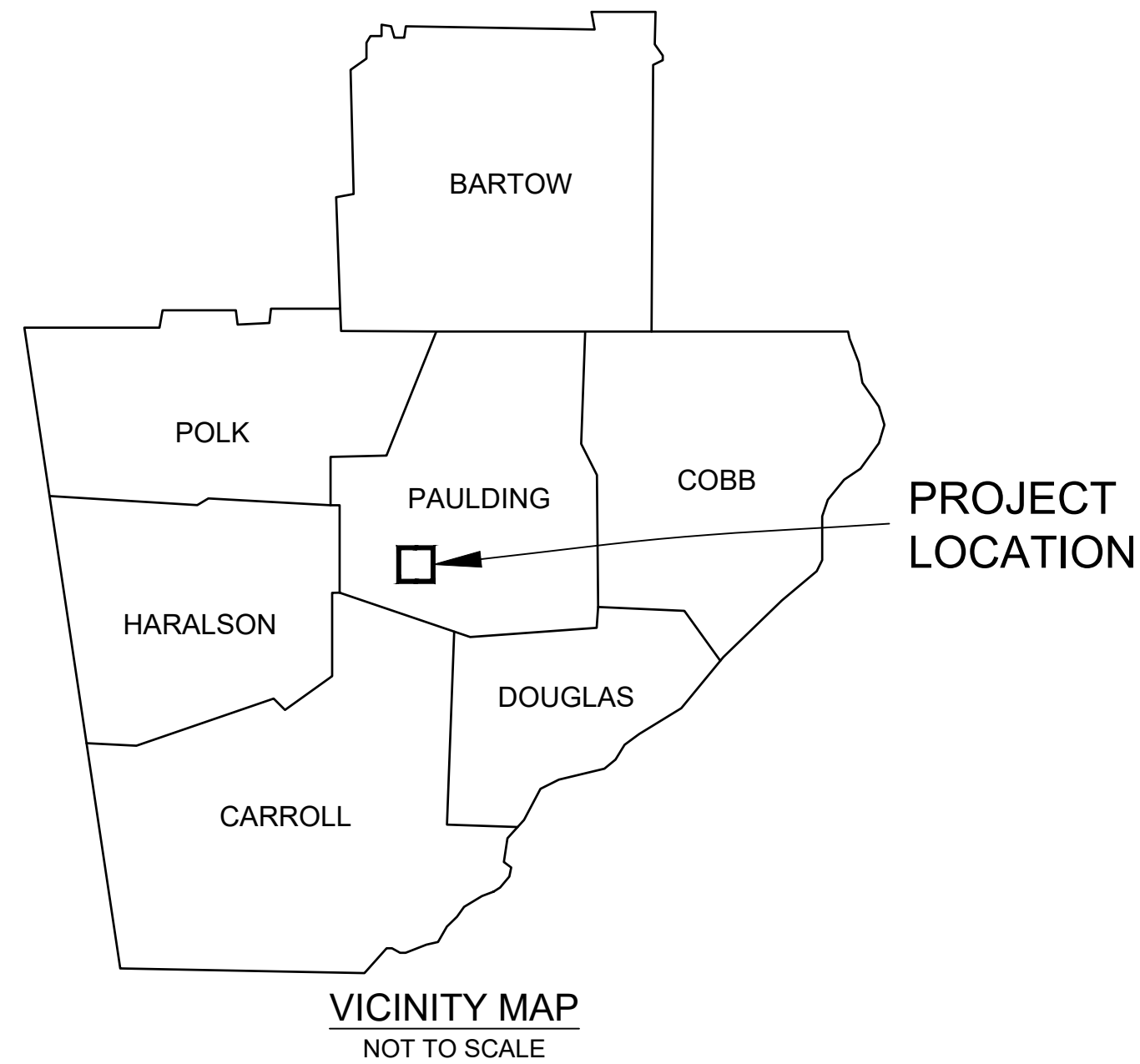




# COLEMAN RIDGE TOWNHOUSE DEVELOPMENT

## CIVIL CONSTRUCTION PLANS



FEMA COMMUNITY PANEL NO. 13223C0137C  
SCALE: 1" = 500'

