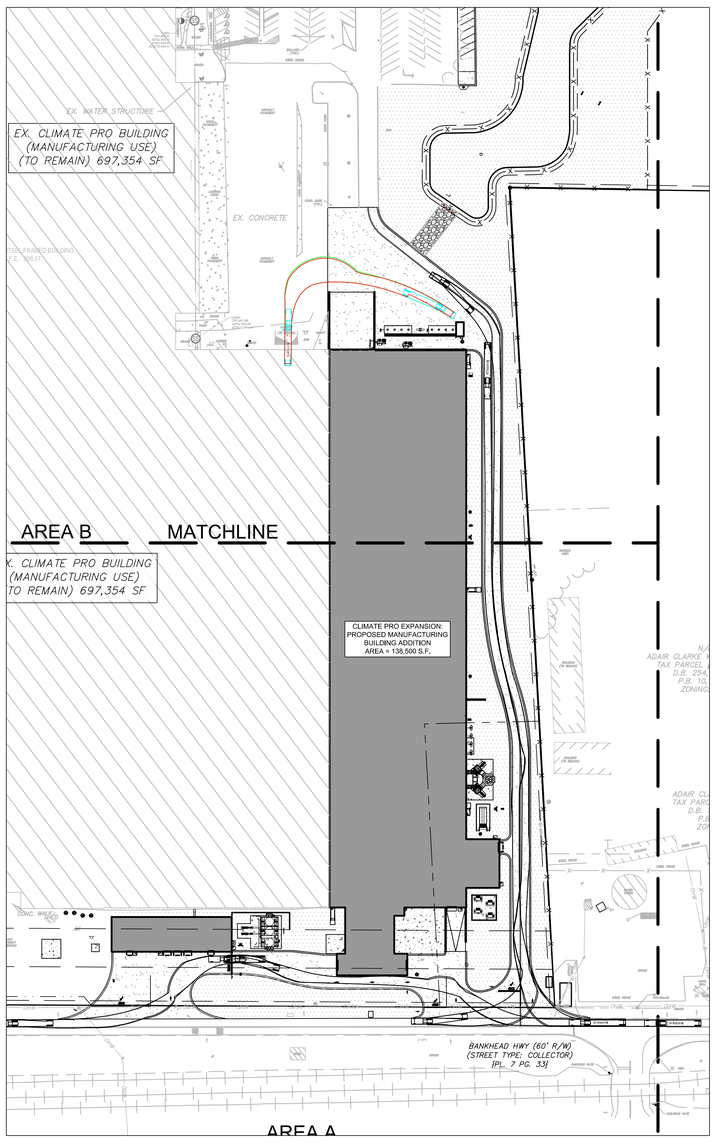
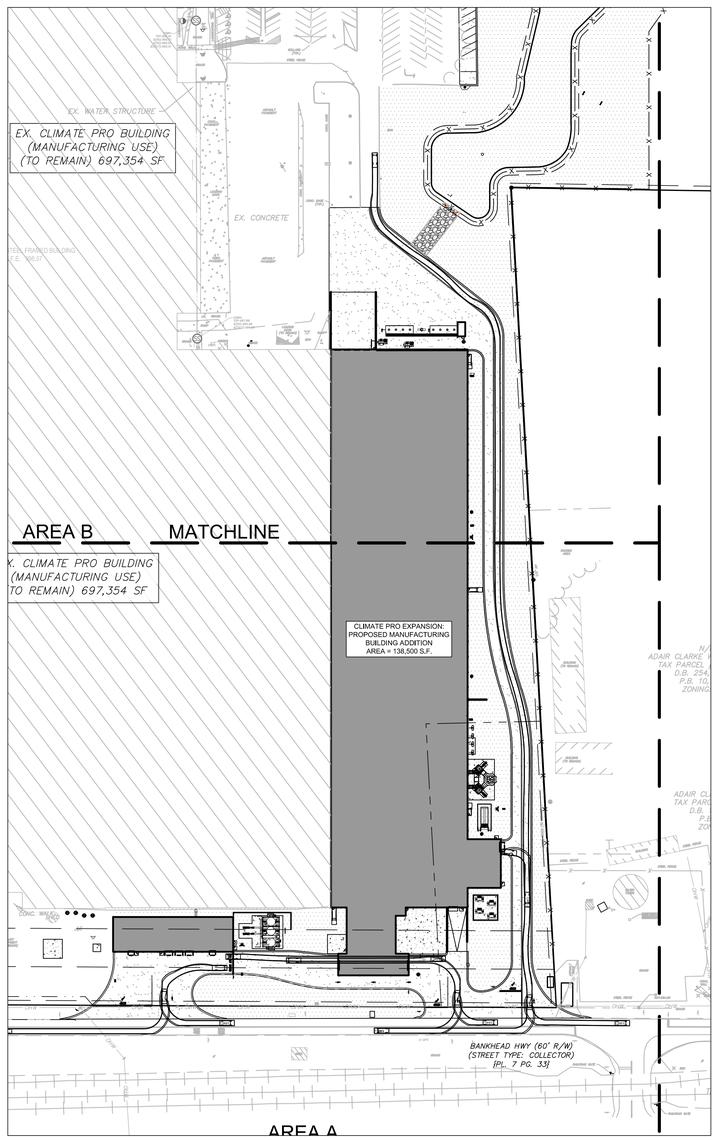


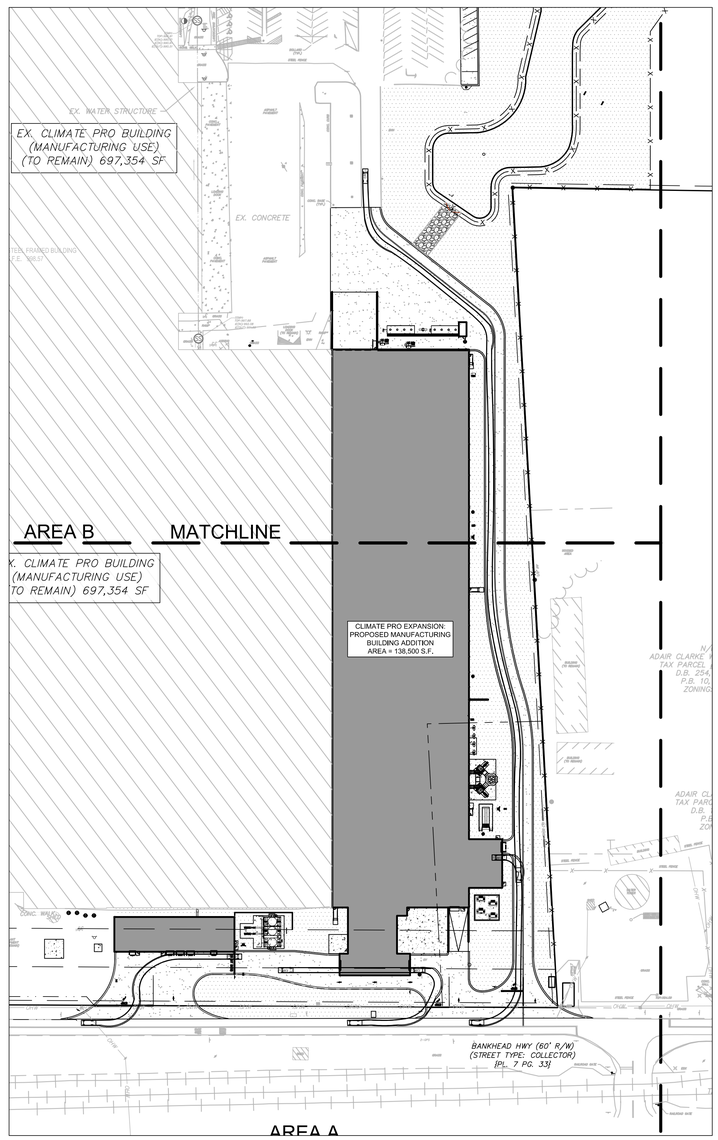
VICINITY MAP
NOT TO SCALE



WB-67 TRUCK CIRCULATION
SCALE: 1" = 80'



PASSENGER CAR CIRCULATION IN
SCALE: 1" = 80'



PASSENGER CAR CIRCULATION OUT
SCALE: 1" = 80'

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SITE DEVELOPMENT PLANS

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Aden, Brant W.
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SCALE:	DRAWN BY:
AS SHOWN	TM
DESIGNED BY:	REVIEWED BY:
TM	BA
DATE ISSUED:	PROJECT NUMBER:
02/12/2026	24013801A

SHEET NAME:
VEHICLE CIRCULATION PLAN

DRAWING NUMBER:
C-206

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Plotted By: MIKE DONAGHY on 2026-05-29 at 1:49pm
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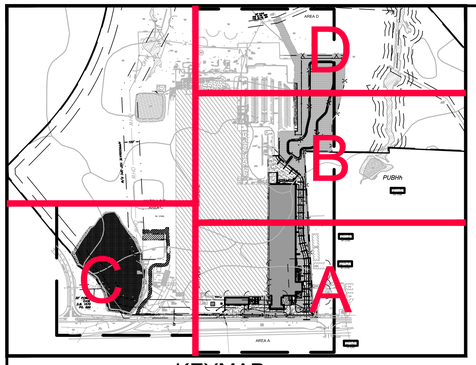


KEYMAP
SCALE = 1" = 500'

SIGHT DISTANCE CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED ENTRANCE FOR THE PROJECT KNOWN AS: WINDER CLIMATE PRO BUILDING EXTENSION, IS DESIGNED WITH ADEQUATE INTERSECTION SIGHT DISTANCE*. THE REGULATED SPEED LIMIT ON THE MAJOR ROAD IS 35 MPH. THE DESIGN FOR ALL PROPOSED ENTRANCES PROVIDE AN INTERSECTION SIGHT DISTANCE OF 390 FT TO THE LEFT AND 390 FT TO THE RIGHT FOR A RIGHT TURN FROM A STOP.

PER CHAPTER 9 OF THE AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS", LATEST EDITION, THE REQUIRED INERSECTION FOR THE STATED SPEED DESIGN IS +165 FT TO THE LEFT FOR A RIGHT TURN FROM STOP (CASE A) AND +165 FT TO THE RIGHT FOR A LEFT TURN FROM STOP (CASE A).

*THE SIGHT DISTANCE IS MEASURED FROM A POINT **14.5 FT** FROM THE EDGE OF THE INTER-SECTING CLIMATE PRO BUILDING EXTENSION, A HEIGHT OF THE DRIVER'S EYE OF **3.5 FT** ABOVE THE SURFACE OF THE ROADWAY TO AN OBJECT ON THE CENTERLINE OF THE MAJOR ROAD **3.5 FT** ABOVE THE SURFACE OF THE ROADWAY.

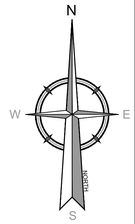
WILLIAM B. ADEN	029544	06/09/2026
NAME	PE/RLS	DATE

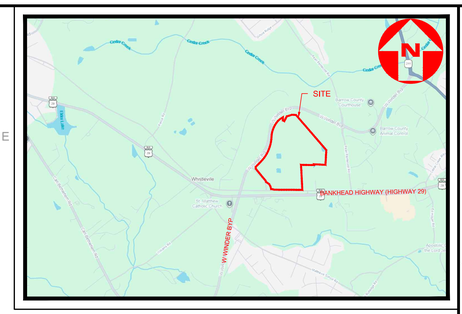
Table 9-4. Length of Sight Triangle Leg—Case A, No Traffic Control

U.S. Customary		Metric	
Design Speed (mph)	Length of Leg (ft)	Design Speed (km/h)	Length of Leg (m)
15	70	20	20
20	90	30	25
25	115	40	35
30	140	50	45
35	165	60	55
40	195	70	65
45	220	80	75
50	245	90	90
55	285	100	105
60	325	110	120
65	365	120	135
70	405	130	150
75	445		
80	485		

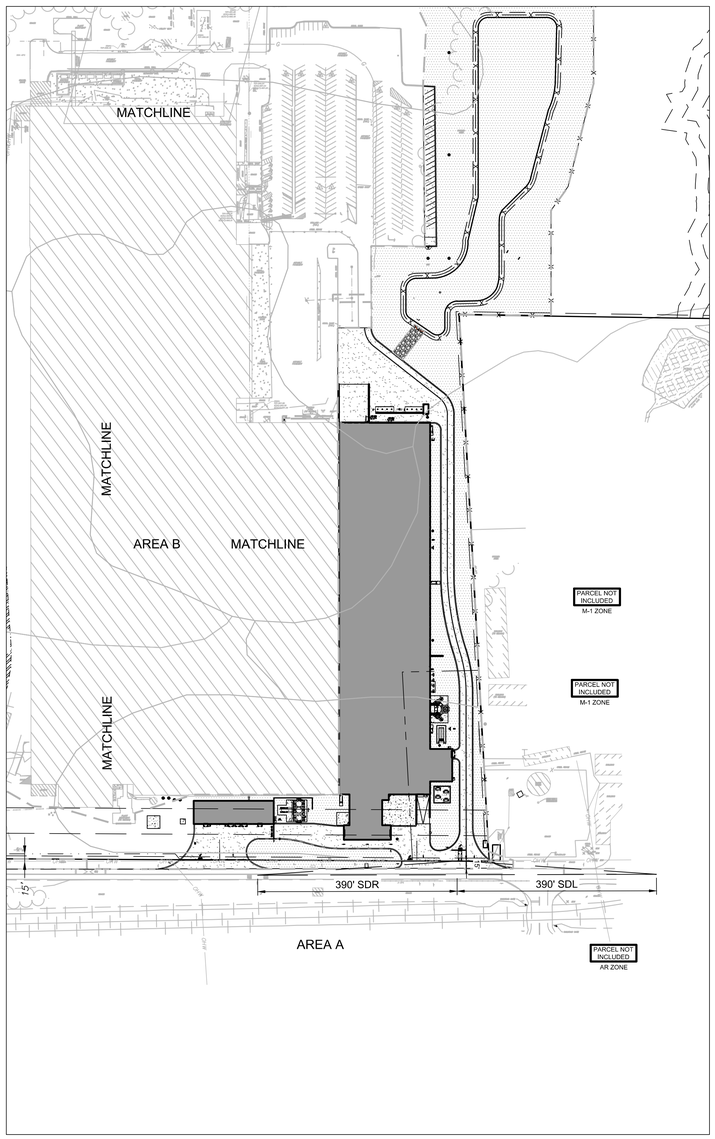
Note: For approach grades greater than 3 percent, multiply the sight distance values in this table by the appropriate adjustment factor from Table 9-5.

POSTED SPEED LIMIT: 35 MPH

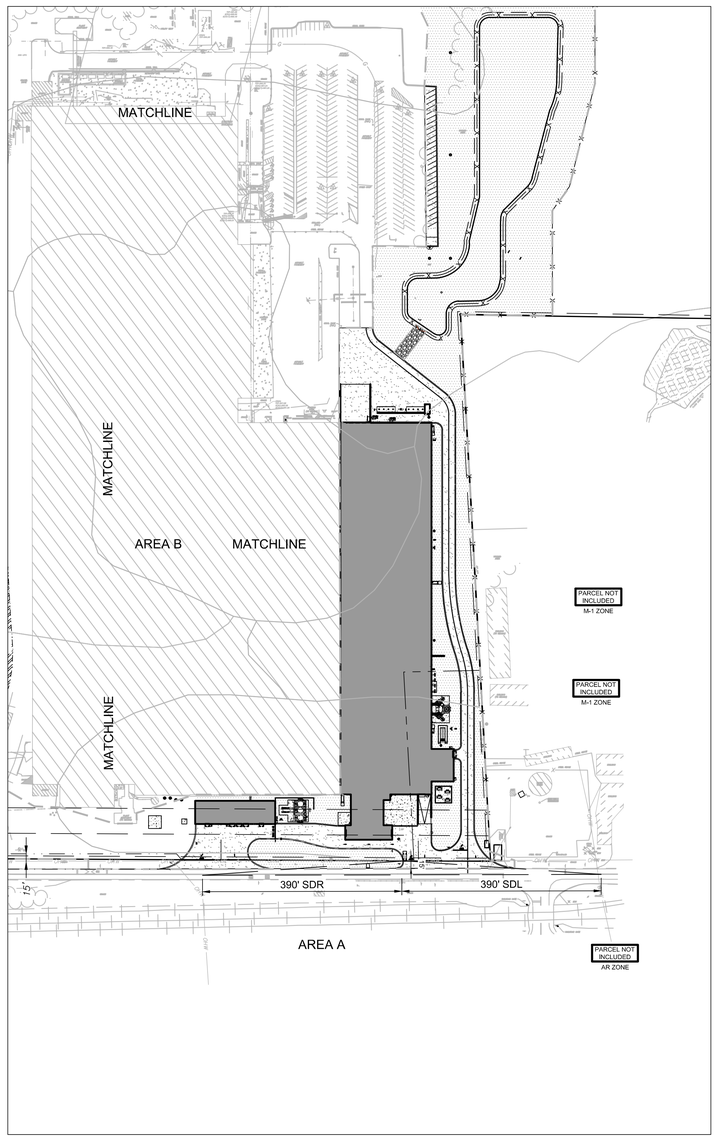




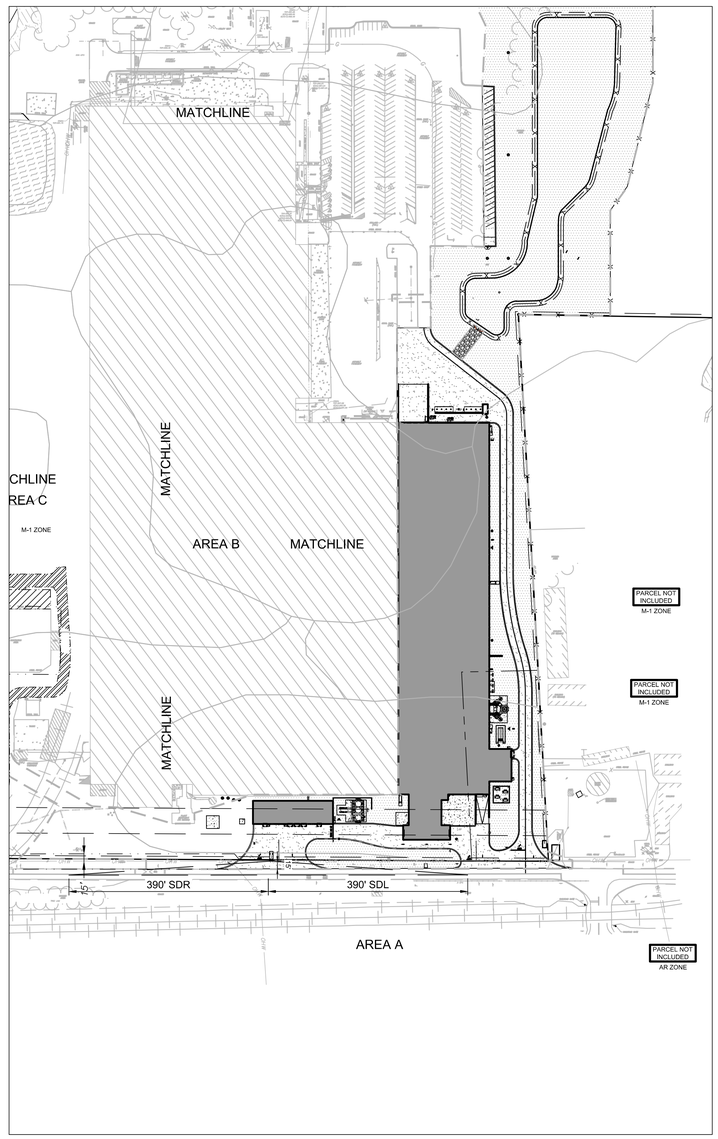
VICINITY MAP
NOT TO SCALE



DRIVEWAY #1
SCALE: 1" = 120'



DRIVEWAY #2
SCALE: 1" = 120'



DRIVEWAY #3
SCALE: 1" = 120'

120 0 120 240
SCALE : 1" = 120'

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Aden, Brant W.
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Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

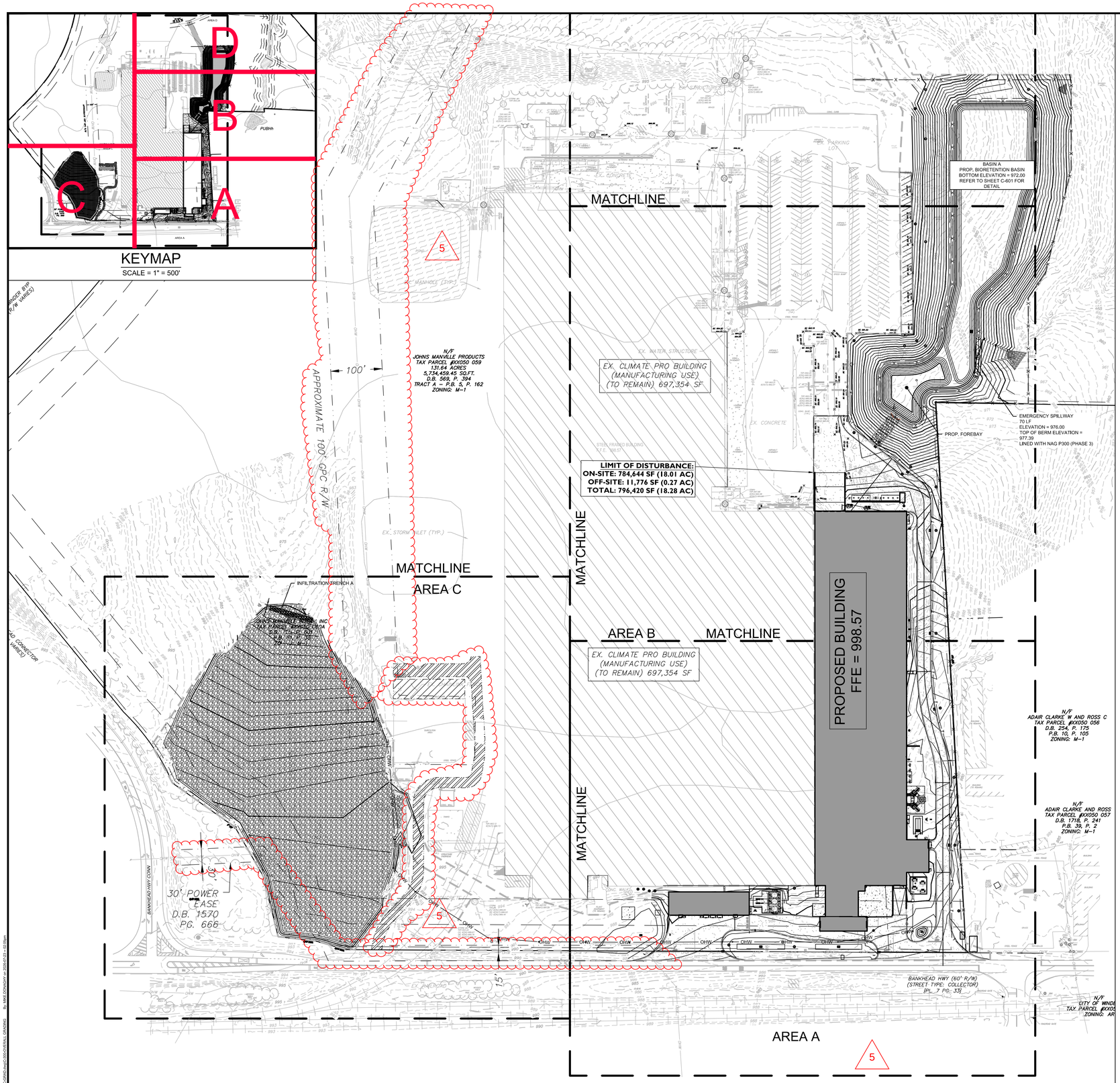
SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A

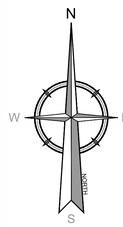
SHEET NAME:
SIGHT DISTANCE & ENTRANCE PLAN

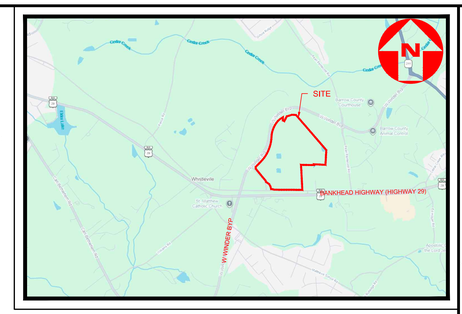
DRAWING NUMBER:
C-207

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Job #:Projects\2024\24013801A\Engineering\Rev Set\Sheets\Sheet Files\C-207 SIGHT DISTANCE & ENTRANCE PLAN By: MIKE DONOVAN at: 2026-05-21 - 03:51:pm







VICINITY MAP
NOT TO SCALE

SITE DATA

THIS PLAN SET REFERENCES A SURVEY BY: COLLIERS ENGINEERING & DESIGN
301 GOVERNMENT CENTER DRIVE, SUITE 201
WILMINGTON, NC 28403

ENTITLED: "PRELIMINARY SURVEY"
LAKESIDE LANE COMMERCIAL
3225 CANTON HWY,
CUMMING, FORSYTH, GA

DATED: 03/06/2026

1. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER, HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR.
2. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
3. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
4. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR MUST VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS MUST BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION. TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, TEST PIT INFORMATION MUST BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS.
5. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON MUST BE IN ACCORDANCE WITH THE FOLLOWING, UNLESS OTHERWISE NOTED:
   A. CURRENT PREVAILING MUNICIPAL STANDARDS AND REQUIREMENTS.
   B. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
   C. STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND SUPPLEMENTAL SPECIFICATIONS", AS CURRENTLY AMENDED.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS 'TO BE REMOVED'.
9. ALL SPOT SHOTS ARE GRADE OR GUTTER SHOTS UNLESS OTHERWISE NOTED.
10. WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MINIMUM PITCH OF 1% AND A MAXIMUM PITCH OF 2%.
11. CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW CUT OR REMOVED TO THE NEAREST EXPANSION JOINT.
12. THE CONTRACTOR MUST TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALL BASEMENT WALLS ARE TO BE WATER PROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
13. ALL PROPOSED CURB TO HAVE A 6" FACE UNLESS OTHERWISE NOTED.
14. CONTRACTOR IS TO MAINTAIN A MAXIMUM SLOPE OF 2% IN AREAS OF HANDICAP STALLS AS PER A.D.A. REQUIREMENTS.
15. THE EXISTING INLETS AND STORM PIPES ARE TO BE CLEANED AND INSPECTED AS NECESSARY, IF ANY STRUCTURE IS FOUND TO BE DAMAGED, IT MUST BE REPLACED ACCORDINGLY AND THE ENGINEER IS TO BE NOTIFIED.
16. THE CONTRACTOR MUST REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ALL UTILITIES ENTERING THE BUILDING, INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE CONNECTIONS. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED.
17. CONTRACTOR IS TO COORDINATE WITH THE UTILITY COMPANIES AS TO THE LOCATION AND SCHEDULING OF SERVICE CONNECTIONS TO THE UTILITY SUPPLY FACILITIES.
18. THE CONTRACTOR MUST ADJUST ALL UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES AND OTHER UTILITY FACILITY STRUCTURES TO BE FLUSH WITH FINISH SURFACE GRADE ELEVATIONS.
19. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS MUST NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". THE CLIENT OR OWNER AND CONTRACTOR ARE RESPONSIBLE TO ASSURE THAT THE APPROVED PLANS ONLY, ARE USED FOR BIDDING AND CONSTRUCTION.
20. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER AND THE OWNER.
21. PROPANE, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND MUST BE INSTALLED PER ORDINANCE REQUIREMENTS
22. CABLE, TELEPHONE, ELECTRIC, AND PROPANE LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
23. CONTRACTOR IS TO COORDINATE WITH THE UTILITY COMPANIES AS TO THE LOCATION AND SCHEDULING OF SERVICE CONNECTIONS TO THE UTILITY SUPPLY FACILITIES.
24. UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-282-7411 TO ORDER UTILITY MARK-OUTS AT THE SITE.
25. THE CONTRACTOR MUST BE RESPONSIBLE TO ENSURE ALL ADA ACCESSIBLE ENTRANCES ARE CONSTRUCTED IN ACCORDANCE WITH THE ADA STANDARDS AND SPECIFICATIONS.

GRADING SHALL BE DONE IN ACCORDANCE WITH THE LINES AND GRADES DRAWN ON THE APPROVED GRADING PLAN.

MAXIMUM GRADED EARTHEN SLOPE SHALL NOT BE STEEPER THAN 2.5:1.

80 0 80 160
SCALE : 1" = 80'

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE	
	PROJECT PROPERTY LINE	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	FLUSH CURB	
	HANDRAIL	
	SIGNS	
	INLET	
	STORM MANHOLE	
	HYDRANT	
	LIGHT POLE	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	WATER VALVE	
	GAS VALVE	
	SANITARY CLEANOUT	CO
	UNKNOWN VALVE	
	ROOF DRAIN	RD
	BENCHMARK	

EXISTING		PROPOSED
	BUILDING AREA	
	BUILDING OVERHANG	
	WALL	
	SHRUBS	
	CONC. PAVEMENT	
	STANDARD ASPHALT PAVEMENT	
	GRASS AREA	
	BOLLARD	
OHW	OVERHEAD WIRE	OHW
	DIRECTION OF TRAFFIC FLOW	
75 / 74	CONTOURS	75 / 74
× 29.0	SPOT ELEVATION	× 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0 BC 28.0	TOP OF CURB ELEVATION BOTTOM OF CURB ELEVATION FLUSH CURB ELEVATION	× TC 29.0 BC 29.0 × TC/BC 29.0

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3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA
No. 029544
REGISTERED
PROFESSIONAL
ENGINEER
W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
OVERALL GRADING AND DRAINAGE PLAN

DRAWING NUMBER:
C-300

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

By: MIKE DONOHUE on 2026-02-13 - 08:50am
C:\24 JED Projects\2024\24013801A\Engineering\Site Sheets\Layout Tabs\Overall Grading.dwg

AREA B

MATCHLINE

MATCHLINE

PROPOSED BUILDING
FFE = 998.57

EXISTING BUILDING
FFE = 998.57

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

PROP. RIDGE LINE

BUILDING (TO REMAIN)

PLANT EQUIPMENT (TO REMAIN)

BLDG. F.F. ELEV. = 990.07

PAD F.F. ELEV. = 991.15

PAD F.F. ELEV. = 992.57

BLDG. F.F. ELEV. = 996.57

BLDG. F.F. ELEV. = 990.07

PROP. 4" PERFORATED FOUNDATION DRAIN @ 0.0% SLOPE

DO NOT ENTER

START FLUSH CURB

PROP. HEAVY DUTY TRENCH DRAIN

BANKHEAD HWY (60' R/W)
(STREET TYPE: COLLECTOR)
{PL. 7 PG. 33}

RAILROAD GATE

AREA A

GRADING SHALL BE DONE IN ACCORDANCE WITH THE LINES AND GRADES DRAWN ON THE APPROVED GRADING PLAN.

MAXIMUM GRADED EARTHEN SLOPE SHALL NOT BE STEEPER THAN 2.5:1.

SCALE : 1" = 30'

KEYMAP
SCALE = 1" = 500'

N
W E
S

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5	07/09/26	CPL RESPONSE TO COMMENTS

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SITE DEVELOPMENT PLANS

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COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME: GRADING PLAN

DRAWING NUMBER: C-301

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Plotted By: Mike Donaghy on 2026-07-23 - 12:56pm
G:\Projects\2024\24013801A\Engineering\Plan Sets\Development Plans\GA\Grading.dwg

KEYMAP
SCALE = 1" = 500'

GRADING SHALL BE DONE IN ACCORDANCE WITH THE LINES AND GRADES DRAWN ON THE APPROVED GRADING PLAN.

MAXIMUM GRADED EARTHEN SLOPE SHALL NOT BE STEEPER THAN 2.5:1.

5

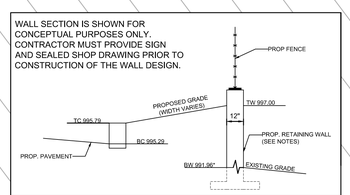
EXISTING BUILDING FFE = 998.57'

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

LIMIT OF DISTURBANCE:
ON-SITE: 784,644 SF (18.01 AC)
OFF-SITE: 11,776 SF (0.27 AC)
TOTAL: 796,420 SF (18.28 AC)

MATCHLINE

WALL SECTION IS SHOWN FOR CONCEPTUAL PURPOSES ONLY. CONTRACTOR MUST PROVIDE SIGN AND SEALED SHOP DRAWING PRIOR TO CONSTRUCTION OF THE WALL DESIGN.



CONCEPT WALL/CURB
SECTION A - A
SCALE: NTS

AREA B

MATCHLINE

EXISTING BUILDING

EX. WATER STRUCTURE

SAN. MH S-5
RIM: 991.92
INV.(IN): 982.67
INV.(OUT): 982.67

MH-15 (BYPASS SYSTEM)
RIM: 988.00
INV.(IN): 975.72
INV.(OUT): 975.72

MH-14 (BYPASS SYSTEM)
RIM: 982.23
INV.(IN): 978.72
INV.(OUT): 978.72

SAN. MH S-4
RIM: 988.76
INV.(IN): 983.80
INV.(OUT): 983.75

EX. DRAIN INLET TO BE REPLACED IN KIND
INV.(OUT: 983.40*

SAN. MH S-3
RIM: 986.69
INV.(IN): 985.33
INV.(OUT): 985.31

MH-13 (BYPASS SYSTEM)
RIM: 985.26
INV.(IN): 981.60
INV.(OUT): 981.60

OCS OCS-01
GR: 972.10
INV.(OUT): 967.00 (P-26)

TWO ANTI-SEEP COLLARS SPACED 28'

WW : 964.93
INV.(IN): 963.00 (P-26)

PROP. FOREBAY SILT GAUGE

-23.4%
MES : 971.33

TIE INTO EXISTING CURB

TC 993.04*
BC 992.54*

TC 992.26
BC 991.76

SAN. MH S-2
RIM: 988.92
INV.(IN): 983.57
INV.(OUT): 983.18

TC 991.67
BC 991.17

TIE INTO EXISTING PAVEMENT

????

MH MH-01
RIM: 988.81
INV.(IN): 977.44 (P-02)
INV.(IN): 977.46 (K-17)
INV.(OUT): 977.46 (N-01)

TC 990.61
BC 990.11

DRAIN INLET S-01
GR: 990.15
INV.(OUT): 971.93 (P-17)

HP TC 992.60
BC 992.10

TC 991.96
BC 991.46

MH MH-02
RIM: 990.75
INV.(IN): 972.05 (P-03)
INV.(IN): 972.05 (P-18)
INV.(OUT): 972.05 (P-02)
TW 992.00
BW 982.55*

TW 992.09
BW 992.79

TW 997.09
BW 992.79

SAN. MH S-1
RIM: 992.18
INV.(IN): 989.90
INV.(OUT): 989.83

TC 993.40
BC 992.90

DRAIN INLET S-02
GR: 991.59
INV.(OUT): 973.42 (P-16)

MH MH-03
RIM: 993.99
INV.(IN): 972.52 (P-04)
INV.(OUT): 972.52 (P-03)

SAN. CO-01
RIM: 996.47

TC 997.05
BC 996.55

TW 997.03
BW 994.57

PROP. RIDGE LINE

997.57

TC 996.50
BC 996.00

MH MH-04
RIM: 994.56
INV.(IN): 973.15 (P-05)
INV.(IN): 973.15 (P-19)
INV.(OUT): 973.15 (P-04)

TC 995.37
BC 994.87

TC 994.02
BC 993.52

DRAIN INLET S-03
GR: 993.61
INV.(OUT): 973.62 (P-19)

PROPOSED BUILDING
FFE = 998.57

TC 996.33
BC 995.83

997.04

PROP. RIDGE LINE

HP TC 995.79
BC 995.29

TW 997.00
BW 991.96*

DRAIN INLET S-04
GR: 990.31
INV.(OUT): 975.12 (P-20)

997.00

996.95

TC 993.81
BC 990.31

MH MH-05
RIM: 991.01
INV.(IN): 974.65 (P-06)
INV.(IN): 974.65 (P-20)
INV.(OUT): 974.65 (P-05)

TC 991.35
BC 990.85

EMERGENCY SPILLWAY
70 LF
ELEVATION = 976.00
TOP OF BERM ELEVATION = 977.39
LINED WITH NAG P300 (PHASE 3)

TW 976.00
BW 971.74*

PROP. FOREBAY

N
W
E
S
NORTH

30 0 30 60
SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
S S	SANITARY PIPE	S S
	STORM PIPE	
	POST INDICATOR VALVE	
	12" FIRE WATER LINE	12" FW
	12" FIRE WATER MAIN	12" FWM
	10" DOMESTIC WATER LINE	10" W
	6" FIRE WATER SERVICE	6" FW
	6" DOMESTIC WATER SERVICE	6" W

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
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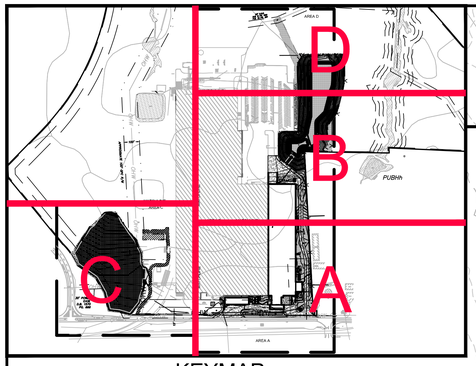
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
GRADING PLAN

DRAWING NUMBER:
C-302

Last Saved by:TMcCord on 7/9/2026 at 2:05:42 PM By: TMcCord@colliersengineering.com File Path:G:\Projects\2024\24013801A\Engineering\Plan Set\Development Plans\C-GRADING.dwg



KEYMAP
SCALE = 1" = 500'

MATCHLINE AREA C

MATCHLINE

GRADING SHALL BE DONE IN ACCORDANCE WITH THE LINES AND GRADES DRAWN ON THE APPROVED GRADING PLAN.

MAXIMUM GRADED EARTHEN SLOPE SHALL NOT BE STEEPER THAN 2.5:1.

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

MATCH EXIST. 990.52
MATCH EXIST.
MATCH EXIST.
MATCH EXIST. 994.06
MATCH EXIST. 993.42
MATCH EXIST. 995.41
MATCH EXIST. 992.67
MATCH EXIST. 994.58
MATCH EXIST. 992.83
MATCH EXIST. 994.08
MATCH EXIST. 993.64
MATCH EXIST. 993.58
MATCH EXIST. 993.83

"PRELIMINARY ROUTING FOR THE 107 5KV POLE AND WIRE" (TYP.)

EXISTING BUILDING (SPAN) FFE = 998.57

CONC. WALL
STRUCTURE OVERHEAD

30' POWER EASE D.B. 1570 PG. 666

W WINDER BYPASS

BANKHEAD HIGHWAY (60' R/W)

EX. RAILROAD

30 0 30 60
SCALE : 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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SITE DEVELOPMENT PLANS

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SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

GRADING PLAN

DRAWING NUMBER:
C-303

Plotted By: Mark Schmucker on 2026-07-09 at 08:13pm
Z:\24013801A\Civil\Engineering\Site Development Plans\GRADING\Grading C-303.dwg

AREA D

20' S.S.E.
D.B. 8 PG. 650
P.B. 12 PG. 221

EXISTING STORMWATER

SAN: EX MH-S-7
RIM: 989.11
INV.(IN): 961.01

MH-17 (BYPASS SYSTEM)
RIM: 989.24
INV.(IN): 971.32
INV.(OUT): 971.32

MH-18 (BYPASS SYSTEM)
RIM: 974.11
INV.(IN): 967.32
INV.(OUT): 967.32

WW (BYPASS SYSTEM): 970.00
INV.(IN): 965.40 (P-33)

SAN: MH S-6
RIM: 992.79
INV.(IN): 981.46
INV.(OUT): 980.97

MH-16 (BYPASS SYSTEM)
RIM: 989.16
INV.(IN): 972.72
INV.(OUT): 972.72

(3) CONC. SUPPORTS

(3) CONC. SUPPORTS

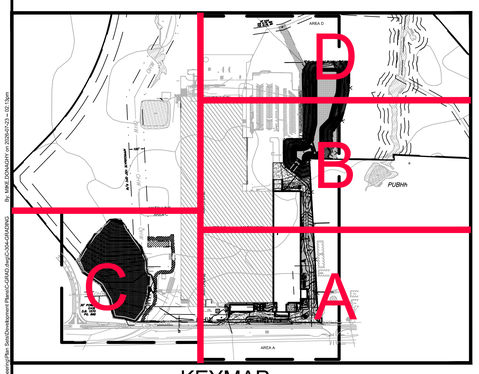
CONC. WALL

RETAINING WALL

EX. PARKING LOT

EXISTING BUILDING

MATCHLINE



KEYMAP
SCALE = 1" = 500'

GRADING SHALL BE DONE IN ACCORDANCE WITH THE LINES AND GRADES DRAWN ON THE APPROVED GRADING PLAN.

MAXIMUM GRADED EARTHEN SLOPE SHALL NOT BE STEEPER THAN 2.5:1.

5

30 0 30 60
SCALE : 1" = 30'

N
W E
S
NORTH

5

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SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A
SHEET NAME: GRADING PLAN
DRAWING NUMBER: C-304

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Last Saved by tmcdonald on 2026-02-12 at 13:12pm
X:\Projects\2024\24013801A\Engineering\Plan Set\Development Plans\Grading\Grading Plan.dwg

AREA B

MATCHLINE

EX. CLIMATE PRO BUILDING (MANUFACTURING USE) (TO REMAIN) 697,354 SF

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

MH MH-05
RIM: 991.01
INV.(IN): 974.65 (P-06)
INV.(IN): 974.65 (P-20)
INV.(OUT): 974.65 (P-05)

146 L.F. 60" HDPE @ 0.75% (P-06)

12 L.F. 24" HDPE @ 4.00% (P-21)

DRAIN INLET S-05
GR: 990.63
INV.(OUT): 976.21 (P-21)

MH MH-06
RIM: 991.39
INV.(IN): 975.74 (P-07)
INV.(IN): 975.74 (P-21)
INV.(OUT): 975.74 (P-06)

137 L.F. 48" HDPE @ 0.75% (P-07)

MH MH-07
RIM: 992.45
INV.(IN): 976.77 (P-08)
INV.(OUT): 976.77 (P-07)

PAD F.F. ELEV. = 993.57

132 L.F. 48" HDPE @ 0.75% (P-08)

12 L.F. 24" HDPE @ 3.97% (P-22)

DRAIN INLET S-06
GR: 987.75
INV.(OUT): 978.23 (P-22)

MH MH-08
RIM: 986.80
INV.(IN): 977.76 (P-09)
INV.(IN): 977.76 (P-22)
INV.(OUT): 977.76 (P-08)

BLDG. F.F. ELEV. = 996.57

PAD F.F. ELEV. = 992.57

128 L.F. 36" HDPE @ 0.75% (P-09)

MH MH-09
RIM: 986.23
INV.(IN): 978.72 (P-10)
INV.(OUT): 978.72 (P-09)

82 L.F. 36" HDPE @ 0.75% (P-10)

DRAIN INLET S-07
GR: 984.00
INV.(IN): 979.34 (P-11)
INV.(OUT): 979.34 (P-10)

92 L.F. 24" HDPE @ 0.75% (P-11)

'Y' INLET S-13
RIM: 991.75
INV.(OUT): 986.17 (P-23)

PROP. 4" PERFORATED FOUNDATION DRAIN @ 0.0% SLOPE

50 L.F. 18" HDPE @ 2.99% (P-23)

MH MH-11
RIM: 992.93
INV.(IN): 984.68 (P-23)
INV.(OUT): 984.68 (P-24)

114 L.F. 18" HDPE @ 3.00% (P-24)

PAD. F.F. ELEV. = 991.15

BLDG. F.F. ELEV. = 990.07

BLDG. F.F. ELEV. = 990.07

MH MH-12
RIM: 986.58
INV.(IN): 981.27 (P-24)
INV.(IN): 981.27 (P-14)
INV.(OUT): 981.27 (P-13)

DRAIN INLET S-12
GR: 986.00
INV.(OUT): 983.52 (P-16)

62 L.F. 18" HDPE @ 0.75% (P-15)

17 L.F. 24" HDPE @ 5.01% (P-25)

65 L.F. 18" HDPE @ 0.75% (P-14)

172 L.F. 18" HDPE @ 0.75% (P-16)

DRAIN INLET S-11
GR: 987.38
INV.(OUT): 983.09 (P-25)

PROP. HEAVY DUTY TRENCH DRAIN

MH MH-10
RIM: 987.08
INV.(IN): 982.23 (P-16)
INV.(IN): 982.23 (P-25)
INV.(OUT): 982.23 (P-15)

DRAIN INLET S-10
GR: 985.00
INV.(IN): 981.76 (P-15)
INV.(OUT): 981.76 (P-14)

86 L.F. 18" HDPE @ 0.75% (P-13)

DRAIN INLET S-09
GR: 985.00
INV.(IN): 980.62 (P-13)
INV.(OUT): 980.62 (P-12)

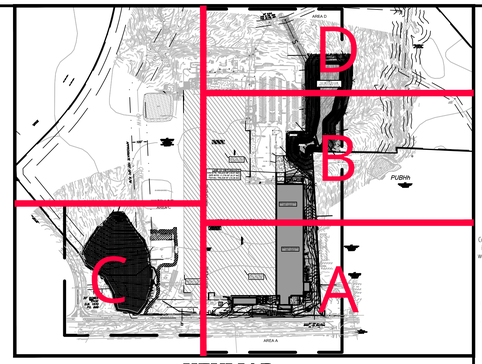
79 L.F. 18" HDPE @ 0.75% (P-12)

DRAIN INLET S-08
GR: 986.65
INV.(IN): 980.03 (P-12)
INV.(OUT): 980.03 (P-11)

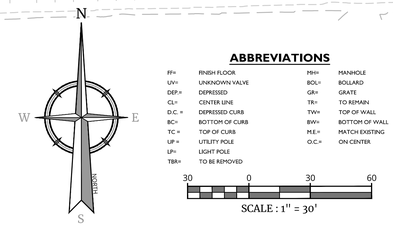
PROP. HEAVY DUTY TRENCH DRAIN

BANKHEAD HWY (60' R/W)
(STREET TYPE: COLLECTOR)
{PL. 7 PG. 33}

AREA A



KEYMAP
SCALE = 1" = 500'



SCALE : 1" = 30'

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE			BUILDING AREA	
	PROJECT PROPERTY LINE			BUILDING OVERHANG	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE			WALL	
	EDGE OF PAVEMENT			SHRUBS	
FACE / BACK	CURB	FACE / BACK		CONC. PAVEMENT	
	FLUSH CURB			STANDARD ASPHALT PAVEMENT	
	HANDRAIL			GRASS AREA	
	SIGNS			STORM PIPE	
	INLET			BOLLARD	
	STORM MANHOLE		OHW	OVERHEAD WIRE	OHW
	HYDRANT			DIRECTION OF TRAFFIC FLOW	
	LIGHT POLE		75 / 74	CONTOURS	75 / 74
	DECIDUOUS TREE		× 29.0	SPOT ELEVATION	× 29.0
	EVERGREEN TREE			DIRECTION OF OVERLAND FLOW	
WV	WATER VALVE		TC 29.0 / BC 28.0	TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION	TC 29.0 / BC 28.0
GV	GAS VALVE			FLUSH CURB ELEVATION	TC/BC 29.0
CO	SANITARY CLEANOUT	CO			
VALVE	UNKNOWN VALVE				
RD	ROOF DRAIN	RD			
BM	BENCHMARK				

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SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

DRAINAGE PLAN

DRAWING NUMBER:

C-305

C:\Civil 3D Projects\2024\3801 Winder\Engineering\Plan Set\Development Plans\C-DRAIN.dwg, 7/9/2026 2:31:19 PM, BY: MICHAEL HILBERTH on 2026-07-09

KEYMAP

SCALE = 1" = 500'

AREA A

EXISTING BUILDING

CONC. WALK

GRASS

LANDSCAPING

AWNING

LANDSCAPING

CONC. WALK

LANDSCAPING

GRASS

CONC. WALK

TOP: 996.91
E(IN): 990.62
E(OUT): 990.51

BOLLARD (TYP.)

STEEL FENCE

GRASS

BC 994.90
994.90

BC 994.23
994.69

EX. WATER STRUCTURE

ASPHALT PAVEMENT

CONC. PAVEMENT

EX. CLIMATE PRO BUILDING (MANUFACTURING USE) (TO REMAIN) 697,354 SF

EXISTING BUILDING TFE = 998.57

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

STEEL FRAMED BUILDING TFE = 998.57

LIMIT OF DISTURBANCE:
ON-SITE: 784,644 SF (18.01 AC)
OFF-SITE: 11,776 SF (0.27 AC)
TOTAL: 796,420 SF (18.28 AC)

EXIST. 8" DIP SS LINE

SSMH: TOP: 997.88 IE(IN): 992.08 IE(OUT): 991.99

GRASS RAMP AWNING LOADING DOCK (TO REMAIN) RAMP GRASS

994.00

993.62
993.41
993.69

993
994

MATCHLINE

AREA B

MATCHLINE

ASPHALT PAVEMENT

SPEED BUMP

200 L.F. HDPE @ 1.50% (P-30) (BYPASS SYSTEM)

SAN. MH S-5
RIM: 991.92
INV.(IN): 982.67
INV.(OUT): 982.67

MH-15 (BYPASS SYSTEM)
RIM: 988.00
INV.(IN): 975.72
INV.(OUT): 975.72

200 L.F. HDPE @ 1.50% (P-29) (BYPASS SYSTEM)

227 LF 6" PVC SDR 26 @ 0.48%

MH-14 (BYPASS SYSTEM)
RIM: 982.23
INV.(IN): 978.72
INV.(OUT): 978.72

SAN. MH S-4
RIM: 988.76
INV.(IN): 983.80
INV.(OUT): 983.75

36 L.F. HDPE @ 8.0% (P-28) (BYPASS SYSTEM)

EX. DRAIN INLET TO BE REPLACED IN KIND
INV.(OUT): 983.40*

SAN. MH S-3
RIM: 986.69
INV.(IN): 985.33
INV.(OUT): 985.31

122 LF 6" PVC SDR 26 @ 1.24%

BC 993.19
993.54

BC 992.64
993.09

BC 992.69
TW
993.22

BC 992.53
992.88

BC 992.08
993.36

BC 991.50
992.04

BC 990.40
990.68

BC 990.12
990.36

BC 992.38
992.50

18 L.F. HDPE @ 10.0% (P-27) (BYPASS SYSTEM)

MH-13 (BYPASS SYSTEM)
RIM: 985.26
INV.(IN): 981.60
INV.(OUT): 981.60

BC 992.29
992.66

BC 992.03
992.22

BC 992.39
992.91

BC 992.21
992.58

179 LF 6" PVC SDR 26 @ 0.47%

BC 991.84
992.01

BC 992.51
992.89

BC 992.19
992.55

TIE INTO EXISTING CURB

CONC. CURB (TYP.)

