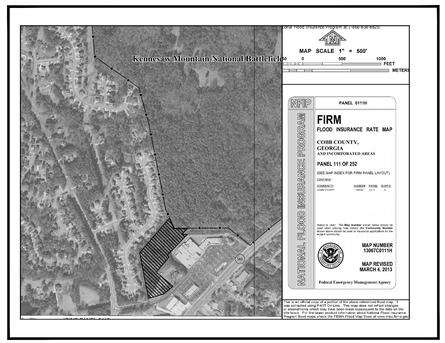
WALKER OVERLOOK

LAND LOT 339 & 402
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA



FEMA MAP
SCALE: NTS

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGION FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOW ON COMMUNITY-PANEL NO. 13007C0111H LAST REVISED MARCH 4, 2013.



VICINITY MAP

COBB COUNTY SITE PLAN REVIEW NO.
SPR-2018-00535

OWNER/DEVELOPER

LOYD DEVELOPMENT SERVICES
4651 WOODSTOCK ROAD
SUITE 208-106
ROSWELL, GEORGIA 30075

24 HOUR CONTACT:
JOHN LOYD
770.868.7591

DESIGNED BY:
CRESTLINE ENGINEERING
4651 WOODSTOCK ROAD, SUITE 208-106
ROSWELL, GA 30075
770.868.7591
CONTACT: MARK D. SHELFER, P.E.
EMAIL: MARK@CRESTLINEENG.COM

APPROVAL STAMPS

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THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHELL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURE SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.

THE PROPERTY OWNER AND CONTRACTOR ARE EQUALLY RESPONSIBLE FOR ALL EROSION CONTROL ACTIVITIES.

SEDIMENT STORAGE VOLUME AT 67 CY/ACRE MUST BE INSTALLED PRIOR TO ANY OTHER LAND DISTURBANCE ACTIVITY AND IN PLACE UNTIL FINAL STABILIZATION OCCURS.

SUBCONTRACTORS INVOLVED WITH LAND DISTURBANCE ACTIVITIES SHALL MEET THE EDUCATION REQUIREMENTS (LEVEL 1) DESCRIBED IN O.C.G.A 12-7-19.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

GEORGIA 811
Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CRESTLINE ENGINEERING
4651 Woodstock Road
Suite 208-106 · Roswell, GA 30075
770.868.7591 | f 1.866.319.0672

CONSTRUCTION DRAWINGS
WALKER OVERLOOK
LL 339 & 402,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER
Loyd Development Services

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

PLANS ISSUED FOR PRELIMINARY REVIEW ONLY. NOT INTENDED FOR CONSTRUCTION.

RESPONSIBLE ENGINEER: MARK D. SHELFER, P.E. GA REGISTRATION NO. 41974

REVISIONS

COVER SHEET

C.000

17044c.dwg *12.11.18*

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GENERAL NOTES

1. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
GUNNIN LAND SURVEYING, LLC
107 MOUNTAIN BROOK DR #104
CANTON, GA 30115

(CRESTLINE ENGINEERING WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.)

2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.

4. SUPPLEMENTAL REPORTS INCLUDING BUT NOT LIMITED TO : ASBESTOS AND LEAD PAINT REPORT, STORMWATER, PHASE I, PHASE II, GEOTECH AND THE COLONIAL DEVELOPMENT AGREEMENT ARE AN INTEGRAL PART OF THIS CONTRACT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO ADHERE TO ALL CONDITIONS AND INFORMATION AS OUTLINED IN SAID SUPPLEMENTAL REPORTS.

5. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/ DEVELOPER SITE WORK SPECIFICATIONS. THE ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. ALL WORK SHALL BE AS INDICATED AND STIPULATED ON THE DRAWINGS AND IN THE SPECIFICATIONS.

6. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDER OF ANY PUBLIC AUTHORITY, LOCAL AUTHORITY AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ON-SITE AND OFF-SITE PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR OR BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT. ALL CONSTRUCTION IN HIGHWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE LOCAL D.O.T. OFFICE.

8. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES, CONFLICTS, ERRORS, OR OMISSIONS BEFORE PROCEEDING WITH THE WORK OR SHALL BE SOLELY RESPONSIBLE FOR ANY WORK PERFORMED. VERIFICATION SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO ANY MATERIAL ORDERING AND/OR FABRICATION.

9. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

10. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN, AND IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR RAISING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

12. THESE DRAWINGS MAY NOT SHOW ALL UNDERGROUND PIPING AND UTILITIES. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING ALL EXCAVATION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE REQUIRED TO MAKE A UTILITY NOTIFICATION CALL. DETERMINE EXACT LOCATION OF EXISTING UTILITIES, ETC. BEFORE COMMENCING WORK. ALL EXISTING ACTIVE UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. ALL EXISTING INACTIVE LINES AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.

13. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS. ALL REPAIRS SHALL BE AT THE CONTRACTORS EXPENSE.

14. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS AND/OR CONTRACTOR DOCUMENTS.

15. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

16. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.

17. SAFETY NOTICE TO CONTRACTOR:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

18. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS, ON-SITE AT ALL TIMES, UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

19. THESE DRAWINGS ARE FORMATTED FOR 24"x36". OTHER SIZE VERSIONS ARE NOT PRINTED TO THE SCALE CALLED OUT OR SHOWN.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING WHICH MIGHT INTERFERE WITH DEMOLITION. ANY DAMAGES TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.

3. AT LOCATIONS TO RECEIVE NEW SIDEWALK, ASPHALT OR CURB & GUTTER, CONTRACTOR WILL SAW-CUT AND REMOVE EXISTING MATERIAL FROM SITE. CONTRACTOR WILL PREPARE SUBGRADE FOR INSTALLATION OF NEW MATERIAL.

4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOW.

5. SUB-GRADE SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AND TEST RESULTS SHALL BE PROVIDED BEFORE INSTALLATION OF NEW STRUCTURES.

6. ALL NEW FINISH ELEVATIONS SHALL MATCH EXISTING ADJACENT CONCRETE AND ASPHALT ELEVATIONS.

7. TREE(S) TO BE DEMOLISHED SHALL BE CLEARED AND GRUBBED. NO BURNING SHALL BE ALLOWED ON OWNER'S PROPERTY.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.

9. CONTRACTOR SHALL ERECT A 4' ORANGE CONSTRUCTION FENCE OR FLAGGING AROUND THE CONSTRUCTION AREA. ALL WORK, INCLUDING MATERIAL STORAGE, SHALL BE KEPT WITHIN THIS AREA. CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO A CONDITION ACCEPTABLE TO OWNER.

SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.

2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.

3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY:
GUNNIN LAND SURVEYING, LLC
107 MOUNTAIN BROOK DR #104
CANTON, GA 30115

4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.

5. CONCRETE TRUCK DOCKS ARE BY THE BUILDING CONTRACTOR.

6. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.

7. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.

8. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.

10. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.

11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.

12. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.

13. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.

14. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

15. ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE.

16. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

17. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18" AND 24". IT SHALL BE 30" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE.

18. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).

19. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDANCE OF ALL WETLANDS AREAS AS ILLUSTRATED IN THE WETLANDS DELINEATION PACKAGE.

20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.

21. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.

GRADING NOTES

1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.

3. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL MAKE A TOPOGRAPHIC SURVEY AT THEIR OWN EXPENSE AND SUBMIT IT TO THE OWNER FOR REVIEW.

4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.

5. CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THE BUILDINGS.

6. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.

8. IN ALL AREAS WHERE NEW CURB AND GUTTER ARE INSTALLED, REMOVE ALL OLD CURB AND GUTTER AND SAW CUT A STRAIGHT EDGE ALONG ASPHALT.

9. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.

10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

11. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOWABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

12. SPOIL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM THE SITE.

13. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.

14. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS, AT MOISTURE CONTENTS WITHIN THREE PERCENT OPTIMUM, AND COMPACTED TO MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD, ASTM D-1557.

15. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

16. ALL SYSTEM MANHOLES AND PIPES TO BE FLUSHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.

17. ALL PIPE LENGTHS LISTED ARE BASED ON THE HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE AND USED FOR DESIGN.

18. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM SEWER AND SANITARY SEWER CHARTS WITH THE PROFILES FOR THE STORM SEWER AND SANITARY SEWER LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

19. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL : 1 VERTICAL.

UTILITY NOTES

1. STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER MAIN CONSTRUCTION.

2. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL TRANSFORMER PADS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER TO THE BUILDING.

3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.

4. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

5. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS, ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE CURB.

6. ALL MANHOLES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOTS.

7. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE, AND SHALL HAVE TRAFFIC BEARING LIDS. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS MUST MATCH FINISHED GRADE (UNLESS OTHERWISE NOTED). ALL EXISTING MANHOLES & UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.

8. ALL WATER PIPE 3" AND SMALLER SHALL BE TYPE K COPPER OR SDR 21 PER ANSI 16.22.

9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 42" OVER ALL WATER LINES.

10. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH WATER DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPARATUS INCLUDING: WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.

11. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS (10') TEN FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS (18") EIGHTEEN INCHES.

12. ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.

13. ALL DOMESTIC WATER LEADS SHALL HAVE REDUCED PRESSURE VALVES AS DIRECTED BY THE OWNER'S ARCHITECT.

14. EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.

15. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.

16. CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.

17. PRIMARY ELECTRIC SERVICE IS PROVIDED BY THE POWER COMPANY. THIS INCLUDES THE TRANSFORMER AND PAD, TRENCHING, BACKFILL AND COMPACTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE AS WELL AS SECONDARY SERVICE.

18. GAS LINES ARE INDICATED FOR COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH GAS SERVICE.

19. GAS AND UNDERGROUND ELECTRIC LINES ARE SHOWN FOR COORDINATION ONLY. EXACT LOCATION WILL BE FIELD DETERMINED DURING CONSTRUCTION.

20. ALL SANITARY MANHOLES AND PIPE TO BE FLUSHED CLEAN OF DEBRIS PRIOR TO TURN OVER OF SYSTEM TO OWNER.

21. ALL EASEMENTS TO BE PLATTED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED).

22. ANY UTILITIES NOT SHOWN THAT REQUIRE RELOCATION OR REMOVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON DISCOVERY.

GA SEVEN-DAY INSPECTION

IN ACCORDANCE WITH THE GEORGIA GENERAL PERMIT REQUIREMENTS ESTABLISHED BY THE GEORGIA WATER QUALITY CONTROL ACT, AN AUTHORIZED AGENT FOR THE ENGINEER OF RECORD FOR THE DESIGN OF THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (ESPCP) MUST INSPECT THE BEST MANAGEMENT PRACTICES INSTALLED ON SITE SEVEN (7) DAYS AFTER INITIAL CONSTRUCTION COMMENCES. GEORGIA EPD STATE THAT IF THE OWNER/OPERATOR DO NOT INFORM THE ENGINEER OR DO NOT AUTHORIZE THEM (ON FORM OF PAYMENT) TO PERFORM THIS REQUIRED INSPECTION, OWNER/OPERATOR WILL BE IN DEFAULT OF THE GENERAL PERMIT REQUIREMENTS AND THEREFORE SOLELY LIABLE FOR ANY AND ALL INCIDENTS THAT OCCUR RELATED TO DESIGN OF THE ESPCP DESIGN. CONSTRUCTION COMMENCEMENT IS CONSIDERED WHEN THE CONTRACTOR HAS COMPLETED INSTALLATION OF THE PHASE I ESPCP DESIGNS AND BEGINS ANY EARTH MOVING ACTIVITY NOT RELATED TO SUCH INSTALLATION ACTIVITY.

MAINTENANCE NOTES

1. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK, OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING

2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

6. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

7. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

GA N.O.I. SUBMITTAL

IN ACCORDANCE WITH THE GEORGIA GENERAL PERMIT REQUIREMENTS ESTABLISHED BY THE GEORGIA WATER QUALITY CONTROL ACT, A NOTICE OF INTENT (N.O.I.) MUST BE FILED ALONG WITH ALL APPLICABLE FEES, BY THE CONTRACTOR, FOR ALL SITE DISTURBANCE IN EXCESS OF ONE ACRE. THE N.O.I. AND FEE MUST BE SUBMITTED TO THE LOCAL STATE EPD OFFICE VIA CERTIFIED MAIL, AS WELL AS A COPY TO ANY OTHER APPLICABLE JURISDICTIONAL AUTHORITY. THE N.O.I. IS NOT CONSIDERED PERMITTED UNTIL 14-DAYS AFTER THE DATE OF THE RECEIVED SIGNATURE ON THE GREEN CERTIFIED MAIL RECEIPT. THE CONTRACTOR WILL NOT RECEIVE ANY OTHER OFFICIAL FORM OF PERMIT. THE EPD WILL ISSUE A STOP WORK ORDER FOR ANY EARTHWORK WITHOUT A PROPER N.O.I. FILED.

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY, AND/OR CITY.

2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES, AND MAINTAINED DURING SUCH ACTIVITIES.

3. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.

4. EROSION CONTROL MEASURES ARE TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. WIRE REINFORCED BACKING (TYPE C) SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

5. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.

6. PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE BUILT. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

7. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS. IF WETLANDS EXIST ON-SITE, ANY CLEARING MUST BE IN ACCORDANCE WITH THE WETLANDS PERMIT.

8. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

9. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

10. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN

COBB COUNTY SITE NOTES

1. OWNER/DEVELOPER:
   LOYD DEVELOPMENT SERVICES
   4651 WOODSTOCK ROAD
   SUITE 208-106
   ROSWELL, GEORGIA 30075
   PHONE: 770.868.7591
   CONTACT: JOHN LOYD
2. TOTAL SITE AREA IS 6.95 ACRES, DISTURBED AREA IS 6.28 ACRES.
3. PROPERTY IS LOCATED IN LAND LOTS 339 AND 402, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GA
4. BOUNDARY INFORMATION TAKEN FROM **BOUNDARY SURVEY FROM BOUNDARY ZONE, INC. DATED 08/01/14.**
5. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT GEORGIA STANDARD SPECIFICATIONS AND O.S.H.A. STANDARDS. PROPOSED ROADWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH COBB COUNTY STANDARDS AND SPECIFICATIONS
6. ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH COBB COUNTY CODE ENFORCEMENT DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS.
7. ANY CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
8. ASSURANCES OF COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.
9. TO THE OWNER/DEVELOPER'S KNOWLEDGE THERE ARE NO CULTURAL FEATURES SUCH AS CEMETERIES OR OTHER HISTORIC FEATURES AROUND OR WITHIN THIS SITE.
10. TO THE OWNER/DEVELOPER'S KNOWLEDGE NO DEVELOPMENT AGREEMENT EXISTS.
11. PROPERTY IS NOT LOCATED IN FLOOD PLAIN AS PER COBB COUNTY FIRM PANEL 13067C0111H, DATED MARCH 4, 2013.
12. ALL STRIPING WITHIN THE RIGHT-OF-WAY TO BE THERMOPLASTIC.
13. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN THE RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
15. ANY INFRASTRUCTURE (DRAINAGE STRUCTURES, CURB & GUTTER, SIDEWALKS, ETC.) DAMAGED OR DISPLACED AS A RESULT OF THIS PROJECT SHALL BE REPLACED BY CONTRACTOR TO PREVIOUS CONDITION OR BETTER.
16. ROADWAY AND SHOULDERS SHALL BE SHORED PROPERLY DURING ANY TRENCHING ACTIVITY WITHIN THE RIGHT-OF-WAY. BACK-FILLING OF ROADWAY AND SHOULDERS ARE TO MEET MINIMUM COUNTY OR STATE REQUIREMENTS FOR COMPACTION. NO DROP-OFFS ADJACENT TO ROADWAY WILL REMAIN AFTER WORKING HOURS.
17. ANY SIGNAL EQUIPMENT DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED BY THE CONTRACTOR/DEVELOPER. TRAFFIC SIGNAL OPERATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. VEHICLE DETECTION LOOPS, CONDUITS AND DEVICES MUST BE MAINTAINED. CONTACT THE TRAFFIC SIGNAL ENGINEER, (770)528-3664, FOR ANY SIGNAL-RELATED ISSUES.
18. ALL RETAINING WALLS (MODULAR AND CAST-IN-PLACE) TO BE DESIGNED BY A STRUCTURAL ENGINEER.
19. DRIVE CUTS MEET MIN. STOPPING SIGHT DISTANCE REQUIREMENTS PER COBB COUNTY DETAIL 108 IN BOTH DIRECTIONS.
20. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS REQUIRED TO PROPERLY CONSTRUCT THE NOTED IMPROVEMENTS.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS BEFORE CONSTRUCTION.
22. AS-BUILTS ARE REQUIRED PRIOR TO FINAL PLAT APPROVAL FOR WATER, SEWER, ROAD PROFILES, AND MAN-MADE DITCHES. FURNISHING AS-BUILTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
23. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
24. THE COBB COUNTY COMMUNITY DEVELOPMENT DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES DEEMED NECESSARY.
25. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
26. THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE PARKING LOT LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT PRIOR APPROVAL OF THE COUNTY ARBORIST. CALL 770-528-2124. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF PARKING LOT LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED.
27. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION.
28. ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY CODE ENFORCEMENT DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON PLANS.
29. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
30. THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL, AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL, OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT 770.528.2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.
31. THERE IS NO SIGNIFICANT IMPACT ON THE CEMETERY SITE LISTED IN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION'S INVENTORY LISTING, WHICH IS LOCATED IN THIS OR ADJACENT LAND LOT.
32. ALL INTERIOR SIGNAGE BY THE DEVELOPER PER MUTCD STANDARDS.
33. PARKING LOT AND PARKING SPACES SHALL CONFORM TO COUNTY DETAIL #114.
34. ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY ZONING DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
35. ALL STRIPING TO BE THERMOPLASTIC.
36. ENTRY GATE SHALL BE SWING OR SLIDING TYPE. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS (KNOX SWITCH FROM WWW.KNOXBOX.COM) AND OPERATIONS UPON POWER FAILURE. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE. (COBB COUNTY DEVELOPMENT STANDARDS 401.08.02.1)
37. A CONSERVATION EASEMENT SHALL BE RECORDED IN THE MANDATORY SUBDIVISION COVENANTS AND WITH COBB SUPERIOR COURT, THEREBY PROTECTING THE OPEN SPACE FROM DEVELOPMENT IN PERPETUITY AS OWNED BY THE MANDATORY HOME OWNERS ASSOCIATION. CONSERVATION EASEMENT APPLICATION CAN BE OBTAINED FROM PAULA MOORE IN THE PLANNING DIVISION (770-528-2018) AND MUST BE SUBMITTED TO THE PLANNING DIVISION BEFORE FINAL PLAT APPROVAL.
38. FOR ALL LOTS CONTIGUOUS TO COMMONLY OWNED OPEN SPACE, DEEDS SHALL EXPLAIN THAT SAID LOTS ARE ADJACENT TO COMMONLY OWNED OPEN SPACE AND CANNOT BE DISTURBED.

COBB COUNTY STREETLIGHT REQUIREMENTS

1. IN ACCORDANCE WITH THE COBB COUNTY STREET LIGHTING ORDINANCE, SECTION 3-23-41, STREETLIGHTS ARE REQUIRED TO BE PROVIDED BY THE DEVELOPERS OF ALL NEW SUBDIVISIONS
2. THE DEVELOPER SHALL SUBMIT A STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY, WHICH WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREETLIGHTS WITHIN THE SUBDIVISION.
3. THE LIGHTING LAYOUT MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION.
4. THE DEVELOPER MUST PAY ALL COSTS TO THE POWER COMPANY FOR POLES, FIXTURES, AND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR THE INSTALLATION.
5. THESE REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THAT SUBDIVISION. CONTACT JEFF BURNS AT 770.528.1691 IF THERE ARE ANY QUESTIONS.