LOCATED IN LAND LOTS: 274 & 303  
2ND DISTRICT, 3RD SECTION  
PAULDING COUNTY, GEORGIA

SHEET INDEX	
SHEET	DESCRIPTION
C-1	CIVIL COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING & DEMOLITION SITE PLAN
C-4	CIVIL SITE PLAN
C-5	GRADING & DRAINAGE SITE PLAN
C-6	STORMWATER MANAGEMENT POND
C-7	ROAD PROFILES
C-8	STORMWATER PROFILES
C-9	SIGHT DISTANCE PROFILE
C-10	POTABLE WATER SITE PLAN
C-11	GRAVITY SEWER SITE PLAN
C-12	GRAVITY SEWER PLAN & PROFILES
C-13	CONSTRUCTION DETAILS
ER-1	EROSION SEDIMENT & POLLUTION COVER SHEET
ER-2	ESPC & NPDES PERMIT NOTES
ER-3	EROSION SEDIMENT & POLLUTION CONTROL PLAN
ER-4	EROSION SEDIMENT & POLLUTION CONTROL DETAILS

**CONTACT INFORMATION**

**PREPARED FOR**  
BAGWELL & SPEARS INC.  
990 MINERAL SPRINGS ROAD  
JASPER, GA 30143  
**24-HOUR CONTACT: GRANT SCHMEELEK**  
**PHONE: (678) 643-1250**  
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**ENGINEER**  
E3 & COMPANY  
CONTACT: JOHN E. PAYNE, P.E.  
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OFFICE: (404) 480-0838  
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**LAND SURVEYOR**  
CONTACT: WIL C. RAKESTRAW, R.L.S.  
2203 CHARLES HARDY PARKWAY  
DALLAS, GA 30157  
OFFICE: (770) 443-2200  
EMAIL: WRAKESTRAW@CRASURVEYING.COM



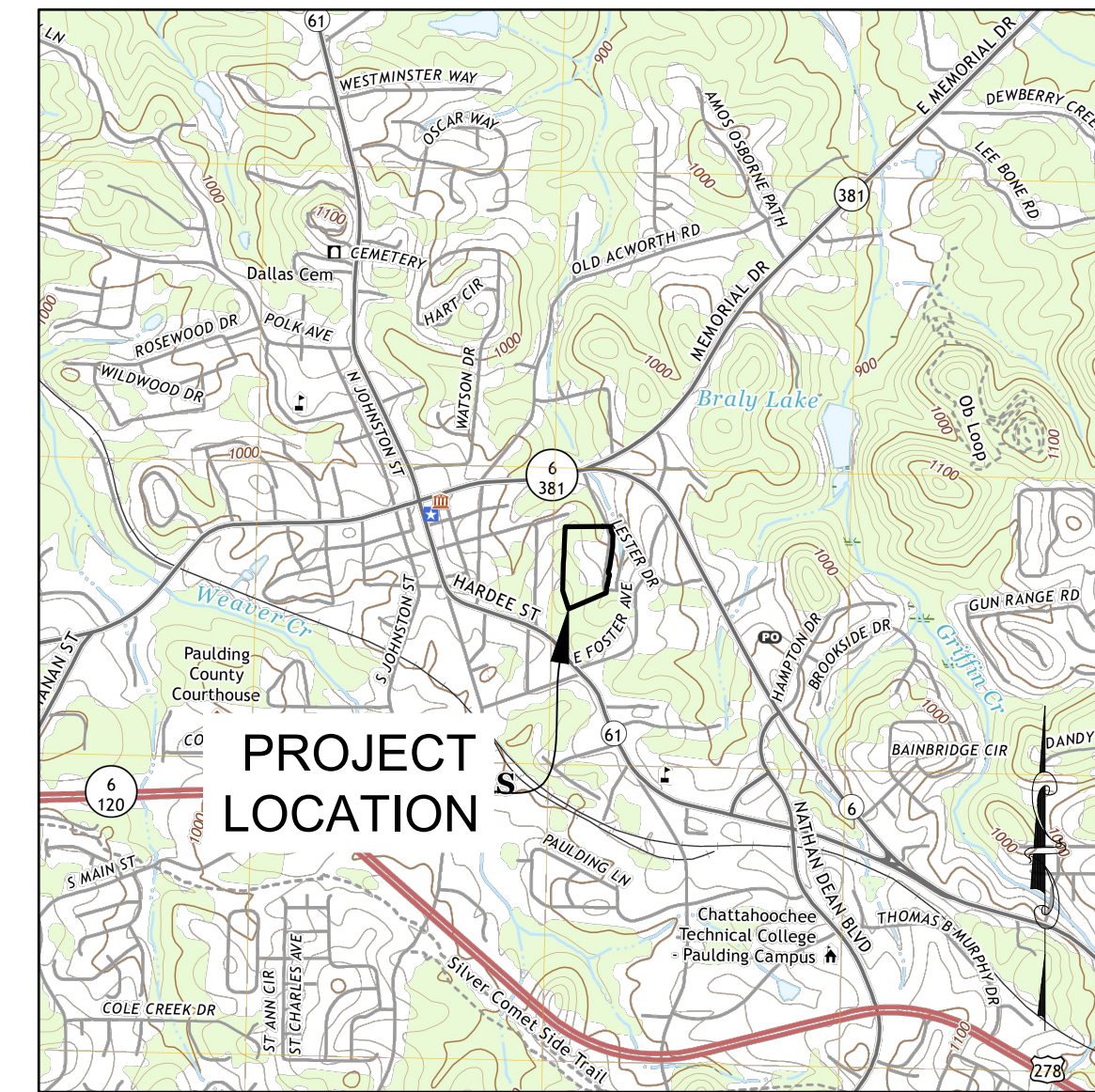
PEF009245 - EXP. 6/30/2026  
2203 Charles Hardy Parkway • Dallas, GA 30157  
Office (404) 480-0838