EX. CONCRETE

TIE INTO EXISTING PAVEMENT

BC 992.74
993.10

SAN. MH S-2
RIM: 988.92
INV.(IN): 983.57
INV.(OUT): 983.18

BC 991.44
991.64

15" 24" HDPE @ 4.00% (P-17)

DRAIN INLET S-01
GR: 990.16
INV.(OUT): 971.93 (P-17)

124 LF 6" PVC SDR 26 @ 1.84%

SAN. MH S-1
RIM: 992.18
INV.(IN): 989.90
INV.(OUT): 989.83

BC 991.62
991.77

DRAIN INLET S-02
GR: 991.59
INV.(OUT): 973.62 (P-18)

67 LF 6" PVC SDR 26 @ 2.73%

SAN. CO-01
RIM: 996.47

5 LF 4" PVC SDR 26 @ 2.73%

PROPOSED SS BUILDING CONNECTION

BC 994.45
994.60

DRAIN INLET S-03
GR: 993.61
INV.(OUT): 973.62 (P-19)

PROP. FOREBAY SILT GAUGE

MES | 971.33

73 L.F. 60" HDPE @ 2.00% (P-01)

MH MH-01
RIM: 988.81
INV.(IN): 977.46 (P-02)
INV.(IN): 977.46 (P-17)
INV.(OUT): 977.06 (P-01)

78 L.F. 60" HDPE @ 0.75% (P-02)

12 L.F. 24" HDPE @ 3.92% (P-18)

MH MH-02
RIM: 990.75
INV.(IN): 972.05 (P-03)
INV.(IN): 972.05 (P-18)
INV.(OUT): 972.05 (P-02)

63 L.F. 60" HDPE @ 0.75% (P-03)

MH MH-03
RIM: 993.99
INV.(IN): 972.52 (P-04)
INV.(OUT): 972.52 (P-03)

85 L.F. 60" HDPE @ 0.75% (P-04)

12 L.F. 24" HDPE @ 3.92% (P-19)

MH MH-04
RIM: 994.56
INV.(IN): 973.15 (P-05)
INV.(IN): 973.15 (P-19)
INV.(OUT): 973.15 (P-04)

200 L.F. 60" HDPE @ 0.75% (P-05)

DRAIN INLET S-04
GR: 990.31
INV.(OUT): 975.12 (P-20)

12 L.F. 24" HDPE @ 4.00% (P-20)

MH MH-05
RIM: 991.01
INV.(IN): 974.65 (P-06)
INV.(IN): 974.65 (P-20)
INV.(OUT): 974.65 (P-05)

MODIFIED AREA

AREA B

EMERGENCY SPILLWAY
70 LF
ELEVATION = 976.00
TOP OF BERM ELEVATION = 977.39
LINED WITH NAG P300 (PHASE 3)

PROP. FOREBAY

TWO ANTI-SEEP COLLARS SPACED 28'

OCS OCS-01
GR: 972.10
INV.(OUT): 967.00 (P-26)
83 L.F. 24" RCP @ 4.84% (P-26)

WW : 964.93
INV.(IN): 963.00 (P-26)

N
W
E
S
DESIGN

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE			BUILDING AREA	
	PROJECT PROPERTY LINE			BUILDING OVERHANG	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE			WALL	
	EDGE OF PAVEMENT			SHRUBS	
FACE / BACK	CURB	FACE / BACK		CONC. PAVEMENT	
	FLUSH CURB			STANDARD ASPHALT PAVEMENT	
	HANDRAIL			GRASS AREA	
	SIGNS			STORM PIPE	
	INLET			BOLLARD	
	STORM MANHOLE			OVERHEAD WIRE	OHW
	HYDRANT			DIRECTION OF TRAFFIC FLOW	
	LIGHT POLE			CONTOURS	75
	DECIDUOUS TREE			SPOT ELEVATION	× 29.0
	EVERGREEN TREE			DIRECTION OF OVERLAND FLOW	
	WATER VALVE			TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION	× TC 29.0 / × BC 28.0
	GAS VALVE			FLUSH CURB ELEVATION	× TC/BC 29.0
	SANITARY CLEANOUT	CO			
	UNKNOWN VALVE				
	ROOF DRAIN	RD			
	BENCHMARK				

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713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

DRAINAGE PLAN

DRAWING NUMBER:

C-306

By: MichaelAJ, 6/9/2026 11:34:22 AM
J:\24 SI Projects\2024\24013801A\Engineering\Plan Set\Development Plans\C-DRAINAGE.dwg

MATCHLINE

AREA C

MATCHLINE

INFILTRATION TRENCH A

MATCH EXIST.

MATCH EXIST.

MATCH EXIST. 990.52

MATCH EXIST. 994.06

MATCH EXIST. 993.42

MATCH EXIST. 994.76

MATCH EXIST. 995.41

MATCH EXIST. 994.58

MATCH EXIST. 992.67

MATCH EXIST. 994.08

MATCH EXIST. 992.83

MATCH EXIST. 993.64

MATCH EXIST. 993.58

MATCH EXIST. 993.83

993.48

991.81

995.62

996.86

997.07

997.98

997.98

TOP: 988.83

85'

JOHNS MANVILLE INTERN. INC.
TAX PARCEL: 3KX050 065A
D.B. 990, P. 601
PLAT B. 97, P. 35
ZONING: M-1

PRELIMINARY ROUTING FOR THE 107 SKV POLE AND WIRE' (TYP.)

PRELIMINARY ROUTING FOR THE 107 SKV POLE AND WIRE" (TYP.)

TIE-INTO EXIST. FIRE FIELD VERIFIED WITH LOCATION, ELEVATIC

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

EXISTING BUILDING (SPOT ELEV.) (TYP.) = 998.57

30' POWER EASE D.B. 1570 PG. 666

R/W MON.

BANKHEAD HWY CONN

W WINDER BYPASS

BANKHEAD HIGHWAY (60' R/W)

CHAINLINK FENCE

CONC. WALL

TANKS

SUBSTATION AREA

STRUCTURE OVERHEAD

RAISED AREA

STEEL FENCE

EX. RAILROAD

WOODED AREA

GRASS

TEMP

STORM MH. TOP: 993.82 (A) IE(IN): 989.60 (B) IE(IN): 989.93 (C) IE(IN): 989.40

STORM MH. TOP: 993.22 (A) IE(IN): 989.67 (B) IE(IN): 989.76 (C) IE(OUT): 989.34

STORM MH. TOP: 993.52 IE(IN): 991.28

DI TOP: 993.12 IE(OUT): 989.73

OHW

FF

5

KEYMAP

SCALE = 1" = 500'

N

W E

S

30 0 30 60

SCALE : 1" = 30'

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
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UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

LEGEND

	EXISTING	PROPOSED
RIGHT OF WAY/ ADJACENT PROPERTY LINE		
PROJECT PROPERTY LINE		
LIMIT OF DISTURBANCE LINE/ SAWCUT LINE		
EDGE OF PAVEMENT		
CURB	FACE / BACK	FACE / BACK
FLUSH CURB		
HANDRAIL		
SIGNS		
INLET		
STORM MANHOLE		
HYDRANT		
LIGHT POLE		
DECIDUOUS TREE		
EVERGREEN TREE		
WATER VALVE		
GAS VALVE		
SANITARY CLEANOUT		CO
UNKNOWN VALVE		
ROOF DRAIN		RD
BENCHMARK		
BUILDING AREA		
BUILDING OVERHANG		
WALL		
SHRUBS		
CONC. PAVEMENT		
STANDARD ASPHALT PAVEMENT		
GRASS AREA		
STORM PIPE		
BOLLARD		
OVERHEAD WIRE		OHW
DIRECTION OF TRAFFIC FLOW		
CONTOURS	74	75
SPOT ELEVATION	× 29.0	× 29.0
DIRECTION OF OVERLAND FLOW		
TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION		TC 29.0 BC 28.0
FLUSH CURB ELEVATION		TC/BC 29.0

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SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

DRAINAGE PLAN

DRAWING NUMBER:

C-307

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\tmcdaniel\Documents\Projects\24013801A_Winder Climate Pro\Drawings\Plans\Grading\Sheets\C-307 Drainage.dwg, 7/9/2026 2:21:10 PM, By: MICHAEL MCDANIEL

AREA D

20' S.S.E.
D.B. 8 PG. 650
P.B. 12 PG. 221

SAN. EX MH S-7
RIM: 969.11
INV.(IN): 961.01

TIE-INTO EXIST. SS MANHOLE
PROPOSED INV IN = 961.01'

EXIST. 8" DIP SS LINE

EXIST. 8" DIP SS LINE

TIE-IN @ 0.67%

MH-17 (BYPASS SYSTEM)
RIM: 989.24
INV.(IN): 971.32
INV.(OUT): 971.32

200 L.F. HDPE @ 2.0%
(P-32) (BYPASS SYSTEM)

MH-18 (BYPASS SYSTEM)
RIM: 974.11
INV.(IN): 967.32
INV.(OUT): 967.32

59 L.F. HDPE @ 3.3%
(P-33) (BYPASS SYSTEM)

WW (BYPASS SYSTEM): 970.00
INV.(IN): 965.40 (P-33)

SAN. MH S-6
RIM: 992.79
INV.(IN): 981.46
INV.(OUT): 980.97

93 L.F. HDPE @ 1.50%
(P-31) (BYPASS SYSTEM)

MH-16 (BYPASS SYSTEM)
RIM: 989.16
INV.(IN): 972.72
INV.(OUT): 972.72

224 LF 6" PVC SDR 26
@ 0.54%

200 L.F. HDPE @ 1.50%

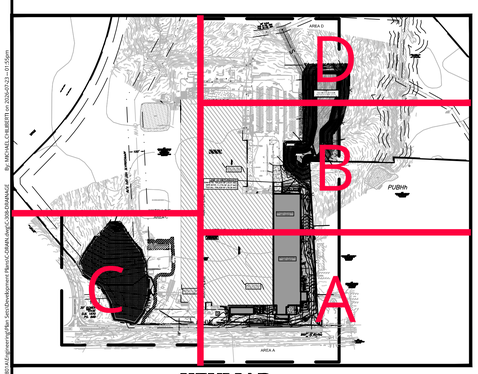
BASIN A
PROP. BIORETENTION BASIN
BOTTOM ELEVATION = 972.00
REFER TO SHEET C-601 FOR DETAIL

25' STA
STREAM BUFF.

50' BARROW
STREAM

75' IMPERVIOUS
AREA SETBACK

MATCHLINE



KEYMAP
SCALE = 1" = 500'

N
W
E
S

SCALE : 1" = 30'

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE			BUILDING AREA	
	PROJECT PROPERTY LINE			BUILDING OVERHANG	
	LIMIT OF DISTURBANCE LINE/ SAWCUT LINE			WALL	
	EDGE OF PAVEMENT			SHRUBS	
FACE / BACK	CURB	FACE / BACK		CONC. PAVEMENT	
	FLUSH CURB			STANDARD ASPHALT PAVEMENT	
	HANDRAIL			GRASS AREA	
	SIGNS			STORM PIPE	
	INLET			BOLLARD	
	STORM MANHOLE			OVERHEAD WIRE	OHW
	HYDRANT			DIRECTION OF TRAFFIC FLOW	
	LIGHT POLE			CONTOURS	74
	DECIDUOUS TREE		74	SPOT ELEVATION	× 29.0
	EVERGREEN TREE		× 29.0	DIRECTION OF OVERLAND FLOW	
	WATER VALVE			TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION / FLUSH CURB ELEVATION	× TC 29.0 BC 29.0 / × TC/BC 29.0
	GAS VALVE				
	SANITARY CLEANOUT	CO			
	UNKNOWN VALVE				
	ROOF DRAIN	RD			
	BENCHMARK				

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DESCRIPTION
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SITE DEVELOPMENT PLANS

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WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA
REGISTERED
No. 029544
PROFESSIONAL
ENGINEER
W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
DRAINAGE PLAN

DRAWING NUMBER:
C-308

I:\Jobs\24\24013801A\Civil\Plan Sheets\Grading Plan - Sheets\Grading Plan - Area D.dwg, 7/9/2026 2:21:11 PM, tmcgill

100-YEAR STORM STRUCTURES & PIPE TABLE

Line No.	Line ID	Inlet ID	Drainage Area	Runoff Coeff	Tc	i Sys	QCaptured	Total Runoff	Known Q	Flow Rate	Capacity Full	Vel Ave	Line Type	n-value Pipe	Line Size	Line Slope	Line Length	Invert Up	Invert Dn	Grnd/Rim Elev Up	Grnd/Rim Elev Dn	HGLUp	HGLDn	Cover Up	Cover Dn
			(ac)	(C)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)			(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
1	P-01	MH-01	0.20	0.95	26.7	5.12	....	52.44	0.00	52.44	399.07	5.50	Cir	0.012	60	2.00	73.137	971.46	970.00	988.81	971.33	973.49 j	973.17	12.35	-3.67
2	P-02	MH-02	0.00	0.95	26.4	5.16	....	49.61	0.00	49.61	244.36	6.76	Cir	0.012	60	0.75	78.403	972.05	971.46	990.75	988.81	974.02	973.49	13.71	12.35
3	P-03	MH-03	0.00	0.95	26.1	5.19	....	47.37	0.00	47.37	244.38	6.70	Cir	0.012	60	0.75	62.745	972.52	972.05	993.99	990.75	974.45	974.02	16.47	13.70
4	P-04	MH-04	0.00	0.95	25.7	5.24	....	47.79	0.00	47.79	244.36	6.84	Cir	0.012	60	0.75	84.520	973.15	972.52	994.56	993.99	975.09	974.45	16.41	16.47
5	P-05	MH-05	0.00	0.95	24.6	5.36	....	43.24	0.00	43.24	244.37	6.38	Cir	0.012	60	0.75	200.000	974.65	973.15	991.01	994.56	976.49 j	975.09	11.36	16.41
6	P-06	MH-06	0.00	0.95	23.7	5.48	....	34.55	0.00	34.55	244.37	5.74	Cir	0.012	60	0.75	145.531	975.74	974.65	991.39	991.01	977.38 j	976.49	10.65	11.36
7	P-07	MH-07	0.00	0.95	22.9	5.58	....	23.50	0.00	23.50	134.77	5.34	Cir	0.012	48	0.75	137.390	976.77	975.74	992.45	991.39	978.20 j	977.38	11.68	11.65
8	P-08	MH-08	0.00	0.95	22.2	5.69	....	23.93	0.00	23.93	134.77	5.90	Cir	0.012	48	0.75	131.758	977.76	976.77	986.80	992.45	979.20	978.20	5.04	11.68
9	P-09	MH-09	0.00	0.95	21.4	5.80	....	12.23	0.00	12.23	62.57	4.40	Cir	0.012	36	0.75	127.981	978.72	977.76	986.23	986.80	979.83 j	979.20	4.51	6.04
10	P-10	S-07	0.41	0.95	20.9	5.87	4.40	12.39	0.00	12.39	62.69	5.19	Cir	0.012	36	0.75	82.374	979.34	978.72	984.00	986.23	980.46	979.83	1.66	4.51
11	P-11	S-08	0.54	0.95	20.6	5.92	5.79	10.18	0.00	10.18	21.17	5.57	Cir	0.012	24	0.75	92.452	980.03	979.34	986.65	984.00	981.17	980.46	4.62	2.66
12	P-12	S-09	0.27	0.95	20.4	5.95	2.90	7.18	0.00	7.18	9.83	5.24	Cir	0.012	18	0.75	79.030	980.62	980.03	985.00	986.65	981.66 j	981.17	2.88	5.12
13	P-13	MH-12	0.00	0.95	20.2	5.99	....	5.69	0.00	5.69	9.85	4.69	Cir	0.012	18	0.75	86.100	981.27	980.62	986.58	985.00	982.19 j	981.66	3.81	2.88
14	P-24	MH-11	0.00	0.95	9.6	8.71	....	0.25	0.00	0.25	19.70	1.12	Cir	0.012	18	3.00	113.780	984.68	981.27	992.93	986.58	984.87 j	982.19	6.75	3.81
15	P-23	S-13	0.03	0.95	5.0	11.29	0.32	0.32	0.00	0.32	19.68	2.34	Cir	0.012	18	2.99	49.780	986.17	984.68	991.75	992.93	986.38	984.87	4.08	6.75
16	P-14	S-10	0.40	0.95	6.5	10.27	4.29	9.46	0.00	9.46	9.87	6.33	Cir	0.012	18	0.75	65.084	981.76	981.27	985.00	986.58	982.95	982.45	1.74	3.81
17	P-15	MH-10	0.00	0.95	6.2	10.47	....	5.67	0.00	5.67	9.85	4.39	Cir	0.012	18	0.75	62.335	982.23	981.76	987.08	985.00	983.15 j	982.95	3.35	1.74
18	P-16	S-12	0.41	0.95	5.0	11.29	4.40	4.40	0.00	4.40	9.85	4.23	Cir	0.012	18	0.75	172.052	983.52	982.23	986.00	987.08	984.32 j	983.15	0.98	3.35
19	P-25	S-11	0.16	0.95	5.0	11.29	1.72	1.72	0.00	1.72	54.87	2.22	Cir	0.012	24	5.02	17.149	983.09	982.23	987.38	987.08	983.54 j	983.15	2.29	2.85
20	P-22	S-06	2.21	0.95	5.0	11.29	23.71	23.71	0.00	23.71	48.82	9.00	Cir	0.012	24	3.97	11.838	978.23	977.76	987.75	986.80	979.96	979.20	7.52	7.04
21	P-21	S-05	2.21	0.95	5.0	11.29	23.71	23.71	0.00	23.71	49.01	8.42	Cir	0.012	24	4.00	11.750	976.21	975.74	990.63	991.39	977.94	977.38	12.42	13.65
22	P-20	S-04	1.85	0.95	5.0	11.29	19.84	19.84	0.00	19.84	49.00	6.97	Cir	0.012	24	4.00	11.750	975.12	974.65	990.31	991.01	976.72 j	976.49	13.19	14.36
23	P-19	S-03	1.11	0.95	5.0	11.29	11.91	11.91	0.00	11.91	48.49	4.83	Cir	0.012	24	3.92	12.000	973.62	973.15	993.61	994.56	974.86	975.09	17.99	19.41
24	P-18	S-02	0.52	0.95	5.0	11.29	5.58	5.58	0.00	5.58	48.49	3.14	Cir	0.012	24	3.92	12.000	972.52	972.05	991.59	990.75	973.35	974.02	17.07	16.70
25	P-17	S-01	0.46	0.95	5.0	11.29	4.93	4.93	0.00	4.93	49.00	1.73	Cir	0.012	24	4.00	11.750	971.93	971.46	990.16	988.81	973.48	973.49	16.23	15.35

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

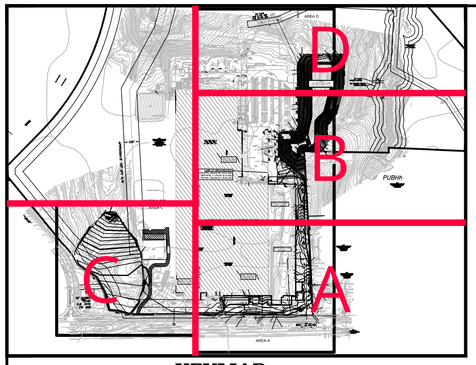
Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone:678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A
SHEET NAME: DRAINAGE TABLE
DRAWING NUMBER: C-309

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Plotted:2026-02-12 08:39:43 By: BRITTANY.MARTIN on 2026-07-09 - 12:29pm
C:\Users\brittany.martin\Desktop\Winder Climate Pro - Barrow County_24013801A_Central_brittany.martin.rvt



KEYMAP
SCALE = 1" = 500'

COUNCIL MEMBERS
Jessica Purdin
Dan Carey
Cris Cook
Kobi Kilgore
Taffy McCormick
Travis Singley

CITY OF WINDER GEORGIA

MAYOR
Jimmy Terrell

CITY ADMINISTRATOR
Jonathan Lynn

April 24, 2026

Ansley Gilstrap
Colliers Engineering & Design
Charlotte, NC

RE: Utilities Availability – 713 Bankhead Highway Winder, GA 30680

Ms. Gilstrap:

We currently serve Gas, Water and Sewer service to the aforementioned property in the City of Winder. We have had numerous meetings concerning the planned expansion and look forward to a long and prosperous relationship with Johns Manville.

A specific plan must be submitted and approved by the City of Winder, if there are any changes or modifications to the current system.

This letter of availability is effective for 180 days from the date of this notice. If significant progress has not been made by this time, the availability letter will be revoked, and the applicant will have to reapply for requested utilities.

If you have any questions or need further information, please feel free to contact this office at (77) 867-7978.

Sincerely,

Horace Gee
Utilities Director

1

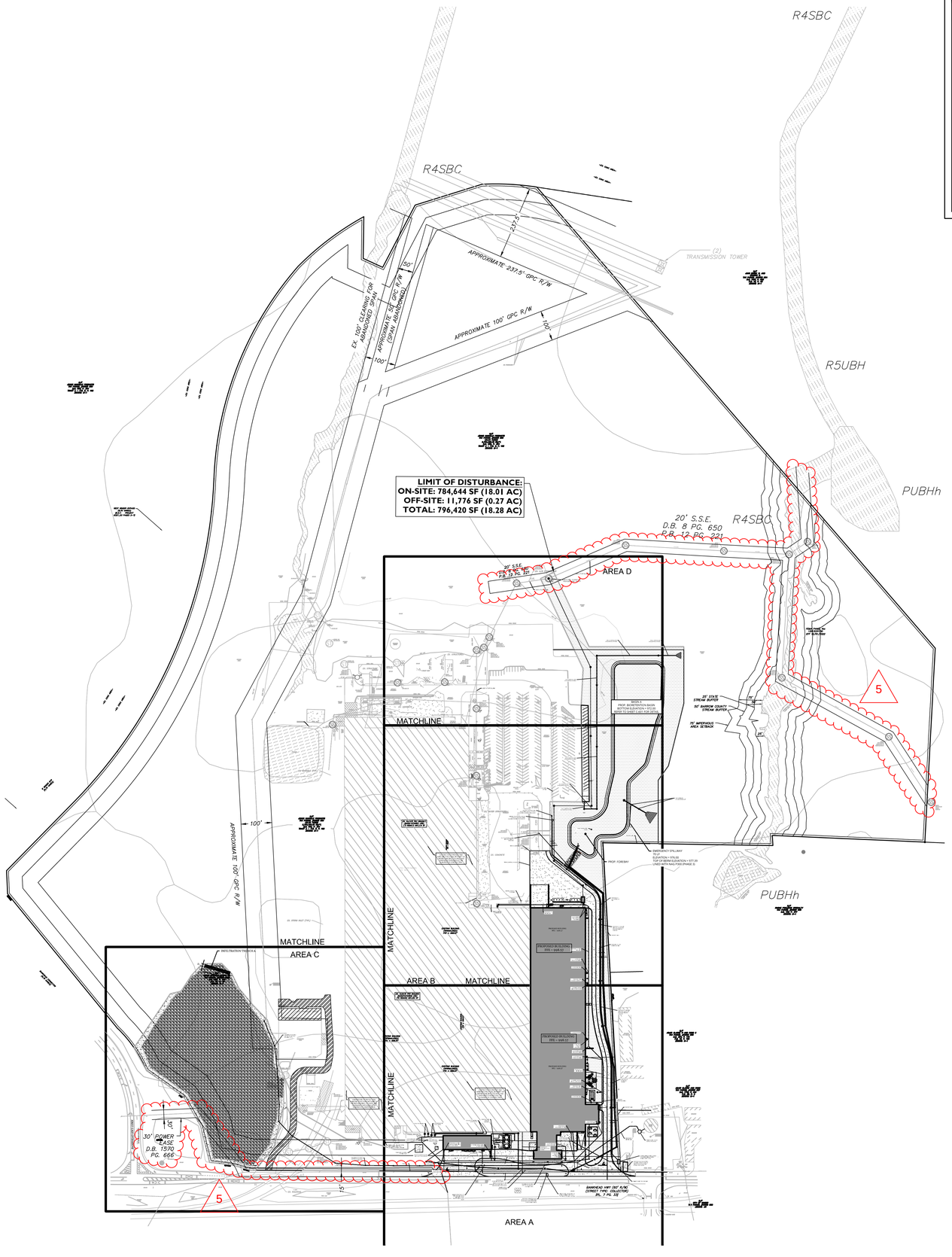
25 East Midland Avenue, P.O. Box 566, Winder, Georgia 30680, Phone: 770-867-3106
City of Winder | cityofwinder.com
City of Opportunity

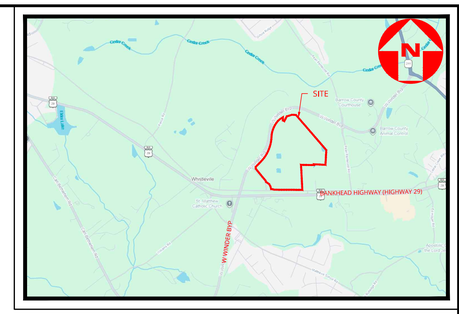
Gravity Sewer Structure Table

Structure I.D.	Description	Rim/Grate	Pipes (In)	Inverts (In)	Pipes (Out)	Inverts (Out)
CO-01		996.47				
S-1	MH	992.18	6" PVC SDR 26	989.90	6" PVC SDR 26	989.83
S-2	MH	988.92	6" PVC SDR 26	987.57	6" PVC SDR 26	986.18
S-3	MH	986.69	6" PVC SDR 26	985.33	6" PVC SDR 26	985.31
S-4	MH	988.76	6" PVC SDR 26	983.80	6" PVC SDR 26	983.75
S-5	MH	991.92	6" PVC SDR 26	982.67	6" PVC SDR 26	982.67
S-6	MH	992.79	6" PVC SDR 26	981.46	6" PVC SDR 26	980.97
S-7	EX MH	969.11	6" PVC SDR 26	961.01		

Gravity Sewer Pipe Table

Pipe I.D.	Description	Length	Invert Up	Invert Dn	Slope	Manning's N	Flow Rate (cfs)
P-1	6"PVC SDR 26	124'	989.83	987.57	1.84%	0.00	0.00
P-2	6"PVC SDR 26	179'	986.18	985.33	0.47%	0.00	0.00
P-3	6"PVC SDR 26	122'	985.31	983.80	1.24%	0.00	0.00
P-4	6"PVC SDR 26	227'	983.75	982.67	0.48%	0.00	0.00
P-5	6"PVC SDR 26	224'	982.67	981.46	0.54%	0.00	0.00
P-6	6"PVC SDR 26	318'	980.97	961.01	6.27%	0.00	0.00
P-7	4"PVC SDR 26	5'	991.87	991.73	2.73%	0.00	0.00
P-100	6"PVC SDR 26	67'	991.73	989.90	2.73%	0.00	0.00





VICINITY MAP
NOT TO SCALE

BENCHING IS REQUIRED IN THE BOTTOM OF ALL STRUCTURES. THE INVERT CHANNELS SHALL BE CONSTRUCTED AS TO CAUSE THE LEAST POSSIBLE RESISTANCE TO FLOW. THE SHAPES OF INVERT CHANNELS SHALL CONFORM UNIFORMLY TO INLET AND OUTLET PIPES.

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
P	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
S S	SANITARY PIPE	S S
	STORM PIPE	
	POST INDICATOR VALVE	
12" FW	12" FIRE WATER LINE	12" FW
12" FWM	12" FIRE WATER MAIN	12" FWM
10" W	10" DOMESTIC WATER LINE	10" W
6" FW	6" FIRE WATER SERVICE	6" FW
6" W	6" DOMESTIC WATER SERVICE	6" W

N
W E
S

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
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CL=	CENTER LINE	TR=	TO REMAIN
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BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

150 0 150 300
SCALE : 1" = 150'

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SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
OVERALL UTILITIES PLAN

DRAWING NUMBER:
C-400

C:\Users\tmcclellan\DocuSign\Documents\24013801A Engineering\Plan Set\Development Plans\C400_OVERALL UTILITIES.dwg, 2/25/2026 7:21:12 PM, By: MICHAEL MCCLELLAN

AREA B

MATCHLINE

EX. CLIMATE PRO BUILDING (MANUFACTURING USE) (TO REMAIN) 697,354 SF

EXISTING BUILDING FFE = 998.57'

EXISTING BUILDING (SPRINKLERED) FFE = 998.57'

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

PROPOSED BUILDING FFE = 998.57

PROPOSED BUILDING FFE = 998.57'

PROPOSED FIRE HYDRANT ASSEMBLY

6" SERVICE SADDLE WITH 6" GATE VALVE

(1) PROPOSED PIV

(1) TEE AND THRUST BLOCKING

(1) 45° BEND AND THRUST BLOCKING

(1) 45° BEND AND THRUST BLOCKING

PROPOSED 12" DIP FIRE LINE

6" SERVICE SADDLE WITH 6" GATE VALVE

PROPOSED FIRE HYDRANT ASSEMBLY

(1) PROPOSED PIV

CONNECT TO EXISTING

(4) PROPOSED PIV (2) 90° BENDS

CONNECT TO EXISTING (2) 90° BENDS

PROPOSED FIRE HYDRANT ASSEMBLY

PROP. 4" PERFORATED FOUNDATION DRAIN @ 0.0% SLOPE

"Y" INLET S-13 RIM: 991.75 INV.(OUT): 986.17 (P-23)

50 L.F. 18" HDPE @ 2.99% (P-23)

MH MH-11 RIM: 992.93 INV.(IN): 984.68 (P-23) INV.(OUT): 984.68 (P-24)

PROPOSED 4" GAS SERVICE (50 PSI)

114 L.F. 18" HDPE @ 3.00% (P-24)

(1) 45° BEND AND THRUST BLOCKING

(1) 90° BEND AND THRUST BLOCKING

PROPOSED 6" DOMESTIC WATER SERVICE

MH MH-12 RIM: 986.58 INV.(IN): 981.27 (P-24) INV.(IN): 981.27 (P-14) INV.(OUT): 981.27 (P-13)

(1) TEE AND THRUST BLOCKING (1) PIV

(1) 90° BEND AND THRUST BLOCKING

(1) 90° BEND AND THRUST BLOCKING

(1) 45° BEND AND THRUST BLOCKING

TIE-INTO EXIST. FIRE LINE. TO BE FIELD VERIFIED WITH EXACT LOCATION, ELEVATION, AND SIZE

TEMPORARY LOCATION FOR FIRE PUMP

10'X10' CONCRETE PAD FOR FIRE PUMP TRANSFORMER

PROPOSED 12" FIRE WATER SERVICE WITH 12" GATE VALVE

6" SERVICE SADDLE WITH 6" GATE VALVE

PROPOSED 6" DOMESTIC WATER SERVICE

60 MW FILTER

6" FW

62 L.F. 18" HDPE @ 0.75% (P-15)

17 L.F. 24" HDPE @ 5.01% (P-25)

PROPOSED 12" DIP FIRE LINE

DRAIN INLET S-12 GR: 986.00 INV.(OUT): 983.52 (P-16)

PROPERTY LINE

(1) 45° BEND AND THRUST BLOCKING

(1) 90° BEND

65 L.F. 18" HDPE @ 0.75% (P-14)

(1) 90° BEND WITH THRUST BLOCKING

S10

S10

S10

5

172 L.F. 18" HDPE @ 0.75% (P-16)

PROP. HEAVY DUTY TRENCH DRAIN

DRAIN INLET S-11 GR: 987.38 INV.(OUT): 983.09 (P-25)

MH MH-10 RIM: 987.08 INV.(IN): 982.23 (P-16) INV.(IN): 982.23 (P-25) INV.(OUT): 982.23 (P-15)

TIE INTO PROPOSED 10" DIP DOMESTIC WATER LINE WITH 10"X6" REDUCER AND 6" GATE VALVE

DRAIN INLET S-10 GR: 985.00 INV.(IN): 981.76 (P-15) INV.(OUT): 981.76 (P-14)

PROPOSED 10" DOMESTIC WATER LINE

TIE INTO PROPOSED 10" DIP DOMESTIC WATER LINE WITH 10"X6" REDUCER AND 6" GATE VALVE

EXISTING WATER VALVE TO REMAIN

86 L.F. 18" HDPE @ 0.75% (P-13)

"PRELIMINARY ROUTING FOR THE 107 SKY POLE AND WIRE" (TYP.)

DRAIN INLET S-09 GR: 985.00 INV.(IN): 980.62 (P-13) INV.(OUT): 980.62 (P-12)

PROPOSED DOMESTIC WATER METER AND VAULT (IRRIGATION WATER AND WATER METER SIZE UNDER DESIGN BUILD)

79 L.F. 18" HDPE @ 0.75% (P-12)

TIE-INTO EXIST. WATER LINE. TO BE FIELD VERIFIED WITH EXACT LOCATION, ELEVATION, AND SIZE

DRAIN INLET S-08 GR: 986.65 INV.(IN): 980.03 (P-12) INV.(OUT): 980.03 (P-11)

BANKHEAD HWY (60' R/W) (STREET TYPE: COLLECTOR) {PL. 7 PG. 33}

MH MH-05 RIM: 991.01 INV.(IN): 974.65 (P-06) INV.(IN): 974.65 (P-20) INV.(OUT): 974.65 (P-05)

146 L.F. 60" HDPE @ 0.75% (P-06)

PROPOSED 2" CONDUIT WITH PULL BOXES FOR PROPOSED FIBER BY COMCAST

MH MH-06 RIM: 991.39 INV.(IN): 975.74 (P-07) INV.(IN): 975.74 (P-21) INV.(OUT): 975.74 (P-06)

137 L.F. 48" HDPE @ 0.75% (P-07)

MH MH-07 RIM: 992.45 INV.(IN): 976.77 (P-08) INV.(OUT): 976.77 (P-07)

PROPOSED 4" 50 PSI GAS SERVICE

132 L.F. 48" HDPE @ 0.75% (P-08)

(1) TEE AND THRUST BLOCKING

12 L.F. 24" HDPE @ 3.97% (P-22)

PROPERTY LINE

MH MH-08 RIM: 986.80 INV.(IN): 977.76 (P-09) INV.(IN): 977.76 (P-22) INV.(OUT): 977.76 (P-08)

(1) 45° BEND AND THRUST BLOCKING

128 L.F. 36" HDPE @ 0.75% (P-09)

PROPOSED 12" DIP FIRE LINE

TIE-INTO EXIST. WATER SUPPLY STRUCTURE

MH MH-09 RIM: 986.23 INV.(IN): 978.72 (P-10) INV.(OUT): 978.72 (P-09)

82 L.F. 36" HDPE @ 0.75% (P-10)

DRAIN INLET S-07 GR: 984.00 INV.(IN): 979.34 (P-11) INV.(OUT): 979.34 (P-10)

GAS ISOLATION STATION. (REFER TO GAS ISOLATION STATION DETAIL - SHEET C-705)

PROPOSED GAS CONNECTION LOCATION. (REFER TO CITY OF WINDER GAS CONNECTION DETAIL – SHEET C-705)

(1) 45° BEND AND THRUST BLOCKING

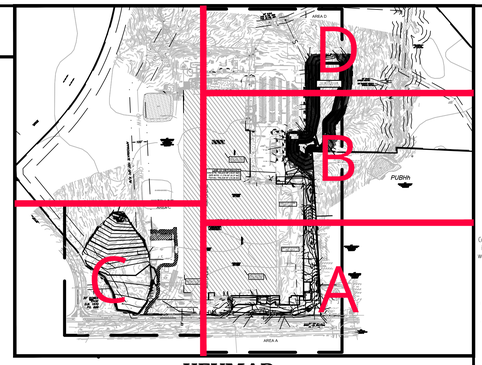
92 L.F. 24" HDPE @ 0.75% (P-11)

TIE-INTO EXIST. TELECOM LINE

PROP. HEAVY DUTY TRENCH DRAIN

AREA A

BENCHING IS REQUIRED IN THE BOTTOM OF ALL STRUCTURES. THE INVERT CHANNELS SHALL BE CONSTRUCTED AS TO CAUSE THE LEAST POSSIBLE RESISTANCE TO FLOW. THE SHAPES OF INVERT CHANNELS SHALL CONFORM UNIFORMLY TO INLET AND OUTLET PIPES.



KEYMAP

SCALE = 1" = 500'

N

W E

S

30 0 30 60

SCALE : 1" = 30'

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

LEGEND

EXISTING		PROPOSED
12+00 / 71 / PI	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 / 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
S S	SANITARY PIPE	S S
	STORM PIPE	
	POST INDICATOR VALVE	
	12" FIRE WATER LINE	12" FW
	12" FIRE WATER MAIN	12" FWM
	10" DOMESTIC WATER LINE	10" W
	6" FIRE WATER SERVICE	6" FW
	6" DOMESTIC WATER SERVICE	6" W

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design

ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

UTILITIES PLAN

DRAWING NUMBER:

C-401

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

By MBCAD, CA\BURTH on 2026-07-09 - 10:15am
C:\Cpl Projects\2024\24013801A\Engineering\Civil_Sheets\Utilities\Winder Climate Pro - Utilities.dwg

KEYMAP

SCALE = 1" = 500'

EXISTING BUILDING

CONC. CURB

GRASS

CONC. WALK

ASPHALT PAVEMENT

LANDSCAPING

AWNING

LANDSCAPING CONC. WALK LANDSCAPING

SPEED BUMP

BOLLARD (TYP.)

STEEL FENCE

TOP: 996.91
IE(IN): 990.72
IE(IN): 990.61
IE(OUT): 990.51

EX. CLIMATE PRO BUILDING (MANUFACTURING USE) (TO REMAIN) 697,354 SF

EXISTING BUILDING FFE = 998.57'

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

STEEL FRAMED BUILDING FFE: 998.57

EX. WATER STRUCTURE

CONC. PAVEMENT

LOADING DOCK

EX. CONCRETE

LIMIT OF DISTURBANCE:
ON-SITE: 784,644 SF (18.01 AC)
OFF-SITE: 11,776 SF (0.27 AC)
TOTAL: 796,420 SF (18.28 AC)

SSMH: TOP: 997.88 IE(IN): 992.08 IE(OUT): 991.99

EXIST. 8" DIP SS LINE

EXISTING HYDRANT TO REMAIN

LOADING DOCK (TO REMAIN)

RAMP

AWNING

GRASS

TIE-INTO EXISTING 12" DIP FIRE LINE

EXISTING BUILDING (SPRINKLERED) FFE = 998.57'

MATCHLINE

AREA B

MATCHLINE

200 L.F. HDPE @ 1.50% (P-30) (BYPASS SYSTEM)

SAN. MH S-5
RIM: 991.92
INV.(IN): 982.67
INV.(OUT): 982.67

MH-15 (BYPASS SYSTEM)
RIM: 988.00)
INV.(IN): 975.72
INV.(OUT): 975.72

200 L.F. HDPE @ 1.50% (P-29) (BYPASS SYSTEM)

227 LF 6" PVC SDR 26 @ 0.48%

MH-14 (BYPASS SYSTEM)
RIM: 982.23
INV.(IN): 978.72
INV.(OUT): 978.72

SAN. MH S-4
RIM: 988.76
INV.(IN): 983.80
INV.(OUT): 983.75

36 L.F. HDPE @ 8.0% (P-28) (BYPASS SYSTEM)

EXISTING 4" GAS MAIN (50 PSI)

EX. DRAIN INLET TO BE REPLACED IN KIND
INV.(OUT): 983.40*

SAN. MH S-3
RIM: 986.69
INV.(IN): 985.33
INV.(OUT): 985.31

122 LF 6" PVC SDR 26 @ 1.24%

TOP: 992.00 FULL OF DEBRIS

GENERAL CONTRACTOR IS RESPONSIBLE FOR 2' X 3' VAULT, CONNECTION, AND ISOLATION VALVE

EXISTING TELECOM PULL BOX BY COMCAST. PROPOSED TIE-IN LOCATION FOR FIBER BY COMCAST

18 L.F. HDPE @ 10.0% (P-27) (BYPASS SYSTEM)

MH-13 (BYPASS SYSTEM)
RIM: 985.26
INV.(IN): 981.60
INV.(OUT): 981.60

TWO ANTI-SEEP COLLARS SPACED 28'

OCS OCS-01
GR: 972.10
INV.(OUT): 967.00 (P-26)
83 L.F. 24" RCP @ 4.84% (P-26)

WW : 964.93
INV.(IN): 963.00 (P-26)

TOP: 992.20
IE(IN): 990.09
IE(OUT): 989.87

6" METAL

TOP: 993.21
IE(OUT): 992.07

179 LF 6" PVC SDR 26 @ 0.47%

PROP. FOREBAY SILT GAUGE

MES : 971.33

PROPERTY LINE

EX. 6" TO BE REPLACED IN KIND AND TIE INTO MANHOLE

TOP: 992.09
IE(IN): 989.89
IE(IN): 989.89
IE(IN): 989.89
IE(OUT): 989.50

3" METAL

TIE INTO EXISTING CURB

TOP: 992.11
IE(OUT): 990.89

79 L.F. 60" HDPE @ 2.00% (P-01)

EMERGENCY SPILLWAY
70 LF
ELEVATION = 976.00
TOP OF BERM ELEVATION = 977.
LINED WITH NAG P300 (PHASE 3

PROP. FOREBAY

SAN. MH S-2
RIM: 988.92
INV.(IN): 983.57
INV.(OUT): 986.18

TIE INTO EXISTING PAVEMENT

MH MH-01
RIM: 988.81
INV.(IN): 977.46 (P-02)
INV.(IN): 977.46 (P-17)
INV.(OUT): 977.05 (P-01)

12 L.F. 24" HDPE @ 4.00% (P-17)

DRAIN INLET S-01
GR: 990.16
INV.(OUT): 971.93 (P-17)

124 LF 6" PVC SDR 26 @ 1.84%

12 L.F. 60" HDPE @ 0.75% (P-02)

12 L.F. 24" HDPE @ 3.92% (P-18)

MH MH-02
RIM: 990.75
INV.(IN): 972.05 (P-03)
INV.(IN): 972.05 (P-18)
INV.(OUT): 972.05 (P-02)

SAN. MH S-1
RIM: 992.18
INV.(IN): 989.30
INV.(OUT): 989.23

DRAIN INLET S-02
GR: 991.59
INV.(OUT): 972.52 (P-18)

67 LF 6" PVC SDR 26 @ 7.73%

SAN. CO-01
RIM: 996.47

MH MH-03
RIM: 993.99
INV.(IN): 972.52 (P-04)
INV.(OUT): 972.52 (P-03)

PROPOSED 4" GAS SERVICE (50 PSI)

85 L.F. 60" HDPE @ 0.75% (P-04)

12 L.F. 24" HDPE @ 3.92% (P-19)

MH MH-04
RIM: 994.56
INV.(IN): 973.15 (P-05)
INV.(IN): 973.15 (P-19)
INV.(OUT): 973.15 (P-04)

PROPOSED 2" CONDUIT WITH PULL BOXES FOR PROPOSED FIBER BY COMCAST

PROPERTY LINE

PROPOSED 12" DIP FIRE LINE

5 LF 4" PVC SDR 26 @ 2.73%

(2) 45° BENDS AND THRUST BLOCKING

DRAIN INLET S-03
GR: 993.61
INV.(OUT): 973.62 (P-19)

PROPOSED BUILDING
FFE = 998.57

PROPOSED BUILDING
FFE = 998.57

PROPOSED 12" DIP FIRE LINE

(1) TEE AND THRUST BLOCKING

(1) PROPOSED PIV

PROPOSED FIRE HYDRANT ASSEMBLY

6" SERVICE SADDLE WITH 6" GATE VALVE

PROPOSED 4" GAS SERVICE (50 PSI)

200 L.F. 60" HDPE @ 0.75% (P-05)

17'

DRAIN INLET S-04
GR: 990.31
INV.(OUT): 975.12 (P-20)

12 L.F. 24" HDPE @ 4.00% (P-20)

MH MH-05
RIM: 991.01
INV.(IN): 974.65 (P-06)
INV.(IN): 974.65 (P-20)
INV.(OUT): 974.65 (P-05)

MODIFIED AREA

BENCHING IS REQUIRED IN THE BOTTOM OF ALL STRUCTURES. THE INVERT CHANNELS SHALL BE CONSTRUCTED AS TO CAUSE THE LEAST POSSIBLE RESISTANCE TO FLOW. THE SHAPES OF INVERT CHANNELS SHALL CONFORM UNIFORMLY TO INLET AND OUTLET PIPES.

N
W
E
S

30 0 30 60

SCALE : 1" = 30'

ABBREVIATIONS

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D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	ME=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
S S	SANITARY PIPE	S S
	STORM PIPE	
	POST INDICATOR VALVE	
	12" FIRE WATER LINE	12" FW
	12" FIRE WATER MAIN	12" FWM
	10" DOMESTIC WATER LINE	10" W
	6" FIRE WATER SERVICE	6" FW
	6" DOMESTIC WATER SERVICE	6" W

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Aden, Brant W.
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ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

UTILITIES PLAN

DRAWING NUMBER:

C-402

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

By: TM 5/28/2026 - 2:49:11 PM Z:\2013\Projects\013801A\Engineering\Plan Sets\Development Plans\Civil\DL_Sheet C-402.dwg

KEYMAP
SCALE = 1" = 500'

MATCHLINE

AREA C

INFILTRATION TRENCH A

9'

85'

N/F
JOHNS MANVILLE INTERN'L INC
TAX PARCEL #K0060 0606
D.B. 490, P. 601
P.B. 51, P. 35
ZONING: M-1

"PRELIMINARY ROUTING FOR THE 107 5KV POLE AND WIRE" (TYP.)

SUBSTATION AREA

CHAINLINK FENCE

STEEL FENCE

CONC. WALL

TANKS

STRUCTURE OVERHEAD

AWNING

CONCRETE

STORM MH
TOP: 993.82
(A) IE(IN): 989.60
(B) IE(OUT): 989.93
(C) IE(IN): 989.40

STORM MH
TOP: 993.22
(A) IE(IN): 989.67
(B) IE(IN): 989.76
(C) IE(OUT): 989.14

CB
TOP: 993.52
IE(OUT): 991.28

TOP: 993.12
IE(OUT): 989.73

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

"PRELIMINARY ROUTING FOR THE 107 5KV POLE AND WIRE" (TYP.)

FW

TIE-INTO EXIST. FIRE FIELD VERIFIED WITH LOCATION, ELEVATIC

TEMP

5

1" RF

30'

30' POWER EASE
D.B. 1570
PG. 666

R/W MON.

BANKHEAD HWY CONN

TOP: 988.83

GRASS

1-GPS

5'

MATCHLINE

BENCHING IS REQUIRED IN THE BOTTOM OF ALL STRUCTURES. THE INVERT CHANNELS SHALL BE CONSTRUCTED AS TO CAUSE THE LEAST POSSIBLE RESISTANCE TO FLOW. THE SHAPES OF INVERT CHANNELS SHALL CONFORM UNIFORMLY TO INLET AND OUTLET PIPES.

N
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TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

LEGEND

EXISTING		PROPOSED
12+00 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)

LEGEND

EXISTING		PROPOSED
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
S S	SANITARY PIPE	S S
	STORM PIPE	
	POST INDICATOR VALVE	
	12" FIRE WATER LINE	12" FW
	12" FIRE WATER MAIN	12" FWM
	10" DOMESTIC WATER LINE	10" W
	6" FIRE WATER SERVICE	6" FW
	6" DOMESTIC WATER SERVICE	6" W

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1	03/19/26	REV PER COORDINATION
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3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design

ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone:678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

UTILITIES PLAN

DRAWING NUMBER:

C-403

C:\1-Projects\2024\24013801A\3-Engineering\Plan Sets\Development Plans\C-403_Layout.dwg, 7/9/2026 1:55:13 PM, Brant Aden

D.B. 12 PG. 2

20' S.S.E.
D.B. 8 PG. 650
P.B. 12 PG. 221

AREA D

5

EXIST. 8" DIP SS LINE

EXIST. 8" DIP SS LINE

SAN. EX MH S-7
RIM: 969.11
INV.(IN): 961.01

RE-INTO EXIST. SS MANHOLE
PROPOSED INVIN = 961.01'

118 L.F. HDPE @ 2.0%

MH-17 (BYPASS SYSTEM)
RIM: 989.24
INV.(IN): 971.32
INV.(OUT): 971.32

200 L.F. HDPE @ 2.0%
(P-32) (BYPASS SYSTEM)

MH-18 (BYPASS SYSTEM)
RIM: 974.11
INV.(IN): 967.32
INV.(OUT): 967.32

59 L.F. HDPE @ 3.3%
(P-33) (BYPASS SYSTEM)

WW (BYPASS SYSTEM): 970.00
INV.(IN): 965.40 (P-33)

SAN. MH S-6
RIM: 992.79
INV.(IN): 981.46
INV.(OUT): 980.97

93 L.F. HDPE @ 1.50%
(P-31) (BYPASS SYSTEM)

MH-16 (BYPASS SYSTEM)
RIM: 989.16
INV.(IN): 972.72
INV.(OUT): 972.72

224 LF 6" PVC SDR 26
@ 0.54%

200 L.F. HDPE @ 1.50%

BASIN A
PROP. BIORETENTION BASIN
BOTTOM ELEVATION = 972.00
REFER TO SHEET C-601 FOR DETAIL

25' STA
STREAM BUFF.

