

CITY OF MONROE

INVITATION TO BID

North Wayne St. Parking Lot Improvements

August 7, 2026



The City of Monroe is located between Atlanta and Athens metro areas with a diverse population of about 14,928 per the 2020 census, and serves as the county seat of Walton County. Monroe has a Council/Administrator form of government with a mayor elected at large and eight (8) councilmembers, who are elected by district or super-district. The mayor and members of the Council serve four-year terms, which are staggered by election.

The City of Monroe is currently seeking competitive bids for the improvement of the North Wayne St. Parking Lot. Major items of work include but are not limited to grading, paving, drainage, marking, construction, landscaping, and erosion control. Sample Photos (Exhibit A) of the area are provided, but site visits are encouraged for better accuracy of the submission and do not require the City of Monroe to be present.

When downloading this document, please notify the City of Monroe at purchase@monroega.gov of your company name and contact information, so that you may be copied on any additional addendums during the process. Any questions about this Invitation to Bid should be in writing only and directed to purchase@monroega.gov prior to **5:00 pm on August 24, 2026**, at which point no other questions will be allowed (*all times referenced are considered Eastern Standard Time*). A full list of questions and answers will be provided to companies of record and posted on the website as an addendum no later than **5:00 pm on August 26, 2026**.

This project will be administered by the City of Monroe through the Central Services Supervisor and Central Services Director being the main point of contact for all questions during preliminary procedures and the bidding process. After a contract is awarded a project manager will be designated.

BID SCHEDULE

The following outlines the timeline of dates to be followed for this specific bid process.

Invitation to Bid	August 7, 2026	9:00 am
Question Due Date (<i>EMAIL</i>)	August 24, 2026	5:00 pm
Answers	August 26, 2026	5:00 pm
Submission Deadline	September 7, 2026	2:00 pm
Contract Award	September 9, 2026	6:00 pm
Notice to Proceed	September 10, 2026	9:00 am

SUBMISSION

Provide two (2) copies of the bid submission, including one (1) original. Bids may be submitted in person to the City of Monroe or by mail, but must be received no later than **2:00 pm on September 7, 2026**. Sealed bids shall be submitted in a completely sealed envelope, and addressed to:

City of Monroe
North Wayne St. Parking Lot Improvements
Attn: Mark Harrison
215 North Broad Street
Monroe, GA 30655

EVALUATION

Evaluation of submitted bids will be based on the lowest bid that, in its sole discretion, is the most responsive and responsible to the City of Monroe. The City of Monroe reserves the right to shortlist, interview, and negotiate with those submitting bids.

CONSIDERATIONS

The City of Monroe reserves the right to withdraw this Invitation to Bid, reject any or all responses, and to waive any irregularity, variance or informality whether technical or substantial in nature, in keeping with the best interests of the City of Monroe. This bid plus the resulting agreement, shall be consistent with all terms and conditions associated with contracts entered into by the City of Monroe. The City of Monroe is not liable or responsible for any cost(s) incurred during the preparation, presentation, or submission as a response to this bid request.

The City of Monroe may, at its discretion, change, add or remove features and functions from final contract for the improvement of the parking lot at any time.

The submitted bid fee and structure shall remain effective for a period of no less than ninety (90) days.

Any unauthorized contact regarding the bid with staff or elected officials may result in disqualification. Any oral communications will be considered unofficial and non-binding on the City of Monroe.

We thank you in advance for your submission and welcome any questions you may have during the process.

Mark Harrison
Central Services Supervisor, City of Monroe
215 North Broad Street, P.O. Box 1249
Monroe, GA 30655
(770) 266-5415

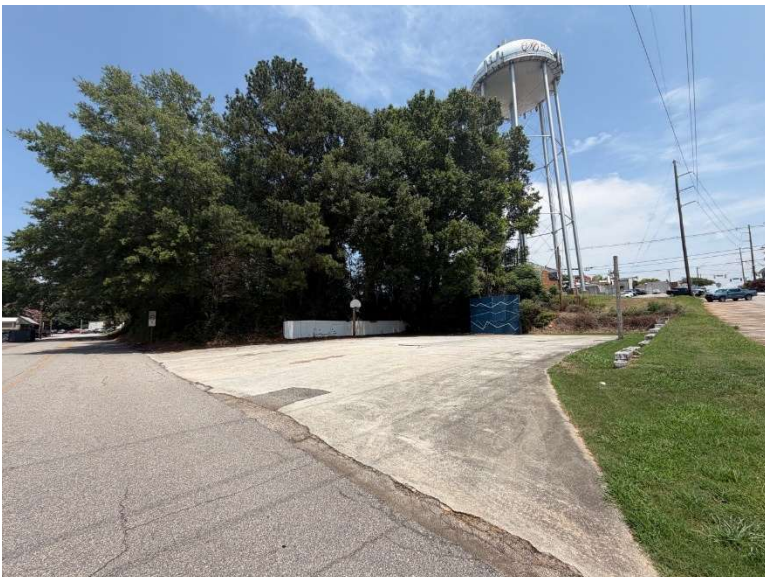
Exhibit A:



Existing Building Foundation



Large Asphalt Parking Lot



Basketball Court and Existing Retaining Wall



Eastbound View of Parking Lot

Construction Drawings for the

NORTH WAYNE STREET PARKING LOT IMPROVEMENTS

NORTH WAYNE STREET
MONROE, GA
APRIL 2026

OWNED BY:
CITY OF MONROE
215 NORTH BROAD STREET
MONROE, GA 30655
(770) 267-3429

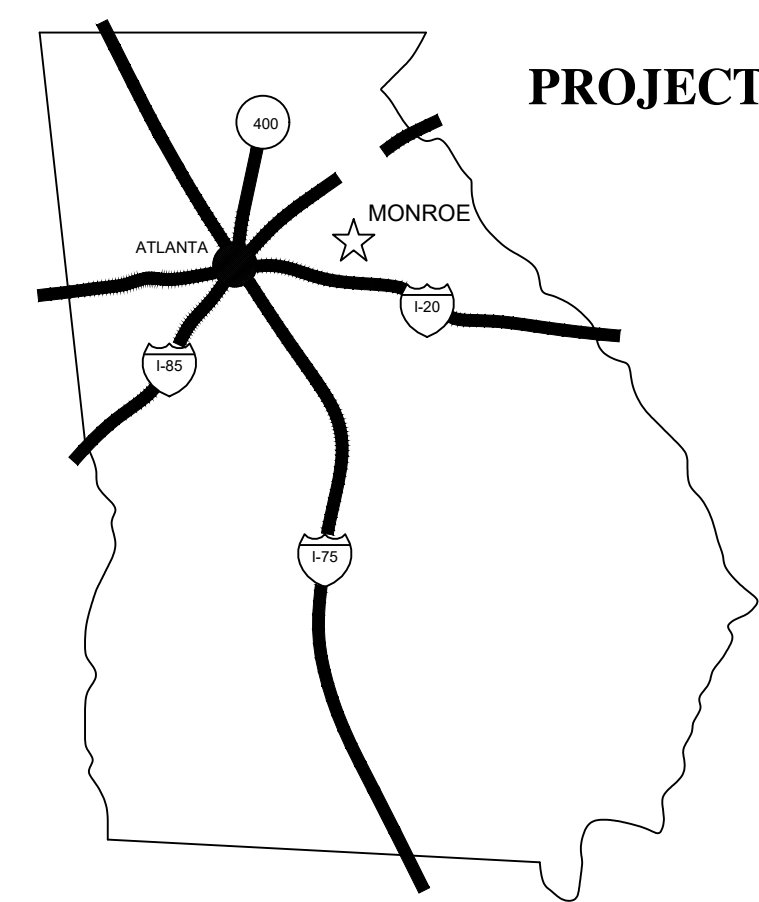
ENGINEERING:
KECK & WOOD
3090 PREMIERE PKWY SUITE 200
DULUTH, GA 300097
(678) 417-4000

UTILITY PROVIDERS:

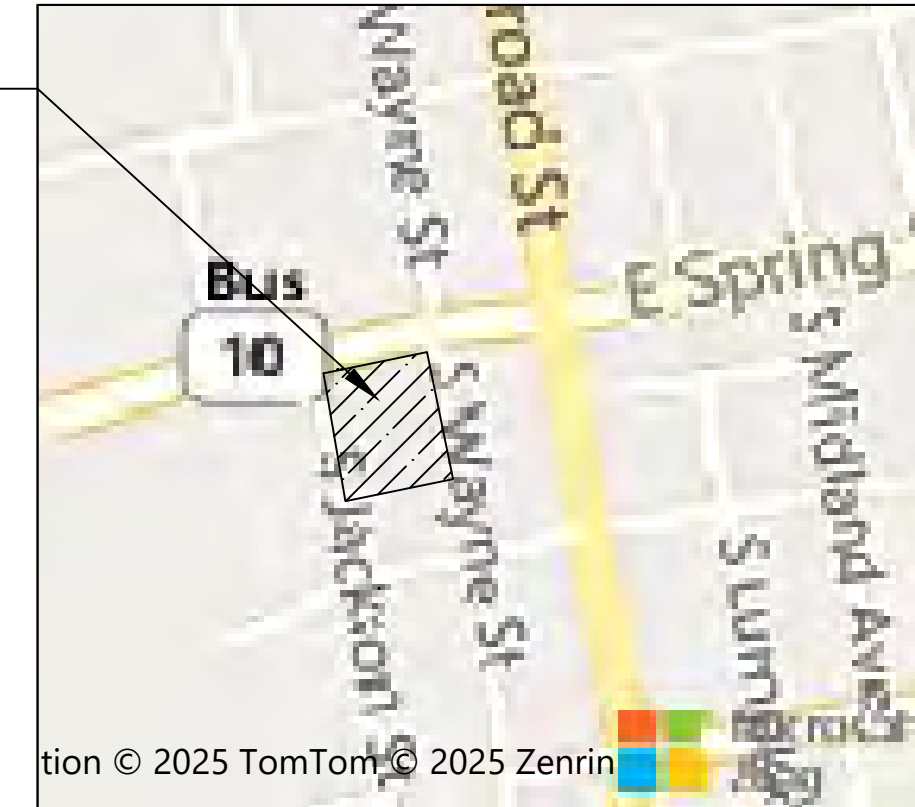
WATER: CITY OF MONROE
ELECTRIC: CITY OF MONROE
GAS: CITY OF MONROE
SEWER: CITY OF MONROE

THE PROJECT IS ENTIRELY LOCATED WITHIN THE LIMITS OF WALTON COUNTY.
THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

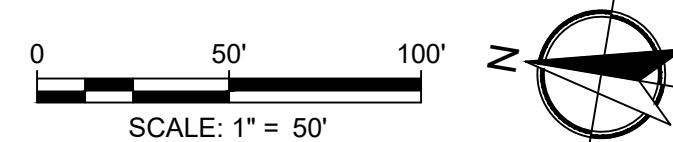
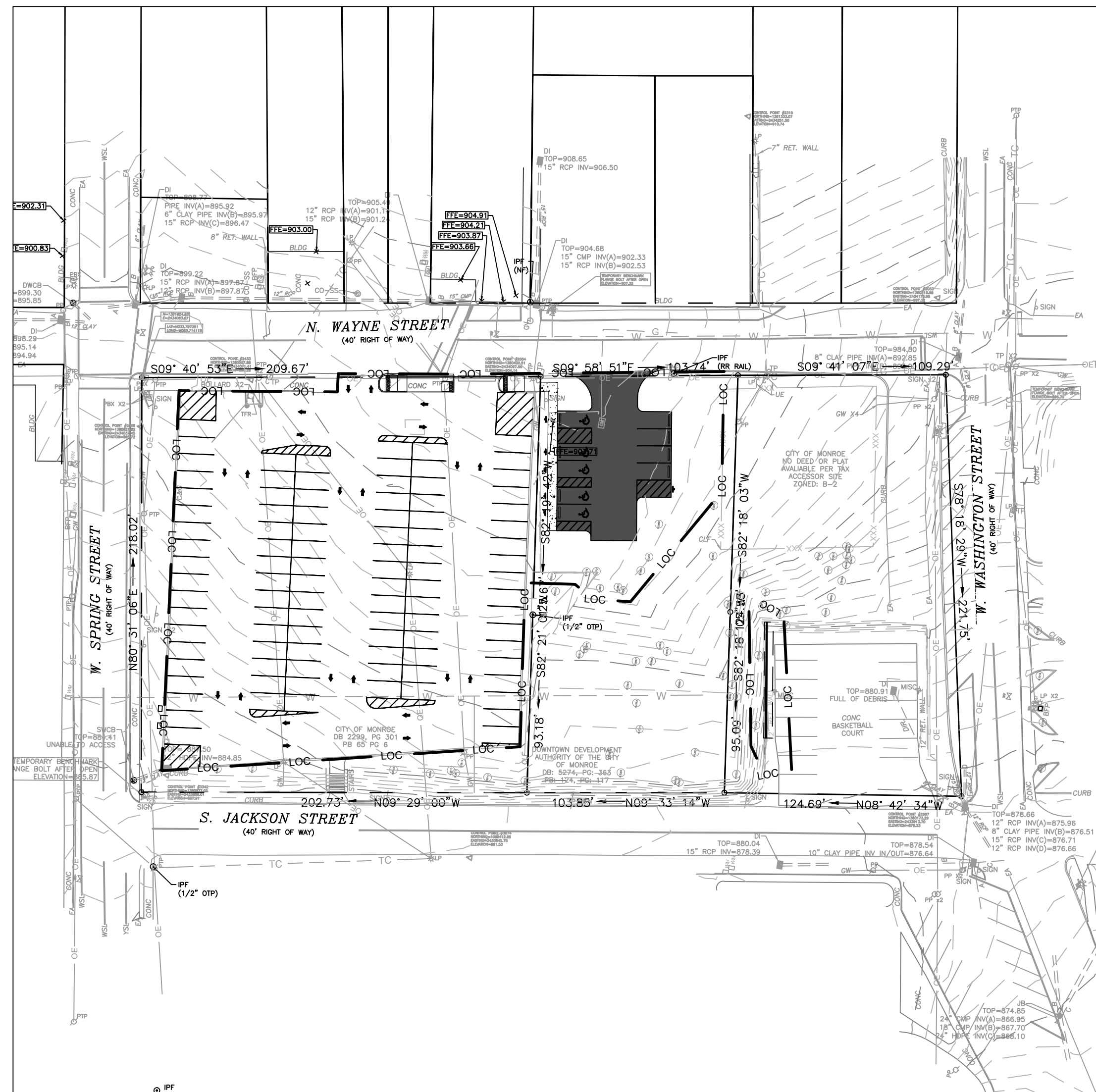
BASED ON SURVEY BY:
ROCHESTER & ASSOCIATES
425 OAK STREET NW
GAINESVILLE, GA 30501
EMAIL: SCLEVELAND@ROCHESTER-ASSOC.COM
PHONE: 770-718-0600
DATE: 06/30/2024



AREA MAP
N.T.S.