COBB COUNTY GRADING NOTES

1. EMBANKMENTS SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED SIX INCHES AND COMPACTED TO A DENSITY OF 95PERCENT OF THE MAXIMUM LABORATORY DRY WEIGHT PER CUBIC FOOT AS DETERMINED BY AASHTO METHOD T--99 IF NECCESSARY IN ORDER TO OBTAIN THIS COMPACTION. THE CONTRACTOR SHALL ADD MOISTURE TO THE MATERIAL AS IT IS PLACED.
2. MAXIMUM CUT AND FILL SLOPES SHALL BE AS FOLLOWS (PER DEPTH OF SLOPE):
   a. 2 FEET OR LESS -- 4:1 CUT, 4:1 FILL
   b. 2 TO 5 FEET -- 3:1 CUT, 3:1 FILL
   c. 5 TO 10. FEET -- 2:1 CUT, 2:1 ALL
   d. OVER 10 FEET -- 2:1 CUT, 2:1 FILL (EROSION CONTROL BLANKETS REQUIRED)
   e. *ALL FILL SLOPES OVER 2:1 SHALL BE REINFORCED AND ARE TO BE DESIGNED/CERTIFIED BY A STRUCTURAL ENGINEER.
3. ROCK FILTER DAM, SEDIMENT TRAPS ON EXISTING STRUCTURES, AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
4. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT TWO FOOT INTERVALS. ONE FOOT CONTOUR INTERVALS MAY BE SHOWN FOR GRADING CLARIFICATION.
5. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO BEGINNING CONSTRUCTION, IF EXISTING GRADES ARE AT VARIANCE WITH DRAWINGS, NOTIFY ENGINEER AND RECEIVE INSTRUCTION PRIOR TO PROCEEDING.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. PROPOSED SPOT ELEVATIONS ARE AT FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER, PAVING, AND UTILITIES.
8. THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHIC,CULTURAL, AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL, OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.
9. THERE IS NO SIGNIFICANT IMPACT ON THE CEMETERY SITE LISTED IN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION'S INVENTORY LISTING, WHICH IS LOCATED IN THIS, OR ADJACENT LAND LOT.
10. STORM SEWER PIPES IN EXCESS OF 15" COVER AND 36" OR GREATER PIPE SIZE ARE TO BE APPROVED AND CERTIFIED IN WRITING BY A GEOTECHNICAL ENGINEER. CMP PIPE IS NOT ALLOWED DEEPER THAN 15', REGARDLESS OF DIAMETER
11. PRIOR TO THE INSTALLATION OF STORM DRAIN PIPE, THE GENERAL CONTRACTOR SHALL VERIFY THE INVERTS OF EXISTING STRUCTURES AND INFORM THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
12. ALL RETAINING WALLS SHOWN ON THESE PLANS SHALL BE DESIGNED BY OTHERS. RETAINING WALL DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL RELEVANT GEOTECHNICAL INFORMATION AND PERMITS THAT MAY BE REQUIRED. IF THE WALL DESIGNER DETERMINES THAT PROPOSED UTILITIES, STRUCTURES OR ANY OTHER ITEMS CONCERNING THE LAYOUT OF THE WALL ARE NOT COMPATIBLE WITH THE REQUIRED RETAINING WALL DESIGN THEN THE WALL DESIGNER SHALL CONTACT THE CIVIL ENGINEER IN WRITING EXPRESSING THE CONCERNS. NO WORK SHALL BEGIN ON THE PROJECT UNTIL ALL CONFLICTS ARE RESOLVED
13. OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES PER 120-3-20.19(8). GEORGIA ACCESSIBILITY CODE~
14. ALL ORGANICS AND TOPSOIL SHALL BE REMOVED FROM THE ENTIRE FOOTPRINT OF THE DAM OR AREAS TO RECEIVE STRUCTURAL FILL.
15. EARTHEN FILL SHALL BE JCL OR ML MATERIAL APPROVED FOR USE BY GEOTECHNICAL ENGINEER (PE) AND PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR UNDER SAID ENGINEER'S DIRECTION.
16. AN AS-BUILT SURVEY OF STORMWATER INFRASTRUCTURES MUST BE SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT (770.419.6435) PRIOR TO FINAL PLAT APPROVAL OR OBTAINING A CERTIFICATE OF OCCUPANCY. A TABLE LISTING OF STRUCTURE NAME, NORTHING, EASTING, PIPE MATERIAL, INVERT, AND TOP ELEVATIONS FOR EACH STRUCTURE MUST BE INCLUDED ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT. (NORTHING AND EASTINGS SHOULD BE BASED ON STATE PLAN COORDINATE SYSTEM). PROVIDE THE PROJECT LAND DISTURBANCE PERMIT (LDP) NUMBER ON THE AS-BUILT DRAWINGS.

COBB COUNTY PIPE NOTES

1. THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 1030D, LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GAGE OF CORRUGATED STEEL PIPE OR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACK-FILLING. THE MINIMUM GAGE FOR CORRUGATED STEEL PIPE ALLOWED UNDER COBB COUNTY STANDARDS IS 12 (0.109 INCHES). ALL CORRUGATED STEEL PIPES ARE TO BE FULLY COATED. THE MINIMUM GAGE FOR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER COBB COUNTY STANDARDS IS 14 (0.075 INCHES).
2. FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNULAR CORRUGATION AT THE END OF EACH CORRUGATED PIPE AROUND ITS ENTIRE CIRCUMFERENCE. MINIMUM BAND WIDTH SHALL EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNULAR CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS, THEIR NUMBER AND PLACEMENT.
3. CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, RUBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O_RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL CATCH BASINS, DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES", LATEST EDITION.
5. USE OF HDPE REQUIRES THE FOLLOWING:
   - GRANULAR BACKFILL TO TOP OF THE PIPE.
   - DEPTHS NO GREATER THAN TEN (10') FEET AS MEASURED TO INVERT OF PIPE.
   - INSTALLATION MUST BE OUTSIDE COUNTY RIGHT-OF-WAY.
   - WATERTIGHT BELL AND SPIGOT GASKETED JOINTS MUST BE PROVIDED.
   - 36-INCH DIAMETER OR GREATER MUST BE INSPECTED AND CERTIFIED BY A GEOTECHNICAL ENGINEER OR A MANUFACTURER'S REPRESENTATIVE.
   - SMOOTHBORE PIPE ONLY.

COBB COUNTY TRANSPORTATION NOTES

1. CONSTRUCTION EQUIPMENT AND EMPLOYEE VEHICLES SHALL NOT BE PARKED IN THE RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE.
2. ANY DRIVE, ACCESS, SIDEWALK/SHOULDER CROSS-SLOPE, IN THE RIGHT-OF-WAY, IS TO MATCH THE STANDARD 1/4" PER L.F. (2% PER ADA).
3. SIGNAGE FEE: STREET SIGNAGE IS INSTALLED BY CDOT AT ENTRY ONLY OF PRIVATE STREET, WITH FUNDING PROVIDED TO DOT DEVELOPMENT SERVICES, BY THE DEVELOPER. INTERIOR SIGNAGE IS BY DEVELOPER, PER MUTCD. IF AESTHETIC SIGNAGE IS REQUESTED, THE DEVELOPER SHALL ALSO SUBMIT FOR AESTHETIC SIGN PERMIT, THRU DOT OPERATIONS. THE DEVELOPER IS TO SUBMIT A FINAL PLAN, WITH STREET NAMES, PRIOR TO FINAL PLATTING. ONE WEEK NOTICE IS NEEDED TO REVIEW AND ESTIMATE THE FEE. AFTER FEE PAYMENT IS RECEIVED BY DEVELOPMENT SERVICES, 10 WORKING DAYS IS NEEDED FOR INSTALLATION, AFTER WHICH THE FINAL PLAT IS RELEASED ON DOT BEHALF. NO BUILDING PERMITS ARE TO BE ISSUED WITHOUT SIGNAGE INSTALLED.
4. NO TREES IN RxR R/W.
5. MINIMUM ISD REQUIREMENTS MUST BE SATISFIED PRIOR TO START OF CLEARING OPERATIONS.
6. ALL ROADWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. ALL OPEN-CUTS ARE TO BE SUBMITTED, REVIEWED, AND PERMITTED TO DOT UTILITY DIV UNDER SEPARATE PERMIT.

COBB COUNTY UTILITY NOTES

1. WATER METER BOX SHALL BE FLUSH WITH FINISHED GRADES.
2. ALL CONSTRUCTION TO CONFORM TO APPLICABLE COBB COUNTY WATER SYSTEM SPECIFICATIONS AND IN ACCORDANCE WITH COBB COUNTY ORDINANCES.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET FROM THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS.
4. THE DEVELOPER SHALL NOTIFY THE WATER SYSTEM INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO TAPPING THE SEWER LINE.
5. SEWER PIPE SHALL HAVE GRAVEL BEDDING WHERE REQUIRED.
6. TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS, CONCRETE COLLARS ARE NOT ACCEPTABLE.
7. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORED. ALL MANHOLES REQUIRE "K OR N SEAL" OR EQUAL RUBBER BOOTS. EQUAL BOOTS MUST BE APPROVED BY THE ENGINEERING AND RECORDS DIVISION PRIOR TO USE.
8. CONTRACTOR IS TO COORDINATE INSTALLATION OF GAS LINES WITH ATLANTA GAS LIGHT COMPANY. CONTRACTOR SHALL COORDINATE THE TYING IN OF INDIVIDUAL GAS METER TO THE MAIN.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
10. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE. THE SEWER LINE SHALL BE OF DUCTILE IRON WITH LEADED OR MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
11. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
12. TRANSFORMER PAD SHOULD BE LOCATED NO LESS THAN 15 FEET FROM ANY DOOR, 10 FEET FROM ANY STAIRS, STEP, PLATFORM OR ANY WALKWAY OR WALL OPENINGS, 3 FEET FROM NON-COMBUSTIBLE WALL WII NO OPENINGS OR OVERHANG.
13. THE DEVELOPER AND/OR DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT.
14. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.
15. THRUST BLOCKING SHALL BE LOCATED AT ALL WATER PIPE VALVES, VERTICAL BENDS, VERTICAL ELBOWS AND TEES, AND HORIZONTAL ELBOWS AND TEES.
16. WATER LINE MINIMUM COVER SHALL BE 42".
17. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE LARGE FIRE DEPARTMENT CONNECTION FACES THE STREET. THAT SAME CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES.
18. ALL EXISTING FIRE HYDRANTS, WATER VALVES, POWER POLES, STORM DRAIN STRUCTURES, SEWER STRUCTURES, GUARDRAILS, AND ANY OTHER EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE RELOCATED OR ADJUSTED TO GRADE AS REQUIRED. WATER LINES THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE RELOCATED OR LOWERED TO AVOID CONFLICTS.
19. IF A GAS LINE HAS BEEN DAMAGED. IMMEDIATELY CALL 1-800-GAS-LINE.
20. BEFORE STARTING ANY EXCAVATION, LOOK FOR VISUAL SIGNS OF GAS LINES IN THE AREA SUCH AS METER SETS ON THE SIDES OF HOUSES AND BUILDINGS, YELLOW PAINT, FLAGS, OR MARKERS WHICH WOULD INDICATE GAS.
21. USE EXTREME CAUTION WHEN DIGGING AROUND GAS FACILITIES.
22. POTHOLE TO VERIFY LOCATE MARKS. THIS IS THE RESPONSIBILITY OF THE EXCAVATOR.
23. WATER METER BOXES ARE NOT ALLOWED IN SIDEWALK AREA OR PARKING PADS.
24. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (COBB COUNTY DEVELOPMENT STANDARDS 503.02.01)
25. THERE ARE NO RETAINING WALLS OR STEEP GRADES WHICH WILL BE AN IMPEDANCE TO FIRE DEPARTMENT APPURTENANCES.
26. FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY OR ANY PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR. ALL ACCESS ROADS SHALL BE AN ALL-WEATHER SURFACE AND MEET THE AASHTO DESIGN MANUAL LIVE LOAD STANDARD H520 (75,000 LBS.) WITH AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, 25" INSIDE TURNING RADIUS, 50' OUTSIDE TURNING RADIUS AND UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. MAXIMUM SLOPE OF ACCESS ROADS IN REFERENCE TO THE APPARATUS IS 10% FRONT TO BACK AND 5% SIDE TO SIDE.
27. DESIGNATED FIRE LANES TO MEET THE FOLLOWING REQUIREMENTS: BOTH SIDES OF SIGNS SHALL READ: "NO PARKING/FIRE LANE", LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT; ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE WITH SIGNS NOT MORE THAN 100 FEET APART; SIGNS SHALL NOT BE MORE THAN 4 FEET FROM THE EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE; HEIGHT OF SIGN FACE AS MEASURED FROM NE BOTTOM OF THE SIGN TO BE NO LESS THAN 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL. DECORATIVE SIGNAGE MAY BE USED WITH THE FIRE MARSHALL'S APPROVAL. FOR LANES 20 TO 28 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED ON BOTH SIDES. FOR LANES 29 TO 37 FEET WIDE, SIGNS AND MARKINGS WILL BE REQUIRED ON ONE SIDE. LANES IN EXCESS 37 FEET WIDE,REQUIRE NO SIGNS OR MARKINGS. CURBING OR LINEAGE DELINEATING FIRE LANES SHALL BE PAINTED RED. THE TOP AND FACE OF THE CURB SHALL BE PAINTED. THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE.
28. AERIAL APPARATUS. ACCESS SHALL BE REQUIRED FOR ALL STRUCTURES OVER 30 FEET IN HEIGHT MEASURED FROM THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS TO THE CEILING HEIGHT OF THE HIGHEST OCCUPIABLE FLOOR LEVEL. AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 24 FEET MAXIMUM OF 40 FEET FROM THE STRUCTURE AND BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. NO OVERHEAD UTILITY AND POWER LINES SHALL BE LOCATED WITHIN THE AERIAL FIRE APPARATUS ACCESS.
29. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANK LOCATION AND TYPE SHALL BE SUBMITTED SEPARATELY.
30. TRANSFORMER PADS SHALL BE NO LESS THAN 14' FROM ANY DOOR, 10' FROM ANY BUILDING, OVERHANGS, CANOPIES, EXTERIOR STAIRS OR WALL OPENINGS.
31. GATES SECURING FIRE APPARATUS SHALL BE A MINIMUM 14' IN CLEAR WIDTH FOR A SINGLE LANE AND 20' FOR A DOUBLE LANE. GATE SHALL BE SWING OR SLIDING TYPE. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE COBB COUNTY FIRE MARSHAL'S OFFICE.
32. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL. 506.1.1 AN APPROVED LOCK SHALL BE ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL.
33. PLEASE CALL (770) 419-6320 TO SCHEDULE CONNECTION INSPECTION 24 HOURS PRIOR TO TAPPING SEWER LINE.
34. EGRESS CAPACITY MUST BE CHECKED FOR FENCE LOCATIONS PRIOR TO CO OF TENANT SPACE.
35. ALL SANITARY SEWER MANHOLES OR 8" DIAMETER OR GREATER MAINS WHICH ARE INSTALLED WITH THIS PROJECT NEED INSPECTION. CALL (770) 419-6320 TO SET UP A PRE-CONSTRUCTION MEETING TO GO OVER CCWS REQUIREMENTS.
36. AS-BUILTS REQUIRED. NO CO ISSUED UNTIL AS-BUILTS HAVE BEEN APPROVED BY CCWS.
37. FIRE HYDRANTS SHALL BE ARRANGED TO HAVE A HYDRANT AVAILABLE FOR DISTRIBUTION OF HOSE TO ANY PORTION OF ANY BUILDING ON PREMISES AT DISTANCES NOT EXCEEDING 500 FEET (DRIVING DISTANCE). HYDRANTS SHALL BE AT LEST 40 FEET FROM THE BUILDING (STEAMER CONNECTION FACING STREET) (NFPA 24-7.2.3). FIRE HYDRANTS SHALL BE SPACED NOT MORE THAN 500 FEET APART. HYDRANTS SHALL NOT BE CONNECTED TO WATER LINES ON THE POSITIVE SIDE (DISCHARGE SIDE) OF A FIRE PUMP.
38. CONTRACTOR TO FIELD VERIFY ALL SLOPES LESS THAN 1% IN PRESENCE OF A COBB COUNTY WATER SYSTEM INSPECTOR EITHER PRIOR TO OR DURING THE CONSTRUCTION FINAL INSPECTION, OR, PRIOR TO THE PLACEMENT OF STONE BASE IN STREETS/PAVED AREA.
39. SEWER TO BE PLUGGED TO PREVENT INFLOW/INFILTRATION FROM PROPOSED SEWER UNTIL AFTER SUCCESSFUL POST-PAVING INSPECTION. DEVELOPER IS TO COORDINATE POST-PAVING INSPECTION AND REMOVAL OF PLUG WITH CCWS INSPECTOR.
40. WATER SERVICES AND SEWER SERVICE LATERALS LOCATIONS ARE TO BE PERMANENTLY MARKED ON THE CURB.

COBB COUNTY EROSION CONTROL NOTES

1. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIP-RAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION
2. A MINIMUM OF

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 21, 2018

REGULAR AGENDA (CONT.)

Z-8 **LOYD DEVELOPMENT SERVICES** (Item Six Residuary Trust, owner) requesting Rezoning from **SC** to **RA-5 (detached)** for the purpose of a Residential Subdivision in Land Lots 339 and 402 of the 19th District. Located off a private easement on the east side of John Ward Road, west of Powder Springs Road, and on the north side of Macland Road. ***(Previously continued by Staff from the March 6, 2018, through the July 3, 2018, Planning Commission (PC) hearings until the August 7, 2018 PC hearing)***

The public hearing was opened, and Mr. Garvis L. Sams, Jr., Ms. Staci Pineda, and Ms. Sharon McGuire addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Weatherford, second by Cupid, to **approve** Z-8 to the **RA-5** zoning district, subject to:

1. **Letters of agreeable conditions from Mr. Garvis L. Sams, Jr. dated July 20, 2018 and July 31, 2018 (attached and made a part of these minutes), with the following changes made to the July 20, 2018 letter:**
   - **A. Item No. 2 – remove the words: *"in substantial conformity"* and replace with: *"as per"***
   - **B. Item No. 6 – revise to read: *"…feet (10') to include the natural maintained buffer of twenty feet and shall include fencing where possible and not in conflict with Stormwater Management and as requested working with the neighbors."***
   - **C. Add Item – *"Signs will be placed designating where the National Park is on the property as well as, if possible, documented on the property deeds."***
2. **Any and all stipulation revisions must be approved by the District Commissioner and/or Staff designee**
3. **Staff comments and recommendations,** ***not otherwise in conflict***

VOTE: **ADOPTED** 5-0

Min. Bk. 8C Petition No. Z-8
Doc. Type 7-20-18 Letter of Agreeable Conditions
Meeting Date 8-21-2018

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

ADAM J. ROZEN

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376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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TELEPHONE
770-426-6583
FACSIMILE

WWW.SLHB-LAW.COM

July 20, 2018

(Stipulation Letter, Architectural Renderings & Revised Site Plan)

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Loyd Development Services to Rezone a 6.696 acre tract from SC to RA-5 (No. Z-8)

Dear John:

This firm represents Loyd Development Services ("LDS") concerning the above-captioned Application for Rezoning. In that regard, the Application was previously continued by the Staff and is presently scheduled to be heard and considered by the Cobb County Planning Commission on August 7, 2018. Thereafter, the Application is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on August 21, 2018.

The property at issue consists of a 6.696 acre tract of land which is located off of a private easement on the east side of John Ward Road, west of Powder Springs Road and north of Macland Road. The property is in an area under the County's Future Land Use Map which places it within the confines of a Neighborhood Activity Center ("NAC"). The property has direct contiguity to Kennesaw Mountain National Battlefield Park to the northeast; the Kroger Shopping Center and associated retail to the east; additional retail, low rise office and a church to the south; and, a Planned Residential Development ("PRD") known as Battle Creek Subdivision to the west and northwest.

This property was rezoned in 2006 on behalf of Advantage Builders Southeast, LLC. At that time, the rezoning was from LRO to Suburban Condominium ("SC") for a total number of 26 attached residential condominiums which were entitled but never constructed. Presently, LDS is proposing a down-zoning of the property from SC to RA-5 for a 25 lot single-family detached subdivision at a reduced density of 3.73 units per acre.

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-8
Meeting Date 8-21-2018
Continued

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 20, 2018

During the time within which this Application has been pending, we have had an opportunity to speak with certain area residents and business owners, representatives of Kroger and its surrounding retail and office users; and, representatives of Kennesaw Mountain National Battlefield Park. Additionally, we have established a meaningful and ongoing dialogue with the County's professional staff, members of the Planning Commission and members of the Board of Commissioners.