50' BARROW
STREAM

75' IMPERVIOUS
AREA SETBACK

MATCHLINE

WOODED AREA
TREE LINE
GRASS
STEEL FENCE
BUILDING DEBRIS
EX. STRUCTURES
(3) SUPPORTS
CONC. SUPPORTS
STORM MH
TOP: 995.35
SSMH:
TOP: 999.46
SSMH:
TOP: 994.72
SSMH:
TOP: 991.28
IE(IN): 985.56
IE(OUT): 985.48
SSMH:
TOP: 996.95
SSMH:
TOP: 993.81
IE(IN): 985.37
IE(OUT): 985.08
SSMH:
TOP: 993.85
IE(IN): 982.44
IE(OUT): 982.36
SSMH:
TOP: 969.10
IE(IN): 961.01
IE(OUT): 960.93
SSMH:
TOP: 969.98
IE(OUT): 959.20
SSMH:
TOP: 996.94
IE(IN): 987.24
IE(OUT): 987.20
996.12
996.66
995.66
997.07
996.52
997.38
CONC. CURB
CONC. PAVEMENT
ASPHALT PAVEMENT
ASPHALT PAVEMENT PARKING LOT
CONC. WALL
RETAINING WALL
EXISTING PUMPSTORE
EX. CONCRETE PAD
EXISTING BUILDING
AWNING
WALL
GRASS (TBR)
BV: 994.20
INV: 984.23

KEYMAP
SCALE = 1" = 500'

N
W
E
S
NORTH

ABBREVIATIONS

FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB	M.E.=	MATCH EXISTING
UP =	UTILITY POLE	O.C.=	ON CENTER
LP=	LIGHT POLE		
TBR=	TO BE REMOVED		

30 0 30 60
SCALE : 1" = 30'

LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	'B' INLET	
	'E' INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)

LEGEND

EXISTING		PROPOSED
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
S	SANITARY PIPE	S
	STORM PIPE	
	POST INDICATOR VALVE	
	12" FIRE WATER LINE	12" FW
	12" FIRE WATER MAIN	12" FWM
	10" DOMESTIC WATER LINE	10" W
	6" FIRE WATER SERVICE	6" FW
	6" DOMESTIC WATER SERVICE	6" W

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Aden, Brant W.
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1305 Mall of Georgia Blvd, Suite 120
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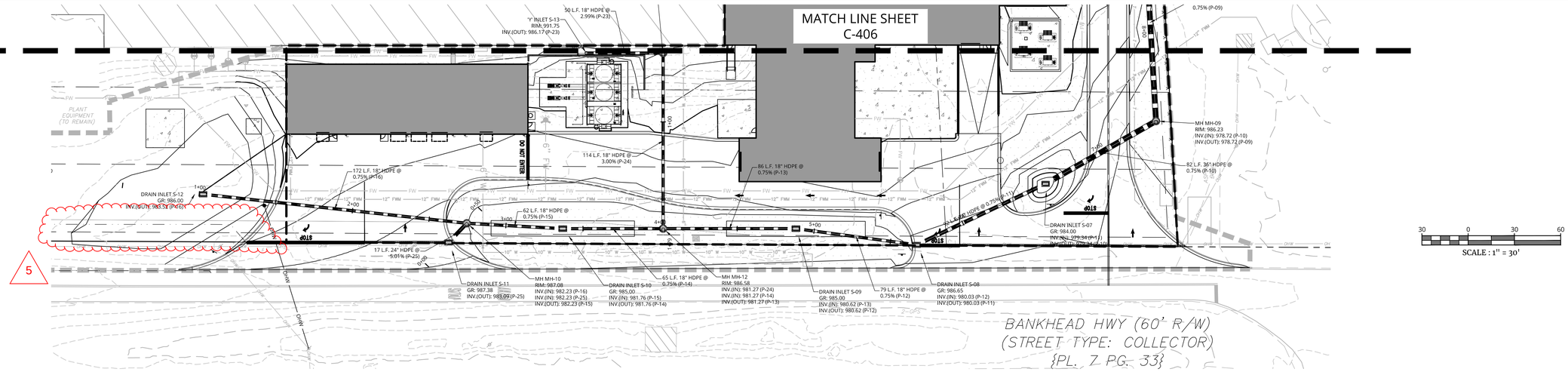
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

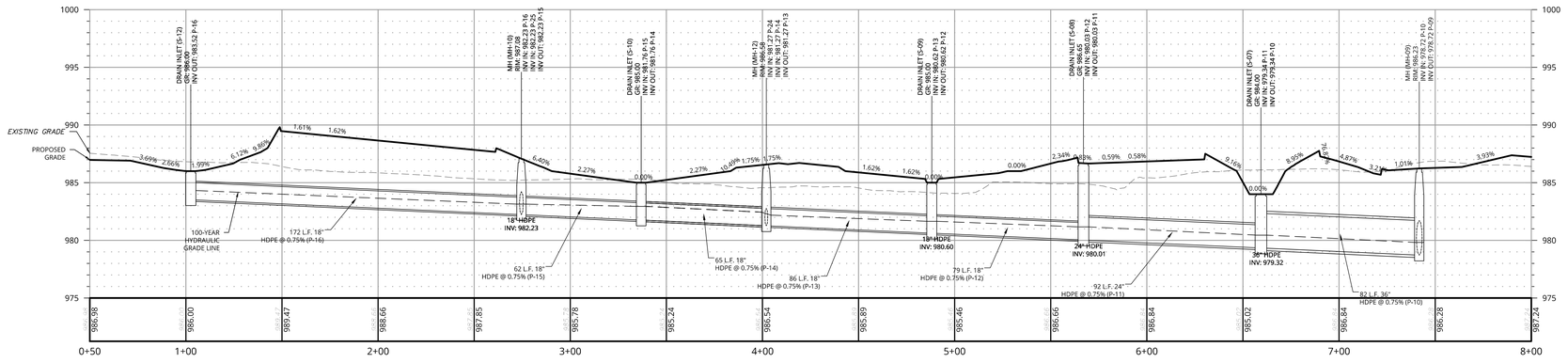
SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 240138001A

SHEET NAME:
UTILITIES PLAN

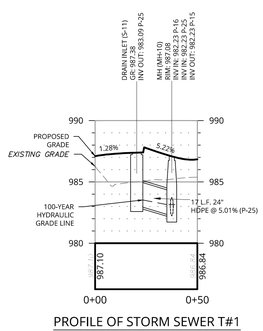
DRAWING NUMBER:
C-404

Last Edited by: Aden, Brant W. 7/9/2026 4:36:15 PM
By: Mendez, Cristina 7/9/2026 4:36:15 PM
C:\Users\cristina.mendez\Desktop\Winder_Barrow\Winder_Barrow_Central_cristina.mendez.rvt

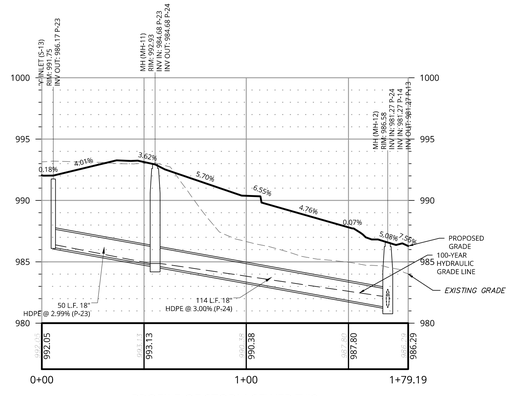




PROFILE OF STORM SEWER
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#1
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#2
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

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Aden, Brant W.
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Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

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DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

STORM PROFILES

DRAWING NUMBER:

C-405

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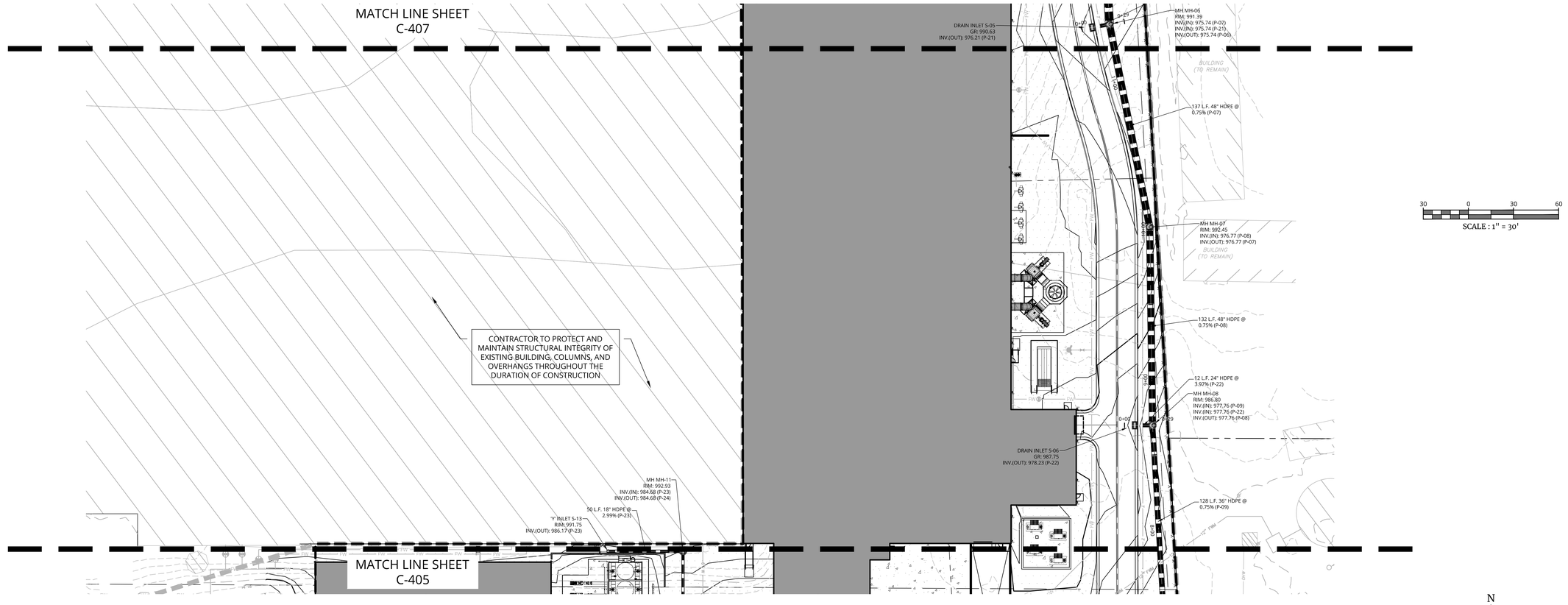
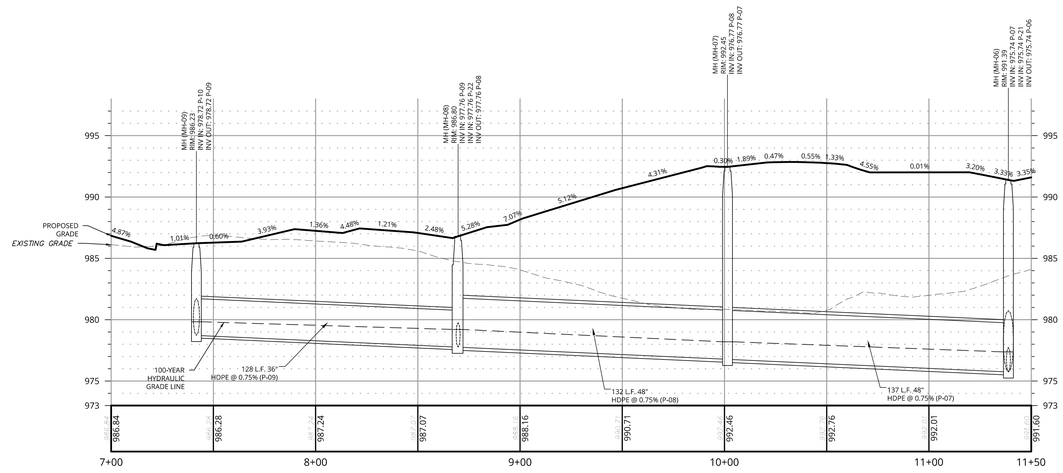
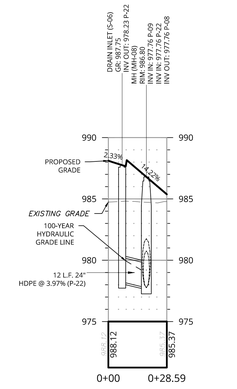
Last Saved by: Jacob.Hall on 7/9/2026 4:47:42 PM Plotted by: Jacob.Hall on 7/9/2026 4:48:15 PM By: Michael.Crutchfield to 2550-2423 on 1 sht(s)

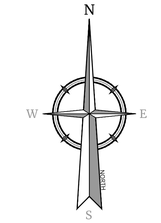




PROFILE OF STORM SEWER
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#4
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



5 0 5 10
SCALE : 1" = 5'
VERTICAL

30 0 30 60
SCALE : 1" = 30'
HORIZONTAL

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SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A
SHEET NAME:

STORM PROFILES

DRAWING NUMBER:
C-406

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Plotted: 09 Jul 2026 - 3:51pm By: MICHAEL.CHILDERS Xrefs: C:\Projects\2024\24013801A\Engineering\Civil\Sheets\Winder Plans\C-406 Storm Profiles.dwg

MATCH LINE SHEET
C-408

AREA B

MATCHLINE

EX. CLIMATE PRO BUILDING
(MANUFACTURING USE)
(TO REMAIN) 697,354 SF

5 L.F. 4" PVC SDR 26 @ 2.73%

12 L.F. 24" HDPE @ 3.92% (P-19)

DRAIN INLET S-03
GR: 993.61
INV.(OUT): 973.62 (P-19)

85 L.F. 60" HDPE @ 0.75% (P-04)

MH MH-04
RIM: 994.56
INV.(IN): 973.15 (P-05)
INV.(IN): 973.35 (P-19)
INV.(OUT): 973.15 (P-04)

200 L.F. 60" HDPE @ 0.75% (P-05)

12 L.F. 24" HDPE @ 4.00% (P-20)

DRAIN INLET S-04
GR: 990.31
INV.(OUT): 975.12 (P-20)

MH MH-05
RIM: 991.01
INV.(IN): 974.65 (P-06)
INV.(IN): 974.65 (P-20)
INV.(OUT): 974.65 (P-05)

146 L.F. 60" HDPE @ 0.75% (P-06)

12 L.F. 24" HDPE @ 4.00% (P-21)

DRAIN INLET S-05
GR: 990.63
INV.(OUT): 976.21 (P-21)

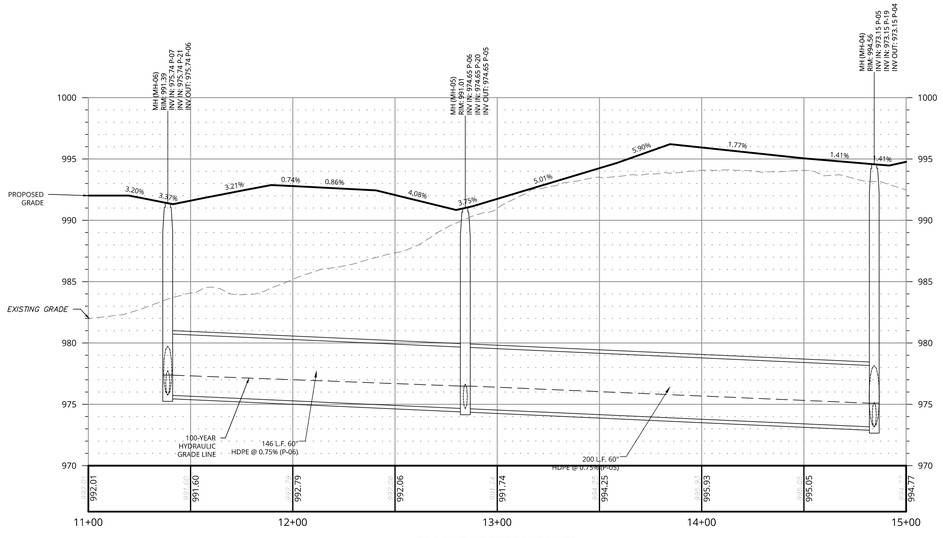
MH MH-06
RIM: 991.39
INV.(IN): 975.74 (P-07)
INV.(IN): 975.74 (P-21)
INV.(OUT): 975.74 (P-06)

BUILDING (TO REMAIN)

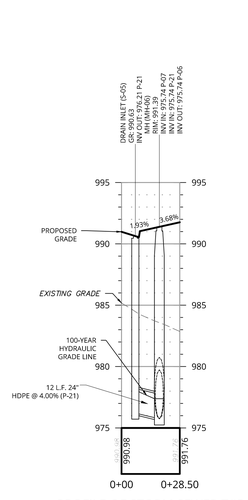
MATCH LINE SHEET
C-406

30 0 30 60
SCALE : 1" = 30'

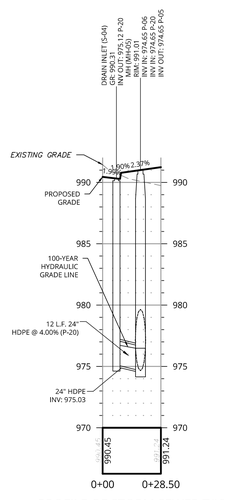
N
W E
S



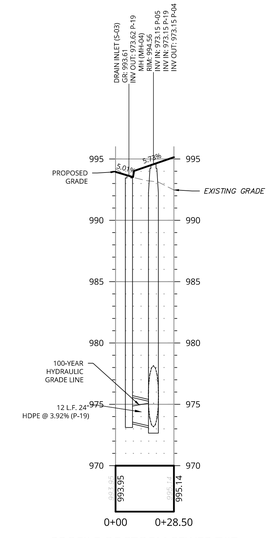
PROFILE OF STORM SEWER
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#5
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#6
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#7
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

5 0 5 10
SCALE : 1" = 5'
VERTICAL

30 0 30 60
SCALE : 1" = 30'
HORIZONTAL

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SCALE:	DRAWN BY:
AS SHOWN	TM
DESIGNED BY:	REVIEWED BY:
TM	BA
DATE ISSUED:	PROJECT NUMBER:
02/12/2026	24013801A

SHEET NAME:
STORM PROFILES

DRAWING NUMBER:
C-407

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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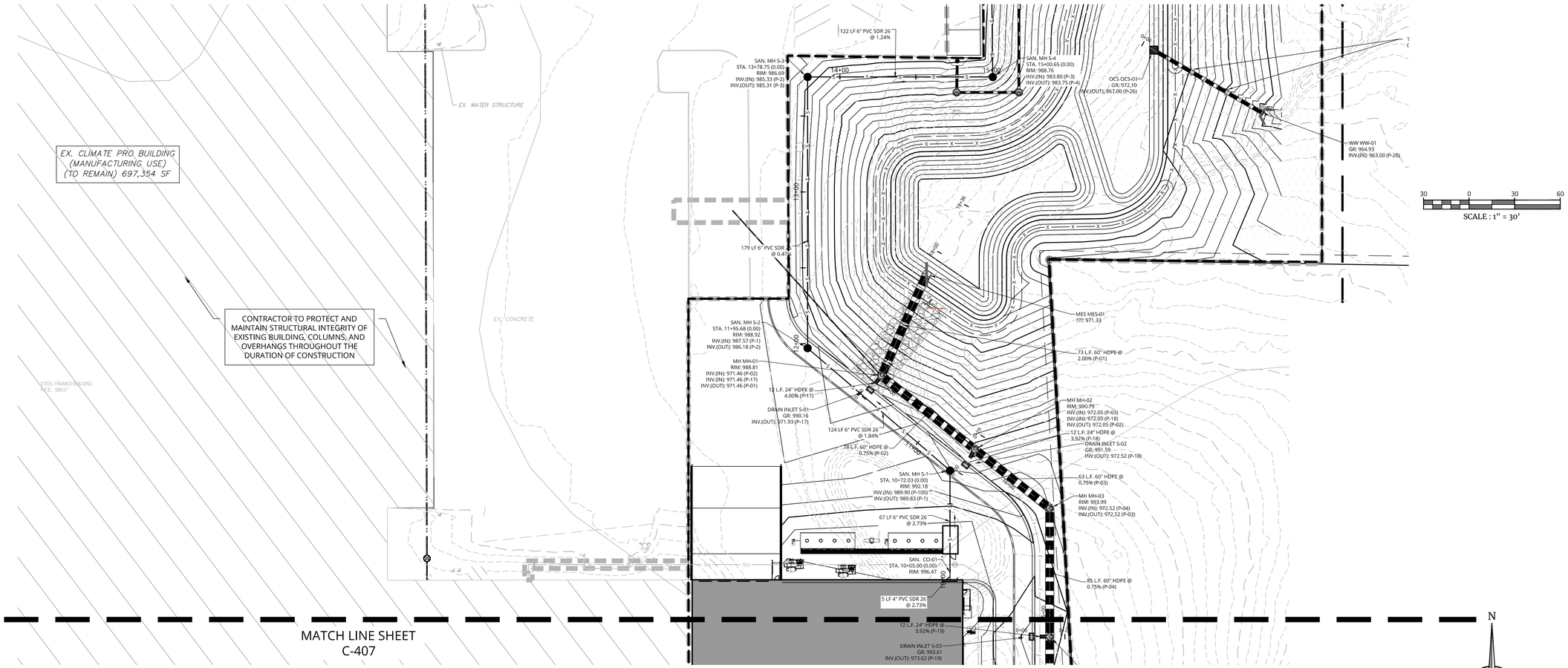
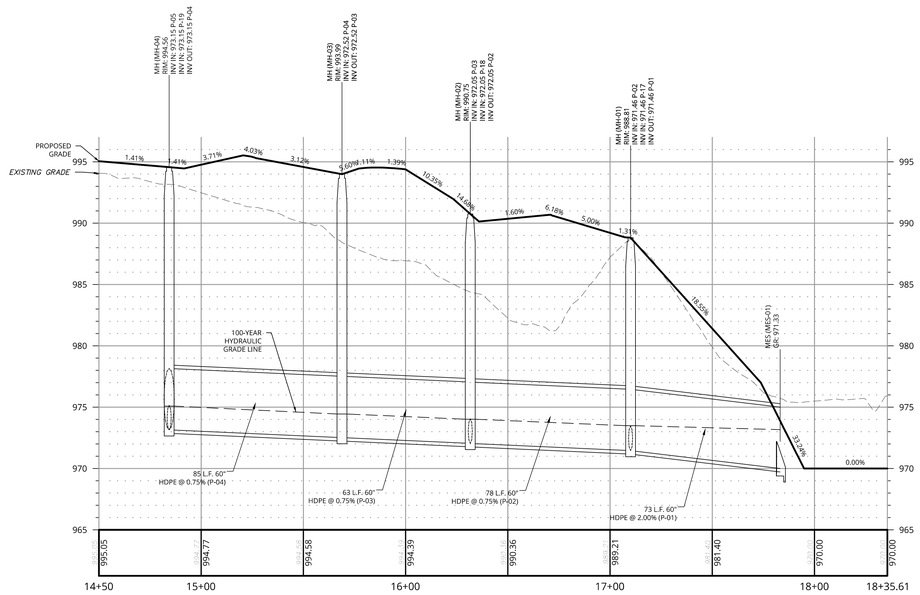
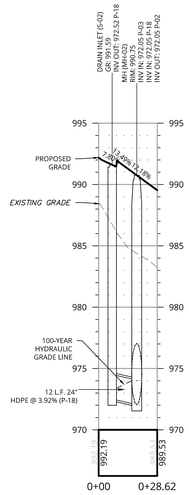
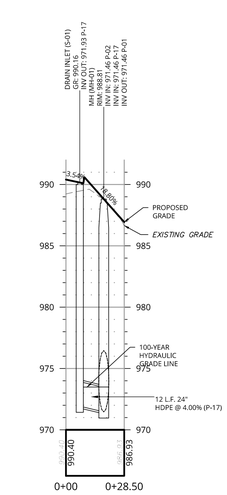




PROFILE OF STORM SEWER
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#8
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#9
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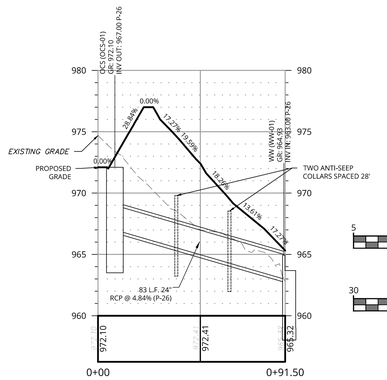
VERTICAL : 1" = 5'



PROFILE OF STORM SEWER T#10
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

5 0 5 10
SCALE : 1" = 5'
VERTICAL

30 0 30 60
SCALE : 1" = 30'
HORIZONTAL

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2024\24013801 Winder\Engineering\Site Set\Development Plans\Cover Page Cases\STORM PROFILES By: MICHAEL.CHILDERS on: 2026-02-13 - 2:29pm

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1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

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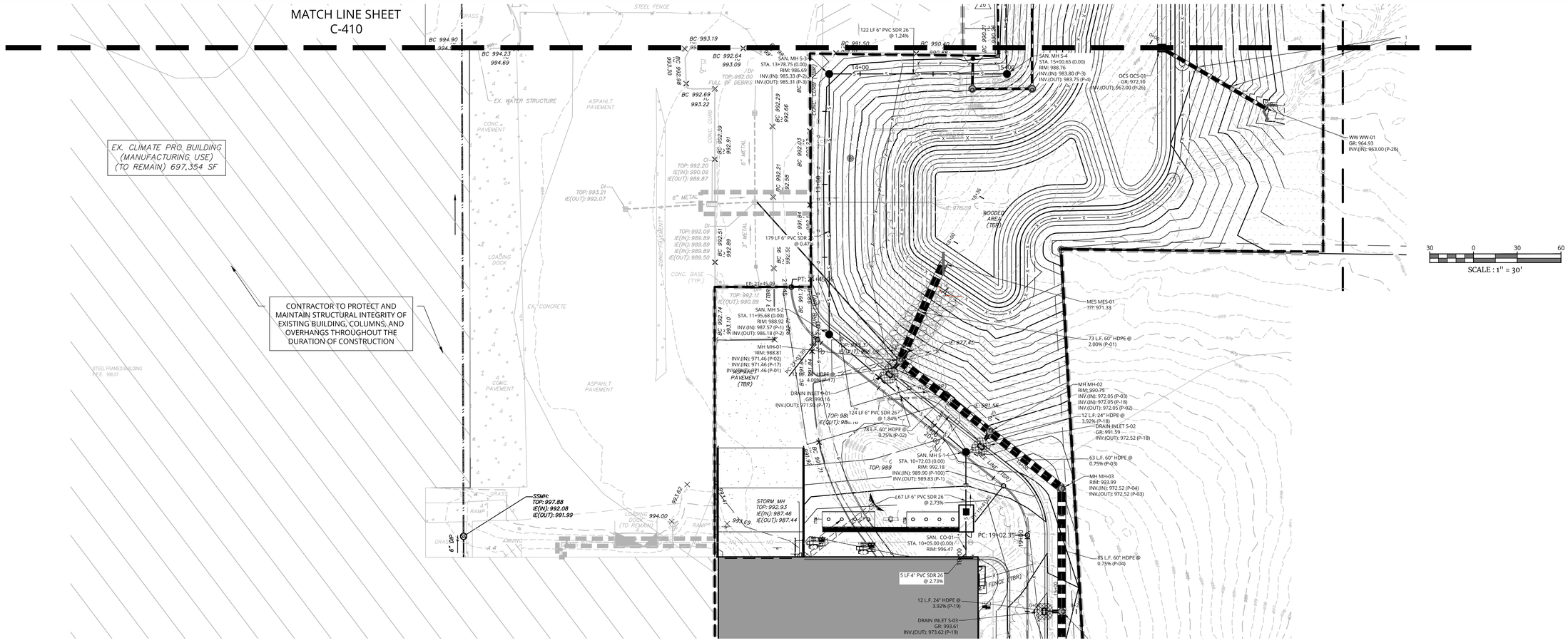
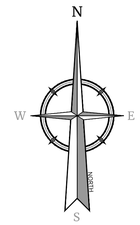
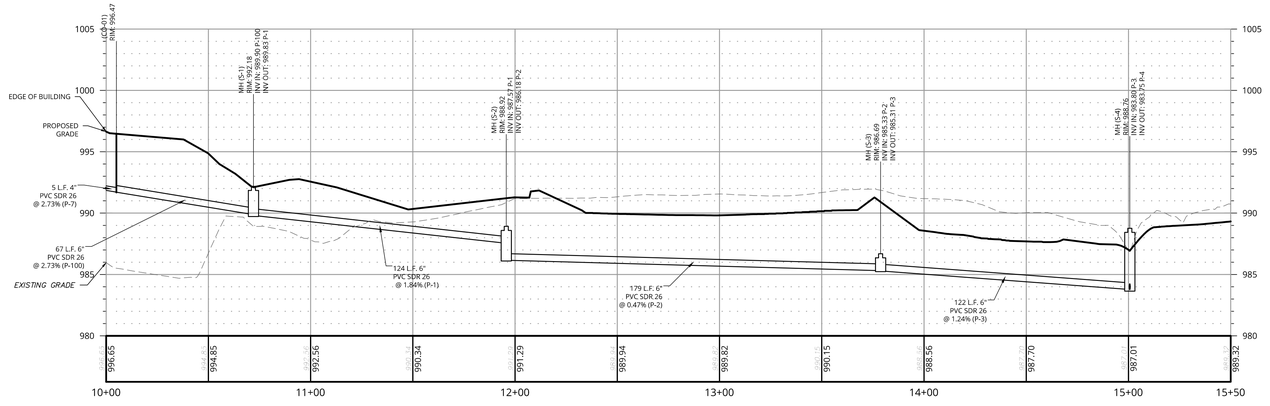
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A
SHEET NAME:

STORM PROFILES

DRAWING NUMBER:
C-408







PROFILE OF SEWER
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

5 0 5 10
SCALE : 1" = 5'
VERTICAL

30 0 30 60
SCALE : 1" = 30'
HORIZONTAL

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SHEET NAME:

SANITARY PROFILES

DRAWING NUMBER:

C-409

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Civil 3D Version: 2024.0.1 (ENU) Login name: Tyler.Mcgowan Path: S:\Projects\24013801A\Engineering\Site Development Plans\C-409 Sanitary Profiles.dwg Date: 2026-02-12 - 8:37:29am by: Michael.Chesterton

MATCH LINE SHEET
C-411

MATCHLINE

MATCH LINE SHEET
C-409

SCALE : 1" = 30'

N

SCALE : 1" = 5'
VERTICAL

SCALE : 1" = 30'
HORIZONTAL

PROFILE OF SEWER
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

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Last Edited:2026-05-28 09:14:39 Drawing File: C:\Users\tmcdaniel\Desktop\Winder\Winder_CPro2_Rev5_CAD\SANITARY PROFILES By: MICHAEL.CHILDERS on 2026-05-21 - 01:39pm

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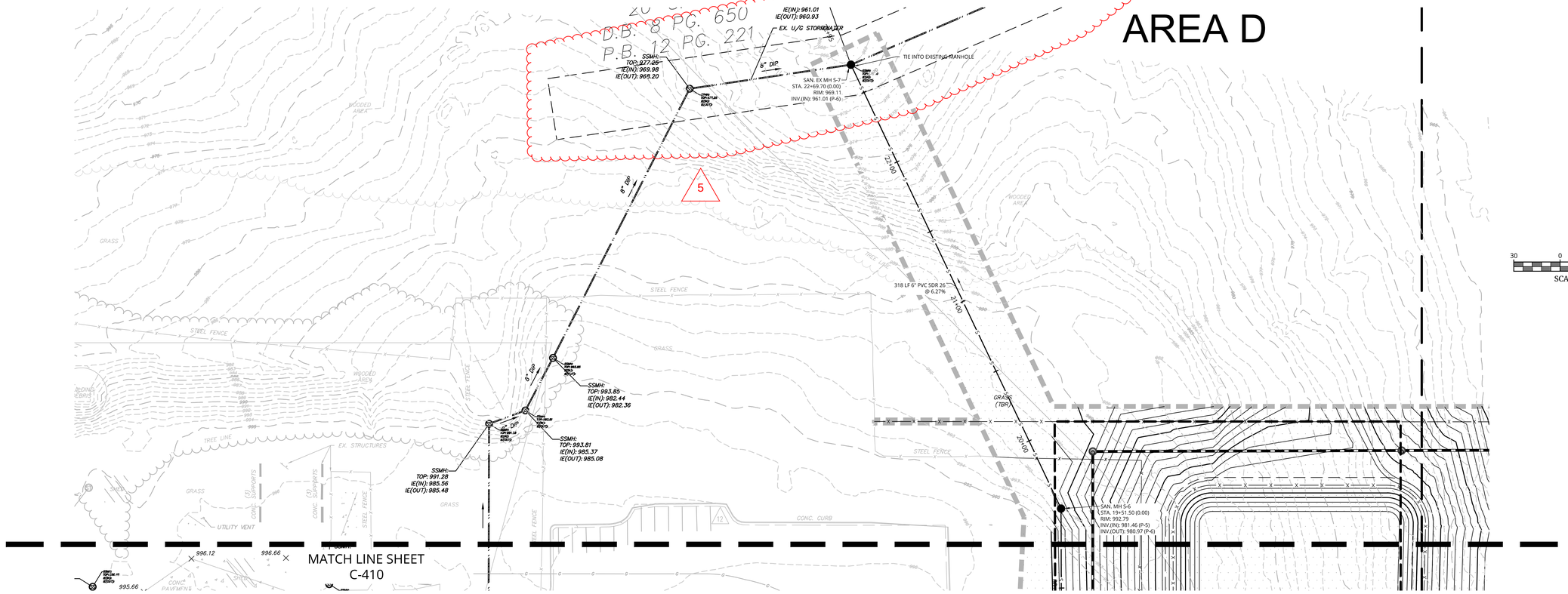

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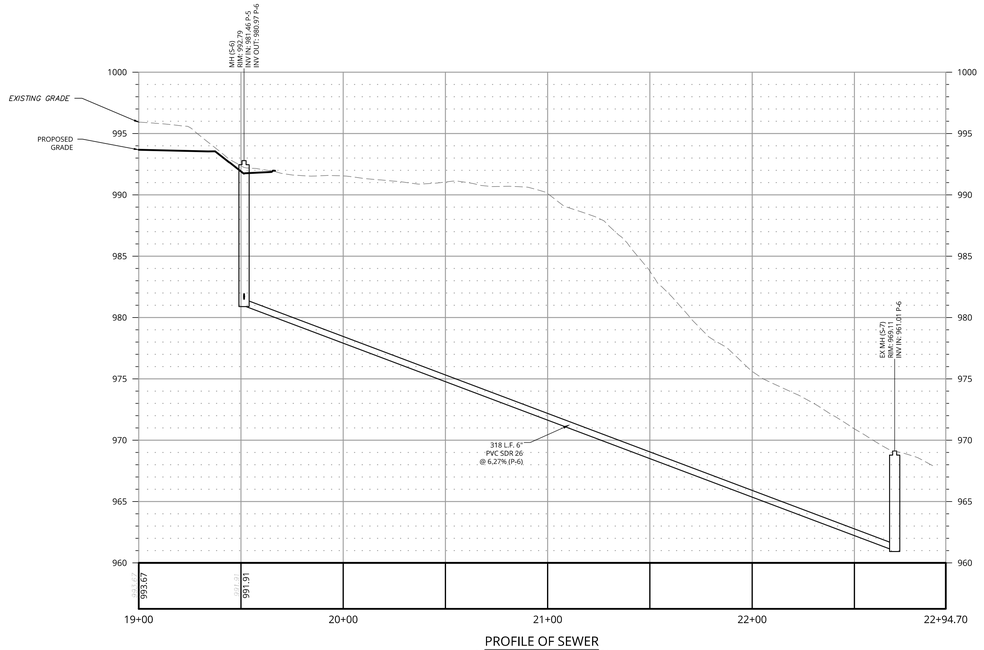
SCALE : 1" = 30'



PROFILE OF SEWER
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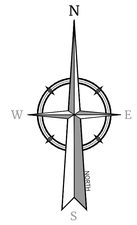

5 0 5 10

SCALE : 1" = 5'
VERTICAL

30 0 30 60

SCALE : 1" = 30'
HORIZONTAL

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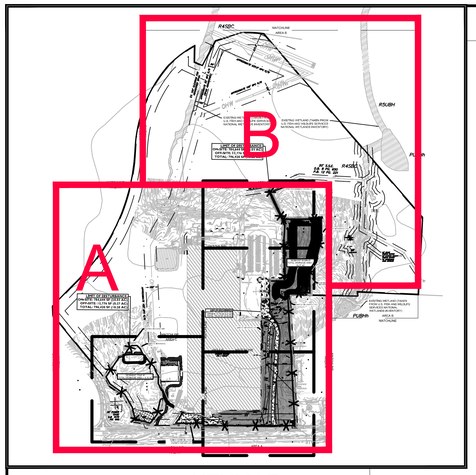
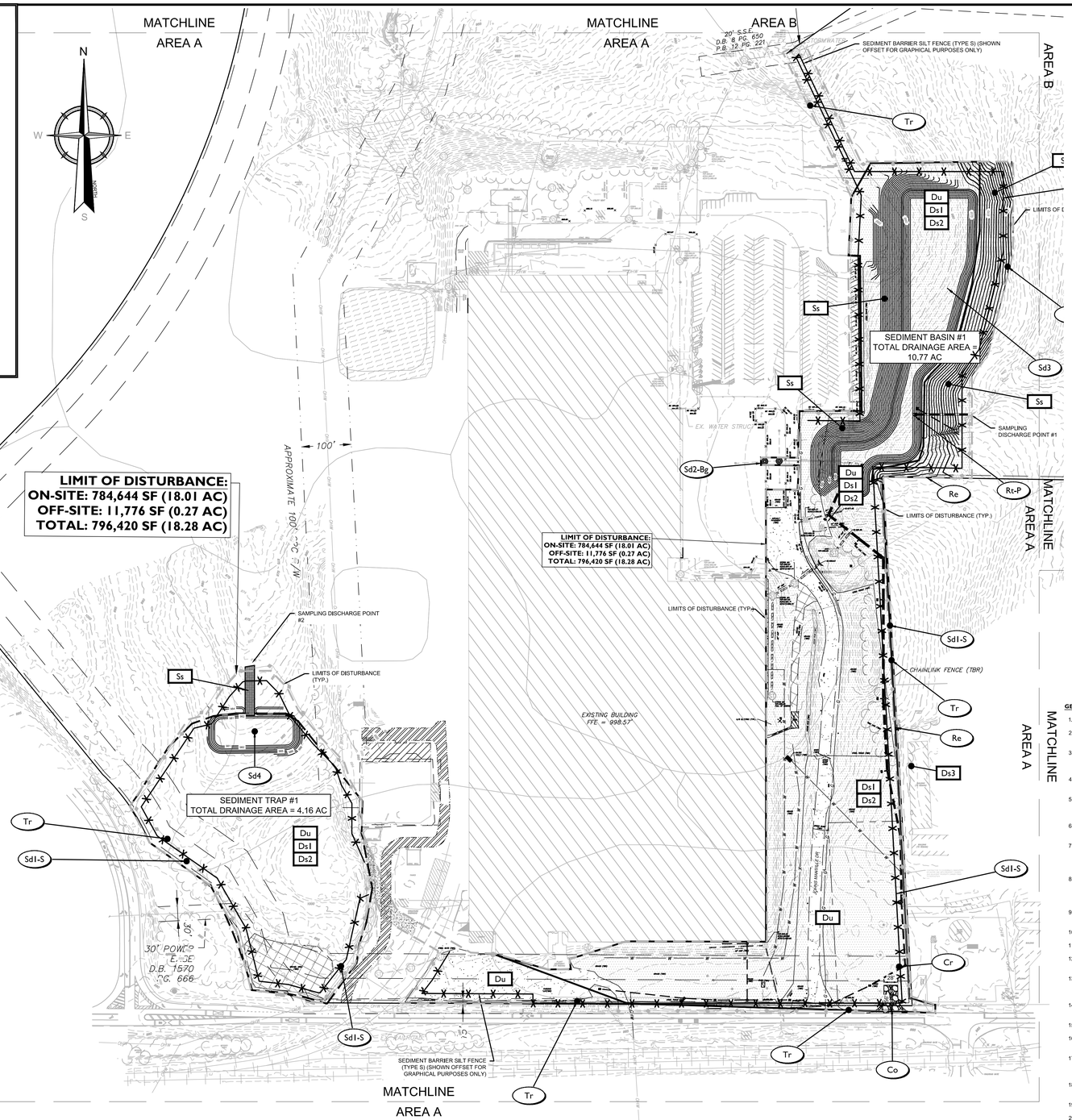
Plotted On: Feb 12, 2026 - 2:01pm By: tmcneil, Created On: 2/12/2026 1:59:25 PM



KEYMAP
SCALE = 1" = 500'



DEWATERING FROM THE SURFACE OF THE SITE IS NOT REQUIRED. BMPS AND PROPER EROSION CONTROL MANAGEMENT ARE IN PLACE SUCH THAT DEWATERING ON THE SITE IS NOT REQUIRED.

CONSTRUCTION SEQUENCE INITIAL EROSION CONTROL PHASE

DURING THE PRECONSTRUCTION MEETING ALL EROSION & SEDIMENTATION CONTROL BMPs/FACILITIES AND ASSOCIATED PROCEDURES SHALL BE DISCUSSED. THE DESIGN ENGINEER HAS PROVIDED A GENERAL CONSTRUCTION SEQUENCE FOR REFERENCE. THE CONTRACTOR SHALL UPDATE THE CONSTRUCTION SEQUENCE AS NEEDED TO SUIT SITE SPECIFICS AND INTENDED CONTRACTOR SITE SEQUENCING.

1. THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.
2. NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, FUEL STORAGE, OR DEBRIS BURNING SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS OR STREAM BUFFERS.
3. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.
4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE APPROVED PLANS.
5. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:
   - 5.1. THE CONSTRUCTION EXIT SHALL BE PLACED AS SHOWN ON THE PLANS
   - 5.2. THE CONSTRUCTION EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ONE (1) INCH TO THREE (3) INCHES OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN(S) MUST BE REMOVED IMMEDIATELY.
   - 5.3. IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION EXIT, ALL PERIMETER EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES (IF APPLICABLE) SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION AND SEDIMENTATION CONTROL PLAN(S).
   - 5.4. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
   - 5.5. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION FENCING AROUND THE PERIMETER OF THE CONSTRUCTION SITE. TEMPORARY CONSTRUCTION FENCING MAY BE OMITTED IF EXISTING FENCING CAN BE UTILIZED.
6. WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION.
7. AFTER APPROVAL OF INITIAL EROSION CONTROL MEASURES, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL INSTALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS (IF APPLICABLE) AS DETAILED AND SHOWN ON PLAN SET.
8. DELIVER CONSTRUCTION TRAILER TO SITE AND INSTALL TEMPORARY UTILITIES AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL TEMPORARY UTILITIES REQUIRED.
9. NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE LOCAL JURISDICTION HAVING AUTHORITY FIRE MARSHALL'S OFFICE.
10. CONSTRUCT AND MAINTAIN TEMPORARY DIVERSIONS (BERM, SWALES, STREAM DIVERSION CHANNEL ETC.), CHECK DAMS, AND DOWNDRAIN STRUCTURES DURING FILLING AND GRADING ACTIVITIES.
11. INSTALL MULCH OR TEMPORARY GRASSING (WHICHEVER IS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLANS) SHALL BE APPLIED WITHIN SEVEN (7) DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION. TOPSOIL SHOULD BE STRIPPED AND STOCKPILED ON SITE FOR REUSE. AREAS WITH POOR TOPSOIL PROPERTIES SHOULD BE REMOVED TO AN APPROVED OFFSITE SPOIL AREA. EXCESSIVE TOPSOIL (SITES WITH A NET CUT) SHOULD BE REMOVED TO AN APPROVED OFFSITE SPOIL AREA. CONTRACTOR TO ENSURE GEOTECHNICAL RECOMMENDATIONS ARE FOLLOWED DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
12. UTILIZE DUST CONTROL METHODS AS REQUIRED TO MINIMIZE AIR-BORNE POLLUTION.
13. IF REQUIRED, INSTALL TEMPORARY SILT INLET PROTECTION ON ALL EXISTING DROP INLETS, CATCH BASINS, AND/OR YARD INLETS. SILT INLET PROTECTION SHALL REMAIN UNTIL THE DESIGNATED STRUCTURE IS REMOVED OR AS NEEDED FOR THE PROGRESSION OF THE DEMOLITION AND CONSTRUCTION OF THE SITE.
14. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE THEY ARE PROPERLY FUNCTIONING.
15. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND STORMWATER DRAINAGE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AS DEVELOPMENT PROGRESSES.

THIS PLAN IS INTENDED FOR SOIL EROSION AND SEDIMENTATION POLLUTION CONTROL ONLY.

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

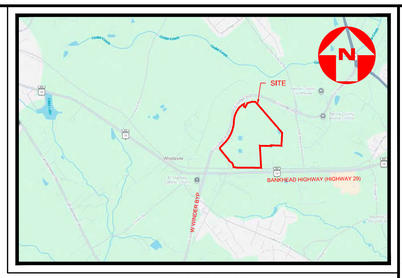
SILT SOXXS & SILT FENCE GRAPHICALLY DEPICTED OFFSET FROM THE PROPERTY LINE / LIMIT OF DISTURBANCE LINE FOR PLAN LEGIBILITY. SILT SOXXS SHALL BE PLACED AT THE LIMIT OF DISTURBANCE LINE.

100 0 100 200
SCALE : 1" = 100'

EROSION CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTING, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. 100001"

07/29/2026		WILLIAM B. ADEN	029544	0000013882
DATE	DESIGN PROFESSIONAL SIGNATURE	DESIGN PROFESSIONAL NAME	GA PE #	GSWCC CERT #



VICINITY MAP
NOT TO SCALE

EROSION CONTROL DATA INITIAL PHASE	
TOTAL PROPERTY AREA	132.92 AC
DISTURBED AREA	18.28 AC

FILL SLOPE NOTES

ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF THE SLOPE

EXISTING SITE SOIL TYPES

SOIL SYMBOL: AdE3 - APPLING SANDY LOAM
SOIL SYMBOL: AdB2 - APPLING SANDY LOAM
SOIL SYMBOL: AdE3 - APPLING SANDY LOAM
SOIL SYMBOL: CcB2 - CECIL SANDY LOAM
SOIL SYMBOL: CcB2 - CECIL SANDY LOAM
SOIL SYMBOL: CcB2 - CECIL SANDY CLAY LOAM
SOIL SYMBOL: PuD2 - PACOLET SOILS
WATER
REFERENCE: USDA NATIONAL RESOURCES CONSERVATION WEB SOIL SURVEY

OWNER'S MAINTENANCE

MAINTENANCE OF ALL EROSION CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE OWNER.

24 HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT POLLUTION CONTROLS:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE: 303-217-1897
EMAIL: ryan.enright@jm.com

PRIMARY PERMITTEE

JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE: 303-217-1897
EMAIL: ryan.enright@jm.com

CONSTRUCTION SEQUENCING NOTE

REFER TO SHEET C-800 EROSION CONTROL NOTES FOR DETAILED CONSTRUCTION SEQUENCING FOR EACH PHASE.

GENERAL NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES.
2. THE SITE DISCHARGES TO CEDAR CREEK. THE DISTURBED AREA DOES NOT CONTAIN ANY STATE STATE WATERS, BUFFERS, OR FLOODPLAIN. NO SENSITIVE ADJACENT AREAS WILL BE AFFECTED BY THE PROPOSED DEVELOPMENT.
3. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
4. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
5. THE EROSION CONTROL MEASURE INDICATED ON THIS PLAN PROTECT ADJACENT PROPERTIES & WATERWAYS FROM RUN-OFF. THE CONTRACTOR WILL BE REQUIRED TO ADD/SHIFT & RELOCATE EROSION CONTROL MEASURES AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR COMPLETED WORK PRIOR TO COMPLETE STABILIZATION.
6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
7. A 4 FEET X 8 FEET SIGN MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: THE CONSTRUCTION SITE, THE PERMITTEE(S), (3) THE CONTACT PERSON(S) ALONG WITH THEIR TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED.
8. CONTRACTOR TO CONDUCT SOIL TESTS REPRESENTATIVE OF CONDITIONS AT THE TIME OF PLANTING TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS AND/OR ADD APPROPRIATE ORGANIC SOIL AMENDMENTS (E.G., COMPOST) AND CONDUCT PRE- AND POST-CONSTRUCTION SOIL SAMPLING TO A DEPTH OF SIX (6) INCHES TO DOCUMENT IMPROVED LEVELS OF SOIL CARBON AFTER FINAL STABILIZATION OF THE CONSTRUCTION SITE.
9. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF THE STORM THAT IS 0.5 INCHES RAINFALL OR GREATER.
10. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
11. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
12. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
13. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS 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.
14. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
15. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
16. 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.
17. 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.
18. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
19. CONCRETE WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
20. CONTRACTOR SHALL PROVIDE BMPS FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.
21. CONTRACTOR SHALL PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE.
22. CONTRACTOR SHALL PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE.
23. CONTRACTOR SHALL PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS.
24. CONTRACTOR SHALL PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. OF THE PERMIT.
25. CONTRACTOR SHALL PROVIDE DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.
26. REFER TO APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE.

EROSION LEGEND

LOD	LIMITS OF DISTURBANCE	Co	CONSTRUCTION ENTRANCE/EXIT
Tr	TREE PROTECTION FENCE	Di	DIVERSION
Bf	BUFFER ZONE	Sd1-S	SEDIMENT BARRIER SILT FENCE (TYPE S)
Ds1	DISTURBED AREA STABILIZATION MULCH ONLY	Ss	SLOPE STABILIZATION
Ds2	DISTURBED AREA STABILIZATION TEMPORARY SEEDING	Sd2	TEMPORARY INLET SEDIMENT TRAP
Du	DUST CONTROL	Cd	CHECK DAM
Cw	CONCRETE WASHOUT	Sd4	TEMPORARY SEDIMENT TRAP
Sd3	TEMPORARY SEDIMENT BASIN		SOIL BOUNDARY
Rt-P	RETROFIT-PERFORATED PIPE		

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA
REGISTERED
No. 029544
PROFESSIONAL
ENGINEER
W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

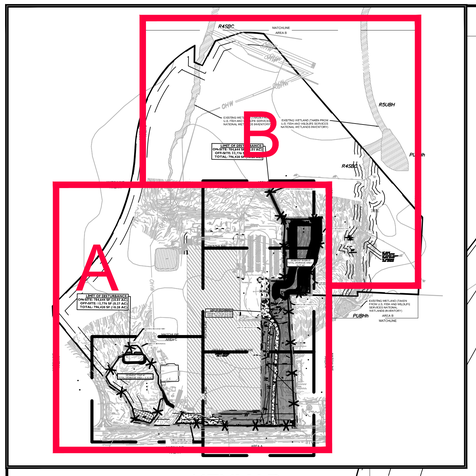
SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A

SHEET NAME:
STORMWATER POLLUTION PREVENTION PLAN - INITIAL - AREA A

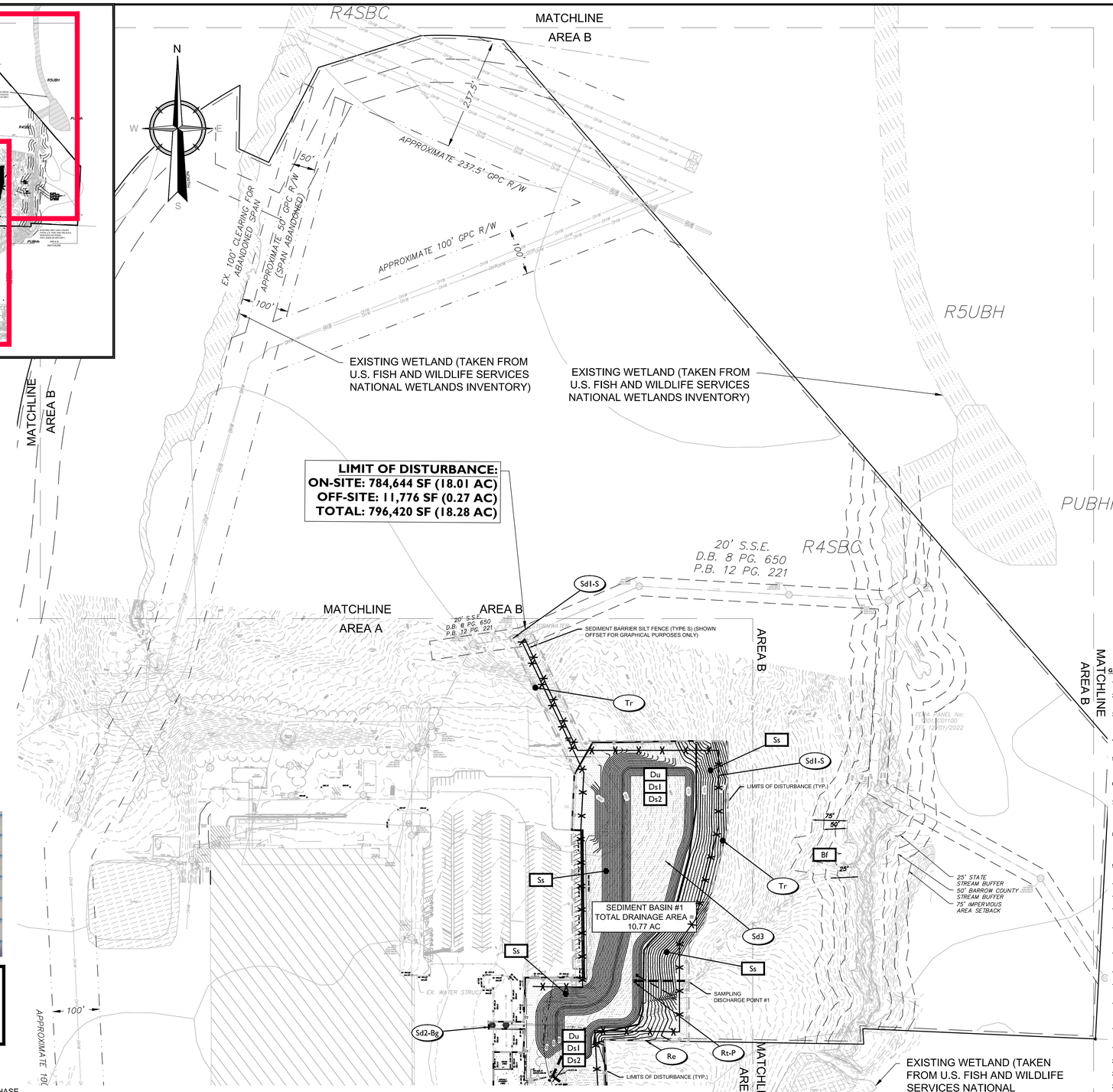
DRAWING NUMBER:
C-500

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2024\24013801A\Engineering\Plan Set\Erosion Control\Sheets\C-500 ESC_EROSION PHASE 1 AREA A.dwg, By: Mike Dunnigan, 7/9/2026 8:44:16 AM, Tue



KEYMAP
SCALE = 1" = 500'



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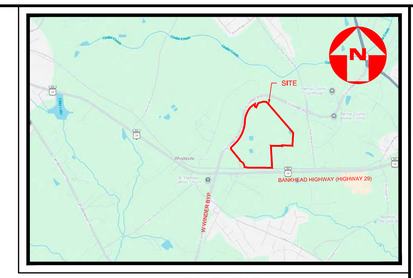

VICINITY MAP
NOT TO SCALE

EROSION CONTROL DATA INITIAL PHASE	
TOTAL PROPERTY AREA	132.92 AC
DISTURBED AREA	18.28 AC

FILL SLOPE NOTES

ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF THE SLOPE

EXISTING SITE SOIL TYPES

SOIL SYMBOL: AdE3 - APPLING SANDY LOAM
SOIL SYMBOL: AdB2 - APPLING SANDY LOAM
SOIL SYMBOL: AdE3 - APPLING SANDY LOAM
SOIL SYMBOL: CcB2 - CECIL SANDY LOAM
SOIL SYMBOL: CcB2 - CECIL SANDY LOAM
SOIL SYMBOL: CcB2 - CECIL SANDY CLAY LOAM
SOIL SYMBOL: PuD2 - PACOLET SOILS
WATER
REFERENCE: USDA NATIONAL RESOURCES CONSERVATION WEB SOIL SURVEY

OWNER'S MAINTENANCE

MAINTENANCE OF ALL EROSION CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE OWNER.