LOCATION MAP
SCALE: 1" = 400'



SITE PLANS

SHEET NUMBER

- C.0.0
- C.0.1
- C.1.0
- C.2.0
- C.3.0
- C.4.0
- D.1.0
- D.2.0
- E.1.0
- E.1.1
- L.1.0
- L.2.0
- S.0.1

SHEET TITLE

- COVER SHEET
- GENERAL NOTES AND LEGEND
- SURVEY
- DEMOLITION PLAN
- SITE PLAN
- GRADING PLAN
- CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- EROSION CONTROL PLAN
- EROSION DETAILS
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- RETAINING WALL



Know what's below.
Call before you dig.

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NO.	DATE	REVISION
1	04/28/2026	ADDED RETAINING WALL

NORTH WAYNE STREET PARKING LOT IMPROVEMENTS Monroe, Georgia	COVER SHEET
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THIS BAR IS 1 INCH LONG PLOTTED FULL SCALE
Project Manager: Aaron Humphrey, P.E.
Drawn By: KM Checked By: KP
Date: 04/28/2026
Scale: As Shown
Project No.: 241070
Drawing No.: C.0.0

C:\Shared Dives\2025\20251\Project\241070 - Monroe General Consulting\N Wayne Street Parking Lot Extension\CAD\Drawings\Parking Lot Restriping.dwg

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR TO CONTACT 811 TO REQUEST LOCATES OF UNDERGROUND UTILITIES IN THE AREA PRIOR TO COMMENCING CONSTRUCTION.
- UTILITIES SHOWN ON PLANS ARE APPROXIMATELY LOCATED. ALL EXISTING UTILITIES MAY NOT HAVE BEEN FIELD LOCATED. UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION OF AND PRESERVING ALL UTILITIES INCLUDING THOSE NOT SHOWN OR INCORRECTLY SHOWN ON THE PLANS.
- CONTRACTOR TO FIELD VERIFY LOCATIONS AND ELEVATION OF EXISTING IMPROVEMENTS WHICH EFFECT NEW WORK PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GRADE UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER OR UTILITY PROVIDER.
- CONTRACTOR IS TO MAINTAIN ALL UTILITY SERVICES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, ELECTRIC, AND TELEPHONE AT ALL TIMES DURING CONSTRUCTION EXCEPT WHERE IDENTIFIED ON PLANS.
- CONTRACTOR IS TO KEEP ALL PARKING AREAS, ALLEYS, AND STREETS ADJACENT TO THE CONSTRUCTION SITE CLEAN AT ALL TIMES DURING CONSTRUCTION, UNLESS GRANTED PERMISSION PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO ADJUST THE ELEVATION OF THE RINGS AND COVERS OF ALL EXISTING UTILITIES WHICH ARE TO REMAIN TO MATCH THE NEW SURROUNDING GRADES.
- ALL SIGNS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED AS NEEDED FOR THE CONSTRUCTION AND REPLACED AS SOON AS PRACTICAL.
- SIGNING OF THE CONSTRUCTION AREA SHALL COMPLY WITH THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS". ALL SIGNAGE INCLUDING REGULATORY AND WARNING SIGNS WHICH ARE OWNED AND MAINTAINED BY THE GDOT ARE TO REMAIN THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. ALL SIGNS WHICH NEED TO BE REMOVED ARE TO BE RELOCATED IMMEDIATELY.
- CONTRACTOR TO MATCH EXISTING FINISHES ON ALL ASPHALT AND CONCRETE SURFACES.
- ALL PIPE ELEVATIONS SHOWN ARE TO THE INVERT UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL COMPLY WITH CITY OF MONROE STANDARDS AND SPECIFICATIONS.

1GENERAL CONSTRUCTION NOTES

DEMOLITION NOTES:

- CONTRACTOR IS RESPONSIBLE FOR COMPLETELY DEMOLISHING ALL NECESSARY CURB & GUTTER, ASPHALT PAVEMENT, ASPHALT STONE BASE, AND OTHER ITEMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS IN ORDER TO COMPLETE THE PROJECT.
- ALL DEMOLITION AND CONSTRUCTION DEBRIS IS TO BE LEGALLY DISPOSED OF OFF SITE.
- CONTRACTOR IS TO MAINTAIN UTILITY SERVICES, INCLUDING WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, ELECTRIC AND TELEPHONE AT ALL TIMES DURING CONSTRUCTION EXCEPT WHERE IDENTIFIED ON PLANS. COORDINATE WITH UTILITY PROVIDERS IF NECESSARY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GRADE UTILITIES. UTILITIES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER OR UTILITY PROVIDER.
- CONTRACTOR TO BARRICADE THE DEMOLITION AREA TO PREVENT PEDESTRIANS AND MOTORIST FROM ENTERING THE AREA.
- CONTRACTOR TO REMOVE ALL TREES, SHRUBS, OR OTHER VEGETATION WITHIN DEMOLITION LIMITS UNLESS OTHERWISE NOTED. NO TREE SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM CITY OF MONROE.
- CONTRACTOR TO SAW CUT ALL CONCRETE AND ASPHALT THAT IS TO BE REMOVED TO ENSURE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING SURFACES.
- THE CONTRACTOR SHALL REPLACE OR REPAIR ANY FEATURES DAMAGED DURING CONSTRUCTION NOT INTENDED FOR DEMOLITION; INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURBING, SIDEWALKS, LANDSCAPING, SIGNS, OR HARDSCAPE ITEMS. THE CONTRACTOR SHALL REPAIR DAMAGED FEATURES TO ORIGINAL CONDITION OR BETTER AT CONTRACTORS EXPENSE.

2DEMOLITION NOTES

ROADWAY NOTES:

- ALL PROOF ROLLS WILL BE CONDUCTED BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM MONDAY – FRIDAY.
- PROOF ROLL WILL BE REDONE IF THE PROJECT IS RAINED ON BEFORE ANY CONCRETE, STONE, OR ASPHALT IS PLACED.
- THE CONTRACTOR SHALL SCHEDULE PROOF ROLL WITH OWNER AND THE ENGINEER OF RECORD OR HIS OR HER REPRESENTATIVE.
- UNDERCUTTING UNSUITABLE MATERIAL IS ACCEPTABLE, USING ONLY APPROVED FILL.
- ANY FIELD CHANGES MUST BE APPROVED BY THE ENGINEER OF RECORD.

3ROADWAY NOTES

PAVEMENT MARKING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO STANDARDS AS OUTLINED IN THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
- EXISTING PAVEMENT MARKINGS ARE NOT SHOWN. ALL NEW PAVEMENT MARKINGS SHALL TIE INTO EXISTING MARKINGS.
- EXISTING PAVEMENT MARKINGS WHICH CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE OBLITERATED. OBLITERATION OF PAVEMENT MARKINGS SHALL ERADICATE MARKINGS TO THE EXTENT THAT THE RESULTING FINISH WILL NOT DELINEATE THE PREVIOUS MARKINGS UNDER ANY LIGHTING OR WEATHER CONDITIONS. THE METHOD USED SHALL IN NO WAY MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT.
- ALL PAVEMENT MARKINGS AND SYMBOLS INTERIOR TO SITE SHALL BE PAINTED WITH A DRIED THICKNESS OF 15 MILS UNLESS OTHERWISE STATED.
- CONTRACTOR TO ENSURE CROSSWALKS ARE IN COMPLIANCE WITH ADA STANDARDS.

4PAVEMENT MARKING NOTES

GRADING NOTES:

- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IN ALL HARDSCAPE, LANDSCAPE, AND TURF AREAS. NO PONDING SHALL OCCUR.
- WHERE PROPOSED AND EXISTING GRADES MEET, TRANSITIONS SHALL BE SMOOTH AND BLEND NATURALLY TO THE EXISTING TOPOGRAPHY.
- ALL TURF AREAS SHALL BE GRADED SMOOTHLY TO PREVENT SCALPING WHEN MOWED.
- CONTRACTOR SHALL ENSURE ALL SLOPES AND GRADING CONFORMS WITH ADA AND GDOT STANDARDS.
- CONTRACTOR TO ENSURE ADA PARKING SPACES DO NOT EXCEED 2.00% SLOPE IN ANY DIRECTION.

5GRADING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SECURITY ON THE SITE.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE. NO PONDING SHALL OCCUR.
- THE CONTRACTOR SHALL ENSURE POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL STRICTLY ADHERE TO DUST CONTROL REGULATIONS. ALL AREAS SUBJECTED TO DUST FORMATION MUST BE PERIODICALLY WATERED SUFFICIENT TO RETARD DUST.
- TYPE OF GRASS OR SOD USED ON THIS PROJECT WILL BE REQUIRED TO MATCH TYPE OF GRASS OR SOD WHICH MAY BE PLANTED AND GROWING ON THE ADJACENT LAWN. I.E. BERMUDA SOD FOR BERMUDA SOD, ZOYSIA FOR ZOYSIA ETC.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH SUITABLE BORROW MATERIAL FOR THE PROJECT AND DISPOSE OF ANY UNSUITABLE OR WASTE MATERIAL.
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF MONROE FOR REPAIR AND REPLACEMENT OF EXISTING UNDERGROUND UTILITIES AS NEEDED. CONTRACTOR TO ENSURE ALL BACKFILL MEETS MINIMUM COMPACTION REQUIREMENTS.
- CONTRACTOR TO ENSURE THAT ALL PROPOSED CONCRETE IS FINISHED TO THE SATISFACTION OF THE CITY OF MONROE. CONTRACTOR TO COORDINATE WITH THE CITY OF MONROE AND ENGINEER TO REVIEW THE FIRST CONCRETE POUR, PRIOR TO MOVING FORWARD WITH THE REMAINING CONCRETE PLACEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER, OWNER, AND/OR THE INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE KEPT AT THE SITE AT ALL TIMES DURING CONSTRUCTION AND PROVIDED TO THE OWNER AT THE END OF CONSTRUCTION.
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- COMPACTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH GDOT SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
- DEMOLITION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED IN THE CONTRACT OR PROJECT SPECIFICATIONS. ALL WASTE SOILS, VEGETATION, AND OTHER DELETERIOUS MATERIALS SHALL BE HAULED OFF-SITE AND DISPOSED OF AT AN APPROVED LOCATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BURNING WILL NOT BE ALLOWED ON THIS PROJECT UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY.
- THE USE OF PRECAST STRUCTURES FOR STORM SEWER IMPROVEMENTS WILL BE DONE SO AT THE CONTRACTOR'S RISK. NO ADDITIONAL PAYMENT WILL BE MADE FOR A REPLACEMENT STRUCTURE DUE TO UTILITY CONFLICTS.
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6ADDITIONAL NOTES

	EXISTING	PROPOSED
SANITARY SEWER		
SANITARY MANHOLE		
SANITARY SEWER LINE		
SANITARY SEWER SERVICE		
SEWER FORCE MAIN		
AIR RELEASE VALVE		
POTABLE WATER		
FIRE HYDRANT		
WATER SERVICE		
WATER VALVE		
TEE		
TAP		
REDUCER		
BLOWOFF		
STUBOUT		
WATERLINE		
FIRE LINE		
WELL		
STORM SEWER		
FLARED END SECTION		
TYPE 1 CATCH BASIN		
TYPE 9 CATCH BASIN		
STORM DRAIN JUNCTION BOX		
DROP INLET		
STORM DRAIN		
STORM DRAIN EASEMENT		
GRADING / EROSION CONTROL		
MAJOR CONTOUR		
MINOR CONTOUR		
TEMPORARY CONTOUR		
SPOT ELEVATION		
TOP OF WALL ELEVATION		
BOTTOM OF WALL ELEVATION		
TEMPORARY INLET PROTECTION		
LIMITS OF CONSTRUCTION		
LIMITS OF DISTURBANCE		
TEMPORARY DIVERSION DIKE		
TEMPORARY DIVERSION SWALE		
PERMANENT SWALE/DITCH		
EXISTING SWALE/DITCH		
SILT FENCE		
TIME OF CONCENTRATION		
SOIL BOUNDARY		
SOIL TYPE		
TEMPORARY SEDIMENT TRAP		
BASIN		
WATER QUALITY BASIN		
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE		
CHECK DAM		
TEMPORARY FILTER BERM		
TREE PROTECTION FENCING		
TEMPORARY MATTING		

	EXISTING	PROPOSED
DRY UTILITIES		
LIGHT POLE		
POWER POLE		
GUY WIRE		
ELECTRICAL TRANSFORMER		
ELECTRICAL BOX		
TELEPHONE PEDESTAL		
TRANSMISSION TOWER		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
GAS VALVE		
GAS LINE		
UNDERGROUND TELEPHONE		
SITE PLAN		
ACCESSIBLE RAMP		
SIGN		
DOUBLE POLE SIGN		
ACCESSIBLE PARKING SPACE		
CROSSWALK		
DIRECTIONAL ARROWS (FOR INFORMATION ONLY)		
DIRECTIONAL ARROWS (TO BE PAINTED)		
CONCRETE SIDEWALK		
TRAIL		
BUILDINGS		
PARKING BUMPER		
LOT NUMBER		
BOLLARD		
MAIL BOX		
REVISION MARKER		
LANDSCAPING		
TREE SAVE AREA		
OPEN SPACE		
TREES		
OAK		
SWEET GUM		
PECAN		
PINE		
CEDAR		
MAPLE		
POPLAR		
MAGNOLIA		
DOGWOOD		
MISC. TREE		
TREE LINE		
SURVEY		
EXISTING IRON PIN		
NEW IRON PIN (5/8" REBAR)		
CALCULATED POINT		
BENCHMARK		

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	EXISTING	PROPOSED
OTHER LINE TYPES		
ROAD CENTERLINE		
PROPERTY LINE		
PROPERTY BOUNDARY		
WOOD FENCE		
BARBED WIRE FENCE		
CHAIN LINK FENCE		
CITY LIMITS		
PHASE LINES		
STREAM		
STREAM BUFFER		
CURB AND GUTTER		
EDGE OF PAVEMENT		
SETBACK		
AIR LINES		
PETRO LINES		
PERMANENT EASEMENT		
TEMPORARY EASEMENT		
RIGHT OF WAY		

NO.	DATE	REVISION
1		

NORTH WAYNE STREET

PARKING LOT IMPROVEMENTS

Monroe, Georgia

GENERAL NOTES

THIS BAR IS 1 INCH LONG PLOTTED FULL SCALE	
Project Manager: Aaron Humphrey, P.E.	
Drawn By: KM	Checked By: KP
Date: 01/16/2026	
Scale: As Shown	
Project No.: 241070	
Drawing No.: C.0.1	

