

OWNER / DEVELOPER:
WAYNE ISAAC
MACALLAN GROUP
1642 POWERS FERRY ROAD SE, SUITE 250
MARIETTA, GA 30067
TELEPHONE: 770-280-5736
EMAIL: isaac.wayne2@gmail.com

DEVELOPMENT PLANS FOR: THE OVERLOOK ON PETTIT

LAND LOT(S) 197 5TH DISTRICT, 3RD SECTION BARTOW COUNTY, GEORGIA

DATE: OCTOBER 6, 2021

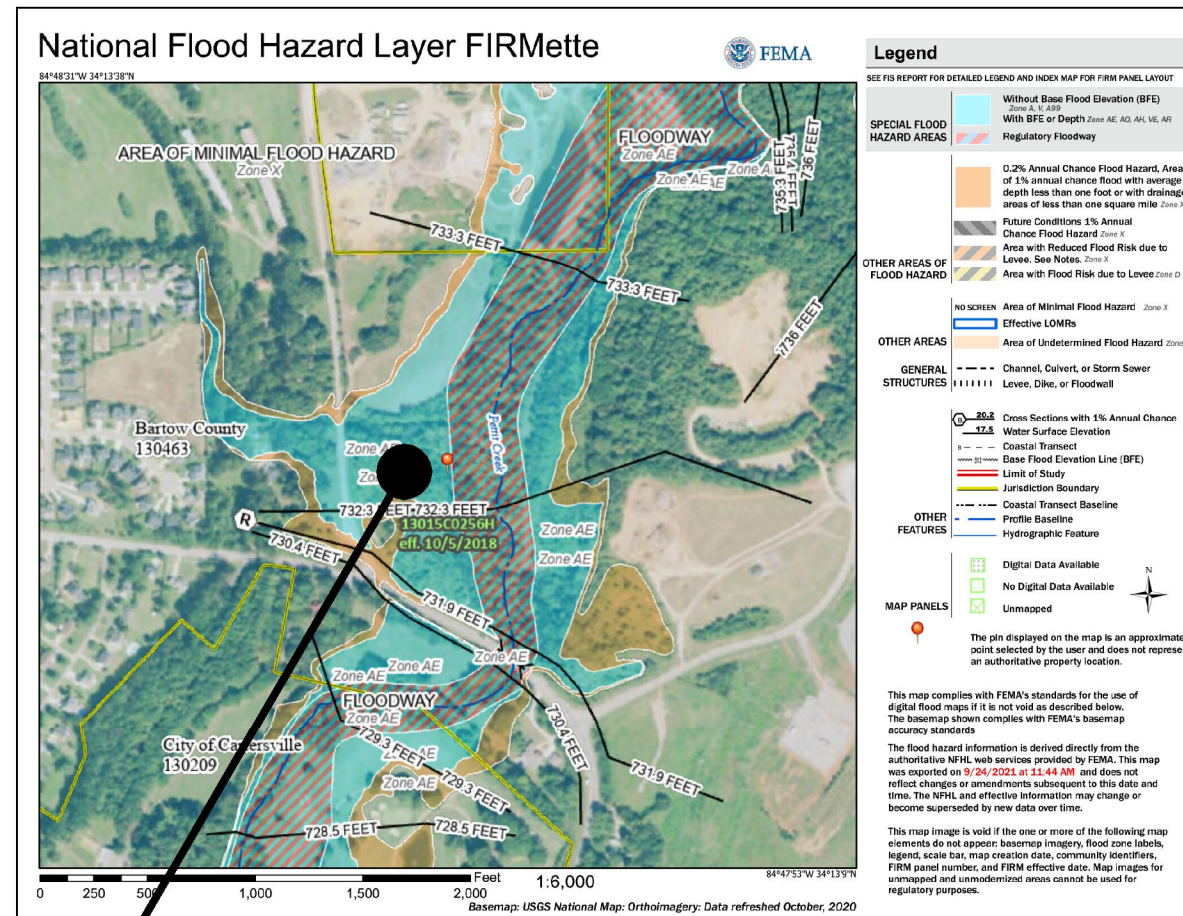
SITE CONTACT INFORMATION			
COMPANY	CONTACT	DESCRIPTION	PHONE
Southland Engineering	Karl Lutfjens	Civil Engineering	770-387-0440
Georgia Power	Seth Michael Moore	Power	770-387-5224
Bartow County Water Dept.	Gerardo Becerra	Water	770-387-5169
Bartow County Sewer Dept.	Gerardo Becerra	Sewer	770-387-5169
City of Cartersville Gas Dept.	Brian Friery	Gas	770-382-5642
Bartow County Engineering Dept.	MARK COX	Bartow Co. Engineering	678-535-6942
BARTOW COUNTY ROAD DEPT.	JOE SUTTON	ROAD	770-387-5114

PROJECT NO.:
21125

DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION
1	8/11/21	CONCEPT	1	8/11/21	CONCEPT
2	8/22/21	REVISED CONCEPT	2	8/22/21	REVISED CONCEPT
3	10/6/21	LOP 1ST SUB	3	10/6/21	LOP 1ST SUB
4	11/19/21	COUNTY COMMENTS	4	11/19/21	COUNTY COMMENTS
5	12/19/21	COUNTY COMMENTS	5	12/19/21	COUNTY COMMENTS
6			6		

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120
 PH: 770.387.0440 FAX: 770.607.5151



FLOOD MAP

NOT TO SCALE

NOTE: THIS SITE IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE MAP 13015 C 0256 H, DATED OCT 5 2018.

DEVELOPMENT STANDARDS

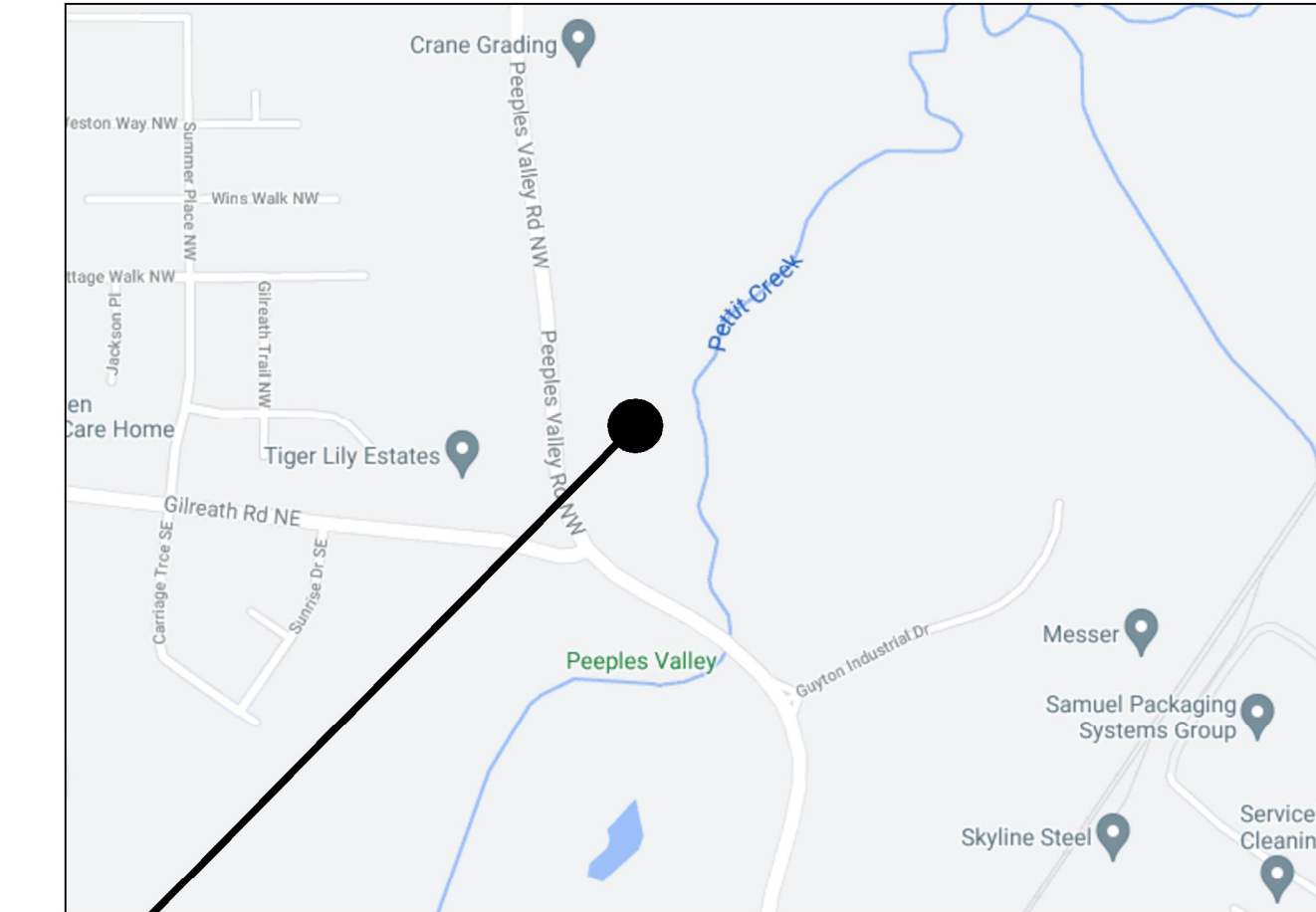
1. MINIMUM HEATED FLOOR AREA OF ALL DWELLINGS 1,200 SQFT, MINIMUM 5:12 ROOF PITCH
2. MINIMUM LOT SIZE 5,000 SQFT
3. MINIMUM SETBACKS 20 FT FRONT AND REAR, 8FT SIDE
4. MINIMUM LOT WIDTH 45 FT

SHEET INDEX

- C100 GENERAL NOTES
- C101 EXISTING CONDITIONS & DEMO PLAN
- C201 SITE PLAN
- C202 LANDSCAPING PLAN
- C301 UTILITY PLAN
- C401-C403 GRADING PLAN
- C501-C503 EROSION CONTROL PLANS
- C504 EROSION CONTROL NOTES
- C505-C507 EROSION CONTROL DETAILS
- C508 EROSION CONTROL VEGETATION NOTES & DETAIL
- C509 STORM WATER POLLUTION PREVENTION PLAN
- C510 SEDIMENT BASIN DELINEATION MAP
- C601 ROAD PROFILES
- C602-C603 STORM SEWER PROFILES
- C604-C605 RETAINING WALL PROFILES
- C606 SANITARY SEWER PROFILES
- C607 STORM SEWER TABULATIONS
- C608 STOP SIGHT DISTANCE PROFILE
- C701-C706 CONSTRUCTION DETAILS
- H101 HEC-RAS CROSS SECTIONS

REZONED TO R-2
APPLICATION # ARZ-2323

APPROVED PLANS SHALL BE ON
JOB SITE AT ALL TIMES.



LOCATION MAP

NTS

THESE DRAWINGS ARE APPROVED BY THE BARTOW COUNTY DEVELOPMENT REVIEW COMMITTEE

ENGINEERING *Kyle Campbell* DATE 1/6/2022
 FIRE MARSHALL *[Signature]* DATE 01/18/2022
 HEALTH DEPT. DATE
 PLANNING & ZONING *[Signature]* DATE 01/20/2022
 ROAD DEPT. DATE
 WATER & SEWER *[Signature]* DATE 01/13/2022
 City of Cartersville *[Signature]* DATE 01.19.2022

FIRE MARSHALL PLAN REVIEW & CONCEPTUAL APPROVAL

These plans & specifications have been basically reviewed to determine compliance with local & state safety to life and property fire laws, codes, and regulations. FINAL approval of this project will be determined by an inspection of the completed construction. This review in no way relieves the architect, contractor, engineer, or owner of the responsibility to design, construct, and maintain the building in compliance with applicable laws, codes & standards.

REVIEWED BY: *[Signature]* DATE: 01/18/2022

GENERAL NOTES

OFF-STREET PARKING MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

DEVELOPER SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TRAFFIC BARRIERS AND WARNING SIGNAGE TO THE SATISFACTION OF THE ROAD DEPARTMENT WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE MADE.

ALL STREET SIGNS, STOP SIGNS AND STORM DRAIN DECALS MUST BE INSTALLED PRIOR TO ISSUANCE OF ACCEPTANCE AND RECORDING OF FINAL PLAT.

ACCEPTANCE AND/OR SUBSEQUENT ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY BARTOW COUNTY OF ANY LAND DISTURBING ACTIVITY WITHIN WETLAND AREAS, JURISDICTIONAL WATERS OF THE STATE, AREAS OF THREATENED/ENDANGERED SPECIES, OR AREAS OF HISTORICAL SIGNIFICANCE. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVALS.

IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL RESIDENTIAL LOTS HAVE SUFFICIENT GRADE AND ADEQUATE DRAINAGE TO PREVENT FLOODING OF PROPOSED STRUCTURES AND PERTINENT IMPROVEMENTS SUCH AS ON-SITE SEPTIC SYSTEMS. DEVELOPER SHALL NOTIFY BUILDER OF ANY SPECIAL CONDITIONS RELATING TO LOT DRAINAGE AND FLOODING POTENTIAL.

ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR BARTOW COUNTY INSPECTOR. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION. ALL EROSION AND SEDIMENTATION CONTROLS, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING. ACCEPTED PLANS AND SUBSEQUENT ACCEPTED REVISIONS MUST BE PRESENT ON-SITE AT ALL TIMES.

BEFORE STARTING ANY WORK ON THE WATER AND SEWER SYSTEM, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE OFFICE OF THE WATER DEPARTMENT WITH THE OWNER/DEVELOPER, WATER CONTRACTOR, SEWER CONTRACTOR, AND STORM DRAINAGE AND GRADING CONTRACTORS.

ACCEPTED PLANS AND SUBSEQUENT ACCEPTED REVISIONS MUST BE PRESENT ON-SITE AT ALL TIMES

ACCEPTANCE OF THESE PLANS AND ISSUANCE OF A LAND DISTURBANCE PERMIT BY THE COUNTY CONSTITUTES APPROVAL FROM THE BARTOW COUNTY ENGINEERING DEPARTMENT ONLY. ACCEPTANCE OF THESE PLANS BY THE COUNTY DOES NOT RELIEVE PERMIT HOLDER FROM MEETING ALL REQUIREMENTS OF THE "BARTOW COUNTY DEVELOPMENT REGULATIONS", "BARTOW COUNTY ZONING ORDINANCE", "FLOOD DAMAGE PREVENTION ORDINANCE", THE RULES AND REGULATIONS OF THE BARTOW COUNTY HEALTH DEPARTMENT, WATER AND SEWER DEPARTMENT, ROAD DEPARTMENT, GA DOT, US ARMY CORPS OF ENGINEERS, AND ANY OTHER LOCAL, STATE OR FEDERAL LAW OR AGENCY AS IT RELATES TO DEVELOPMENT IN BARTOW COUNTY.

THE LOCATION OF EROSION AND SEDIMENT CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE ACCEPTED PLANS DUE TO CHANGES IN DRAINAGE PATTERNS CREATED DURING CONSTRUCTION. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO ACCOMPLISH EROSION AND SEDIMENT CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STATES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION OR SEDIMENT DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE PROJECT ENGINEER IMMEDIATELY. FAILURE TO PROPERLY INSTALL, OPERATE OR MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES MAY RESULT IN ALL CONSTRUCTION BEING STOPPED UNTIL SUCH MEASURES ARE CORRECTED TO THE SATISFACTION OF THE BARTOW COUNTY INSPECTOR.

DETENTION/SEDIMENT POND(S) AND DIVERSION DITCHES SHALL BE INSTALLED IMMEDIATELY AND PRIOR TO ANY OTHER WORK ON-SITE. DETENTION POND(S) SHALL BE RETROFITTED FOR SILTATION CONTROL. PROJECT ENGINEER SHALL IMMEDIATELY FOLLOW-UP WITH AS-BUILT CERTIFICATION FOR DESIGN COMPLIANCE PRIOR TO ACCEPTANCE OF FINAL PLAT FOR RESIDENTIAL PROJECTS AND PRIOR TO FINAL INSPECTION, 60-DAY POWER INSPECTION AND /OR REQUEST FOR CERTIFICATE OF OCCUPANCY FOR COMMERCIAL AND INDUSTRIAL PROJECTS.

OWNER AGREES BY IMPLEMENTATION OF THESE PLANS THAT ALL LAND CLEARING, CONSTRUCTION, DEVELOPMENT AND DRAINAGE ACTIVITIES WILL BE DONE ACCORDING TO THESE ACCEPTED PLANS OR PREVIOUSLY ACCEPTED REVISIONS. OWNER ACKNOWLEDGES THAT ACCEPTANCE OF PLANS BY THE COUNTY IN NO WAY RELIEVES OWNER OF RESPONSIBILITY NOT TO ADVERSELY IMPACT DOWNSTREAM PROPERTY REGARDING ANY LAND DISTURBING ACTIVITY. EROSION AND SEDIMENT CONTROL MEASURE AND/OR STORMWATER MANAGEMENT ACTIVITY DURING OR AFTER CONSTRUCTION. OWNER ACKNOWLEDGES THAT THE ACCEPTANCE OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY IF ANY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN ACCEPTANCE OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ANY AND ALL LAND DISTURBANCE PERMITS MAY BE REVOKED AT ANY TIME IF THE CONSTRUCTION OF PROJECT IS NOT IN STRICT ACCORDANCE WITH ACCEPTED PLANS.

IF ACTUAL SITE CONDITIONS VARY FROM ACCEPTED PLANS, IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO INFORM THE ENGINEER OF RECORD AND THE BARTOW ZONING ADMINISTRATOR FOR ASSESSMENT OF CONDITION. PROJECT CONSTRUCTION MAY BE DELAYED DURING ASSESSMENT PERIOD.

OWNER/DEVELOPER IS RESPONSIBLE FOR MAINTAINING CONTROL OF SILT ON-SITE AT ALL TIMES. DEVELOPER IS ALSO RESPONSIBLE FOR CONTROL OF SILT THAT IS TRACKED ON COUNTY R/W OR SUBDIVISION STREETS BY BUILDERS, CONTRACTORS, SUBCONTRACTORS, UTILITY COMPANIES OR ANY OTHERS DURING CONSTRUCTION UNTIL STREET HAS BEEN ACCEPTED BY BARTOW COUNTY ROAD DEPARTMENT.

THE BURYING OF CONSTRUCTION DEBRIS, CLEARED TREES AND SHRUBS, AND SIMILAR BY-PRODUCTS OF DEVELOPMENT IS STRICTLY PROHIBITED. ALL SOLID WASTE, DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION MUST BE PROPERLY DISPOSED OF IN THE BARTOW COUNTY LANDFILL.

WHERE APPROPRIATE, PROPERLY EXECUTED AND RECORDED EASEMENTS AND DEEDS OF DEDICATION MUST BE PROVIDED FOR STORM WATER MANAGEMENT FACILITIES OF SINGLE FAMILY RESIDENTIAL SUBDIVISIONS AFTER RECORDING OF THE FINAL PLAT. FOR OTHER TYPES OF DEVELOPMENT, THE RESPONSIBILITY FOR MAINTENANCE AND FUNCTIONAL INTEGRITY OF SAID FACILITIES WILL REMAIN THE RESPONSIBILITY OF THE OWNER.

LAND DISTURBING ACTIVITIES UNDER THE PERMIT MUST BEGIN WITHIN 120 DAYS AFTER ISSUANCE OF THE LAND DISTURBANCE PERMIT.

STORM WATER FACILITY(IES) SHALL REMAIN IN PLACE AS APPROVED AND AS-BUILT CERTIFIED IN PERPETUITY AND SHALL NOT BE ENCLOSED UPON FOR ANY REASON.

DETENTION FACILITY(IES) SHALL BE INSPECTED ON A SEMI-ANNUAL BASIS BY OWNER, ANY ACCUMULATED TRASH, SEDIMENT, OR DEBRIS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

OWNER/DEVELOPER SHALL ACCEPT FULL LIABILITY FOR THE SAFETY OF ALL PERSONS IN OR AROUND THE DETENTION FACILITY(IES) AT ALL TIMES.

OWNER/DEVELOPER SHALL INDEMNIFY COUNTY AGAINST ALL SUITS BROUGHT ABOUT BY THE EXISTENCE OF THE STORMWATER FACILITY(IES).

OWNER/DEVELOPER SHALL PROVIDE THAT OBLIGATIONS BE TRANSFERRED TO ALL SUCCESSORS AND ASSIGNS OF PROPERTY, AND SHALL ACCEPT RESPONSIBILITY FOR INFORMING SUCH SUCCESSORS AND ASSIGNS OF SAID OBLIGATIONS.

ALL EXISTING AND PROPOSED STORM DRAINAGE FEATURES AFFECTING THIS DEVELOPMENT HAVE BEEN EVALUATED AND/OR DESIGNED IN ACCORDANCE WITH CURRENT BARTOW COUNTY REQUIREMENTS AND WILL NOT ADVERSELY IMPACT ANY PROPOSED ON-SITE IMPROVEMENTS OR UPSTREAM OR DOWNSTREAM PROPERTY.

DEED RESTRICTIONS ARE REQUIRED FOR LOTS AFFECTED BY DETENTION POND(S) TO PROTECT POND FROM UNAUTHORIZED USE OR ACTIVITY. THE OWNER/DEVELOPER IS RESPONSIBLE FOR RECORDING SAID DEEDS AFTER ACCEPTANCE BY THE COMMISSIONER. OWNER/DEVELOPER SHALL WARRANT THE ROADS AND/OR STREETS AND DETENTION PONDS.

DEEDS OF DEDICATION FOR PUBLIC RIGHTS-OF-WAY, DETENTION PONDS AND ACCESS TO DETENTION PONDS MUST BE SUBMITTED AFTER ACCEPTANCE OF FINAL PLAT AND COMPLETION OF ROADWAY. THE OWNER/DEVELOPER IS RESPONSIBLE FOR RECORDING SAID DEEDS AFTER ACCEPTANCE BY THE COMMISSIONER. OWNER/DEVELOPER SHALL WARRANT THE ROADS AND/OR STREETS AND DETENTION PONDS.

WHERE APPROPRIATE, PROPERLY EXECUTED AND RECORDED EASEMENTS AND DEEDS OF DEDICATION MUST BE PROVIDED FOR STORM WATER MANAGEMENT FACILITIES OF SINGLE FAMILY RESIDENTIAL SUBDIVISIONS AFTER RECORDING OF THE FINAL PLAT. FOR OTHER TYPES OF DEVELOPMENT, THE RESPONSIBILITY FOR MAINTENANCE AND FUNCTIONAL INTEGRITY OF SAID FACILITIES WILL REMAIN THE RESPONSIBILITY OF THE OWNER.

IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS ANY WETLAND ISSUES TO THE SATISFACTION OF THE U.S. FISH AND WILDLIFE SERVICE.

IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS ANY ENDANGERED SPECIES ISSUES TO THE SATISFACTION OF THE U.S. FISH AND WILDLIFE SERVICE.

IT IS THE DEVELOPER'S RESPONSIBILITY TO ABIDE BY ALL THE RULES AND REGULATIONS PERTAINING TO THE STATE OF GEORGIA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEMS(NPDES) PERMIT REQUIREMENTS.



Bartow County Fire Marshal

Plan Review and Conceptual Approval

These plans and specifications have been basically reviewed to determine compliance with the local and state safety to life and property fire laws, codes, and regulations. FINAL approval of this project will be determined by an inspection of the completed construction. This review in no way relieves the architect, contractor, engineer, or owner of the responsibility to design, construct, and maintain the building in compliance with applicable laws, codes and standards.

Reviewed By: *[Signature]* Date: 01/18/2022

CONSTRUCTION EXIT GPS LOCATION: ⑦
 LATITUDE: 34.223846 LONGITUDE: -84.80463

24 HOUR CONTACT
WAYNE ISAAC
770-280-5736

TOTAL SITE AREA = 29.84 ACRES
 INITIAL DISTURBED AREA= 0.58 ACRES
 TOTAL DISTURBED AREA = 18.19 ACRES

OVERLOOK ON PETTIT



SHEET TITLE:

COVER

SHEET NO.:

C001

SITE NOTES

1. ACREAGE OF SITE: 29.84 AC
2. ZONING - RESIDENTIAL (R-2)
3. MINIMUM FRONT YARD: 25 FT (R-2)
4. MINIMUM SIDE YARD: 10 FT (R-2)
5. MINIMUM REAR YARD: 25 FT (R-2)
6. MINIMUM LOT WIDTH AT R/W: 100 FT; 25 FT CUL-DE-SAC
7. MAXIMUM BUILDING HEIGHT: 50 FT
8. DENSITY (UNITS PER ACRE): 51 UNITS/ 18.96 ACRES = 2.69 UNITS/ACRE
9. MINIMUM STRUCTURE SIZE: 1,000 SQ FT
10. REQUIRED MINIMUM OF 2 OFFSITE PARKING SPOTS PER UNIT.
11. AREA OF LAND DISTURBANCE: 18.19 ACRES
12. ALL INFRASTRUCTURE TO BE OWNED AND MAINTAINED BY OWNER
13. ALL CONSTRUCTION MUST CONFORM TO THE COUNTY STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
14. THE SITE IS PARTIALLY LOCATED WITHIN THE FLOOD PLAIN PER BARTOW COUNTY COMMUNITY F.I.R.M. PANEL NUMBER: 13015 C0256 H, DATED OCTOBER 5, 2018.
15. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE CITY SPECIFICATIONS.
16. THERE IS A STATE WATER, PETTIT CREEK, THAT FLOWS THROUGH THE MIDDLE OF THE PROPERTY. HOWEVER, THE STREAM WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT.
17. THERE ARE NO WETLANDS ON SITE.
18. DOMESTIC WATER PROVIDED BY BARTOW COUNTY.
19. BOUNDARY INFORMATION TAKEN FROM SOUTHLAND ENGINEERING SURVEYING DEPARTMENT AND TOPOGRAPHIC INFORMATION TAKEN FROM BARTOW COUNTY GIS.
20. EXISTING UTILITY LOCATIONS ARE SHOWN FOR INFORMATION PURPOSES ONLY.
21. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL UTILITIES AND FOR COORDINATING HIS OPERATIONS WITH ALL UTILITIES WHICH CONFLICT WITH HIS WORK.
22. STORM DRAIN LOCATIONS AND INVERTS ARE TO BE FIELD VERIFIED. DISCREPANCIES ARE TO BE ADDRESSED TO THE ENGINEER. STORM DRAIN GRADES ARE TO MATCH EXISTING WATERCOURSE GRADES UNLESS NOTED OTHERWISE.
23. TOTAL IMPERVIOUS AREA= 6.14 ACRES (267458.40 SF)
24. IMPERVIOUS BUILDING AREA = 20.58%
25. ALL HIGHWAY PAVEMENT MARKINGS, EXCEPT PARKING SPACE LINE MARKINGS, TO BE THERMOPOASTIC. PARKING SPACE LINE MARKINGS CAN BE PAINTED.
26. CONTRACTOR TO REMOVE SEDIMENT FROM POND AFTER CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED.
27. DEVELOPER TO PROVIDE SIGNAGE TO MUTCD STANDARDS.
28. MINIMIZE CLEARING TO THE AMOUNT OF LAND MINIMALLY NECESSARY FOR THE FOOTPRINT OF THE STRUCTURE, RIGHTS OF WAY, REQUIRED DRAINAGE, AND OR REQUIRED PARKING.
29. ACCEPTED PLANS AND SUBSEQUENT ACCEPTED REVISIONS MUST BE PRESENTED ON-SITE AT ALL TIMES
30. FINAL PLAT APPROVAL FROM THE WATER/SEWER, HEALTH DEPARTMENT, ROAD DEPARTMENT AND ANY OTHER APPLICABLE DEPARTMENTS ARE REQUIRED PRIOR TO FINAL PLAT RECORDING. THE OWNER DEVELOPER IS RESPONSIBLE FOR OBTAINING SAID APPROVALS. RECORDING OF THE FINAL PLAT CONSTITUTES APPROVAL FROM THE BARTOW COUNTY ZONING DEPARTMENT ONLY. OTHER PERMITS, VARIANCES, APPROVALS, ETC., MAY BE REQUIRED TO ENSURE COMPLIANCE CONSISTENT WITH LAND DISTURBING ACTIVITIES.
31. LAND DISTURBING ACTIVITIES UNDER THE PERMIT MUST BEGIN WITHIN 120 DAYS AFTER ISSUANCE OF THE LAND DISTURBANCE PERMIT.
32. ALL ROADWAY AND ROADSIDE DESIGN MUST CONFORM TO AASHTO GUIDELINES.
33. ALL TRAFFIC CONTROL DEVICES, SIGNS, SIGNALS, AND MARKINGS TO BE USED MUST CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD) LATEST EDITION.
34. OWNER/DEVELOPER TO CONTACT BARTOW COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION OF DEVELOPMENT SIGN.
35. THE DEVELOPER SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AND WARNING SIGNS IN THE RIGHT-OF-WAY WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
36. THERE ARE NO WETLANDS LOCATED ON SITE. ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY BARTOW COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

UTILITY NOTES

- 1.) CONTRACTOR SHALL B RESPONSIBLE FOR REVIEWING BARTOW COUNTY SPECIFICATION FOR WATER AND SEWER PRIOR TO BIDDING, PRICING OR CONSTRUCTION TO INSURE PROPER METHODS AND MATERIALS ARE BEING UTILIZED. IF THE CONTRACTOR IS UNCLER AFTER READING THE SPECIFICATIONS, CONSULT THE ENGINEER OF RECORD.
- 2.) NO GAS IS BEING REQUESTED FOR THIS PROJECT.
- 3.) CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF EXISTING UTILITIES. ANY CONFLICTS SHALL BE RESOLVED BEFORE ANY INSTALLATION OCCURS.
- 4.) CONTRACTOR SHALL FACILITATE A PRE CONSTRUCTION MEETING WITH ALL UTILITIES PRIOR TO INSTALLATION OR DEMO OF ANY UTILITIES. THE UTILITY PRE CONSTRUCTION IS IN ADDITION TO THE BARTOW COUNTY ENGINEERING PRE CONSTRUCTION MEETING.

UTILITY DISCLAIMER:

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

BARTOW COUNTY DETENTION POND NOTES:

- A. STORM WATER FACILITY(IES) SHALL REMAIN IN PLACE AS APPROVED AND AS-BUILT CERTIFIED IN PERPETUITY AND SHALL NOT ENCRACHED UPON FOR ANY REASON.
- B. STORMWATER FACILITY(IES) SHALL BE INSPECTED ON A SEMI-ANNUAL BASIS BY OWNER. ANY ACCUMULATED TRASH, SEDIMENT, OR DEBRIS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
- C. OWNER/DEVELOPER SHALL ACCEPT FULL LIABILITY FOR THE SAFETY OF ALL PERSONS IN OR AROUND THE STORMWATER FACILITY(IES) AT ALL TIMES.
- D. OWNER/DEVELOPER SHALL INDEMNIFY COUNTY AGAINST ALL SUITS BROUGHT ABOUT BY THE EXISTENCE OF THE DETENTION FACILITY(IES).
- E. OWNER/DEVELOPER SHALL PROVIDE THAT OBLIGATIONS BE TRANSFERRED TO ALL SUCCESSORS AND ASSIGNS OF PROPERTY, AND SHALL ACCEPT RESPONSIBILITY FOR INFORMING SUCH SUCCESSORS AND ASSIGNS OF SAID OBLIGATIONS.F. ALL EXISTING AND PROPOSED STORM DRAINAGE FEATURES AFFECTING THIS DEVELOPMENT HAVE BEEN EVALUATED AND/OR DESIGNED IN ACCORDANCE WITH BARTOW COUNTY REQUIREMENTS AND WILL NOT ADVERSELY IMPACT ANY PROPOSED ON-SITE IMPROVEMENTS OR UPSTREAM OR DOWNSTREAM PROPERTY.

STORM PIPE NOTES:

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

GRADING NOTES

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

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

WATER DISTRIBUTION NOTES

1. Under no circumstances shall anyone be permitted to either connect or tamper with any Bartow County Water System water service main or other utility system component without prior approval from the Bartow County Water Department. Violators of this regulation are subject to a minimum \$500.00 Tampering Fee and potential litigation as determined by the Water Department Superintendent.
2. All Contractors must possess a valid Georgia Utilities Contractor License and shall be formally approved by the Bartow County Water Department prior to performing any installation and/or connection procedures associated with the Bartow County Water System.
3. The contractor shall take extreme care so as not to disrupt the water service during earthwork, repair of damage to existing utilities caused by construction operations or equipment shall be the contractor's responsibility and undertaken at the contractor's expense.
4. All water service mains shall either meet or exceed Bartow County Water Department Specifications; no less than PR 350 Ductile Iron Piping (DIP) or as specified for special conditions such as ditch crossings, cross drains, stream crossings, etc. which shall be addressed on a per-development basis. The Bartow County Water Department will instruct contractors as to any special provisions regarding these conditions. If a water service main has been proposed to cross private properties and/or roadways, the person(s) contracting the project shall obtain a 20-foot Utility Easement and provide a recorded copy of said Utility Easement to the Bartow County Water Department prior to final acceptance.
5. Transitions from DIP to PVC piping must be made with solid sleeves only. (*Note: Tees, bends, valves and other water system components must possess at least five (5) feet of DIP in every direction before transitions to PVC piping are made.*)
6. Tees, bends, valves and other water system components must possess at least five (5) feet of DIP in every direction before transitions to PVC piping are made.
7. All water service mains shall be buried with no less than 42" of cover. All excavation work performed to install water service mains shall be compacted to 95% by the contractor whether the service main has been installed within the road right-of-way or upon private property. If service piping will be installed within rock, then said rock must be excavated at least 6" below the bottom of the pipe and a minimum bed of 6" of clean dirt (or sand) shall be constructed and compacted per required specifications prior to pipe installation. Once approved bedding has been established and service piping has been laid, then a 12" layer of clean dirt (or sand) shall be installed on top of piping prior to filling trench to final grade.
8. All water valves shall be Mueller® gate valves (or an approved equal) with a resilient seat supplied with a cast iron valve box. Water valves are also required to have pre-cast concrete pads constructed around them with a minimum 6" thickness. Bronze or brass hand-wheel gate valves will **not** be permitted. Water valves locations shall be properly indicated with a "W" either sawed or stamped on curbs.
9. All water service taps crossing streets shall be installed either in a conduit or casing large enough to enable proper replacement of water service mains. All long-side water service taps shall be properly indicated on curbs.
10. The Contractor shall furnish and install plugs or caps at the end of each water service main with a concrete thrust blocking to prevent potential "blow-offs".
11. All water service mains shall be pressure tested by Contractors at either 50 p.s.i. above static pressure or no less than 200 p.s.i. and maintain said pressure for a minimum period of two (2) hours. Subsequent to testing procedures and prior to the removal of all testing equipment, water service mains shall be thoroughly inspected by the Bartow County Water Department to verify compliance with pressure testing specifications. Water service mains shall also be subject to leakage and bacteriological testing as indicated per Bartow County Water System Specifications.
12. The Developer shall be solely responsible for all water and/or sewer system repairs within the project for a period of one (1) year from the date of final approval. Should a leak or blowout occur during the required one-year warranty period, the Developer will be responsible for all necessary repairs, estimated water loss, retesting of the utility system and reimbursement of any associated expenses incurred by the Bartow County Water Department.
13. Thrust blocks shall be provided for each bend, tee, wye, reducer, increaser or multiple plug.
14. The distance between the water service connection and the sanitary sewer connection must be more or equal than 5'-0". The installation of both services in the same trench is not permitted.
15. Fire hydrants must be installed at a safe and adequate distance from electric equipment.
16. Contractor is responsible for the chlorinating and disinfection fees.
17. Contractor is responsible for "construction water" fees.
18. If contractor or sub-contractor impacts BCWD infrastructure, it shall restore to an equal or better condition at its own cost.
19. A concrete valve marker is to be placed to locate valves. water mains.
20. All bends, tees, and plugs shall be properly constrained for thrust restraint.
21. The contractor shall attend a pre-construction meeting with BCWD officials. The request must be made to BCWD in writing.

PROJECT NO.:
21125

DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISIONS	DATE	DESCRIPTION	CONCEPT
1	8/11/21			2	8/22/21		
2	8/22/21			3	10/6/21		
3	10/6/21			4	11/19/21		
4	11/19/21			5	12/19/21		
5	12/19/21			6			

SOUTHLAND
ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD., CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



SHEET TITLE:

GENERAL
NOTES

SHEET NO.:

C100

PROJECT NO.: 21125

DATE: 10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	DATE	DESCRIPTION	CONCEPT
1	8/11/21	REVISED CONCEPT		3	10/6/21	LOP 1ST SUR
2	8/22/21	REVISED CONCEPT		4	11/19/21	COUNTY COMMENTS
3	10/6/21	REVISED CONCEPT		5	12/19/21	COUNTY COMMENTS
4	11/19/21	REVISED CONCEPT		6		