24 HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT POLLUTION CONTROLS:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE: 303-217-1897
EMAIL: ryan.enright@jm.com

PRIMARY PERMITTEE

JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE: 303-217-1897
EMAIL: ryan.enright@jm.com

CONSTRUCTION SEQUENCING NOTE

REFER TO SHEET C-800 EROSION CONTROL NOTES FOR DETAILED CONSTRUCTION SEQUENCING FOR EACH PHASE.

GENERAL NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES.
2. THE SITE DISCHARGES TO CEDAR CREEK. THE DISTURBED AREA DOES NOT CONTAIN ANY STATE STATE WATERS, BUFFERS, OR FLOODPLAIN. NO SENSITIVE ADJACENT AREAS WILL BE AFFECTED BY THE PROPOSED DEVELOPMENT.
3. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
4. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
5. THE EROSION CONTROL MEASURE INDICATED ON THIS PLAN PROTECT ADJACENT PROPERTIES & WATERWAYS FROM RUN-OFF. THE CONTRACTOR WILL BE REQUIRED TO ADD/SHIFT & RELOCATE EROSION CONTROL MEASURES AS WORK PROGRESSES. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR COMPLETED WORK PRIOR TO COMPLETE STABILIZATION.
6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
7. A 4 FEET X 8 FEET SIGN MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: THE CONSTRUCTION SITE, THE PERMITTEE(S), (3) THE CONTACT PERSON(S) ALONG WITH THEIR TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED.
8. CONTRACTOR TO CONDUCT SOIL TESTS REPRESENTATIVE OF CONDITIONS AT THE TIME OF PLANTING TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS AND/OR ADD APPROPRIATE ORGANIC SOIL AMENDMENTS (E.G., COMPOST) AND CONDUCT PRE- AND POST-CONSTRUCTION SOIL SAMPLING TO A DEPTH OF SIX (6) INCHES TO DOCUMENT IMPROVED LEVELS OF SOIL CARBON AFTER FINAL STABILIZATION OF THE CONSTRUCTION SITE.
9. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF THE STORM THAT IS 0.5 INCHES RAINFALL OR GREATER.
10. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
11. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
12. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
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17. 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.
18. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
19. CONCRETE WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
20. CONTRACTOR SHALL PROVIDE BMPS FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.
21. CONTRACTOR SHALL PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE.
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24. CONTRACTOR SHALL PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. OF THE PERMIT.
25. CONTRACTOR SHALL PROVIDE DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.
26. REFER TO APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE.

EROSION LEGEND

LOD	LIMITS OF DISTURBANCE	Co	CONSTRUCTION ENTRANCE/EXIT
Tr	TREE PROTECTION FENCE	Di	DIVERSION
Bf	BUFFER ZONE	Sd1-S	SEDIMENT BARRIER SILT FENCE (TYPE S)
Ds1	DISTURBED AREA STABILIZATION MULCH ONLY	Ss	SLOPE STABILIZATION
Ds2	DISTURBED AREA STABILIZATION TEMPORARY SEEDING	Sd2	TEMPORARY INLET SEDIMENT TRAP
Du	DUST CONTROL	Cd	CHECK DAM
Cw	CONCRETE WASHOUT	Sd4	TEMPORARY SEDIMENT TRAP
Sd3	TEMPORARY SEDIMENT BASIN		SOIL BOUNDARY
Rt-P	RETROFIT-PERFORATED PIPE		

EROSION CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTING, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. 100001"

07/29/2026		WILLIAM B. ADEN	029544	0000013882
DATE	DESIGN PROFESSIONAL SIGNATURE	DESIGN PROFESSIONAL NAME	GA PE #	GSWCC CERT #

GSWCC Georgia Soil and Water Conservation Commission
William B Aden
Level II Certified Design Professional
Certification Number 0000013882
Issued: 12/17/2024 Expires: 12/17/2027

DEWATERING FROM THE SURFACE OF THE SITE IS NOT REQUIRED. BMPS AND PROPER EROSION CONTROL MANAGEMENT ARE IN PLACE SUCH THAT DEWATERING ON THE SITE IS NOT REQUIRED.

CONSTRUCTION SEQUENCE INITIAL EROSION CONTROL PHASE

DURING THE PRECONSTRUCTION MEETING ALL EROSION & SEDIMENTATION CONTROL BMPs/FACILITIES AND ASSOCIATED PROCEDURES SHALL BE DISCUSSED. THE DESIGN ENGINEER HAS PROVIDED A GENERAL CONSTRUCTION SEQUENCE FOR REFERENCE. THE CONTRACTOR SHALL UPDATE THE CONSTRUCTION SEQUENCE AS NEEDED TO SUIT SITE SPECIFICS AND INTENDED CONTRACTOR SITE SEQUENCING.

1. THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.
2. NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, FUEL STORAGE, OR DEBRIS BURNING SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS OR STREAM BUFFERS.
3. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.
4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE APPROVED PLANS.
5. THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:
   - 5.1. THE CONSTRUCTION EXIT SHALL BE PLACED AS SHOWN ON THE PLANS
   - 5.2. THE CONSTRUCTION EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ONE (1) INCH TO THREE (3) INCHES OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN(S) MUST BE REMOVED IMMEDIATELY.
   - 5.3. IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION EXIT, ALL PERIMETER EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES (IF APPLICABLE) SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION AND SEDIMENTATION CONTROL PLAN(S).
   - 5.4. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.
   - 5.5. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION FENCING AROUND THE PERIMETER OF THE CONSTRUCTION SITE. TEMPORARY CONSTRUCTION FENCING MAY BE OMITTED IF EXISTING FENCING CAN BE UTILIZED.
6. WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION.
7. AFTER APPROVAL OF INITIAL EROSION CONTROL MEASURES, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL INSTALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS (IF APPLICABLE) AS DETAILED AND SHOWN ON PLAN SET.
8. DELIVER CONSTRUCTION TRAILER TO SITE AND INSTALL TEMPORARY UTILITIES AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL TEMPORARY UTILITIES REQUIRED.
9. NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE LOCAL JURISDICTION HAVING AUTHORITY FIRE MARSHALL'S OFFICE.
10. CONSTRUCT AND MAINTAIN TEMPORARY DIVERSIONS (BERM, SWALES, STREAM DIVERSION CHANNEL ETC.), CHECK DAMS, AND DOWNDRAIN STRUCTURES DURING FILLING AND GRADING ACTIVITIES.
11. INSTALL MULCH OR TEMPORARY GRASSING (WHICHEVER IS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLANS) SHALL BE APPLIED WITHIN SEVEN (7) DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION. TOPSOIL SHOULD BE STRIPPED AND STOCKPILED ON SITE FOR REUSE. AREAS WITH POOR TOPSOIL PROPERTIES SHOULD BE REMOVED TO AN APPROVED OFFSITE SPOIL AREA. EXCESSIVE TOPSOIL (SITES WITH A NET CUT) SHOULD BE REMOVED TO AN APPROVED OFFSITE SPOIL AREA. CONTRACTOR TO ENSURE GEOTECHNICAL RECOMMENDATIONS ARE FOLLOWED DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
12. UTILIZE DUST CONTROL METHODS AS REQUIRED TO MINIMIZE AIR-BORNE POLLUTION.
13. IF REQUIRED, INSTALL TEMPORARY SILT INLET PROTECTION ON ALL EXISTING DROP INLETS, CATCH BASINS, AND/OR YARD INLETS. SILT INLET PROTECTION SHALL REMAIN UNTIL THE DESIGNATED STRUCTURE IS REMOVED OR AS NEEDED FOR THE PROGRESSION OF THE DEMOLITION AND CONSTRUCTION OF THE SITE.
14. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE THEY ARE PROPERLY FUNCTIONING.
15. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND STORMWATER DRAINAGE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AS DEVELOPMENT PROGRESSES.

THIS PLAN IS INTENDED FOR SOIL EROSION AND SEDIMENTATION POLLUTION CONTROL ONLY.

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

SILT SOXXS & SILT FENCE GRAPHICALLY DEPICTED OFFSET FROM THE PROPERTY LINE / LIMIT OF DISTURBANCE LINE FOR PLAN LEGIBILITY. SILT SOXXS SHALL BE PLACED AT THE LIMIT OF DISTURBANCE LINE.

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
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GEORGIA PROFESSIONAL ENGINEER
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ATLANTA
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COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
STORMWATER POLLUTION PREVENTION PLAN - INITIAL - AREA B

DRAWING NUMBER:
C-501

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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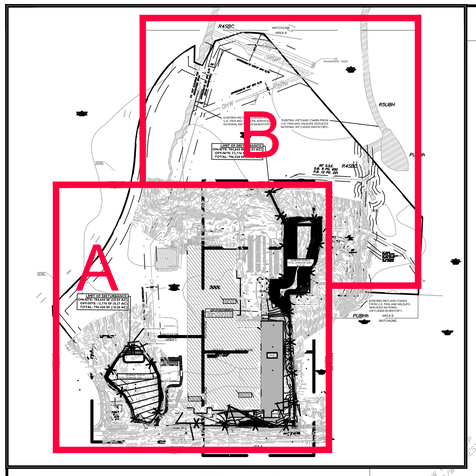


KEYMAP

SCALE = 1" = 500'

MATCHLINE AREA A

MATCHLINE AREA A

AREA B

MATCHLINE AREA A

MATCHLINE AREA A

MATCHLINE AREA A

MATCHLINE AREA A

N

W E

S

LIMIT OF DISTURBANCE:
ON-SITE: 784,644 SF (18.01 AC)
OFF-SITE: 11,776 SF (0.27 AC)
TOTAL: 796,420 SF (18.28 AC)

N/F
JOHNS MANVILLE PRODUCTS
TAX PARCEL #XX050 059
131.64 ACRES
5,734,459.45 SQ.FT.
D.B. 569, P. 394
TRACT A – P.B. 5, P. 162
ZONING: M-1

SEDIMENT BARRIER SILT FENCE (TYPE S) (SHOWN OFFSET FOR GRAPHICAL PURPOSES ONLY)

SEDIMENT BASIN #1
TOTAL DRAINAGE AREA = 10.77 AC

SAMPLING DISCHARGE POINT #1

SAMPLING DISCHARGE POINT #2

SEDIMENT TRAP #1
TOTAL DRAINAGE AREA = 4.16 AC

LIMITS OF DISTURBANCE (TYP.)

EXISTING BUILDING
FFE = 998.57'

PROPOSED BUILDING
FFE = 998.57

EX. CHAINLINK FENCE

EX. STORM INLET (TYP.)

EX. MANHOLE (TYP.)

EX. WATER STRUCTURE

EX. CONC. AREA

EX. PARKING LOT

HAY BALES

SEDIMENT BARRIER SILT FENCE (TYPE S) (SHOWN OFFSET FOR GRAPHICAL PURPOSES ONLY)

BANKHEAD HWY (60' R/W)
(STREET TYPE) COLLECTOR
PVT. = 7.0%-SW

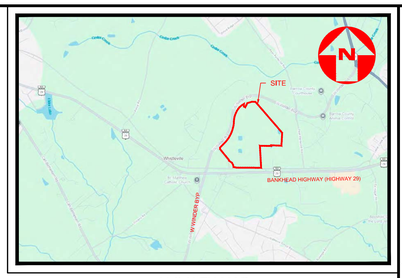
N/F
ADAIR CLARKE W AND ROSS
TAX PARCEL #XX050 058
D.B. 254, P. 175
P.B. 10, P. 105
ZONING: M-1

N/F
CITY OF WINDER
TAX PARCEL #XX050
ZONING: AR

Tr, Ds1, Ds2, Ss, Sd3, Sd2-Bg, Sd2, St, Re, Rt-P, Sd1-S, Du, Sd4, Cr, Co, Ds3

100 0 100 200

SCALE : 1" = 100'



VICINITY MAP
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EROSION CONTROL DATA INITIAL PHASE	
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DISTURBED AREA	18.28 AC

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GENERAL NOTES

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4. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
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6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
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26. REFER TO APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE.

EROSION LEGEND

LOD — LIMITS OF DISTURBANCE		Co	CONSTRUCTION ENTRANCE/EXIT
Tr — TREE PROTECTION FENCE		Di	DIVERSION
Bf	BUFFER ZONE	Sd1-S	SEDIMENT BARRIER SILT FENCE (TYPE S)
Ds1	DISTURBED AREA STABILIZATION MULCH ONLY	Ss	SLOPE STABILIZATION
Ds2	DISTURBED AREA STABILIZATION TEMPORARY SEEDING	Sd2	TEMPORARY INLET SEDIMENT TRAP
Du	DUST CONTROL	Cd	CHECK DAM
Cw	CONCRETE WASHOUT	Sd4	TEMPORARY SEDIMENT TRAP
Sd3	TEMPORARY SEDIMENT BASIN		SOIL BOUNDARY
Rt-P	RETROFIT-PERFORATED PIPE	St	STORM DRAIN OUTLET PROTECTION
Re	RETAINING WALL		

EROSION CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTING, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. 100001"

07/29/2026		WILLIAM B. ADEN	029544	0000013882
DATE	DESIGN PROFESSIONAL SIGNATURE	DESIGN PROFESSIONAL NAME	GA PE #	GSWCC CERT #

DEWATERING FROM THE SURFACE OF THE SITE IS NOT REQUIRED. BMPS AND PROPER EROSION CONTROL MANAGEMENT ARE IN PLACE SUCH THAT DEWATERING ON THE SITE IS NOT REQUIRED.

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Engineering & Design

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design

ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

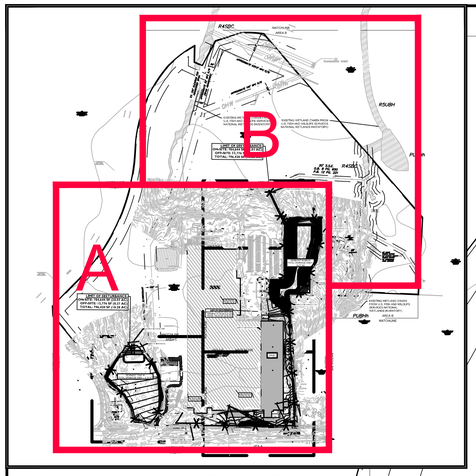
SCALE:	DRAWN BY:
AS SHOWN	TM
DESIGNED BY:	REVIEWED BY:
TM	BA
DATE ISSUED:	PROJECT NUMBER:
02/12/2026	24013801A

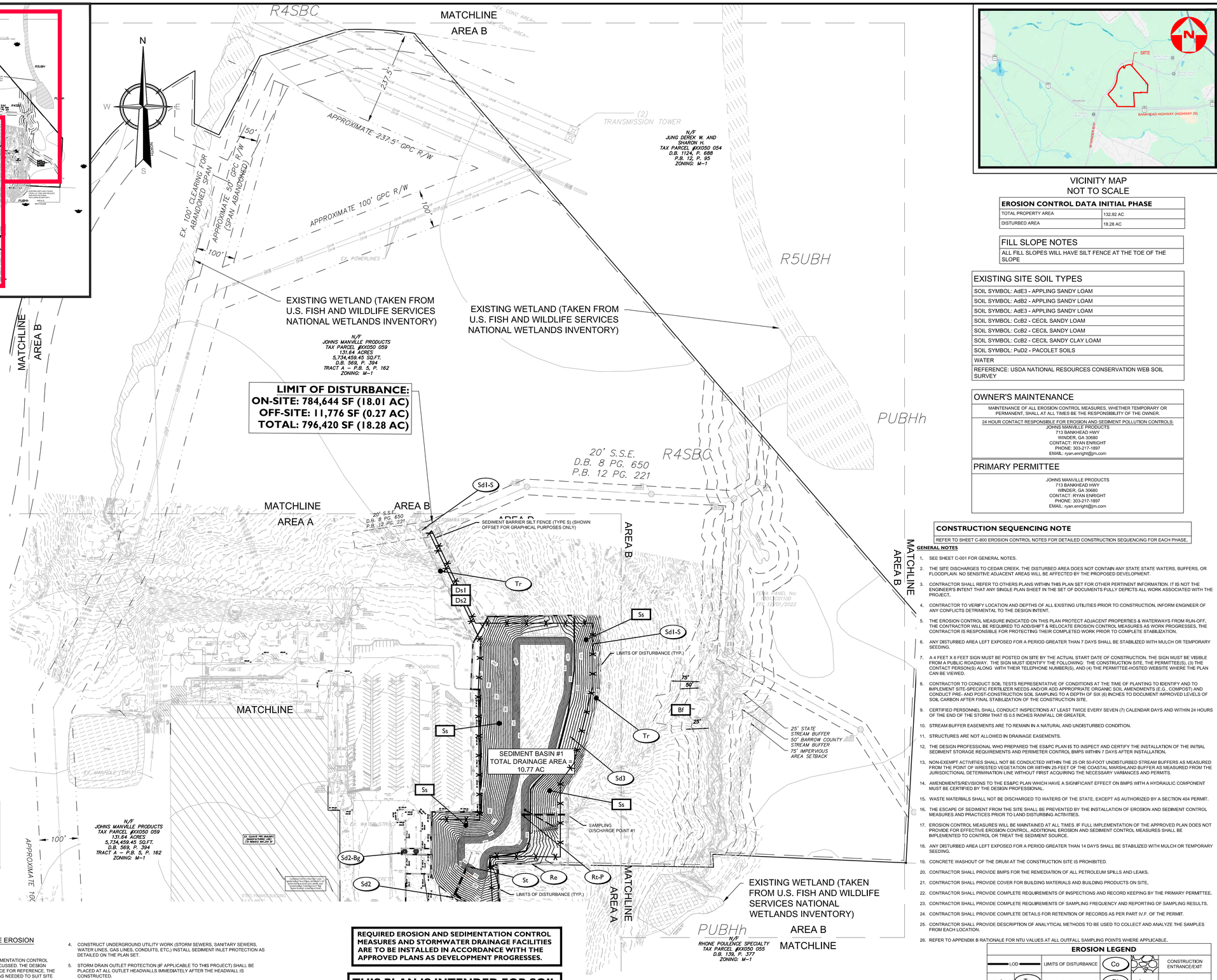
SHEET NAME:
STORMWATER POLLUTION PREVENTION PLAN - INTERMEDIATE - AREA A

DRAWING NUMBER:
C-502

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\24 JM Projects\24013801A\Engineering\Plan Sets\Development Plans\C-SERIES\C-502 EROSION PHASE 2 - AREA A By: MIKE DONOVAN at 2026-05-14 - 08:25am





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GSWCC Georgia Soil and Water Conservation Commission
William B Aden
Level II Certified Design Professional
Certification Number 0000013882
Issued: 12/17/2024 Expires: 12/17/2027

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100 0 100 200
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EROSION CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTING, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. 100001"

07/29/2026		WILLIAM B. ADEN	029544	0000013882
DATE	DESIGN PROFESSIONAL SIGNATURE	DESIGN PROFESSIONAL NAME	GA PE #	GSWCC CERT #

EROSION LEGEND

LOD	LIMITS OF DISTURBANCE	Co	CONSTRUCTION ENTRANCE/EXIT
Tr	TREE PROTECTION FENCE	Di	DIVERSION
Bf	BUFFER ZONE	Sd1-S	SEDIMENT BARRIER SILT FENCE (TYPE S)
Ds1	DISTURBED AREA STABILIZATION MULCH ONLY	Ss	SLOPE STABILIZATION
Ds2	DISTURBED AREA STABILIZATION TEMPORARY SEEDING	Sd2	TEMPORARY INLET SEDIMENT TRAP
Du	DUST CONTROL	Cd	CHECK DAM
Cw	CONCRETE WASHOUT	Sd4	TEMPORARY SEDIMENT TRAP
Sd3	TEMPORARY SEDIMENT BASIN		SOIL BOUNDARY
Rt-P	RETROFIT-PERFORATED PIPE	St	STORM DRAIN OUTLET PROTECTION
Re	RETAINING WALL		

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
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COLLIERS ENGINEERING & DESIGN, INC.

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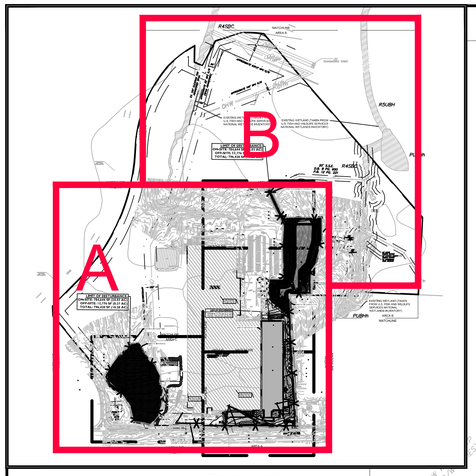
AS SHOWN	TM
DESIGNED BY:	REVIEWED BY:
TM	BA
DATE ISSUED:	PROJECT NUMBER:
02/12/2026	24013801A

SHEET NAME:
STORMWATER POLLUTION PREVENTION PLAN - INTERMEDIATE - AREA B

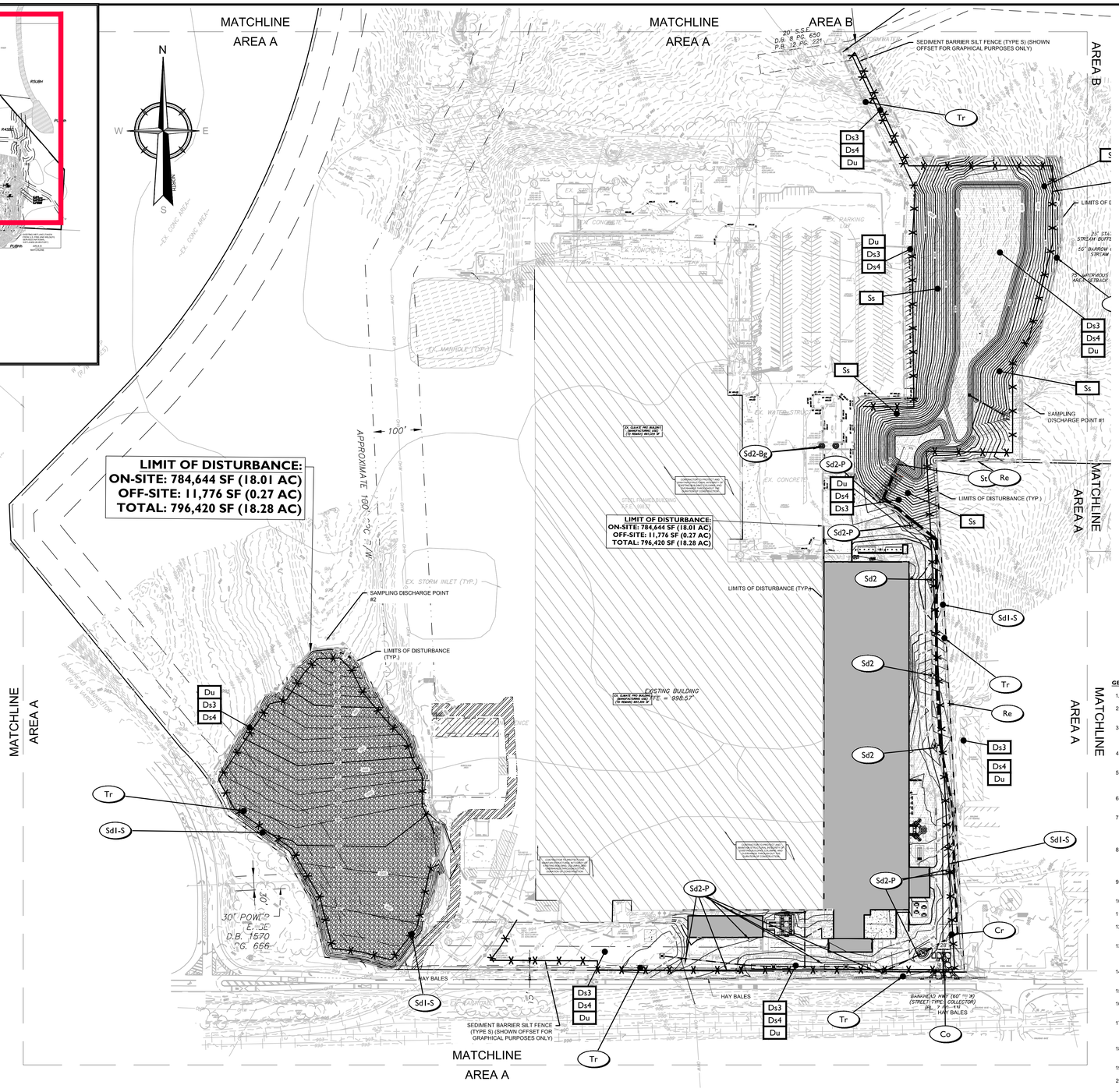
DRAWING NUMBER:
C-503

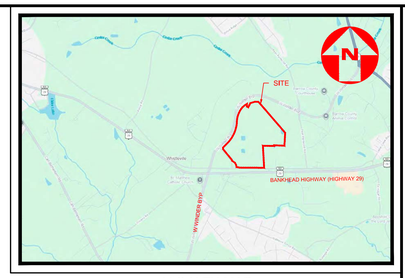
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\24 BD Projects\24013801A\3 Engineering\Plan Set\Development Plans\C503_EROSION PHASE 2 - AREA B By: Matt.Donaldson on 2026-05-14 - 08:34am



KEYMAP
SCALE = 1" = 500'





VICINITY MAP
NOT TO SCALE

EROSION CONTROL DATA INITIAL PHASE	
TOTAL PROPERTY AREA	132.92 AC
DISTURBED AREA	18.28 AC

FILL SLOPE NOTES

ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF THE SLOPE

EXISTING SITE SOIL TYPES

- SOIL SYMBOL: AdE3 - APPLING SANDY LOAM
- SOIL SYMBOL: AdB2 - APPLING SANDY LOAM
- SOIL SYMBOL: AdE3 - APPLING SANDY LOAM
- SOIL SYMBOL: CcB2 - CECIL SANDY LOAM
- SOIL SYMBOL: CcB2 - CECIL SANDY LOAM
- SOIL SYMBOL: CcB2 - CECIL SANDY CLAY LOAM
- SOIL SYMBOL: PuD2 - PACOLET SOILS
- WATER
- REFERENCE: USDA NATIONAL RESOURCES CONSERVATION WEB SOIL SURVEY

OWNER'S MAINTENANCE

MAINTENANCE OF ALL EROSION CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE OWNER.

24 HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT POLLUTION CONTROLS:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE: 303-217-1897
EMAIL: ryan.enright@jm.com

PRIMARY PERMITTEE

JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE: 303-217-1897
EMAIL: ryan.enright@jm.com

CONSTRUCTION SEQUENCING NOTE

REFER TO SHEET C-800 EROSION CONTROL NOTES FOR DETAILED CONSTRUCTION SEQUENCING FOR EACH PHASE.

GENERAL NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES.
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3. CONTRACTOR SHALL REFER TO OTHERS PLANS WITHIN THIS PLAN SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
4. CONTRACTOR TO VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
5. THE EROSION CONTROL MEASURE INDICATED ON THIS PLAN PROTECT ADJACENT PROPERTIES & WATERWAYS FROM RUN-OFF, THE CONTRACTOR WILL BE REQUIRED TO ADD/SHIFT & RELOCATE EROSION CONTROL MEASURES AS WORK PROGRESSES, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR COMPLETED WORK PRIOR TO COMPLETE STABILIZATION.
6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
7. A 4 FEET X 8 FEET SIGN MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: THE CONSTRUCTION SITE, THE PERMITTEE(S), (3) THE CONTACT PERSON(S) ALONG WITH THEIR TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED.
8. CONTRACTOR TO CONDUCT SOIL TESTS REPRESENTATIVE OF CONDITIONS AT THE TIME OF PLANTING TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS AND/OR ADD APPROPRIATE ORGANIC SOIL AMENDMENTS (E.G., COMPOST) AND CONDUCT PRE- AND POST-CONSTRUCTION SOIL SAMPLING TO A DEPTH OF SIX (6) INCHES TO DOCUMENT IMPROVED LEVELS OF SOIL CARBON AFTER FINAL STABILIZATION OF THE CONSTRUCTION SITE.
9. CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF THE STORM THAT IS 0.5 INCHES RAINFALL OR GREATER.
10. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
11. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
12. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
13. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS 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.
14. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
15. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
16. 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.
17. 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.
18. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING,
19. CONCRETE WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
20. CONTRACTOR SHALL PROVIDE BMPS FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.
21. CONTRACTOR SHALL PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE.
22. CONTRACTOR SHALL PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE.
23. CONTRACTOR SHALL PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS.
24. CONTRACTOR SHALL PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. OF THE PERMIT.
25. CONTRACTOR SHALL PROVIDE DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.
26. REFER TO APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE.

DEWATERING FROM THE SURFACE OF THE SITE IS NOT REQUIRED. BMPS AND PROPER EROSION CONTROL MANAGEMENT ARE IN PLACE SUCH THAT DEWATERING ON THE SITE IS NOT REQUIRED.

CONSTRUCTION SEQUENCE FINAL EROSION CONTROL PHASE

DURING THE PRECONSTRUCTION MEETING ALL EROSION & SEDIMENTATION CONTROL BMPs/FACILITIES AND ASSOCIATED PROCEDURES SHALL BE DISCUSSED. THE DESIGN ENGINEER HAS PROVIDED A GENERAL CONSTRUCTION SEQUENCE FOR REFERENCE. THE CONTRACTOR SHALL UPDATE THE CONSTRUCTION SEQUENCE AS NEEDED TO SUIT SITE SPECIFICS AND INTENDED CONTRACTOR SITE SEQUENCING.

1. CONTRACTOR SHALL INSPECT, REPAIR AND MAINTAIN EROSION & SEDIMENTATIONS CONTROL BMPs/FACILITIES INSTALLED DURING THE INTERMEDIATE EROSION CONTROL PHASE THAT ARE INTENDED TO REMAIN DURING THE FINAL EROSION PHASE.
2. BEGIN PAVING OPERATIONS. ONCE BUILDING SHELL AND PAVEMENT INSTALLATION IS COMPLETE, BEGIN LANDSCAPE INSTALLATION.
3. REMOVE SEDIMENT INLET PROTECTION (FILTER FABRIC, BAFFLE BOX, GRAVEL DROP, BLOCK AND GRAVEL DROP) AND INSTALL EITHER CURB INLET PROTECTION (PIGS IN A BLANKET, COMPOST FILTER SOCK) AND/OR SOD INLET PROTECTION AS DETAILED IN THE PLAN SET.
4. COMPLETE SITEWORK, PAVEMENT MARKINGS, AND FINAL CLEAN-UP. PROMPTLY RESEED AREAS WHICH MAY REQUIRE ATTENTION. LAWN AREAS WILL ONLY BE DEEMED STABLE WHEN A MINIMUM VEGETATIVE DESNITY HAS BEEN ACHIEVED.
5. EROSION & SEDIMENTATION CONTROL BMPs SHALL REMAIN IN PLACE AS INTENDED PER THIS PLAN SET UNTIL THE SITE HAS BEEN COMPLETELY STABILIZED. PERMANENT/TEMPORARY VEGETATIVE SURFACES SHALL BE CONSIDERED IN PLACE AND FULL FUNCTIONAL WHEN THE REQUIRED RATE OF COVERAGE IS OBTAINED. THE RATE OF COVERAGE SHALL BE A MINIMUM OF 80% OR MORE AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
6. SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
7. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE THEY ARE PROPERLY FUNCTIONING.
8. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.
9. UPON COMPLETION OF THE PROJECT AND RECEIPT OF THE CERTIFICATE OF APPROVAL, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS OTHERWISE NOTED ON THE PLANS.
10. IF REQUIRED CONVERT SEDIMENT BASIN TO PERMANENT STORMWATER FACILITY (BIORETENTION, DRY EXTENDED POND, STORMWATER POND, ETC.)
11. CHECK, MODIFY, AND REPAIR ANY PERMANENT BMPs (CONVEYANCE CHANNELS, EMERGENCY SPILLWAYS, BIORETENTION, DRY EXTENDED POND, STORMWATER POND, OUTLET STORM PROTECTION) AS NEEDED TO MEET THE INTENDED DESIGN REQUIREMENTS OUTLINED IN THIS PLAN SET AND DESCRIBED IN THE STORMWATER MANAGEMENT REPORT.

100 0 100 200
SCALE : 1" = 100'

EROSION CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTING, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. 100001"

07/29/2026		WILLIAM B. ADEN	029544	0000013882
DATE	DESIGN PROFESSIONAL SIGNATURE	DESIGN PROFESSIONAL NAME	GA PE #	GSWCC CERT #

EROSION LEGEND

LOD	LIMITS OF DISTURBANCE	Co	CONSTRUCTION ENTRANCE/EXIT
Tr	TREE PROTECTION FENCE	Di	DIVERSION
Bf	BUFFER ZONE	Sd1-S	SEDIMENT BARRIER SILT FENCE (TYPE S)
Ds1	DISTURBED AREA STABILIZATION MULCH ONLY	Ss	SLOPE STABILIZATION
Ds2	DISTURBED AREA STABILIZATION TEMPORARY SEEDING	Sd2-P	TEMPORARY INLET SEDIMENT TRAP
Du	DUST CONTROL	Cd	CHECK DAM
Cw	CONCRETE WASHOUT	Sd4	TEMPORARY SEDIMENT TRAP
Sd3	TEMPORARY SEDIMENT BASIN		SOIL BOUNDARY
Rt-P	RETROFIT-PERFORATED PIPE	St	STORM DRAIN OUTLET PROTECTION
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION	Ds4	DISTURBED AREA STABILIZATION (SODDING)
Re	RETAINING WALL		

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

SILT SOXXS & SILT FENCE GRAPHICALLY DEPICTED OFFSET FROM THE PROPERTY LINE / LIMIT OF DISTURBANCE LINE FOR PLAN LEGIBILITY. SILT SOXXS SHALL BE PLACED AT THE LIMIT OF DISTURBANCE LINE.

REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND STORMWATER DRAINAGE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AS DEVELOPMENT PROGRESSES.

THIS PLAN IS INTENDED FOR SOIL EROSION AND SEDIMENTATION POLLUTION CONTROL ONLY.

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REV	DATE	DESCRIPTION
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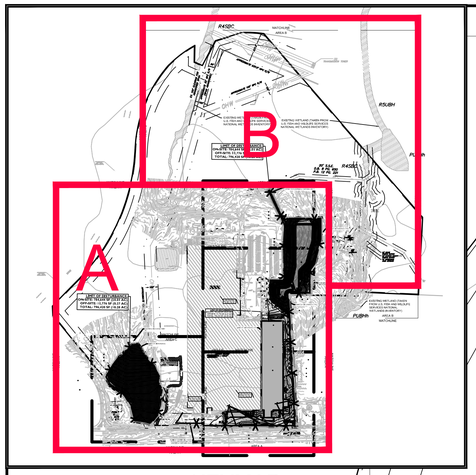
AS SHOWN	TM
DESIGNED BY:	REVIEWED BY:
TM	BA
DATE ISSUED:	PROJECT NUMBER:
02/12/2026	24013801A

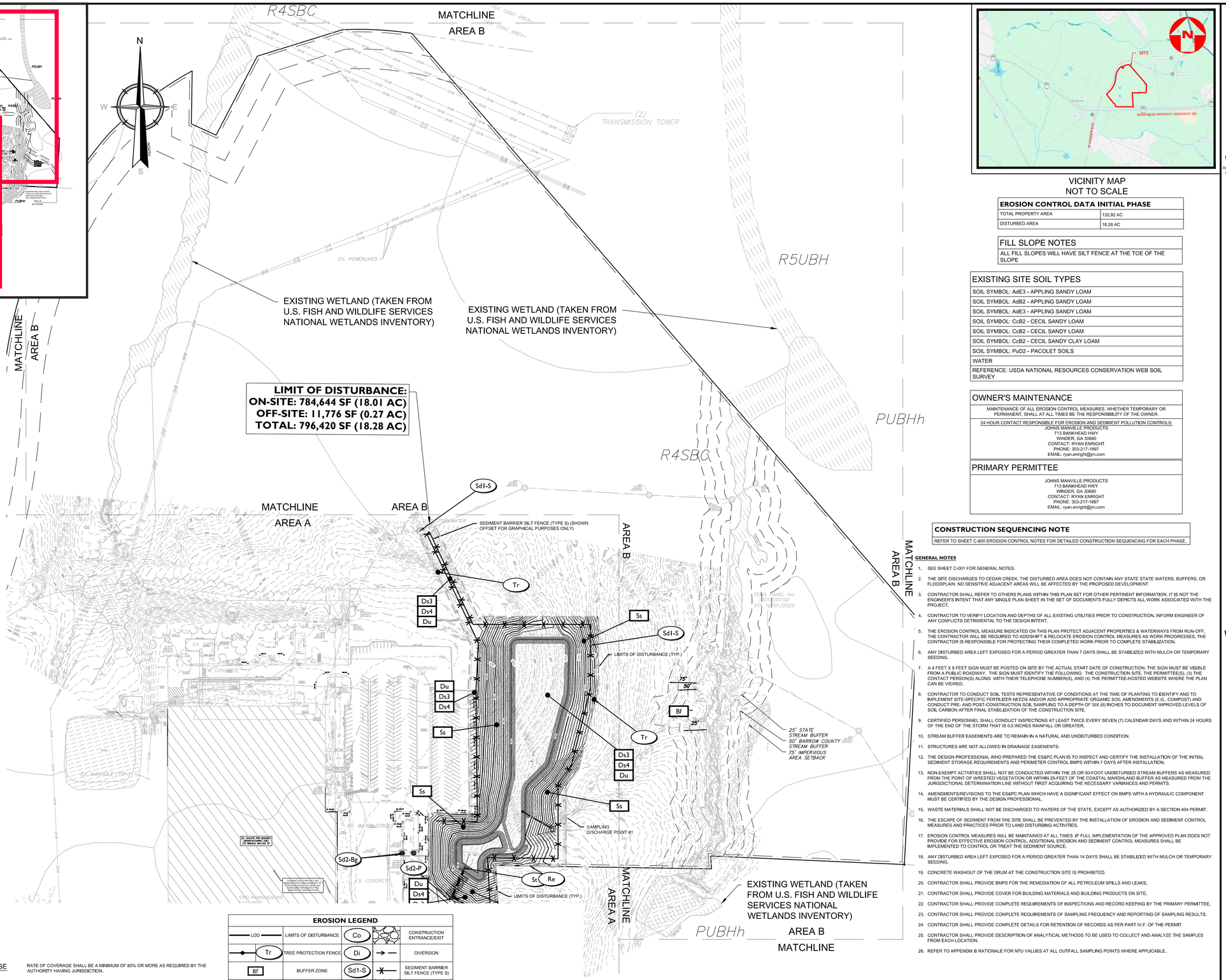
SHEET NAME:
STORMWATER POLLUTION PREVENTION PLAN - FINAL - AREA A

DRAWING NUMBER:
C-504

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\BAden\Documents\Projects\Johns Manville\Winder GA\Winder Climate Pro\Winder_GA_EROSION PHASE 3 - AREA A_ - By: BAden@colliers.com - 2026-06-14 - 09:37pm





VICINITY MAP
NOT TO SCALE

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ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF THE SLOPE

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17. 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.
18. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
19. CONCRETE WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
20. CONTRACTOR SHALL PROVIDE BMPS FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.
21. CONTRACTOR SHALL PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE.
22. CONTRACTOR SHALL PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE.
23. CONTRACTOR SHALL PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS.
24. CONTRACTOR SHALL PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. OF THE PERMIT.
25. CONTRACTOR SHALL PROVIDE DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION.
26. REFER TO APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE.

DEWATERING FROM THE SURFACE OF THE SITE IS NOT REQUIRED. BMPS AND PROPER EROSION CONTROL MANAGEMENT ARE IN PLACE SUCH THAT DEWATERING ON THE SITE IS NOT REQUIRED.

CONSTRUCTION SEQUENCE FINAL EROSION CONTROL PHASE

DURING THE PRECONSTRUCTION MEETING ALL EROSION & SEDIMENTATION CONTROL BMPs/FACILITIES AND ASSOCIATED PROCEDURES SHALL BE DISCUSSED. THE DESIGN ENGINEER HAS PROVIDED A GENERAL CONSTRUCTION SEQUENCE FOR REFERENCE. THE CONTRACTOR SHALL UPDATE THE CONSTRUCTION SEQUENCE AS NEEDED TO SUIT SITE SPECIFICS AND INTENDED CONTRACTOR SITE SEQUENCING.

1. CONTRACTOR SHALL INSPECT, REPAIR AND MAINTAIN EROSION & SEDIMENTATIONS CONTROL BMPs/FACILITIES INSTALLED DURING THE INTERMEDIATE EROSION CONTROL PHASE THAT ARE INTENDED TO REMAIN DURING THE FINAL EROSION PHASE.
2. BEGIN PAVING OPERATIONS. ONCE BUILDING SHELL AND PAVEMENT INSTALLATION IS COMPLETE, BEGIN LANDSCAPE INSTALLATION.
3. REMOVE SEDIMENT INLET PROTECTION (FILTER FABRIC, BAFFLE BOX, GRAVEL DROP, BLOCK AND GRAVEL DROP) AND INSTALL EITHER CURB INLET PROTECTION (PIGS IN A BLANKET, COMPOST FILTER SOCK) AND/OR SOD INLET PROTECTION AS DETAILED IN THE PLAN SET.
4. COMPLETE SITEWORK, PAVEMENT MARKINGS, AND FINAL CLEAN-UP. PROMPTLY RESEED AREAS WHICH MAY REQUIRE ATTENTION. LAWN AREAS WILL ONLY BE DEEMED STABLE WHEN A MINIMUM VEGETATIVE DESNITY HAS BEEN ACHIEVED.
5. EROSION & SEDIMENTATION CONTROL BMPs SHALL REMAIN IN PLACE AS INTENDED PER THIS PLAN SET UNTIL THE SITE HAS BEEN COMPLETELY STABILIZED. PERMANENT/TEMPORARY VEGETATIVE SURFACES SHALL BE CONSIDERED IN PLACE AND FULL FUNCTIONAL WHEN THE REQUIRED RATE OF COVERAGE IS OBTAINED. THE RATE OF COVERAGE SHALL BE A MINIMUM OF 80% OR MORE AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
6. SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
7. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE THEY ARE PROPERLY FUNCTIONING.
8. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.
9. UPON COMPLETION OF THE PROJECT AND RECEIPT OF THE CERTIFICATE OF APPROVAL, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS OTHERWISE NOTED ON THE PLANS.
10. IF REQUIRED CONVERT SEDIMENT BASIN TO PERMANENT STORMWATER FACILITY (BIORETENTION, DRY EXTENDED POND, STORMWATER POND, ETC.)
11. CHECK, MODIFY, AND REPAIR ANY PERMANENT BMPs (CONVEYANCE CHANNELS, EMERGENCY SPILLWAYS, BIORETENTION, DRY EXTENDED POND, STORMWATER POND, OUTLET STORM PROTECTION) AS NEEDED TO MEET THE INTENDED DESIGN REQUIREMENTS OUTLINED IN THIS PLAN SET AND DESCRIBED IN THE STORMWATER MANAGEMENT REPORT.

EROSION LEGEND

LOD	LIMITS OF DISTURBANCE	Co	CONSTRUCTION ENTRANCE/EXIT
Tr	TREE PROTECTION FENCE	Di	DIVERSION
Bf	BUFFER ZONE	Sd1-S	SEDIMENT BARRIER SILT FENCE (TYPE S)
Ds1	DISTURBED AREA STABILIZATION MULCH ONLY	Ss	SLOPE STABILIZATION
Ds2	DISTURBED AREA STABILIZATION TEMPORARY SEEDING	Sd2-P	TEMPORARY INLET SEDIMENT TRAP
Du	DUST CONTROL	Cd	CHECK DAM
Cw	CONCRETE WASHOUT	Sd4	TEMPORARY SEDIMENT TRAP
Sd3	TEMPORARY SEDIMENT BASIN		SOIL BOUNDARY
Rt-P	RETROFIT-PERFORATED PIPE	St	STORM DRAIN OUTLET PROTECTION
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION	Ds4	DISTURBED AREA STABILIZATION (SODDING)
Re	RETAINING WALL		

100 0 100 200
SCALE : 1" = 100'

EROSION CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTING, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. 100001"

DATE	DESIGN PROFESSIONAL SIGNATURE	DESIGN PROFESSIONAL NAME	GA PE #	GSWCC CERT #
07/29/2026		WILLIAM B. ADEN	029544	0000013882

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

SILT SOXXS & SILT FENCE GRAPHICALLY DEPICTED OFFSET FROM THE PROPERTY LINE / LIMIT OF DISTURBANCE LINE FOR PLAN LEGIBILITY. SILT SOXXS SHALL BE PLACED AT THE LIMIT OF DISTURBANCE LINE.

REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND STORMWATER DRAINAGE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AS DEVELOPMENT PROGRESSES.

THIS PLAN IS INTENDED FOR SOIL EROSION AND SEDIMENTATION POLLUTION CONTROL ONLY.

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
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COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
STORMWATER POLLUTION PREVENTION PLAN - FINAL - AREA B

DRAWING NUMBER:
C-505

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2024\24013801A\Engineering\Re Site\Development Plans\ES&PC Set\24013801A_EROSION PHASE 5 - AREA B.dwg By: Matt Donaghy on 2026-04-14 - 08:28am

EROSION, SEDIMENTATION & POLLUTION CONTROL - STAND ALONE NOTES

1. SIGNATURE, SEAL, AND GSWCC LEVEL II CERTIFICATION NUMBER ARE SHOWN ON ALL SHEETS.

2. THE DISTURBANCE FOR THIS PROJECT IS LESS THAN 50.00 ACRES AT ANY ONE TIME.

3. 24 -HR EMERGENCY CONTACT :
   JOHNS MANVILLE PRODUCTS
   713 BANKHEAD HWY
   WINDER, GA 30680
   CONTACT: RYAN ENRIGHT
   PHONE: 303-217-1897
   EMAIL: ryan.enright@jm.com

4. PRIMARY PERMITTEE:
   JOHNS MANVILLE PRODUCTS
   713 BANKHEAD HWY
   WINDER, GA 30680
   CONTACT: RYAN ENRIGHT
   PHONE:303-217-1897
   EMAIL: ryan.enright@jm.com

5. TOTAL TRACT AREA: 132.92 AC
   DISTURBED ACREAGE: 118.28 AC

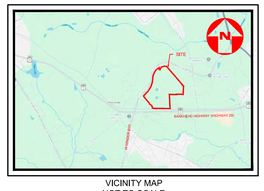
6. THE GPS LOCATION FOR THE CONSTRUCTION EXIT(S):
   LAT: 33.992553
   LONG: -83.769665

7. INITIAL PLAN DATE IS SHOWN ON ALL SHEETS. ANY PLAN REVISIONS ARE SHOWN ON THE COVER SHEET AND THE SHEET AFFECTED BY THE REVISION.

8. THE SITE IS LOCATED IN BARROW COUNTY, GEORGIA ON THE NORTH SIDE OF BANKHEAD HIGHWAY AT 713 BANKHEAD HIGHWAY, WINDER, GEORGIA. THIS SITE IS CURRENTLY OWNED AND MAINTAINED BY THE JOHNS MANVILLE COMPANY. THE 118.28 ACRE +/- SITE AREA IS APART OF THE OVERALL SITE ARE OWNED BY THE JM PLANT. THE DISTURBED AREA CONSISTS OF MOSTLY OPEN SPACE AND WOODED/VEGETATED AREAS WITH SCRUB BUSHES AND PINE TREES. THE DISTURBED AREA DOES NOT CONTAIN STATE WATERS, BUFFERS OR FLOODPLAIN. THE SITE IS SURROUNDED BY COMMERCIAL PROPERTIES.