Keck+Wood

COLLABORATION BY DESIGN

3090 Premiere Parkway, Suite 200
Duluth, GA 30097
(678) 417-4000
keckwood.com

GEORGIA

REGISTERED

No. PE047307

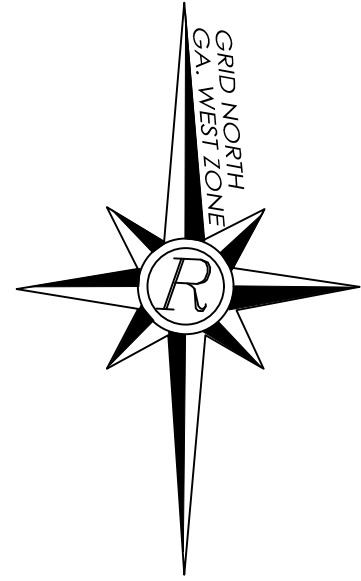
PROFESSIONAL

ENGINEER

JAMES HUMPHREY

4/16/2026

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

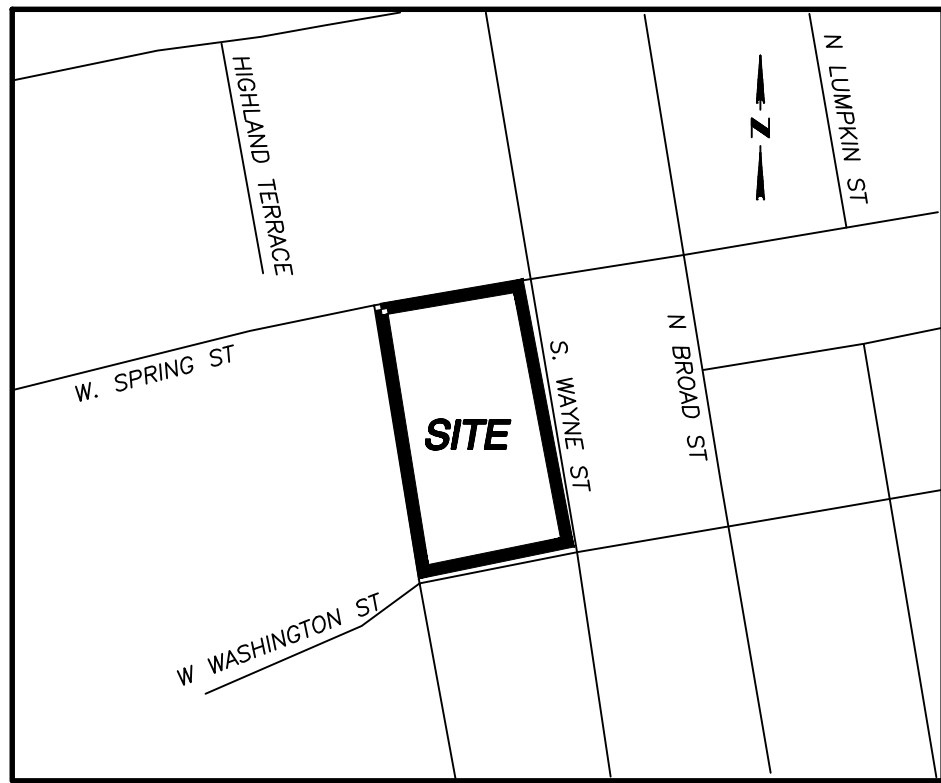
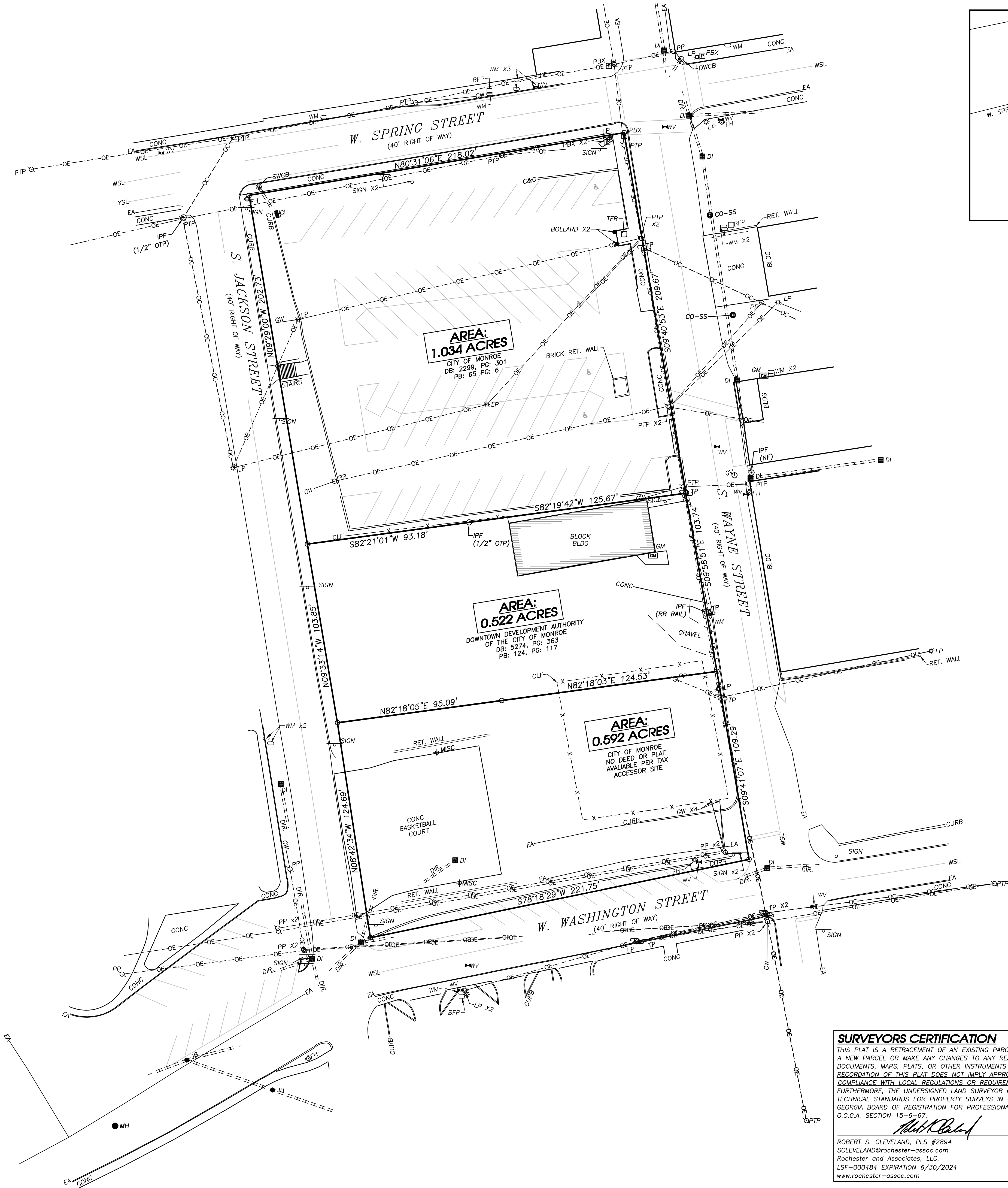


LEGEND

- BLDG - BUILDING
- BWF - BARBED WIRE FENCE
- C&G - CURB & GUTTER
- CBX - CABLE BOX
- CCN - CONCRETE NAIL
- CTP - CRIMP TOP PIPE
- CI - CURB INLET
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - CLEANOUT
- CONC - CONCRETE
- CTF - CRIMP TOP PIPE FOUND
- DB,PG - DEED BOOK, PAGE
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DIR - DIRECTION
- DWCB - DOUBLE-WING CATCH BASIN
- EA - EDGE OF ASPHALT
- FH - FIRE HYDRANT
- GM - GAS METER
- GP - GUY POLE
- GV - GAS VALVE
- GW - GUY WIRE
- HC - HANDICAP PARKING SPACE
- HW - HEADWALL
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" REBAR)
- JB - JUNCTION BOX
- LP - LIGHT POLE
- MH - MANHOLE
- MON - MONUMENT
- N/F - NOW OR FORMERLY
- OC - OVERHEAD COMMUNICATION LINE
- OE - OVERHEAD POWER LINE
- OTP - OPEN TOP PIPE
- PBX - POWER BOX
- PF - PIPE FOUND
- P/L - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PS - PARKING SPACES
- PLP - POWER & LIGHT POLE
- PTLP - POWER, TELEPHONE & LIGHT POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- RB - REBAR
- RCP - REINFORCED CONCRETE PIPE
- RET - RETAINING
- R/W - RIGHT OF WAY
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TFR - TRANSFORMER
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- T- - TELEPHONE LINE
- WI - WEIR INLET
- WM - WATER METER
- WV - WATER VALVE
- # - PARKING SPACE NUMBER

SURVEY NOTES

1. THE FIELD DATA DATED 2/29/24 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,949 FEET AND AN ANGULAR ERROR OF 05" SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,924 FEET.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 GEORGIA WEST ZONE AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE (121) GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
6. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
7. PORTIONS OF THIS PROPERTY ARE LOCATED IN HAZARD ZONE "X" AS PER F.E.M.A. INSURANCE RATE MAP OF WALTON COUNTY, GEORGIA. COMMUNITY PANEL NO. 13297C0137F, EFFECTIVE DATE DECEMBER 15, 2022.
8. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
9. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
10. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER)



SURVEYORS 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 HEREON. 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 SURVEYS 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.

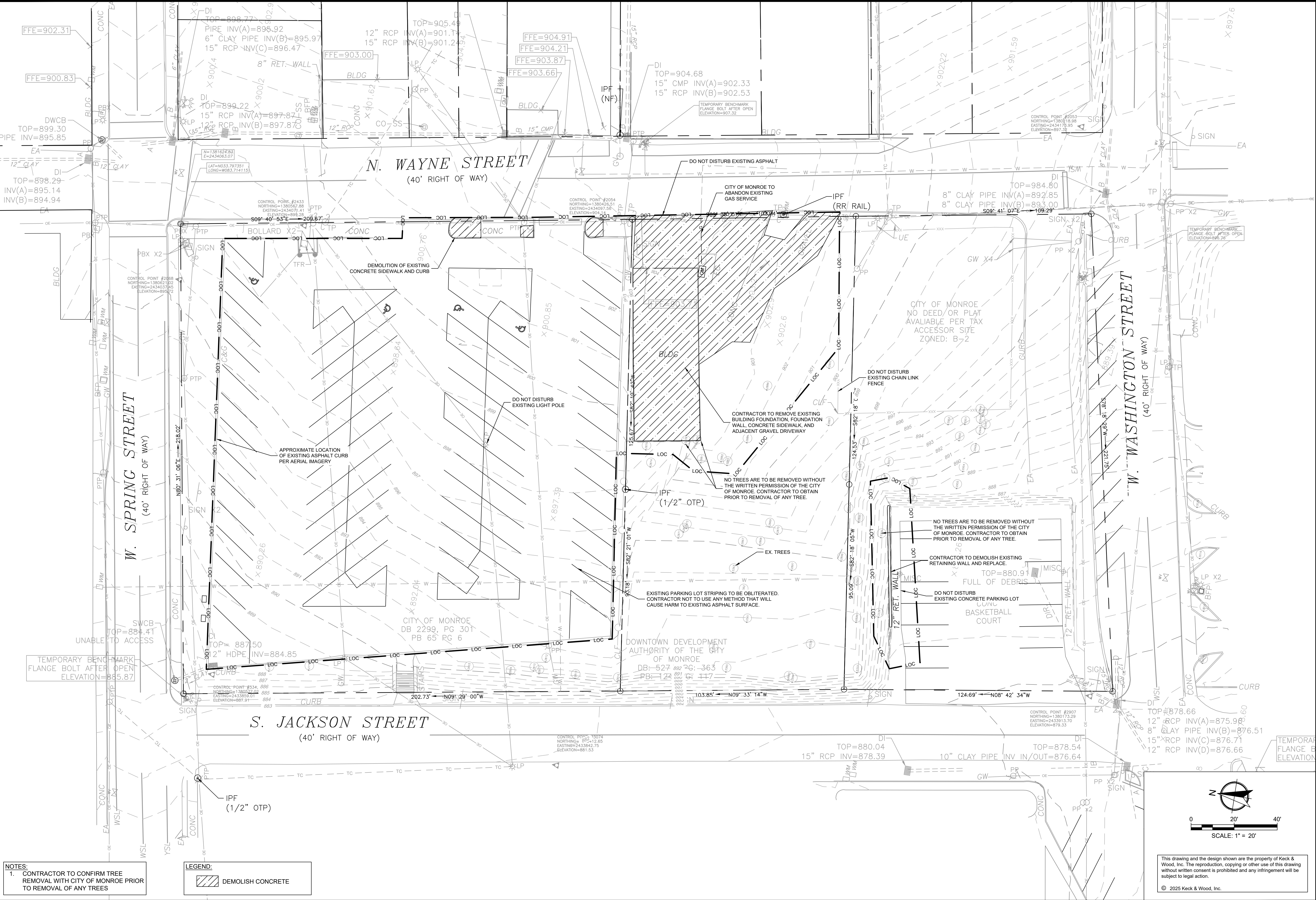
ROBERT S. CLEVELAND, PLS #2894
SCLEVELAND@rochester-assoc.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2024
www.rochester-assoc.com

3/26/2024
DATE

REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DATE



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NOTES:
1. CONTRACTOR TO CONFIRM TREE REMOVAL WITH CITY OF MONROE PRIOR TO REMOVAL OF ANY TREES

LEGEND:
DEMOLISH CONCRETE

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COLLABORATION BY DESIGN
3000 Premiere Parkway, Suite 200
Duluth, GA 30097
(678) 417-4000
keckwood.com

REGISTERED
No. PE047307
PROFESSIONAL
ENGINEER
JAMES HAMPREY
4/15/2026

NO.	DATE	REVISION
1	04/28/2026	ADDED RETAINING WALL

**NORTH WAYNE STREET
PARKING LOT IMPROVEMENTS**
Monroe, Georgia
DEMOLITION PLAN

THIS BAR IS
1 INCH LONG
PLOTTED FULL SCALE

Project Manager:
Aaron Humphrey, P.E.
Drawn By: KM
Checked By: KP
Date: 04/28/2026
Scale: As Shown