Based upon those discussions, communications and interaction, the balance of this letter will serve as LDS' expression of agreement with the following stipulations which, upon the rezoning being approved, shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.
2. The subject property shall be developed in substantial conformity to that certain Revised Site Plan ("Walker Overlook") which is being submitted concurrently herewith.
3. The construction of a maximum number of twenty-five (25) single-family detached residential homes at a maximum density of 3.73 units per acre.
4. The home size for the proposed residential community shall range from 2,200 square feet up to 3,400 square feet and greater. Each of the homes shall have, at a minimum, an attached two-car garage which shall be used for the parking and storage of at least two (2) vehicles at all times.

   Additionally, there will be ample space on the driveways of said homes for the parking of two (2) additional vehicles, with guest parking located strategically within the proposed residential development.

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-8
Meeting Date 8-21-2018
Continued

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 20, 2018

5. The architectural style of the homes shall be two-story traditional and the composition of said homes shall consist of brick, stacked stone, Hardiplank shake and Hardiplank siding or a combination thereof as shown on the architectural renderings/elevations which are submitted concurrently herewith.
6. The submission of a landscape plan during the Plan Review Process which shall be subject to review and approval by the County's Arborist. Additionally, the landscape plan shall double the required landscaping around the subject property's perimeter from the required ten feet (10') to twenty feet (20') and shall include a fencing component along the subject property's common property line with the Kroger shopping center and other areas which may require or be in need of screening and/or privacy.
7. The creation of a mandatory Homeowners Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") which shall include, among other components, strict architectural controls. The mandatory HOA shall also be responsible for the upkeep and maintenance of fencing; landscaping; community lighting; and, entrance features for the subdivision which shall include signage, lighting, landscaping and attendant irrigation.
8. Subdivision signage shall be ground-based, monument-style and consistent with provisions of the Cobb County Sign Ordinance. Additionally, said subdivision signage shall be incorporated into the landscape plan for the subdivision and shall be fully landscaped and irrigated.
9. Subject to recommendations from the Cobb County Stormwater Management Division with respect to stormwater management, hydrology and water quality, including the ultimate location and configuration of on-site detention.
10. Adherence to the following construction hours:
    a. 7:00 a.m. – 7:00 p.m., Monday through Friday, from October 1st to March 31st.

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-8
Meeting Date 8-21-2018
Continued

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 20, 2018

b. 7:00 a.m. until 7:00 p.m., Monday through Friday, from April 1st to September 30th.
c. 9:00 a.m. until 6:00 p.m. on Saturdays.
d. No outside work on Sundays or the following national holidays: Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, New Year's Eve, New Year's Day and Easter Day.

11. All construction and worker vehicles shall be parked on the subject property during the construction and build-out of the subdivision and not on public or private right-of ways. However, this provision does not preclude LDS from securing permission from adjacent or nearby properties for the temporary parking of construction and worker vehicles during the construction and build-out phases.
12. Subject to recommendations from the Cobb County Department of Transportation ("DOT").[1]
13. Subject to recommendations from the Cobb County Fire Department with respect to Fire Prevention and Life-Safety issues.
14. The District Commissioner shall have the authority to approve minor modifications to the site plan, the architectural style and composition and the issues outlined within these stipulations as the development proposal proceeds through the Plan Review Process and thereafter, except for those that:
    a. Increase the density unless other tracts of land are added to the proposed development at a later date and taken through an entitlement process.
    b. Reduce the size of approved buffers adjacent to property which is zoned the same or in a more restrictive zoning district.

[1] DOT has adopted the position that "…the number of trips generated by this development will not cause a substantial increase in traffic. This development will generate roughly 19 a.m. peak hour trips and 25 p.m. peak hour trips."

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A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-8
Meeting Date 8-21-2018
Continued

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 20, 2018

c. Relocate a structure closer to the property line of adjacent property which is zoned in the same or a more restrictive zoning district.
d. Increase the height of a building which is adjacent to property which is zoned in the same or a more restrictive zoning district.
e. Change access locations to a different right-of-way.
f. Require additional Variances or is in violation of the Cobb County Zoning Ordinance.

As you know, your staff has recommended that the Application be approved. Nevertheless, please do not hesitate to contact me should you, the staff, Planning Commission members or Board members require any additional information or documentation prior to this Application being heard and considered next month. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP

Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./klk
Enclosures/Attachments

cc: Listed on next page

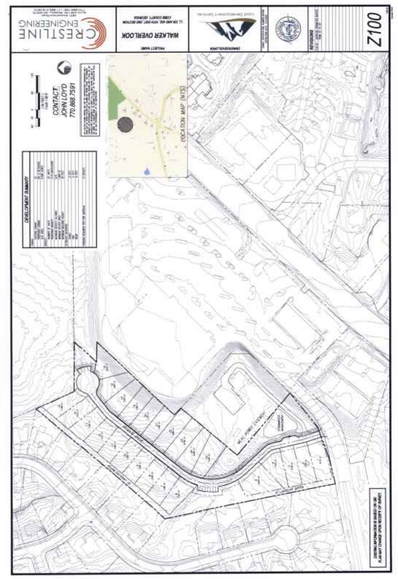
SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-8
Meeting Date 8-21-2018
Continued

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
July 20, 2018

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Mr. Bob Weatherford, Commissioner (via email w/attachments)
Mr. Robert L. Hosack, AICP, County Manager (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
BOC Commission Assistants (via email w/attachments)
Mr. Dana Johnson, AICP, Director (via email w/attachments)
Mr. Lee McClead, Deputy Director (via email w/attachments)
Mr. Jason S. Gaines, AICP, Planning Division Manager (via email w/attachments)
Mr. Jason Campbell, Planner III (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Mr. Phillip Westbrook, Planner III (via email w/attachments)
Mr. Donald Wells, Planner I (via email w/attachments)
Ms. Tannesha Bates, Planner I (via email w/attachments)
Ms. Pamela Mabry, County Clerk (via email w/attachments)
Ms. Robin Pressley, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Captain Robert "Rock" Toler, Fire Department (via email w/attachments)
Mr. David Breaden, P.E. (via email w/attachments)
Ms. Amy Diaz, P.E. (via email w/attachments)
Ms. Ashley White, P.E. (via email w/attachments)
Mr. Tim Davidson (via email w/attachments)
Mr. John Loyd, LDS (via email w/attachments)
Mr. Trace M. Copeland, Trout Land Co. (via email w/attachments)



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CONSTRUCTION DRAWINGS

WALKER OVERLOOK

LL 339 & 402,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER

Loyd Development Services

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

PLANS ISSUED FOR PRELIMINARY REVIEW ONLY. NOT INTENDED FOR CONSTRUCTION.

RESPONSIBLE ENGINEER: MARK D. SHELFER, P.E. GA REGISTRATION NO. 41974

REVISIONS

ZONING CONDITIONS

C.003

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Min. Bk. 85 Petition No. Z-8
Doc. Type 7-31-2018 Letter of
Meeting Date Irrevocable Conditions
8-21-2018

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS T. HUFF
JAMES A. BALLI

ADAM J. ROZEN

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TELEPHONE
770-426-6583
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July 31, 2018

(Revised Site Plan)

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Loyd Development Services to Rezone a 6.696 acre tract from SC to RA-5 (No. Z-8)

Dear John:

As you know, this firm represents Loyd Development Services ("LDS") concerning the above-captioned Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on August 7, 2018. Thereafter, the Application is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on August 21, 2018.

Subsequent to the submittal of my July 20, 2018 stipulation letter, Mr. Dave Breaden met with my client regarding the location of the detention pond. Based upon those discussions, enclosed is a Revised Site Plan which relocates the proposed detention facility. The terms of neither this rezoning proposal nor the agreeable conditions contained in my July 20, 2018 stipulation letter are changed based upon this revision.

Please do not hesitate to contact me should you, the staff, Planning Commission members or Board members require any additional information or documentation prior to this Application being heard and considered next month.

With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP

Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./klk
Enclosure/Attachment

cc: Members, Cobb County Board of Commissioners (via email w/attachment)
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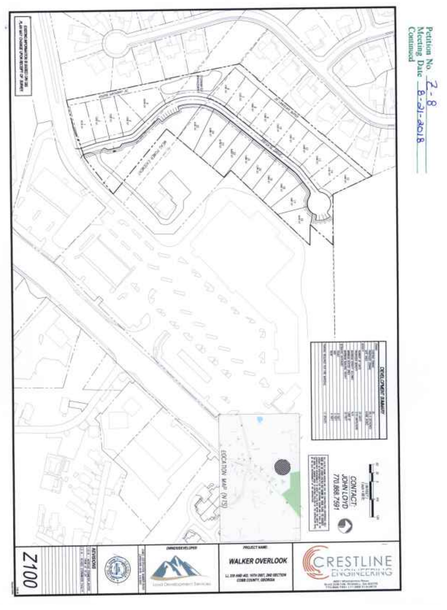
Ms. Leila Washington, Deputy County Clerk (via email w/attachment)
Captain Robert "Rock" Toler, Fire Department (via email w/attachment)
Mr. David Breaden, P.E. (via email w/attachment)
Ms. Amy Diaz, P.E. (via email w/attachment)
Ms. Ashley White, P.E. (via email w/attachment)
Mr. Tim Davidson (via email w/attachment)
Mr. John Loyd, LDS (via email w/attachment)
Mr. Trace M. Copeland, Trout Land Co. (via email w/attachment)



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CONSTRUCTION DRAWINGS

WALKER OVERLOOK

LL 339 & 402,
19TH DISTRICT, 2ND SECTION
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Loyd Development Services

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RESPONSIBLE ENGINEER:
MARK D. SHELFER, P.E.
GA REGISTRATION
NO. 41974

REVISIONS

ZONING CONDITIONS

C.004

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NORTH

60 30 0 60 120

(IN FEET)
1 inch = 60 ft.

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Call before you dig.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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Suite 208-106 · Roswell, GA 30075
770.868.7591 | F1.866.319.0672

CONSTRUCTION DRAWINGS

WALKER OVERLOOK

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REVISIONS

DEMOLITION PLAN

C.100

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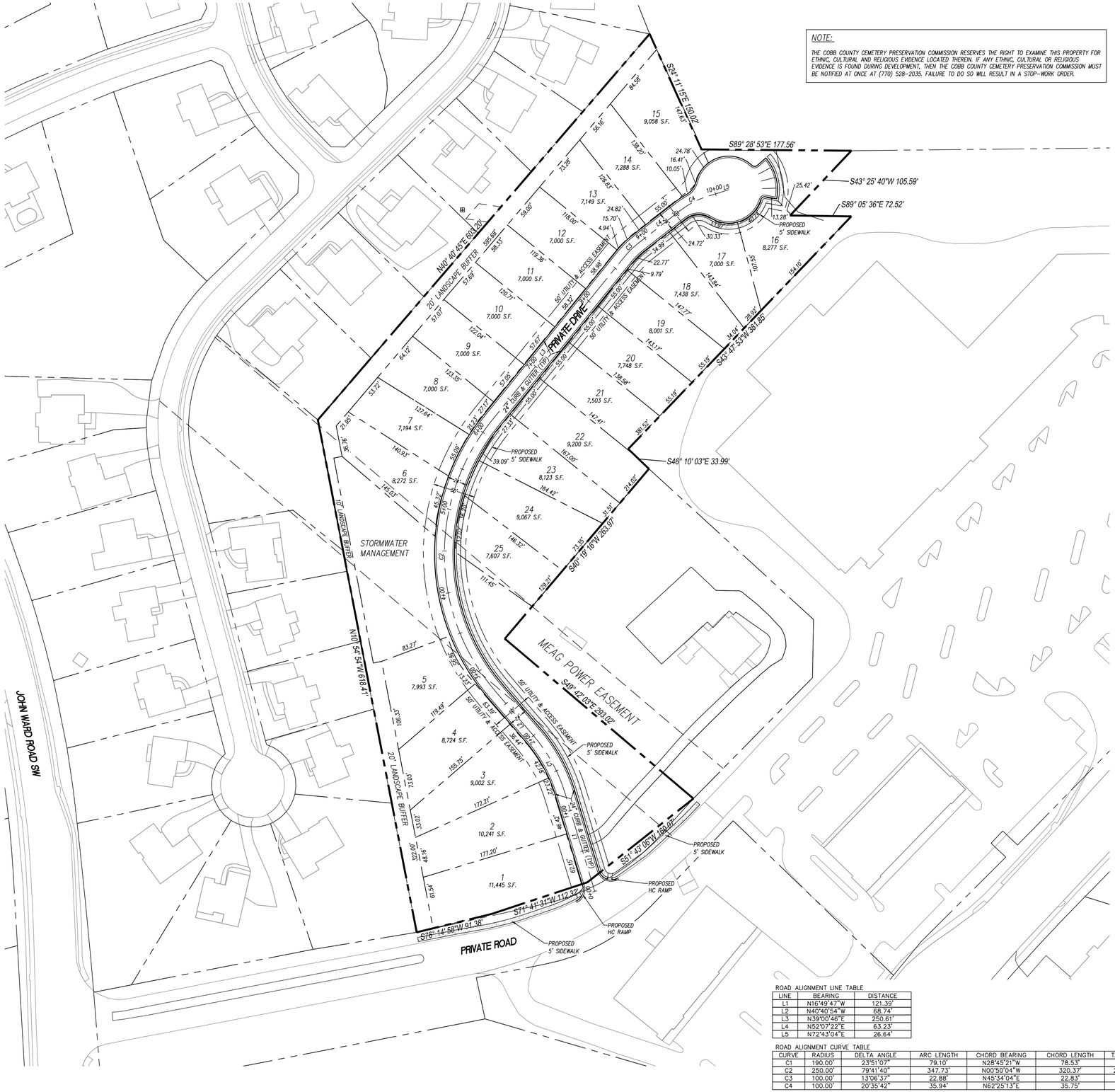


NOTE:

THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.

NORTH

60 30 0 60 120

(IN FEET)
1 inch = 60 ft.

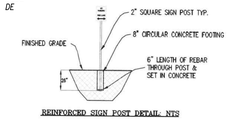
DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	SC
PROPOSED ZONING	RA-5 DETACHED
SITE AREA	6.696 ACRES
DENSITY	
NUMBER OF UNITS	25 UNITS
PROPOSED DENSITY	3.73 UNITS/ACRE
MAXIMUM DENSITY ALLOWED	N/A
MINIMUM HEATED AREA	1,800 SF
MAXIMUM BUILDING HEIGHT	35 FEET
SETBACKS (INTERIOR)	
FRONT	0 FEET
SIDE	0 FEET
REAR	0 FEET
PARKING REQUIRED PER FIRE MARSHAL	13 SPACES

FIRE DEPARTMENT NOTES:

1) SHOW DESIGNATED FIRE LANES TO MEET THE FOLLOWING REQUIREMENTS:

A) BOTH SIDES OF SIGNS SHALL READ "NO PARKING, FIRE LANE"
B) LETTERS SHALL NOT BE LESS THAN 2 INCHES IN HEIGHT
C) ONE SIGN POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF FIRE LANE WITH SIGNS NOT MORE THAN 1000 FT APART
D) SIGNS SHALL NOT BE MORE THAN 4 FEET FROM EDGE OF CURB AND SHALL BE VISIBLE FROM BOTH DIRECTIONS OF DRIVING SURFACE
E) HEIGHT OF SIGN FACE AS MEASURED FROM BOTTOM OF SIGN SHALL BE A MINIMUM OF 4 FEET AND A MAXIMUM OF 7 FEET FROM GROUND LEVEL
F) DECORATIVE SIGNAGE MAY BE USED WITH SEPARATE FIRE MARSHAL'S APPROVAL
G) LANES 20 TO 28 FEET, MARKINGS AND SIGNS WILL BE REQUIRED ON BOTH SIDES
H) LANES 29 TO 37 FEET, SIGNS AND MARKINGS WILL BE REQUIRED ON ONE SIDE
I) LANES MORE THAN 27 FEET, NO SIGNS OR MARKINGS REQUIRED
J) CURBING OR LINEAGE DELINEATING FIRE LANE SHALL BE PAINTED RED AND THE TOP FACE OF CURB SHALL BE PAINTED (COBB COUNTY CODE SECTION 118-231)
K) THE LIFE SAFETY INSPECTOR WILL MAKE FINAL DETERMINATION OF FIRE LANES BEFORE FINAL INSPECTION IS MADE
L) DE



REINFORCED SIGN POST DETAIL NTS

2) SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG

3) NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHALL APPROVAL.

4) ALL COBB COUNTY FIRE MARSHAL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.

5) SITES WITH DEMO / CONSTRUCTION

A) MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROAD SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE.
B) THE OWNER/DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.

TRANSPORTATION NOTES:

1) STREET LIGHTING IS REQUIRED AND IS TO BE SHOWN ON THE FINAL PLAT. A STREET LIGHT PLAN, DESIGNED TO MEET COBB COUNTY ILLUMINATION LEVEL STANDARDS MUST BE DEVELOPED BY THE POWER COMPANY AND PROVIDED TO THE COUNTY FOR REVIEW. AN APPROVED STREET LIGHTING PLAN AND PAYMENT RECEIPT FROM THE POWER COMPANY IS REQUIRED FOR FINAL PLAT APPROVAL.

2) CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS AND POSTAL SERVICE THROUGHOUT THE DURATION OF THE PROJECT.

ROAD ALIGNMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N16°49'47"W	121.39'
L2	N40°40'54"W	68.74'
L3	N39°00'46"E	250.61'
L4	N52°07'22"E	63.23'
L5	N72°43'04"E	26.64'

ROAD ALIGNMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	190.00'	23°51'07"	79.10'	N28°45'21"W	78.53'	40.13'
C2	250.00'	79°41'40"	347.73'	N00°50'04"W	320.37'	208.64'
C3	100.00'	13°06'37"	22.88'	N45°34'04"E	22.83'	11.49'
C4	100.00'	20°35'42"	35.94'	N62°25'13"E	35.75'	18.17'

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

CAUTION
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CRESTLINE ENGINEERING
4651 Woodstock Road
Suite 208-106 · Roswell, GA 30075
770.868.7591 | F1.866.319.0672

CONSTRUCTION DRAWINGS

WALKER OVERLOOK

LL 339 & 402,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER

Loyd Development Services

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

PLANS ISSUED FOR PRELIMINARY REVIEW ONLY. NOT INTENDED FOR CONSTRUCTION.

RESPONSIBLE ENGINEER:
MARK D. SHELFER, P.E.
GA REGISTRATION
NO. 41974

REVISIONS

SITE PLAN

C.200

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DRAINAGE NOTES:

1) ALL STORMWATER MANAGEMENT INFRASTRUCTURE AND DRAINAGE EASEMENTS SHALL BE PRIVATE.

2) ALL STORMWATER INFRASTRUCTURE WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LOT DRAINAGE NOTES:

★ THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 3 FEET ABOVE THE LOCAL 100 YR HEADWATER POOL ELEVATION(S), UNLESS POOLING RUNOFF WILL BYPASS THE BUILDING WITH 1.0 FOOT OF FREEBOARD PROTECTION. BUILDER SHALL PROVIDE AN ADEQUATE SWALE BETWEEN/BEHIND THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE INLET. INDIVIDUAL SITE PLANS MUST BE PREPARED FOR THESE LOTS TO DEMONSTRATE HOW OVERFLOWS FROM INLETS AT THESE LOTS WILL BYPASS THE BUILDINGS AND OW RUNOFF WILL BE DIRECTED IN ACCORDANCE WITH THE APPROVED HYDROLOGICE STUDY. THE HOMES FIRST FLOOR/GARAGE ELEVATION MUST BE A MIN. OF 1.0' ABOVE THE TOP OF CURB.

NOTE:

WATER QUALITY CONTROL DEVICE TO BE INSTALLED ONLY AFTER SITE IS COMPLETELY STABILIZED AND TEMPORARY SEDIMENT FILTER AND ACCUMULATED SEDIMENT IS REMOVED.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

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CONSTRUCTION DRAWINGS

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DRAINAGE PLAN

C.300

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CONSTRUCTION DRAWINGS

WALKER OVERLOOK

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GRADING PLAN

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NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

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SANITARY SEWER PLAN

C.400

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60 30 0 60 120

(IN FEET)
1 inch = 60 ft.

NOTE:

ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCDS 503.01.02)

A) COMMERCIAL AND MULTIFAMILY PRESIDENTIAL WATER SUPPLY TO HYDRANTS REQUIRED TO BE MINIMUM OF 8" DIP.