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

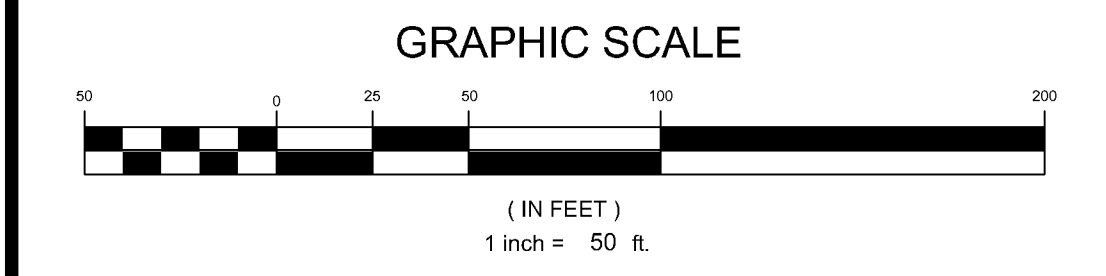
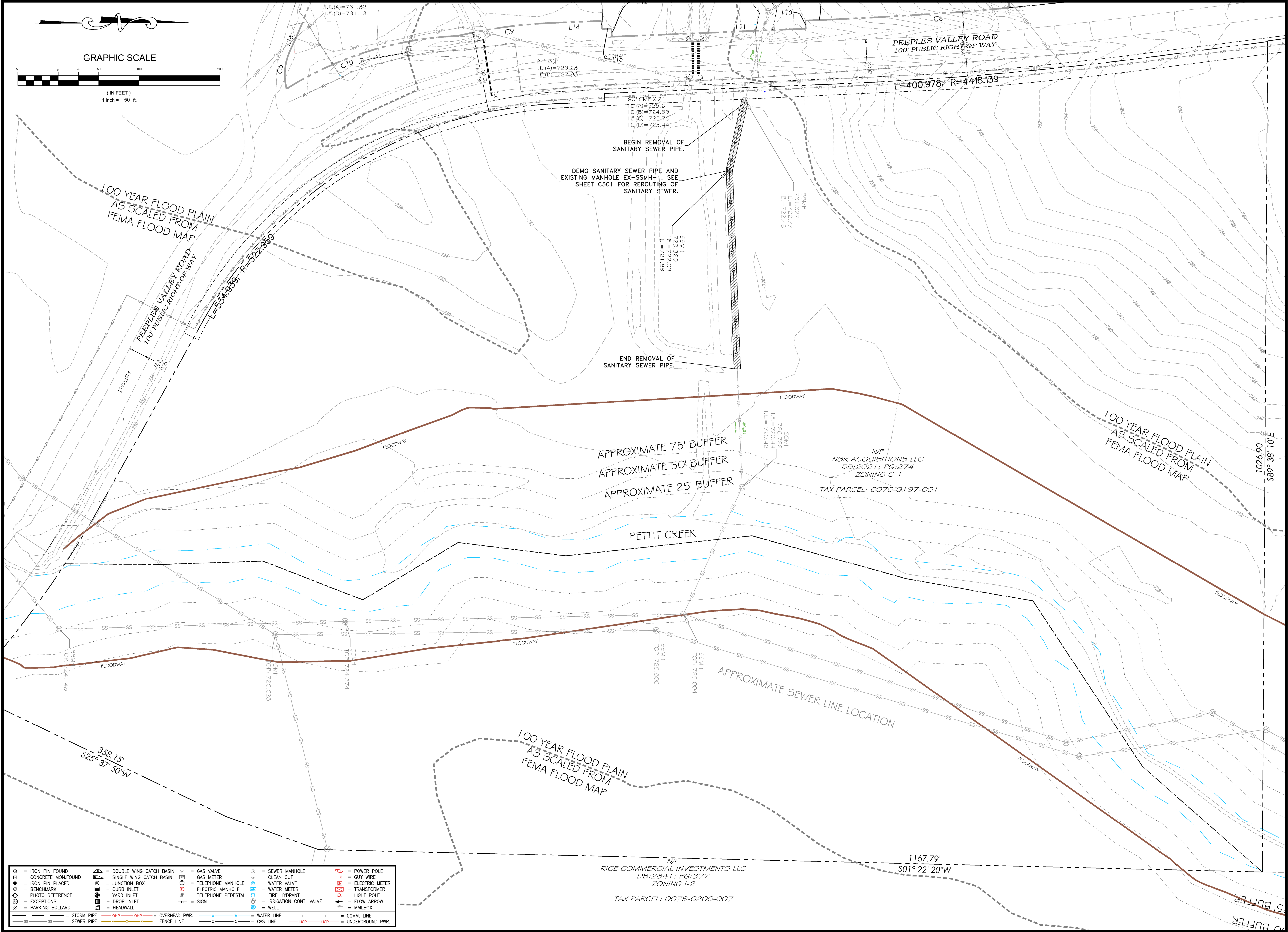


SHEET TITLE:

EXISTING CONDITIONS & DEMO PLAN

SHEET NO.:

C101



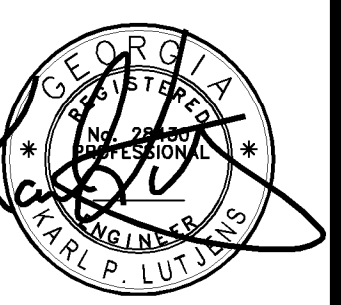
○	IRON PIN FOUND	⊠	DOUBLE WING CATCH BASIN	⊗	GAS VALVE	⊙	SEWER MANHOLE	⚡	POWER POLE
⊠	CONCRETE MON FOUND	⊠	SINGLE WING CATCH BASIN	⊗	GAS METER	⊙	CLEAN OUT	⚡	GUY WIRE
⊠	IRON PIN PLACED	⊠	JUNCTION BOX	⊗	TELEPHONE MANHOLE	⊙	WATER VALVE	⚡	ELECTRIC METER
⊠	BENCHMARK	⊠	CURB INLET	⊗	ELECTRIC MANHOLE	⊙	WATER METER	⚡	TRANSFORMER
⊠	PHOTO REFERENCE	⊠	YARD INLET	⊗	TELEPHONE PEDESTAL	⊙	FIRE HYDRANT	⚡	LIGHT POLE
⊠	EXCEPTIONS	⊠	DROP INLET	⊗	SIGN	⊙	IRRIGATION CONT. VALVE	⚡	FLOW ARROW
⊠	PARKING BOLLARD	⊠	HEADWALL	⊗	WELL	⊙	WATER LINE	⚡	MAILBOX
—	STORM PIPE	—	OVERHEAD PWR.	—	WATER LINE	—	COMM. LINE	—	UNDERGROUND PWR.
—	SEWER PIPE	—	FENCE LINE	—	GAS LINE	—	UNDERGROUND PWR.		

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REVISIONS:	DATE	DESCRIPTION
1	8/11/21	CONCEPT
2	8/22/21	REVISED CONCEPT
3	10/6/21	LOP 1ST SUB
4	11/19/21	COUNTY COMMENTS
5	12/19/21	COUNTY COMMENTS
6		

SOUTHLAND
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114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT
LOCATED IN LAND LOT 197, 5TH DISTRICT 3RD SECTION
BARTOW COUNTY, GEORGIA



SHEET TITLE:

SITE PLAN

SHEET NO.:

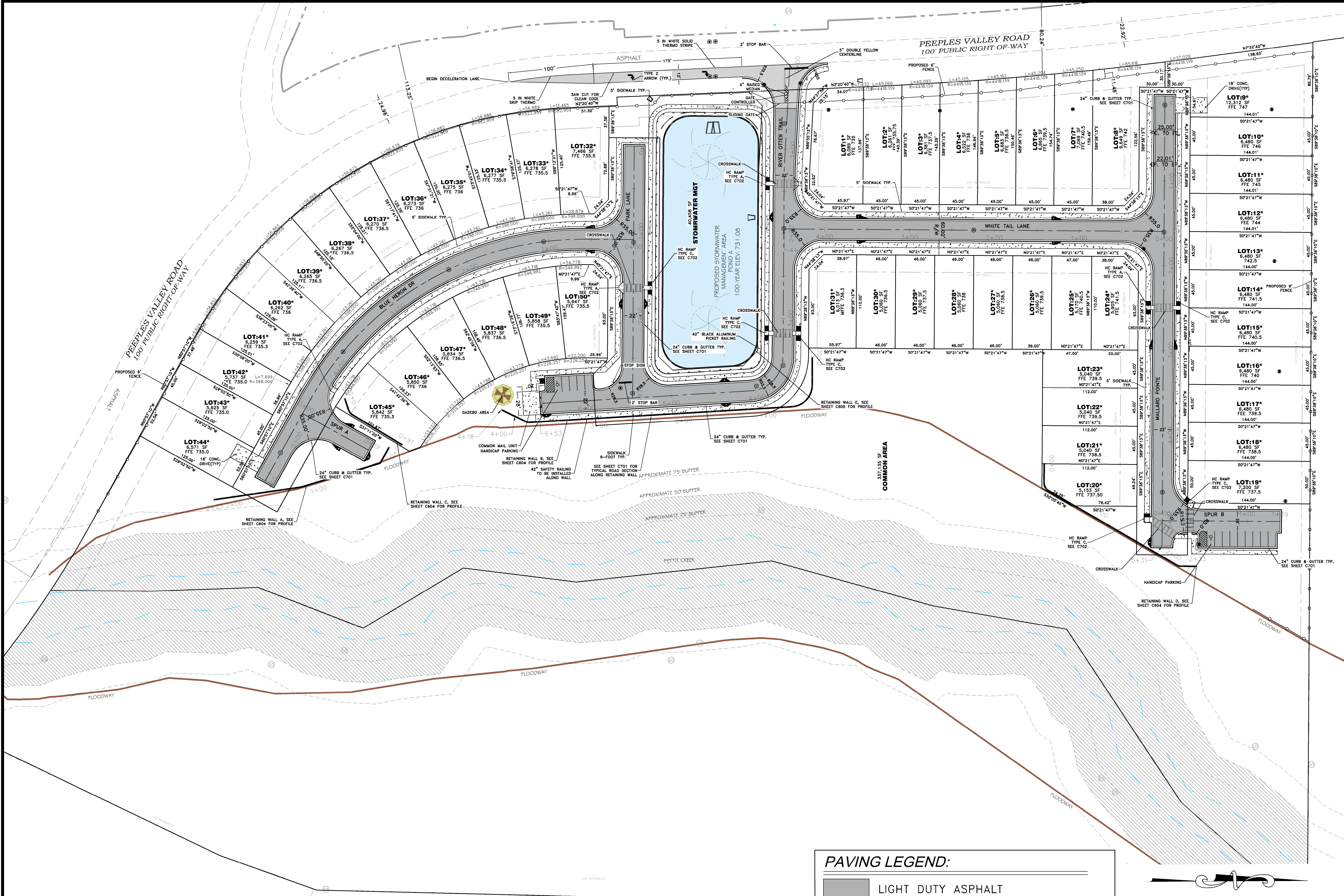
C201

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24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



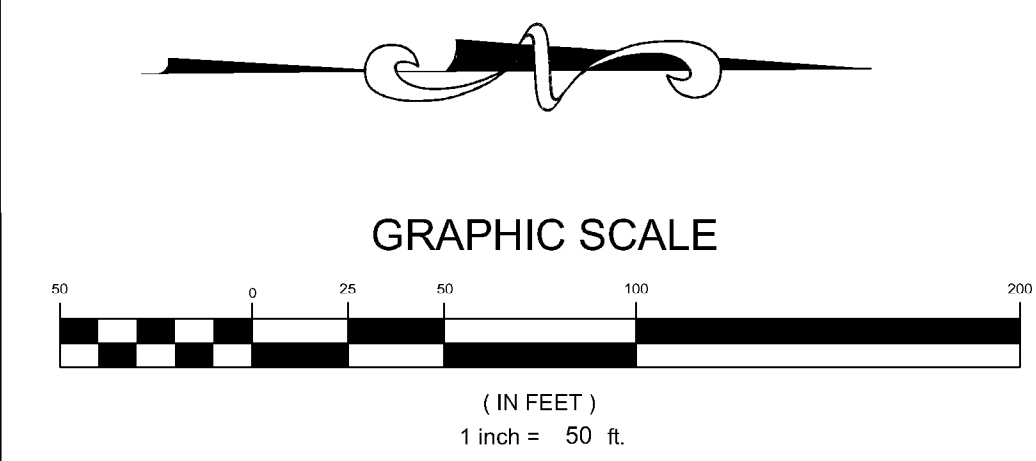
GSWCC LEVEL II CERTIFICATION NUMBER
GEORGIA REGISTRATION NO. GA #3422



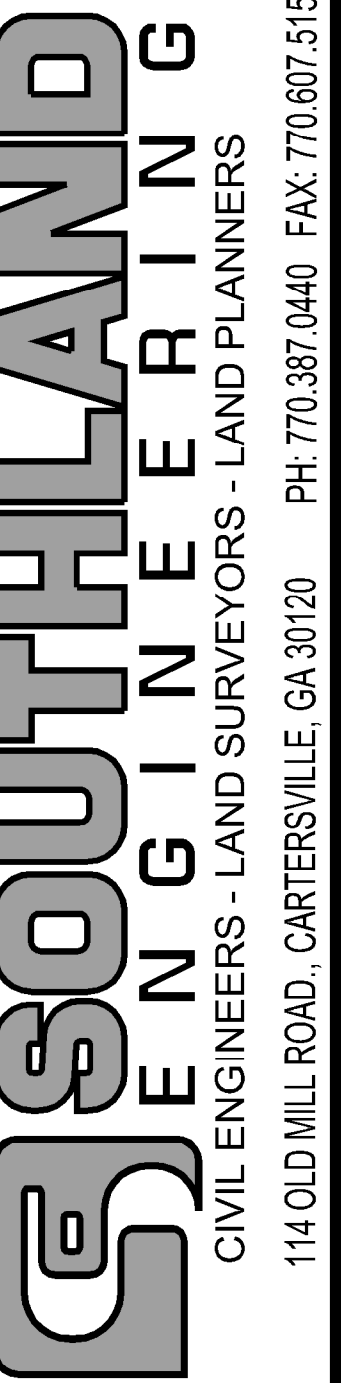
PAVING LEGEND:

- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE

SEE SHEET C701 FOR PAVING DETAILS

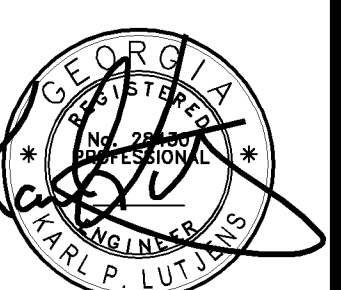


REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LOP	1ST SUR	2ND SUR	COUNTY COMMENTS
1	8/11/21							
2	8/22/21							
3	10/6/21							
4	11/19/21							
5	12/19/21							
6								



OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



SHEET TITLE:

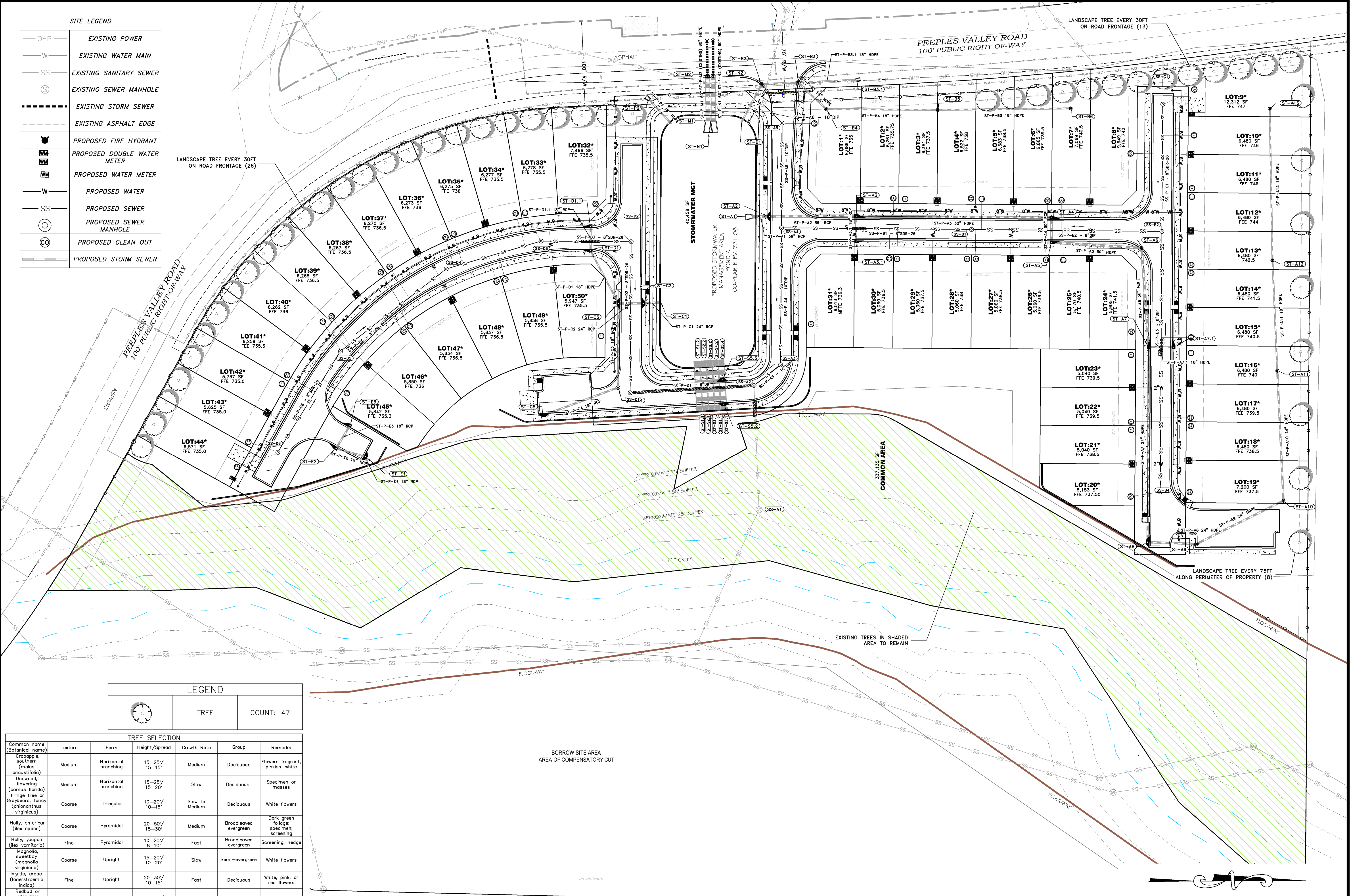
LANDSCAPE PLAN

SHEET NO.:

C202

SITE LEGEND

OHP	EXISTING POWER
W	EXISTING WATER MAIN
SS	EXISTING SANITARY SEWER
S	EXISTING SEWER MANHOLE
---	EXISTING STORM SEWER
---	EXISTING ASPHALT EDGE
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED DOUBLE WATER METER
⊕	PROPOSED WATER METER
W	PROPOSED WATER
SS	PROPOSED SEWER
○	PROPOSED SEWER MANHOLE
⊕	PROPOSED CLEAN OUT
---	PROPOSED STORM SEWER



LEGEND

	TREE	COUNT: 47
--	------	-----------

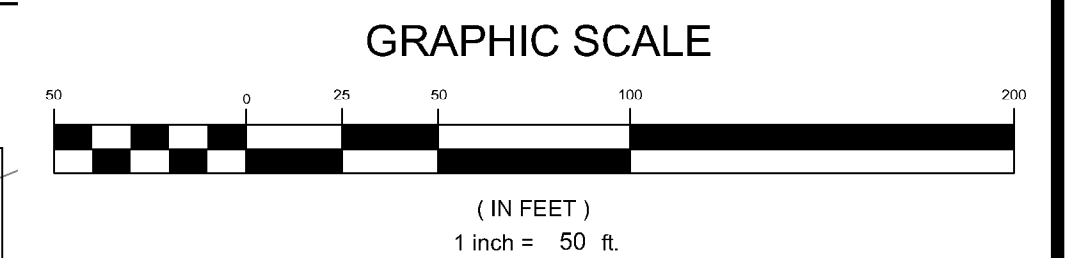
TREE SELECTION

Common name (Botanical name)	Texture	Form	Height/Spread	Growth Rate	Group	Remarks
Crabapple, southern (malus angustifolia)	Medium	Horizontal branching	15-25/ 15-15'	Medium	Deciduous	Flowers fragrant, pinkish-white
Dogwood, flowering (cornus florida)	Medium	Horizontal branching	15-25/ 15-20'	Slow	Deciduous	Specimen or masses
Fringe tree or Graybeard, fancy (chionanthus virginicus)	Coarse	Irregular	10-20/ 10-15'	Slow to Medium	Deciduous	White flowers
Holly, american (lex opaca)	Coarse	Pyramidal	20-50/ 15-30'	Medium	Broadleaved evergreen	Dark green foliage; specimen; screening
Holly, japonic (lex vomitoria)	Fine	Pyramidal	10-20/ 8-10'	Fast	Broadleaved evergreen	Screening, hedge
Magnolia, sweetbay (magnolia virginiana)	Coarse	Upright	15-20/ 10-20'	Slow	Semi-evergreen	White flowers
Myrtle, crape (lagerstromia indica)	Fine	Upright	20-30/ 10-15'	Fast	Deciduous	White, pink, or red flowers
Redbud or Judas tree (cercis canadensis)	Medium	Oval	25-30/ 18-20'	Medium	Deciduous	Spring flowering
Silverbell (thalesia carolina)	Medium	Spreading	20-30/ 15-20'	Medium	Deciduous	White flowers
Sourwood (oxytendrum arborescens)	Medium to coarse	Upright	30-41/ 15-20'	Medium	Deciduous	Red fall color

24 HOUR CONTACT
WAYNE ISAAC
770-280-5736

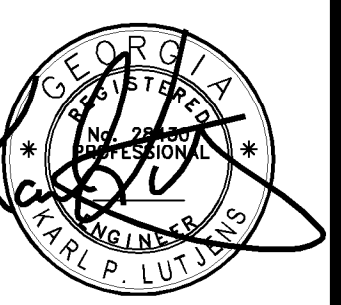


THE DEVELOPER DOES NOT
REQUEST NATURAL GAS SERVICE



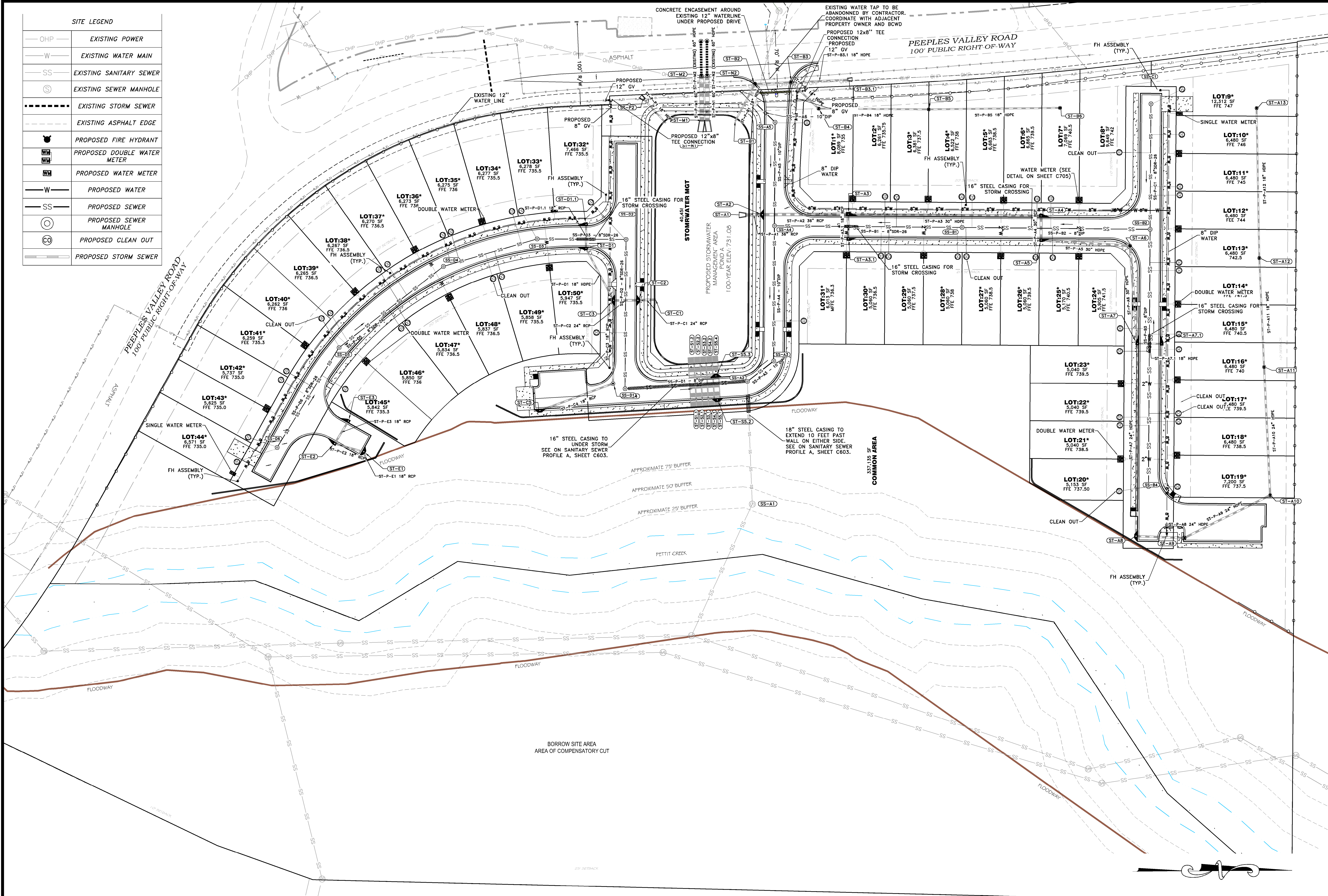
* PER BARTOW COUNTY LANDSCAPING ORDINANCE, ONE TREE EVERY 30 FT OF ROAD FRONTAGE AND ONE TREE EVERY 75' OF LINEAR FEET OF PERIMETER AREA. LOCATIONS OF LANDSCAPING TREES WERE PROPOSED IN ORDER TO MEET BARTOW COUNTY REGULATIONS AND TO AVOID ANY CONFLICT WITH EXISTING & PROPOSED UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.
* OWNER/DEVELOPER NOT LIMITED TO THE TREES LISTED ABOVE. TREE SELECTION TO BE APPROVED BY BARTOW COUNTY ZONING DEPARTMENT.