**LAND SURVEYOR:**

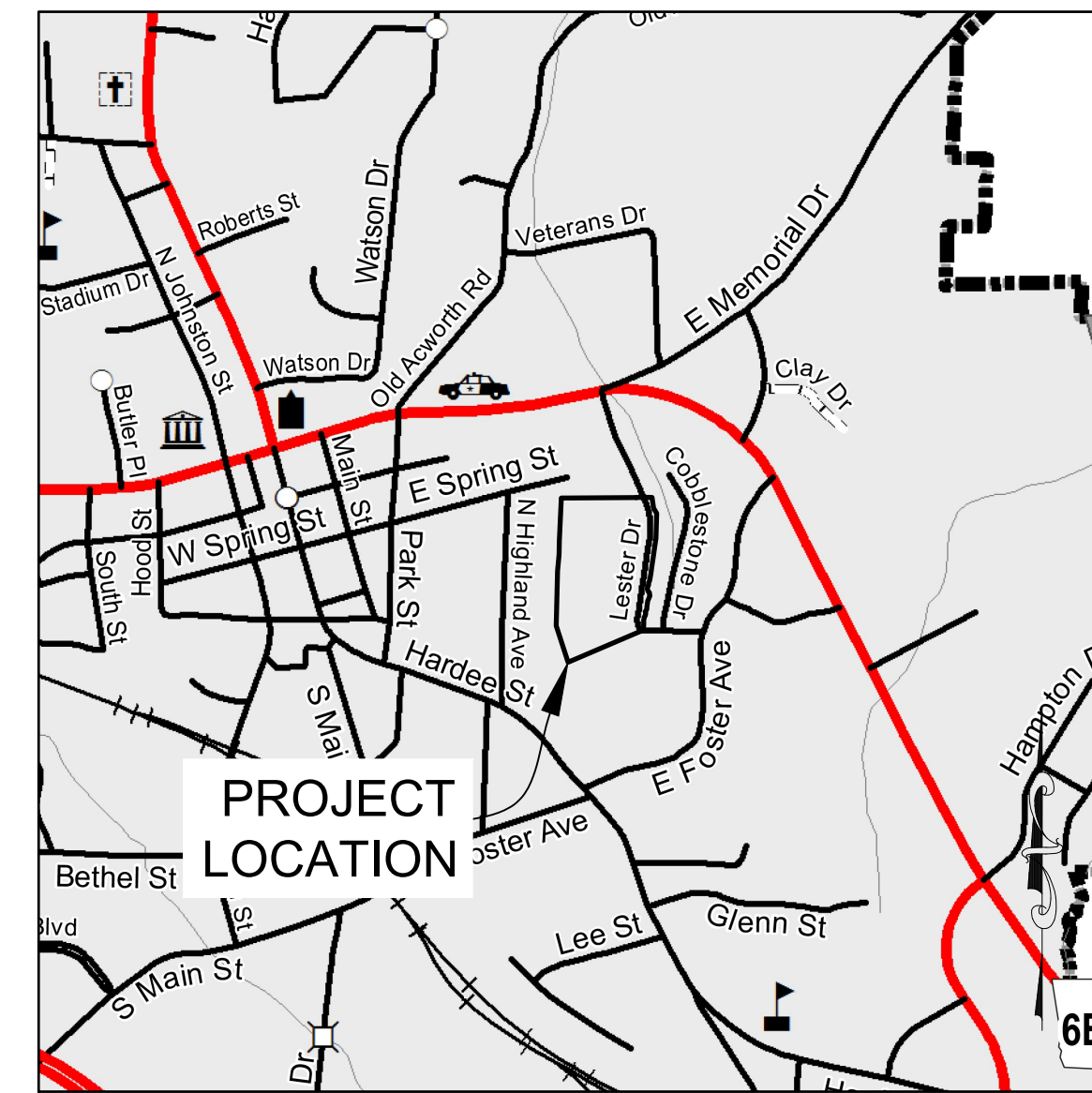


LSF000458 - EXP. 6/30/2026  
2203 Charles Hardy Parkway • Dallas, GA 30157  
Office (770) 443-2200

PROJECT NO.  
CRA: PA4344  
E3: 25-002



USGS NEW DALLAS QUADRANGLE  
SCALE: 1" = 2000'



LOCATION MAP  
SCALE: 1" = 1000'

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY LOCAL AUTHORITY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREAS DISTURBANCE.

IF THE CONTRACTOR, IN THE COURSE OF WORK FINDS ANY DISCREPANCY BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT CONTRACTOR'S RISK.

DRAFT

DESIGN: JEP  
DRAWN: JEP  
CHECK: JEP  
PROJ. #: 25-002  
DATE: 05/06/2026

DATE	REVISION



COLEMAN RIDGE TOWNHOUSE DEVELOPMENT COVER

SHEET NO.  
**C-1**

DRAFT

DESIGN: JEP  
 DRAWN: JEP  
 CHECK: JEP  
 PROJ. #: 25-002  
 DATE: 05/06/2026

DATE	REVISION

**E3 & CO**  
 2203 Charles Hardy Parkway  
 Dallas, GA 30157  
 Office: (404) 480-0838  
 Firm No.: PEF009245

**GRA**  
**CARLTON RAKESTRAW & ASSOCIATES**  
 REGISTERED LAND SURVEYORS & PLANNERS  
 2203 CHARLES HARDY PKWY  
 DALLAS, GEORGIA 30157  
 INFO@CRASURVEYING.COM  
 770-443-2200