   THE PROPOSED IMPROVEMENTS FOR THE 138,000 SF OF ADDITIONAL BUILDING AREA, REBUILDING THE DRIVEWAY TO THE EAST SIDE OF THE SITE (JOHNS MANVILLE DRIVE), THE STORM WATER POND TO THE NW OF THE ADDITION, AND THE TEMPORARY LAYDOWN AREA FOR CONSTRUCTION PURPOSES TO THE SITE WILL DISTURB APPROXIMATELY 18.22 ACRES. THIS ADDITION WILL INCLUDE THE EXTENSION OF WATER, FIRE WATER, FIBER, POWER, AND GAS TO THE NEW ADDITION AS WELL AS THE NEW CONSTRUCTION OF A NEW STACK HOUSE AND FIRE PUMP HOUSE.

9. VICINITY MAP



VICINITY MAP
NOT TO SCALE

10. FIRST AND SUBSEQUENT STREAMS WE ARE DRAINING TO A PRIVATE INFILTRATION BASIN. THE NEXT SUBSEQUENT RECEIVING WATERS IS CEDAR CREEK. NO SENSITIVE AREAS ARE TO BE IMPACTED BY THE PROPOSED DEVELOPMENT.

11. "I CERTIFY, UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

12. "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001."

BRANT ADEN, P.E
GSWCC LEVEL II DESIGN PROFESSIONAL CERT NO. 0000013882
EXP. DATE: 12/17/2027

13. "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25' OR 50' UNDISTURBED STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS".

14. THE STATE WATERS IS SHOWN ONSITE AND NO BUFFER ENCROACHMENTS ARE PROPOSED AND VARIANCE IS NOT REQUIRED.

15. THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING (AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL) TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED

16. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

17. WASTE MATERIALS, INCLUDING SOLID WASTE, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

18. WHERE ATTAINABLE, LOCATE WASTE COLLECTION AREAS, DUMPSTERS, TRASH CANS AND PORTABLE TOILETS IN THE CONTRACTOR'S STAGING AREA(S) AND LEAST 50 FEET AWAY FROM STREETS, GUTTERS, WATERCOURSES AND STORM DRAINS AS SHOWN ON THE PLANS. SECONDARY CONTAINMENT SHALL BE PROVIDED AROUND LIQUID WASTE COLLECTION AREAS TO MINIMIZE THE LIKELIHOOD OF CONTAMINATED DISCHARGES. THE CONTRACTOR SHALL COM PLY WITH APPLICABLE STATE AND LOCAL WASTE STORAGE AND DISPOSAL REGULATIONS AND OBTAIN ALL NECESSARY PERMITS

   18.1. CONCRETE WASHOUT OF TOOLS, TRUCKS (INCLUDING DRUMS), CHUTES, AND ANY/ALL OTHER EQUIPMENT IS PROHIBITED AT THE CONSTRUCTION SITE UNLESS OTHERWISE NOTED UNDER CHECKLIST ITEM #25.

   18.2. CONTAINERS FOR PETROLEUM BASED PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITIONS, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

   18.3. ALL PAINT/SOLVENT/FINISHING PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCTS WILL NOT BE DISCHARGED TO STORMWATER COLLECTION SYSTEMS. EXCESS PRODUCT MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

   18.4. ALL FERTILIZER/HERBICIDE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

   18.5. NO BUILDING MATERIALS OR CONSTRUCTION MATERIALS SHALL BE DISPOSED OF AT THE CONSTRUCTION SITE. ALL MATERIALS WILL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE AND/OR LOCAL REGULATIONS.

19. 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.

20. 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.

21. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

22. THIS PROJECT DOES NOT DISCHARGE INTO A BIOTA IMPAIRED STREAM.

23. POINT OF DISCHARGE IS WITHIN (1) MILE OF PORTION OF IMPAIRED STREAM LISTED ON EPA's IMPAIRED STREAM SEGMENT LIST. CEDAR CREEK IS IMPAIRED BY FECAL COLIFORM BACTERIA, NONPOINT SOURCES OR UNKNOWN SOURCES.

ADDITIONAL BMPs PER PART III C OF NPDES GENERAL PERMIT:
- USE TACKIFIERS AND/OR MULCH TO STABILIZE ALL AREAS LEFT DISTURBED FOR MORE THAN SEVEN (7) CALENDAR DAYS.
- USE MULCH FILTER BERMS, IN ADDITIONAL TO SILT FENCE, ON THE SITE PERIMETER WHERE CONSTRUCTION ACTIVITY IS OCCURRING NEAR (INCLUDING SHEET FLOW) MAY BE DISCHARGED. MULCH FILTER BERMS CANNOT BE PLACED IN WATERWAYS OR AREAS OF CONCENTRATED FLOW.
- CERTIFIED PERSONNEL SHALL CONDUCT INSPECTIONS AT LEAST TWICE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF THE STORM THAT IS 0.5 INCHES RAINFALL OR GREATER IN ACCORDANCE WITH PART IV.A.(5) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.
- INSTALL POST CONSTRUCTION BMPs (E.G., RUNOFF REDUCTION BMPs) WHICH REMOVE 80% TSS AS OUTLINED IN THE GEORGIA STORMWATER MANAGEMENT MANUAL KNOWN AS THE BLUE BOOK OR AN EQUIVALENT OR MORE STRINGENT DESIGN MANUAL.

24. A TMDL IMPLEMENTATION PLAN IS NOT APPLICABLE TO THE RECEIVING WATER FOR THE PROJECT

25. WASHDOWN OF CONCRETE TOOLS, MIXER CHUTES, HOPPERS, AND VEHICLES REARS IS PROHIBITED AT THE CONSTRUCTION SITE. THE WASHDOWN AREA, IF ALLOWED, IS DELINEATED ON THE FOLLOWING EROSION & SEDIMENT CONTROL PLANS. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

26. PETROLEUM STORAGE, SPILLS AND LEAKS.

PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISK OF SPILLS AND PREVENT SPILLS FROM DISCHARGING INTO STORMWATER RUNOFF.

GOOD HOUSEKEEPING

   26.1. QUANTITIES OF PRODUCTS STORED ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.

   26.2. PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.

   26.3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER LABELS LEGIBLE AND VISIBLE.

   26.4. PRODUCT MIXING, DISPOSAL AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

   26.5. THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE AND DISPOSAL.

SPILL CLEANUP AND CONTROL PRACTICES

   26.6. LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.

   26.7. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS

   26.8. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.

   26.9. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS

   26.10. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WITHIN 24 HOURS AT 1-800-424-8802.

   26.11. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

   26.12. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

   26.13. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

   26.14. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS.

27. MEASURES USED TO REDUCE POLLUTANTS IN STORM WATER DISCHARGES INCLUDE: (INITIAL PHASE) CONSTRUCTION EXITS, SILT FENCING, AND DUST CONTROL BMPS TO MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE; (INTERMEDIATE PHASE) SILT FENCING, SLOPE STABILIZATION, TEMPORARY SEEDING; (FINAL PHASE) AND PERMANENT SEEDING.

28. MEASURES USED DURING CONSTRUCTION TO MINIMIZE THE EXPOSURE OF ANY AND ALL BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS, TO PRECIPITATION AND/OR STORMWATER INCLUDE: PLASTIC SHEETING AND/OR TEMPORARY ROOFS.

29. MEASURES INSTALLED DURING THE CONSTRUCTION PROCESS INCLUDE: STORMWATER DETENTION AND/OR RETENTION STRUCTURES, VEGETATED SWALES AND NATURAL DEPRESSIONS FOR FLOW ATTENUATION. AT LOCATIONS WHERE FLOWS EXCEED PRE-DEVELOPMENT LEVELS. THESE MEASURES WERE CHOSEN TO MINIMIZE POST-DEVELOPMENT FLOWS AND FLOW VELOCITIES. VELOCITY DISSIPATION DEVICES MUST BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFLOW CHANNEL, AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN(S). IN ORDER TO PROVIDE A NON-EROSIVE FLOW THEREBY PROTECTING THE WATER COURSE'S NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS.

30. A TIMELINE OF THE INTENDED SEQUENCE OF MAJOR SOIL-DISTURBING ACTIVITIES IS LOCATED ON THIS PAGE, AT THE END OF THE NOTES.

31. INSPECTIONS AND RECORD KEEPING

PRIMARY PERMITTEE

   31.1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

   31.2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

   31.3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS: (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

   31.4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE EVERY MONTH DURING THE TERM OF THIS PERMIT (EL. UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

   31.5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NO LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.

   31.6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

32. SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS

SAMPLING REQUIREMENTS. THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH PART IV.D.4. THIS SECTION IS APPLICABLE TO PRIMARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES. THIS SECTION IS NOT APPLICABLE TO SECONDARY PERMITTEES. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

   32.1. A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION: (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION. INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND–DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

   32.2. THE ANALYTICAL METHOD USED TO COLLECT AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

   32.3. WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE MONITORED, A RATIONALE MUST BE INCLUDED FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES), AND

   32.4. ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAYBE PREPARED BY THE EPD.

   32.5. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

   32.6. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

   32.7. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

   32.8. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT; DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

   32.9. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

SAMPLING POINTS

   32.6. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE ALL RECEIVING WATER(S) OR ALL OUTFALL(S) OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

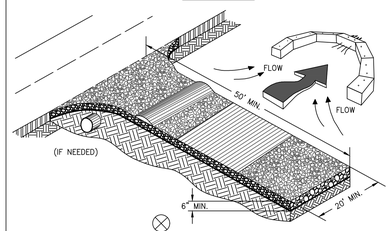
      32.6.1. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE). BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

      32.6.2. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

      32.6.3. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OU

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

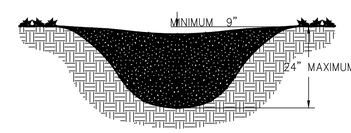


ENTRANCE ELEVATION

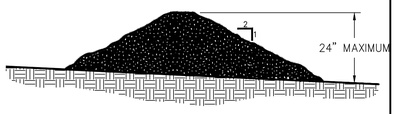
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. 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 (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. 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.

STONE CHECK DAM

CROSS SECTION

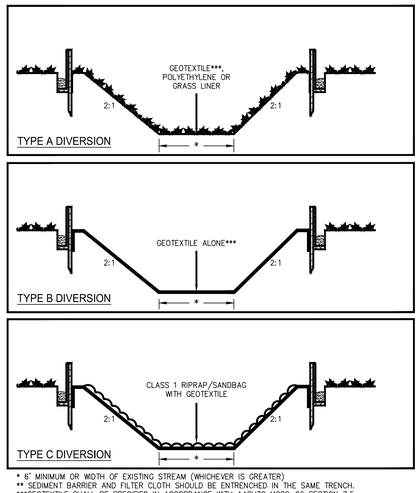


PROFILE VIEW



NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

TO BE SHOWN ON EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN

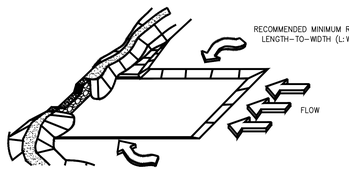


* 6" MINIMUM OR WIDTH OF EXISTING STREAM (WHICHEVER IS GREATER)
** SEDIMENT BARRIER AND FILTER CLOTH SHOULD BE ENTRENCHED IN THE SAME TRENCH.
***GEOTEXTILE SHALL BE SPECIFIED IN ACCORDANCE WITH AASHTO M288-96 SECTION 7.5

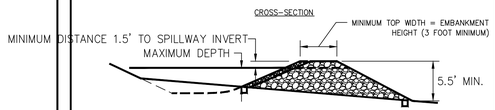
TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

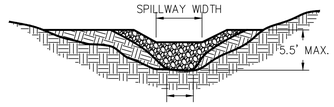
ROCK OUTLET



CROSS-SECTION

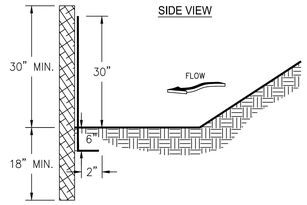


PROFILE THROUGH EMBANKMENT

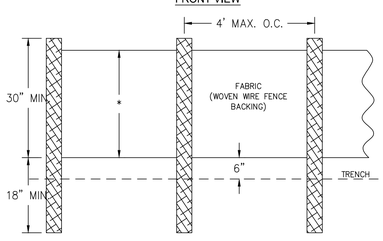


SILT FENCE - TYPE SENSITIVE

SIDE VIEW



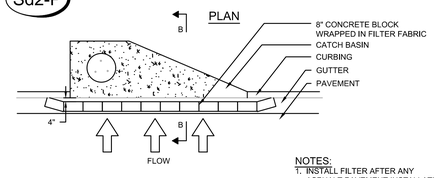
FRONT VIEW

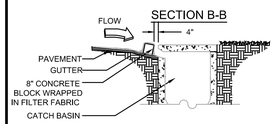


NOTES:
1. USE WOOD POSTS

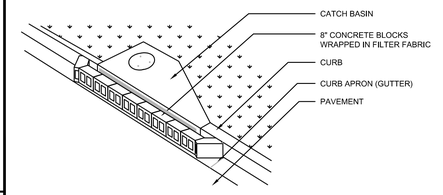
CURB INLET FILTER "PIGS IN BLANKET"

Sd2-P





NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.



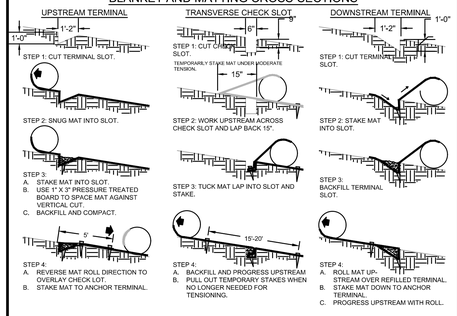
Ss

SLOPE STABILIZATION

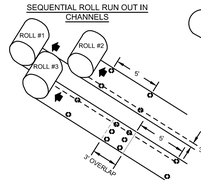
N.T.S

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

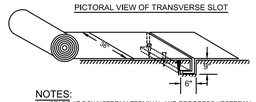
BLANKET AND MATTING CROSS-SECTIONS



SEQUENTIAL ROLL RUN OUT IN CHANNELS



PICTORAL VIEW OF TRANSVERSE SLOT

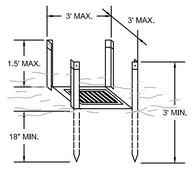


NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.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

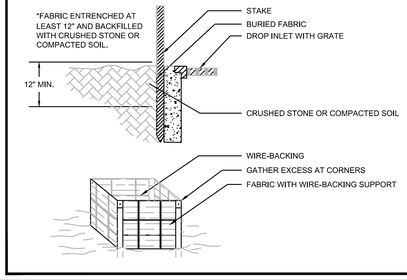
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

Sd2-F

STEEL FRAME AND SILT FENCE INSTALLATION



NOTES
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.



GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Cx	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dm1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or plastic designed to safely convey concentrated surface runoff down a slope. This is temporary and inexpensive.
Dm2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK DAM			A permanent or temporary stone filter dam constructed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, silt fence, straw bales, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a sediment trap from a sediment basin or temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Scp	SCCP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
Sl	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

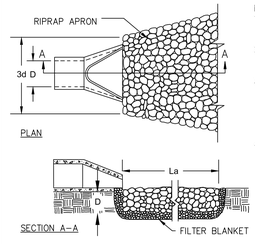
VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf	Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Cd	FLOCCULANTS AND COAGULANTS		Fl-Cd	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (WITH VEGETATION)		Sb	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, stone lines, or channels.
Tac	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.

GaSWCC (Amended – 2013)

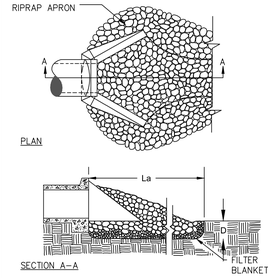
RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



NOTES:
1. Lo IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSHAN 6".
3. 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).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL



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SITE DEVELOPMENT PLANS

WINDER CLIMATE PRO® BUILDING EXPANSION

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WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
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GSWCC Georgia Soil and Water Conservation Commission
William B Aden
Level II Certified Design Professional
Certification Number 0000013882
Issued: 12/17/2024 Expires: 12/17/2027

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
STORMWATER POLLUTION PREVENTION PLAN - DETAILS

DRAWING NUMBER:
C-507

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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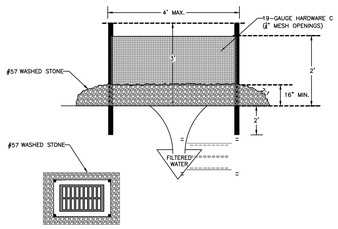
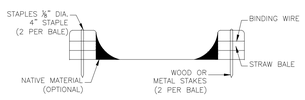
GENERAL NOTES:

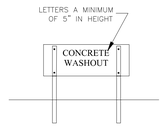
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUNDCOVER.



HARDWARE CLOTH AND GRAVEL
INLET PROTECTION
NOT TO SCALE



SECTION A--A



CONCRETE WASHOUT SIGN DETAIL

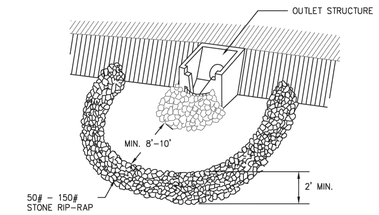
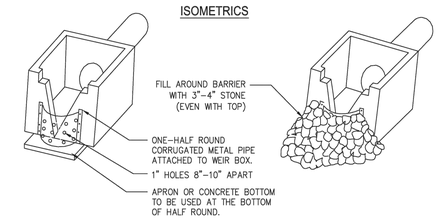


Figure 6-26.2 Stone Filter Ring

ISOMETRICS



PLAN

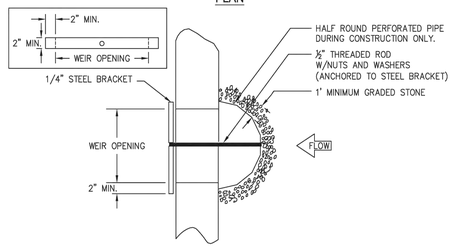
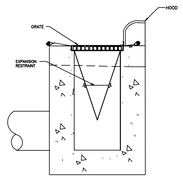


Figure 6-26.1 Perforated Half- Round Pipe with Stone Filter



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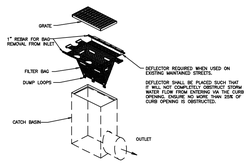
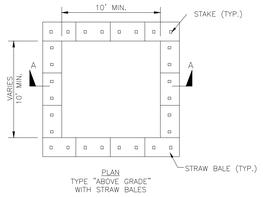


INSTALLATION

CATCH BASIN INLET PROTECTION
NOT TO SCALE

NOTES:

1. INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
2. FILTER TYPES SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO INSTALLATION.
3. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
4. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE AND/OR CLOSE OUT OF GRADING PERMIT.
5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
6. FILTER BAGS MAY BE INSTALLED IN EXISTING CITY OR NCDOT ROADS AS LONG AS STORM DRAINAGE IS NOT IMPEDED.

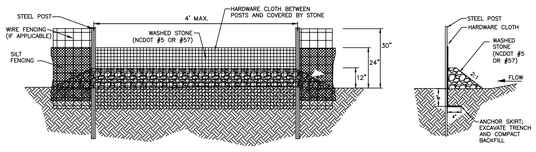


PLAN
TYPE "ABOVE GRADE"
WITH STRAW BALES

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

CONCRETE WASHOUT BASIN
NOT TO SCALE



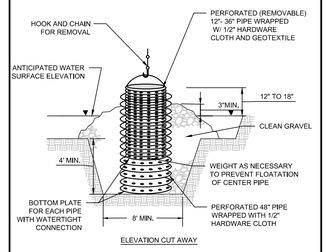
GENERAL NOTES:

1. SEDIMENT FILTER OUTLET HARDWARE CLOTH SHALL BE 24" HIGH AND STONE SHALL BE A MINIMUM OF 12" HIGH.
2. HARDWARE CLOTH SHALL BE ANCHORED TO THE STEEL POSTS SECURELY USING APPROPRIATE ANCHORS. HARDWARE CLOTH SHALL BE KEYED IN A MINIMUM OF 12 INCHES IN LENGTH AND BACKFILLED PROPERLY AS SHOWN IN ABOVE DETAIL.
3. POSTS SHALL BE NO MORE THAN 4 FEET APART.
4. SITE OUTLETS AT LOW AREAS IN CONJUNCTION WITH AND ALONG LONG RUNS OF SILT FENCE AT INTERVALS NO CLOSER THAN 100 FEET. DRAINAGE AREA TO OUTLETS SHALL NOT EXCEED 1/4 ACRE.
5. EQUIVALENT ALTERNATIVES MAY BE USED WITH PRIOR CITY APPROVAL.

MAINTENANCE NOTES:

1. FILTER OUTLETS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. THE STONE SHALL BE REPLACED PROMPTLY AFTER ANY EVENT THAT HAS CLOGGED OR REMOVED IT.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OUTLET IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SILT FENCE
OUTLET
NOT TO SCALE



ELEVATION CUT AWAY

CONSTRUCTION SPECIFICATIONS:

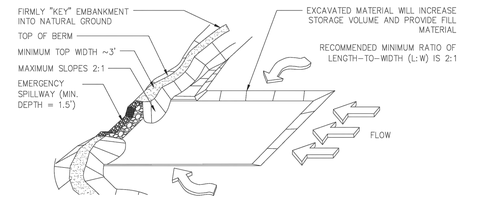
1. THE OUTER PIPE SHOULD BE 48" DIA. OR SHALL IN ANY CASE, BE AT LEAST 4" GREATER IN DIAMETER THAN THE CENTER PIPE. THE OUTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH TO PREVENT BACKFILL MATERIAL FROM ENTERING THE PERFORATIONS.
2. AFTER INSTALLING THE OUTER PIPE, BACKFILL AROUND OUTER PIPE WITH 2" AGGREGATE OR CLEAN GRAVEL.
3. THE INSIDE STAND PIPE (CENTER PIPE) SHOULD BE CONSTRUCTED BY PERFORATING A CORRUGATED OR PVC PIPE BETWEEN 12" AND 36" IN DIAMETER. THE PERFORATIONS SHALL BE 1/2" X 6" SLITS OR 1" DIAMETER HOLES 6" ON CENTER. THE CENTER PIPE SHALL BE WRAPPED WITH 1/2" HARDWARE CLOTH FIRST, THEN WRAPPED AGAIN WITH GEOTEXTILE CLASS E.
4. THE CENTER PIPE SHOULD EXTEND 12" TO 18" ABOVE THE ANTICIPATED WATER SURFACE ELEVATION OR RISER CREST ELEVATION WHEN DEWATERING A BASIN.

REMOVABLE PUMPING STATION
DETAIL (IF NECCESARY)

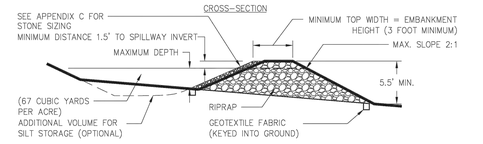
NOT TO SCALE MCNJ-SOIL-EROS-2000 05/01/17

DEWATERING FROM THE SURFACE OF THE SITE IS NOT REQUIRED. BMPS AND PROPER EROSION CONTROL MANAGEMENT ARE IN PLACE SUCH THAT DEWATERING ON THE SITE IS NOT REQUIRED.

TEMPORARY SEDIMENT TRAP
COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT
ROCK OUTLET



CROSS-SECTION



PROFILE THROUGH EMBANKMENT

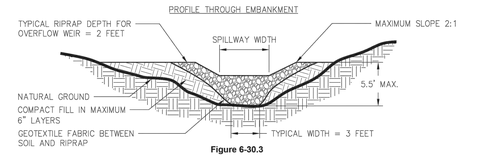
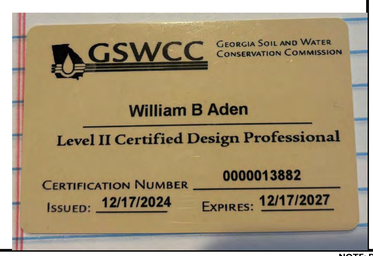


Figure 6-30.3



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WINDER
BARROW COUNTY, GA

REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
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COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
STORMWATER POLLUTION PREVENTION PLAN - DETAILS

DRAWING NUMBER:
C-508

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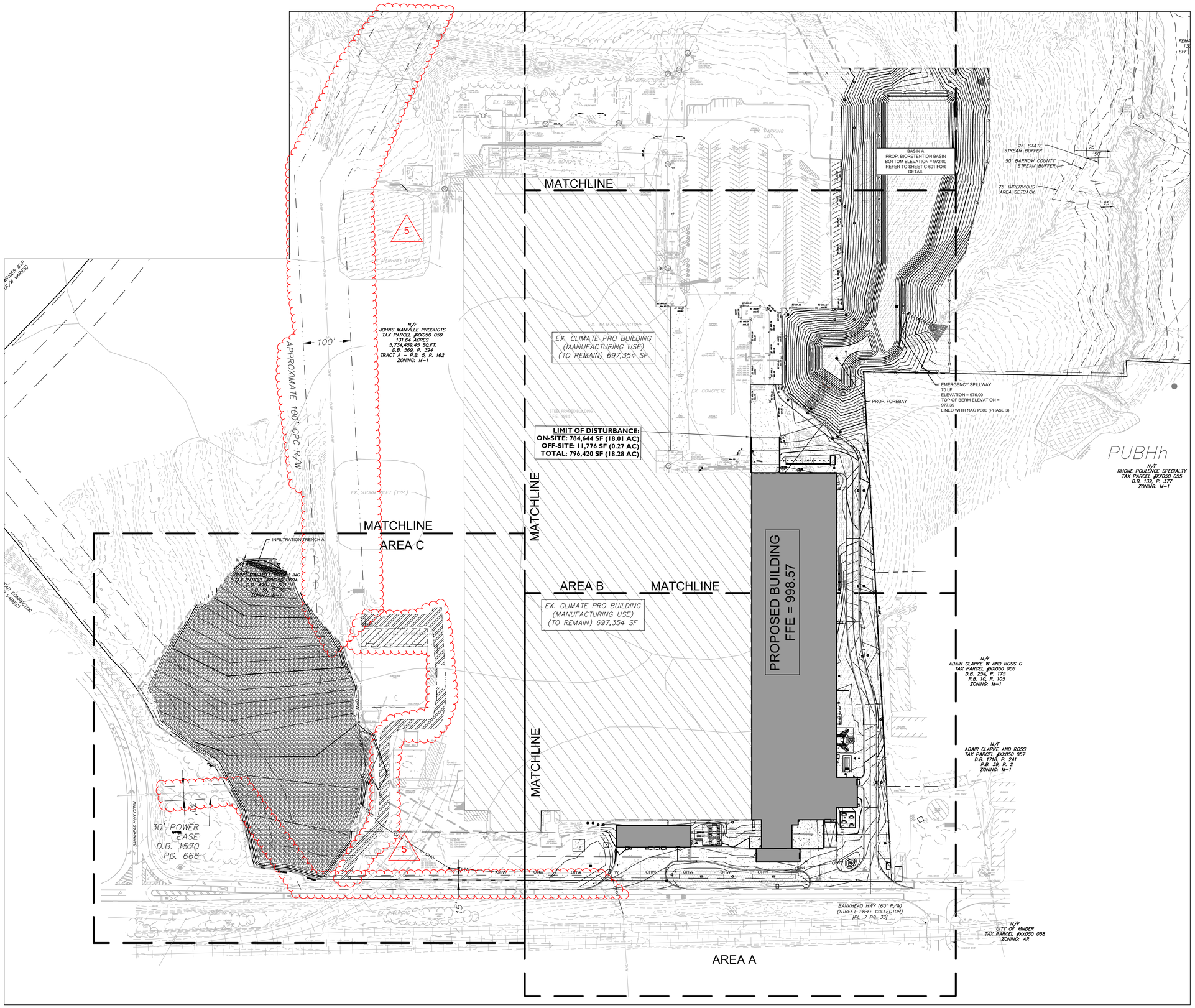

80 0 80 160

SCALE : 1" = 80'

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SITE DEVELOPMENT PLANS

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DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWING NUMBER:
C-600

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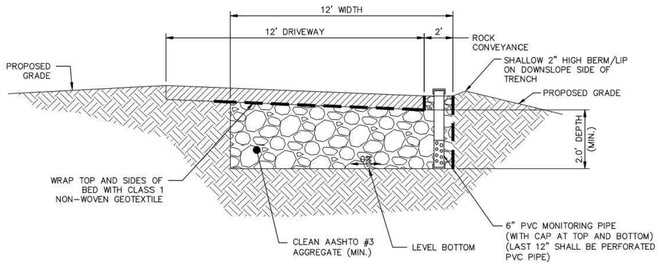
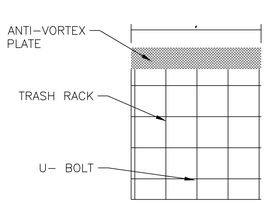
C:\Civil 3D Projects\24013801A\Engineering\Sheets\Stormwater Plans\GRADING Plans\GRADING PLAN - By: MIKE.DOUGHTY at: 2026-02-12 - 11:19pm

BMP SUMMARY TABLE - DA 1			
STORM EVENT	EXISTING DISCHARGE (CFS)	PROPOSED DISCHARGE (CFS)	MAX POND ELEVATION
1-YR	26.76	0.00	970.71
2-YR	33.60	0.33	972.13
5-YR	46.01	10.19	972.39
10-YR	57.47	22.47	972.59
25-YR	74.26	41.34	972.84
50-YR	88.20	56.59	973.01
100-YR	102.96	72.09	973.17

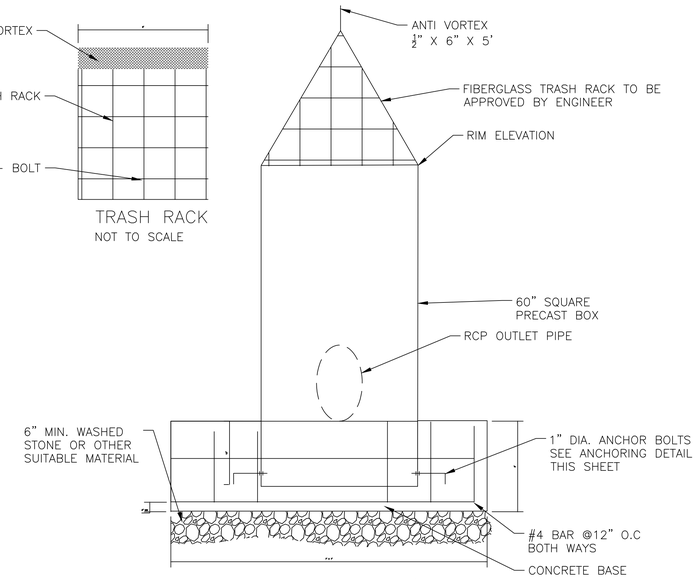


SECTION – INFILTRATION BED

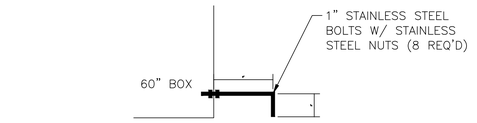
INFILTRATION TRENCH DETAIL
NOT TO SCALE



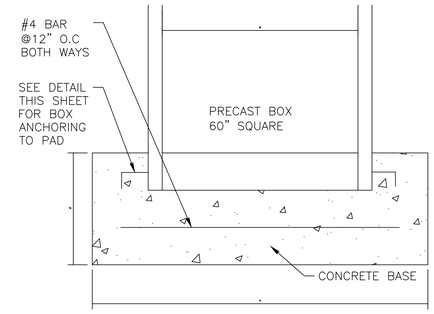
TRASH RACK
NOT TO SCALE



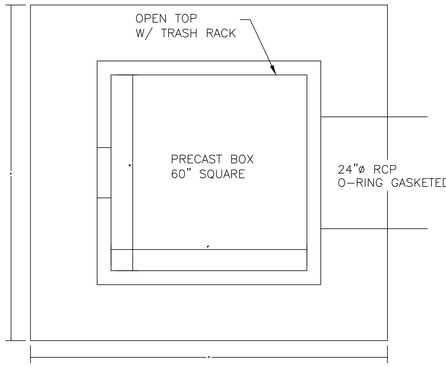
OUTLET CONTROL STRUCTURE (SECTION)
NOT TO SCALE

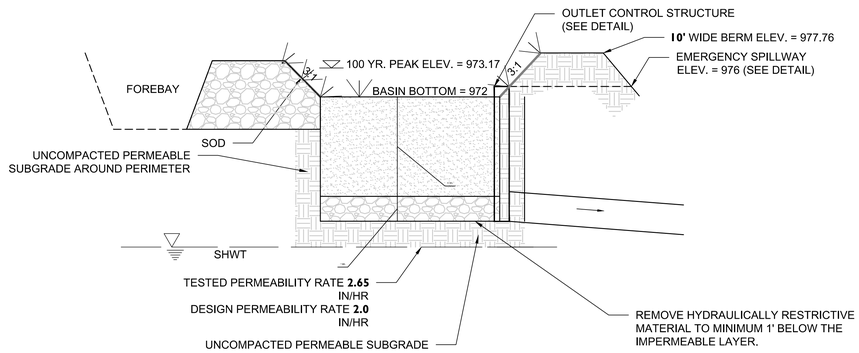


ANCHORING
NOT TO SCALE

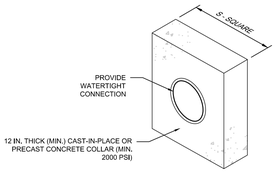


OUTLET CONTROL CONCRETE BASE
NOT TO SCALE



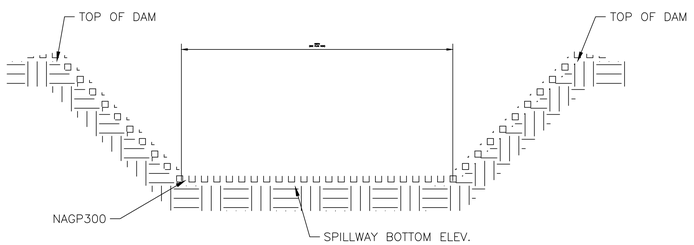


BIORETENTION POND CROSS-SECTION
NOT TO SCALE



BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1	24	83	2	28	28

NOTES:
1. ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
2. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.



EMERGENCY SPILLWAY CROSS-SECTION
NOT TO SCALE

BMP TABLE										
NAME	LATITUDE (DEGREES)	LONGITUDE (DEGREES)	FOREBAY BOTTOM ELEVATION (FT)	FOREBAY SPILLWAY ELEVATION (FT)	BOTTOM ELEVATION (FT)	TOP OF DAM ELEVATION (FT)	OUTLET STRUCTURE NAME	OUTLET STRUCTURE BARREL DIAMETER (IN)	OUTLET PIPE INVERT ELEVATION (FT)	OCS RIM ELEVATION (FT)
BIO-RETENTION AREA	N 33.995683	W 83.769597	970	974.50	972	975	OCS-1	48	967	972.10

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Aden, Brant W.
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LICENSE NUMBER: 025544
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SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A

SHEET NAME:
POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES AND DETAILS

DRAWING NUMBER:
C-601

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\bdaden\Documents\24013801A-Engineering Plan Set_brantaden.rvt Plot Date: 2026-07-09 - 1:58pm By: bdaden

P.B. 12 PG. 221

20' S.S.E.
D.B. 8 PG. 650
P.B. 12 PG. 221

EX. DRIVEWAY

AREA D

CfC2

EX. STRUCTURE

EX. CONCRETE

EX. PARKING LOT

MATCHLINE

EX. CONC AREA

EX. CONC AREA

W

EX. MANHOLE (TYP.)

ApC

100'

APPROXIMATE 100' CPC R/W

EX. CLIMATE PRO BUILDING
(MANUFACTURING USE)
(TO REMAIN) 697,354 SF

EX. WATER STRUCTURE

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

STEEL FRAMED BUILDING
V.E.I. VOL. 1

EX. CONCRETE

SCF
L = 292'
S = 10 %

SF
L = 40'
S = 15 %

SF

POI #1

FEMA PANEL No:
13013C0110D
EFF 12/01/2022

W

CeC

CeC

CeB

PUBHh

CeC

ApB

EX. STORM INLET (TYP.)

W

MATCHLINE

AREA C

CfC2

MATCHLINE

AREA B

MATCHLINE

EX. CLIMATE PRO BUILDING
(MANUFACTURING USE)
(TO REMAIN) 697,354 SF

CHAINLINK FENCE TYP.

PRE-DEVELOPED DA TO POI #1
TOTAL DRAINAGE AREA = 689,749 SF (15.84 AC)
WOODS = 217,186 SF (4.99 AC) (CN = 66)
IMPERVIOUS = 184,744 SF (4.24 AC) (CN = 98)
GRAVEL = 4,441 SF (0.10 AC) (CN = 96)
GRASS = 283,378 SF (6.51 AC) (CN = 58)
MIN. TC = 12 MIN.

SCF
L = 353'
S = 6.7 %

SF
L = 100'
S = 1.5 %

ApC

CeB

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

CONTRACTOR TO PROTECT AND MAINTAIN STRUCTURAL INTEGRITY OF EXISTING BUILDING, COLUMNS, AND OVERHANGS THROUGHOUT THE DURATION OF CONSTRUCTION

JOHNS MANVILLE DR

30'

30' POWER

PRE-DEVELOPED DA TO POI #2
TOTAL DRAINAGE AREA = 193,107 SF (4.43 AC)
WOODS = 177,011 SF (4.06 AC) (CN = 66)
GRAVEL = 16,096 SF (0.37 AC) (CN = 96)
Tc = 24 MIN.

ApB

ApB

ApC

CeB

15'

EX. RAILROAD

BANKHEAD HWY (60' R/W)
(STREET TYPE: COLLECTOR)
(PL. 7 PG. 33)

CeB

AREA A

N
W
E
S

80 0 80 160
SCALE : 1" = 80'

LEGEND

	DRAINAGE AREA BOUNDARY
	IMPERVIOUS AREA
	GRASS (B) AREA
	WOOD (B) AREA
ApB	SOIL BOUNDARY
	SOIL TYPE

By: MIKE CONCOFF on 20250514 - 8:33am

C:\Civil 3D Projects\2024\24013801A\Engineering\Site Development Plans\Climate Pro\Climate Pro - EXISTING DRAINAGE AREA MAP.dwg

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DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

EXISTING DRAINAGE AREA MAP

DRAWING NUMBER:

C-602

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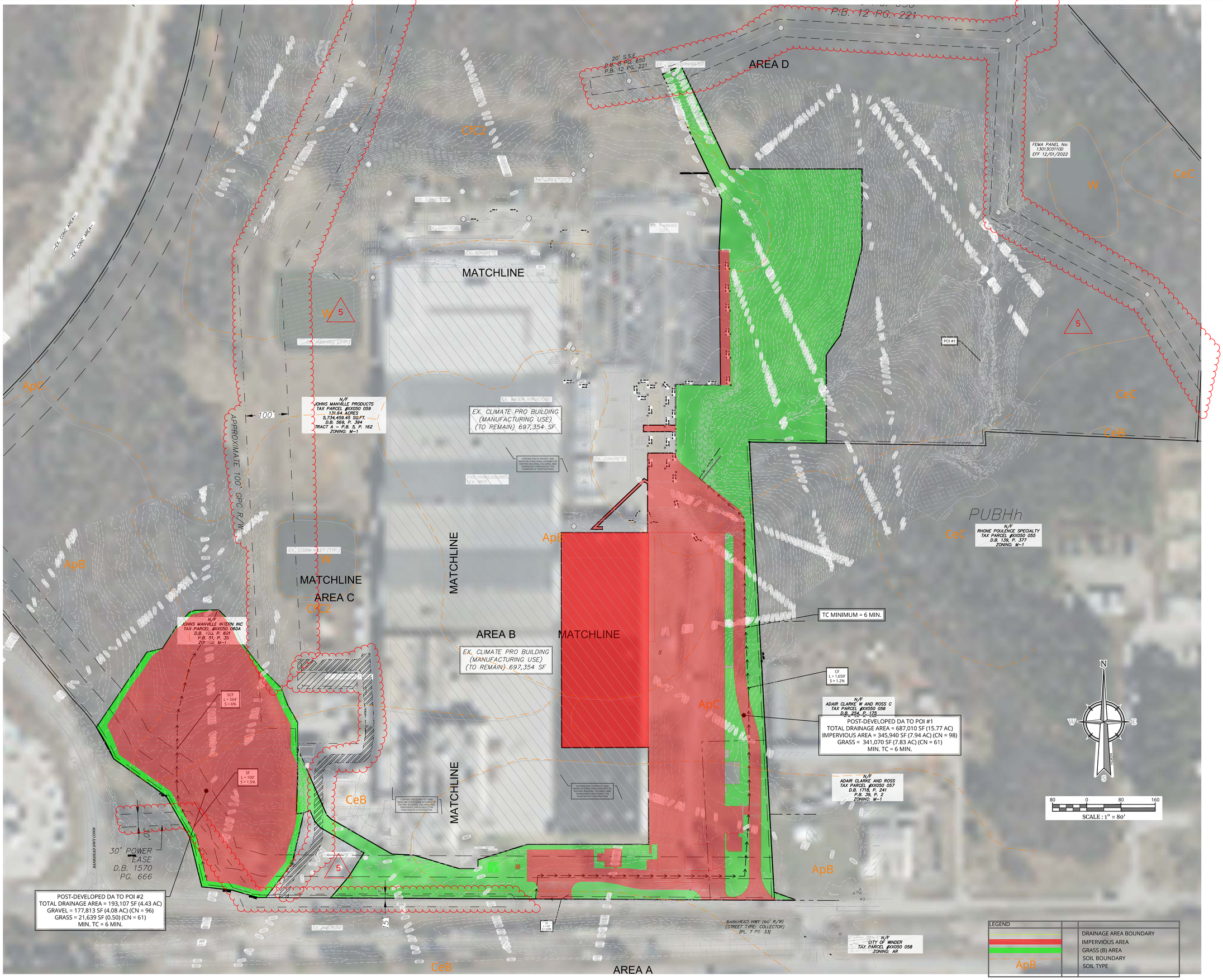

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SHEET NAME:

PROPOSED DRAINAGE AREA MAP

DRAWING NUMBER:

C-603

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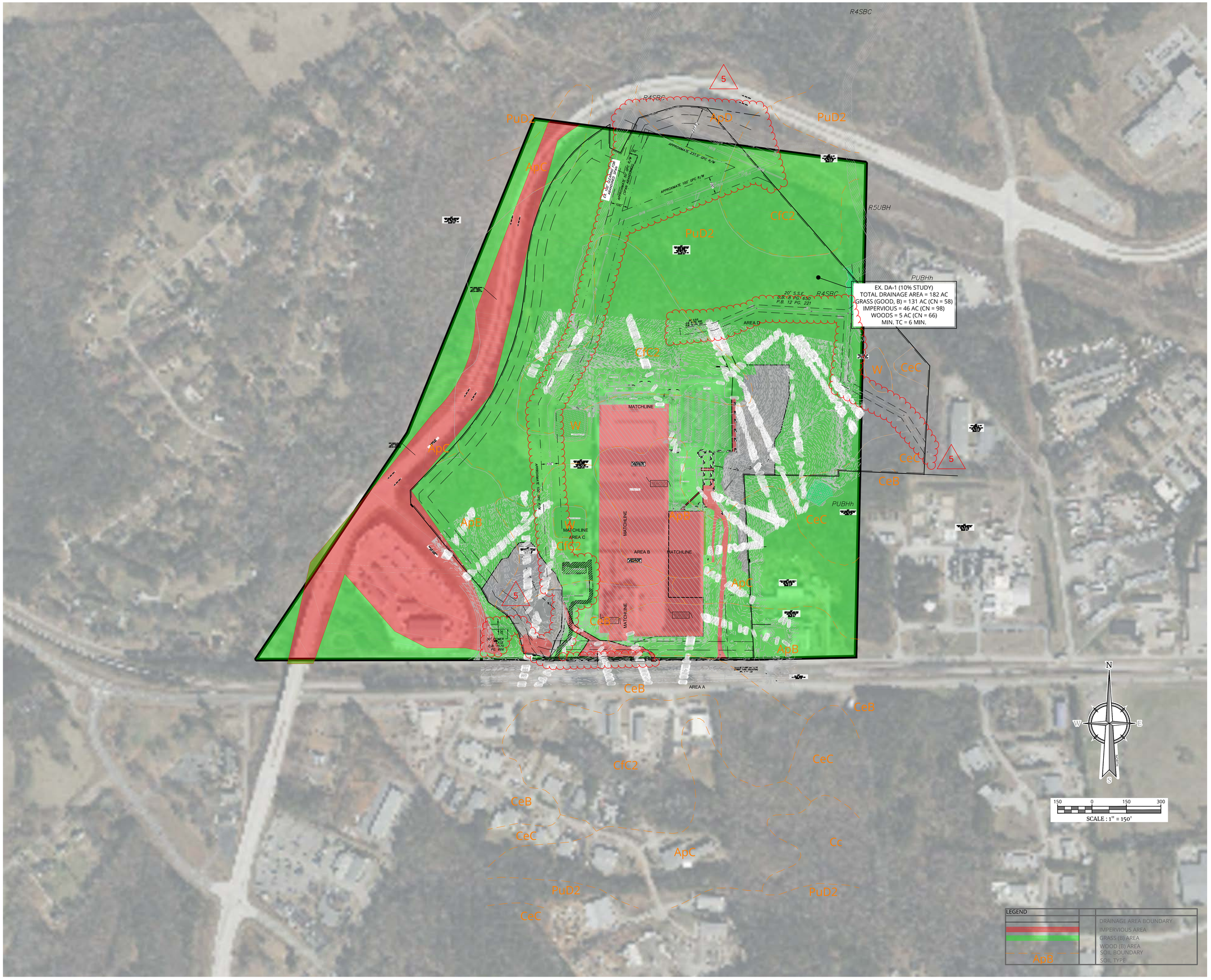
C:\Users\michael.chilcott\Documents\Revit Central Models\24013801A_Johns Manville_Winder_MChilcott.rvt 2026/07/13 - 12:55pm By: MICHAEL CHILCOTT



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SHEET NAME:

EXISTING 10% DRAINAGE AREA MAP

DRAWING NUMBER:

C-604

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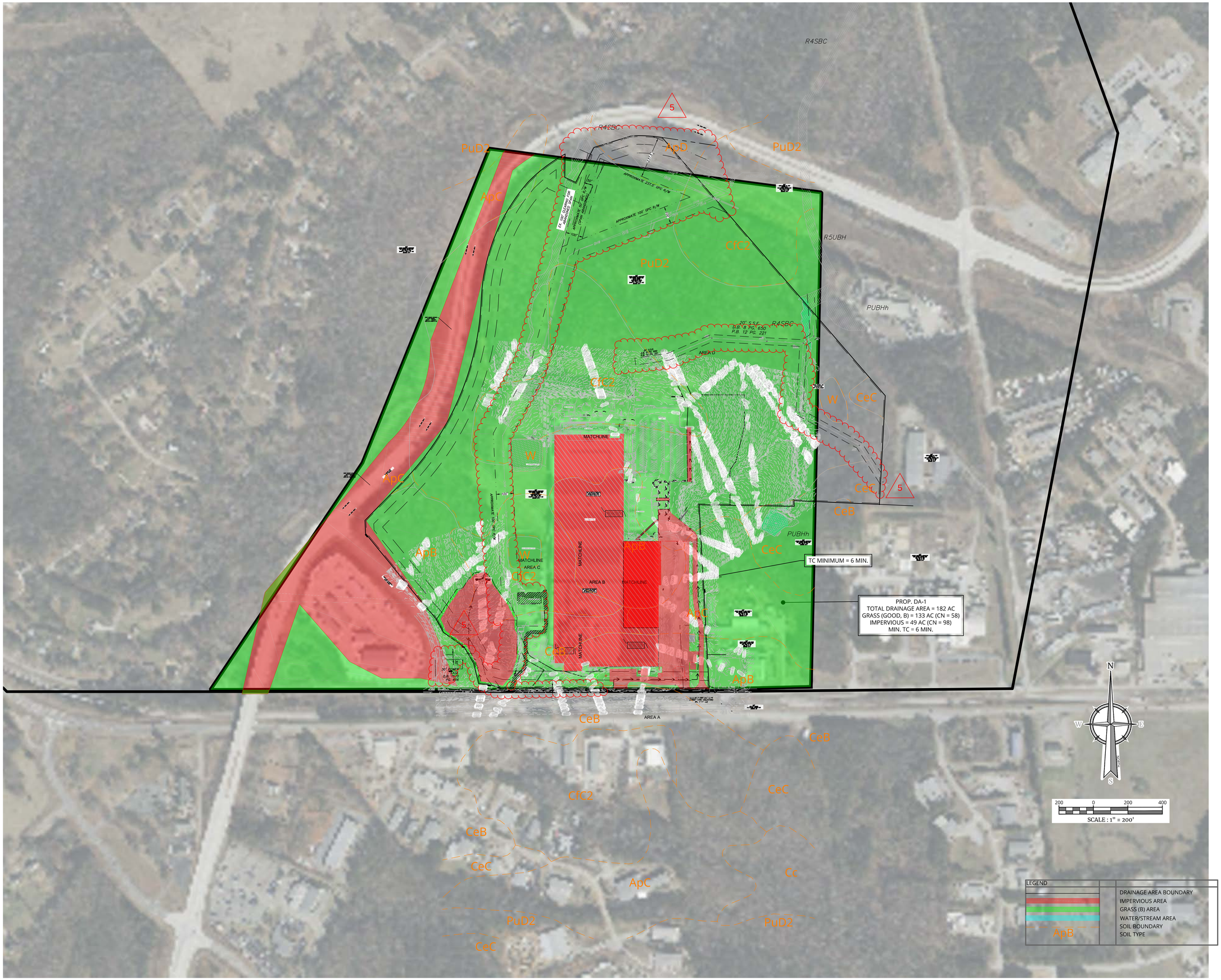

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SHEET NAME:
PROPOSED 10% DRAINAGE AREA MAP

DRAWING NUMBER:
C-605

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\24 Projects\24013801 Winder\Engineering\Site Civil\Drainage Maps\C-DRNG Layout.dwg, 7/9/2026 9:03:13 AM, By: MICHAEL.CHUBBUTT

AREA B

MATCHLINE

TOTAL DRAINAGE AREA = 66,700 SF (1.53 AC)

DRAIN INLET S-04

EXISTING BUILDING FFE = 998.57

ROOF DA-3 (DRAINS TO S-05)
TOTAL DRAINAGE AREA = 76,300 SF (1.75 AC)

ROOF DIVIDE (TYP.)