Project No.:
241070
Drawing No.:
C.2.0

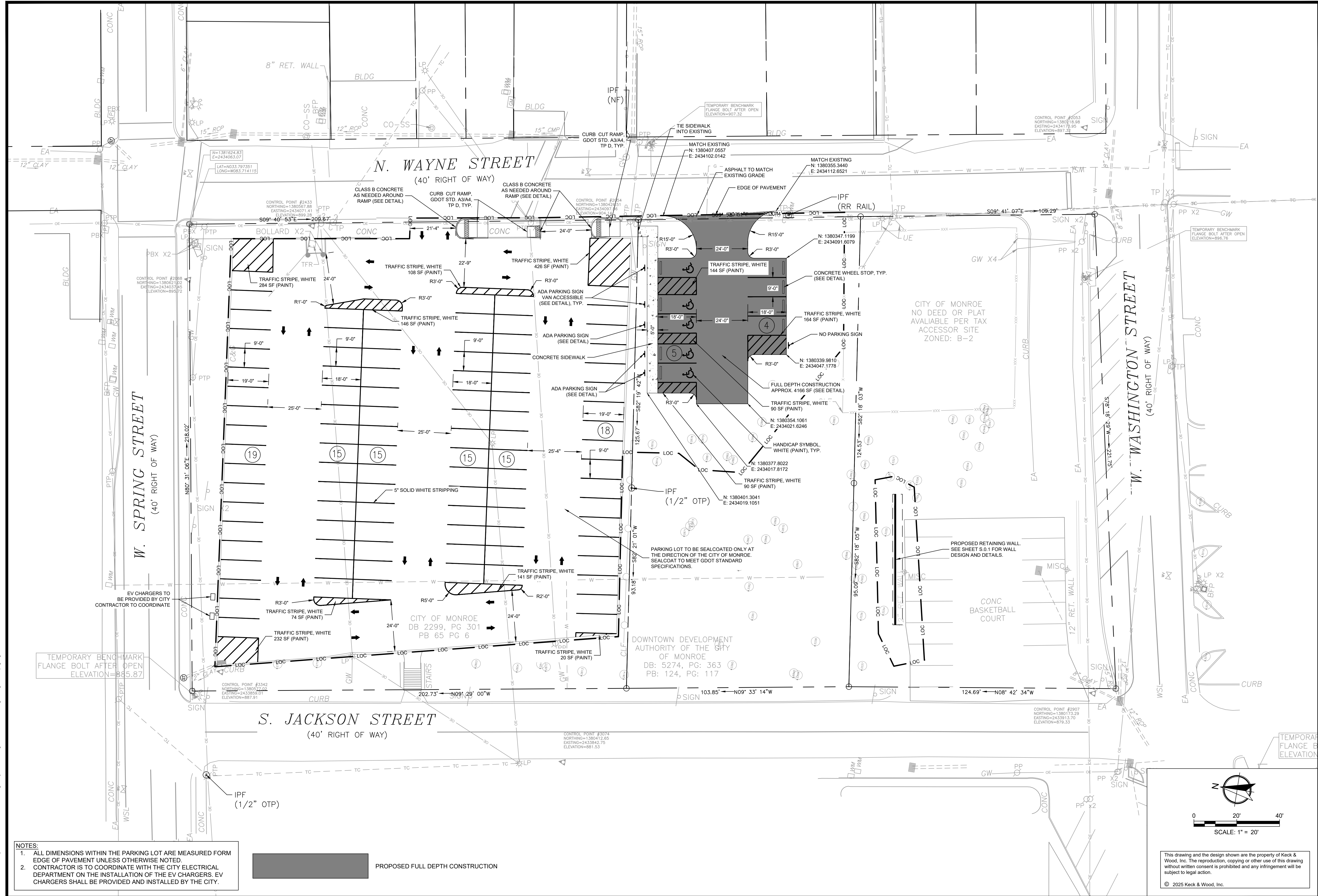
NO.	DATE	REVISION
1	04/28/2026	ADDED RETAINING WALL

**NORTH WAYNE STREET
PARKING LOT IMPROVEMENTS**
Monroe, Georgia
SITE PLAN

THIS BAR IS
1 INCH LONG
PLOTTED FULL SCALE

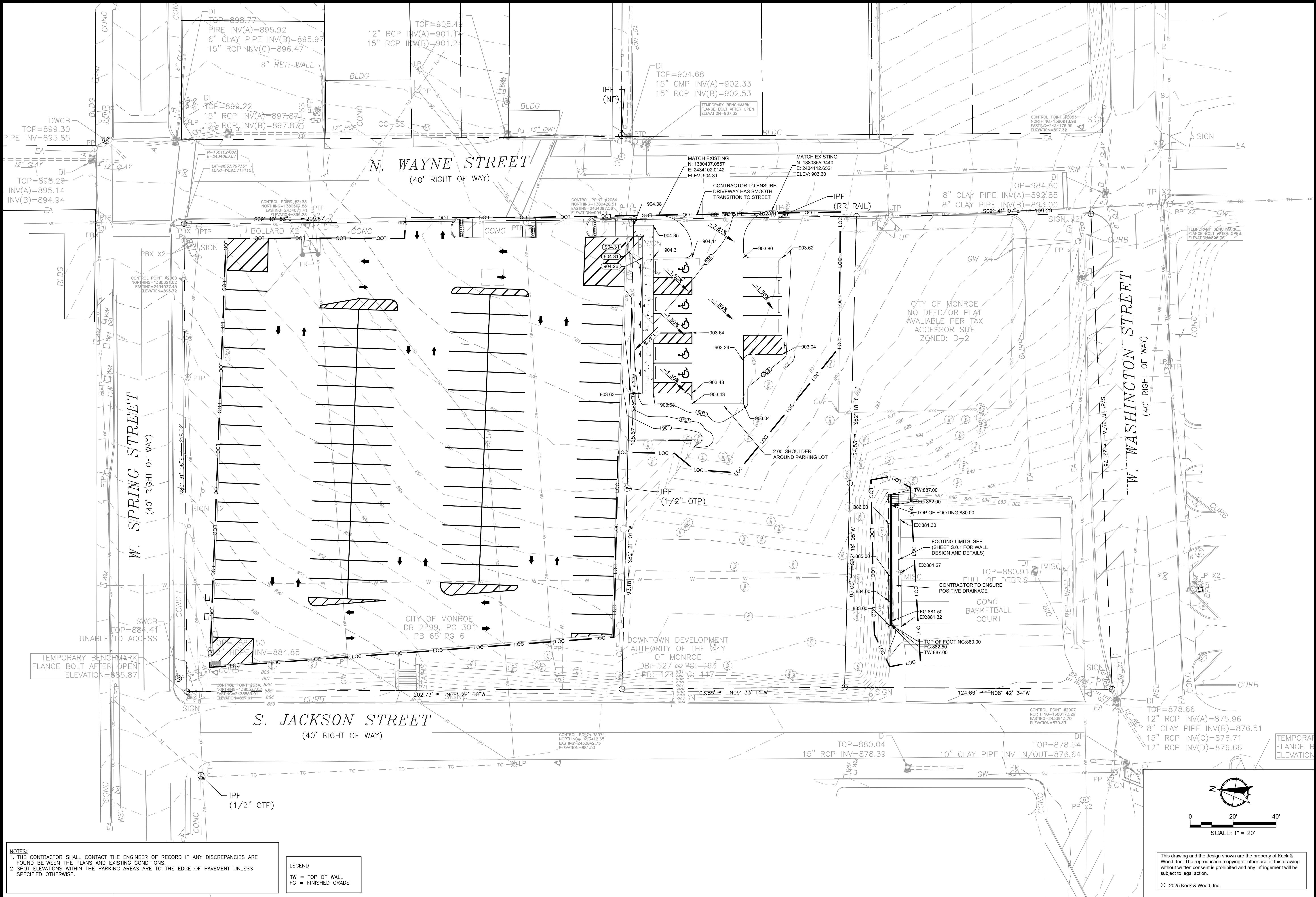
Project Manager:
Aaron Humphrey, P.E.
Drawn By: KM
Checked By: KP
Date: 04/28/2026
Scale: As Shown

Project No.:
241070
Drawing No.:
C.3.0



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Keck+Wood

COLLABORATION BY DESIGN

3000 Premiere Parkway, Suite 200
Duluth, GA 30097
(678) 417-4000
keckwood.com

REGISTERED

No. PE047307

PROFESSIONAL

ENGINEER

W. JAMES HUMPHREY

9/15/2026

NO.	DATE	REVISION
1	04/28/2026	ADDED RETAINING WALL

NORTH WAYNE STREET
PARKING LOT IMPROVEMENTS

Monroe, Georgia

GRADING PLAN

THIS BAR IS
1 INCH LONG
PLOTTED FULL SCALE

Project Manager:
Aaron Humphrey, P.E.

Drawn By: KM Checked By: KP

Date: 04/28/2026

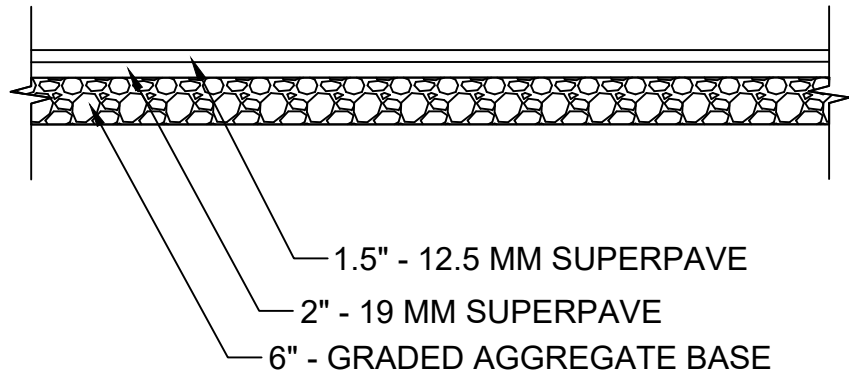
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Project No.:
241070

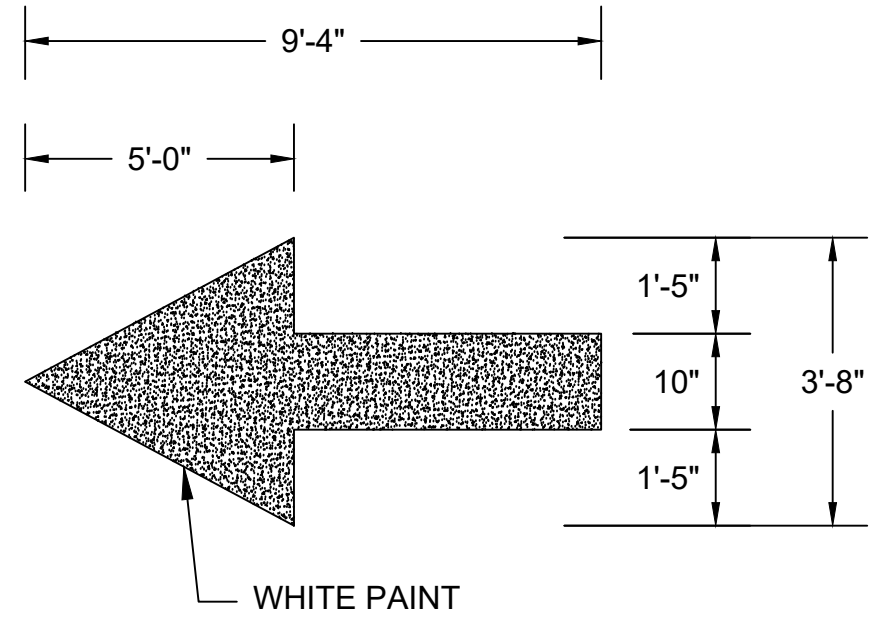
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C.4.0

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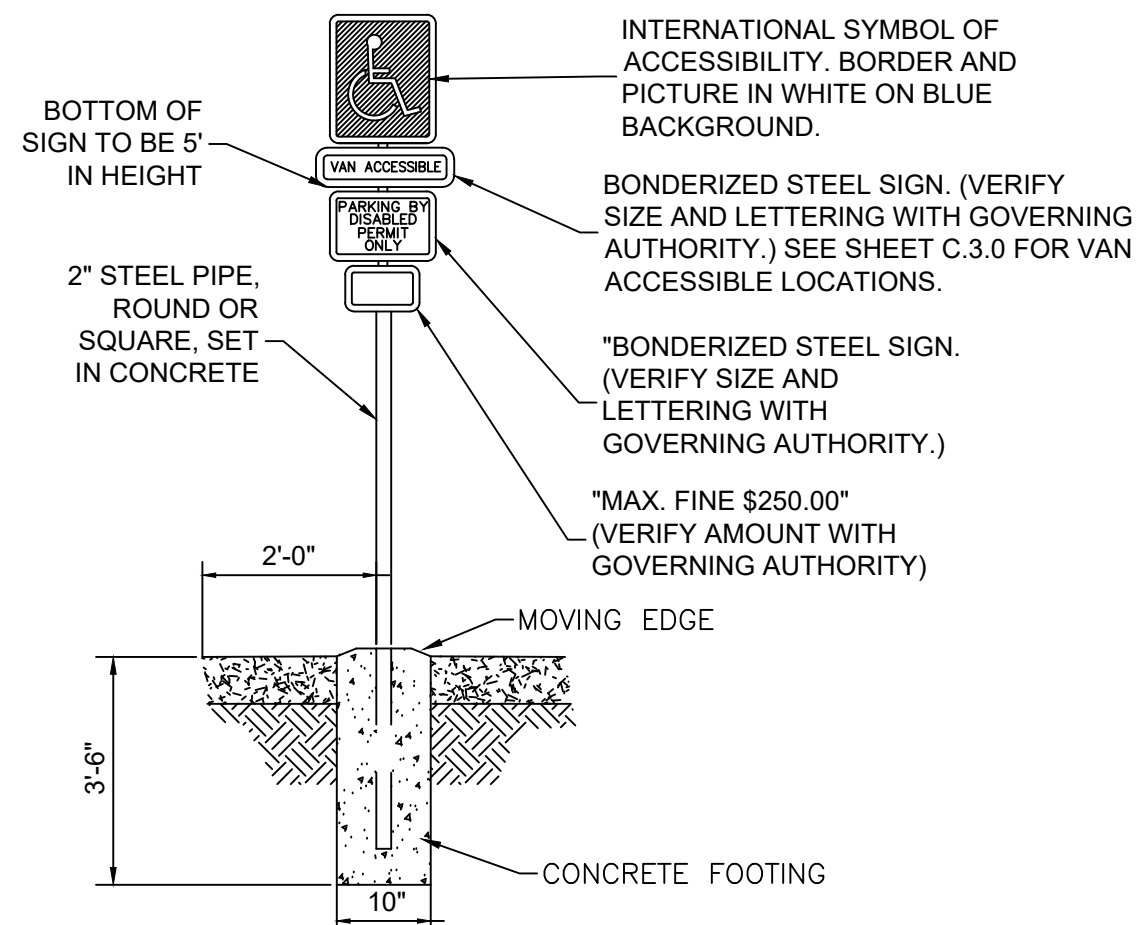