COLEMAN RIDGE TOWNHOUSE DEVELOPMENT  
 CIVIL SITE PLAN

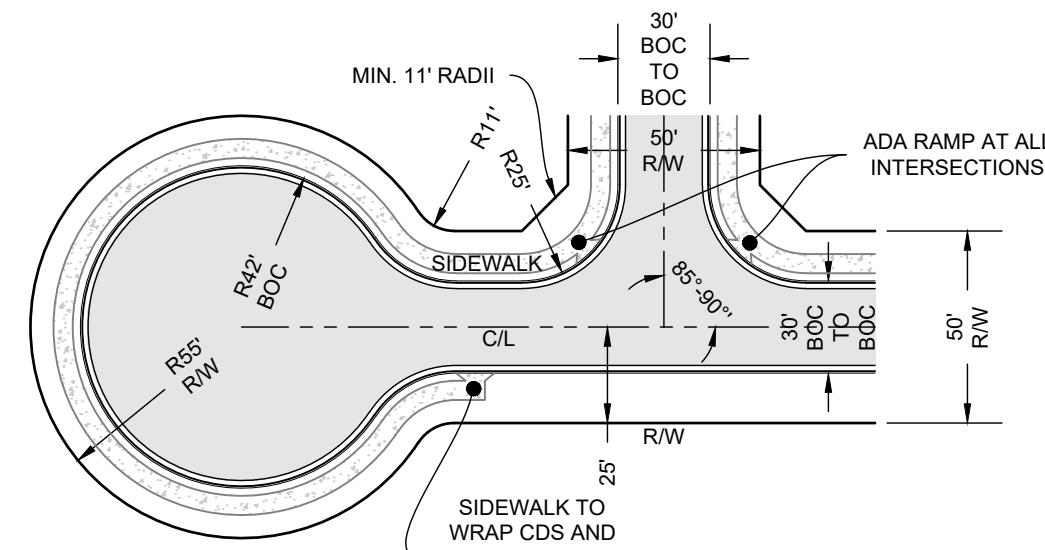
SHEET NO.  
**C-4**

PROPOSED ROAD ALIGNMENT - LINE TABLE

LINE #	LENGTH	DIRECTION
L1	72.89'	N89° 01' 47"W
L2	411.99'	N02° 16' 22"E
L3	98.56'	N34° 43' 13"E
L4	102.12'	N22° 22' 12"W
L5	56.94'	S41° 15' 12"W
L6	93.84'	S80° 49' 20"W
L7	652.87'	N02° 16' 22"E
L8	30.34'	N55° 16' 47"W
L9	202.17'	N87° 43' 38"W