PROPOSED BUILDING FFE = 998.57

DRAIN INLET S-05

INLET S-05
TOTAL DRAINAGE AREA = 19,903 SF (0.46 AC)

INLET S-06
TOTAL DRAINAGE AREA = 15,154 SF (0.35 AC)

DRAIN INLET S-06

ROOF DA-2 (DRAINS TO S-06)
TOTAL DRAINAGE AREA = 81,200 SF (1.86 AC)

YARD DRAIN S-13
TOTAL DRAINAGE AREA = 1,409 SF (0.03 AC)

PROP. 4" PERFORATED FOUNDATION DRAIN @ 0.0% SLOPE

ROOF DA-1
(DRAINS TO S-07)
TOTAL DRAINAGE AREA = 10,400 SF (0.24 AC)

INLET S-07
TOTAL DRAINAGE AREA = 7,270 SF (0.17 AC)

PLANT EQUIPMENT (TO REMAIN)

DRAIN INLET S-12

DRAIN INLET S-11

DRAIN INLET S-10

DRAIN INLET S-09

DRAIN INLET S-08

DRAIN INLET S-07

DO NOT ENTER

STOP

PROP. HEAVY DUTY TRENCH DRAIN

PROP. HEAVY DUTY TRENCH DRAIN

INLET S-12
TOTAL DRAINAGE AREA = 17,737 SF (0.41 AC)

TRENCH DRAIN S-11
TOTAL DRAINAGE AREA = 6,781 SF (0.16 AC)

INLET S-10
TOTAL DRAINAGE AREA = 17,283 SF (0.40 AC)

INLET S-09
TOTAL DRAINAGE AREA = 11,836 SF (0.27 AC)

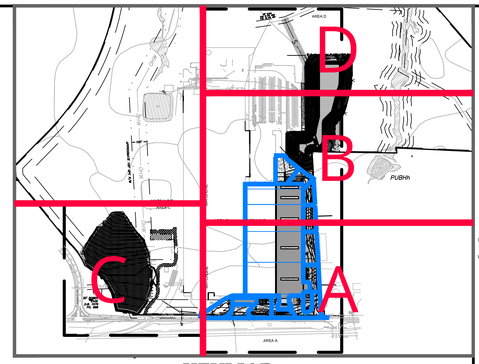
TRENCH DRAIN S-08
TOTAL DRAINAGE AREA = 23,465 SF (0.54 AC)

ASPHALT DRIVE

RAILROAD GATE

TOP: 984.09

AREA A



KEYMAP
SCALE = 1" = 500'

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4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS
6	07/29/26	REV PER GSWCC COMMENTS

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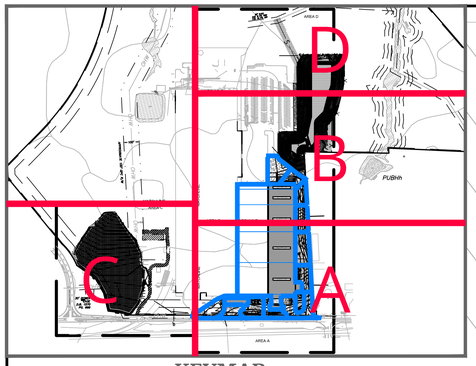
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
INLET DRAINAGE AREA MAP

DRAWING NUMBER:
C-606

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Users\tmcdonald\Desktop\Winder\Engineering\Plan Sets\Design Master\Civil\C-606 INLET DRAINAGE AREA.dwg By: BRITTANY.MATTA at 2026-07-29 - 04:59pm



KEYMAP

SCALE = 1" = 500'

MH-15 (BYPASS SYSTEM)
RIM: 988.00
INV.(IN): 975.72
INV.(OUT): 975.72

MH-14 (BYPASS SYSTEM)
RIM: 982.23
INV.(IN): 978.72
INV.(OUT): 978.72

EX. DRAIN INLET TO BE REPLACED IN KIND
INV.(OUT: 983.40*

MH-13 (BYPASS SYSTEM)
RIM: 985.26
INV.(IN): 981.00
INV.(OUT): 981.00

TWO ANTI-SEEP COLLARS SPACED 28'

PROP. FOREBAY SILT GAUGE

MES-01

INLET S-01
TOTAL DRAINAGE AREA = 19,896 SF (0.46 AC)

DRAIN INLET S-01

DRAIN INLET S-02

INLET S-02
TOTAL DRAINAGE AREA = 10,434 SF (0.24 AC)

DRAIN INLET S-03

INLET S-03
TOTAL DRAINAGE AREA = 9,976 SF (0.23 AC)

INLET S-04
TOTAL DRAINAGE AREA = 14,126 SF (0.32 AC)

DRAIN INLET S-04

ROOF DA-6 (DRAINS TO S-02)
TOTAL DRAINAGE AREA = 12,200 SF (0.28 AC)

ROOF DA-5 (DRAINS TO S-03)
TOTAL DRAINAGE AREA = 38,300 SF (0.88 AC)

ROOF DA-4 (DRAINS TO S-04)
TOTAL DRAINAGE AREA = 66,700 SF (1.53 AC)

EXIST. 8" DIP SS LINE

EXISTING BUILDING
FFE = 998.57'

MATCHLINE

AREA B

MATCHLINE

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS
6	07/29/26	REV PER GSWCC COMMENTS

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SITE DEVELOPMENT PLANS

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone:678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

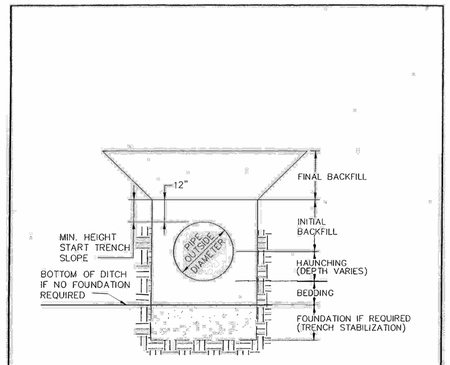
SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A

SHEET NAME:
INLET DRAINAGE AREA MAP

DRAWING NUMBER:
C-607

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Last Saved by TMANN on 2026-07-29 - 01:12pm By: BRITTANY MARTIN on 2026-07-29 - 01:12pm
C:\Users\TMANN\Desktop\24013801A Winder Climate Pro\Civil\Engineering Plan Set\Drainage Maps\Area Drain_C3D Plot\01 Drainage Area.dwg



NOTE: SEE SPECIFICATIONS SECTION 02225 AND DETAIL NO. G-2 FOR DIMENSIONS AND MATERIALS

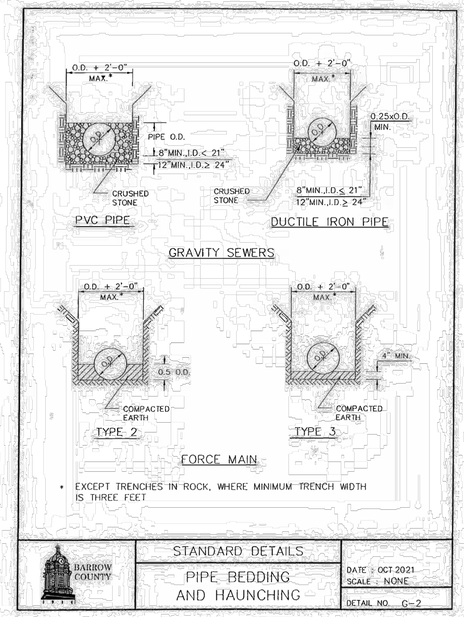
BARROW COUNTY

STANDARD DETAILS

TRENCH TERMINOLOGY

DATE : OCT 2021
SCALE : NONE

DETAIL NO. G-1



* EXCEPT TRENCHES IN ROCK, WHERE MINIMUM TRENCH WIDTH IS THREE FEET

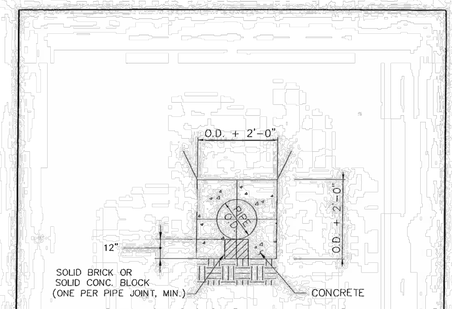
BARROW COUNTY

STANDARD DETAILS

PIPE BEDDING AND HAUNCHING

DATE : OCT 2021
SCALE : NONE

DETAIL NO. G-2



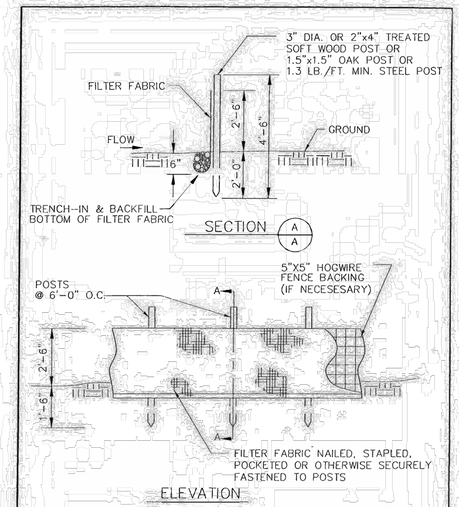
BARROW COUNTY

STANDARD DETAILS

CONCRETE ENCASEMENT

DATE : OCT 2021
SCALE : NONE

DETAIL NO. G-3



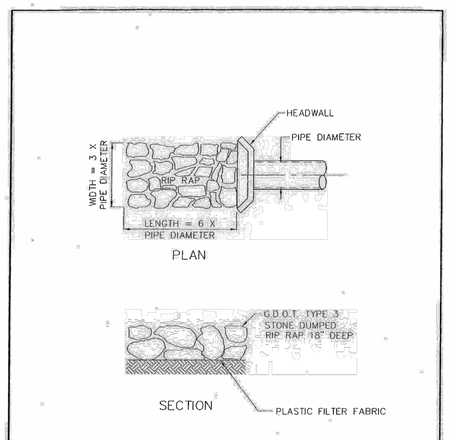
BARROW COUNTY

STANDARD DETAILS

SILT FENCE SEDIMENT BARRIER

DATE : OCT 2021
SCALE : NONE

DETAIL NO. G-7



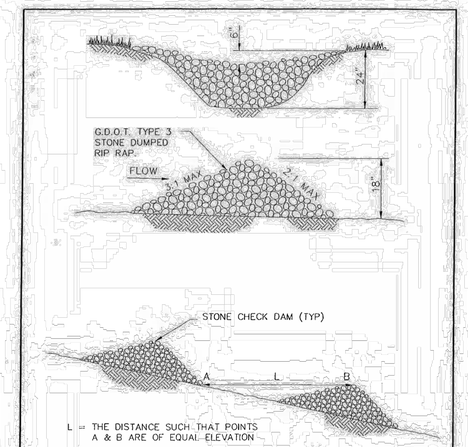
BARROW COUNTY

STANDARD DETAILS

STORM DRAIN OUTLET PROTECTION

DATE : OCT 2021
SCALE : NONE

DETAIL NO. G-9



*** NOTE TO DESIGNER: SHOW CHECK DAMS AT APPROXIMATE LOCATIONS ON PLAN BASED UPON LENGTH (L).***

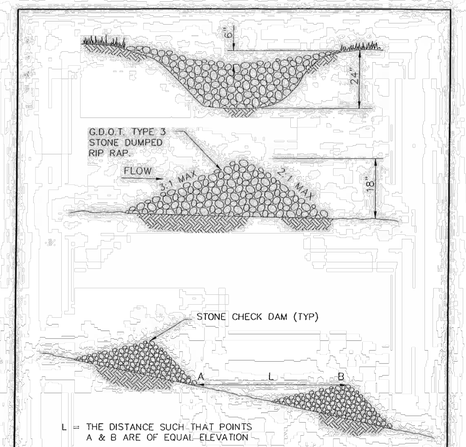
BARROW COUNTY

STANDARD DETAILS

STONE CHECK DAM

DATE : OCT 2021
SCALE : NONE

DETAIL NO. G-10



*** NOTE TO DESIGNER: SHOW CHECK DAMS AT APPROXIMATE LOCATIONS ON PLAN BASED UPON LENGTH (L).***

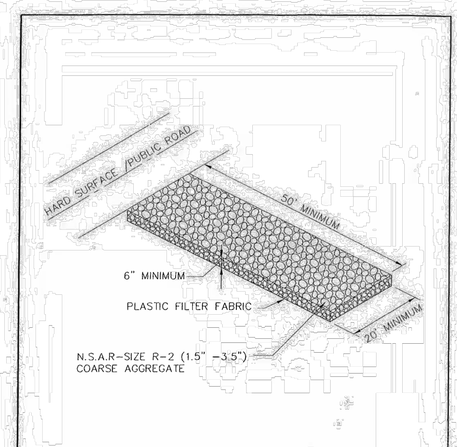
BARROW COUNTY

STANDARD DETAILS

STONE CHECK DAM

DATE : OCT 2021
SCALE : NONE

DETAIL NO. G-10



BARROW COUNTY

STANDARD DETAILS

CONSTRUCTION EXIT

DATE : OCT 2021
SCALE : NONE

DETAIL NO. G-11

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713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
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1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone:678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 240138O1A

SHEET NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C-700

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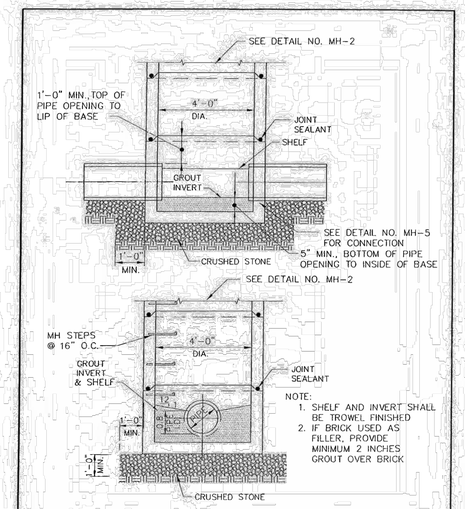


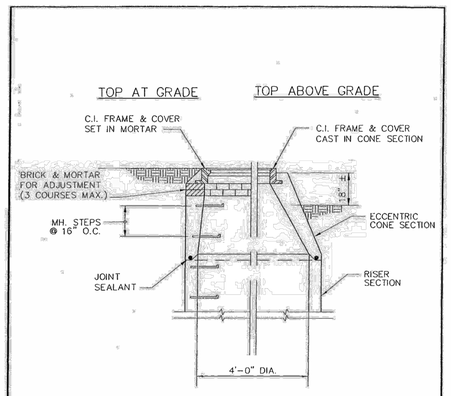
BARROW COUNTY

STANDARD DETAILS

MANHOLE BASE

DATE : OCT 2021
SCALE : NONE

DETAIL NO. MH-1



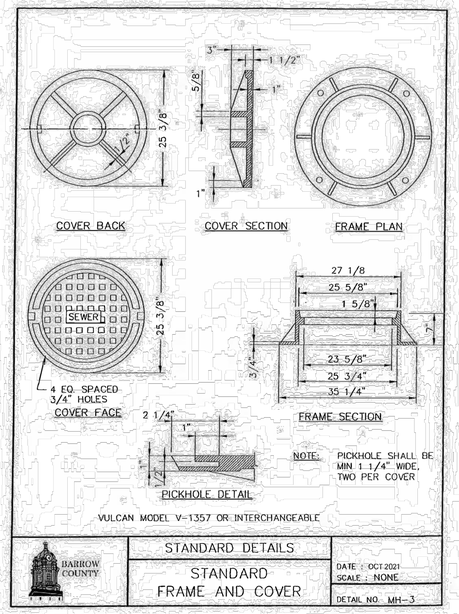
BARROW COUNTY

STANDARD DETAILS

MANHOLE RISER AND CONE

DATE : OCT 2021
SCALE : NONE

DETAIL NO. MH-2



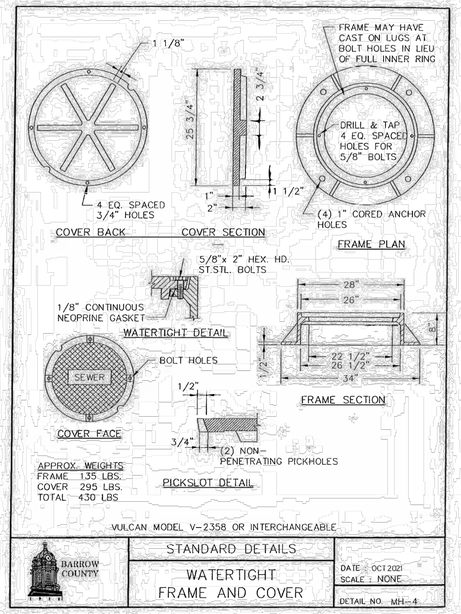
BARROW COUNTY

STANDARD DETAILS

STANDARD FRAME AND COVER

DATE : OCT 2021
SCALE : NONE

DETAIL NO. MH-3



BARROW COUNTY

STANDARD DETAILS

WATERTIGHT FRAME AND COVER

DATE : OCT 2021
SCALE : NONE

DETAIL NO. MH-4

BARROW COUNTY

STANDARD DETAILS

BOOT CONNECTION

DATE : OCT 2021
SCALE : NONE

DETAIL NO. MH-5

BARROW COUNTY

STANDARD DETAILS

LARGE DIAMETER MANHOLE BASE

DATE : OCT 2021
SCALE : NONE

DETAIL NO. MH-6

BARROW COUNTY

STANDARD DETAILS

MANHOLE BASE WITH DROP CONNECTION

DATE : OCT 2021
SCALE : NONE

DETAIL NO. MH-7

STANDARD MANHOLE SCHEDULE OF GOVERNING DIMENSIONS

PIPE SIZE	ANGLE "A"	MH. DIA.	"R"
8" TO 15"	0° TO 90°	4'-0"	5"
18" TO 24"	0° TO 60°	4'-0"	5"
18" TO 24"	60° TO 90°	5'-0"	6"

NOTE:
MINIMUM ℄ RADIUS (R) OF M.H. INVERT = 1.5 x PIPE DIAMETER

BARROW COUNTY

STANDARD DETAILS

MANHOLE PLAN AND DIAMETERS

DATE : OCT 2021
SCALE : NONE

DETAIL NO. MH-10

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Aden, Brant W.
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LICENSE NUMBER: 029544
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ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone:678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A

SHEET NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C-701

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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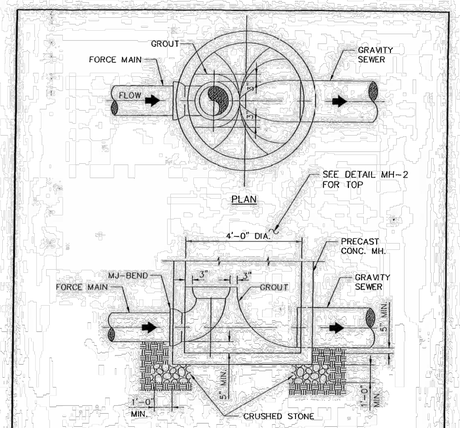
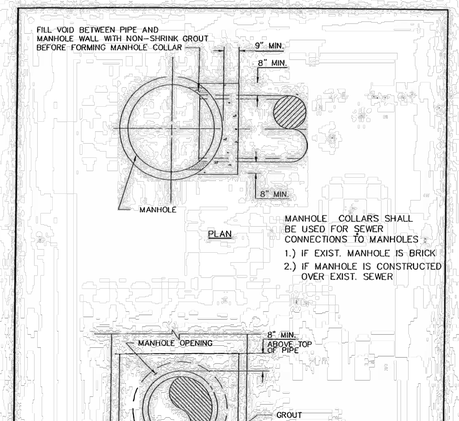
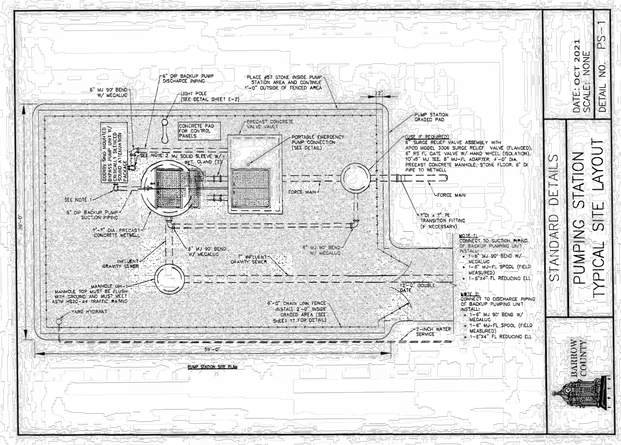


BARROW COUNTY	STANDARD DETAILS FORCE MAIN DISCHARGE MANHOLE TYPE 2	DATE : OCT 2021 SCALE : NONE DETAIL NO. MH-12



MANHOLE COLLARS SHALL BE USED FOR SEWER CONNECTIONS TO MANHOLES :
1.) IF EXIST. MANHOLE IS BRICK
2.) IF MANHOLE IS CONSTRUCTED OVER EXIST. SEWER

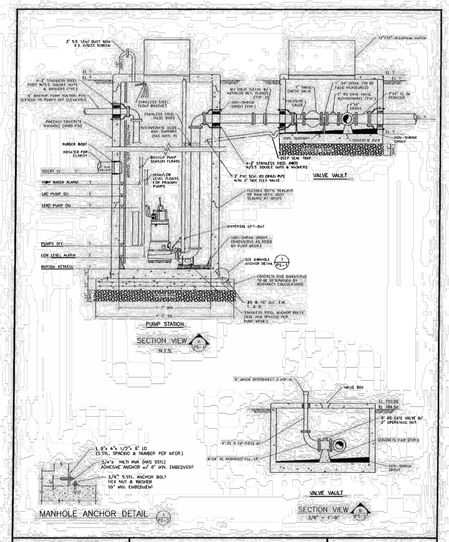
BARROW COUNTY	STANDARD DETAILS MANHOLE COLLAR	DATE : OCT 2021 SCALE : NONE DETAIL NO. MH-13



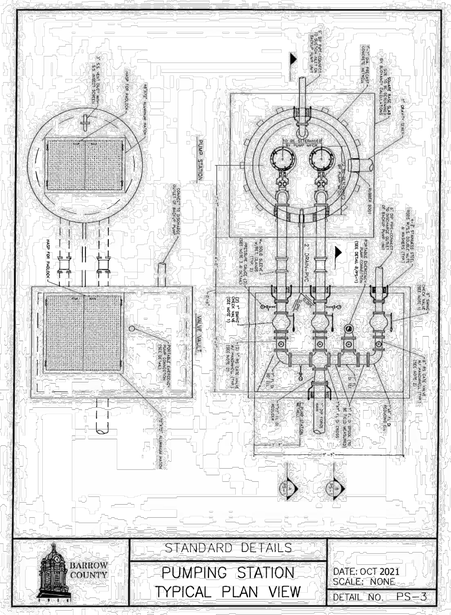
NOTE :
CONNECT TO SUCTION PIPING OF BACKUP PUMPING UNIT INSTALL :
- 1-6" MJ 90° BEND W/ MEGALUG
- 1-6" MJ-FL SPOOL (FIELD VERIFIED)
- 1-6"x4" FL REDUCING ELL

NOTE :
CONNECT TO DISCHARGE PIPING OF BACKUP PUMPING UNIT INSTALL :
- 1-6" MJ 90° BEND W/ MEGALUG
- 1-6" MJ-FL SPOOL (FIELD VERIFIED)
- 1-6"x4" FL REDUCING ELL

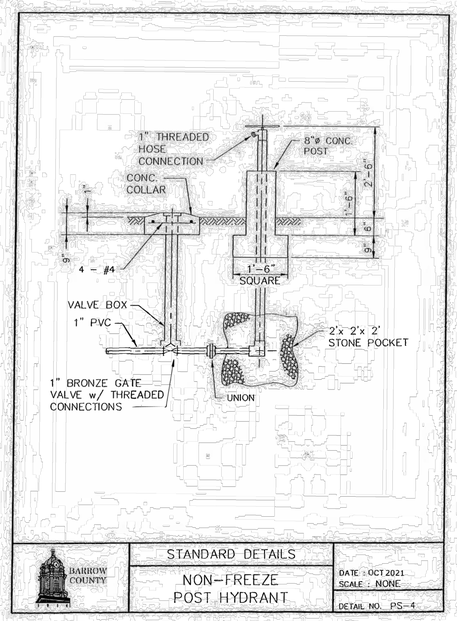
BARROW COUNTY	STANDARD DETAILS PUMPING STATION TYPICAL SITE LAYOUT	DATE: OCT 2021 SCALE: NONE DETAIL NO. PS-1



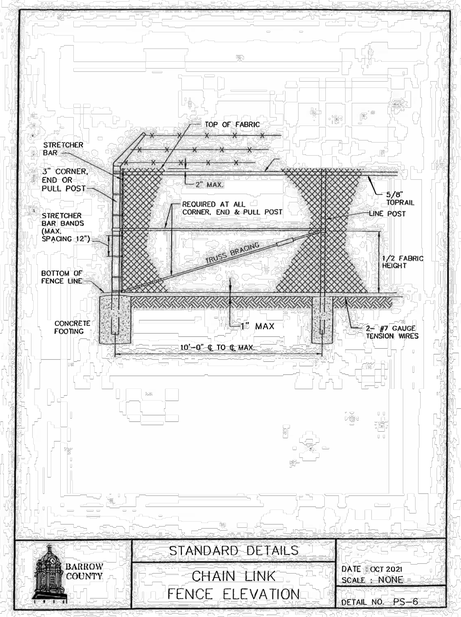
BARROW COUNTY	STANDARD DETAILS PUMPING STATION TYPICAL SECTION VIEW	DATE: OCT 2021 SCALE: NONE DETAIL NO. PS-2



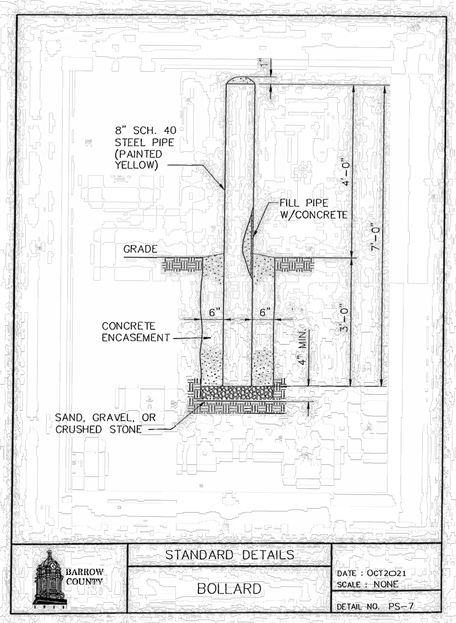
BARROW COUNTY	STANDARD DETAILS PUMPING STATION TYPICAL PLAN VIEW	DATE: OCT 2021 SCALE: NONE DETAIL NO. PS-3



BARROW COUNTY	STANDARD DETAILS NON-FREEZE POST HYDRANT	DATE : OCT 2021 SCALE : NONE DETAIL NO. PS-4



BARROW COUNTY	STANDARD DETAILS CHAIN LINK FENCE ELEVATION	DATE : OCT 2021 SCALE : NONE DETAIL NO. PS-6



BARROW COUNTY	STANDARD DETAILS BOLLARD	DATE : OCT2021 SCALE : NONE DETAIL NO. PS-7

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Phone:678.288.4491
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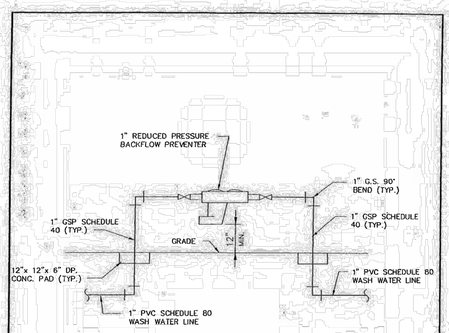
SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
CONSTRUCTION DETAILS

DRAWING NUMBER:
C-702

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



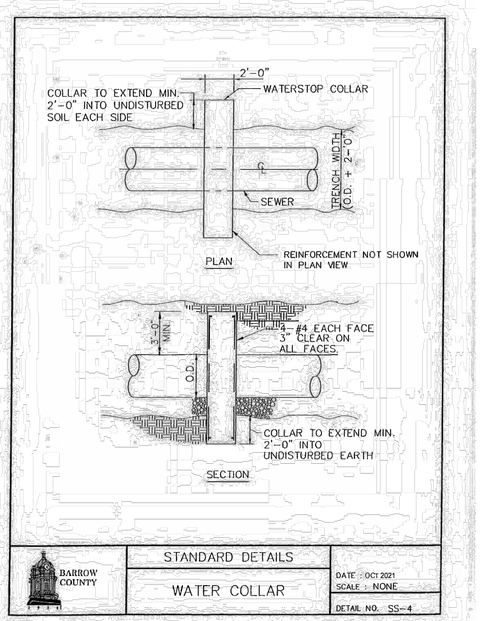
BARROW COUNTY

STANDARD DETAILS

BACKFLOW PREVENTER

DATE : OCT 2021
SCALE : NONE

DETAIL NO. PS-8



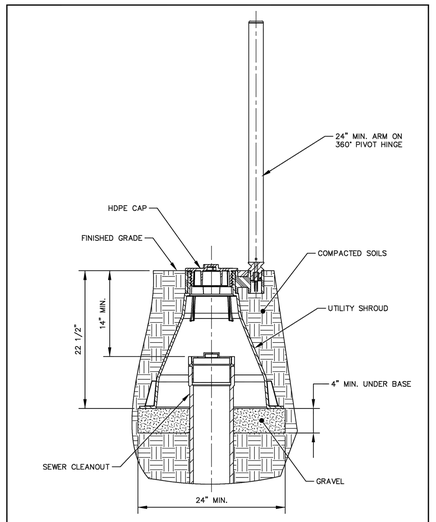
BARROW COUNTY

STANDARD DETAILS

WATER COLLAR

DATE : OCT 2021
SCALE : NONE

DETAIL NO. SS-4



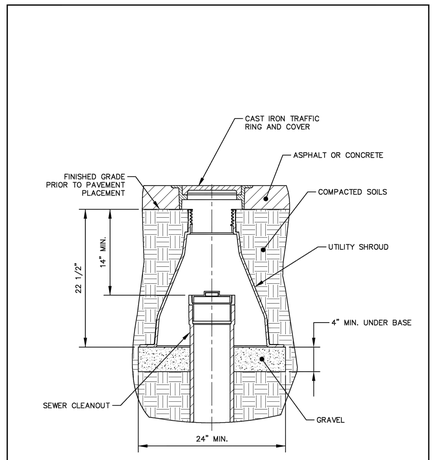
BARROW COUNTY

STANDARD DETAILS

UTILITY SHROUD FOR SEWER CLEANOUT IN UNPAVED AREAS

DATE: OCT 2021
SCALE: NONE

DETAIL NO. SS-12



BARROW COUNTY

STANDARD DETAILS

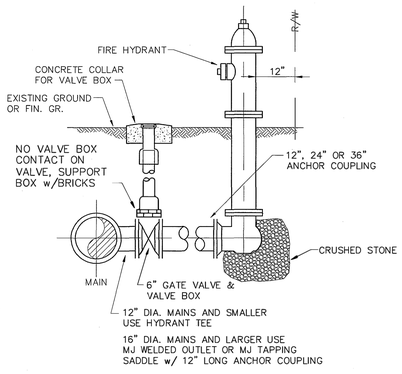
UTILITY SHROUD FOR SEWER CLEANOUT IN PAVED AREAS

DATE: OCT 2021
SCALE: NONE

DETAIL NO. SS-13

P:\2194-003\Dwg\bm#003sht.dwg

W01



Barrow County Water & Sewerage Authority

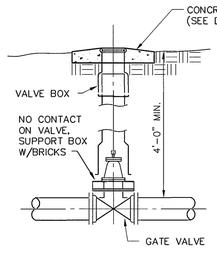
FIRE HYDRANT

STANDARD CONSTRUCTION DETAILS

SCALE: NONE DATE: OCT 2021

P:\2194-003\Dwg\bm#003sht.dwg

W02



Barrow County Water & Sewerage Authority

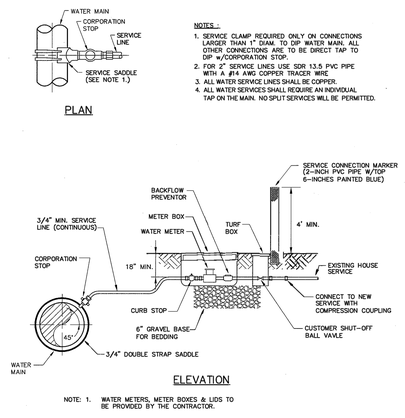
GATE VALVE INSTALLATION

STANDARD CONSTRUCTION DETAILS

SCALE: NONE DATE: OCT 2021

P:\2194-003\Dwg\bm#003sht.dwg

W04



Barrow County Water & Sewerage Authority

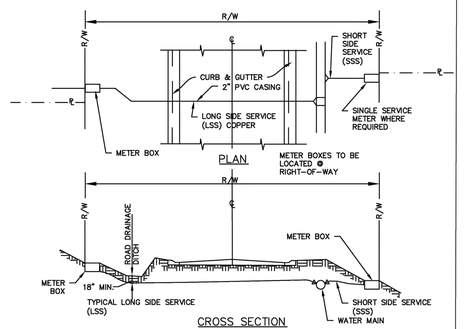
WATER SERVICE CONNECTION

STANDARD CONSTRUCTION DETAILS

SCALE: NONE DATE: OCT 2021

W05

NOTES:
1. ALL WATER SERVICE LINES SHALL BE COPPER.
2. ALL WATER SERVICES SHALL REQUIRE AN INDIVIDUAL TAP ON THE MAIN. SPLIT SERVICES ARE NOT PERMITTED.



BARROW COUNTY WATER & SEWERAGE AUTHORITY

WATER METER LOCATION (SUBDIVISIONS)

STANDARD CONSTRUCTION DETAILS

SCALE: NONE DATE: OCTOBER 2021

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REV	DATE	DESCRIPTION
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SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 029544 W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone:678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DRAWN BY: TM
DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:

CONSTRUCTION DETAILS

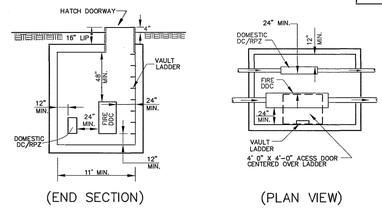
DRAWING NUMBER:

C-703

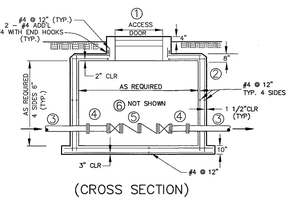
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Plotted: 2026-07-09 09:54:20 | By: BRANTADEN | File: J:\Projects\24013801A\Engineering\Site Set\Sheets\Current Plan Set\C-703.dwg

W09



(END SECTION) (PLAN VIEW)



(CROSS SECTION)

LEGEND

1. 4'-0" X 4'-0" WATERTIGHT ACCESS DOOR.
2. CAST IN PLACE CONCRETE OR PRECAST CONCRETE.
4. DUCTILE IRON FLANGED SHORT JOINT.
5. FIRE LINE DOUBLE DETECTOR CHECK BACK FLOW PREVENTER ASSEMBLY.
6. DOMESTIC LINE DOUBLE CHECK BACK FLOW PREVENTER (NOT SHOWN). INSTALL SIMILAR TO FIRE LINE DDC. SEE PLAN AND END SECTION.

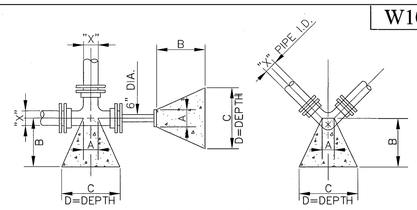
NOTE:
1. INSTALL VAULT SO THAT ONLY THE TOP 4" OF THE HATCH EXTENDS ABOVE FINISH GRADE.

Barrow County Water & Sewerage Authority

BACKFLOW PREVENTER VAULT

STANDARD CONSTRUCTION DETAILS
SCALE: NONE DATE: OCT 2021

W10



200 PSI TEST PRESSURE (MAXIMUM)
2000 PSF SOIL BEARING (MINIMUM)

BLOCKING DIMENSIONS

		X*	A	B	C	D
DEAD END & TEES		12"	1'-0"	3'-6"	7'-0"	4'-0"
		10"	1'-0"	2'-6"	4'-0"	2'-6"
		8"	0'-10"	2'-3"	3'-3"	2'-0"
		6"	0'-8"	1'-6"	2'-6"	1'-6"
BENDS	90°	12"	1'-0"	4'-6"	8'-0"	5'-0"
		10"	1'-0"	3'-6"	5'-0"	2'-9"
		8"	0'-10"	2'-9"	4'-0"	2'-3"
		6"	0'-8"	2'-0"	3'-0"	1'-9"
	45°	12"	1'-0"	3'-6"	6'-0"	4'-0"
		10"	1'-0"	1'-9"	3'-0"	2'-6"
		8"	0'-10"	1'-6"	2'-6"	2'-0"
		6"	0'-8"	1'-3"	2'-0"	1'-6"
	22 1/2°	12"	1'-0"	3'-0"	4'-0"	3'-0"
		10"	1'-0"	1'-4"	2'-6"	1'-6"
		8"	0'-10"	1'-0"	2'-0"	1'-3"
		6"	0'-8"	0'-9"	1'-6"	1'-0"
	11 1/4°	12"	1'-0"	2'-6"	3'-0"	2'-0"
		10"	1'-0"	0'-6"	1'-6"	1'-3"
		8"	0'-10"	0'-6"	1'-4"	1'-0"
		6"	0'-8"	0'-6"	1'-0"	0'-9"

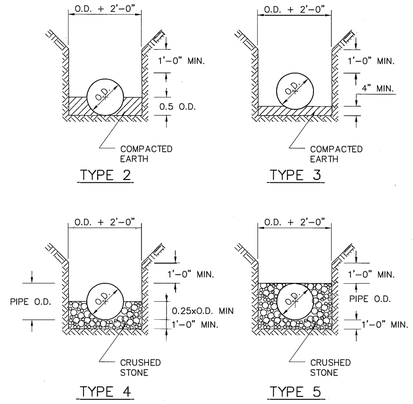
X* = DIAMETER OF PIPE TO BE BLOCKED

Barrow County Water & Sewerage Authority

THRUST BLOCKING

STANDARD CONSTRUCTION DETAILS
SCALE: NONE DATE: OCT 2021

W11

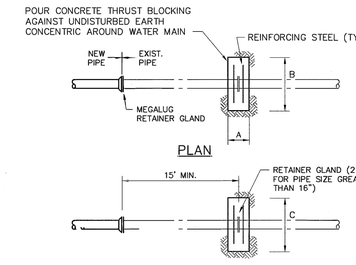


Barrow County Water & Sewerage Authority

WATER MAIN BEDDING

STANDARD CONSTRUCTION DETAILS
SCALE: NONE DATE: OCT 2021

W12



WATER MAIN DIAM.	CONC. COLLAR DIM.			STEEL REINFORCING
	A	B	C	
24"	1'-9"	9'-0"	9'-0"	#9 @ 8" O.C. EW EF
20"	1'-6"	7'-8"	7'-8"	#9 @ 12" O.C. EW EF
16"	1'-3"	6'-6"	6'-6"	#8 @ 12" O.C. EW EF
12"	1'-2"	5'-3"	5'-3"	#7 @ 12" O.C. EW EF
6" OR 8"	1'-0"	4'-0"	4'-0"	#6 @ 12" O.C. EW EF

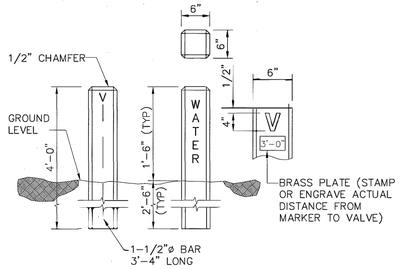
TEST PRESSURE: 250 PSI
SOIL BEARING PRESSURE: 3000 PSF

Barrow County Water & Sewerage Authority

THRUST COLLAR DETAIL

STANDARD CONSTRUCTION DETAILS
SCALE: NONE DATE: OCT 2021

W13

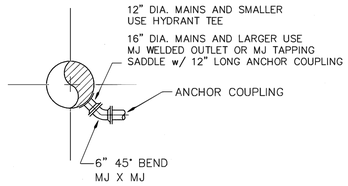


Barrow County Water & Sewerage Authority

WATER VALVE MARKER

STANDARD CONSTRUCTION DETAILS
SCALE: NONE DATE: OCT 2021

W14

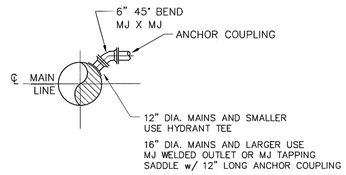


Barrow County Water & Sewerage Authority

BLOW-OFF CONNECTION

STANDARD CONSTRUCTION DETAILS
SCALE: NONE DATE: OCT 2021

W15

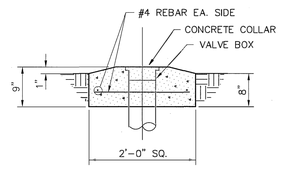


Barrow County Water & Sewerage Authority

AIR RELEASE CONNECTION

STANDARD CONSTRUCTION DETAILS
SCALE: NONE DATE: OCT 2021

W17



Barrow County Water & Sewerage Authority

CONCRETE VALVE BOX COLLAR

STANDARD CONSTRUCTION DETAILS
SCALE: NONE DATE: OCT 2021

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BARROW COUNTY, GA

GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
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Phone:678.288.4491
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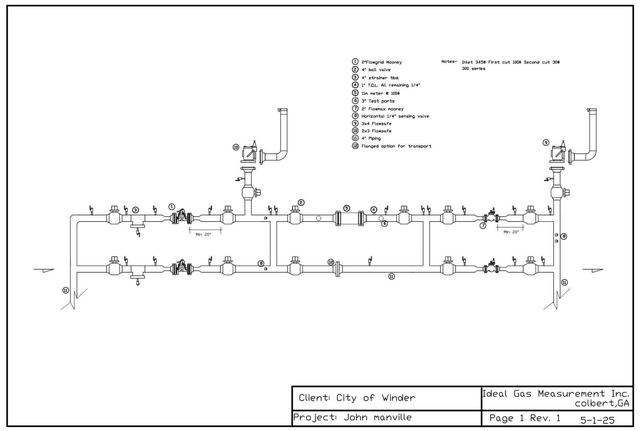
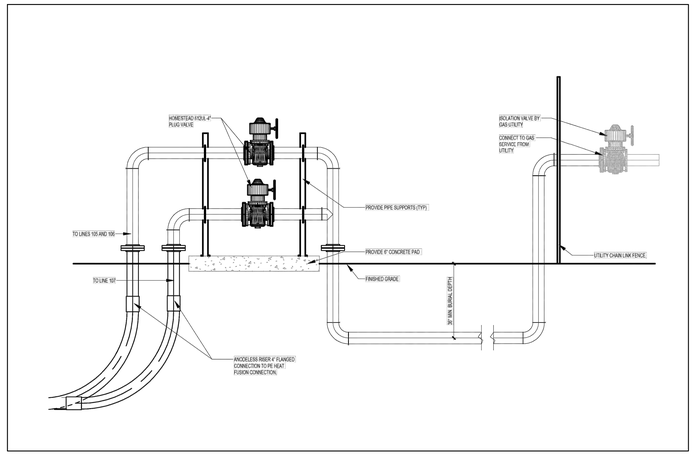
SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A
SHEET NAME: CONSTRUCTION DETAILS
DRAWING NUMBER: C-704

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Client: City of Winder	Ideal Gas Measurement Inc. colbert,GA
Project: John manville	Page 1 Rev. 1 5-1-25



GAS ISOLATION STATION DETAIL

SCALE: NTS

2436

OLDCASTLE FRP

COVER

Style:	Flush
Material:	Polymer Concrete
Model:	24" x 36"
Std. Fasteners:	1/2-13 Stainless Steel Hex Head Bolt, Washer and Floating Nut
Options:	Logos and Special Markings
Surface:	Slip Resistant
Performance:	ANSI/SCTE-77 Tier 15

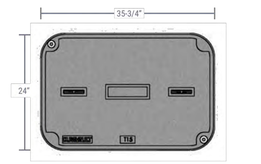
BODY

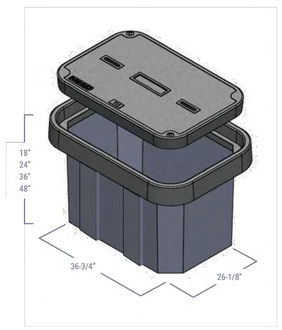
Material:	Fiber Reinforced Polymer w/ Polymer Concrete Ring
Model:	24" x 36"
Depths:	18", 24", 36", 48"
Wall Type:	Straight
Performance:	ANSI/SCTE-77 Tier 15

LOAD RATING / NOTES

MEDIUM DUTY
ANSI/SCTE TIER 15

For use in non-vehicular traffic situations only. Weights and dimensions may vary slightly. Actual load rating is determined by the box and cover combination.





2436

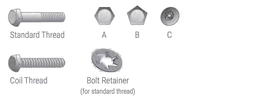
OLDCASTLE FRP

COVER OPTIONS

Polymer, Flush Solid

FASTENER OPTIONS

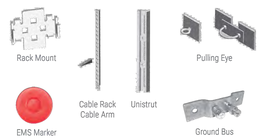
Hex Head Bolt (A)
Penta Head Bolt (B)
Penta Head Coil Thread Bolt (B)
Oldcastle Vandal Resistant Bolt (C)
Captive Bolt Retainer



ADD ON OPTIONS

EMS Marker
Mouseholes/Knockouts
Rack Mount
Cable Racks/Cable Arms
Unistrut
Pulling Eye - 1,000 lb and 3,000 lb
Ground Buss
Dividers
Racking Provision
Lid Gaskets*

* Lid Gaskets inhibit water flow into the box, they do not make enclosure fully waterproof.



WARNING: Cancer - www.P65Warnings.ca.gov

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Revision 11/16/18
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Model	Size (LxW)	Shape	Depths (Straight Wall)	Depths (Flared Wall)
1118	11" x 18"	Rectangle	12", 18"	12", 18"
1324	13" x 24"		18", 24"	12", 18", 24"
1419	14" x 19"		–	18", 24"
1730	17" x 30"		12", 18", 24"	12", 18", 24"
2424	24" x 24"	Square	24"	–
2436	24" x 36"	Rectangle	18", 24", 30", 36", 48	12", 18", 24", 30", 36"
3048	30" x 48"		18", 24", 30", 36"	30", 36"
3060	30" x 60"		30", 36"	–
3660	36" x 60"		24", 30", 36"	36"
4872	48" x 72"		36", 48"	–
4896	48" x 96"		36", 48"	–
1000	10" Dia	Round	–	18"
1800	18" Dia		–	36", 48"
2200	22" Dia		–	30"
2700	27" Dia		–	36", 48"
3900	39" Dia		–	24", 36", 48", 72"
4000	40" Dia		–	48"
5400	39" Dia		36", 46"	–

Material	Fiberglass Reinforced Polymer with Polymer Concrete Ring
Wall Type	Straight and Flared
Performance	Tier 8 and Tier 15
Rating	Light Duty and Medium Duty

Dimensions may vary slightly.

Oldcastle FRP

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SHEET NAME:

CONSTRUCTION DETAILS

DRAWING NUMBER:

C-705

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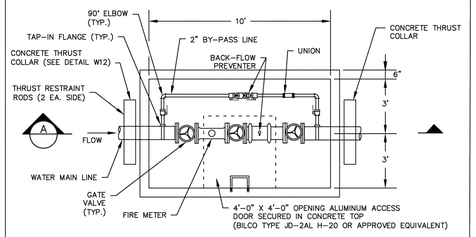
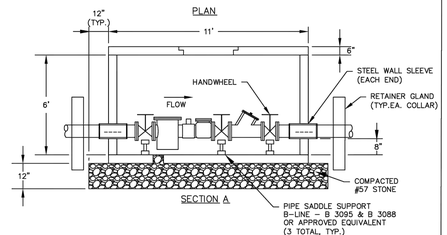
Plotted By: BRANT.ADEN at 2026-07-09 - 1:44pm
C:\Users\BRANT.ADEN\Colliers Engineering & Design\Site Development Plans - Documents\Plans\C-705.dwg

W21B



PLAN



SECTION A

NOTE:
1. PROVIDE ONE METAL PIPE SUPPORT AT EACH GATE VALVE (3 TOTAL).
2. ALL PIPING TO BE DUCTILE IRON.
3. VAULT SHALL BE REINFORCED CONCRETE (MIN. 3000 PSI) IN ACCORDANCE WITH ASTM C858 AND ASTM C913 FOR HS 20-44 WHEEL LOADING.
4. INSTALL ALUMINUM ACCESS DOORS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

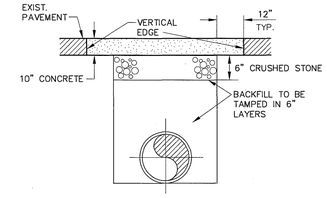
BARROW COUNTY WATER & SEWERAGE AUTHORITY

FIRE LINE METER

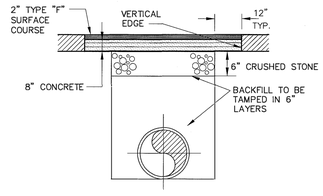
STANDARD CONSTRUCTION DETAILS

SCALE: NONE DATE: AUGUST 2023

W22



CONCRETE REPLACEMENT DETAIL



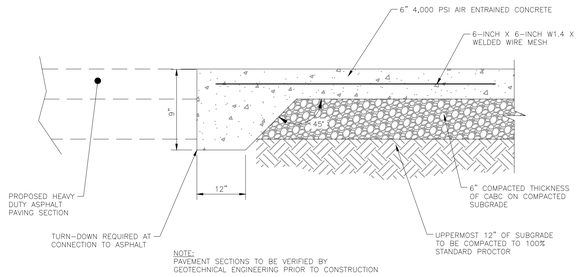
ASPHALT REPLACEMENT DETAIL

Barrow County Water & Sewerage Authority

PAVEMENT REPLACEMENT DETAILS

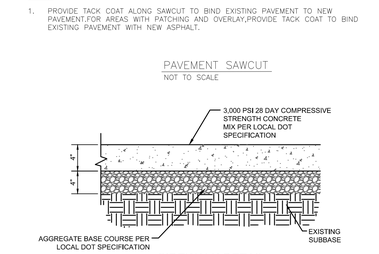
STANDARD CONSTRUCTION DETAILS

SCALE: NONE DATE: OCT 2021



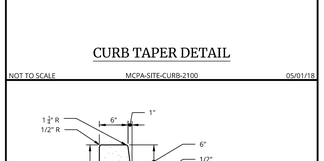
NOTE:
PAVEMENT SECTIONS TO BE VERIFIED BY GEOTECHNICAL ENGINEERING PRIOR TO CONSTRUCTION

HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



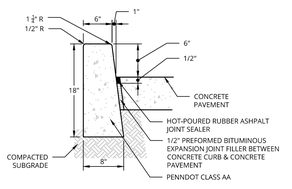
NOTES:
1. PROVIDE TACK COAT ALONG SAWCUT TO BIND EXISTING PAVEMENT TO NEW PAVEMENT.FOR AREAS WITH PATCHING AND OVERLAY,PROVIDE TACK COAT TO BIND EXISTING PAVEMENT WITH NEW ASPHALT.