1 FULL DEPTH PAVEMENT SECTION



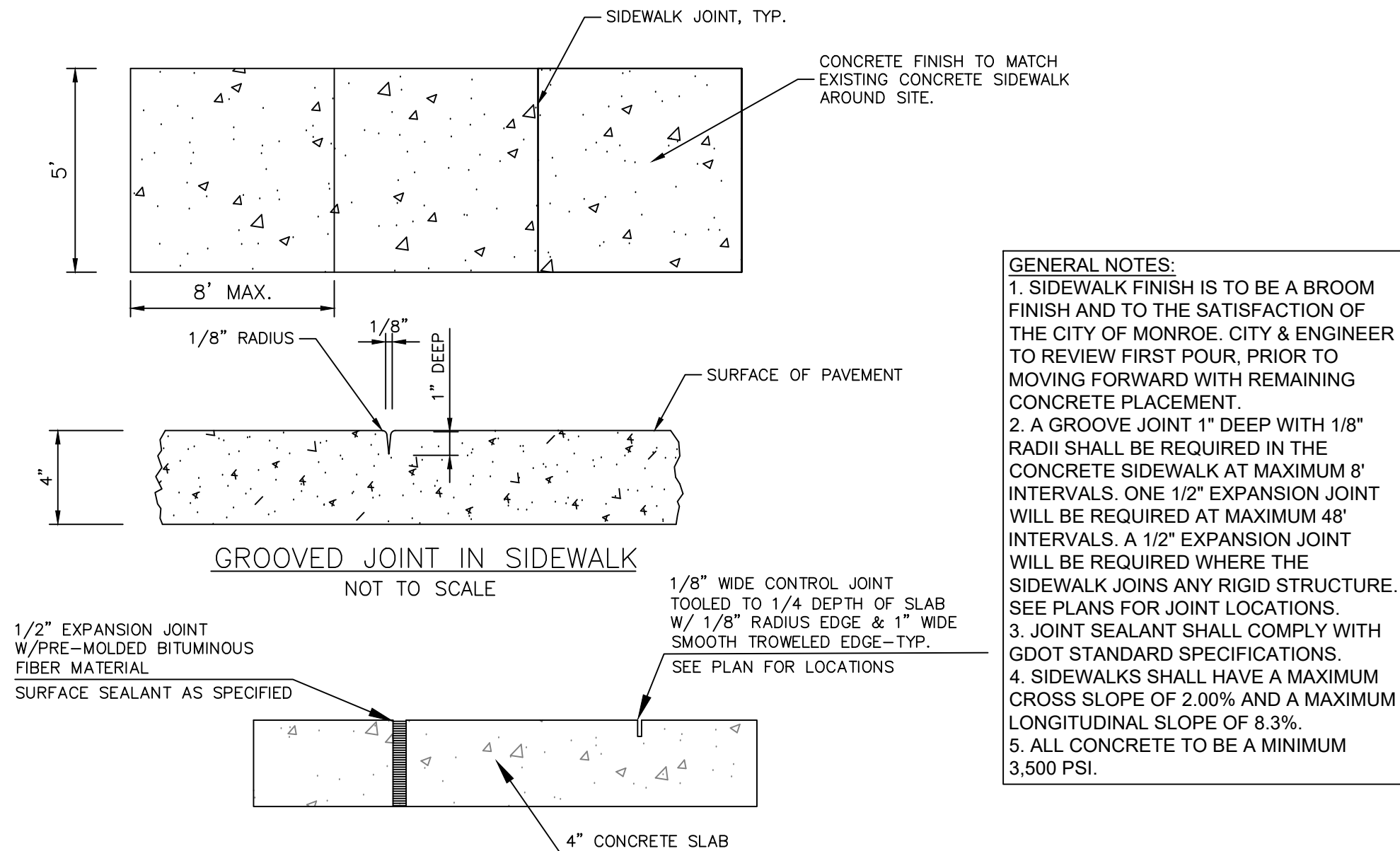
TRAFFIC ARROW DETAIL
NOT TO SCALE

2 TRAFFIC ARROW

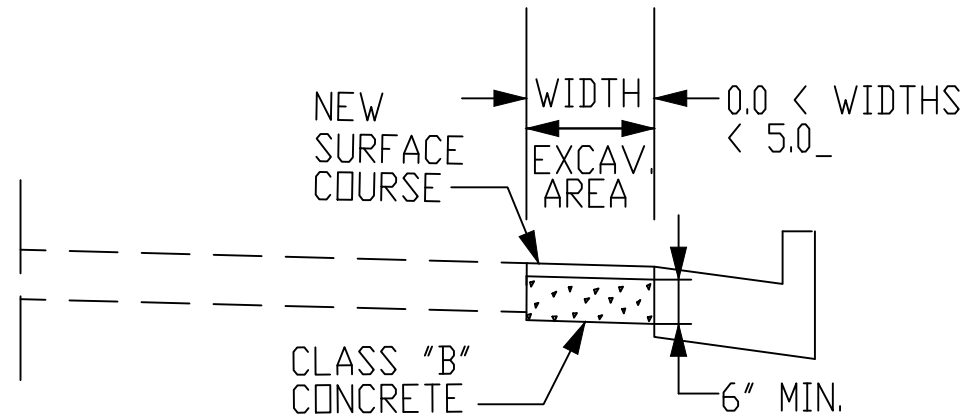


NOTE:
HEIGHT OF BOTTOM OF SIGN
TO MEET MUTCD STANDARD

3 ACCESSIBLE PARKING SIGN

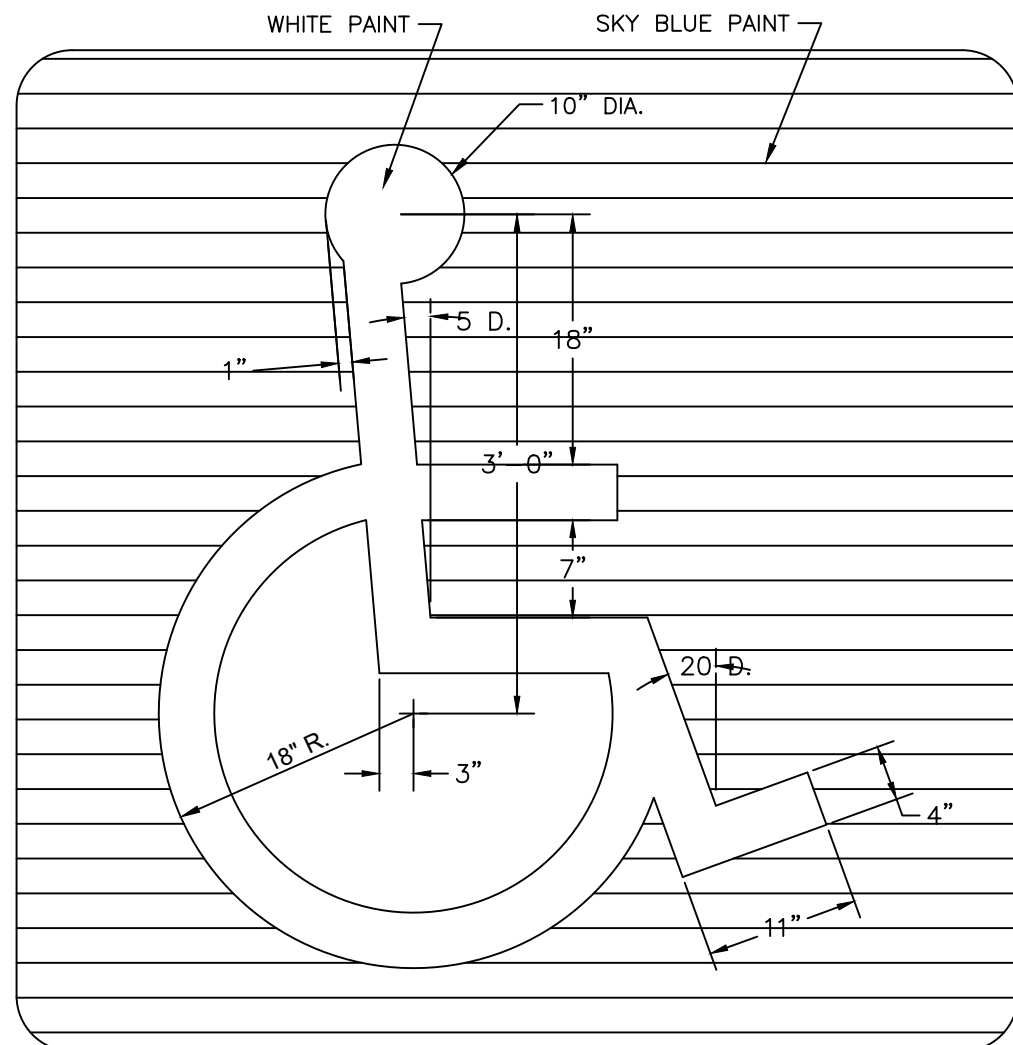


4 CONCRETE SIDEWALK



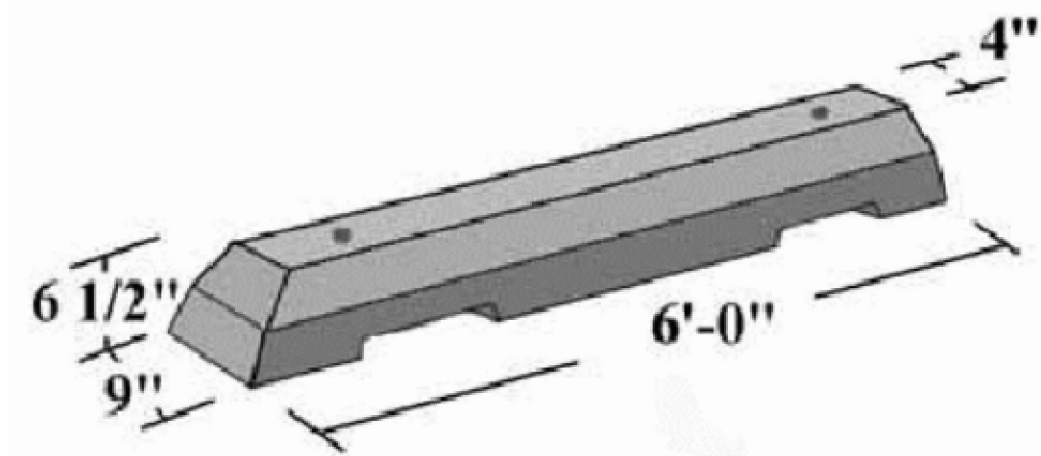
In excavated areas between the existing paving and new curb and gutter that are 5'-0" or less in width, Class "B" concrete shall be replaced in lieu of the base and paving specified by the typical section. Payment will be made under "Class "B" Concrete Base and Pavement Widening".

5 CLASS "B" CONCRETE WIDENING



NOTE: ALL STRIPES TO BE 4" PAINTED WHITE

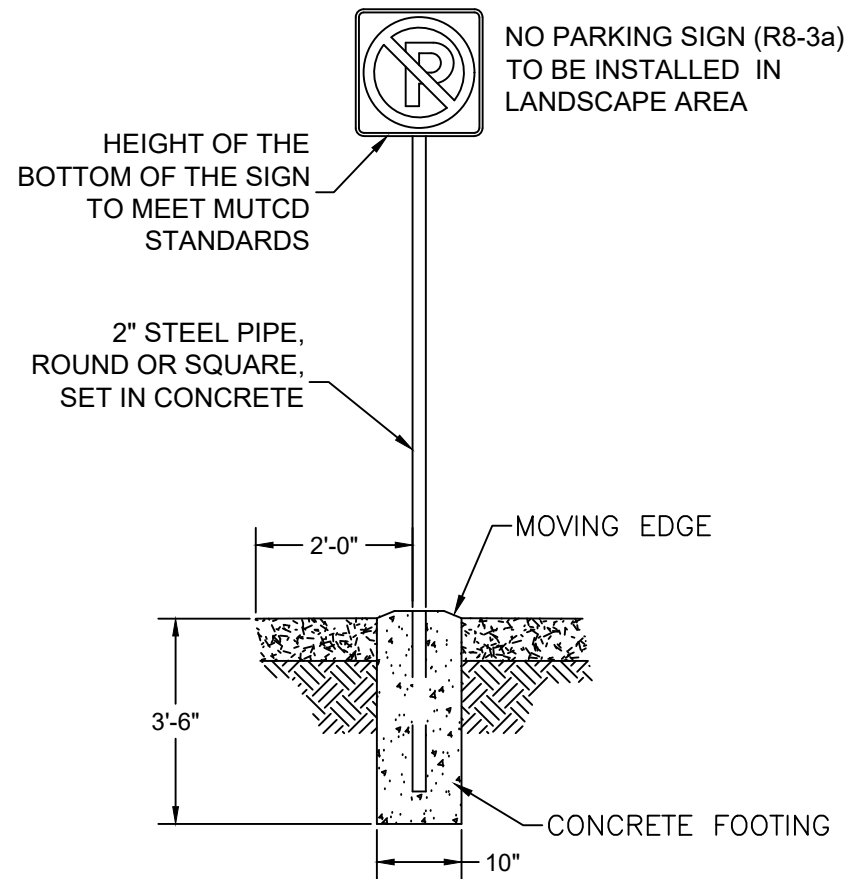
6 PAINTED INTERNATIONAL SYMBOL OF ACCESS



CONCRETE WHEEL STOP

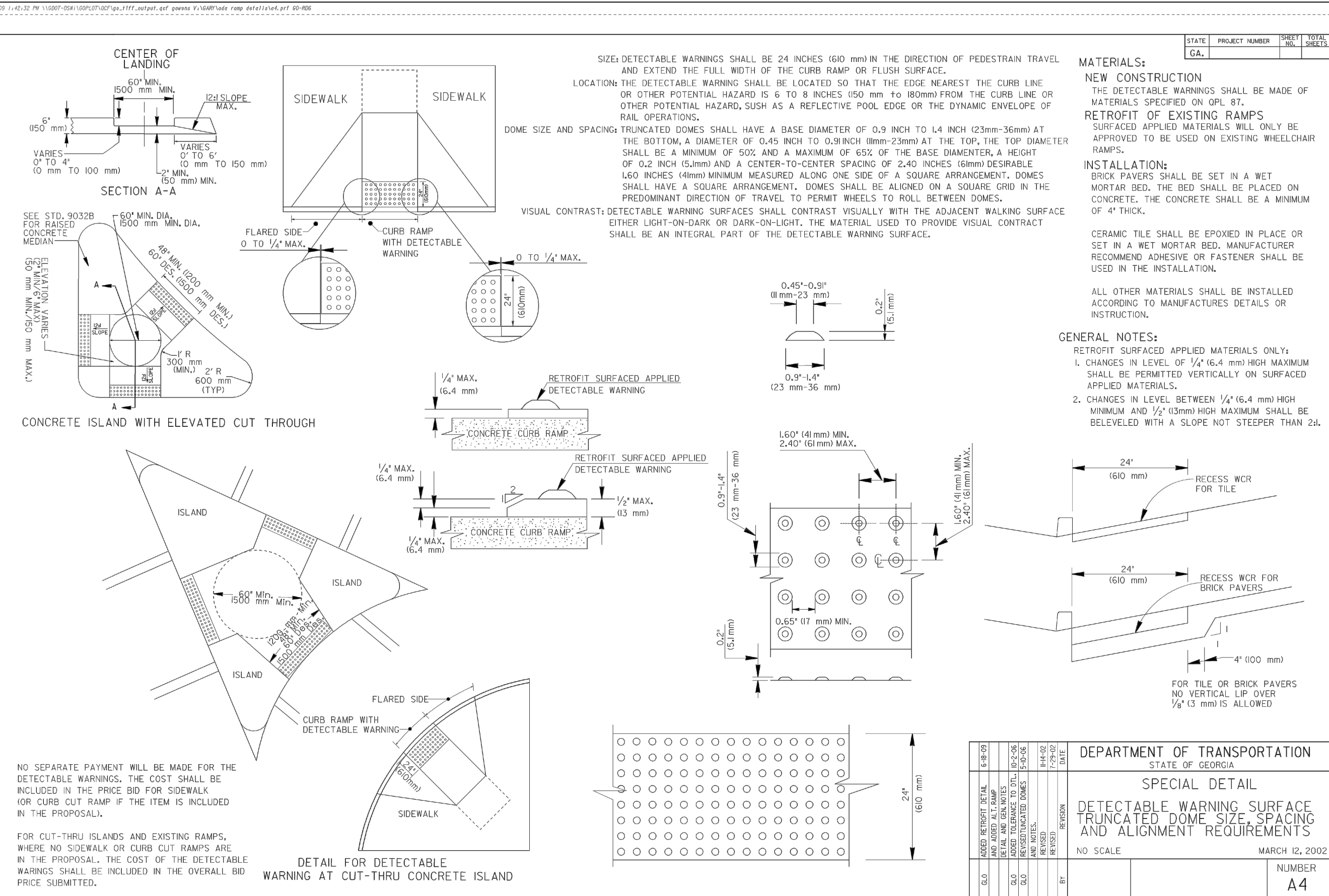
- (1) STANDARD CONCRETE PRODUCTS
PO Box 93157
Atlanta, GA 30377-0157
Phone: (404) 792-1600
- (2) ATLANTA PRECAST CONCRETE
1436 Municipal Pkwy,
Douglasville, GA 30134
- 6' LENGTH, 9" WIDTH, 6 1/2" HEIGHT
OR APPROVED EQUAL