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LOP	1ST SUR	2ND SUR	COUNTY COMMENTS	COUNTY COMMENTS
1	8/11/21								
2	8/22/21								
3	10/6/21								
4	11/19/21								
5	12/19/21								
6									



SITE LEGEND

OHP	EXISTING POWER
W	EXISTING WATER MAIN
SS	EXISTING SANITARY SEWER
S	EXISTING SEWER MANHOLE
---	EXISTING STORM SEWER
---	EXISTING ASPHALT EDGE
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED DOUBLE WATER METER
⊕	PROPOSED WATER METER
W	PROPOSED WATER
SS	PROPOSED SEWER
○	PROPOSED SEWER MANHOLE
○	PROPOSED CLEAN OUT
---	PROPOSED STORM SEWER

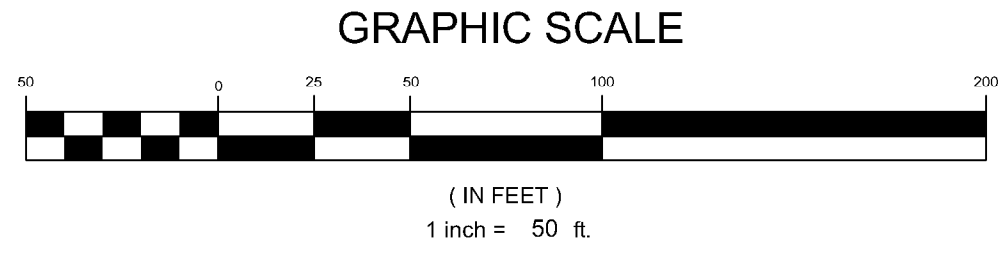


24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



ANY CLEAN OUT WITHIN A PROPOSED DRIVEWAY SHALL BE TRAFFIC RATED

THE DEVELOPER DOES NOT REQUEST NATURAL GAS SERVICE



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24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



GSWCC LEVEL II CERTIFICATION NUMBER

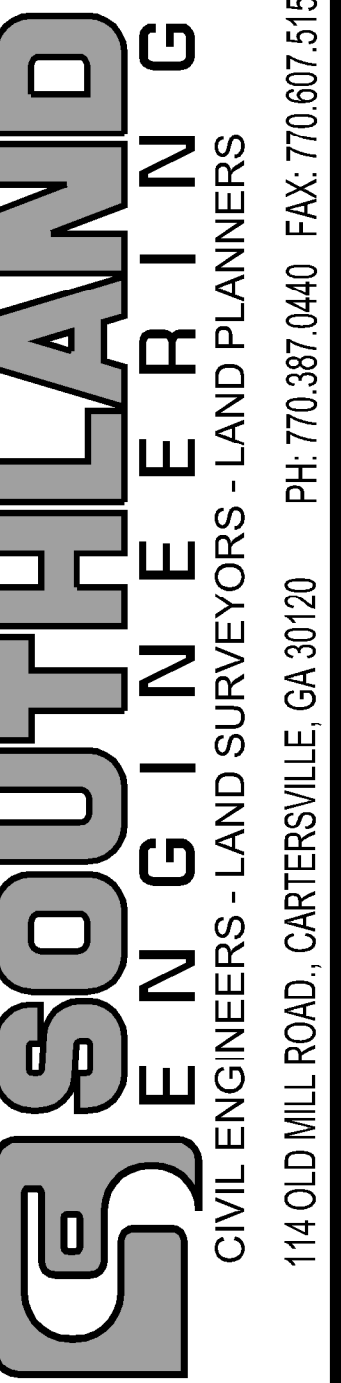
GEORGIA REGISTRATION NO. GA #3422

②

PROJECT NO.:
21125

DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT
1	8/11/21		
2	8/22/21		
3	10/6/21		
4	11/19/21		
5	12/19/21		
6			



OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT 3RD SECTION
BARTOW COUNTY, GEORGIA

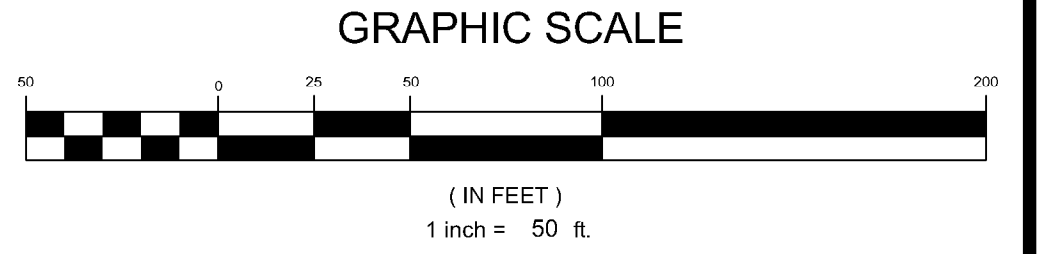
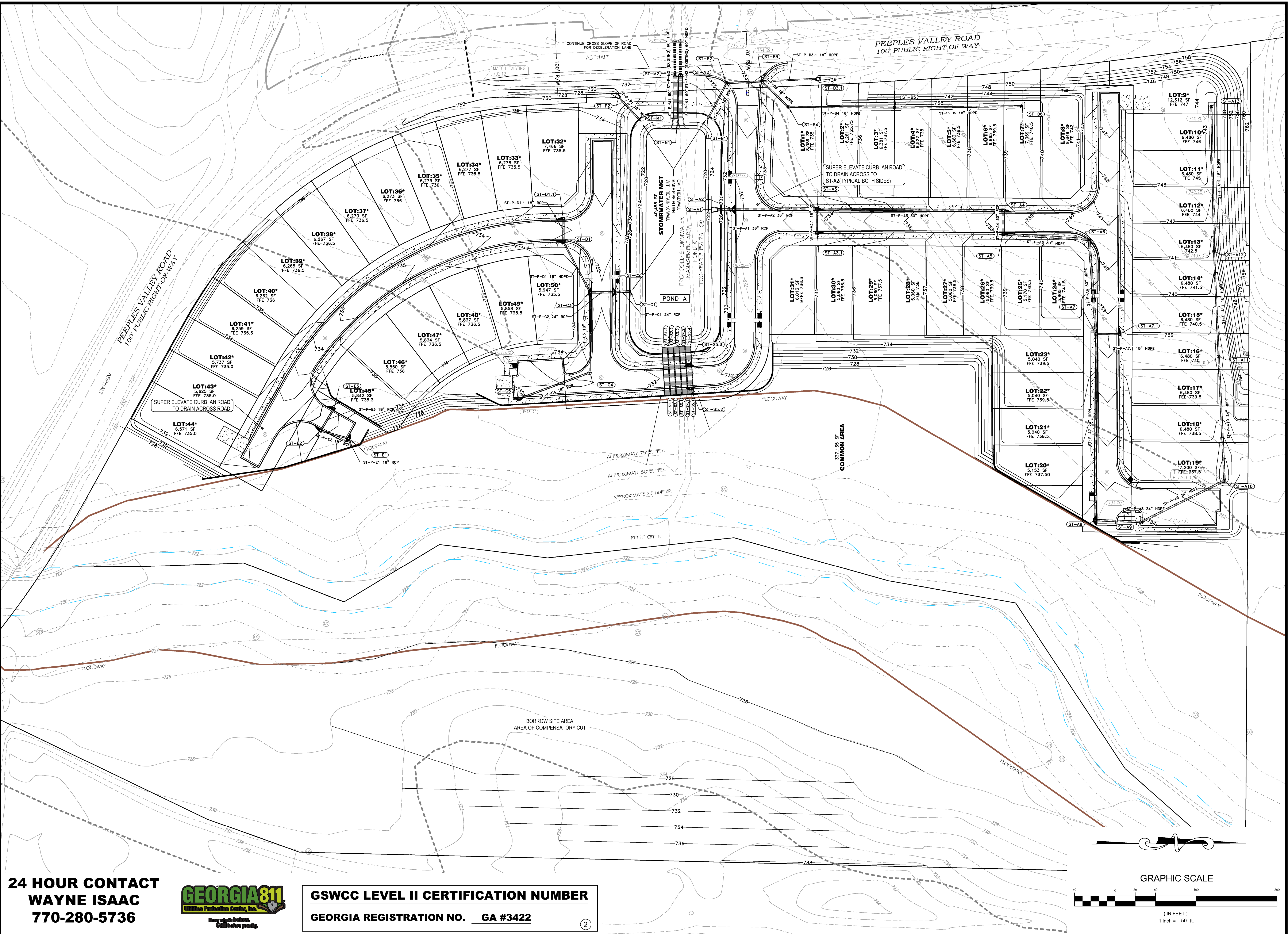


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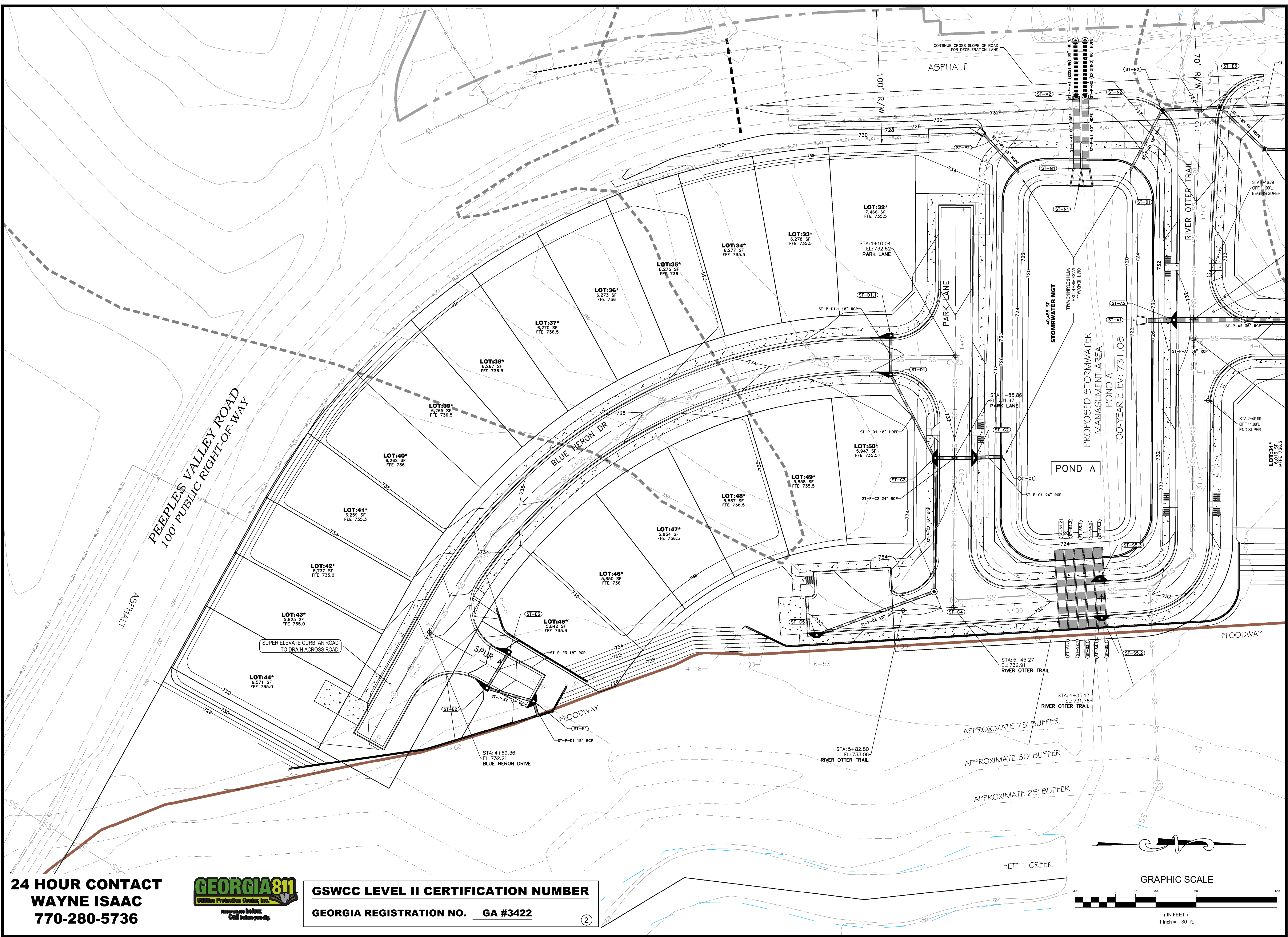
**OVERALL
GRADING
PLAN**

SHEET NO.:

C401



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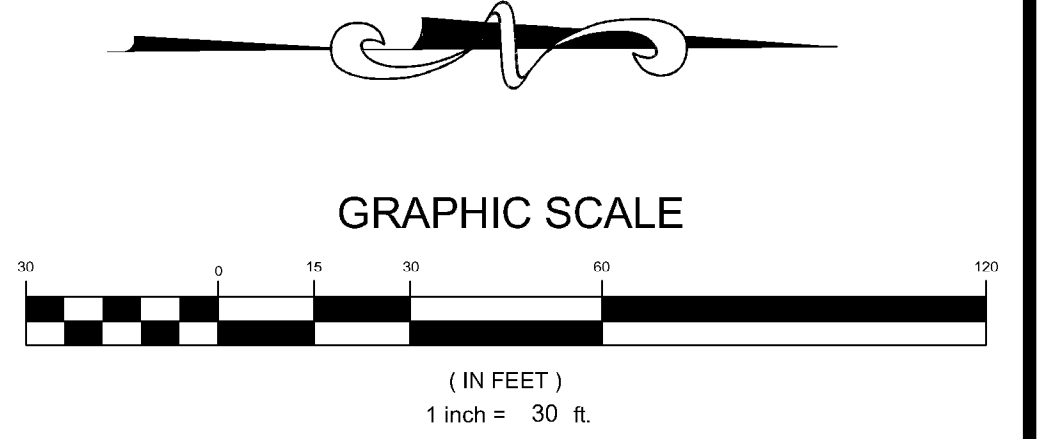


24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



GSWCC LEVEL II CERTIFICATION NUMBER
GEORGIA REGISTRATION NO. GA #3422

2



PROJECT NO.:
21125

DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED	CONCEPT	REVISED	CONCEPT
1	8/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
5	12/19/21						
6							