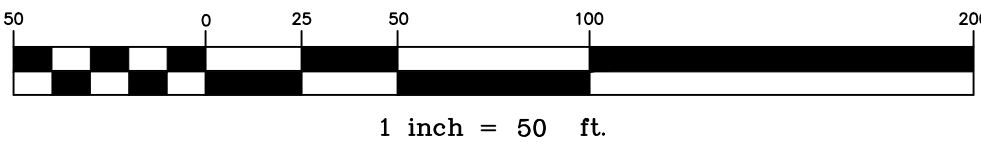
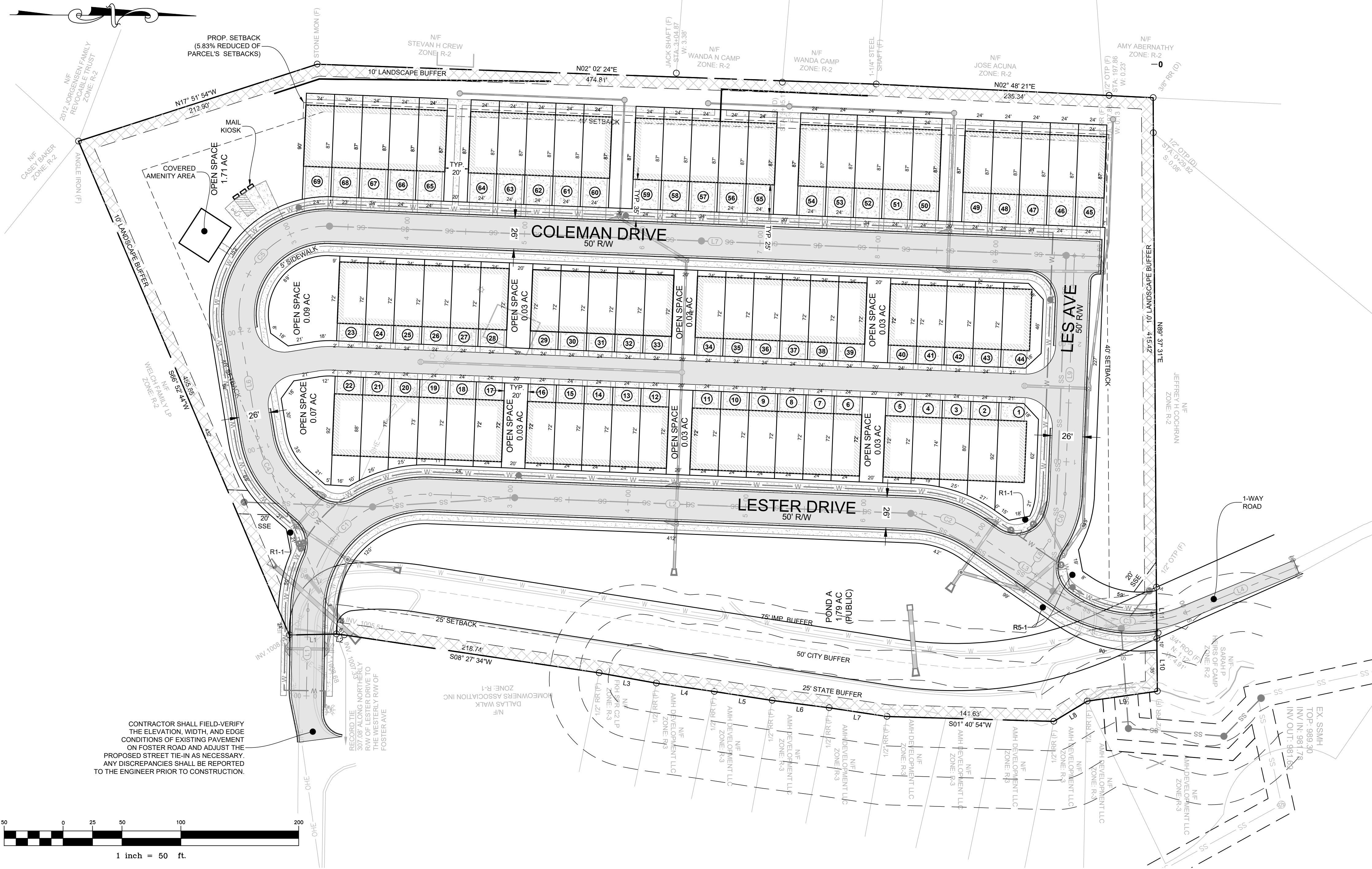
PROPOSED ROAD ALIGNMENT - CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C1	091°18'09"	100.00'	159.35'	N43° 22' 42"W
C2	032°26'51"	100.00'	56.63'	N18° 29' 47"E
C3	057°05'25"	100.00'	99.64'	N06° 10' 30"E
C4	039°34'08"	75.00'	51.80'	S61° 02' 16"W
C5	101°27'02"	75.00'	132.80'	N48° 27' 09"W
C6	032°26'51"	75.00'	42.47'	N71° 30' 13"W