B) PRIVATE FIRE LINES IN SINGLE FAMILY RESIDENTIAL THAT SERVE MORE THAN 1 HYDRANT OR ARE MORE THAN 500 FEET LONG SHALL BE MINIMUM OF 8-INCH DIP AND SINGLE FAMILY CAN BE 6-INCH DIP.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

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CONSTRUCTION DRAWINGS

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WATER PLAN

C.410

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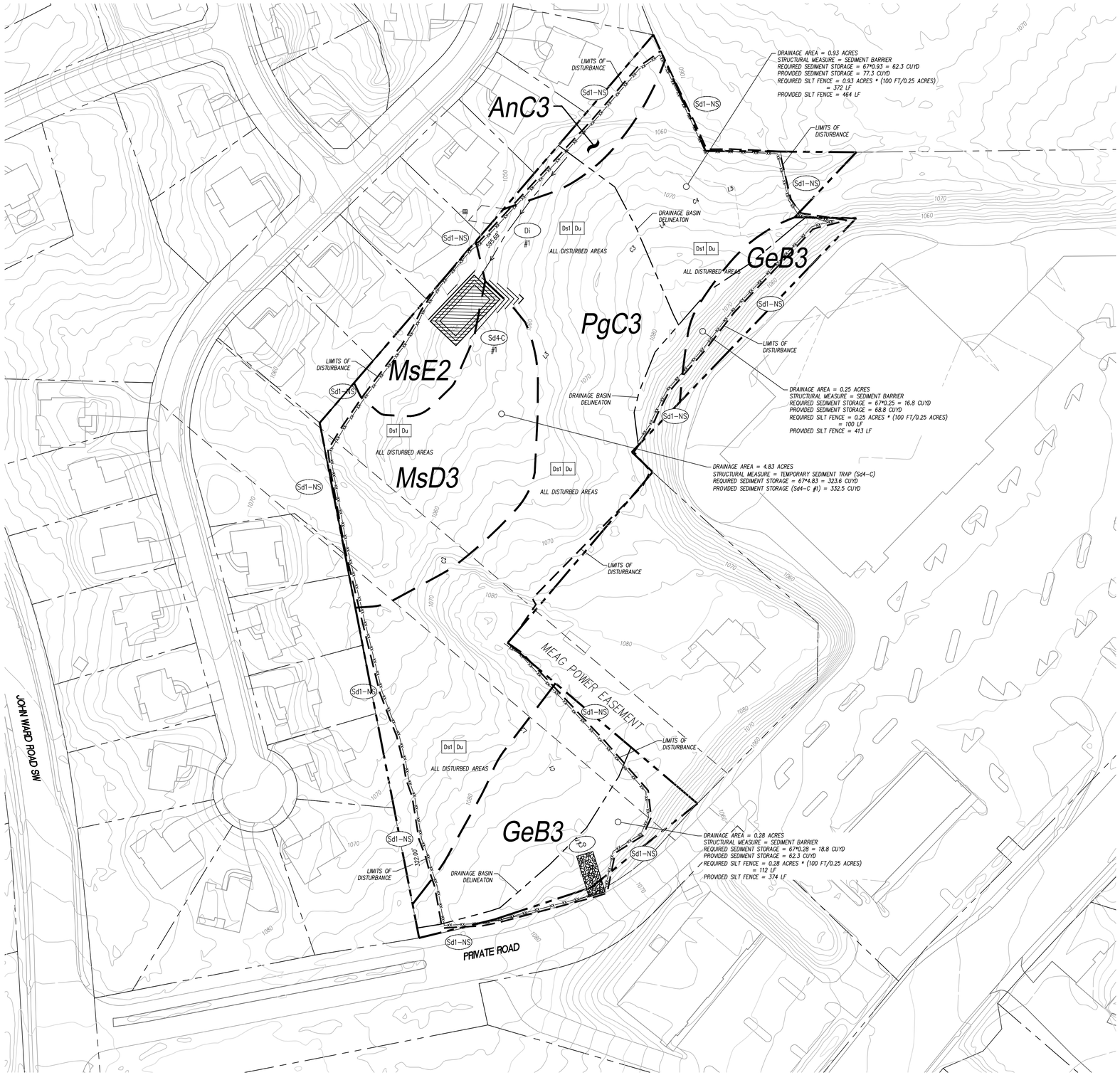

EXISTING SD3 TO REMAIN IN PLACE UNTIL THE COMPLETION OF INITIAL PHASE.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

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.

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

SOIL INFORMATION

AnC3	*APPLING SANDY CLAY LOAM*
GeB3	*GWINNETT CLAY LOAM*
MsD3	*MADISON AND PACOLET SOILS*
MsE2	*MADISON AND PACOLET SOILS*
PgC3	*PACOLET SANDY CLAY LOAM*

24 HOUR CONTACT:
JOHN LOYD
PHONE: (770) 868-7591

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CONSTRUCTION DRAWINGS

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REVISIONS

EROSION CONTROL PLAN - INITIAL PHASE

C.500

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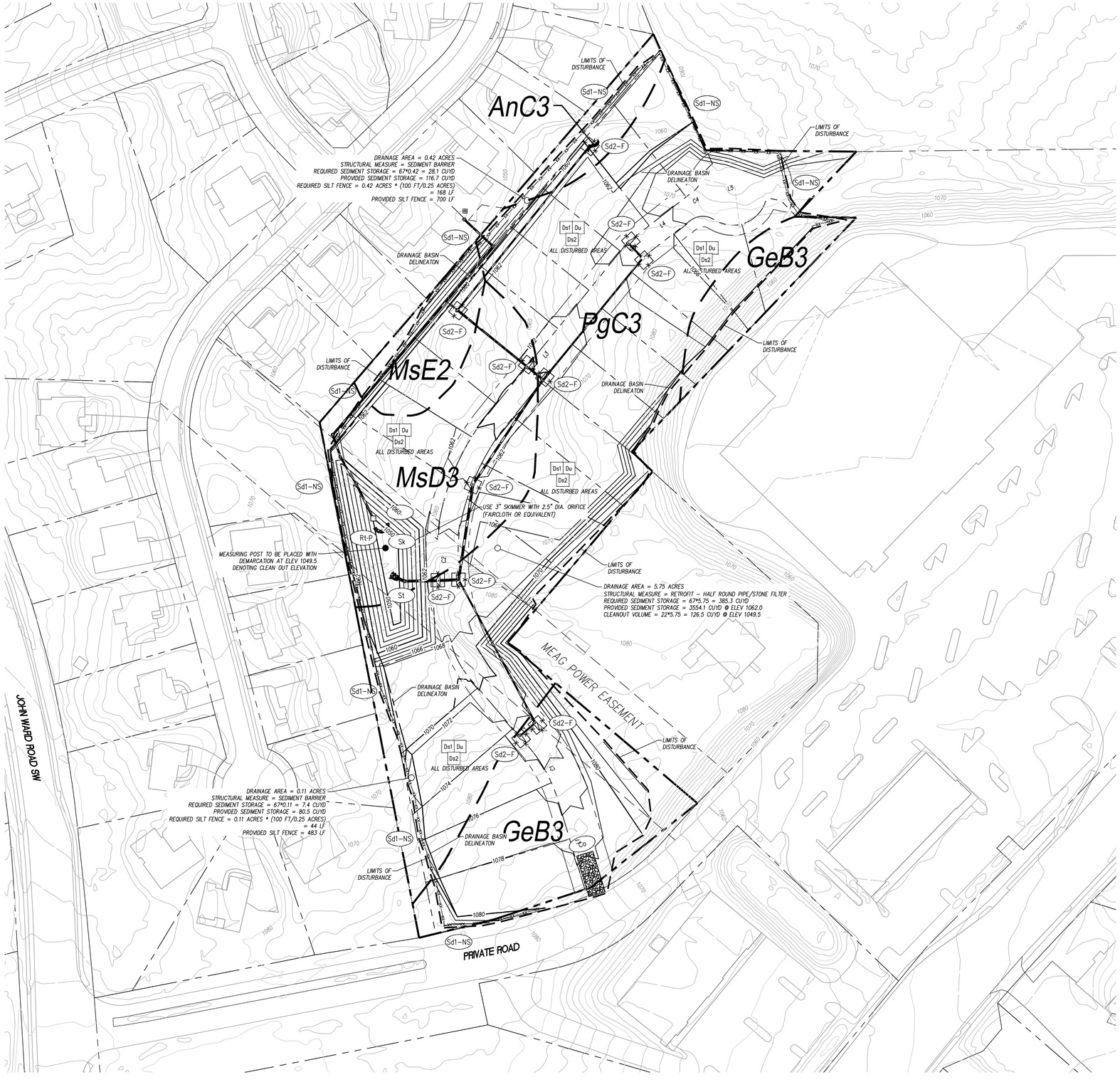
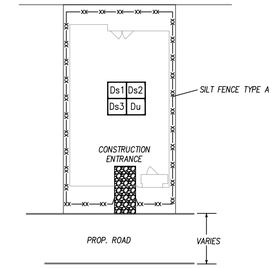


NORTH

60 30 0 60 120

(IN FEET)
1 inch = 60 ft.



TYPICAL LOT

NOT TO SCALE
NO STATE WATERS WITHIN 200'

EXISTING SD3 TO REMAIN IN PLACE UNTIL THE COMPLETION OF INITIAL PHASE.

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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.

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

SOIL INFORMATION

AnC3	***APPLING SANDY CLAY LOAM***
GeB3	***GWINNETT CLAY LOAM***
MsD3	***MADISON AND PACOLET SOILS***
MsE2	***MADISON AND PACOLET SOILS***
PgC3	***PACOLET SANDY CLAY LOAM***

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PHONE: (770) 868-7591

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CONSTRUCTION DRAWINGS

WALKER OVERLOOK

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EROSION CONTROL PLAN - INTERMEDIATE PHASE

C.510

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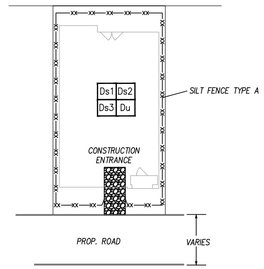
NORTH

60 30 0 60 120

(IN FEET)
1 inch = 60 ft.



TYPICAL LOT

NOT TO SCALE
NO STATE WATERS WITHIN 200'

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SOIL INFORMATION

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GeB3	GWINNETT CLAY LOAM
MaD3	MADISON AND PACOLET SOILS
MaE2	MADISON AND PACOLET SOILS
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CONSTRUCTION DRAWINGS

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GA REGISTRATION NO. 41974

REVISIONS

EROSION CONTROL PLAN - FINAL PHASE

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EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST

1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1, 2014 IS SUBMITTED TO THE LOCAL ISSUING AUTHORITY WITH THESE PLANS FOR REVIEW. THESE PLANS ARE IN ACCORDANCE WITH GENERAL PERMIT GAR 100003 COMMON DEVELOPMENT AND SHOWN ON SHEET C532.

2. LEVEL II CERTIFICATION NUMBER ISSUED BY THE COMMISSION, SIGNATURE AND SEAL OF THE CERTIFIED DESIGN PROFESSIONAL ARE SHOWN ON ALL SHEETS.

3. LIMIT OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE EPD DISTRICT OFFICE. IF EPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE AT LEAST 4 OF THE BMPS LISTED IN APPENDIX 1 OF THIS CHECKLIST. * DISTURBED ACREAGE FOR THIS PROJECT IS LESS THAN 50 ACRES.

4. THE NAME AND PHONE NUMBER OF THE 24-HOUR LOCAL CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS.
   JOHN LOYD 770.868.7591

5. NAME, ADDRESS AND PHONE NUMBER OF THE PRIMARY PERMITTEE OR TERTIARY PERMITTEE.
   LOYD DEVELOPMENT SERVICES
   4651 WOODSTOCK ROAD, SUITE 208-106
   ROSWELL, GA 30075
   770.868.7591

6. TOTAL SITE ACREAGE 6.95 ACRES
   TOTAL DISTURBED ACREAGE 6.28 ACRES

7. GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE.
   LATITUDE N 33.90719°
   LONGITUDE W 84.60361°

8. INITIAL DATE OF THE PLAN AND THE DATES OF ANY REVISIONS MADE TO THE PLAN INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS ARE SHOWN IN THE TITLEBLOCK.

9. DESCRIPTION OF THE NATURE OF CONSTRUCTION ACTIVITY.
   EXISTING SITE IS WOODED AND VACANT.
   PROPOSED PROJECT CONSISTS OF CONSTRUCTION OF RESIDENTIAL SUBDIVISION.

10. VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS, INCLUDING DESIGNATION OF SPECIFIC PHASE, IS SHOWN ON SHEET C532.

11. THE PROJECT RECEIVING WATERS IS **XXXXXXXXX**. SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, ETC. WHICH MAY BE AFFECTED ARE NONE.

12. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE SITE WAS VISITED PRIOR TO DEVELOPMENT OF THE ES&PC PLAN AS STATED ON PAGE 18 OF THE PERMIT.

> 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.
>
> MARK D. SHELFER, PE 41974
> GSWCC CERTIFICATION 80768

13. DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMPS AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PAGES 17 & 18 OF THE PERMIT.

> 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. GAR 100003.
>
> MARK D. SHELFER, PE 41974
> GSWCC CERTIFICATION 80768

14. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.

> I CERTIFY THAT THE SITE WAS VISITED WITHIN SEVEN (7) DAYS OF THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S.
>
> _____
> DATE GSWCC LEVEL II DESIGN PROFESSIONAL -----, GSWCC CERT# 36629
>
> INSPECTION REVEALED THE FOLLOWING DEFICIENCIES FROM THE APPROVED ES&PC PLAN.
>
> _____
> THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF THE RECEIPT OF THE INSPECTION REPORT UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

15. 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. *

16. PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED. NO BUFFER ENCROACHMENTS ARE PROPOSED IN THIS PROJECT.

17. 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. *

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

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. THE APPLICABLE PORTION OF THE PRIMARY PERMITTEE'S ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE. A LIST OF THE NAMES AND ADDRESSES OF ALL SECONDARY PERMITTEES WILL BE RECORDED. *

23. STORM WATER DOES NOT DISCHARGE INTO AN IMPAIRED STREAM SEGMENT. * ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN IEOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III. C. OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX 1 LISTING THE BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT. *

24. THERE IS NOT A TMDL IMPLEMENTATION PLAN FOR THE RECEIVING WATERS. *

25. THIS PROJECT DOES ALLOW FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. SEE SHEET C.902.

26. PROVIDE BMPS FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.
   SOIL CLEANUP AND CONTROL PRACTICES
   - LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
   - MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
   - SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
   - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
   - FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
   - FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
   - FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
   - 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. 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. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

27. DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED WILL INCLUDE A CONSTRUCTION ENTRANCE, SILT FENCE, SEDDING, DUST CONTROL AND OTHER DEVICES AS DEEMED NECESSARY TO CONTROL EROSION AT THE SOURCE AND TO CONTROL POLLUTANTS IN STORM WATER DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, GRASSING WILL BE IN PLACE TO CONTROL POLLUTANTS.

28. PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES.
   PETROLEUM BASED PRODUCTS
   - CONTAINERS FOR 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 SHALL ONLY BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/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.

   PAINTS/FINISHES/SOLVENTS
   - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

   CONCRETE TRUCK WASHING
   - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OF DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

   FERTILIZER/HERBICIDES
   - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS FOR ABOVE. THE GUIDELINES SET FORTH IN THE CORP 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.

   BUILDING MATERIALS
   - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

29. DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMPS, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, TEMPORARY AND FINAL STABILIZATION) ARE SHOWN ON SHEET C532.

30. INSPECTIONS AND RECORD KEEPING
   A. PERMITTEE REQUIREMENTS.
   (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; (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.

   (2) MEASURE RAINFALL ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. 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.

   (3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND 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): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION; 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. 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.&(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

   (4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). 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).

   (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 NOT 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. THE PRIMARY PERMITEE MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.D.4.b.(5). WHEN A SECONDARY PERMITTEE NOTIFIES THE PRIMARY PERMITTEE OF ANY PLAN DEFICIENCIES.

   (6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF 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 PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS 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 AN INCIDENT, THE INSPECTION REPORT SHALL CONTAIN A STATEMENT 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.C.2. OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

   B. SECONDARY PERMITTEE.

   (1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A SECONDARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE SECONDARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED BY THE SECONDARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE SECONDARY PERMITTEE SITE WHERE THAT PERMITTEE'S 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. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES.

   (2) CERTIFIED PERSONNEL (PROVIDED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES) SHALL INSPECT THE FOLLOWING EACH DAY ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT THE CONSTRUCTION SITE: (A) AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS THAT HAVE NOT UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION; (B) AREAS USED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE UTILITY COMPANIES AND UTILITY CONTRACTORS' CONSTRUCTION ACTIVITIES 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). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS WHEN THEY ARE SECONDARY PERMITTEES PERFORMING SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

   (3) CERTIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND 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): (A) DISTURBED AREAS OF THE SECONDARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE SECONDARY 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 SECONDARY PERMITTEE'S SITE 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). 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.&(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES.

   (4) CERTIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATION OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

   (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 NOT 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 THE INSPECTION.

   (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 HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION; (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 (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.

   B.) 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 IN 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 MAY BE PREPARED BY THE EPD.
   (1). SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
   (2). SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
   (3). 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.
   (4). 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 ACQUISITION. AFTER THE FIRST QUALIFYING SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;
   (C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED. WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR ANY SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
   (D). WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PRIMARY PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.a.(6)., OR THE TERTIARY PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.c.(6)., MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPEC

EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES

PERMIT NO. GAR100003

C. ELIGIBILITY.

1. CONSTRUCTION ACTIVITIES. THIS PERMIT AUTHORIZES, SUBJECT TO THE CONDITIONS OF THIS PERMIT:
   A. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH COMMON PLANS OF DEVELOPMENT, OR OTHER CONSTRUCTION ACTIVITY WHERE THE PRIMARY PERMITTEE CHOOSES TO USE SECONDARY PERMITTEES, THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE OCCURRING ON OR BEFORE, AND CONTINUING AFTER, THE EFFECTIVE DATE OF THIS PERMIT, (HENCEFORTH REFERRED TO AS EXISTING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES) EXCEPT FOR DISCHARGES IDENTIFIED UNDER PART I.C.3. STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES INVOLVING LESS THAN ONE (1) ACRE WHERE THE PRIMARY PERMITTEE USES SECONDARY OR TERTIARY PERMITTEES WHICH ARE PART OF A LARGER COMMON DEVELOPMENT (I.E., GREATER THAN ONE (1) ACRE; HENCEFORTH REFERRED TO AS EXISTING COMMON DEVELOPMENT) OCCURRING ON OR BEFORE, AND CONTINUING AFTER, THE EFFECTIVE DATE OF THIS PERMIT ARE AUTHORIZED SUBJECT TO THE CONDITIONS OF THIS PERMIT;
   B. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH COMMON PLANS OF DEVELOPMENT, OR OTHER CONSTRUCTION ACTIVITY WHERE THE PRIMARY PERMITTEE CHOOSES TO USE SECONDARY PERMITTEES, THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE OCCURRING AFTER THE EFFECTIVE DATE OF THIS PERMIT, (HENCEFORTH REFERRED TO AS STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES), EXCEPT FOR DISCHARGES IDENTIFIED UNDER PART I.C.3. STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES INVOLVING LESS THAN ONE (1) ACRE WHERE THE PRIMARY PERMITTEE USES SECONDARY PERMITTEES OR TERTIARY PERMITTEES WHICH ARE PART OF A LARGER COMMON DEVELOPMENT (I.E., GREATER THAN ONE (1) ACRE) ARE AUTHORIZED SUBJECT TO THE CONDITIONS OF THIS PERMIT; AND
   C. COVERAGE UNDER THIS PERMIT IS NOT REQUIRED FOR DISCHARGES OF STORM WATER ASSOCIATED WITH MINOR LAND DISTURBING ACTIVITIES (SUCH AS HOME GARDENS AND INDIVIDUAL HOME LANDSCAPING, REPAIRS, MAINTENANCE WORK, FENCES AND OTHER RELATED ACTIVITIES WHICH RESULT IN MINOR SOIL EROSION) CONDUCTED OUTSIDE OF THE 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS REQUIRING A BUFFER AND OUTSIDE OF THE 50 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS CLASSIFIED AS TROUT STREAMS REQUIRING A BUFFER ON INDIVIDUAL RESIDENTIAL LOTS SOLD TO HOMEOWNERS WHERE ALL PLANNED CONSTRUCTION ACTIVITIES ON THAT LOT HAVE BEEN COMPLETED AND HAVE UNDERGONE FINAL STABILIZATION.
2. MIXED STORM WATER DISCHARGES. THIS PERMIT MAY ONLY AUTHORIZE A STORM WATER DISCHARGE FROM A CONSTRUCTION SITE OR CONSTRUCTION ACTIVITIES MIXED WITH A STORM WATER DISCHARGE FROM AN INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION WHERE:
   A. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY;
   B. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT; AND
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.
3. LIMITATIONS ON COVERAGE. THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
   A. STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION;
   B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON–STORM WATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART II.L.A.2. OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART II.V.D.7. (NON–STORM WATER DISCHARGES) OF THIS PERMIT;
   C. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES; AND
   D. STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.
4. COMPLIANCE WITH WATER QUALITY STANDARDS. NO DISCHARGES AUTHORIZED BY THIS PERMIT SHALL CAUSE VIOLATIONS OF GEORGIA'S IN–STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391 –3–6–.03.