PAVEMENT SAWCUT
NOT TO SCALE



CURB TAPER DETAIL

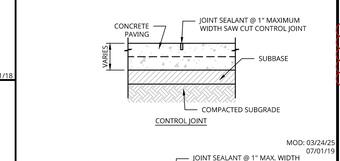
NOT TO SCALE MCPA-SITE-CURB-2100 05/01/18



NOTES:
1. DEPTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
2. PREFORMED BITUMINOUS FIBER TRAVERSE JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB.
3. PROVIDE CONTRACTION JOINTS (2" DEEP X 1/4" WIDE) 4'-0" MIN TO 10'-0" MAX INTERVALS.

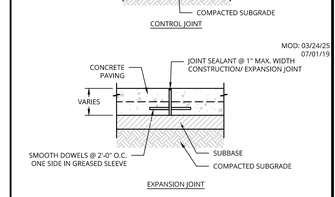
CONCRETE CURB (CONCRETE PAVEMENT) DETAIL

NOT TO SCALE MCPA-SITE-CURB-1001 05/01/18



CONCRETE PAVEMENT DETAIL

NOT TO SCALE MCNY-SITE-PVMT-1500- ROCHESTER



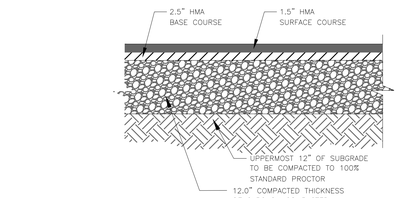
CONTROL JOINT

MOD: 03/24/25
07/01/19

EXPANSION JOINT

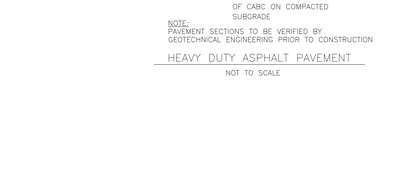
CONCRETE PAVING JOINTS DETAIL

NOT TO SCALE MCNY-SITE-PVMT-1700 07/01/19



NOTE:
PAVEMENT SECTIONS TO BE VERIFIED BY GEOTECHNICAL ENGINEERING PRIOR TO CONSTRUCTION

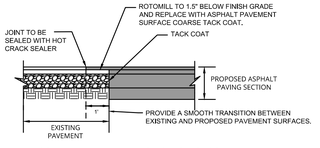
STANDARD DUTY ASPHALT PAVEMENT
NOT TO SCALE



NOTE:
PAVEMENT SECTIONS TO BE VERIFIED BY GEOTECHNICAL ENGINEERING PRIOR TO CONSTRUCTION

HEAVY DUTY ASPHALT PAVEMENT
NOT TO SCALE

SIDEWALK DETAIL
NOT TO SCALE



TYPICAL PAVEMENT TIE-IN SECTION
NOT TO SCALE

P:\2184-003\Civil\Dwg\Sht-W0304wtr.dwg

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REV	DATE	DESCRIPTION
1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
4	06/09/26	REV PER ES&PC GSWCC COMMENTS
5	07/09/26	CPL RESPONSE TO COMMENTS

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JOHNS MANVILLE PRODUCTS

SITE DEVELOPMENT PLANS

5

WINDER CLIMATE PRO® BUILDING EXPANSION

713 BANKHEAD HWY
WINDER
BARROW COUNTY, GA

STATE OF GEORGIA REGISTERED No. 029544 PROFESSIONAL ENGINEER W. BRANT ADEN

Aden, Brant W.
GEORGIA PROFESSIONAL ENGINEER
LICENSE NUMBER: 029544
COLLIERS ENGINEERING & DESIGN, INC.

Colliers Engineering & Design
ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone:678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.

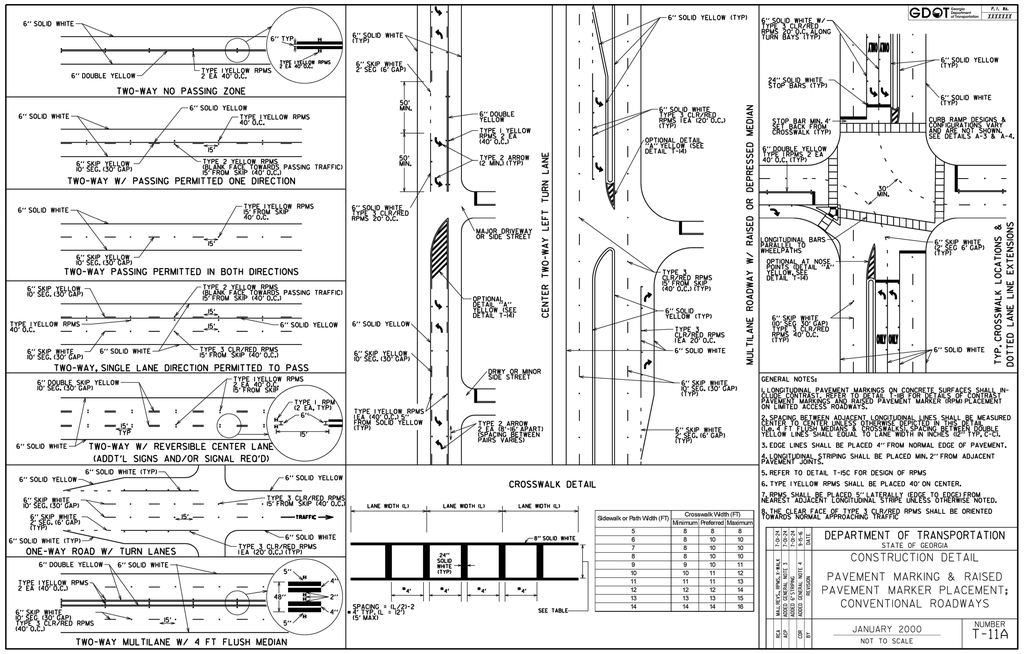
SCALE: AS SHOWN
DRAWN BY: TM
DESIGNED BY: TM
REVIEWED BY: BA
DATE ISSUED: 02/12/2026
PROJECT NUMBER: 24013801A

SHEET NAME:
CONSTRUCTION DETAILS

DRAWING NUMBER:
C-706

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Plotted: 02/12/2026 10:01:41 AM By: BRANT ADEN File: S:\Projects\24013801A\Engineering\Civil\Sheets\Winder\Winder GSWCC Sheets\C-706.dwg



GDOT Georgia Department of Transportation — P.I. No. _____

GENERAL NOTES:

1. LONGITUDINAL PAVEMENT MARKINGS ON CONCRETE SURFACES SHALL INCLUDE CONTRAST-ENHANCING BLACK BORDER FOR DETAILS OF CONTRAST ON CONCRETE, REFER TO GDOT STANDARD PAVEMENT MARKER INSTALLATION ON LIMITED ACCESS FACILITIES.
2. SPACING BETWEEN ADJACENT LONGITUDINAL LINES SHALL BE MEASURED CENTER TO CENTER UNLESS OTHERWISE SPECIFIED. THE SPACING BETWEEN YELLOW LANES SHALL EQUAL TO LANE WIDTH IN INCHES (12'=12", ETC).
3. EDGE LINES SHALL BE PLACED 4" FROM NORMAL EDGE OF PAVEMENT.
4. LONGITUDINAL STRIPING SHALL BE PLACED MIN. 2" FROM ADJACENT PAVEMENT JOINTS.
5. REFER TO DETAIL T-15C FOR DESIGN OF RPMS
6. TYPE 1 YELLOW RPMS SHALL BE PLACED 40' ON CENTER.
7. RPMS SHALL BE PLACED 5" LATERALLY (EDGE TO EDGE) FROM NEAREST ADJACENT LONGITUDINAL STRIPE UNLESS OTHERWISE NOTED.
8. THE CLEAR FACE OF TYPE 3 CLR/RED RPMS SHALL BE ORIENTED TOWARDS NORMAL APPROACHING TRAFFIC.

CROSSWALK DETAIL

Sidewalk or Path Width (FT)	Crosswalk Width (FT)		
	Minimum	Preferred	Maximum
5	8	8	8
6	8	10	10
7	8	10	10
8	8	10	10
9	9	10	11
10	10	11	12
11	11	11	13
12	12	12	14
13	13	13	15
14	14	14	16

10-20	10-20	10-20	10-20	DATE
MULTI-FEL. (SPKG. & BIKE)	10-20	10-20	10-20	
AASHTO GENERAL NOTE 3	10-20	10-20	10-20	
AASHTO GENERAL NOTE 4	10-20	10-20	10-20	REVISION
AASHTO GENERAL NOTE 5	10-20	10-20	10-20	
AASHTO GENERAL NOTE 6	10-20	10-20	10-20	
AASHTO GENERAL NOTE 7	10-20	10-20	10-20	
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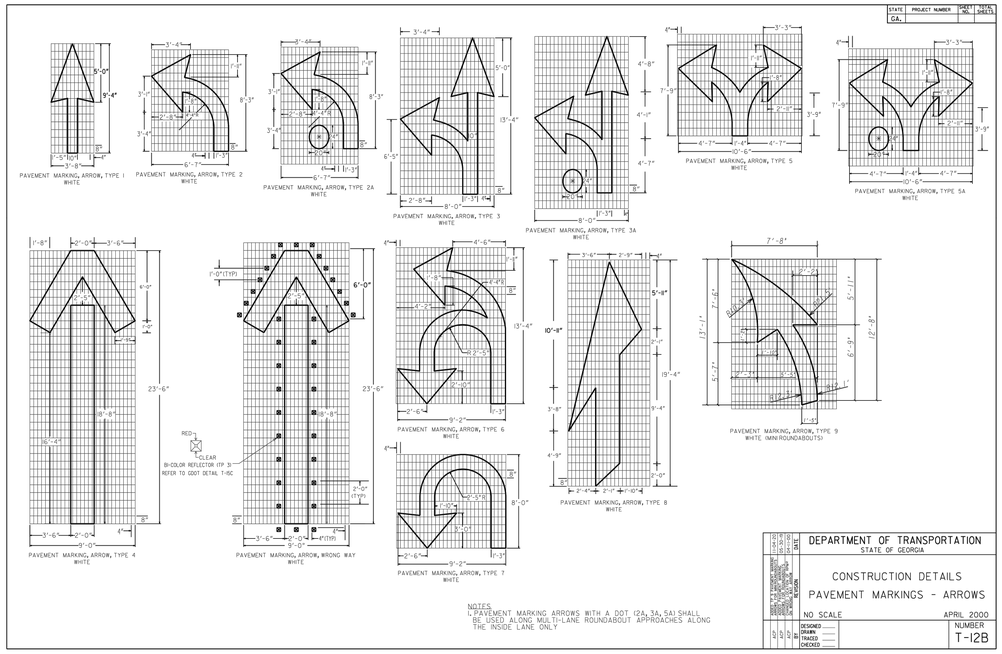
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONSTRUCTION DETAILS
PAVEMENT MARKING & RAISED PAVEMENT MARKER PLACEMENT; CONVENTIONAL ROADWAYS

JANUARY 2000 — NOT TO SCALE — NUMBER T-11A



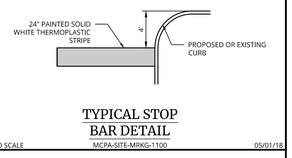
NOTES:
1. PAVEMENT MARKING ARROWS WITH A DOT (2A, 3A, 5A) SHALL BE USED ALONG MULTI-LANE ROUNDABOUT APPROACHES ALONG THE INSIDE LANE ONLY.

10-20	10-20	10-20	10-20	DATE
ADDED PAVEMENT MARKING, ARROW, TYPE 9 (MINI ROUNDABOUTS)	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 5A	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 3A	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 2A	10-20	10-20	10-20	REVISION
ADDED PAVEMENT MARKING, ARROW, TYPE 1	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 2	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 3	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 4	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 5	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 6	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 7	10-20	10-20	10-20	
ADDED PAVEMENT MARKING, ARROW, TYPE 8	10-20	10-20	10-20	
DESIGNED	DRAWN	TRACED	CHECKED	

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

CONSTRUCTION DETAILS
PAVEMENT MARKINGS - ARROWS

NO SCALE — APRIL 2000 — NUMBER T-12B



TYPICAL STOP BAR DETAIL

NOT TO SCALE — MCPA-SITE-MRKG-1100 — 05/01/18

30" x 30"

COLORS:
LEGEND = WHITE (RETROREFLECTIVE)
BACKGROUND = RED (RETROREFLECTIVE)

R1-1 SIGN DETAIL

NOT TO SCALE — MCCM-SIGN-REGU-R1-1 — 12/01/20

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1	03/19/26	REV PER COORDINATION
2	05/06/26	PER AHJ REVS
3	05/28/26	REV PER BARROW COUNTY COMMENTS
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Aden, Brant W.
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DESIGNED BY: TM	REVIEWED BY: BA
DATE ISSUED: 02/12/2026	PROJECT NUMBER: 24013801A

SHEET NAME:
CONSTRUCTION DETAILS

DRAWING NUMBER:
C-707

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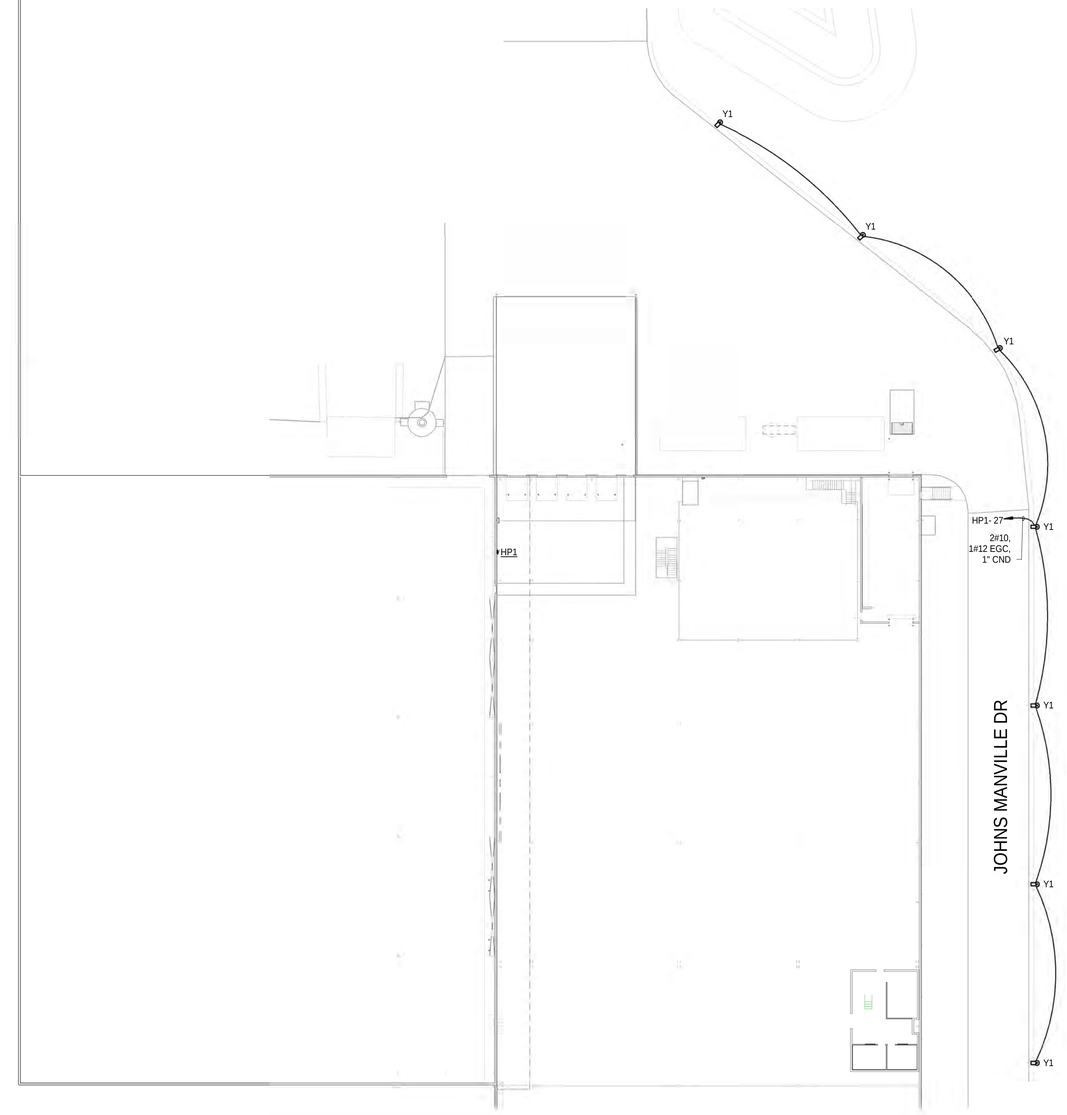
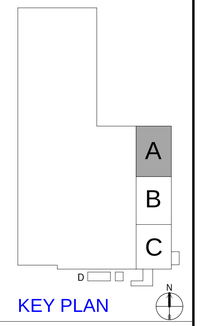
Plotted On: Feb 12, 2026 - 2:07pm By: BRITTANY.MARTIN Last Saved On: Feb 12, 2026 - 2:07pm File Name: Z:\Projects\2024\24013801A\Engineering\Plan Set\Sheets\Current Plans\C-707 L1.dwg



1 ELECTRICAL SITE PLAN - AREA 'A'
SCALE : 1" = 30'-0"



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REV	DESCRIPTION	INITIAL	DATE	OTHER PROJECTS
A	ISSUED FOR PEP	CR	9/05/25	
B	ISSUED FOR BID	CN	02/16/26	
C	ISSUED FOR PERMIT	CN	03/09/26	
1	ISSUED FOR CONSTRUCTION	CN	04/15/26	

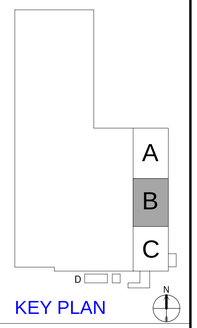
SCALE:	AS NOTED	DATE
FILE NAME	WND7 - E-001A	04/15/26
DESIGNER	C. NIKONCHUK	04/15/26
CHECKED	A. ROBINSON	04/15/26
APPR. BY	T. REDER	04/15/26
DIVISION	INSULATION	
LEGACY	NONE	

Johns Manville

BUILDING POWER PLANS
ELECTRICAL SITE PLAN - AREA A
LOCATION
713 BANKHEAD HWY - WINDER, GA 30680
WINDER CLIMATE PRO LINE 107
PROJECT NUMBER
24013801A
DRAWING NUMBER: WND7- E-001A
REV: 1

1 ELECTRICAL SITE PLAN - AREA 'B'

SCALE : 1" = 30'-0"



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A	ISSUED FOR PEP	CR	9/05/25	
B	ISSUED FOR BID	CN	02/16/26	
C	ISSUED FOR PERMIT	CN	03/09/26	
1	ISSUED FOR CONSTRUCTION	CN	04/15/26	

SCALE:	AS NOTED	DATE
FILE NAME	WND7 - E-001B	04/15/26
DESIGNER	C. NIKONCHUK	04/15/26
CHECKED	A. ROBINSON	04/15/26
APPR. BY	T. REDER	04/15/26
DIVISION	INSULATION	
LEGACY	NONE	

Johns Manville

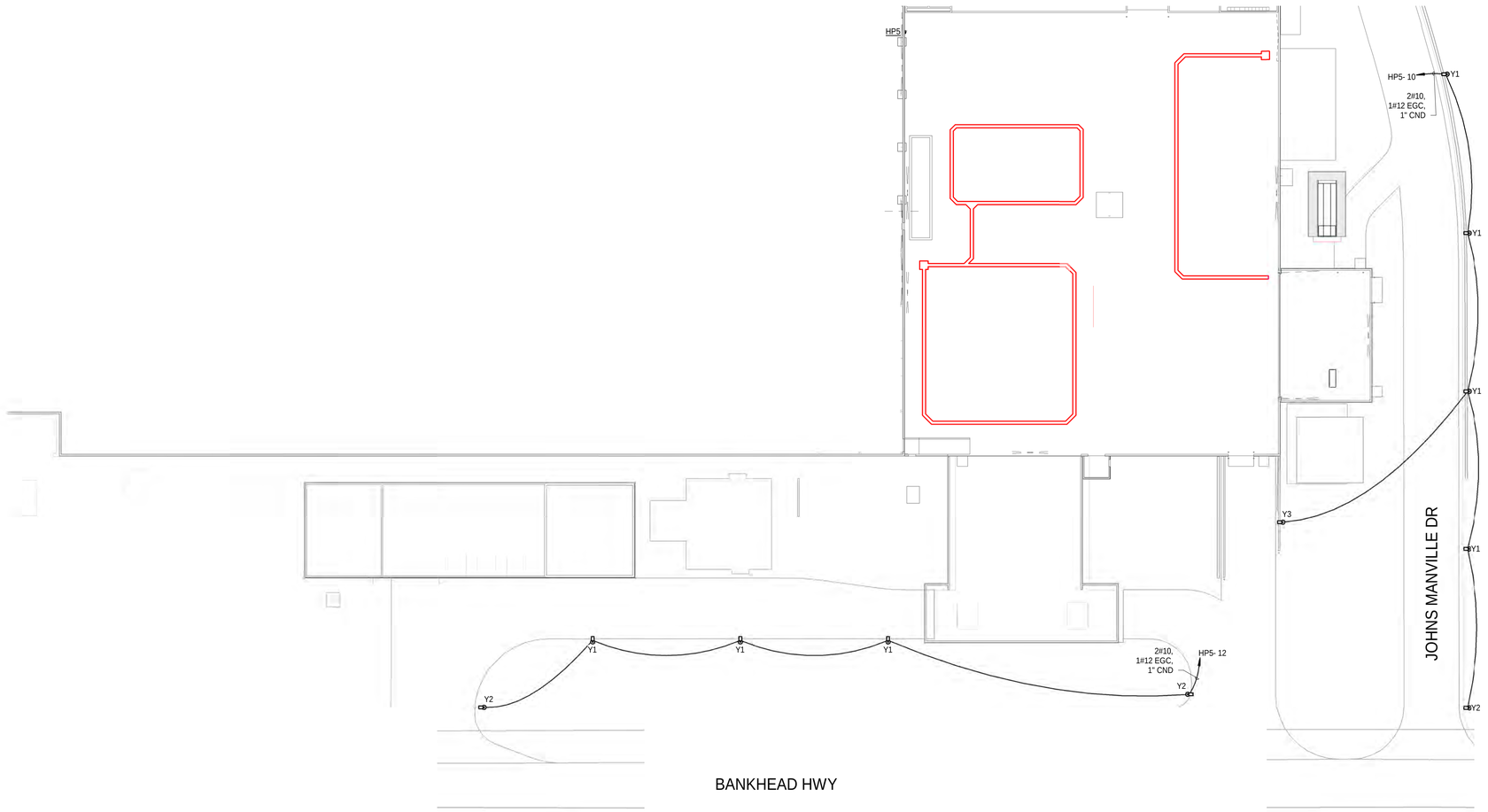
BUILDING POWER PLANS

ELECTRICAL SITE PLAN - AREA 'B'

713 BANKHEAD HWY - WINDER, GA 30680

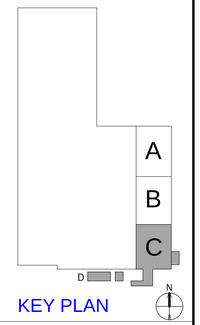
WINDER CLIMATE PRO LINE 107 — PROJECT NUMBER: 24013801A

DRAWING NUMBER: WND7- E-001B — REV: 1



1 ELECTRICAL SITE PLAN - AREA 'C' & 'D'

SCALE : 1" = 30'-0"



KEY PLAN

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Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE & SURVEYING CT, P.C.

REV	DESCRIPTION	INITIAL	DATE	OTHER PROJECTS
A	ISSUED FOR PEP	CR	9/05/25	
B	ISSUED FOR BID	CN	02/16/26	
C	ISSUED FOR PERMIT	CN	03/09/26	
1	ISSUED FOR CONSTRUCTION	CN	04/15/26	

SCALE:	AS NOTED	DATE
FILE NAME	WND7 - E-001C	04/15/26
DESIGNER	C. NIKONCHUK	04/15/26
CHECKED	A. ROBINSON	04/15/26
APPR. BY	T. REDER	04/15/26
DIVISION	INSULATION	
LEGACY	NONE	

Johns Manville

BUILDING POWER PLANS

ELECTRICAL SITE PLAN - AREA 'C' & 'D'

713 BANKHEAD HWY - WINDER, GA 30680

WINDER CLIMATE PRO LINE 107

PROJECT NUMBER: 24013801A

DRAWING NUMBER: WND7- E-001C

REV: 1

PROPERTY LINE
100 YEAR FLOOD PLAIN
APPROXIMATE LIMITS FLOOD ZONE "A"
APPROXIMATE 100' GPC R/W
100'
POND
EX. WATER STRUCTURE
EX. PARKING LOT
L1.4
L1.3
L1.7
L1.2
L1.6
L1.5
L1.1
JOHNS MANVILLE EXISTING BUILDING
JOHNS MANVILLE CLIMATEPRO BUILDING EXPANSION
SHED
TANKS
30' POWER EASE D.B. 1570 PG. 666
BANKHEAD CONNECTOR (R/W VARIES)
BANKHEAD HIGHWAY (60' R/W)
PROPERTY LINE
LOD
EX. PALMETTO
EX. PINE
EX. HARDWOOD
EX. MIXED HARDWOOD
EX. 1" DIP SS LINE
EX. 8" DIP SS LINE
EX. 12" DIP SS LINE
EX. 6" DIP SS LINE
EX. 8" DIP WATER LINE
EX. 12" DIP WATER LINE
EX. 6" DIP WATER LINE
EX. 2" GAS LINE
EX. 4" GAS LINE
EX. 6" GAS LINE
EX. 8" GAS LINE
EX. 12" GAS LINE
EX. 16" GAS LINE
EX. 24" GAS LINE
EX. 30" GAS LINE
EX. 36" GAS LINE
EX. 42" GAS LINE
EX. 48" GAS LINE
EX. 54" GAS LINE
EX. 60" GAS LINE
EX. 66" GAS LINE
EX. 72" GAS LINE
EX. 78" GAS LINE
EX.

MATCHLINE L1.2

MATCHLINE L1.5

EXISTING CLIMATE PRO BUILDING

CLIMATE PRO EXPANSION:
PROPOSED MANUFACTURING BUILDING ADDITION
AREA = 138,500 S.F.

Note:
No permanent irrigation system is included. The contractor/owner shall be responsible for hand watering all plant material as necessary to ensure proper establishment and long-term viability. See Civil plans for hose bib locations.

HOSE BIB/SPIGOT LOCATION

HOSE BIB/SPIGOT LOCATION

100FT SETBACK

50FT SETBACK

6FT LANDSCAPE SETBACK

DO NOT ENTER

STOP

STOP

PROPERTY LINE

BANKHEAD HIGHWAY (60' R/W)

WATER LINE, TYP.

FIRE WATER MAIN, TYP.

FIRE WATER LINE, TYP.

DUE TO THE CONCENTRATION OF EXISTING UNDERGROUND UTILITIES WITHIN THE STREET FRONTAGE, LANDSCAPE PLANTING IS RESTRICTED IN THESE AREAS. INSTALLATION OF PLANT MATERIAL MAY RESULT IN CONFLICTS WITH UTILITIES AND POTENTIAL DAMAGE TO INFRASTRUCTURE.

BUILDING (TO REMAIN)

BUILDING (TO REMAIN)

6FT LANDSCAPE STRIP

TREE PROTECTION FENCING

PROPERTY LINE

SHREDDED MULCH PLANTING BEDS, TYP.

BUILDING

NATURAL GAS LINE, TYP.

LIMIT OF DISTURBANCE

CONC. WALL

DI TOP: 984.09

OVERHEAD POWER LINE, TYP.

0 10' 20' 40'
SCALE: 1" = 20'

N
GRID NORTH

NOTES:

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TREE PROTECTION, SEE DETAIL 7L3.0

LOD LIMIT OF DISTURBANCE

HB HOSE BIB / SPIGOT

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

APPLICANT/DESIGN TEAM/CIVIL ENGINEER:
COLLIERS ENGINEERING & DESIGN, INC.
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EMAIL: BRANT.ADEN@COLLIERSENG.COM
PHONE:(877) 627-377

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CLIENT:
Colliers Engineering & Design

DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

JOHNS MANVILLE PRODUCTS
SITE DEVELOPMENT PLANS
713 BANKHEAD HWY
WINDER, GA 30680
BARROW COUNTY

REV.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	8/14/26	CPL RESPONSES TO COMMENTS
6	-	-
7	-	-
8	-	-

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

CODE MINIMUM LANDSCAPE PLAN

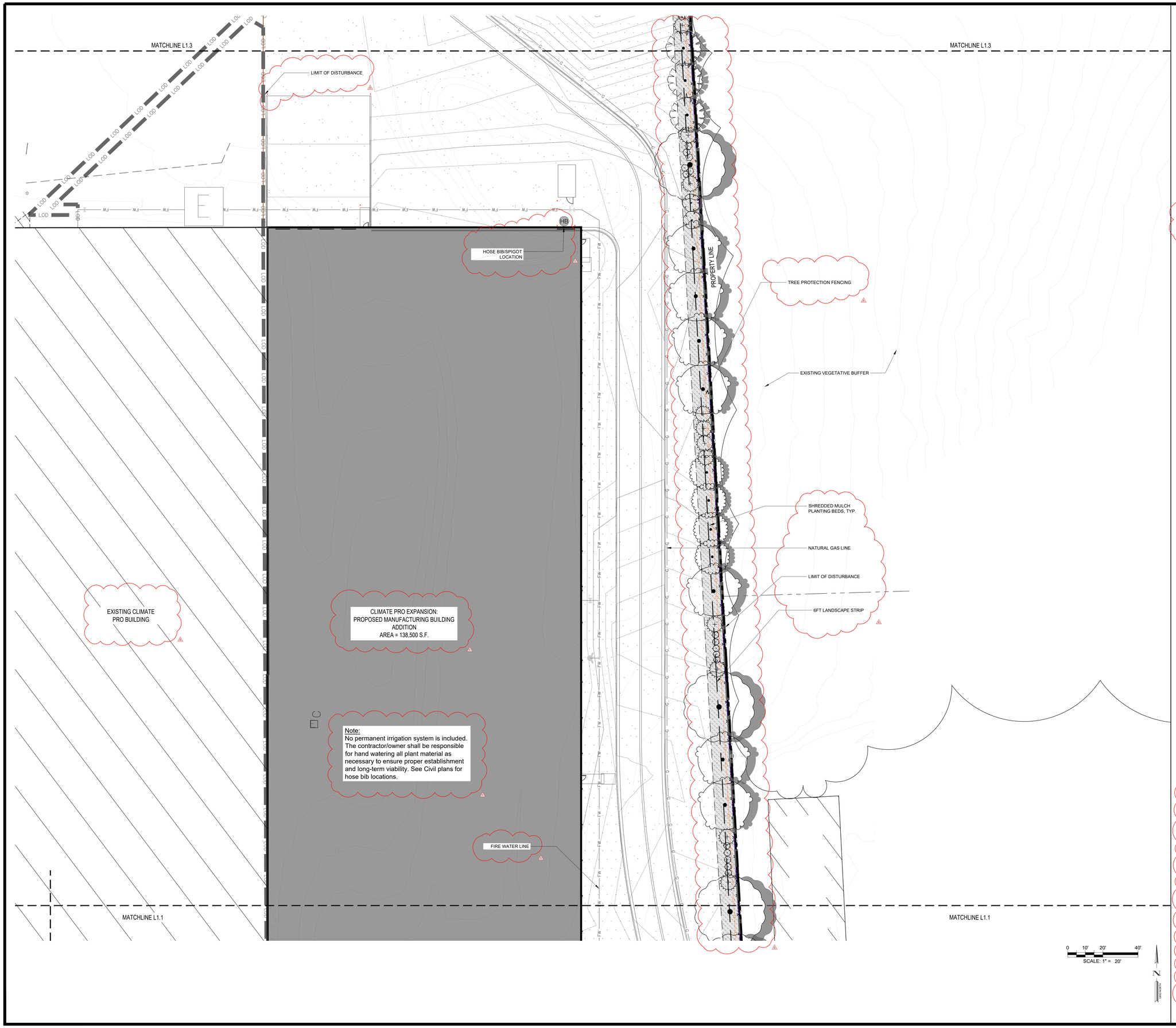
SEAL:
GEORGIA REGISTERED LANDSCAPE ARCHITECT ANTHONY GIACCHETTI
8.14.26

ISSUED FOR PERMITTING

PROJECT NUMBER: 10006

DATE: 05.01.2026

L1.1



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6. No permanent irrigation system is included. The contractor/owner shall be responsible for hand watering all plant material as necessary to ensure proper establishment and long-term viability. See Civil plans for hose bib locations.

TREE PROTECTION, SEE DETAIL 7/L3.0

LOD LIMIT OF DISTURBANCE

HB HOSE BIB / SPIGOT

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

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CLIENT:
Colliers Engineering & Design

DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

JOHNS MANVILLE PRODUCTS
SITE DEVELOPMENT PLANS
713 BANKHEAD HWY
WINDER, GA
BARROW COUNTY

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	8/14/26	CPL RESPONSES TO COMMENTS
6	-	-
7	-	-
8	-	-

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

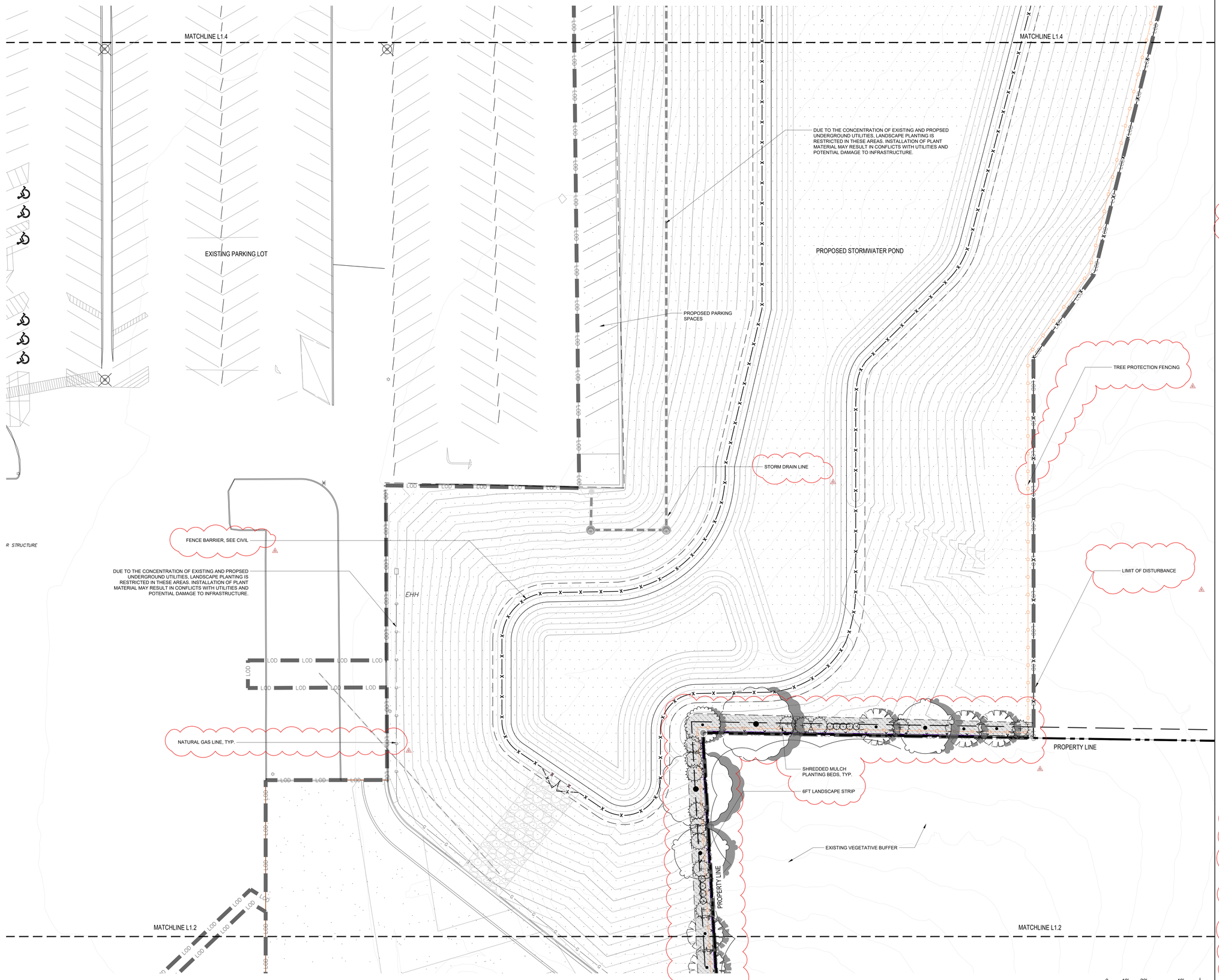
CODE MINIMUM LANDSCAPE PLAN

SEAL:
GEORGIA REGISTERED No. 032894 ANTHONY GIACOMELLI
8.14.26
ISSUED FOR PERMITTING

PROJECT NUMBER: 10006

DATE: 05.01.2026

L1.2



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TREE PROTECTION, SEE DETAIL 7/L3.0

LOD LIMIT OF DISTURBANCE

HB HOSE BIB / SPIGOT

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

APPLICANT/DESIGN TEAM/CIVIL ENGINEER:
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PHONE:(877) 627-377

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Cumming, GA 30320
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CLIENT:
Colliers Engineering & Design

DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

JOHNS MANVILLE PRODUCTS
SITE DEVELOPMENT PLANS
713 BANKHEAD HWY
WINDER, GA
BARROW COUNTY

REV.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	8/14/26	CPL RESPONSES TO COMMENTS
6	-	-
7	-	-
8	-	-

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

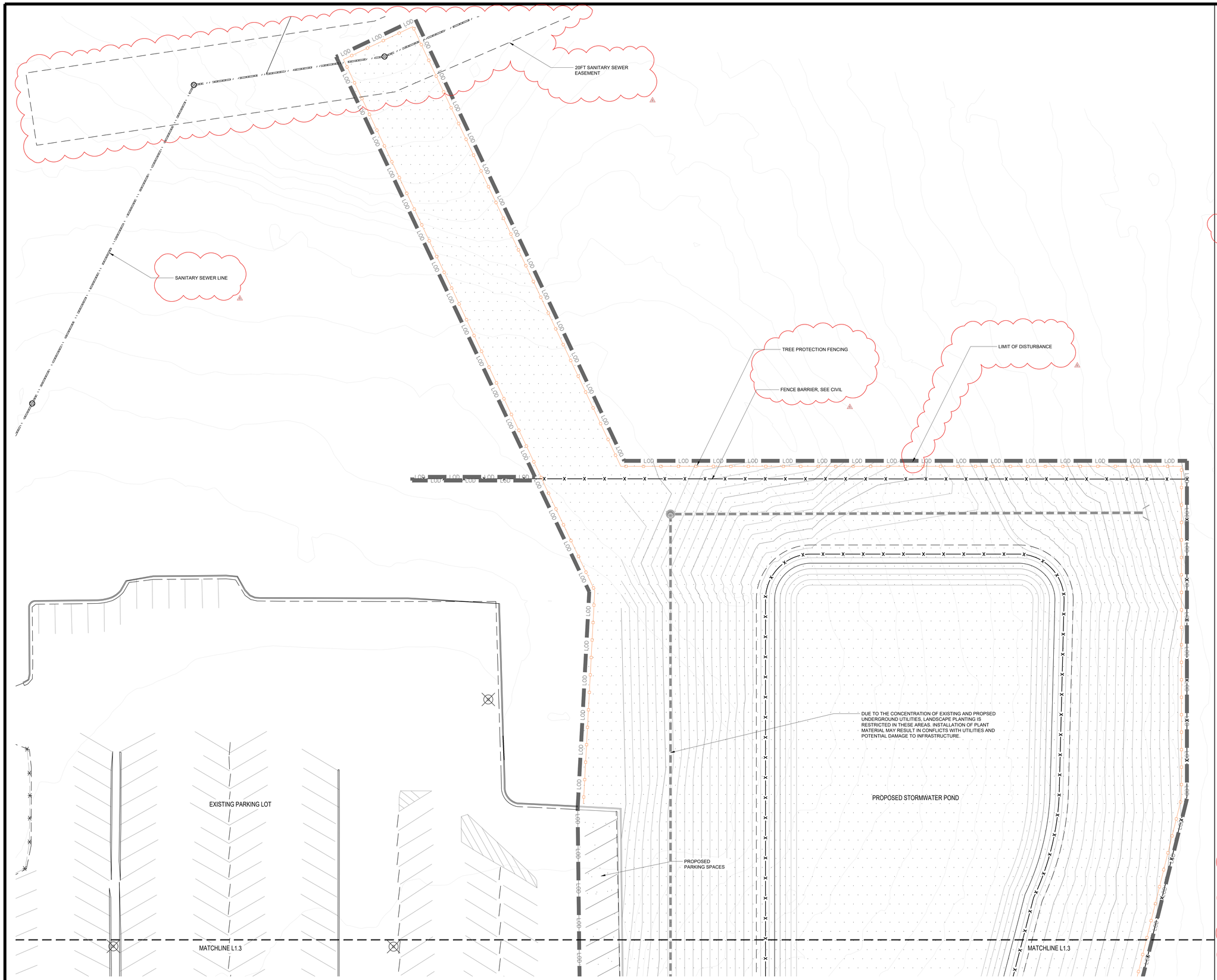
CODE MINIMUM LANDSCAPE PLAN

SEAL:
GEORGIA REGISTERED No. 035894 LANDSCAPE ARCHITECT ANTHONY GIACOVELLI
8.14.26
ISSUED FOR PERMITTING

PROJECT NUMBER: 10006

DATE: 05.01.2026

L1.3



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TREE PROTECTION, SEE DETAIL 7/L3.0

LOD LIMIT OF DISTURBANCE

HB HOSE BIB / SPIGOT

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

APPLICANT/DESIGN TEAM/CIVIL ENGINEER:
COLLIERS ENGINEERING & DESIGN, INC.
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CLIENT:
Colliers Engineering & Design

DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

JOHNS MANVILLE PRODUCTS
SITE DEVELOPMENT PLANS
713 BANKHEAD HWY
WINDER, GA
BARROW COUNTY

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	8/14/26	CPL RESPONSES TO COMMENTS
6	-	-
7	-	-
8	-	-

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

CODE MINIMUM LANDSCAPE PLAN

SEAL:
GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 001894 ANTHONY GIACOVELLI
8.14.26
ISSUED FOR PERMITTING

PROJECT NUMBER: 10006

DATE: 05.01.2026

L1.4

STEEL FENCE

SUBSTATION AREA

MATCHLINE L1.6

SHED

EASEMENT

CONC. WALL

WALKS

HOSE BIB/SPIGOT LOCATION

HB

STRUCTURE OVERHEAD

TREE PROTECTION FENCING

LOD

STORM PIPE

LIMIT OF DISTURBANCE

HOSE BIB/SPIGOT LOCATION

EXISTING CLIMATE PRO BUILDING

Note:
No permanent irrigation system is included. The contractor/owner shall be responsible for hand watering all plant material as necessary to ensure proper establishment and long-term viability. See Civil plans for hose bib locations.

100FT SETBACK

50FT SETBACK

PLANT EQUIPMENT (TO REMAIN)

DUE TO THE CONCENTRATION OF EXISTING UNDERGROUND UTILITIES WITHIN THE STREET FRONTAGE, LANDSCAPE PLANTING IS RESTRICTED IN THESE AREAS. INSTALLATION OF PLANT MATERIAL MAY RESULT IN CONFLICTS WITH UTILITIES AND POTENTIAL DAMAGE TO INFRASTRUCTURE.

MATCHLINE L1.1

FW

WATER LINE, TYP.

DO NOT ENTER

30FT POWER EASEMENT

6FT LANDSCAPE STRIP

PROPERTY LINE

BANKHEAD HIGHWAY (60' R/W)

OVERHEAD POWER LINE

FIRE WATER MAIN, TYP.

FIRE WATER LINE, TYP.

0 10' 20' 40'
SCALE: 1" = 20'

N

NOTES:

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TREE PROTECTION, SEE DETAIL 7/L3.0

LOD LIMIT OF DISTURBANCE

HB HOSE BIB / SPIGOT

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

APPLICANT/DESIGN TEAM/CIVIL ENGINEER:
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CLIENT:
Colliers Engineering & Design

DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

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SITE DEVELOPMENT PLANS
713 BANKHEAD HWY
WINDER, GA
BARROW COUNTY

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5	8/14/26	CPL RESPONSES TO COMMENTS
6		
7		
8		

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

CODE MINIMUM LANDSCAPE PLAN

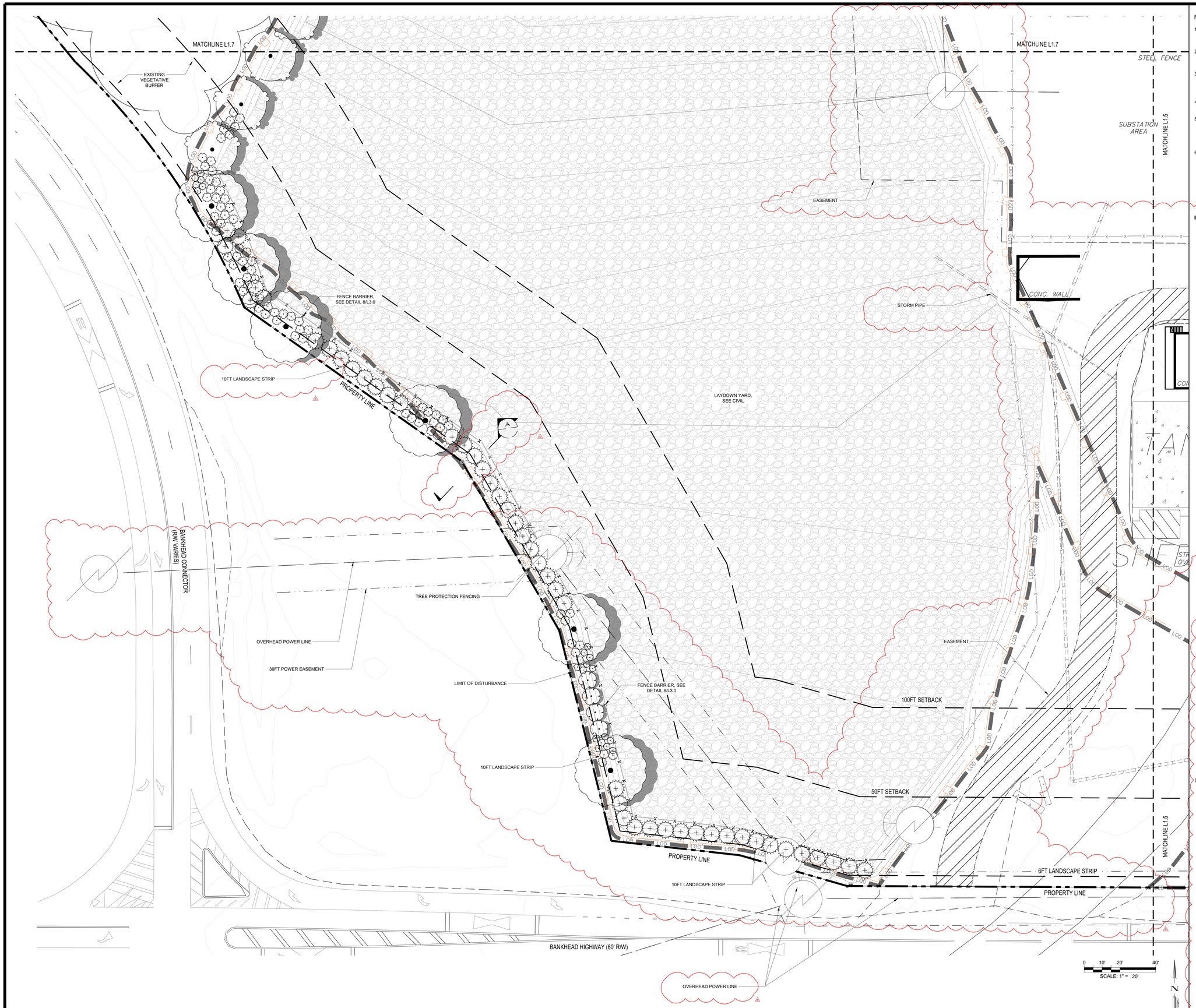
SEAL:
GEORGIA REGISTERED LANDSCAPE ARCHITECT ANTHONY GIACCHETTI
CLA No. 001044
8.14.26

ISSUED FOR PERMITTING

PROJECT NUMBER: 10006

DATE: 05.01.2026

L1.5



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TREE PROTECTION, SEE DETAIL 7/L3.0

LOD LIMIT OF DISTURBANCE

HB HOSE BIB / SPIGOT

A LAYDOWN YARD LANDSCAPE BUFFER - SECTION A

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
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PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

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Phone: 770.565.2000
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CLIENT:
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DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

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713 BANKHEAD HWY
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BARROW COUNTY

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	8/14/26	CPL RESPONSES TO COMMENTS
6	-	-
7	-	-
8	-	-

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

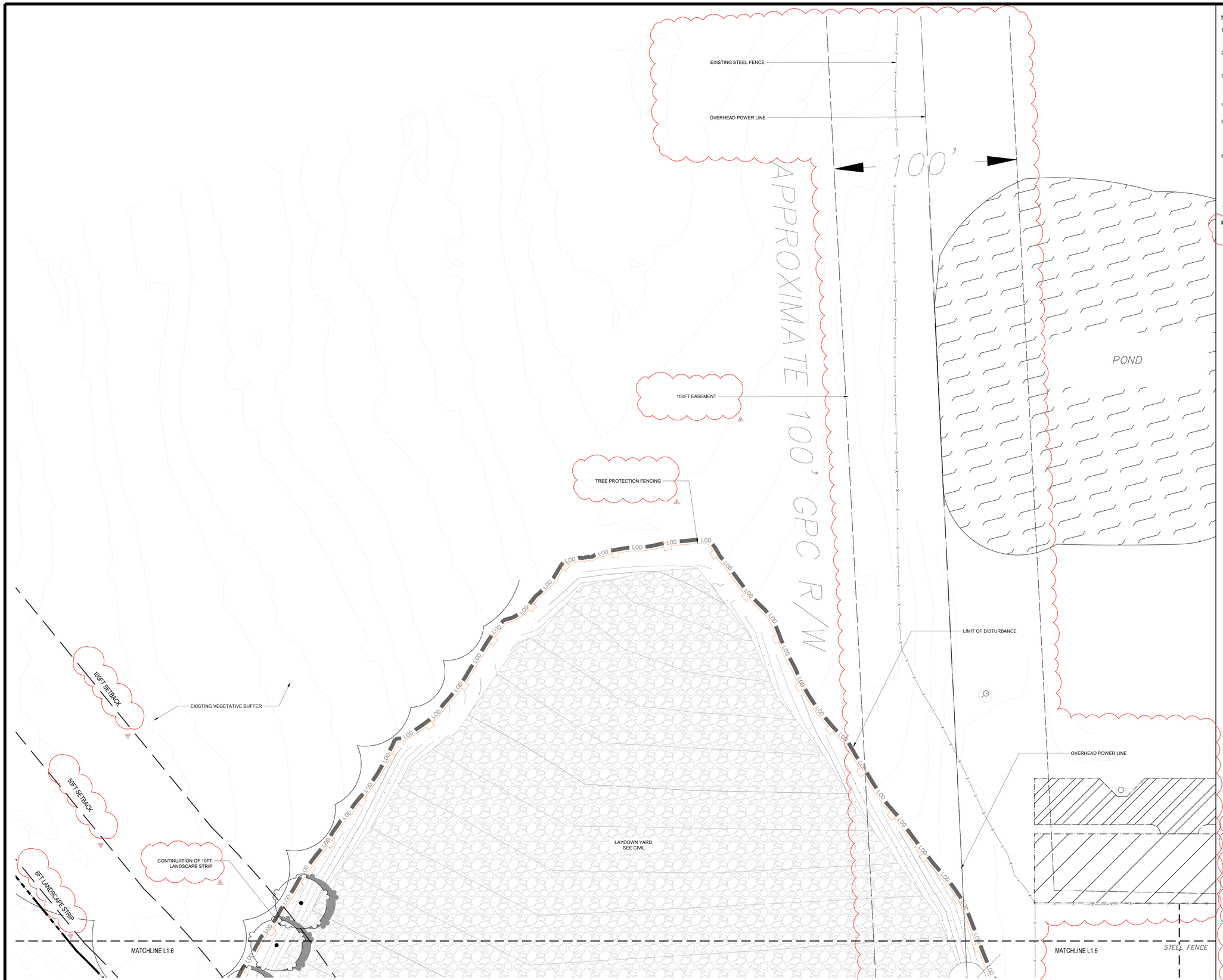
CODE MINIMUM LANDSCAPE PLAN

SEAL:
GEORGIA REGISTERED No. 03884 LANDSCAPE ARCHITECT ANTHONY GIACOVELLI
8.14.26
ISSUED FOR PERMITTING

PROJECT NUMBER: 10006

DATE: 05.01.2026

L1.6



NOTES:

1. All tree protection devices must be installed and inspected prior to clearing, grubbing, or grading. Call the Barrow County Planning Department for an inspection.
2. Tree protection shall be vigorously enforced. No activities of any kind are to be allowed within any area shown to be undisturbed on this plan.
3. The retention and planting of trees as shown on this plan must be verified prior to issuance of a Certificate of Occupancy or acceptance of the project. Call the Barrow County Planning Department for an inspection.
4. Light poles and other permanent structures, except fire hydrants, are prohibited in parking lot islands.
5. A maintenance inspection of trees will be performed after one full growing season from the date of final construction inspection. Project owners at the time of the maintenance inspection are responsible for compliance with the provisions of this plan and the Barrow County Unified Development Code.
6. No permanent irrigation system is included. The contractor/owner shall be responsible for hand watering all plant material as necessary to ensure proper establishment and long-term viability. See Civil plans for hose bib locations.