7 CONCRETE WHEEL STOP

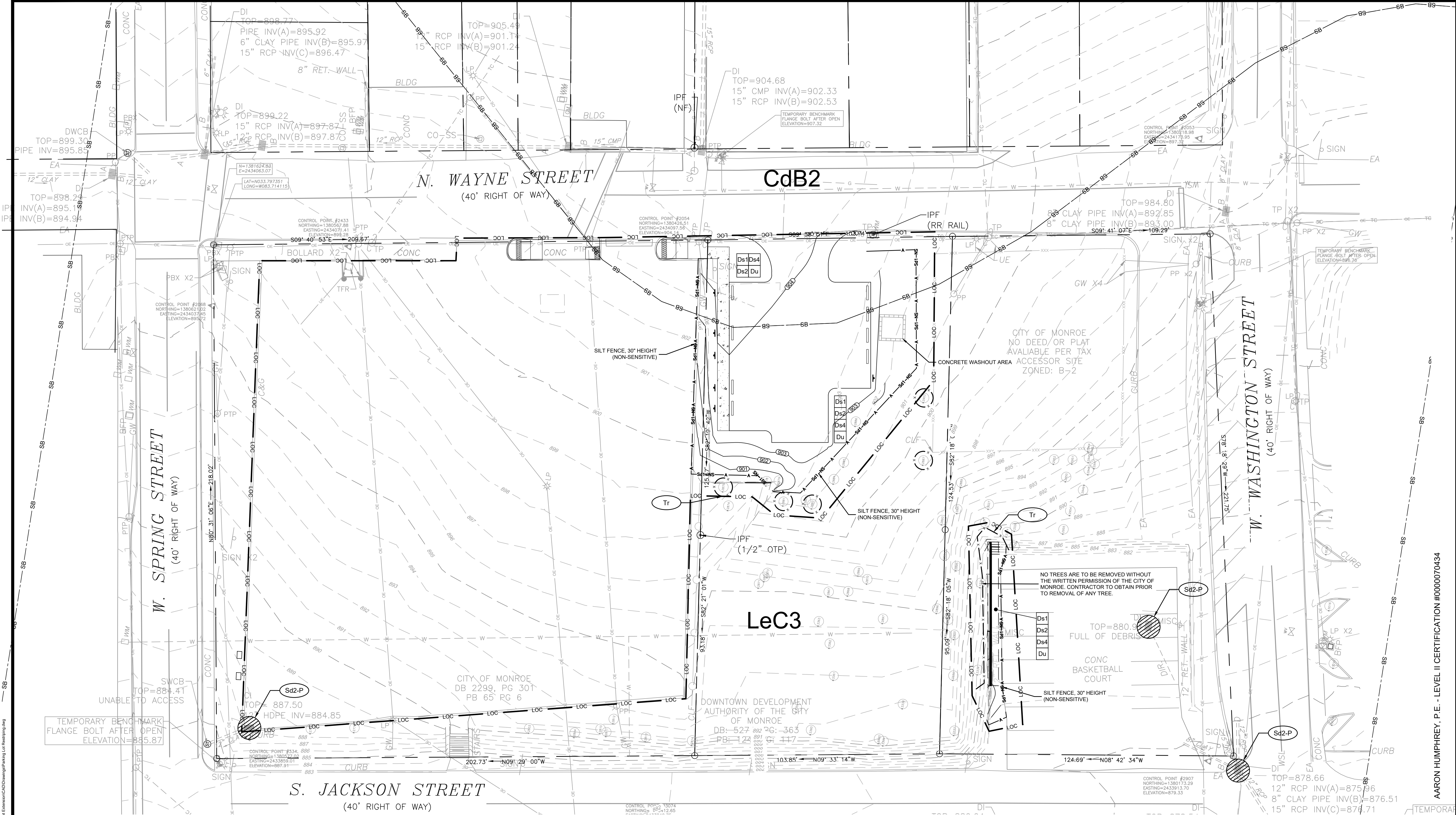


8 NO PARKING SIGN

NO.	DATE	REVISION



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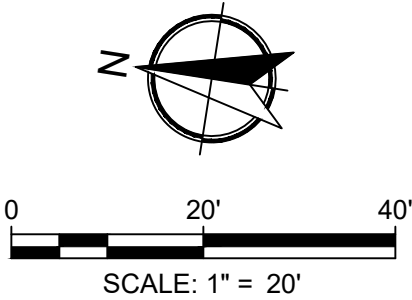


TOTAL DISTURBED AREA: 0.21 ACRES

SYMBOL	SOIL TYPE	SLOPE %
LeC3	LLOYD CLAY LOAM	6 TO 10
CdB2	CECIL COARSE SANDY LOAM	2 TO 6

- NOTES:
- INLET PROTECTION SHALL REMAIN IN PLACE UNTIL ALL SOFT SURFACES HAVE BEEN SODDED OR MULCHED.
 - THE CONTRACTOR SHALL MAINTAIN ALL SOD AND MULCH AREAS UNTIL THE SITE IS FULLY STABILIZED.
 - THE CONTRACTOR SHALL PREVENT ANY CONSTRUCTION, LANDSCAPING, AND MULCHING DEBRIS FROM ENTERING THE PROPOSED STORM DRAINAGE SYSTEMS.

- EROSION CONTROL KEY
- Tr TREE TO PROTECT
 - S41-Ns SILT FENCE
 - Ds1 STRAW MULCH
 - Ds2 TEMPORARY GRASSING
 - Ds4 SOD
 - Du DUST CONTROL
 - LOC LIMITS OF CONSTRUCTION



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NO.	DATE	REVISION
1	04/28/2026	ADDED RETAINING WALL

**NORTH WAYNE STREET
PARKING LOT IMPROVEMENTS**
Monroe, Georgia

EROSION CONTROL PLAN

THIS BAR IS
1 INCH LONG
PLOTTED FULL SCALE

Project Manager:
Aaron Humphrey, P.E.

Drawn By: KM Checked By: KP

Date: 04/28/2026

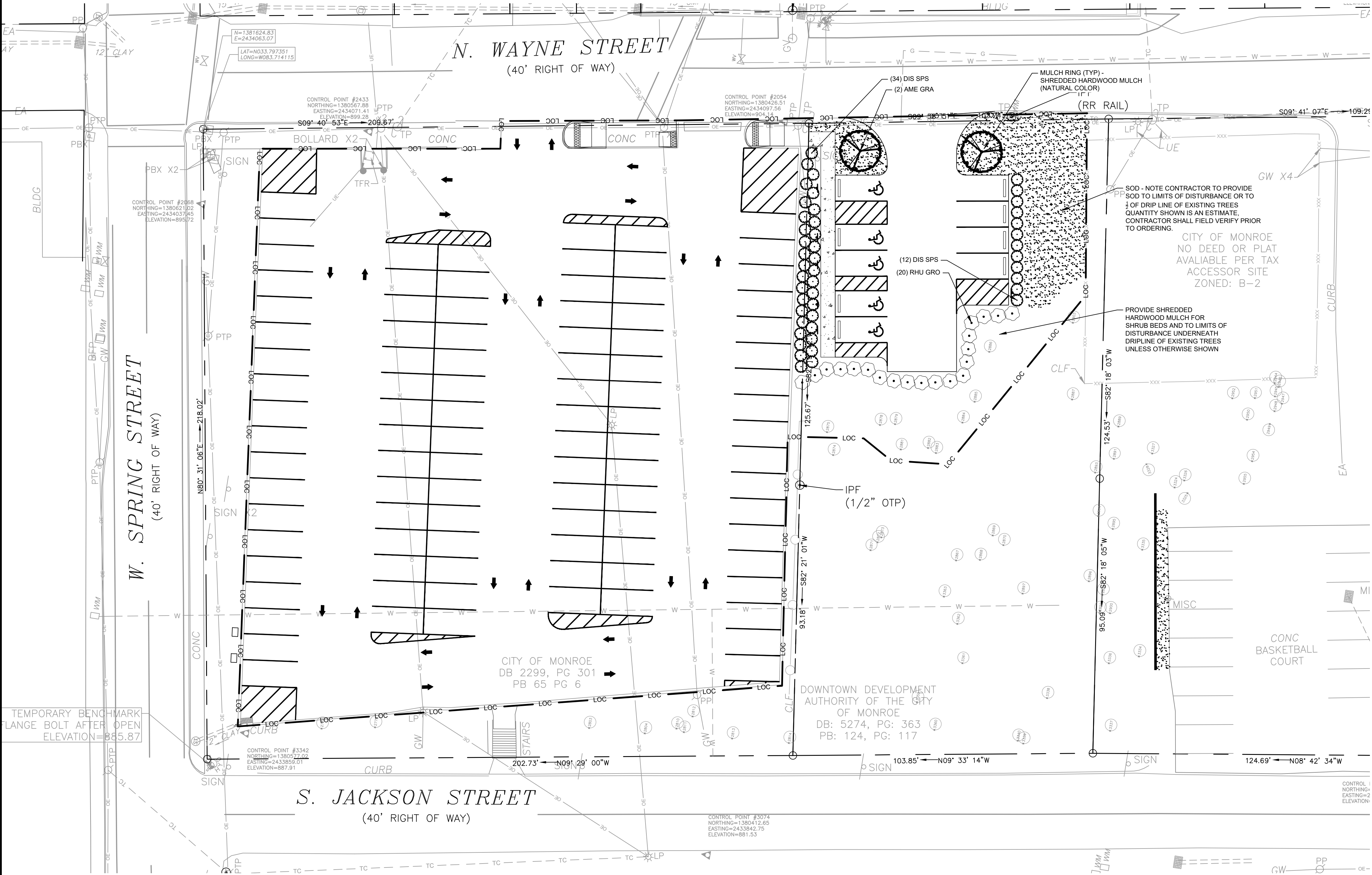
Scale: As Shown

Project No.:
241070

Drawing No.:
E.1.0

AARON HUMPHREY, P.E. - LEVEL II CERTIFICATION #0000070434

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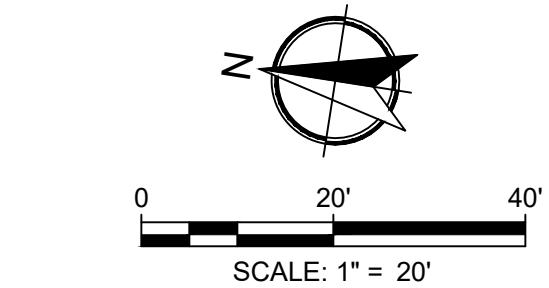


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	DETAIL	REMARKS
TREES							
	AME GRA	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B		STANDARD FORM
SHRUBS							
	DIS SPS	46	DISTYLUM X 'PIDIST-VI' SWING LOW® DISTYLUM	3 GAL.	POT		18" MIN. HT. FULL AND MATCHING
	RHU GRO	20	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL.	POT		10" MIN. HT. FULL, MATCHING POTS
SOD/SEED							
	CYN ANM	2,354 SF	CYNODON DACTYLON HYBRID HYBRID BERMUDAGRASS	---			INSTALL W/ TIGHT JOINTS

LANDSCAPE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL TREES, SHRUBS AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE PROJECT SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- THE TOP OF ALL ROOT BALLS SHALL BE 2" ABOVE FINISHED GRADE IN WELL DRAINED SOILS. IN POORLY DRAINED SOILS, ROOT BALLS SHALL BE ¼ HEIGHT OF ROOT BALL ABOVE FINISHED GRADE.
- ALL ROOT BALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF ALL PLANT MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE/FERTILIZATION/WATERING DURING THE WARRANTY PERIOD.
- MULCH A MIN. 4 FOOT AREA AROUND EACH TREE. MULCH A CONTINUOUS AREA AROUND ALL SHRUB BEDS, AS INDICATED ON THE PLAN, WITHIN 2 DAYS AFTER PLANTS ARE INSTALLED. MULCH SHALL BE 3-4" OF LONG-LEAF PINESTRAW MULCH UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR SHALL REMOVE TOP 1/3 OF ALL WIRE BASKETS, TOP 1/3 OF BURLAP AND ASSOCIATED TWINE AND STRAPPING FROM TREE ROOT BALLS PRIOR TO FINAL ACCEPTANCE OF PLANTS.
- TOPSOIL SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING ALL PITS AND BED ESTABLISHMENT FOR PLANTS. PROVIDE TOPSOIL WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUB- SOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OF TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE 2-5% ORGANIC MATTER(MINIMUM), A 60% MAXIMUM CLAY CONTENT, AND Ph VALVE OF 6-6.5%.
- SOIL AMENDMENT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING AND BED ESTABLISHMENT. SOIL AMENDMENT SHALL CONSIST OF THE BELOW PERCENTAGES AND HAVE A PH RANGE BETWEEN 5.5 AND 7%. SOIL AMENDMENT SHALL NOT BE USED IN FROZEN OR MUDDY CONDITIONS. CONTRACTOR TO SUBMIT VENDOR INFORMATION FOR ALL SOIL AMENDMENTS. ALL BEDS SHOULD BE TILLED PRIOR TO ADDING PLANTING SOIL. PLANTING SOIL SHALL CONSIST OF 2/3 TOPSOIL AND 1/3 SOIL AMENDMENT. SEE PLANTING BED ESTABLISHMENT DETAIL FOR MORE INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED AND CLEARLY PAINTED WITHIN 10 DAYS OF ANY GROUND DISTURBING ACTIVITY. OWNER WILL NOT PAY FOR UTILITY REPAIRS DUE TO FAILURE TO MARK AND OBSERVE UTILITY LOCATIONS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS AND NO PONDING SHALL OCCUR. POORLY DRAINED SOILS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. ALL POORLY DRAINED SOILS SHALL BE CORRECTED BEFORE PLANTING OCCURS BY IMPORTING SUITABLE SOILS OR ADDING A DRAINAGE SYSTEM.
- ALL PLANTING BEDS SHALL HAVE 50Z. MINIMUM WEED CONTROL FABRIC.
- ALL EXISTING TURF/LAWN/WEEDS SHALL BE ERADICATED FROM PLANTING AREAS BEFORE TILLAGE.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE THROUGH DURATION OF PROJECT AND WITHIN THE 1 YEAR WARRANTY PERIOD, INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, PRUNING, ETC. SEE SPECS FOR ADDITIONAL DETAILS.