D. AUTHORIZATION.

1. ANY PERSON DESIRING COVERAGE UNDER THIS PERMIT AS EITHER A PRIMARY PERMITTEE, A SECONDARY PERMITTEE OR A TERTIARY PERMITTEE MUST SUBMIT A NOTICE OF INTENT (NOI) TO THE EPD AND THE NOI MUST BE RECEIVED BY THE EPD IN ACCORDANCE WITH THE REQUIREMENTS OF PART II, USING NOI FORMS PROVIDED BY THE EPD (OR AN EXACT PHOTOCOPY THEREOF), IN ORDER FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES TO BE AUTHORIZED. A NOTICE OF INTENT FOR SECONDARY PERMITTEE COVERAGE CAN BE SUBMITTED EITHER CONCURRENTLY WITH OR AFTER THE SUBMITTAL OF A NOTICE OF INTENT BY THE PRIMARY PERMITTEE.
2. UNLESS NOTIFIED BY THE DIRECTOR TO THE CONTRARY, A PERMITTEE (EITHER PRIMARY, SECONDARY OR TERTIARY) WHO SUBMITS AN NOI IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PERMIT IS AUTHORIZED TO DISCHARGE STORM WATER FROM CONSTRUCTION SITES UNDER THE TERMS AND CONDITIONS OF THIS PERMIT FOURTEEN (14) DAYS AFTER THE DATE THAT THE NOI IS POSTMARKED. THE DIRECTOR MAY DENY COVERAGE UNDER THIS PERMIT AND REQUIRE SUBMITTAL OF AN APPLICATION FOR AN INDIVIDUAL NPDES PERMIT OR ALTERNATIVE GENERAL NPDES PERMIT BASED ON A REVIEW OF THE NOI OR OTHER INFORMATION. SHOULD THE DIRECTOR DENY COVERAGE UNDER THIS PERMIT, COVERAGE UNDER THIS PERMIT IS AUTHORIZED UNTIL THE DATE SPECIFIED IN THE NOTICE OF DENIAL BY THE DIRECTOR.
3. WHERE A NEW PRIMARY OR SECONDARY PERMITTEE IS TO BEGIN WORK ON–SITE AFTER AN NOI FOR THE FACILITY/CONSTRUCTION SITE HAS BEEN SUBMITTED, THAT NEW PRIMARY OR SECONDARY PERMITTEE MUST SUBMIT A NEW NOI IN ACCORDANCE WITH PART II. A SECONDARY PERMITTEE IS NOT REQUIRED TO SUBMIT A NEW NOI OR RE–SUBMIT AN NOI WHEN A NEW PRIMARY PERMITTEE IS NAMED.

E. CONTINUING OBLIGATIONS OF PERMITTEES. UNLESS AND UNTIL RESPONSIBILITY FOR A SITE COVERED UNDER THIS PERMIT IS PROPERLY TERMINATED ACCORDING TO THE TERMS OF THIS PERMIT, THE CURRENT PERMITTEE REMAINS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE TERMS OF THE PERMIT AND FOR ANY VIOLATIONS OF SAID TERMS.

PART II. NOTICE OF INTENT REQUIREMENTS

A. DEADLINES FOR NOTIFICATION.

1. EXCEPT AS PROVIDED IN PART LL.A.2., LL.A.3. AND LL.A.5., OWNERS OR OPERATORS OR BOTH WHO INTEND TO OBTAIN COVERAGE UNDER THIS GENERAL PERMIT FOR STORM WATER DISCHARGES FROM A CONSTRUCTION SITE (WHERE CONSTRUCTION ACTIVITIES BEGIN AFTER ISSUANCE OF THIS PERMIT), SHALL SUBMIT A NOTICE OF INTENT (NOI) IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PART AT LEAST FOURTEEN (14) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. FOR SITES WHERE CONSTRUCTION ACTIVITIES, SUBJECT TO THIS PERMIT, ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THE OWNER OR OPERATOR OR BOTH SHALL SUBMIT A RE–ISSUANCE NOI FOR AN EXISTING CONSTRUCTION SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PART NO LATER THAN NINETY (90) DAYS AFTER THE EFFECTIVE DATE OF THIS PERMIT. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL CONSTITUTE A VIOLATION OF THE GEORGIA WATER QUALITY CONTROL ACT FOR EACH DAY UNTIL THE OWNER OR OPERATOR OR BOTH SUBMIT AN INITIAL NOI FOR A NEW CONSTRUCTION SITE IN ACCORDANCE WITH PART LL.A.1., COMPLY WITH THE SPECIAL CONDITIONS IN PART III., PREPARE AND SUBMIT A NEW EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN IN ACCORDANCE WITH PART IV., AND PAY ALL APPLICABLE FEES IN ACCORDANCE WITH PART II.D.
3. A DISCHARGER IS NOT PRECLUDED FROM SUBMITTING AN NOI IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PART AFTER THE DATES PROVIDED IN PARTS II.A.1. OR II.A.2. OF THIS PERMIT. IN SUCH INSTANCES, EPD MAY BRING AN ENFORCEMENT ACTION FOR FAILURE TO SUBMIT AN NOI IN A TIMELY MANNER OR FOR ANY UNAUTHORIZED DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT HAVE OCCURRED ON OR AFTER THE DATES SPECIFIED IN PART II.A.1. AND II.A.2.
4. WHERE AN OWNER OR AN OPERATOR OR BOTH CHANGES AFTER AN NOI HAS BEEN FILED, THE SUBSEQUENT OWNER OR OPERATOR OR BOTH MUST FILE A CHANGE OF INFORMATION NOI IN ACCORDANCE WITH THIS PART BY THE EARLIER TO OCCUR OF (A) SEVEN (7) DAYS BEFORE BEGINNING WORK AT THE FACILITY/CONSTRUCTION SITE OR (B) THIRTY (30) DAYS FROM ACQUITTING LEGAL TITLE TO THE FACILITY/CONSTRUCTION SITE. IN THE EVENT A LENDER OR OTHER SECURED CREDITOR ACQUIRES LEGAL TITLE TO THE FACILITY/CONSTRUCTION SITE, SUCH PARTY WOULD FILE A CHANGE OF INFORMATION NOI IN ACCORDANCE WITH THIS PART BY THE EARLIER TO OCCUR OF (A) SEVEN (7) DAYS BEFORE BEGINNING WORK AT THE FACILITY/CONSTRUCTION SITE; OR (B) THIRTY (30) DAYS FROM ACQUIRING LEGAL TITLE TO THE FACILITY/CONSTRUCTION SITE. STABILIZATION AND BMP INSTALLATION AND/OR MAINTENANCE MEASURES OF A DISTURBED SITE, BY THE SUBSEQUENT OWNER OR OPERATOR, MAY OCCUR IN ADVANCE OF FILING A NEW NOI, WITHOUT VIOLATION OF THIS PERMIT. A SECONDARY PERMITTEE IS NOT REQUIRED TO SUBMIT A CHANGE OF INFORMATION NOI WHEN A NEW PRIMARY PERMITTEE IS NAMED. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL CONSTITUTE A VIOLATION OF THE GEORGIA WATER QUALITY CONTROL ACT FOR EACH DAY UNTIL THE OWNER OR OPERATOR OR BOTH SUBMIT AN INITIAL NOI FOR A NEW CONSTRUCTION SITE IN ACCORDANCE WITH PART II.A.1., COMPLY WITH THE SPECIAL CONDITIONS IN PART III., PREPARE AND SUBMIT A NEW EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN IN ACCORDANCE WITH PART IV., AND PAY ALL APPLICABLE FEES IN ACCORDANCE WITH PART II.D.
5. FOR SITES WHERE CONSTRUCTION ACTIVITIES WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE THAT ARE REQUIRED AS A RESULT OF STORM– OR EMERGENCY–RELATED REPAIR WORK, THE OWNER OR OPERATOR OR BOTH SHALL NOTIFY THE APPROPRIATE EPD DISTRICT OFFICE WITHIN THREE (3) DAYS OF COMMENCEMENT OF SAID CONSTRUCTION ACTIVITIES. THE OWNER OR OPERATOR OR BOTH SHALL SUBMIT THE NOI TO THE APPROPRIATE EPD DISTRICT OFFICE AS SOON AS POSSIBLE AFTER THE STORM– OR EMERGENCY–RELATED EVENT BUT NO LATER THAN FOURTEEN (14) DAYS AFTER THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL SUBMIT THE PLAN IN ACCORDANCE WITH PART IV.A.6.

C. NOTICE OF INTENT SUBMITTAL. NOI's ARE TO BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO BOTH THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT AND TO THE LOCAL ISSUING AUTHORITY IN JURISDICTIONS AUTHORIZED TO ISSUE A LAND DISTURBANCE ACTIVITY PERMIT FOR THE PERMITTEE'S CONSTRUCTION SITE PURSUANT TO O.C.G.A. 12–7–1, ET SEQ. IF AN ELECTRONIC SUBMITTAL SERVICE IS PROVIDED BY EPD THEN THE NOI MAY BE SUBMITTED ELECTRONICALLY; IF REQUIRED, A PAPER COPY MUST ALSO BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL OR SIMILAR SERVICE. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOTICE OF TERMINATION (NOT) IS SUBMITTED IN ACCORDANCE WITH PART VI.

D. FEES. ANY APPLICABLE FEES SHALL BE SUBMITTED BY THE PRIMARY PERMITTEE IN ACCORDANCE WITH RULES AND REGULATIONS FOR WATER QUALITY CONTROL (RULES) PROMULGATED BY THE BOARD OF NATURAL RESOURCES. BY SUBMITTING AN NOI FOR COVERAGE UNDER THIS PERMIT THE PRIMARY PERMITTEE AGREES TO PAY ANY FEES REQUIRED, NOW OR IN THE FUTURE, BY SUCH RULES AUTHORIZED UNDER O.C.G.A. SECTION 12–5–23(A)(5)(A), WHICH ALLOWS THE BOARD OF NATURAL RESOURCES TO ESTABLISH A FEE SYSTEM. FEES MAY BE ASSESSED ON LAND DISTURBING ACTIVITY PROPOSED TO OCCUR ON OR AFTER THE EFFECTIVE DATE OF THIS PERMIT AND SHALL BE PAID IN ACCORDANCE WITH SUCH RULES.

E. RENOTIFICATION. UPON ISSUANCE OF A NEW OR DIFFERENT GENERAL PERMIT FOR SOME OR ALL OF THE STORM WATER DISCHARGES COVERED BY THIS PERMIT, THE PERMITTEE IS REQUIRED TO NOTIFY THE EPD OF THEIR INTENT TO BE COVERED BY THE NEW OR DIFFERENT GENERAL PERMIT. THE PERMITTEE MUST SUBMIT A NEW NOTICE OF INTENT IN ACCORDANCE WITH THE NOTIFICATION REQUIREMENTS OF THE NEW OR DIFFERENT GENERAL PERMIT.

PART III. SPECIAL CONDITIONS, MANAGEMENT PRACTICES, PERMIT VIOLATIONS AND OTHER LIMITATIONS

A. PROHIBITION ON NON–STORM WATER DISCHARGES.

1. EXCEPT AS PROVIDED IN PART I.C.2. AND LL.A.2., ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER.
2. THE FOLLOWING NON–STORM WATER DISCHARGES MAY BE AUTHORIZED BY THIS PERMIT PROVIDED THE NON–STORM WATER COMPONENT OF THE DISCHARGE IS EXPLICITLY LISTED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND IS IN COMPLIANCE WITH PART I.V.D.7.: DISCHARGES FROM FIRE FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHING; POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING; IRRIGATION DRAINAGE; AIR CONDITIONING CONDENSATE; SPRINGS; UNCONTAMINATED GROUND WATER; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.
3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
4. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.

B. RELEASES IN EXCESS OF REPORTABLE QUANTITIES.

1. THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN THE STORM WATER DISCHARGE(S) FROM A SITE SHALL BE PREVENTED. THIS PERMIT DOES NOT RELIEVE THE PERMITTEE OF THE REPORTING REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. §§12–14–2, ET SEQ.), 40 CFR PART 117 AND 40 CFR PART 302. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. §§12–14–2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY EPD AT (404) 656–4863 OR (800) 241–4113 AND THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424–8802 IN ACCORDANCE WITH THE REQUIREMENTS OF GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. §§12–14–2, ET SEQ.), 40 CFR 117 AND 40 CFR 302 AS SOON AS HE/SHE HAS KNOWLEDGE OF THE DISCHARGE.
2. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ON–SITE SPILL.

D. MANAGEMENT PRACTICES AND PERMIT VIOLATIONS.

1. BEST MANAGEMENT PRACTICES, AS SET FORTH IN THIS PERMIT, ARE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES, AND MUST BE IMPLEMENTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS CONTAINED IN THE "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 PERMITTED TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF GEORGIA. PROPER DESIGN, INSTALLATION, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONSTITUTE A COMPLETE DEFENSE TO ANY ACTION BY THE DIRECTOR OR TO ANY OTHER ALLEGATION OF NONCOMPLIANCE WITH PART III.D.3. AND PART III.D.4.
2. EXCEPT AS REQUIRED TO INSTALL THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS AS DESCRIBED IN PART IV.D.3., THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS MUST BE INSTALLED AND IMPLEMENTED PRIOR TO CONDUCTING ANY OTHER CONSTRUCTION ACTIVITIES (EG, CLEARING, GRUBBING AND GRADING) WITHIN THE CONSTRUCTION SITE OR WHEN APPLICABLE, WITHIN PHASED SUB–PARTS OR SEGMENTS OF THE CONSTRUCTION SITE. FAILURE TO COMPLY SHALL CONSTITUTE A VIOLATION OF THIS PERMIT FOR EACH DAY ON WHICH CONSTRUCTION ACTIVITIES OCCUR. THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN MUST INSPECT THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS IN ACCORDANCE WITH PART I.V.A.5. WITHIN SEVEN (7) DAYS AFTER INSTALLATION.
3. FAILURE TO PROPERLY DESIGN, INSTALL, OR MAINTAIN BEST MANAGEMENT PRACTICES SHALL CONSTITUTE A VIOLATION OF THIS PERMIT FOR EACH DAY ON WHICH SUCH FAILURE OCCURS. BMP MAINTENANCE AS A RESULT OF THE PERMITTEE'S ROUTINE INSPECTIONS SHALL NOT BE CONSIDERED A VIOLATION FOR THE PURPOSES OF THIS PARAGRAPH. IF DURING THE COURSE OF THE PERMITTEE'S ROUTINE INSPECTION BMP FAILURES ARE OBSERVED WHICH HAVE RESULTED IN SEDIMENT DEPOSITION INTO WATERS OF THE STATE, THE PERMITTEE SHALL CORRECT THE BMP FAILURES AND SHALL SUBMIT A SUMMARY OF THE VIOLATIONS TO EPD IN ACCORDANCE WITH PART I.V.A.2. OF THIS PERMIT.
4. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH DISCHARGE RESULTS IN THE TURBIDITY OF RECEIVING WATER(S) BEING INCREASED BY MORE THAN TWENTY–FIVE (25) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS CLASSIFIED AS TROUT STREAMS OR MORE THAN TWENTY–FIVE (25) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS SUPPORTING WARM WATER FISHERIES, REGARDLESS OF A PERMITTEE'S CERTIFICATION UNDER PART LL.B.1.J. AND PART II.B.3.J.
5. WHEN THE PERMITTEE HAS ELECTED TO SAMPLE OUTFALL(S), THE DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING THE VALUE SELECTED FROM APPENDIX B APPLICABLE TO THE CONSTRUCTION SITE AS SET FORTH THEREIN, THE NEPHELOMETRIC TURBIDITY UNIT (NTU) VALUE SHALL BE SELECTED FROM APPENDIX B BASED UPON THE SIZE OF THE CONSTRUCTION SITE, THE SURFACE WATER DRAINAGE AREA AND WHETHER THE RECEIVING WATER(S) SUPPORTS WARM WATER FISHERIES OR IS A TROUT STREAM AS INDICATED IN THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391 –3–6 AT WWW.GAEPD.ORG.

PART V. STANDARD PERMIT CONDITIONS

A. DUTY TO COMPLY.

1. EACH PERMITTEE MUST COMPLY WITH ALL APPLICABLE CONDITIONS OF THIS PERMIT. ANY PERMIT NONCOMPLIANCE CONSTITUTES A VIOLATION OF THE GEORGIA WATER QUALITY CONTROL ACT (O.C.G.A. §§12–5–20, ET SEQ.) AND IS GROUNDS FOR ENFORCEMENT ACTION; OR FOR PERMIT TERMINATION; OR FOR DENIAL OF A PERMIT RENEWAL APPLICATION. FAILURE OF A PRIMARY PERMITTEE, SECONDARY PERMITTEE OR TERTIARY PERMITTEE TO COMPLY WITH ANY APPLICABLE TERM OR CONDITION OF THIS PERMIT SHALL NOT RELIEVE ANY OTHER PRIMARY, SECONDARY OR TERTIARY PERMITTEE FROM COMPLIANCE WITH THEIR APPLICABLE TERMS AND CONDITIONS OF THIS PERMIT.
2. EACH PERMITTEE MUST DOCUMENT IN THEIR RECORDS ANY AND ALL KNOWN VIOLATIONS OF THIS PERMIT AT HIS/HER SITE WITHIN SEVEN (7) DAYS OF HIS/HER KNOWLEDGE OF THE VIOLATION. A SUMMARY OF THESE VIOLATIONS MUST BE SUBMITTED TO EPD BY THE PERMITTEE AT THE ADDRESSES SHOWN IN PART II.C. WITHIN FOURTEEN (14) DAYS OF HIS/HER DISCOVERY OF THE VIOLATION.
3. PENALTIES FOR VIOLATIONS OF PERMIT CONDITIONS. THE FEDERAL CLEAN WATER ACT AND THE GEORGIA WATER QUALITY CONTROL ACT (O.C.G.A. §§12–5–20, ET SEQ.) PROVIDE THAT ANY PERSON WHO FALSIFIES, TAMPERS WITH, OR KNOWINGLY RENDERS INACCURATE ANY MONITORING DEVICE OR METHOD REQUIRED TO BE MAINTAINED UNDER THIS PERMIT, MAKES ANY FALSE STATEMENT, REPRESENTATION, OR CERTIFICATION IN ANY RECORD OR OTHER DOCUMENT SUBMITTED OR REQUIRED TO BE MAINTAINED UNDER THIS PERMIT, INCLUDING MONITORING REPORTS OR REPORTS OF COMPLIANCE OR NONCOMPLIANCE SHALL, UPON CONVICTION BE PUNISHED BY A FINE OR BY IMPRISONMENT, OR BY BOTH. THE FEDERAL CLEAN WATER ACT AND THE GEORGIA WATER QUALITY CONTROL ACT ALSO PROVIDE PROCEDURES FOR IMPOSING CIVIL PENALTIES WHICH MAY BE LEVIED FOR VIOLATIONS OF THE ACTS, ANY PERMIT CONDITION OR LIMITATION ESTABLISHED PURSUANT TO THE ACTS, OR NEGLIGENTLY OR INTENTIONALLY FAILING OR REFUSING TO COMPLY WITH ANY FINAL OR EMERGENCY ORDER OF THE DIRECTOR.