STANDARD INTERSECTION & CUL-DE-SAC FOR 50' R/W

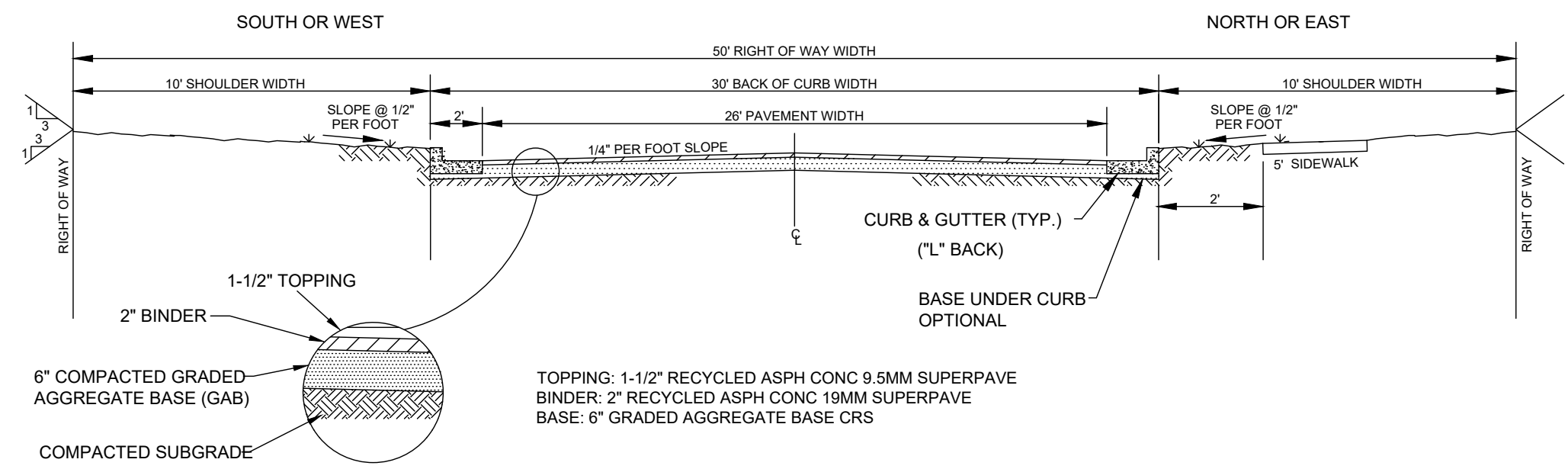
SEE SHEET C-2 FOR ALL SITE NOTES  
 SEE SHEET C-13 FOR ALL CONSTRUCTION DETAILS



STREET DETAILS RESIDENTIAL STREET

COMPACTION REQUIREMENTS:

- 1) PROVIDE 95% COMPACTION (STANDARD PROCTOR) OF FILLS UP TO WITHIN ONE FOOT OF FILL GRADE; PROVIDE 100% COMPACTION (STANDARD PROCTOR) IN UPPER ONE FOOT OF FILL IN AREA UNDER PAVING AND TWO FEET OUTSIDE PAVING PERIMETER; SCARIFY AND RE-COMPACT TO 100%
- 2) CURB OR STREET MUST BE COMPLETE BEFORE UTILITIES CAN BE INSTALLED.
- 3) MEASURE UTILITY LOCATION FROM BACK OF CURB (FROM EDGE OF PAVEMENT WHERE CURBS ARE NOT REQUIRED).
- 4) LOCATE WATER ON SOUTH & WEST SIDE OF STREET.
- 5) LOCATE GAS ON NORTH & EAST SIDE OF STREET.



LOT TABLE

LOT	AREA
0	420088 S.F.
1	3168 S.F.
2	2044 S.F.
3	1829 S.F.
4	1738 S.F.
5	1728 S.F.
6	1728 S.F.
7	1728 S.F.
8	1728 S.F.
9	1728 S.F.
10	1728 S.F.
11	1728 S.F.
12	1728 S.F.
13	1728 S.F.
14	1728 S.F.

LOT TABLE

LOT	AREA
15	1728 S.F.
16	1728 S.F.
17	1728 S.F.
18	1728 S.F.
19	1731 S.F.
20	1792 S.F.
21	1971 S.F.
22	2202 S.F.
23	1728 S.F.
24	1728 S.F.
25	1728 S.F.
26	1728 S.F.
27	1728 S.F.
28	1728 S.F.
29	1728 S.F.

LOT TABLE

LOT	AREA
30	1728 S.F.
31	1728 S.F.
32	1728 S.F.
33	1728 S.F.
34	1728 S.F.
35	1728 S.F.
36	1728 S.F.
37	1728 S.F.
38	1728 S.F.
39	1728 S.F.
40	1728 S.F.
41	1728 S.F.
42	1728 S.F.
43	1728 S.F.
44	2279 S.F.

LOT TABLE

LOT	AREA
45	2088 S.F.
46	2088 S.F.
47	2088 S.F.
48	2088 S.F.
49	2088 S.F.
50	2088 S.F.
51	2088 S.F.
52	2088 S.F.
53	2088 S.F.
54	2088 S.F.
55	2088 S.F.
56	2088 S.F.
57	2088 S.F.
58	2088 S.F.
59	2088 S.F.

LOT TABLE

LOT	AREA
60	2088 S.F.
61	2088 S.F.
62	2088 S.F.
63	2088 S.F.
64	2088 S.F.
65	2088 S.F.
66	2088 S.F.
67	2088 S.F.
68	2088 S.F.
69	2115 S.F.

PAVING LEGEND

DESCRIPTION	HATCH
ASPHALT	[Hatch pattern]
HEAVY DUTY CONCRETE	[Hatch pattern]
LIGHT DUTY CONCRETE	[Hatch pattern]



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