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT
LOCATED IN LAND LOT 197, 5TH DISTRICT 3RD SECTION
BARTOW COUNTY, GEORGIA



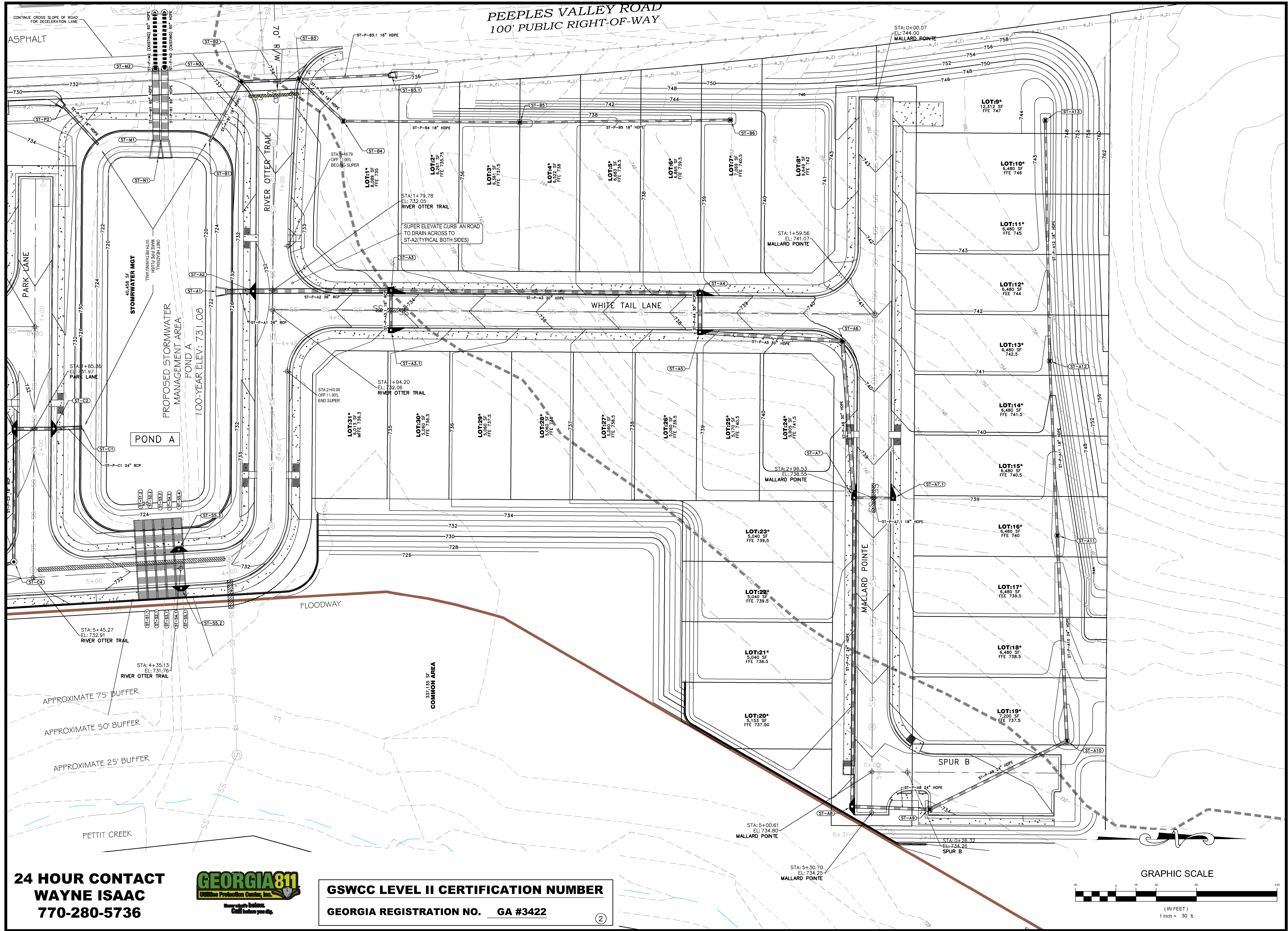
SHEET TITLE:

GRADING PLAN

SHEET NO.:

C402

PEEPL'S VALLEY ROAD
100' PUBLIC RIGHT-OF-WAY



PROJECT NO.:
21125

DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT
1	8/11/21	REVISED CONCEPT	
2	8/22/21	LIP 1ST SUR	
3	10/6/21	COUNTY COMMENTS	
4	11/19/21	COUNTY COMMENTS	
5	12/19/21	COUNTY COMMENTS	
6			

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OVERLOOK ON PETTIT
LOCATED IN LAND LOT 197, 5TH DISTRICT 3RD SECTION
BARTOW COUNTY, GEORGIA



SHEET TITLE:

GRADING PLAN

SHEET NO.:

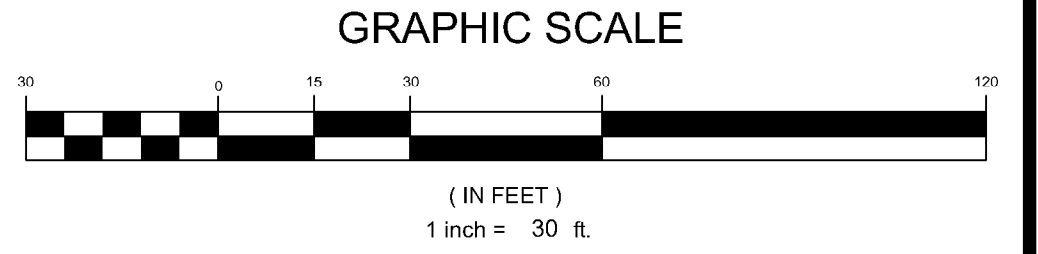
C403

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24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



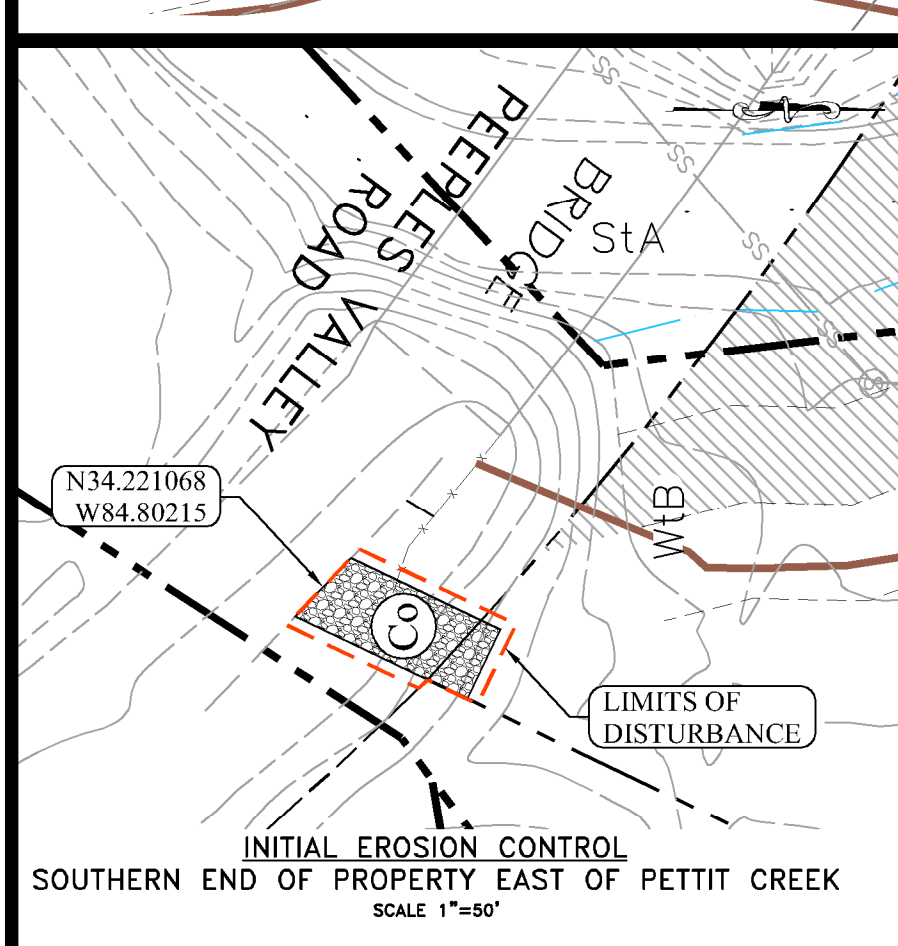
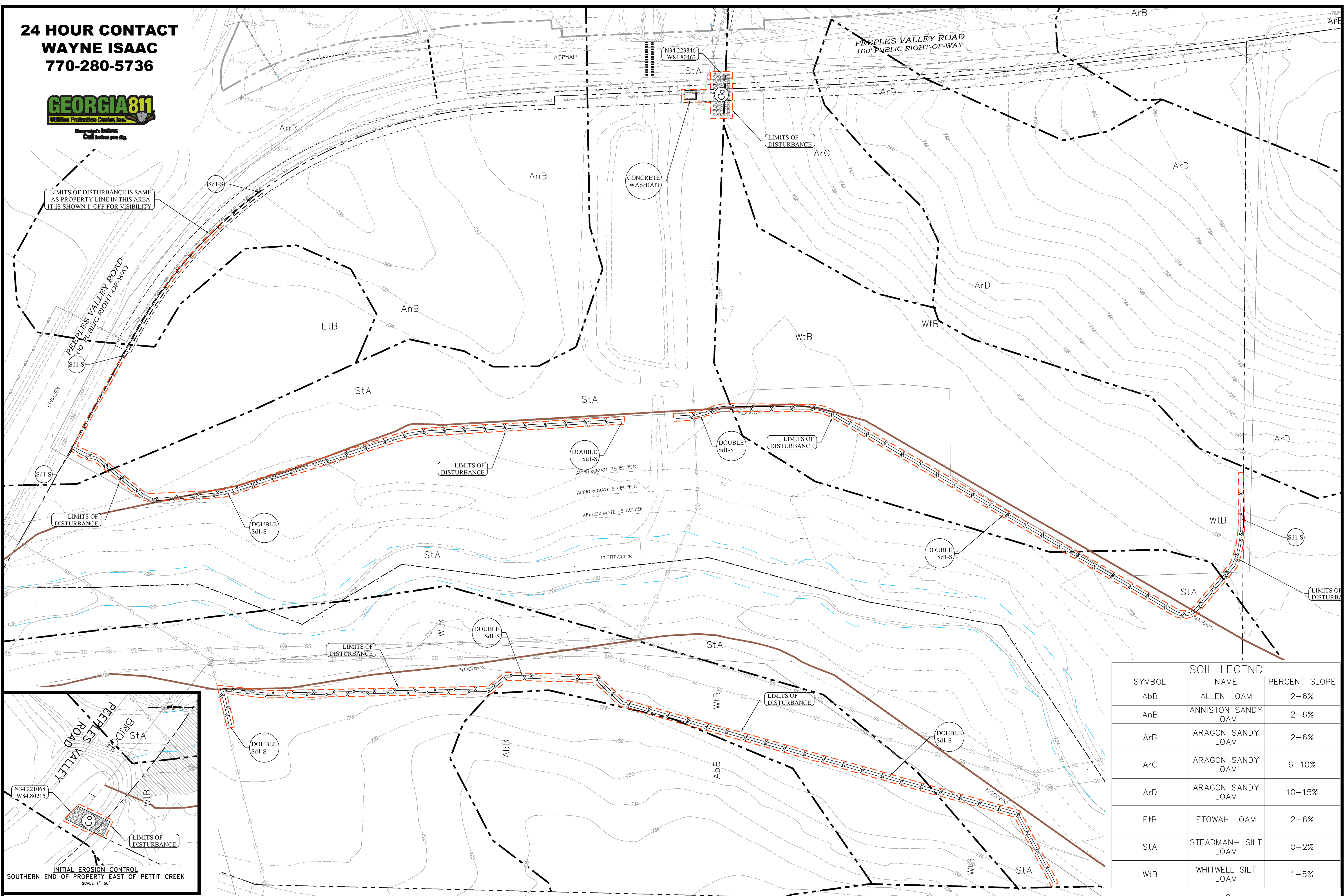
GSWCC LEVEL II CERTIFICATION NUMBER
GEORGIA REGISTRATION NO. GA #3422



24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



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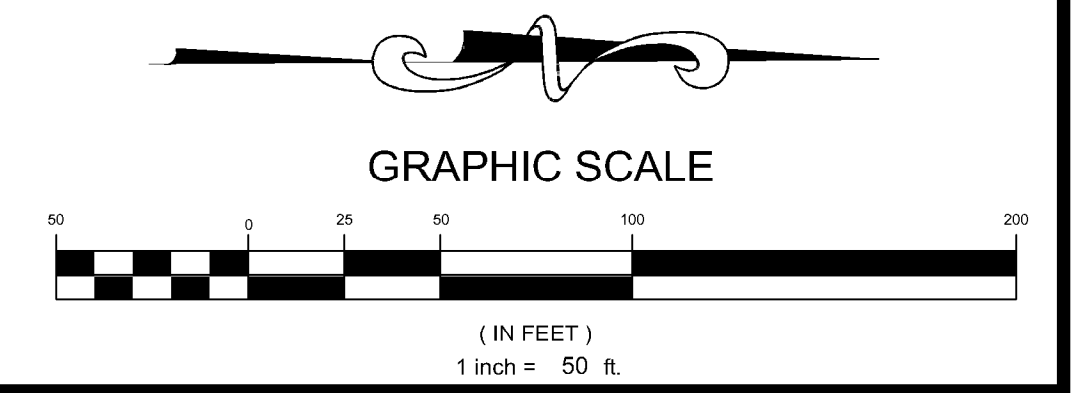