B. CONTINUATION OF THE EXPIRED GENERAL PERMIT. THIS PERMIT EXPIRES ON THE DATE SHOWN ON THE COVER PAGE OF THIS PERMIT. HOWEVER, AN EXPIRED GENERAL PERMIT CONTINUES IN FORCE AND EFFECT UNTIL A NEW GENERAL PERMIT IS ISSUED, FINAL AND EFFECTIVE.

C. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE. IT SHALL NOT BE A DEFENSE FOR THE PERMITTEE IN AN ENFORCEMENT ACTION THAT IT WOULD HAVE BEEN NECESSARY TO HALT OR REDUCE THE PERMITTED ACTIVITY IN ORDER TO MAINTAIN COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT.

D. DUTY TO MITIGATE. THE PERMITTEE SHALL TAKE ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF THIS PERMIT WHICH HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.

E. DUTY TO PROVIDE INFORMATION. THE PERMITTEE SHALL FURNISH TO THE DIRECTOR; A STATE OR LOCAL AGENCY APPROVING SOIL EROSION AND SEDIMENTATION CONTROL PLANS, GRADING PLANS, OR STORM WATER MANAGEMENT PLANS; OR IN THE CASE OF A STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY WHICH DISCHARGES THROUGH A MUNICIPAL SEPARATE STORM SEWER SYSTEM WITH AN NPDES PERMIT, TO THE LOCAL GOVERNMENT OPERATING THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, ANY INFORMATION WHICH IS REQUESTED TO DETERMINE COMPLIANCE WITH THIS PERMIT. IN THE CASE OF INFORMATION SUBMITTED TO THE EPD, SUCH INFORMATION SHALL BE CONSIDERED PUBLIC INFORMATION AND AVAILABLE UNDER THE GEORGIA OPEN RECORDS ACT.

F. OTHER INFORMATION. WHEN THE PERMITTEE BECOMES AWARE THAT HE/SHE FAILED TO SUBMIT ANY RELEVANT FACTS OR SUBMITTED INCORRECT INFORMATION IN THE NOTICE OF INTENT OR IN ANY OTHER REPORT REQUIRED TO BE SUBMITTED TO THE EPD, THE PERMITTEE SHALL PROMPTLY SUBMIT SUCH FACTS OR INFORMATION.

G. SIGNATORY REQUIREMENTS. ALL NOTICES OF INTENT, NOTICE OF TERMINATIONS, INSPECTION REPORTS, SAMPLING REPORTS, OR OTHER REPORTS REQUESTED BY THE EPD SHALL BE SIGNED AS FOLLOWS:

1. ALL NOTICES OF INTENT AND NOTICES OF TERMINATION SHALL BE SIGNED AS FOLLOWS:
   A. FOR A CORPORATION: BY A RESPONSIBLE CORPORATE OFFICER. FOR THE PURPOSE OF THIS PERMIT, A RESPONSIBLE CORPORATE OFFICER MEANS: (1) A PRESIDENT, SECRETARY, TREASURER, OR VICE–PRESIDENT OF THE CORPORATION IN CHARGE OF A PRINCIPAL BUSINESS FUNCTION, OR ANY OTHER PERSON WHO PERFORMS SIMILAR POLICY– OR DECISION–MAKING FUNCTIONS FOR THE CORPORATION; OR (2) THE MANAGER OF ONE OR MORE MANUFACTURING, PRODUCTION OR OPERATING FACILITIES PROVIDED THE MANAGER IS AUTHORIZED TO MAKE MANAGEMENT DECISIONS WHICH GOVERN THE OPERATION OF THE REGULATED FACILITY INCLUDING HAVING THE EXPLICIT OR IMPLICIT DUTY OF MAKING MAJOR CAPITAL INVESTMENT RECOMMENDATIONS, AND INITIATING AND DIRECTING OTHER COMPREHENSIVE MEASURES TO ASSURE LONG TERM ENVIRONMENTAL COMPLIANCE WITH ENVIRONMENTAL LAWS AND REGULATIONS; THE MANAGER CAN ENSURE THE NECESSARY SYSTEMS ARE ESTABLISHED OR ACTIONS TAKEN TO GATHER COMPLETE AND ACCURATE INFORMATION FOR PERMIT APPLICATION REQUIREMENTS; AND WHERE AUTHORITY TO SIGN DOCUMENTS HAS BEEN ASSIGNED OR DELEGATED TO THE MANAGER IN ACCORDANCE WITH CORPORATE PROCEDURES; OR
   B. FOR A PARTNERSHIP OR SOLE PROPRIETORSHIP: BY A GENERAL PARTNER OR THE PROPRIETOR, RESPECTIVELY; OR
   C. FOR A MUNICIPALITY, STATE, FEDERAL, OR OTHER PUBLIC FACILITY: BY EITHER A PRINCIPAL EXECUTIVE OFFICER OR RANKING ELECTED OFFICIAL; AND
   D. CHANGES TO AUTHORIZATION. IF AN AUTHORIZATION UNDER PART LL.B. IS NO LONGER ACCURATE, A CHANGE OF INFORMATION NOI SATISFYING THE REQUIREMENTS OF PART LL.B. MUST BE SUBMITTED TO THE EPD PRIOR TO OR TOGETHER WITH ANY INSPECTION REPORTS, SAMPLING REPORTS, OR OTHER REPORTS REQUESTED BY THE EPD TO BE SIGNED BY A PERSON DESCRIBED ABOVE OR BY A DULY AUTHORIZED REPRESENTATIVE OF THAT PERSON.
2. ALL INSPECTION REPORTS, SAMPLING REPORTS, OR OTHER REPORTS REQUESTED BY THE EPD SHALL BE SIGNED BY A PERSON DESCRIBED ABOVE OR BY A DULY AUTHORIZED REPRESENTATIVE OF THAT PERSON. A PERSON IS A DULY AUTHORIZED REPRESENTATIVE ONLY IF:
   A. THE AUTHORIZATION IS MADE

State of Georgia
Department of Natural Resources
Environmental Protection Division

APPENDIX B

Nephelometric Turbidity Unit (NTU) TABLES

Cold Water (Trout Stream)

Surface Water Drainage Area, square miles

Site Size, acres	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	25	50	75	150	300	500	500	500
10.01-25	25	25	50	75	150	200	500	500
25.01-50	25	25	25	50	75	100	300	500
50.01-100	20	25	25	35	59	75	150	300
100.01+	20	20	25	25	25	50	60	100

Warm Water (Supporting Warm Water Fisheries)

Surface Water Drainage Area, square miles

Site Size, acres	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

NTU VALUE OF 75 USED BASED ON SITE ACREAGE OF 6.95 ACRES AND DRAINAGE AREA OF LESS THAN 0.1 SQ. MI.

To use these tables, select the size (acres) of the facility or common development. Then, select the surface water drainage area (square miles). The NTU matrix value arrived at from the above tables is the one to use in Part III.C.4.

Example 1: For a site size of 12.5 acres and a cold water drainage area of 37.5 square miles, the NTU value to use in Part III.C.4 is 75 NTU.

Example 2: For a site size of 51.7 acres and a warm water drainage area of 72 square miles, the NTU value to use in Part III.C.4 is 100 NTU.

ANTICIPATED START DATE: DECEMBER 15, 2018

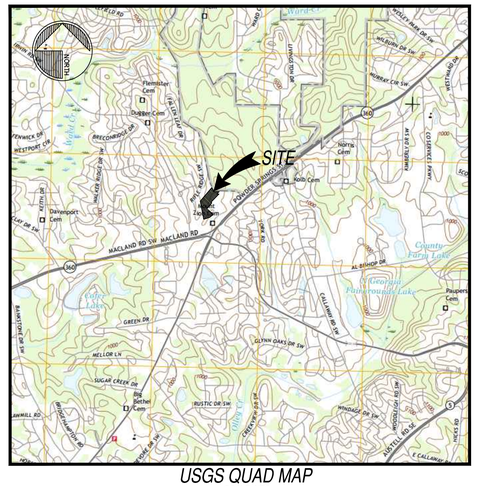
ANTICIPATED ACTIVITY SCHEDULE

ACTIVITY/MONTH	DEC	JAN	FEB	MAR	APR	MAY
INSTALLATION OF CONSTRUCTION EXIT, PERIMETER SILT FENCE & TREE PROTECTION FENCE						
CLEARING & GRUBBING						
PRELIMINARY GRADING						
INSTALL INTERMEDIATE PHASE EROSION MEASURES						
INSTALLATION OF UTILITY LINES (SS, WATER, STORM)						
BUILDING CONSTRUCTION						
FINE GRADING						
FINAL LANDSCAPING						
REMOVE TEMPORARY EROSION MEASURES AND TREE PROTECTION FENCING						

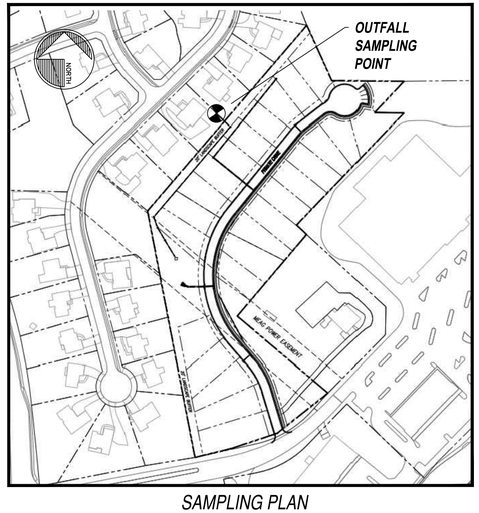
24 HOUR CONTACT:
JOHN LOYD
770.868.7591



VICINITY MAP
SCALE: NTS



USGS QUAD MAP
SCALE: NTS



SAMPLING PLAN
SCALE: NTS

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
COMMON DEVELOPMENT CONSTRUCTION PROJECTS (Primary and Tertiary Permittees)

Project Name: Walker Overlook — **Address:** LL 339 & 402, 19th District, 2nd Section, Cobb County
City/County: Cobb — **Date on Plans:** 11/2/2018
Name&email of person filling out checklist: Mark Shelfer: mark@crestlineeng.com

Plan Page #	Included Y/N		TO BE SHOWN ON ES&PC PLAN
CS32	Y	1	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted.
ALL	Y	2	Level II certification number issued by the Commission, signature and seal of the certified design professional.
N/A	N/A	3	Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist.*
CS30	Y	4	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.
CS30	Y	5	Provide the name, address and phone number of the primary permittee or tertiary permittee.
CS30	Y	6	Note total and disturbed acreage of the project or phase under construction.
CS30	Y	7	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
ALL	Y	8	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
CS30	Y	9	Description of the nature of construction activity.
CS32	Y	10	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
CS30	Y	11	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
CS30	Y	12	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on page 18 of the permit
CS30	Y	13	Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on page 17 & 18 of the permit.
CS30	Y	14	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."*
CS30	Y	15	Clearly note the statement that "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."
CS30	Y	16	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
CS30	Y	17	Clearly note the statement that "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.
CS30	Y	18	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."
CS30	Y	19	Clearly note statement that "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."
CS30	Y	20	Clearly note statement that "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."
CS30	Y	21	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
CS30	Y	22	Indication that the applicable portion of the primary permittees ES&PC Plan is to be provided to each secondary permittee prior to the secondary conducting any construction activity and that each secondary shall sign the Plan or portion of the Plan applicable to their site. List the names and addresses of all secondary permittees."
CS30	Y	23	Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of an Biota Impaired Stream Segment, must comply with Part III. C. of the Permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment."
CS30	Y	24	If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 23 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan."
CS30	Y	25	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.
CS30	Y	26	Provide BMPs for the remediation of all petroleum spills and leaks.
CS30	Y	27	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.
CS30	Y	28	Description of the practices that will be used to reduce the pollutants in storm water discharges.
CS32	Y	29	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
CS30	Y	30	Provide complete requirements of inspections and record-keeping by the primary permittee or tertiary permittee.
CS30	Y	31	Provide complete requirements of sampling frequency and reporting of sampling results.*
CS30	Y	32	Provide complete details for retention of records as per Part IV.F. of the permit.
CS30	Y	33	Description of analytical methods to be used to collect and analyze the samples from each location.*
CS32	Y	34	Appendix B rationale for NTU values at all outfall sampling points where applicable.*
CS32	Y	35	Delineate all sampling locations if applicable, perennial and intermittent streams and other water bodies into which storm water is discharged.*
C500-C901	Y	36	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the BMPs into a single phase.
C500-C520	Y	37	Plan addresses BMPs for all phases of common development including individual building lots and out-parcels, etc. regardless of who owns or operates the individual sites. Include a typical and any situational lots applicable.
ALL	Y	38	Graphic scale and North arrow.
C500-C520	Y	39	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: (Map Scale: 1 inch = 100ft or larger scale. Ground Slope: Flat 0 - 2%, Rolling 2 - 8%, Steep 8% + . Contour Intervals: ft: 0.5 or 1, 1 or 2, 2.5 or 10)
CS30	Y	40	Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org.
CS30	Y	41	Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.
N/A	N/A	42	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
N/A	N/A	43	Delineation of on-site wetlands and all State waters located on and within 200 feet of the project site.
C500-C520	Y	44	Delineation and acreage of contributing drainage basins on the project site.
CS30	Y	45	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.*
CS30	Y	46	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.*
CS30	Y	47	Storm drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
CS00	Y	48	Soil series for the project site and their delineation.
C500-C520	Y	49	The limits of disturbance for each phase of construction.
C500-C901	Y	50	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the plan.
C500-C532	Y	51	Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.
C900-C901	Y	52	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
C500-C901	Y	53	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

*This requirement of the Common Development permit is not applicable to Tertiary Permittees with a Plan(s) for a typical individual lot(s), if the total land disturbance within the construction site is less than five (5) acres and the total land disturbance within each individual lot is less than one (1) acre. If applicable, the * checklist item would be N/A.

Effective January 1, 2018

CRESTLINE ENGINEERING
4651 Woodstock Road
Suite 208-106 · Roswell, GA 30075
770.868.7591 | f 1.866.319.0672

CONSTRUCTION DRAWINGS

WALKER OVERLOOK

LL 339 & 402,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER

Loyd Development Services

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

PLANS ISSUED FOR PRELIMINARY REVIEW ONLY. NOT INTENDED FOR CONSTRUCTION.

RESPONSIBLE ENGINEER:
MARK D. SHELFER, P.E.
GA REGISTRATION
NO. 41974

REVISIONS

EROSION CONTROL NOTES

C.532

17044c.dwg *12.11.18*

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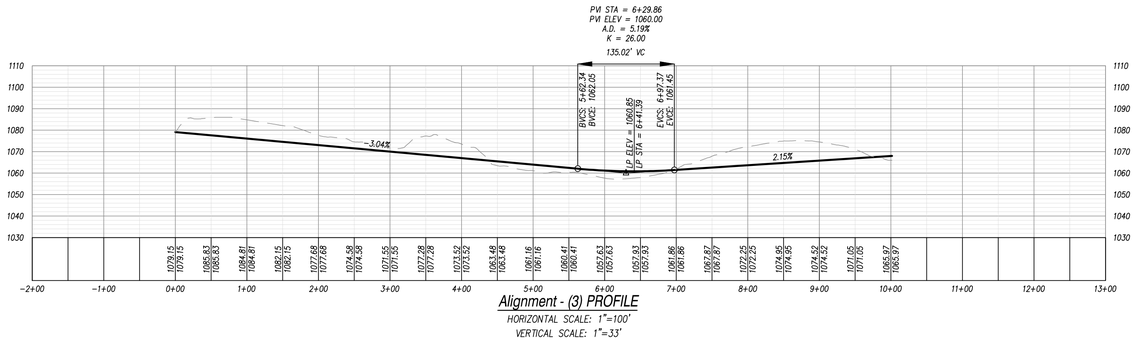

Alignment - (3) PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=33'

Know what's below.
Call before you dig.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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REVISIONS

ROAD PROFILES

C.600

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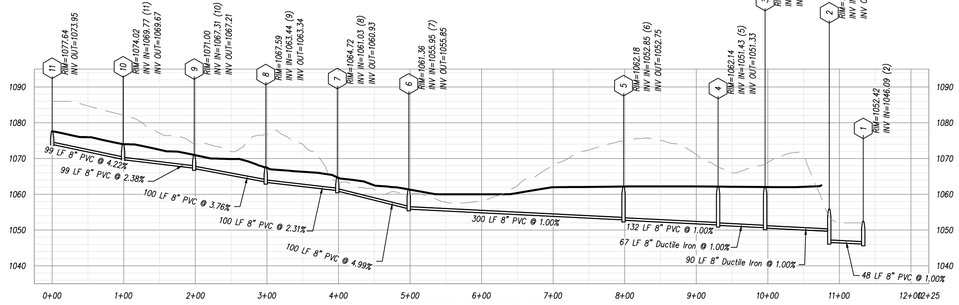

SEWER MAIN PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=20'

GEORGIA 811
Utilities Protection Center, Inc.

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WALKER OVERLOOK

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SANITARY SEWER PROFILES

C.610

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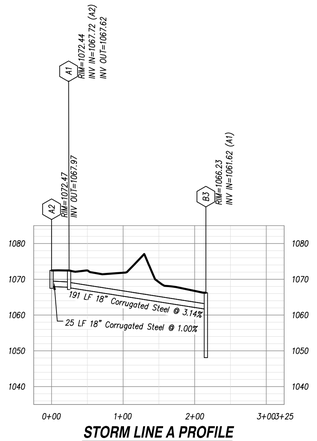
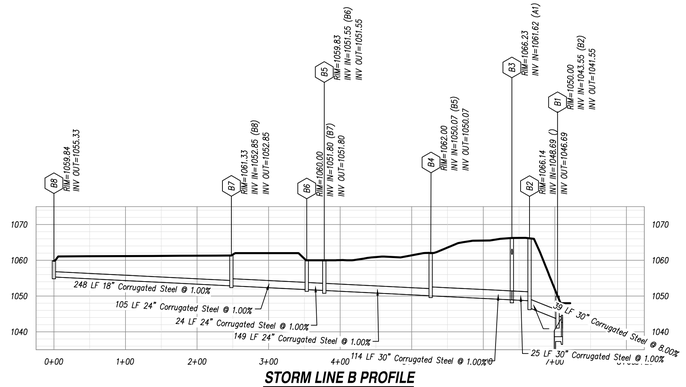


STORM LINE A PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=20'



STORM LINE B PROFILE

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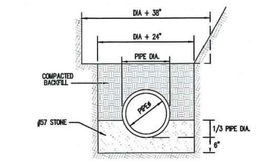
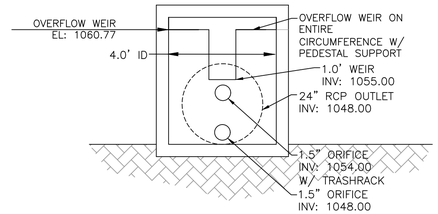
VERTICAL SCALE: 1"=20'

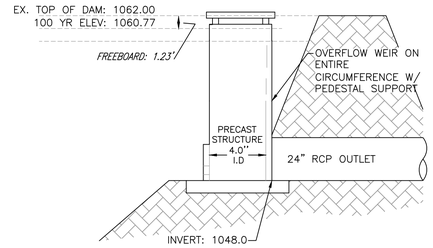


PIPE BEDDING DETAIL
NTS

THIS BEDDING DETAIL IS NOT TO BE USED FOR THE DETENTION POND OUTLET PIPE.

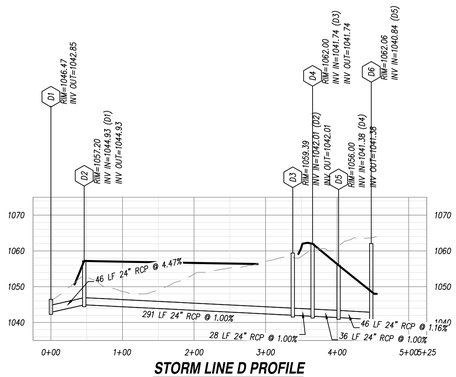


FRONT VIEW
N.T.S.