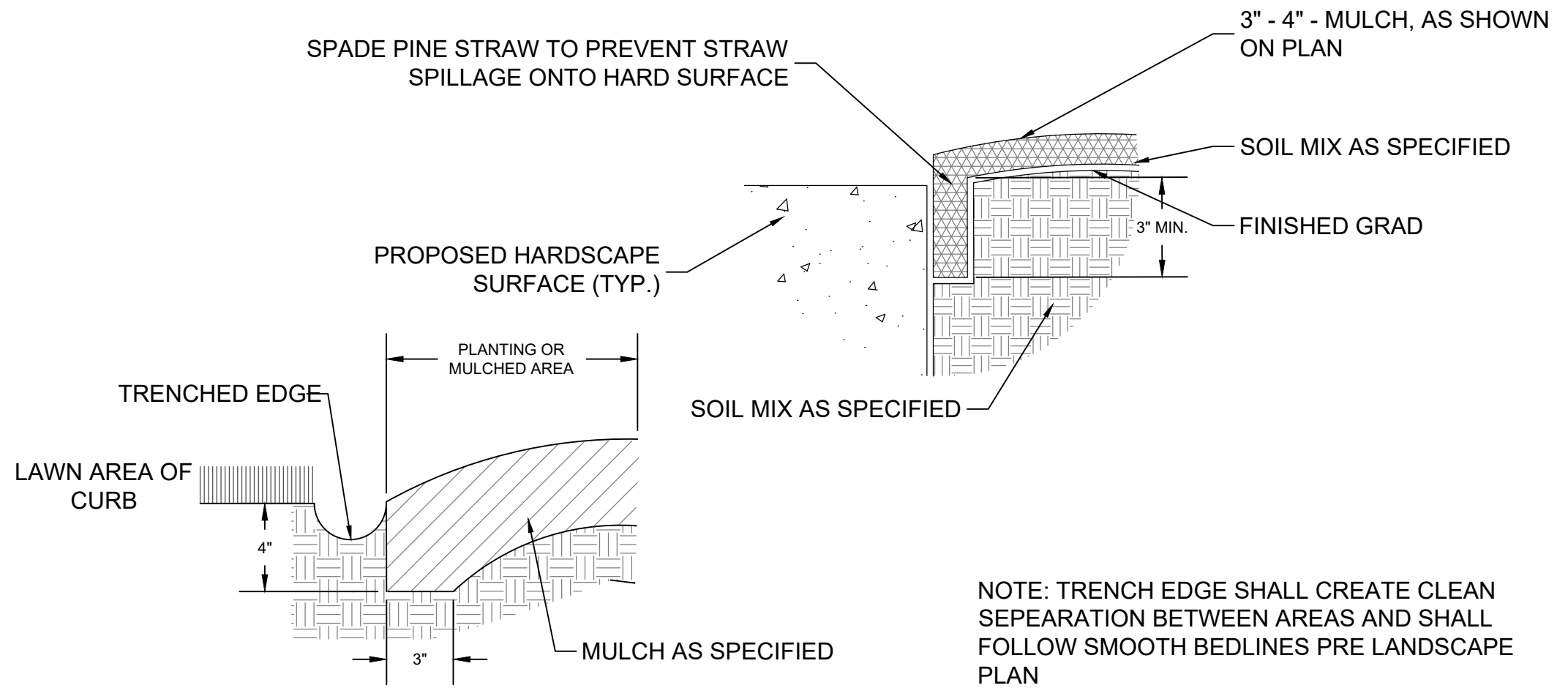


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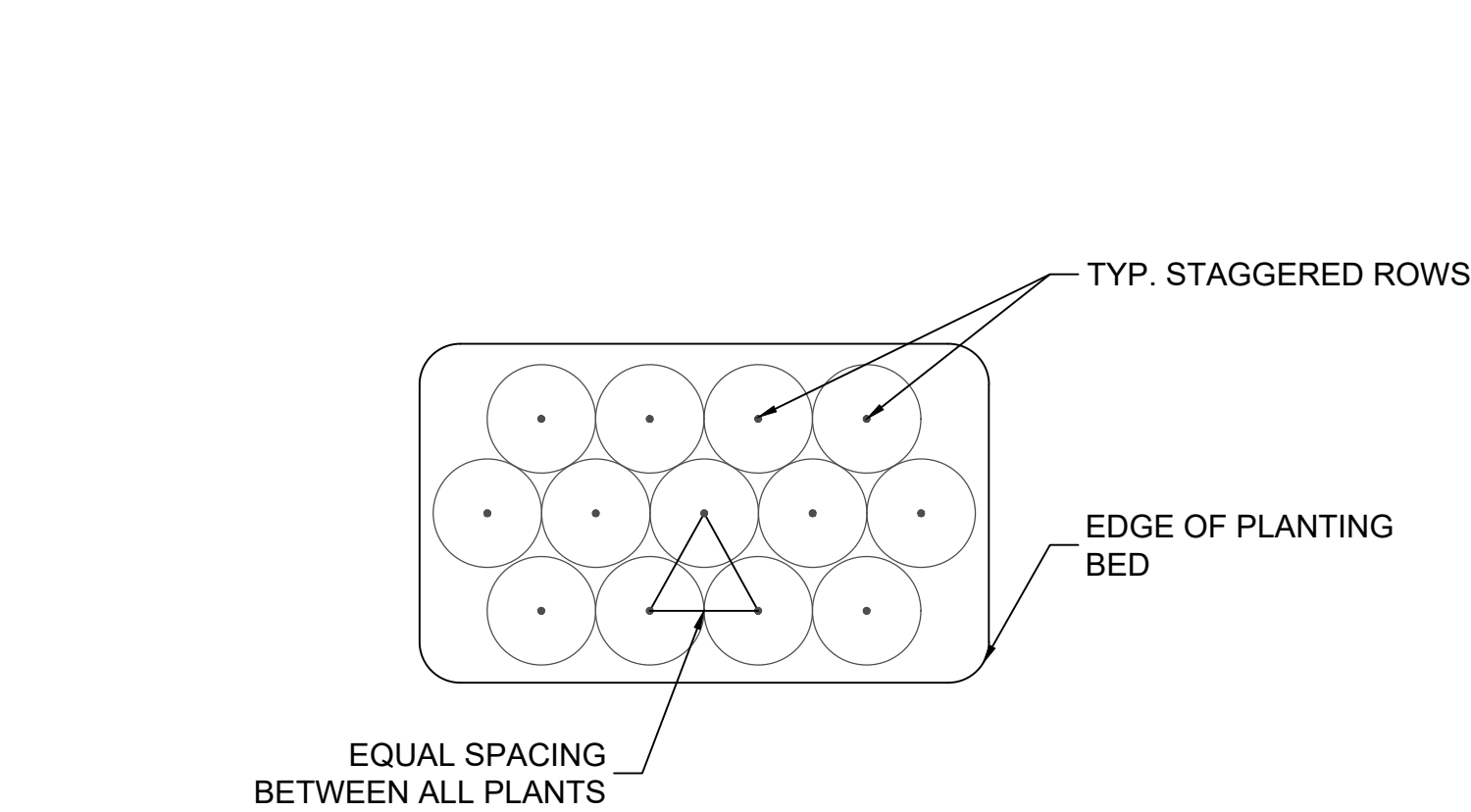
NO.	DATE	REVISION
1	04/28/2026	ADDED RETAINING WALL

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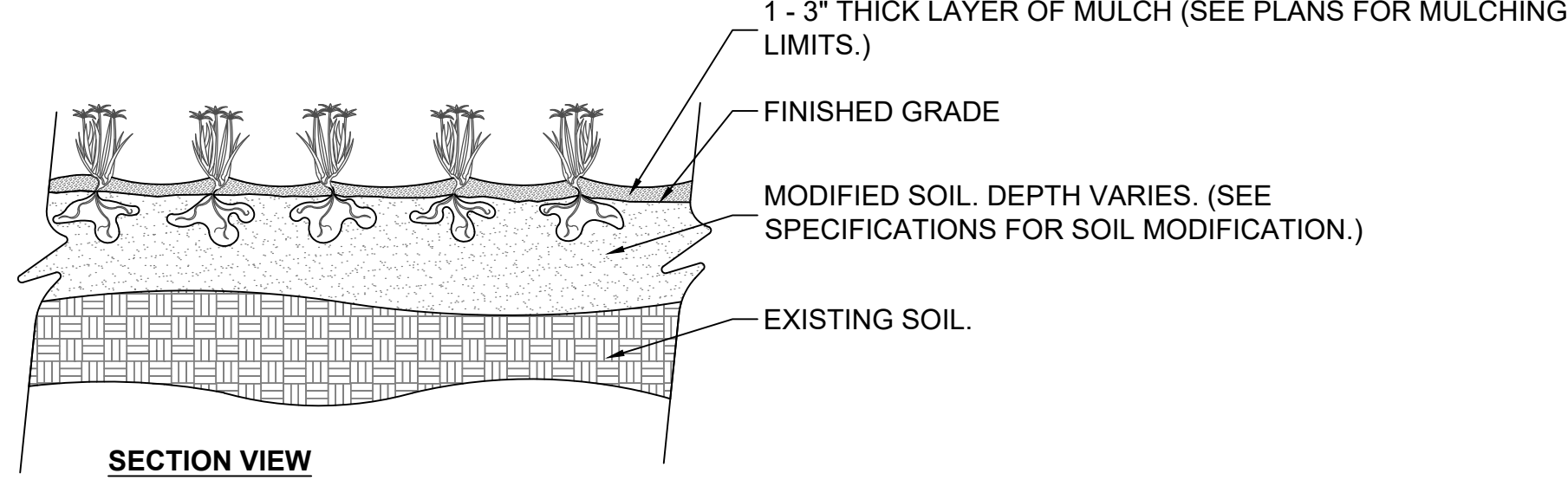
1 MULCH DETAILS

N.T.S.



2 PLANT SPACING

N.T.S.

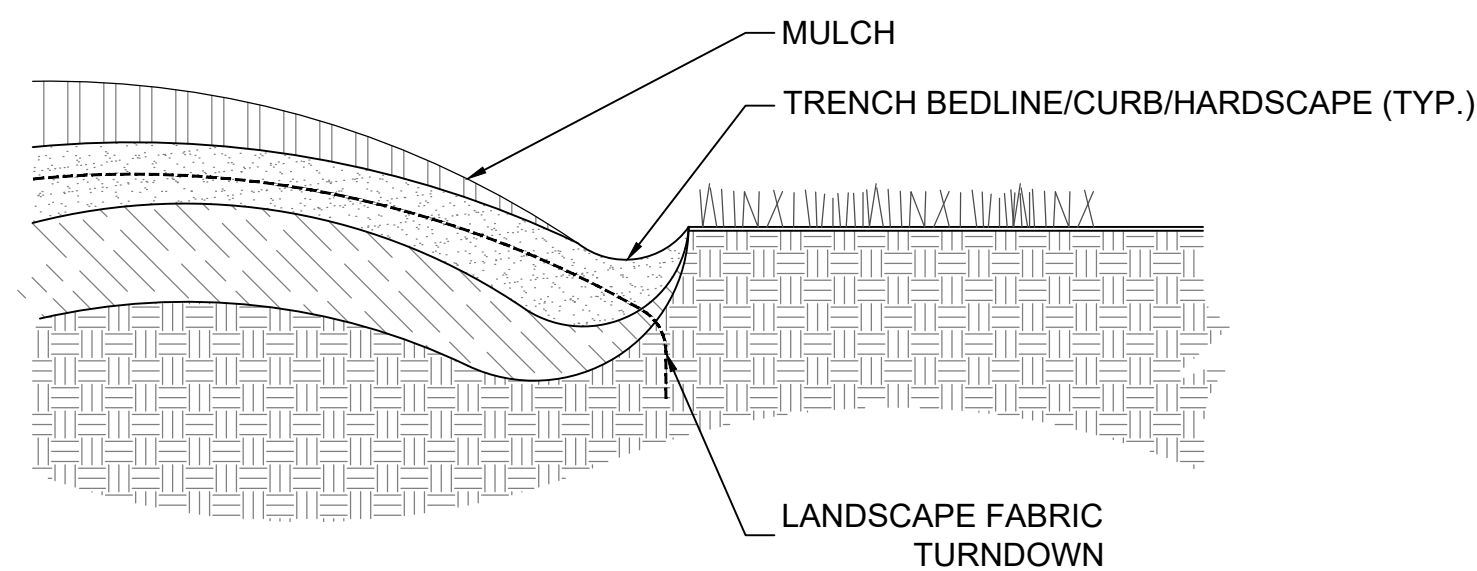


- NOTES:
- SEE PLANTING SCHEDULE FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 - SETTLE SOIL AROUND RELAT ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.
 - OMIT WEED CONTROL FABRIC IN AREAS OF RHIZOME SPREADING GROUNDCOVER.

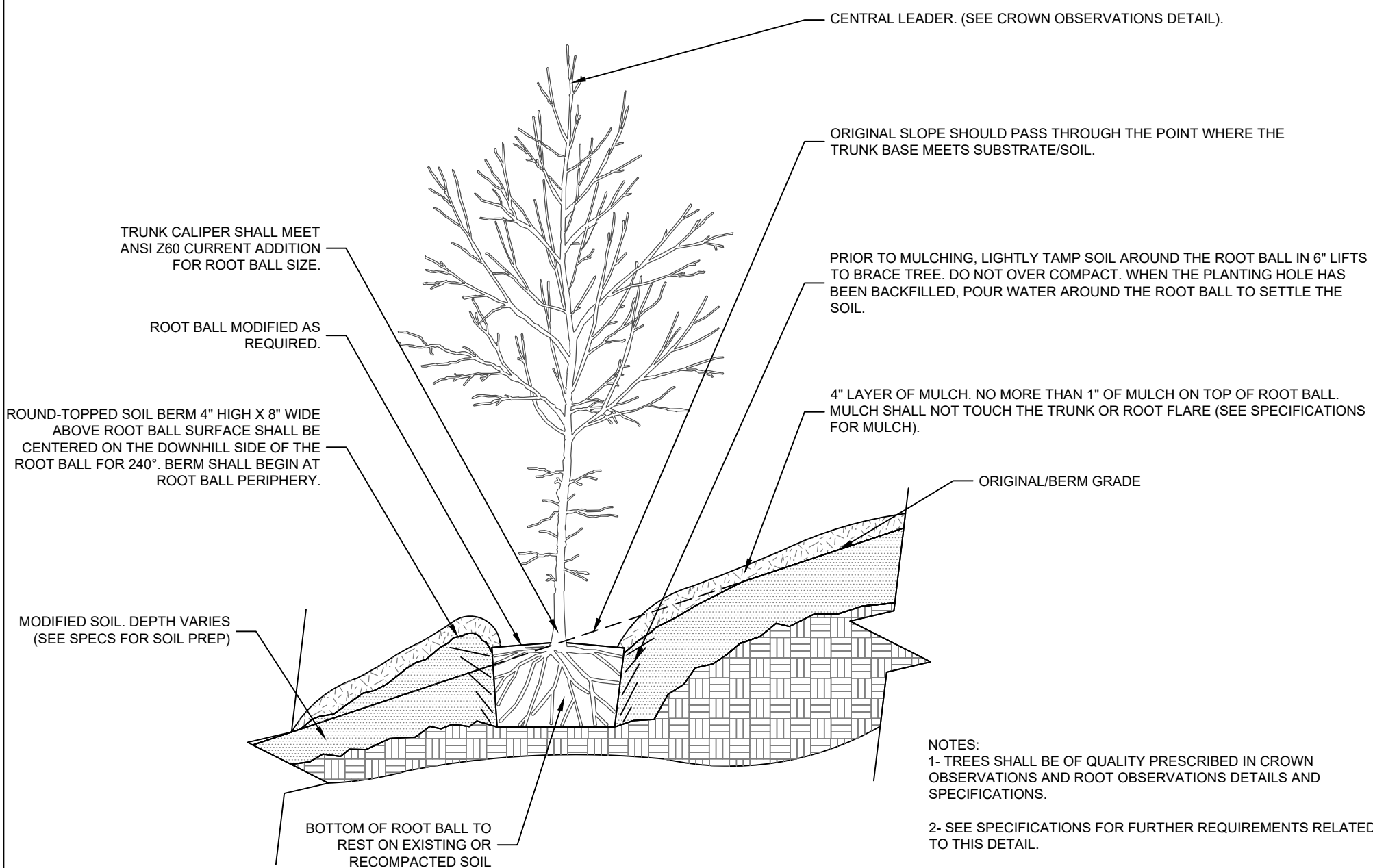
3 GROUNDCOVER PLANTING DETAILS

N.T.S.