TREE PROTECTION, SEE DETAIL 7/L3.0

LOD LIMIT OF DISTURBANCE

HB HOSE BIB / SPIGOT

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

APPLICANT/DESIGN TEAM/CIVIL ENGINEER:
COLLIERS ENGINEERING & DESIGN, INC.
1305 MALL OF GEORGIA BLVD, SUITE 120
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www.immersodesign.com
4744 Peachtree Corners Cir, Suite 200, Norcross, Georgia 30092
PLACEMAKING + EARLY VISIONING + LANDSCAPE ARCHITECTURE

CLIENT:

Colliers Engineering & Design

DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

JOHNS MANVILLE PRODUCTS
SITE DEVELOPMENT PLANS
713 BANKHEAD HWY
WINDER, GA 30680
BARROW COUNTY

REV.	DATE	DESCRIPTION
1	-	
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6	8/14/26	CPL RESPONSES TO COMMENTS
7	-	
8		
9	-	

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

CODE MINIMUM LANDSCAPE PLAN

SEAL:

Reg. No. 000000
GEORGIA REGISTERED LANDSCAPE ARCHITECT
8.14.26

ISSUED FOR PERMITTING

PROJECT NUMBER: 10006

DATE: 05.01.2026

L1.7

LANDSCAPE PLANTING NOTES

1. The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall take sole responsibility for any and all cost, or other liabilities incurred due to damage of said utilities/structures/etc.
2. The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
3. The Contractor shall be responsible for any coordination with Subcontractors as required to accomplish all planting and related operations.
4. See specifications and details for planting methods (staking, pit dimensions, backfill requirements, etc.), soil testing, materials, execution and plant protection and other related planting requirements.
5. The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting, and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings. A registered surveyor may be required if specified elsewhere.
6. The Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
7. If conflicts arise between size of areas and plans, The Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in The Contractor's liability to relocate the materials.
8. Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
9. It is The Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by The Contractor and certified pest and disease free. It is The Contractor's obligation to maintain and warranty all plant materials per the "Project Manual" and planting specifications. All plants shall be subject to the Owner's Representative approval prior to installation.
10. The Contractor may be asked to provide "Unit Cost" for every size of plant material, by type, as called out on the planting plans, specifications and details. Unit cost shall include the plant material it self including installation, all labor, amendments, fertilizers, warranties, etc. as shown on the drawings, details and as specified. See "Project Manual", if applicable.
11. Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings, unless otherwise shown or detailed. Adjust spacing (to "equal-equal") as necessary (subject to acceptance by the Owner's Representative).
12. Form a minimum 36 inch watering basin around all trees as shown in the details. Fill basin with 3" layer of mulch (see specs). See also details and project manual, if applicable.
13. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted (see specs). Final grade tolerances are +/-0.1 foot maximum.
14. Unless indicated otherwise, all planting beds are to be mulched with 3" deep layer of mulch per plans, details, and project manual, if applicable.
15. All planting beds to be separated from adjacent lawn with steel edger per specifications (as shown). If a bed lies adjacent to hardscape surface, no edger is required, as shown in plans. Stake per plans for review/acceptance by Owner's Representative, prior to installation. Install per specification and details. In some cases, perennial and annual beds may be separated from adjacent shrub bed areas. See plans, details, and specifications.
16. The Contractor may be required to provide coordinate geometry stakes for all control point layout of steel edger at the discretion of the Owner's Representative. Additionally, The Contractor shall provide point lines / string lines / hose or other means to fully indicate the specific layout geometry of all steel edgers for approval by the Owner's Representative, prior to any construction. The Contractor's base bid shall anticipate minor adjustments as directed by the Landscape Architect in the field.
17. Where provided, area takeoffs and plant quantity estimates are for information only. The Contractor is responsible to do their own quantity take-offs for all plant materials and sizes as shown on plans. In case of an discrepancies, plans and plant symbols shall take precedence over call-outs and/or "plant list". The Contractor is responsible for notifying the Owner's Representative with any major discrepancies for review and direction.
18. Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of The Contractor and shall be replaced / repaired at his own expense.
19. Unless otherwise indicated:
    a. All groundcovers, perennials, orn. grasses and annuals shall be triangularly spaced (equal-equal). See Planting details.
    b. All planting areas including sod, seed and planting beds, shall receive soil amendments. See specifications and details.
    c. Sodded lawn shall have been grown between 9 and 18 months and shall have full, vigorous growth,
    d. Shrubs and ornamental grass areas, within beds, are to be underlaid with weed barrier. See specifications.
    e. All bulb planting (if shown) shall occur after mid-October and before ground is frozen.
20. The Contractor is responsible to "restore" all areas of the site, or adjacent areas, where disturbed. Sod areas disturbed shall be restored with new sod to match existing. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored with an approved seed mix (including topsoil and amendments).
21. The Contractor shall take into consideration all necessary scheduling and other precautions to avoid winter, climatic, or other weather related damage to plants. A "planting window" of specific calendar days is required to be submitted by The Contractor for approval and planting operations should occur per this approved schedule. See specification for more information.
22. All "existing plant material to remain" shall be staked and fenced for protection in a diameter equal to the drip line. See drawings for location and extent.
23. During plant establishment, adjacent areas, including wetlands, ponds and stream corridors, will be protected from sedimentation and erosion. Prior to construction activities, adjacent areas outside the "Limit of Work" or impacted areas, will be protected with silt fence. Newly graded slopes above should be replanted as soon as possible following grading.

NOTES:

1. All tree protection devices must be installed and inspected prior to clearing, grubbing, or grading. Call the Barrow County Planning Department for an inspection.
2. Tree protection shall be vigorously enforced. No activities of any kind are to be allowed within any area shown to be undisturbed on this plan.
3. The retention and planting of trees as shown on this plan must be verified prior to issuance of a Certificate of Occupancy or acceptance of the project. Call the Barrow County Planning Department for an inspection.
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6. No permanent irrigation system is included. The contractor/owner shall be responsible for hand watering all plant material as necessary to ensure proper establishment and long-term viability. See Civil plans for hose bib locations.

10FT LANDSCAPE STRIP - LAYDOWN YARD LANDSCAPE BUFFER SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CAL	CONT	HT	SPR	REMARKS
TREES							
	4	Acer rubrum / Red Maple	4" cal	FG	12' – 14' ht.	6' spr.	Full, Dense Foliage, Symmetrical Form, Straight, Single Leader, 6' CT
	4	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	4" cal	FG	12' – 14' ht.	4' – 6' spr.	Full, Dense Foliage, Low Branched, 3' CT
	6	Quercus rubra / Northern Red Oak	4" cal	B&B	12' – 14' ht.	6' spr.	Dense Crown, Symmetrical Head, 6' CT, Matching
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPR		REMARKS
SHRUBS							
	75	Ilex vomitoria 'Schillings Dwarf' / Schillings Dwarf Yaupon Holly	7 gal.	24" – 30" ht.	24" – 30" spr.		Full, Dense Foliage, Symmetrical, Round Form
	47	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	30 gal.	6' – 8' ht.	3' – 4' spr.		Full, Dense Foliage To Base, Strong Central Leader, Pyramidal Form
	16	Juniperus virginiana 'Hetzii' / Hetzii Eastern Redcedar	15 gal.	6' ht.	30" spr.		Full, Dense Foliage, Strong Leader, Upright Form
	6	Osmanthus heterophyllus 'Kaori Hime' / Fragrant Princess Dwarf Holly Olive	3 gal.	24" – 30" ht.	24" – 30" spr.		Full, Dense Foliage To Base, Mounded Form

6FT LANDSCAPE STRIP SCHEDULE - EAST PROPERTY LINE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CAL	CONT	HT	SPR	REMARKS
TREES							
	10	Acer rubrum / Red Maple	4" cal	FG	12' – 14' ht.	6' spr.	Full, Dense Foliage, Symmetrical Form, Straight, Single Leader, 6' CT
	11	Juniperus virginiana / Eastern Redcedar	2.5" cal	B&B	12' – 14' ht.	6' spr.	Full To Base, Dense Foliage, Strong Central Leader, Symmetrical Pyramidal Form
	11	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	4" cal	FG	12' – 14' ht.	4' – 6' spr.	Full, Dense Foliage, Low Branched, 3' CT
	9	Quercus rubra / Northern Red Oak	4" cal	B&B	12' – 14' ht.	6' spr.	Dense Crown, Symmetrical Head, 6' CT, Matching
	5	Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	2.5" cal	B&B	12' ht.	4' – 6' spr.	Full, Dense Foliage, Strong Central Leader, Symmetrical Pyramidal Form, 5' CT
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPR		REMARKS
SHRUBS							
	31	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	30 gal.	6' – 8' ht.	3' – 4' spr.		Full, Dense Foliage To Base, Strong Central Leader, Pyramidal Form
	23	Juniperus virginiana 'Hetzii' / Hetzii Eastern Redcedar	15 gal.	6' ht.	30" spr.		Full, Dense Foliage, Strong Leader, Upright Form
	15	Osmanthus heterophyllus 'Kaori Hime' / Fragrant Princess Dwarf Holly Olive	3 gal.	24" – 30" ht.	24" – 30" spr.		Full, Dense Foliage To Base, Mounded Form

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
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WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

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BUFORD, GA 30519
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EMAIL: BRANT.ADEN@COLLIERSENG.COM
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SURVEYOR:
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DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

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713 BANKHEAD HWY
WINDER, GA 30680
BARROW COUNTY

REV.	DATE	DESCRIPTION
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7	.	.
8	.	.

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

NOTES & SCHEDULES

SEAL:
GEORGIA REGISTERED LANDSCAPE ARCHITECT
8.14.26

ISSUED FOR PERMITTING

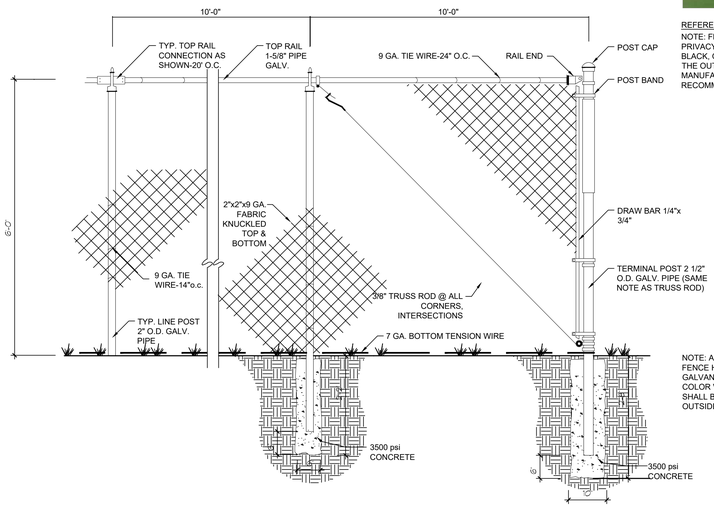
PROJECT NUMBER: 10006

DATE: 05.01.2026

L2.0

REFERENCE IMAGES

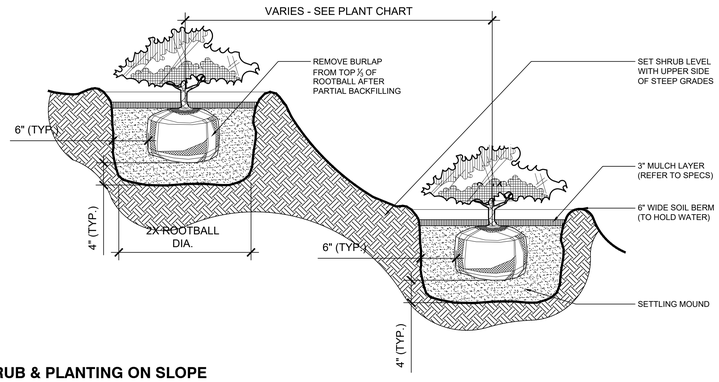
NOTE: FENSAFE BLOCK 90 PRIVACY SCREEN MODEL WS90HG, BLACK, OR EQUAL INSTALLED ON THE OUTSIDE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.



NOTE: ALL WIRE FABRIC AND FENCE HARDWARE SHALL BE GALVANIZED AND BLACK COLOR VINYL DIPPED. FABRIC SHALL BE INSTALLED ON THE OUTSIDE.

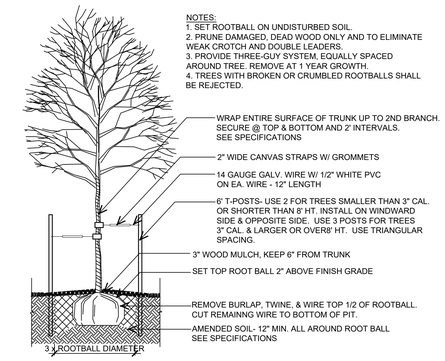
8 PVC COATED 72" CHAINLINK FENCE WITH PRIVACY SCREEN

3/4" = 1'-0" P-JMI-01



05 SHRUB & PLANTING ON SLOPE

3/4" = 1'-0" SECTION



NOTES:
1. SET ROOTBALL ON UNDISTURBED SOIL.
2. PRUNE DAMAGED, DEAD WOOD ONLY AND TO ELIMINATE WEAK CROTCH AND DOUBLE LEADERS.
3. PROVIDE THREE-GUY SYSTEM, EQUALLY SPACED AROUND TREE. REMOVE AT 1 YEAR GROWTH.
4. TREES WITH BROKEN OR CRUMBLED ROOTBALLS SHALL BE REJECTED.

02 DECIDUOUS TREE PLANTING

NTS SECTION

DEVELOPER/OWNER:
JOHNS MANVILLE PRODUCTS
713 BANKHEAD HWY
WINDER, GA 30680
CONTACT: RYAN ENRIGHT
PHONE:(303) 217-1897
EMAIL: RYAN.ENRIGHT@JM.COM

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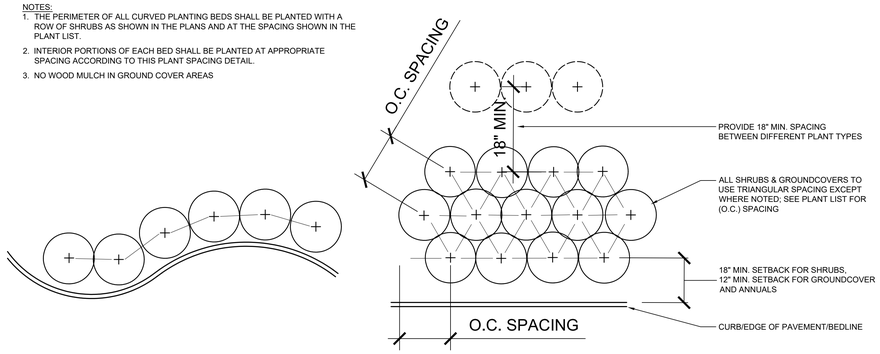
EMAIL: STEVE.HARDY@COLLIERSENG.COM
PHONE:(678) 804-4391

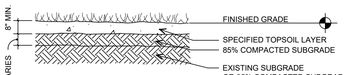
NOTES:
1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST.
2. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.
3. NO WOOD MULCH IN GROUND COVER AREAS



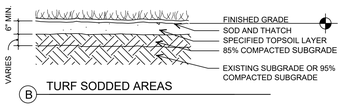
04 SHRUB & GROUNDCOVER SPACING

3/4" = 1'-0" PLAN

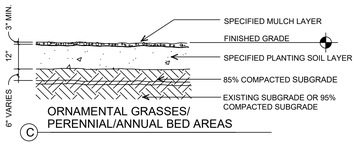
MULCHING CONDITIONS:
1. PROVIDE SPECIFIED WOOD MULCH IN THE FOLLOWING BEDS:
   A. PERENNIALS
   B. ORNAMENTAL GRASSES
   C. TREE RINGS
   D. SHRUB BEDS
2. HARD COMPACT SOIL AT SHOVEL CUT EDGE
3. SPECIFIED MULCH LAYER 3" IN PERENNIALS/G.C. AREA



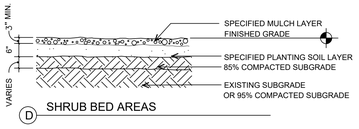
A ENHANCED NATIVE SEED AREAS



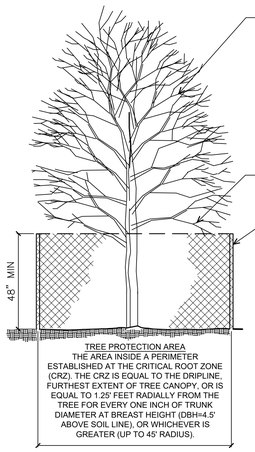
B TURF SODDED AREAS



C ORNAMENTAL GRASSES/ PERENNIAL/ANNUAL BED AREAS



D SHRUB BED AREAS

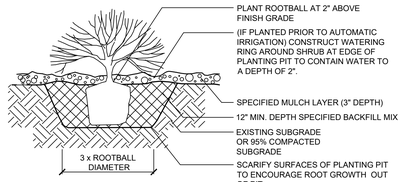


NOTES:
1. FENCING HEIGHT MUST BE A MINIMUM OF 48".
2. FENCING TO BE ORANGE PLASTIC SAFETY FENCING AVAILABLE FROM ULINE 1.800.295.5510 OR APPROVED EQUAL.
3. THE TREE PROTECTION AREA SHALL NOT BE MODIFIED OR REMOVED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT.
4. NO STORAGE OF MATERIALS, DEBRIS, EQUIPMENT AND SITE AMENITIES SHALL OCCURE WITHIN THE TREE PROTECTION AREA.
5. ENTRANCE TO THE TREE PROTECTION AREA IS NOT PERMITTED WITHOUT CONSENT OF THE LANDSCAPE ARCHITECT.

7 TREE PROTECTION FENCING

NTS P-LS-07

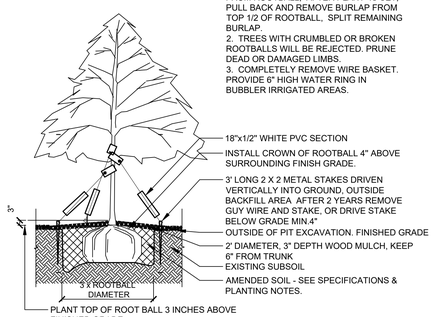
NOTES:
1. PRUNE ONLY TO REMOVE DAMAGED OR DEAD WOOD.
2. SHRUB PLANTING - REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
3. REMOVE ALL CONTAINERS, BURLAP WIRE OR OTHER MATERIAL SUPPORTING ROOTBALL.



06 TYP. SHRUB PLANTING WITHIN MULCH BED

NTS SECTION

NOTES:
1. REMOVE ALL WIRE, TWINE & PLASTIC FROM ROOTBALL, AFTER PLANT IS SET, PULL BACK AND REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL, SPLIT REMAINING BURLAP.
2. TREES WITH CRUMBLED OR BROKEN ROOTBALLS WILL BE REJECTED. PRUNE DEAD OR DAMAGED LIMBS.
3. COMPLETELY REMOVE WIRE BASKET. PROVIDE 6" HIGH WATER RING IN BUBBLER IRRIGATED AREAS.



03 EVERGREEN TREE PLANTING

NTS SECTION

01 PLANTING AREAS

NTS SECTION

Immerso
www.immersodesign.com
1264 Northside Drive NE, Ground, Georgia 30318
404.228.3280
PLACEMAKING + EARLY VISIONING + LANDSCAPE ARCHITECTURE

CLIENT:
Colliers Engineering & Design

DESIGN TEAM:

WINDER CLIMATE PRO® BUILDING EXPANSION

JOHNS MANVILLE PRODUCTS
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WINDER, GA
BARROW COUNTY

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5	8/14/26	CPL RESPONSES TO COMMENTS
6		
7		
8		
9		
10		

DESIGNED BY:	AMG
DRAWN BY:	AMG
REVIEWED BY:	AMG

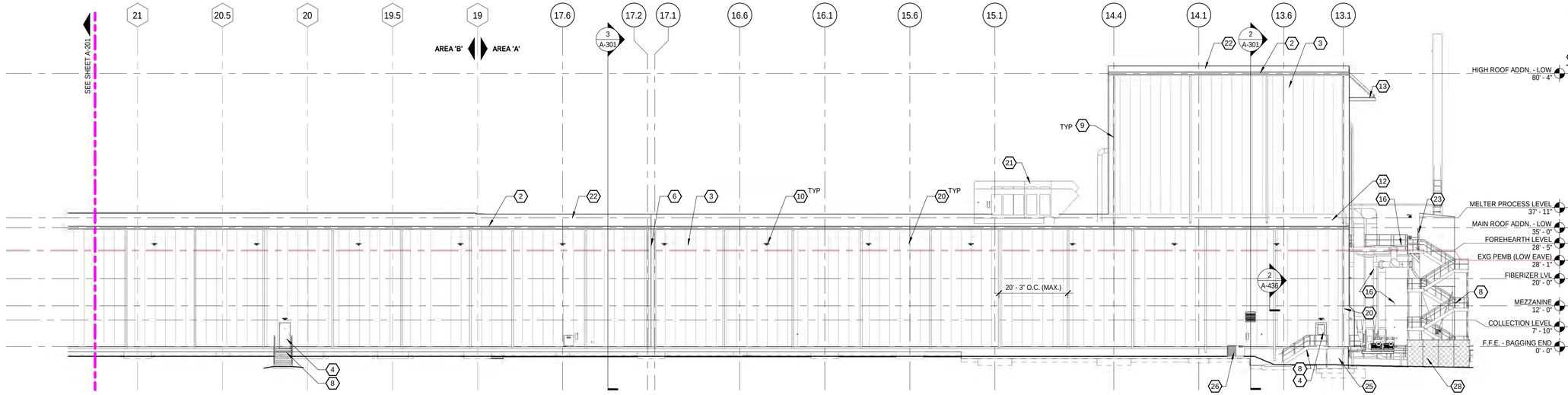
LANDSCAPE DETAILS

SEAL:
GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 001044 ANTHONY GIACOMINO
8.14.26
ISSUED FOR PERMITTING

PROJECT NUMBER: 10006

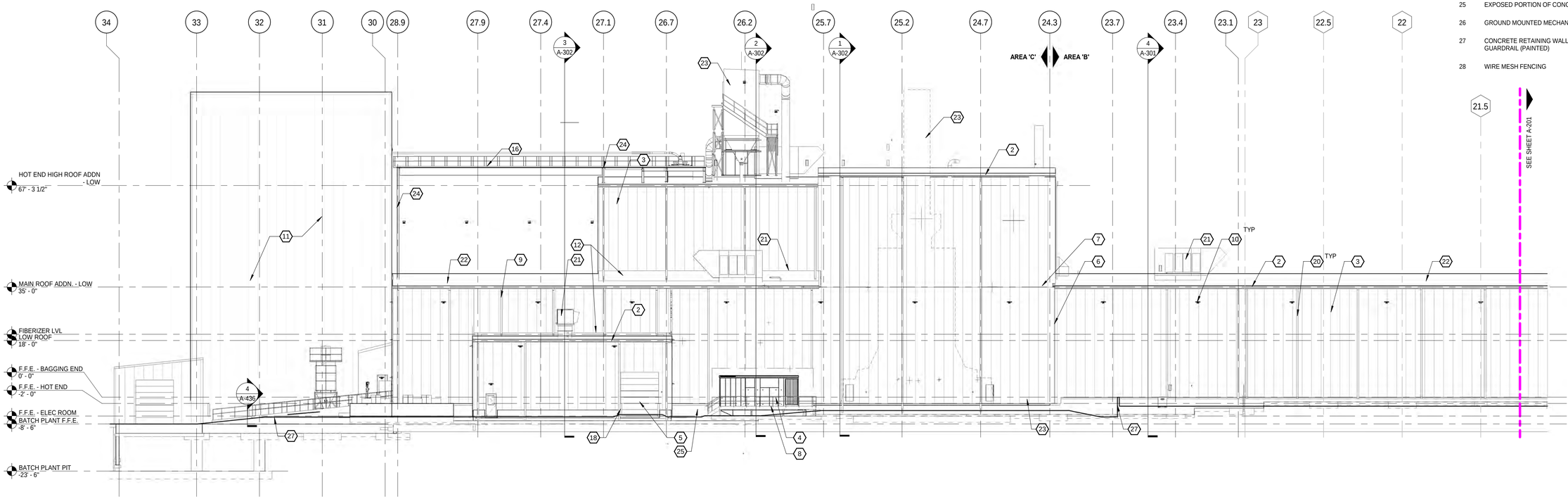
DATE: 05.01.2026

L3.0



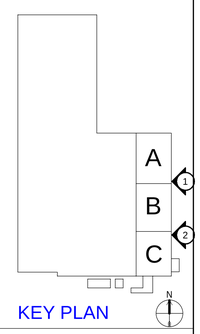
1 EAST EXTERIOR ELEVATION - AREA A & B

SCALE : 1/16" = 1'-0"



2 EAST EXTERIOR ELEVATION - AREA B & C

SCALE : 1/16" = 1'-0"



KEY PLAN

GENERAL NOTES - EXTERIOR ELEVATION

A. REFER TO A600 SERIES FOR DOOR SCHEDULE AND DETAILS.

B. REFER TO MECHANICAL DRAWINGS FOR LOUVERS, COORDINATE LOUVER LOCATIONS WITH ARCHITECT. CENTER HORIZONTALLY WHEN DIRECTLY ABOVE WINDOWS OR DOORS.

EXTERIOR ELEVATION KEYNOTES

1	METAL 'GRAVEL STOP' FASCIA.
2	METAL GUTTER.
3	VERTICAL INSULATED METAL WALL PANELS.
4	HOLLOW METAL DOOR & FRAME PER SCHEDULE, PAINTED.
5	OVERHEAD DOOR PER SCHEDULE.
6	2" BUILDING EXPANSION JOINT
7	MANUFACTURERS STANDARD INSULATED METAL WALL PANEL HORIZONTAL JOINT & TRIM
8	GALVANIZED METAL STAIRWAY, GUARDRAILS & HANDRAILS.
9	METAL DOWNSPOUT w/ SPLASH BLOCK.
10	LIGHT FIXTURE PER ELECTRICAL
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12	EXTERIOR FLASHING WALL.
13	MONORAIL, PER STRUCTURAL.
14	BAGGING HOUSE, BEHIND - SHOWN FOR REFERENCE.
15	BATCH PLANT SHOWN DASHED FOR CLARITY.
16	CAT WALK, PER STRUCTURAL
18	6" DIA. CONCRETE FILLED PIPE BOLLARD w/ COVER.
19	EXISTING STRUCTURE
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22	MEMBRANE ROOF SYSTEM.
23	PROCESS EQUIPMENT PER MECHANICAL
24	GALVANIZED STEEL COLUMN PER STRUCTURAL, FLASH INTO ROOF AT PENETRATION.
25	EXPOSED PORTION OF CONCRETE FOUNDATION WALL
26	GROUND MOUNTED MECHANICAL EQUIPMENT
27	CONCRETE RETAINING WALL w/ GALVANIZED STEEL PIPE GUARDRAIL (PAINTED)
28	WIRE MESH FENCING

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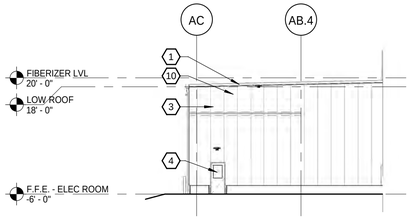
Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE & SURVEYING CT, P.C.

REV	DESCRIPTION	INITIAL	DATE	OTHER PROJECTS
A	ISSUED FOR PEP	TR	09/05/25	
B	ISSUED FOR BID	TR	02/16/26	
C	ISSUED FOR PERMIT	TR	03/09/26	
1.	ISSUED FOR CONSTRUCTION	TR	04/17/26	

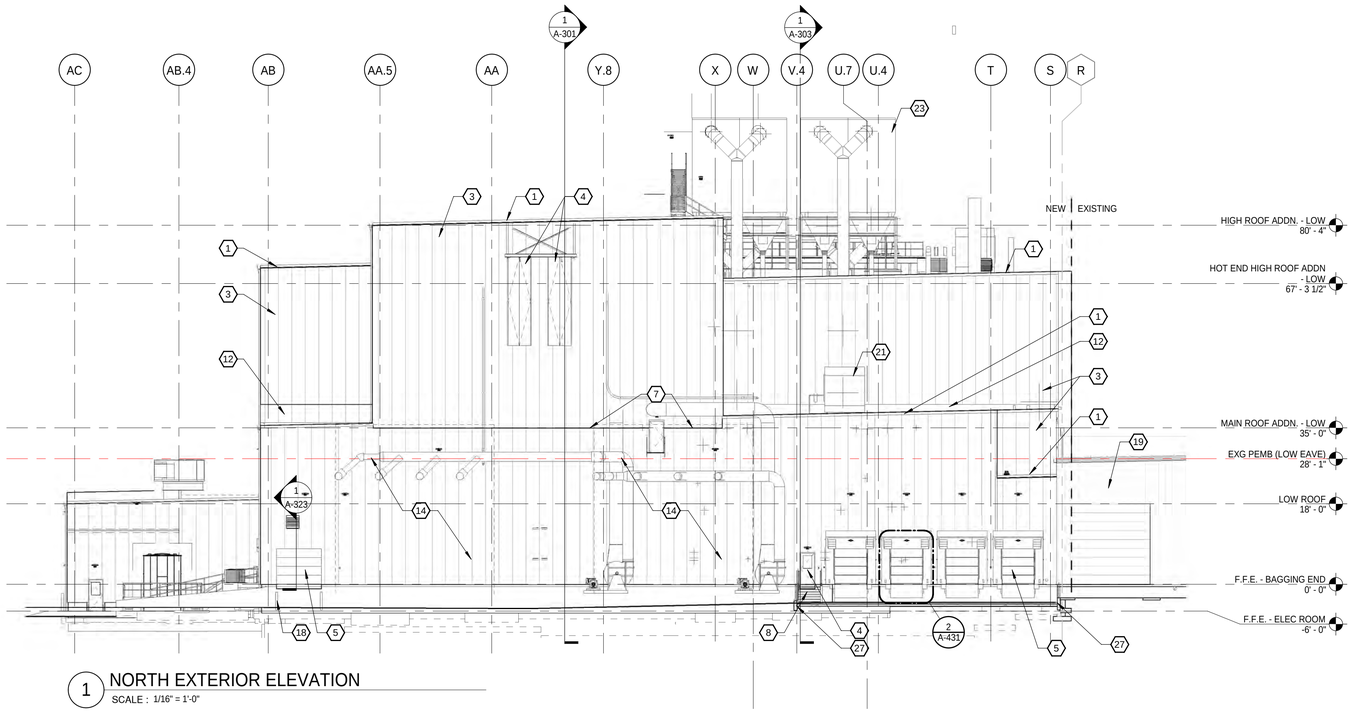
SCALE:	AS NOTED	DATE
FILE NAME	WND7 - A-201	04/17/26
DESIGNER	R. KEUNEKE	04/17/26
CHECKED	T. REDER	04/17/26
APPR. BY	T. REDER	04/17/26
DIVISION	INSULATION	
LEGACY	NONE	

Johns Manville

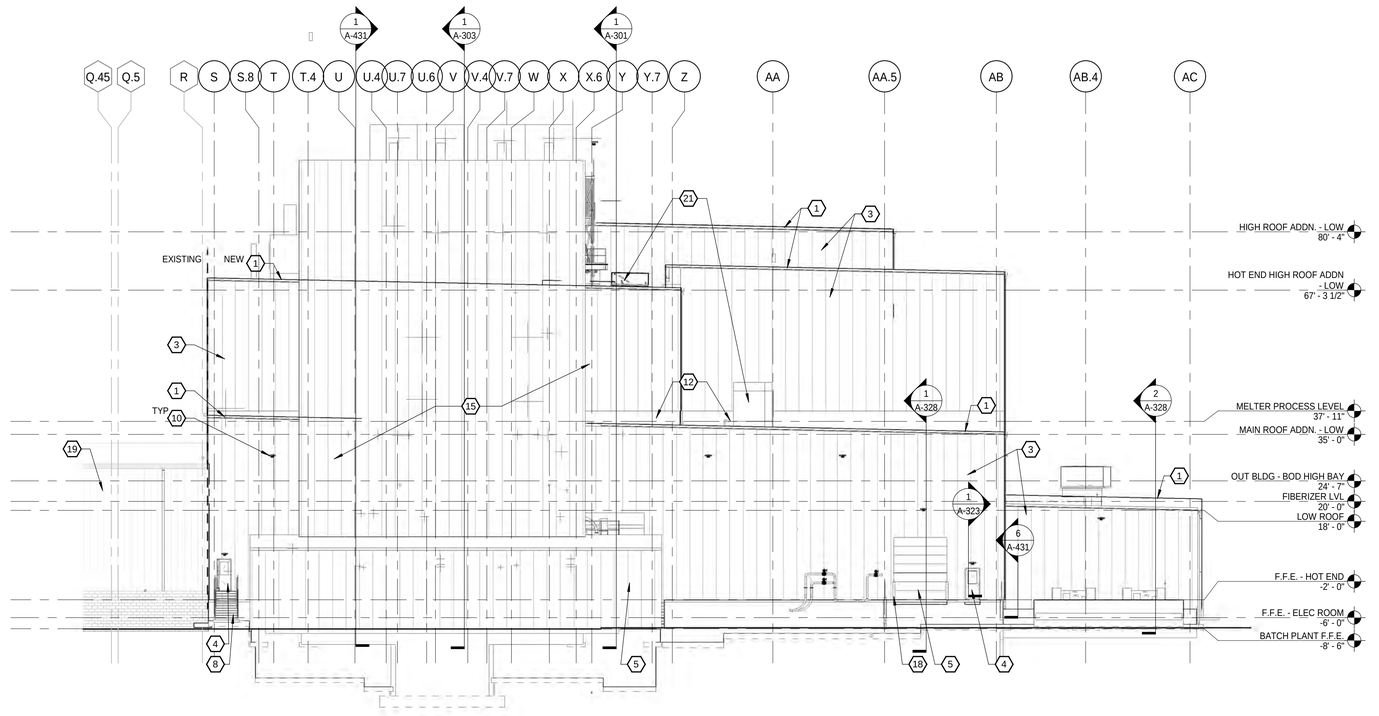
ARCHITECTURAL
EXTERIOR ELEVATIONS - EAST
713 BANKHEAD HWY. WINDER, GA 30680
WINDER CLIMATE PRO LINE 107
PROJECT NUMBER 24013801A
DRAWING NUMBER: WND7- A-201
REV. 1



3 ELECTRICAL ROOM ELEVATION
SCALE : 1/16" = 1'-0"



1 NORTH EXTERIOR ELEVATION
SCALE : 1/16" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE : 1/16" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATION

A. REFER TO A600 SERIES FOR DOOR SCHEDULE AND DETAILS.

B. REFER TO MECHANICAL DRAWINGS FOR LOUVERS, COORDINATE LOUVER LOCATIONS WITH ARCHITECT. CENTER HORIZONTALLY WHEN DIRECTLY ABOVE WINDOWS OR DOORS.

EXTERIOR ELEVATION KEYNOTES

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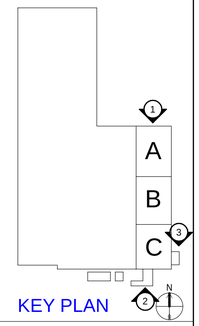

KEY PLAN

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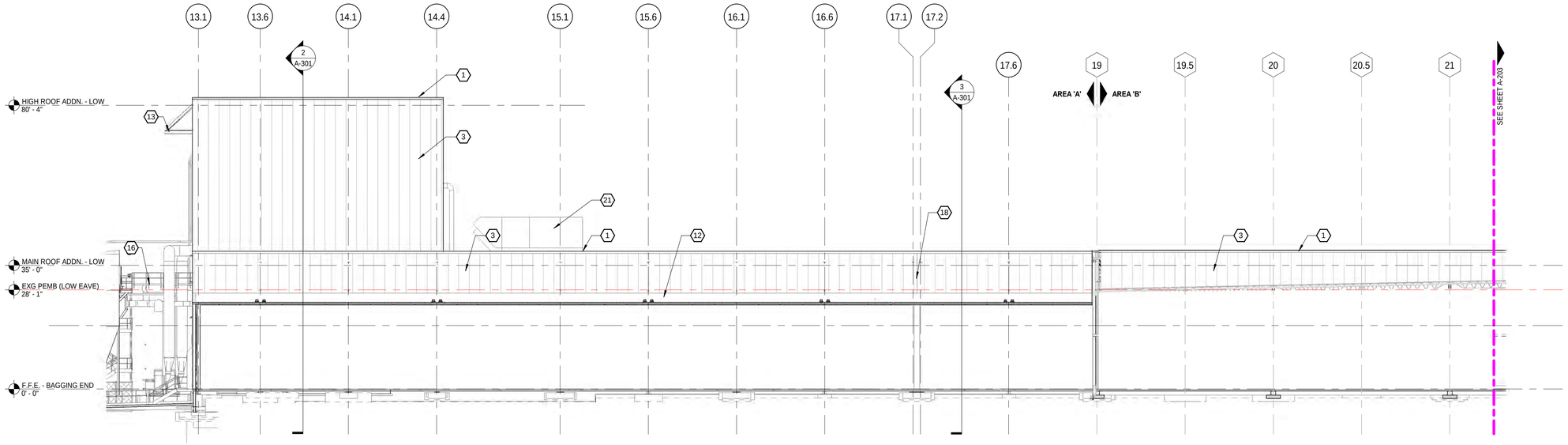
1	ISSUED FOR CONSTRUCTION	TR	04/17/26	

SCALE:	AS NOTED	DATE
FILE NAME	WND7 - A-202	04/17/26
DESIGNER	R. KEUNEKE	04/17/26
CHECKED	T. REDER	04/17/26
APPR. BY	T. REDER	04/17/26
DIVISION	INSULATION	
LEGACY	NONE	

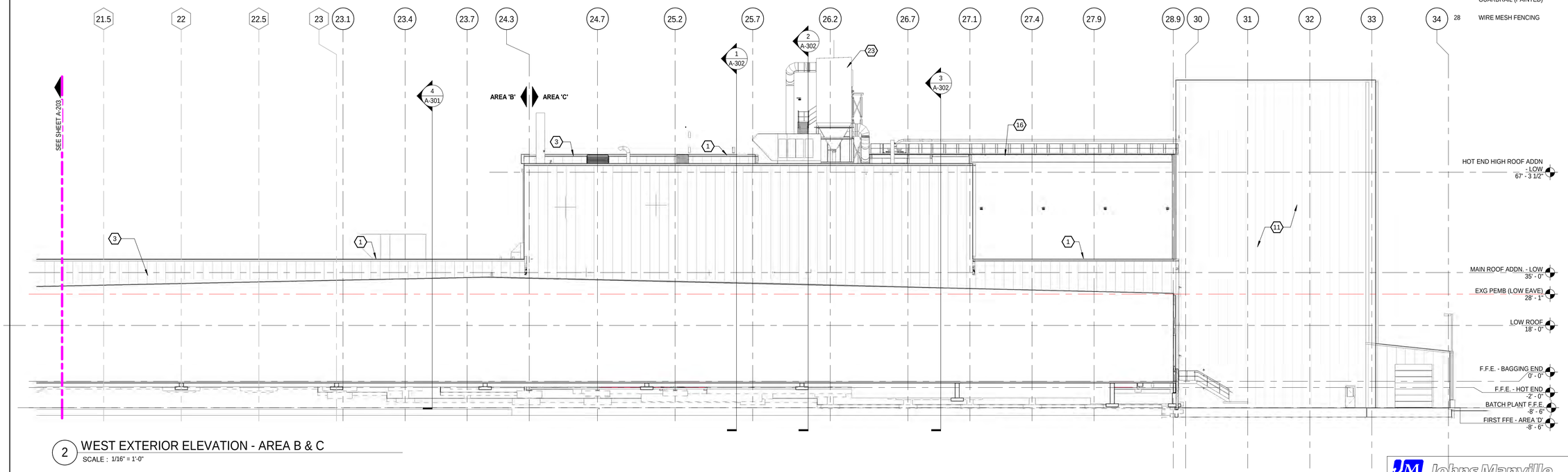
Johns Manville

ARCHITECTURAL
EXTERIOR ELEVATIONS - NORTH & SOUTH
713 BANKHEAD HWY. WINDER, GA 30680
WINDER CLIMATE PRO LINE 107
PROJECT NUMBER: 24013801A
DRAWING NUMBER: WND7- A-202
REV: 1



1 WEST EXTERIOR ELEVATION - AREA A & B

SCALE : 1/16" = 1'-0"



2 WEST EXTERIOR ELEVATION - AREA B & C

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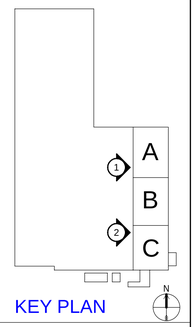

KEY PLAN

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C	ISSUED FOR PERMIT	TR	03/09/26	
1.	ISSUED FOR CONSTRUCTION	TR	04/17/26	

SCALE:	AS NOTED	DATE
FILE NAME	WND7 - A-203	04/17/26
DESIGNER	R. KEUNEKE	04/17/26
CHECKED	T. REDER	04/17/26
APPR. BY	T. REDER	04/17/26
DIVISION	INSULATION	
LEGACY	NONE	

Johns Manville

ARCHITECTURAL

EXTERIOR ELEVATIONS - WEST

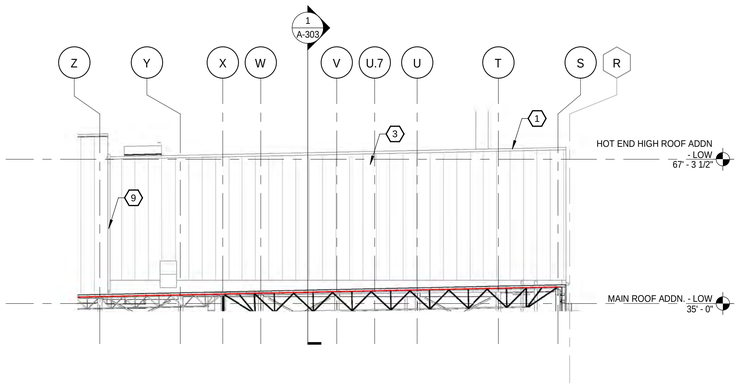
713 BANKHEAD HWY. WINDER, GA 30680

WINDER CLIMATE PRO LINE 107

PROJECT NUMBER 24013801A

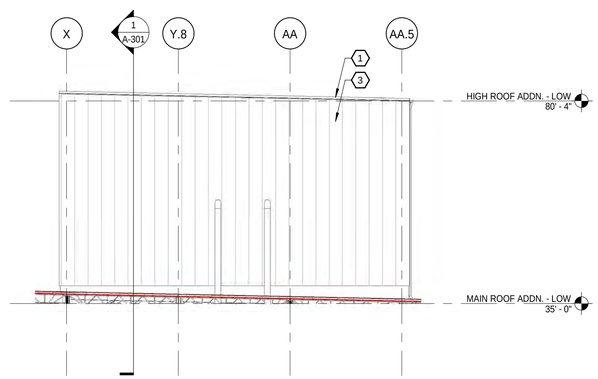
DRAWING NUMBER: WND7- A-203

REV: 1



1 SOUTH PENTHOUSE - NORTH ELEVATION

SCALE : 1/16" = 1'-0"



2 NORTH PENTHOUSE - SOUTH ELEVATION

SCALE : 1/16" = 1'-0"

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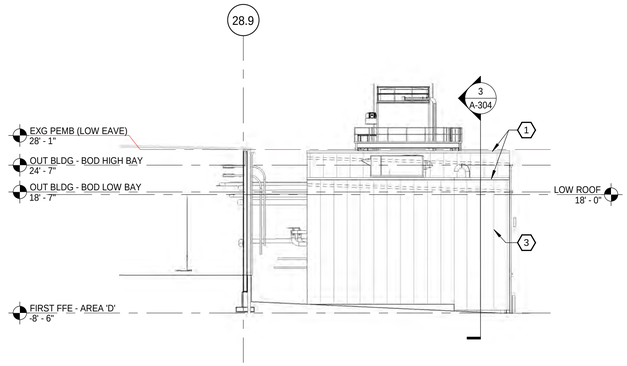
C	ISSUED FOR PERMIT	TR	03/09/26	
1.	ISSUED FOR CONSTRUCTION	TR	04/17/26	

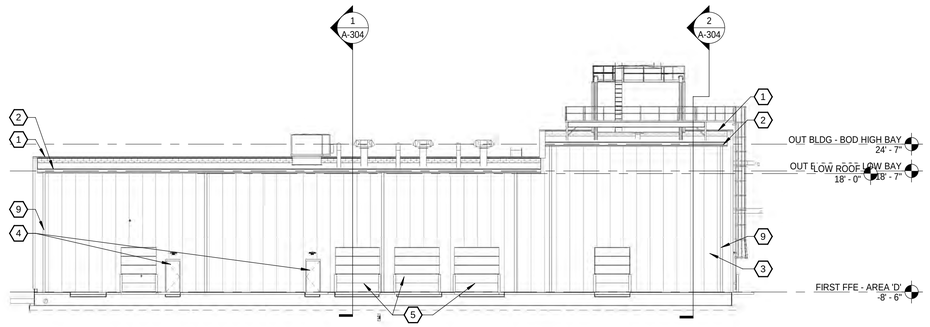
SCALE:	AS NOTED	DATE
FILE NAME	WND7 - A-204	04/17/26
DESIGNER	R. KEUNEKE	04/17/26
CHECKED	T. REDER	04/17/26
APPR. BY	T. REDER	04/17/26
DIVISION	INSULATION	
LEGACY	NONE	

Johns Manville

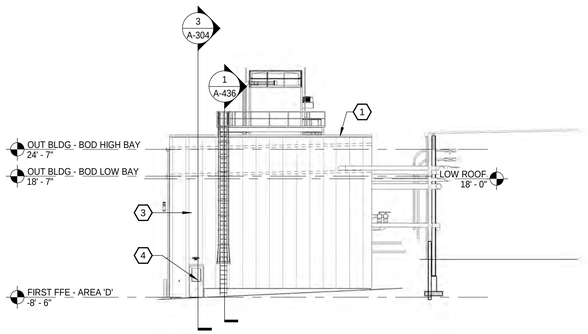
ARCHITECTURAL
PARTIAL EXTERIOR ELEVATIONS
PROJECT
713 BANKHEAD HWY. WINDER, GA 30680
WINDER CLIMATE PRO LINE 107
PROJECT NUMBER
24013801A
DRAWING NUMBER: WND7- A-204
REV: 1



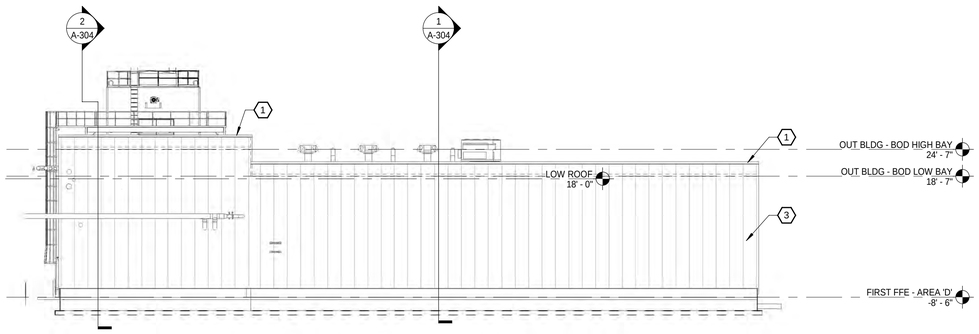
1 AREA D - WEST ELEVATION
SCALE : 1/16" = 1'-0"



2 AREA D - SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



3 AREA D - EAST ELEVATION
SCALE : 1/16" = 1'-0"



4 AREA D - NORTH ELEVATION
SCALE : 1/16" = 1'-0"

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REV	DESCRIPTION	INITIAL	DATE	OTHER PROJECTS

SCALE:	AS NOTED	DATE
FILE NAME	WND7 - A-205	
DESIGNER		
CHECKED		
APPR. BY		
DIVISION	INSULATION	
LEGACY	NONE	

Johns Manville

ARCHITECTURAL
PARTIAL EXTERIOR ELEVATIONS
713 BANKHEAD HWY. WINDER, GA 30680
WINDER CLIMATE PRO LINE 107
PROJECT NUMBER 24013801A
DRAWING NUMBER: WND7- A-205
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