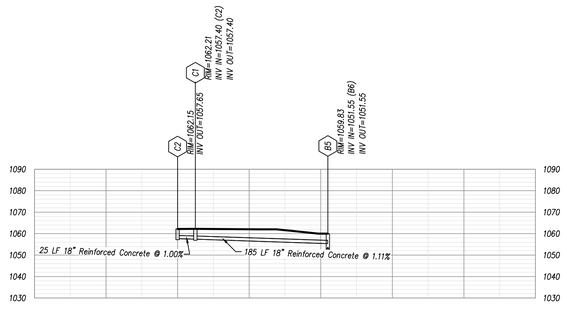
SIDE VIEW
N.T.S.

OCS CONFIGURATION DETAIL
N.T.S.



STORM LINE D PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=20'



Storm Line C PROFILE

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: 1"=33'

DRAINAGE NOTES:

1) ALL STORMWATER MANAGEMENT INFRASTRUCTURE AND DRAINAGE EASEMENTS SHALL BE PRIVATE.

2) ALL STORMWATER INFRASTRUCTURE WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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GA REGISTRATION
NO. 41974

REVISIONS

STORM SEWER PROFILES

C.620

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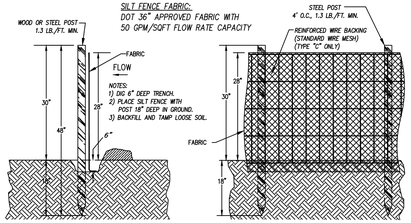
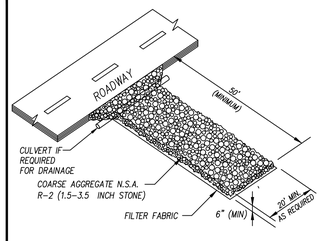


NOTES:
1. SILT CONTROL SHALL BE IN EFFECT PRIOR TO ANY GRADING OR CONSTRUCTION.
2. USE TYPE 'C' WIRE–REINFORCED SILT FENCE.
3. SPLICED JOINTS SHALL OVERLAP 18", WITH MATCHING POST.
4. DRIVE 4' (48") MIN. POSTS 12"–18" INTO SOIL.
5. DIG DITCH 12" WIDE, 6" DEEP. LAY FABRIC 6"–8" DEEP, THEN BACKFILL.

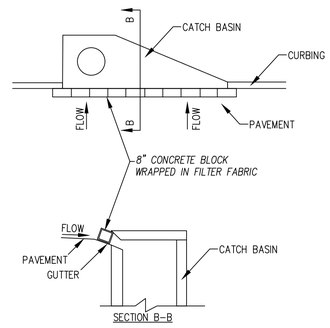
MAINTENANCE
SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE–HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

SEDIMENT BARRIER
TYPE C SILT FENCE — Sd1-C
N.T.S.



NOTES:
1. STONE SIZE: N.S.A, R–2 (1.5" – 3.5" DIA.)
2. PAD THICKNESS: 6" MIN.
3. MIN. SIZE 50' X 20'
4. IF NECESSARY INCLUDE WASHING AREA.
5. MAY REQ. PERIODIC TOP DRESSING WITH N.S.A. R–2.
6. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS.
7. FILTER FABRIC IS TO BE PROVIDED UNDER THE ENTIRE CONSTRUCTION EXIT.
8. FILTER FABRIC SHALL MEET STATE OR LOCAL DEPARTMENT OF TRANSPORTATION REQUIREMENTS FOR CLASS "C" FILTER FABRICS. SOME ACCEPTABLE BRANDS INCLUDE: MIRAFI 180–N, AMOCO 4552, WEBTEC N07, GEOLON N70, AND CARTHAGE FX–70S

CONSTRUCTION EXIT — Co
N.T.S.



NOTE: INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.

MAINTENANCE
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL BE REMOVED FROM CURB INLET PROTECTION IMMEDIATELY.
SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN.
WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

INLET SEDIMENT TRAP (CURB INLET PROTECTION) — 5 / C.600 — Sd2-P
N.T.S.

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL,EROSION AND SEDIMENT CONTROL PRACTICES
STATE SOIL AND WATER CONSERVATION COMMISSION OF GEORGIA

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.
Co	CONSTRUCTION EXIT			A stabilized stone pad located at the construction site exit to provide for the removing mud from tires thereby protecting public roads.
Cr	CONSTRUCTION ROAD STABILIZATION			A roadway 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.
Dn1	TEMPORARY DRAINAGE CROSSING			A flexible conduit of heavy duty fabric or other material designed to convey flow across surface runoff down a slope. This is temporary soil treatment.
Dn2	PERMANENT DRAINAGE CROSSING			A culvert drain, 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 yard outlets.
Gb	GABION			Rock filled baskets which are hand placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect natural or artificial channels from erosion caused by concentrated flow of water sufficient for the moving 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 FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Rs	RETAINING WALL			A wall installed to stabilize soil and fill slopes where maximum slope conditions are not obtainable. Each situation will require special design.
Rt	RETROFITTING			A device or structure placed in front of a permanent stormwater management outlet structure to serve as a temporary sediment trap.
Sdt	SEDIMENT BARRIERS			A barrier to prevent sediment from leaving the construction site. It may be sand bags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain inlet. The trap is designed to detain sediment laden flow and stabilized on completion of construction activities.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The basin is designed to temporarily detain sediment laden flow for sufficient time to trap soil.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary ponn that drains a disturbed area so that sediment can settle out.
Sk	FILTER DIKE/FILTER DAMBACK		Sk	A transient device that releases/drains water from the surface of sediment ponds, traps or basins at a controlled rate of flow.
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN STEP POOL			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the discharge point.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions as a contour of slopes left in a roughened condition after grading.
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then replacing it over the disturbed area after completion of construction activities.
Wt	VEGETATION OR STRUCTURE FOR STORMWATER CONVEYANCE		WOOD	Planted or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

Bf	BUFFER ZONE		A strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation during or after cessation of disturbance or construction activities.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Tracing vegetation on dunes that are denuded, artificially constructed, or re-sculpted.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, and/or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		A permanent vegetative cover using sod to on highly erodable or critically eroded areas.
Du	DUST CONTROL ON DISTURBED AREAS		Controlling surface and air movement of dust on construction site, roadways and similar sites.
Ss	SLOPE STABILIZATION		The installation of a protective covering (blanket) or seed stabilization that on a prepared planting area of a steep slope, channel, or shoreline.
Sb	STREAMBANK STABILIZATION (WITH VEGETATION)		The use of readily available native plant materials to maintain and improve the stability of streambanks, lakes, or native and riparian land conservation erosion problems.
Tb	TACKIFIERS AND BINDERS		Substance used to anchor straw or hay mulch by causing the organic materials to bind together.

STATE SOIL AND WATER CONSERVATION COMMISSION OF GEORGIA

Du Dust Control on Disturbed Areas

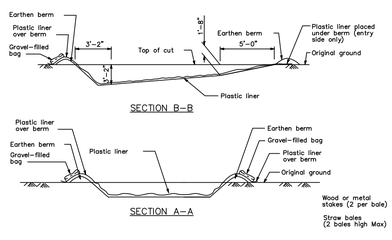
DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

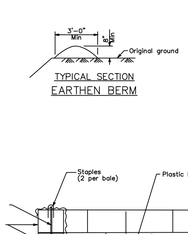
PURPOSE
– To prevent surface and air movement of dust from exposed soil surfaces.
– To reduce the presence of airborne substances which may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS
This practice is applicable to areas subject to sur– face and air movement of dust where on and off–site damage may occur without treatment.

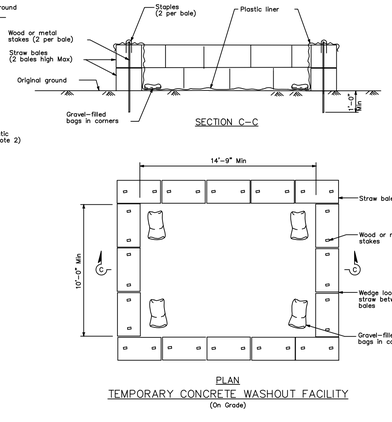
METHOD AND MATERIALS
A. TEMPORARY METHODS
Mulches. See standard Ds1 – Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tb–Tackifiers and Binders. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.
Vegetative Cover. See standard Ds2 – Disturbed Area Stabilization (With Temporary Seeding).
Spray–on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tb–Tackifiers and Binders
Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel–type plows spaced about 12 inches apart, spring–toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.
Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.
Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.
B. PERMANENT METHODS
Permanent Vegetation. See standard Ds3 –Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.
Topsoiling. This entails covering the surface with less erosive soil material. See standard Tp – Topsoiling.
Stone. Cover surface with crushed stone or coarse gravel. See standard Cr–Construction Rood Stabilization.

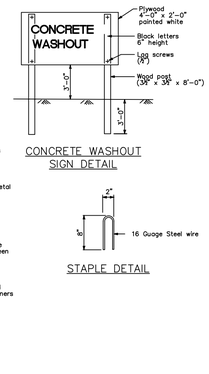
Du DUST CONTROL ON DISTURBED AREAS — Du
N.T.S.



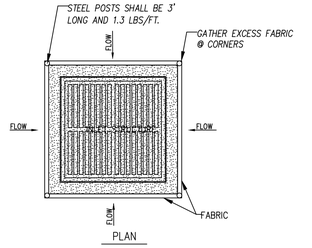


NOTES:
1. The concrete washout sign shall be installed within 32'–10" of the temporary concrete washout facility.
2. Plastic liner shall be anchored with gravel–filled bags for below grade concrete washout facility.





18" (APPROX.)



INSTALLATION NOTES:
1. STAKES SHALL BE STEEL POSTS @ 3' MIN. & 1.3 LBS/FT.

2. SPACE STAKES EVENLY AROUND THE PERIMETER OF THE INLET A MAX. OF 3 FT. APART, & SECURELY DRIVE THEM INTO THE GROUND, APPROXIMATELY 18 IN. DEEP.

3. TO PROVIDE NEEDED STABILITY TO THE INSTALLATION, FRAME WITH 2x4 IN. WOOD STRIPS AROUND THE CREST OF THE OVERFLOW AREA @ A MAX. OF 1.5 FT. ABOVE THE DROP INLET CREST.

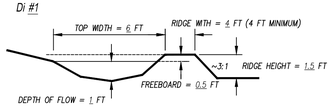
4. PLACE THE BOTTOM 12 IN. OF THE FABRIC IN A TRENCH & BACKFILL THE TRENCH W/AT LEAST 4 IN. OF CRUSHED STONE OR 12 IN. OF COMPACTED SOIL.
5. FASTEN FABRIC SECURELY TO THE POSTS & FRAME. JOINTS MUST BE OVERLAPPED TO THE NEXT STAKE.

6. THE TOP OF THE FRAME AND FABRIC MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE FROM THE DROP INLET TO KEEP RUNOFF FROM BYPASSING THE INLET. IT MAY BE NECESSARY TO BUILD A TEMPORARY DIKE ON THE DOWN SLOPE SIDE OF THE STRUCTURE TO PREVENT BYPASS FLOW.

MAINTENANCE
THE TRAP SHALL BE INSPECTED DAILY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE–HALF THE HEIGHT OF THE TRAP. SEDIMENT SHALL NOT BE WASHED INTO THE INLET. IT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET, AGAIN. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHALL BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHALL BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED. APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

INLET SEDIMENT TRAP
(FILTER FABRIC WITH SUPPORTING FRAME) — Sd2-F
N.T.S.

Di #1



TEMPORARY SEDIMENT TRAP (Sd4-C)#1

1. *DRAINAGE AREA = 4.80ac.*
2. *REQUIRED SEDIMENT STORAGE–67cy/ac. * DRAINAGE AREA*
   *REQUIRED SEDIMENT STORAGE–67cy/ac. * 4.80ac.*
   REQUIRED SEDIMENT STORAGE=321.6cy = 8737.2cf
3. *EXCAVATION DEPTH (MINIMUM OF 1.5 FT.) = 4.0ft*
4. *SLOPE OF SIDES (SHALL NOT BE STEEPER THAN 2:1) = 2:1*
5. *DETERMINE REQUIRED SURFACE AREA*
   SAmin–REQUIRED SEDIMENT STORAGE/EXCAVATION DEPTH
   SAmin = 323.6cy/4.0ft
   SAmin = 2184.1sf
6. *SHAPE OF EXCAVATION AND DETERMINE DIMENSIONS.*
   (A RECTANGLE SHAPE WITH 2:1 LENGTH TO WIDTH RATIO IS RECOMMENDED.)
   SHAPE: RECTANGLE
   DIMENSIONS: l= 67ft w= 33.5ft DIAMETER (IF APPLICABLE) = N/A ft

TEMPORARY SEDIMENT TRAP
COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT
ROCK OUTLET

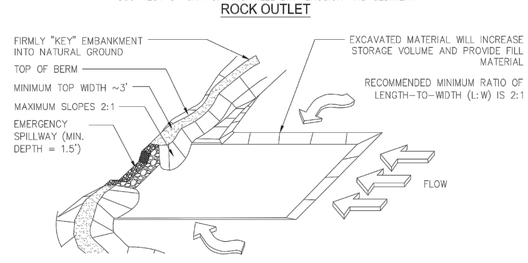


Figure 6-30.3

SEDIMENT TRAP — Sd4-C
N.T.S.

CRESTLINE ENGINEERING
4651 WOODSTOCK ROAD
SUITE 208-106 · ROSWELL, GA 30075
770.868.7591 | F1.866.319.0672

CONSTRUCTION DRAWINGS
WALKER OVERLOOK
LL 339 & 402,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER
Loyd Development Services

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

PLANS ISSUED FOR PRELIMINARY REVIEW ONLY. NOT INTENDED FOR CONSTRUCTION.

RESPONSIBLE ENGINEER:
MARK D. SHELFER, P.E.
GA REGISTRATION NO. 41974

REVISIONS

EROSION CONTROL DETAILS

C.900

17044c.dwg 12.11.18

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MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH , DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATION TECHNIQUES SHALL BE EMPLOYED.

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES, AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH.
3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1200 GALLONS PER ACRE (OR 1/4 GALLON PER SQUARE YARD).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20–30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY . CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OF DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
   STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH TACKIFIERS AND BINDERS. PLEASE REFER TO SPECIFICATION 7b–TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) — N.T.S. — Ds1

SPECIES	BROADCAST RATES 2/ – PLS 3/ PER ACRE	BROADCAST RATES 2/ – PLS 3/ PER 1000 SQ. FT.	RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES (OPTIMUM / PERMISSIBLE BUT MARGINAL) J F M A M J J A S O N D	REMARKS
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED			P		1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
ALONE	10 LBS	0.2 LB			
WITH OTHER PERENNIALS	6 LBS	0.1 LB			
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED			P		
WITH TEMPORARY COVER	10 LBS	0.2 LB			PLANT WITH WINTER ANNUALS.
WITH OTHER PERENNIALS	6 LBS	0.1 LB			PLANT WITH TALL FESCUE.
CENTIPEDE (EREMOCHLOA OPHIUROIDES)	BLOCK SOD ONLY		P		DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION AS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.
FESCUE, TALL (FESTUCA ARUNDINACEA)			P		227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE	50 LBS	1.1 LB			
WITH OTHER PERENNIALS	30 LBS	0.7 LB			
LESPEDEZA, SERICEA (LESPEDEZA CUNEATA)					350,000 SEED PER POUND. WIDELY ADAPTED. LOW MAINTENANCE. MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE. TAKES 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED. EXCELLENT ON ROAD BANKS. INOCULATE SEED WITH EL INOCULANT.
SCARIFIED	60 LBS	1.4 LB	P		
UNSCARIFIED	75 LBS	1.7 LB	P		MIX WITH TALL FESCUE OR WINTER ANNUALS.
SEED–BEARING HAY	3 TONS	138 LB	P		CUT WHEN SEED IS MATURE. BUT BEFORE IT SHATTERS. TALL FESCUE OR WINTER ANNUALS.
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)			P		1,500,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.
ALONE	4 LBS	0.1 LB			
WITH OTHER PERENNIALS	2 LBS	0.05 LB			

SPECIES	BROADCAST RATES 2/ – PLS 3/ PER ACRE	BROADCAST RATES 2/ – PLS 3/ PER 1000 SQ. FT.	RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES (OPTIMUM / PERMISSIBLE BUT MARGINAL) J F M A M J J A S O N D	REMARKS
MILLET, PEARL (PENNESETUM GLAUCUM)			P		88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE	50 LBS	1.1 LB			
RYEGRESS, ANNUAL (LOLIUM TEMULENTUM)			P		227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES
ALONE	40 LBS	0.9 LB			
SUDANGRASS (SORGHUM SUDANESE)			P		55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT RECOMMENDED FOR MIXTURES.
ALONE	60 LBS	1.4 LB			
MILLET, BROWNTOP (PANICUM FASCICULATUM)			P		137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
ALONE	40 LBS	0.9 LB			
IN MIXTURES	10 LBS	0.2 LB			

2/ REDUCE SEEDING RATES BY 50% WHEN DRILLED.
3/ PLS IS AN ABBREVIATION FOR PURE LIVE SEED.

SPECIFICATIONS

GRADING AND SHAPING
EXCESSIVE WATER RUN–OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.
NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND–SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION
WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HAND–SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH UNDISTURBED CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED, OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH LOW FERTILITY, 500 TO 700 POUNDS OF 10–10–10 FERTILIZER OR THE EQUIVALENT PER ACRE (12–16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING
SELECT A GRASS OR GRASS–LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER–SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE–QUARTER TO ONE–HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING
TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. SEE Ds1 – DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) — N.T.S. — Ds2

FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST	6–12–12	1500 LBS/AC	50–100 LBS/AC 1/ 2/
	SECOND	6–12–12	1000 LBS/AC	––
	MAINTENANCE	10–10–10	400 LBS/AC	30
2. COOL SEASON GRASSES AND LEGUMES	FIRST	6–12–12	1500 LBS/AC	0–50 LBS/AC 1/
	SECOND	0–10–10	1000 LBS/AC	––
	MAINTENANCE	0–10–10	400 LBS/AC	––
3. GROUND COVERS	FIRST	10–10–10	1300 LBS/AC 3/	––
	SECOND	10–10–10	1300 LBS/AC 3/	––
	MAINTENANCE	10–10–10	1100 LBS/AC	––
4. PINE SEEDLINGS	FIRST	20–10–5	ONE 21–GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	––
5. SHRUB LESPEDEZA	FIRST	0–10–10	700 LBS/AC	––
	MAINTENANCE	0–10–10	700 LBS/AC 4/	
6. TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500 LBS/AC	30 LBS/AC 5/
7. WARM SEASON GRASSES	FIRST	6–12–12	1500 LBS/AC	50–100 LBS/AC 2/ 6/
	SECOND	6–12–12	800 LBS/AC	50–100 LBS/AC 2/
	MAINTENANCE	10–10–10	400 LBS/AC	30 LBS/AC
8. WARM SEASON GRASSES AND LEGUMES	FIRST	6–12–12	1500 LBS/AC	50 LBS/AC 6/
	SECOND	0–10–10	1000 LBS/AC	
	MAINTENANCE	0–10–10	400 LBS/AC	

1/ APPLY IN SPRING FOLLOWING SEEDING.
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3/ APPLY IN 3 SPLIT APPLICATIONS.
4/ APPLY WHEN PLANTS ARE PRUNED.
5/ APPLY TO GRASS SPECIES ONLY.
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

SEED QUALITY
THE TERM "PURE LIVE SEED" IS USED TO EXPRESS THE QUALITY OF SEED AND IS NOT SHOWN ON THE LABEL. PURE LIVE SEED, PLS, IS EXPRESSED AS A PERCENTAGE OF THE SEEDS THAT ARE PURE AND WILL GERMINATE. INFORMATION ON PERCENT GERMINATION AND PURITY CAN BE FOUND ON SEED TAGS. PLS IS DETERMINED BY MULTIPLYING THE PERCENT OF PURE SEED WITH THE PERCENT OF GERMINATION; I.E.,

(PLS = % GERMINATION x % PURITY)

EXAMPLE:
TALL FESCUE SEED, 85% GERMINATION, 95% PURITY
PLS = 85% GERMINATION x 95% PURITY = 81%

THE PERCENT OF PLS HELPS DETERMINE THE AMOUNT OF SEED NEEDED.