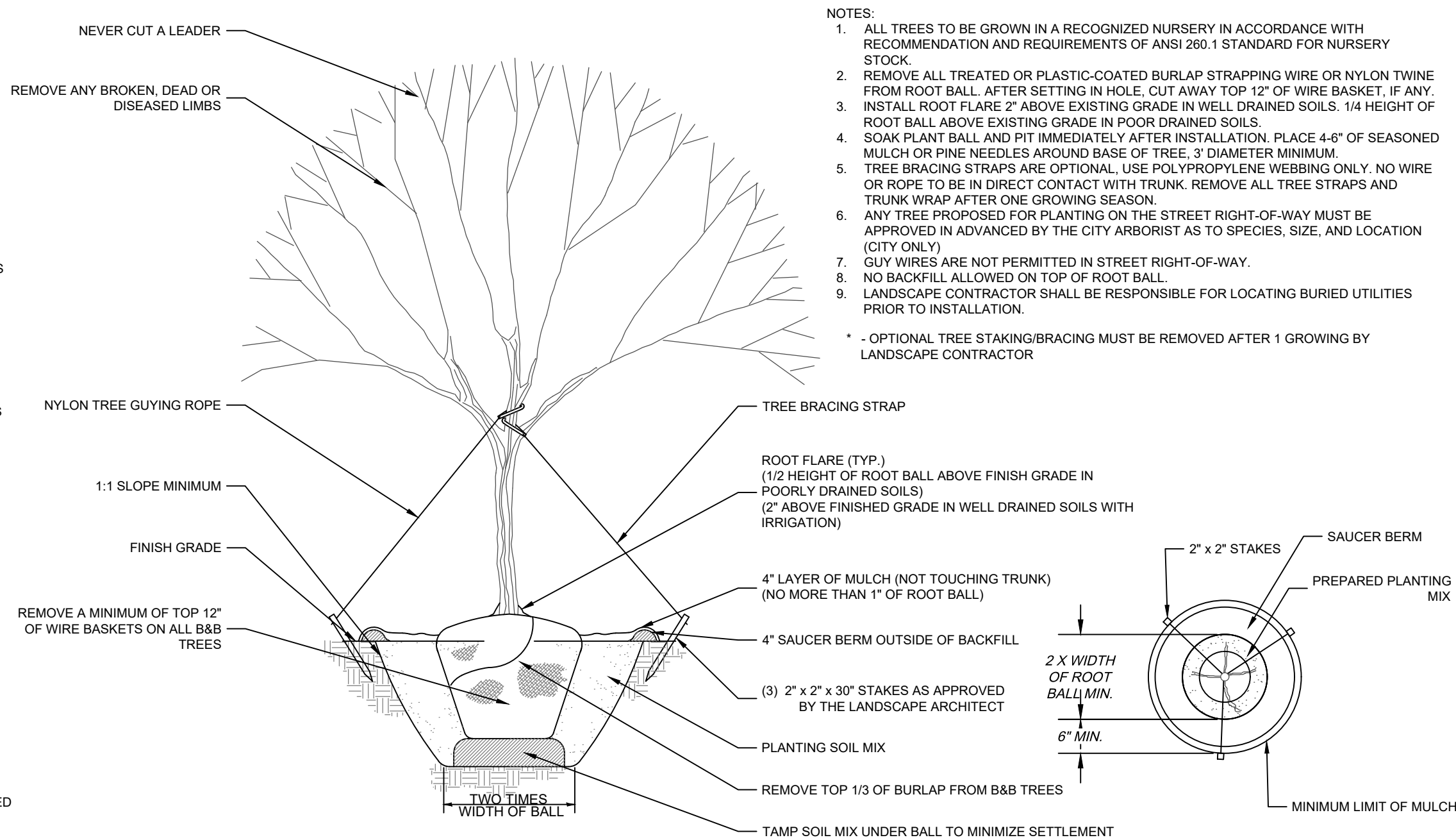
- NOTES:
- REFER TO SPECIFICATIONS FOR MORE DETAIL.
 - CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, ROCKS, OR ANY FOREIGN OBJECTS FROM THE NATIVE SOIL.
 - ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE AND NO PONDING SHALL OCCUR.
 - ALL PLANTING BEDS SHALL HAVE WEED CONTROL FABRIC (5 OZ. MIN.)
 - ALL GRASSES/WEEDS SHALL BE ERADICATED BEFORE PLANTING.
 - IRRIGATION LINE SHALL BE COVERED WITH MULCH AND NOT VISIBLE.
 - PLANTING SOIL SHALL BE COMPOSED OF 2/3 TOPSOIL AND 1/3 SOIL AMENDMENT. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



PLANTING ISLANDS



TREE ON SLOPE (20:1) TO (2:1)

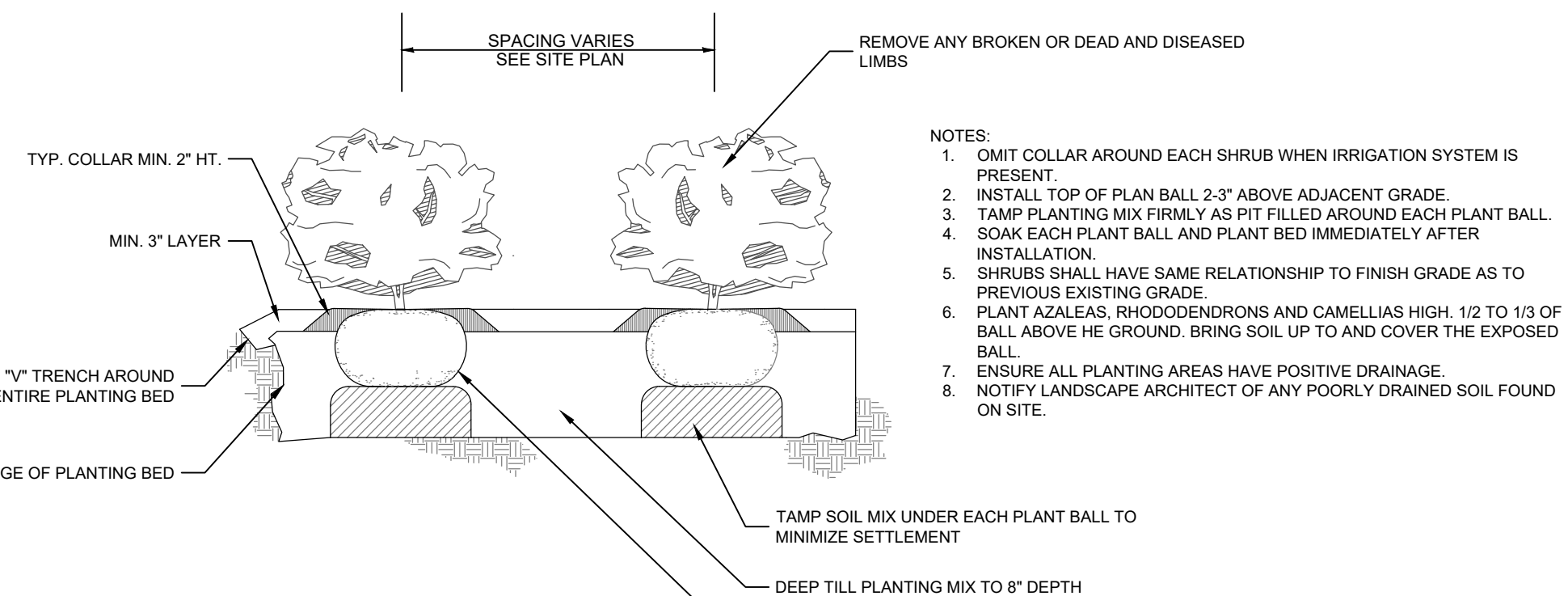


STANDARD TREE DETAIL

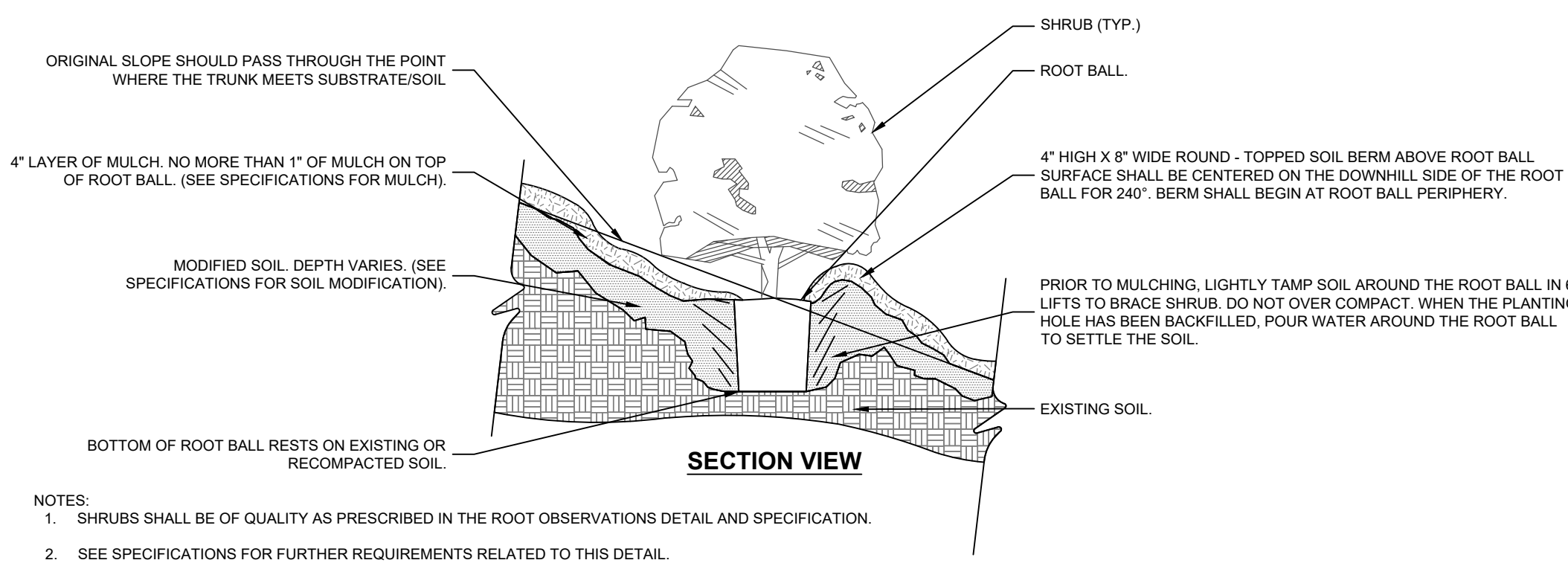
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TREE PLANTING DETAILS

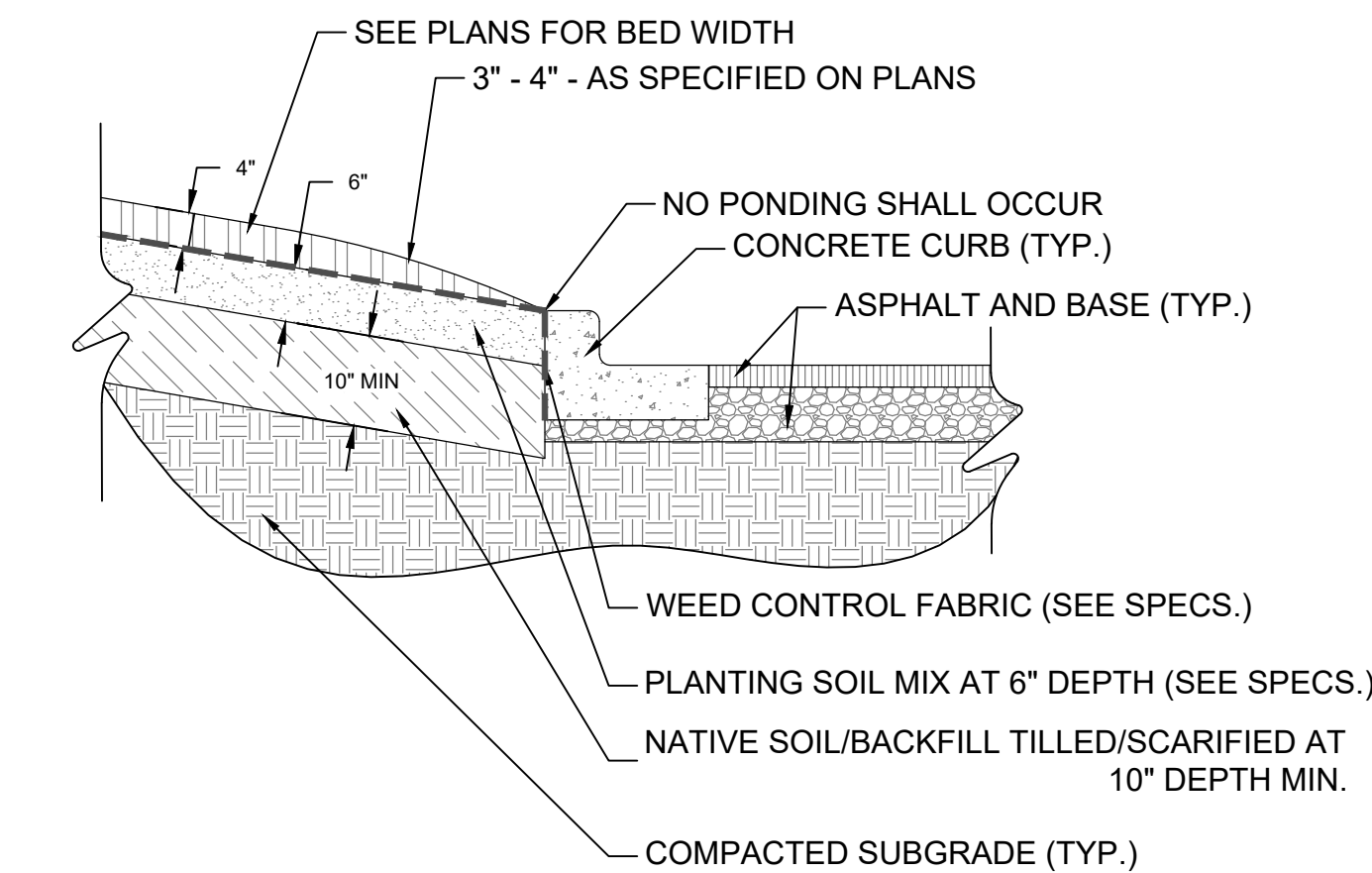
N.T.S.



TYPICAL SHRUB DETAIL



SHRUB ON SLOPE (20:1) TO (2:1)



PLANTING BEDS

5

SHRUBS PLANTING DETAILS

N.T.S.

NO.	DATE	REVISION