CONTINUING THE EXAMPLE OF TALL FESCUE ABOVE, THE SEEDING RATE IS 50 POUNDS PLS PER ACRE, THE BULK SEEDING RATE IS:
50 LBS. PLS/ACRE / 0.81 = 62 LBS/ACRE
THUS, 62 LBS PER ACRE OF THE EXAMPLE TALL FESCUE SEED WOULD NEED TO BE PLANTED TO MEET THE 50 LBS/ACRE PLS REQUIREMENT.

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING) — N.T.S. — Ds3

SPECIFICATIONS

GRADING AND SHAPING
1. GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.
2. WHEN CONVENTIONAL SEEDING AND AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.
3. CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

LIME AND FERTILIZER RATES AND ANALYSIS
1. AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.
2. LIME SPREAD BY CONVENTIONAL EQUIPMENT SHALL BE "GROUND LIMESTONE." GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 90 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10–MESH SIEVE, NOT LESS THAN 50 PERCENT WILL PASS THROUGH A 50–MESH SIEVE AND NOT LESS THAN 25 PERCENT WILL PASS THROUGH A 100–MESH SIEVE.
3. AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT SHALL BE "FINELY GROUND LIMESTONE." FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98 PERCENT OF THE MATERIAL WILL PASS THROUGH A 20–MESH SIEVE AND NOT LESS THAN 70 PERCENT WILL PASS THROUGH A 100–MESH SIEVE.
4. AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES ARE PLANTED.
5. INITIAL FERTILIZATION, NITROGEN, TOPDRESSING AND MAINTENANCE FERTILIZER FOR EACH SPECIES OR COMBINATION OF SPECIES ARE LISTED IN THE ADJACENT TABLE.

LIME AND FERTILIZER APPLICATION
1. WHEN HYDRAULIC SEEDING EQUIPMENT IS TO BE USED, THE INITIAL FERTILIZER SHALL BE MIXED WITH SEED, INOCULANT (IF NEEDED), AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE INOCULANT, IF NEEDED, SHALL BE MIXED WITH THE SEED PRIOR TO BEING PLACED INTO THE HYDRAULIC SEEDER. THE SLURRY MIXTURE WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER.
2. FINELY GROUND LIMESTONE WILL BE MIXED WITH WATER AND APPLIED IMMEDIATELY AFTER MULCHING IS COMPLETED OR IN COMBINATION WITH THE TOP DRESSING.
3. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:
   A. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
   B. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS.
   C. BROADCAST AFTER STEEP SURFACES ARE SCARIFIED, PITTED OR TRENCHED.
   D. A FERTILIZER PELLET SHALL BE PLACED AT ROOT DEPTH IN THE CLOSING HOLE BESIDE EACH PINE TREE SEEDLING.

SEEDBED PREPARATION
1. SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

   BROADCAST PLANTINGS:
   A. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
   B. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
   C. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
   D. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INOCULANTS
1. ALL LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN–FIXATING BACTERIA. THE INOCULANT SHALL BE A PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER.
2. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANT TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANT RECOMMENDED BY THE MANUFACTURER. FOR HYDRAULIC SEEDING, FOUR TIMES THE AMOUNT OF INOCULANT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.
3. ALL INOCULATED SEED SHALL BE PROTECTED FROM THE SUN AND HIGH TEMPERATURES AND SHALL BE PLANTED THE SAME DAY INOCULATED. NO INOCULATED SEED SHALL REMAIN IN THE HYDROSEEDER LONGER THAN ONE HOUR.

PLANTING
1. HYDRAULIC SEEDING
   MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.
2. CONVENTIONAL SEEDING
   SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER–SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.
3. NO–TILL SEEDING
   NO–TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO–TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO–TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

MULCHING
1. MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:
   A. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2.5 TONS PER ACRE.
   B. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
   C. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.
   D. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
   E. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
2. WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH
1. STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER–TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.
2. WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH
1. ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:
   A. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
   B. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO 7b–TACKIFIERS AND BINDERS.
   C. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF 1/4 TO 1/2 BUSHEL PER ACRE.
   D. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

IRRIGATION
1. IRRIGATION WILL NOT BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

TOPDRESSING
1. TOPDRESSING WILL BE APPLIED ON ALL TEMPORARY AND PERMANENT (PERENNIAL) SPECIES PLANTED ALONE OR IN MIXTURES WITH OTHER SPECIES. RECOMMENDED RATES OF APPLICATION ARE LISTED IN THE ADJACENT TABLE.

SECOND YEAR AND MAINTENANCE FERTILIZATION
1. SECOND YEAR FERTILIZER RATES AND MAINTENANCE FERTILIZER RATES ARE LISTED IN THE ADJACENT TABLE.

LIME MAINTENANCE APPLICATION
1. APPLY ONE TON OF AGRICULTURAL LIME EVERY 4 TO 6 YEARS OR AS INDICATED BY SOIL TESTS. SOIL TESTS CAN BE CONDUCTED TO DETERMINE MORE ACCURATE REQUIREMENTS IF DESIRED.

USE AND MANAGEMENT
1. MOW SERICEA LESPEDEZA ONLY AFTER FROST TO ENSURE THAT THE SEEDS ARE MATURE. MOW BETWEEN NOVEMBER AND MARCH.
2. BERMUDA GRASS, BAHIAGRASS AND TALL FESCUE MAY BE MOWED AS DESIRED. MAINTAIN AT LEAST 6 INCHES OF TOP GROWTH UNDER ANY USE AND MANAGEMENT. MODERATE USE OF TOP GROWTH IS BENEFICIAL AFTER ESTABLISHMENT.
3. EXCLUDE TRAFFIC UNTIL THE PLANTS ARE WELL ESTABLISHED.

CRESTLINE ENGINEERING
4651 WOODSTOCK ROAD
SUITE 208-106 · ROSWELL, GA 30075
770.868.7591 | F1.866.319.0672

CONSTRUCTION DRAWINGS
WALKER OVERLOOK
LL 339 & 402,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER
Loyd Development Services

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

PLANS ISSUED FOR PRELIMINARY REVIEW ONLY. NOT INTENDED FOR CONSTRUCTION.

RESPONSIBLE ENGINEER:
MARK D. SHELFER, P.E.
GA REGISTRATION NO. 41974

REVISIONS

EROSION CONTROL DETAILS

C.901

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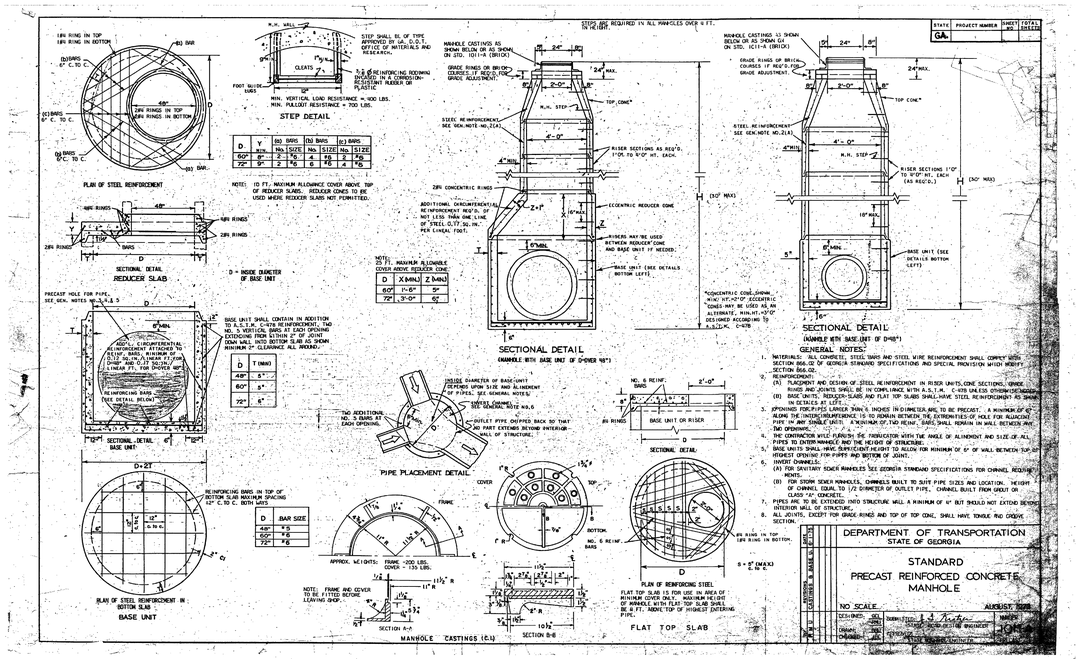

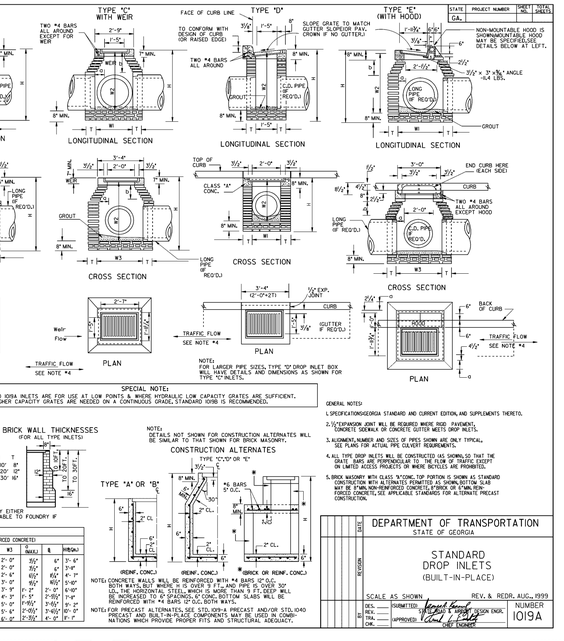

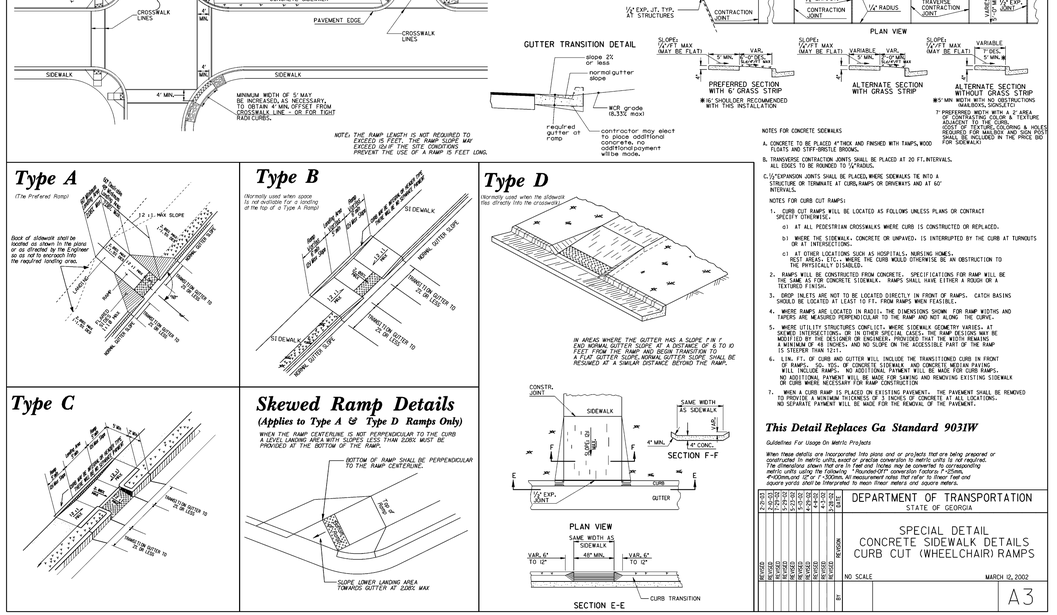

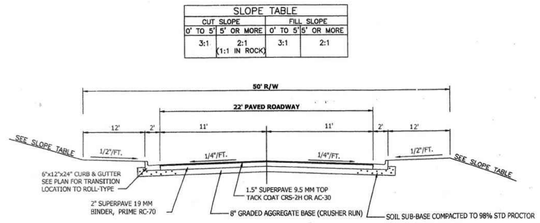

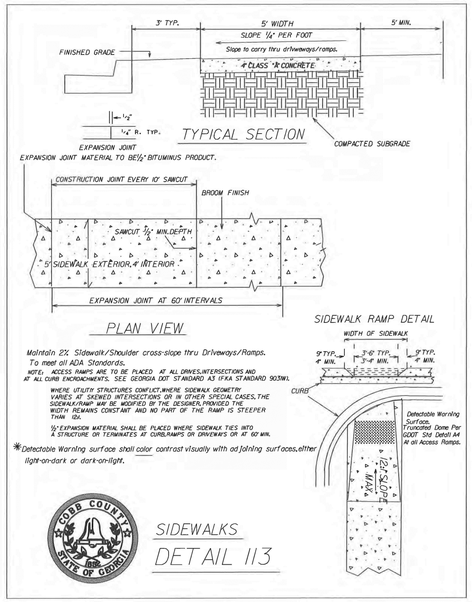

NOTE: ALL ADA RAMPS SHALL BE IN ACCORDANCE WITH GDOT STD DETAIL A4

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CONSTRUCTION DRAWINGS
WALKER OVERLOOK
LL 339 & 402,
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER
Loyd Development Services

GSWCC CERTIFICATION NUMBER: 80768
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REVISIONS

CONSTRUCTION DETAILS
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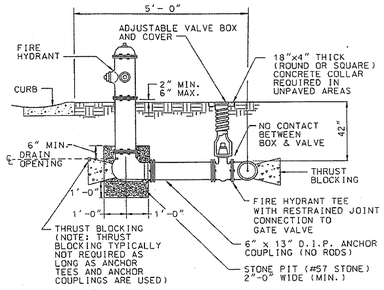
DETAIL 02713-2
COBB COUNTY WATER SYSTEM
FIRE HYDRANT INSTALLATION
(SUBDIVISION STANDARD)

AUGUST 7. 2001 — AGENCY DIRECTOR

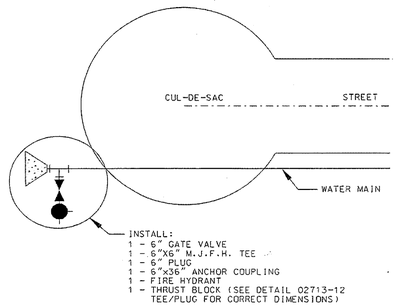


TYPICAL SECTION

NOTE: MAINTAIN 18" MINIMUM BETWEEN FINISHED GRADE AND STEAMER CAP

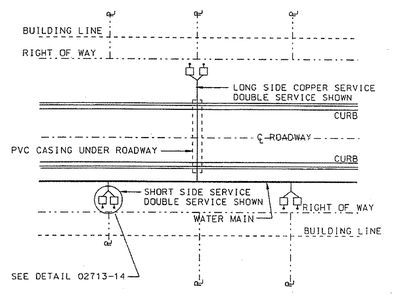
DETAIL 02713-11
COBB COUNTY WATER SYSTEM
DEAD-END FIRE HYDRANT INSTALLATION

JANUARY 23.2002 — AGENCY DIRECTOR



DETAIL 02713-13
COBB COUNTY WATER SYSTEM
WATER METER LOCATION FOR SUBDIVISION
(TYPICAL PLAN)

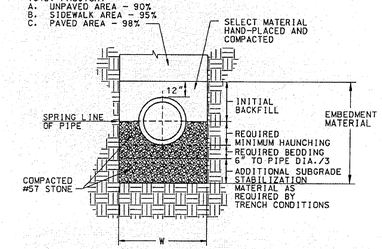
AUGUST 7. 2001 — AGENCY DIRECTOR



NOTE: DOUBLE SERVICE NOT ALLOWED ABOVE ELEVATION 1140.

DETAIL 02722-1
COBB COUNTY WATER SYSTEM
SEWER TRENCH BEDDING DETAIL

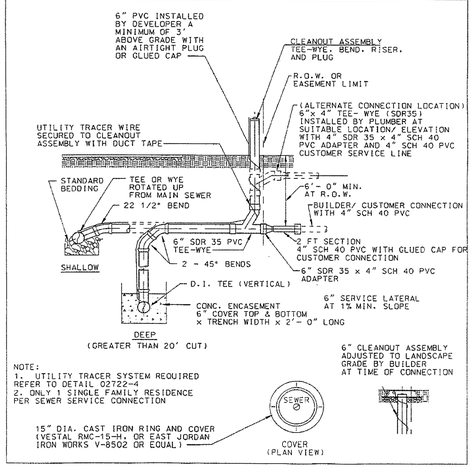
JULY 24. 2003 — AGENCY DIRECTOR



W = TRENCH WIDTH DEFINED AS NOMINAL PIPE OUTSIDE DIAMETER PLUS TWO FEET FOR MEASUREMENT AND PAYMENT OF ADDITIONAL SUBGRADE STABILIZATION MATERIAL ALLOWANCE AND/OR ROCK EXCAVATION ALLOWANCE (AS APPLICABLE AND AS AUTHORIZED)

DETAIL 02722-2
COBB COUNTY WATER SYSTEM
SEWER SERVICE CONNECTION

APRIL 10. 2002 — AGENCY DIRECTOR



NOTE:
1. UTILITY TRACER SYSTEM REQUIRED REFER TO DETAIL 02722-4
2. ONLY 1 SINGLE FAMILY RESIDENCE PER SEWER SERVICE CONNECTION

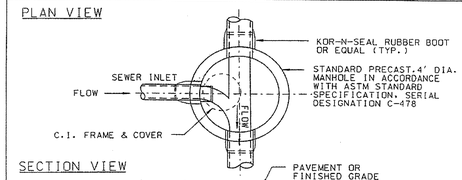
15" DIA. CAST IRON RING AND COVER (VESTAL RMC-15-H. OR EAST JORDAN IRON WORKS V-8502 OR EQUAL)

COVER (PLAN VIEW)

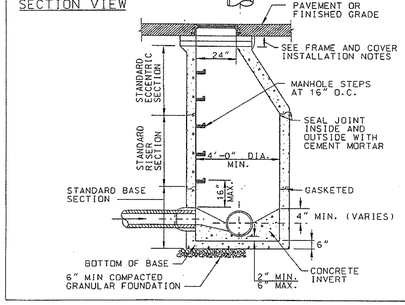
DETAIL 03410-1
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE
(< 20 DEPTH)

MAY 1. 2001 — AGENCY DIRECTOR

PLAN VIEW



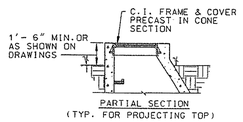
SECTION VIEW



DETAIL 03410-2
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE
FRAME AND COVER INSTALLATION

MAY 1. 2001 — AGENCY DIRECTOR

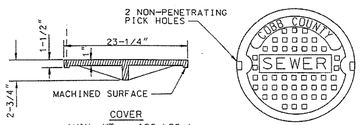
FRAME AND COVER INSTALLATION NOTES.:
1. COVER TO BE SET FLUSH WITH PAVEMENT AND SHALL MATCH SLOPE OF STREET.
2. ADJUSTMENT OF FRAME AND COVER TO GRADE SHALL BE ACOMPLISHED WITH A PRECAST CONCRETE LEVELING RING OR HDPE (LADTECH. INC. OR EQUAL) ADJUSTING RINGS. IN NO CASE SHALL VERTICAL ADJUSTMENT EXCEED 14-INCHES.
3. FRAME SHALL BE IN CEMENT MORTAR BED (1-1/2" THICKNESS).
4. FRAME SHALL BE PRECAST IN CONE SECTION OF ALL MANHOLES NOT LOCATED IN PAVED AREAS.



PARTIAL SECTION
(TYP. FOR PROJECTING TOP)

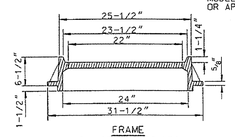
DETAIL 03410-11
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE FRAME AND COVER

MAY 1. 2001 — AGENCY DIRECTOR



COVER
(MIN. WT. = 120 LBS.)

STANDARD FRAME AND COVER: EAST JORDAN IRON WORKS V-1480. U.S. FOUNDRY MODEL USF-360E OR APPROVED EQUAL.



FRAME
(MIN. WT. = 170 LBS.)

CRESTLINE ENGINEERING
4651 Woodstock Road
Suite 208-106 · Roswell, GA 30075
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CONSTRUCTION DRAWINGS

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