SOIL LEGEND		
SYMBOL	NAME	PERCENT SLOPE
AbB	ALLEN LOAM	2-6%
AnB	ANNISTON SANDY LOAM	2-6%
ArB	ARAGON SANDY LOAM	2-6%
ArC	ARAGON SANDY LOAM	6-10%
ArD	ARAGON SANDY LOAM	10-15%
EtB	ETOWAH LOAM	2-6%
StA	STEADMAN- SILT LOAM	0-2%
WtB	WHITWELL SILT LOAM	1-5%

Cd-S STONE CHECKDAM	Dn1 TEMPORARY DOWNDRAIN STRUCTURE	Rt RETRO FITTING	Sd2-P INLET SEDIMENT TRAP	Su SURFACE ROUGHENING	Ds3 DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ss EROSION CONTROL MATTING AND BLANKETS
Co CONSTRUCTION EXIT	Dn2 PERMANENT DOWNDRAIN STRUCTURE	Sd1 SEDIMENT BARRIER	Sd3 TEMPORARY SEDIMENT BASIN	Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4 DISTURBED AREA STABILIZATION (SOODING)	Pm POLY-ACRYLAMIDE (PAM)
Di DIVERSION	Fr FILTER RING	Sd2-F INLET SEDIMENT TRAP	St STORMRAIN OUTLET PROTECTION	Ds2 DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Du DUST CONTROL ON DISTURBED AREAS	

GSWCC LEVEL II CERTIFICATION NUMBER
GEORGIA REGISTRATION NO. GA #3422

TOTAL SITE AREA = 29.84 ACRES
 INITIAL DISTURBED AREA = 0.58 ACRES
 TOTAL DISTURBED AREA = 18.19 ACRES

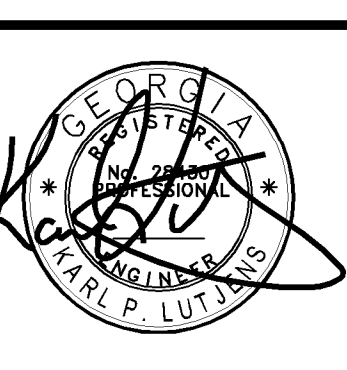


PROJECT NO.: 21125
 DATE: 10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LIP 1ST SUR	DATE COMMENTS	COUNTY COMMENTS
1	8/11/21						
2	8/22/21						
3	10/6/21						
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6							

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA



SHEET TITLE:
INITIAL EROSION CONTROL PLAN
 SHEET NO.:
C501

24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



PROJECT NO.:
21125

DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LOP 1ST SUR	LOP 2ND SUR	COUNTY COMMENTS
1	8/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
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 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

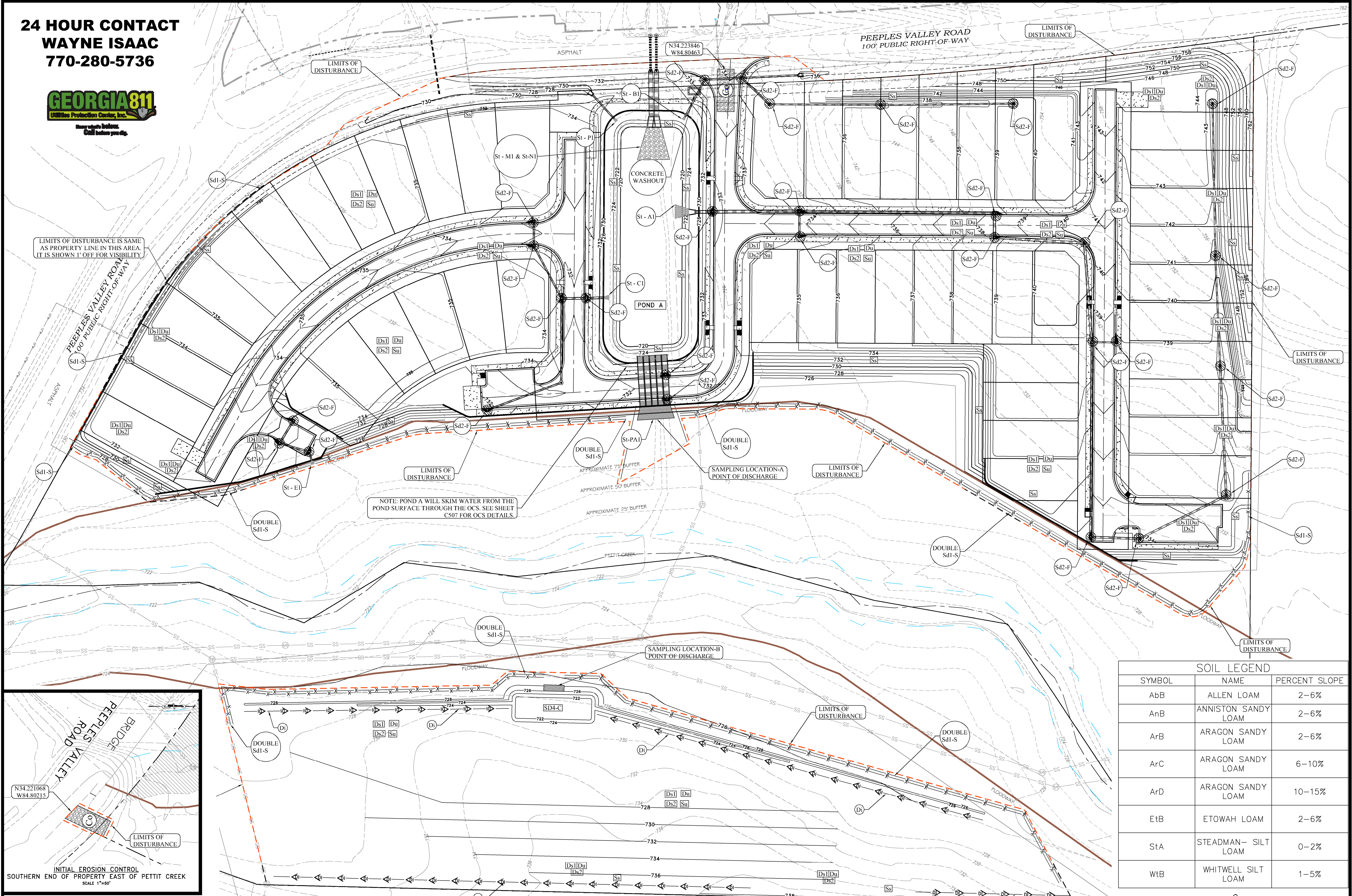


SHEET TITLE:

INTERMEDIATE
 EROSION
 CONTROL
 PLAN

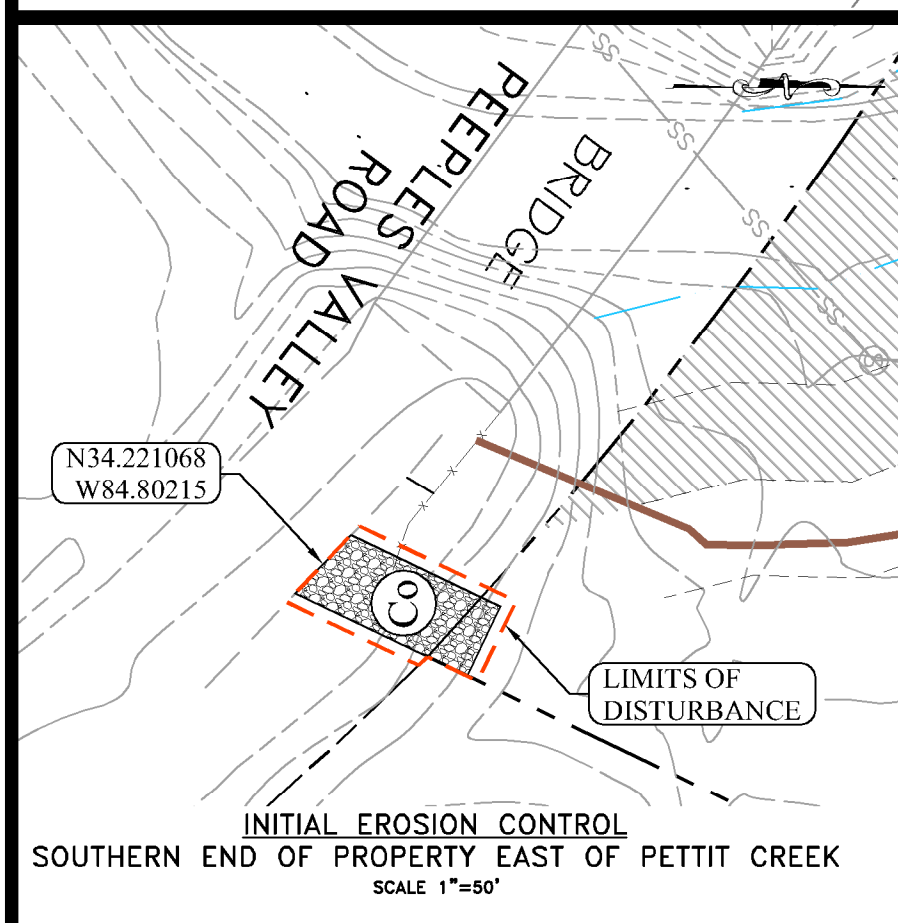
SHEET NO.:

C502

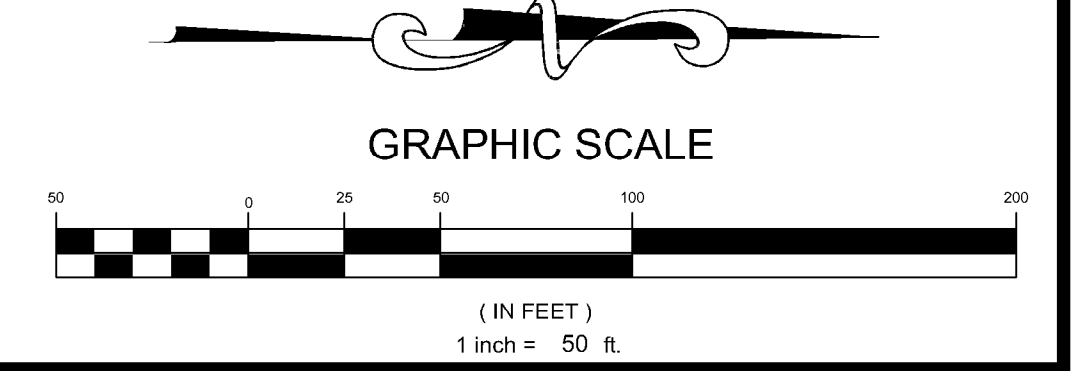


LIMITS OF DISTURBANCE IS SAME AS PROPERTY LINE IN THIS AREA. IT IS SHOWN 1' OFF FOR VISIBILITY.

NOTE: POND A WILL SKIM WATER FROM THE POND SURFACE THROUGH THE OCS. SEE SHEET C507 FOR OCS DETAILS.



SOIL LEGEND		
SYMBOL	NAME	PERCENT SLOPE
AbB	ALLEN LOAM	2-6%
AnB	ANNISTON SANDY LOAM	2-6%
ArB	ARAGON SANDY LOAM	2-6%
ArC	ARAGON SANDY LOAM	6-10%
ArD	ARAGON SANDY LOAM	10-15%
EtB	ETOWAH LOAM	2-6%
StA	STEADMAN- SILT LOAM	0-2%
WtB	WHITWELL SILT LOAM	1-5%



Cd-S	STONE CHECKDAM	Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Rt	RETRO FITTING	Sd2-P	INLET SEDIMENT TRAP	Su	SURFACE ROUGHENING	Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ss	EROSION CONTROL MATTING AND BLANKETS
Co	CONSTRUCTION EXIT	Dn2	PERMANENT DOWNDRAIN STRUCTURE	Sd1	SEDIMENT BARRIER	Sd3	TEMPORARY SEDIMENT BASIN	Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4	DISTURBED AREA STABILIZATION (SOODING)	Pm	POLY-ACRYLAMIDE (PAM)
Di	DIVERSION	Fr	FILTER RING	Sd2-F	INLET SEDIMENT TRAP	St	STORMDRAIN OUTLET PROTECTION	Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Du	DUST CONTROL ON DISTURBED AREAS		

GSWCC LEVEL II CERTIFICATION NUMBER
GEORGIA REGISTRATION NO. GA #3422

TOTAL SITE AREA = 29.84 ACRES
 INITIAL DISTURBED AREA = 0.58 ACRES
 TOTAL DISTURBED AREA = 18.19 ACRES

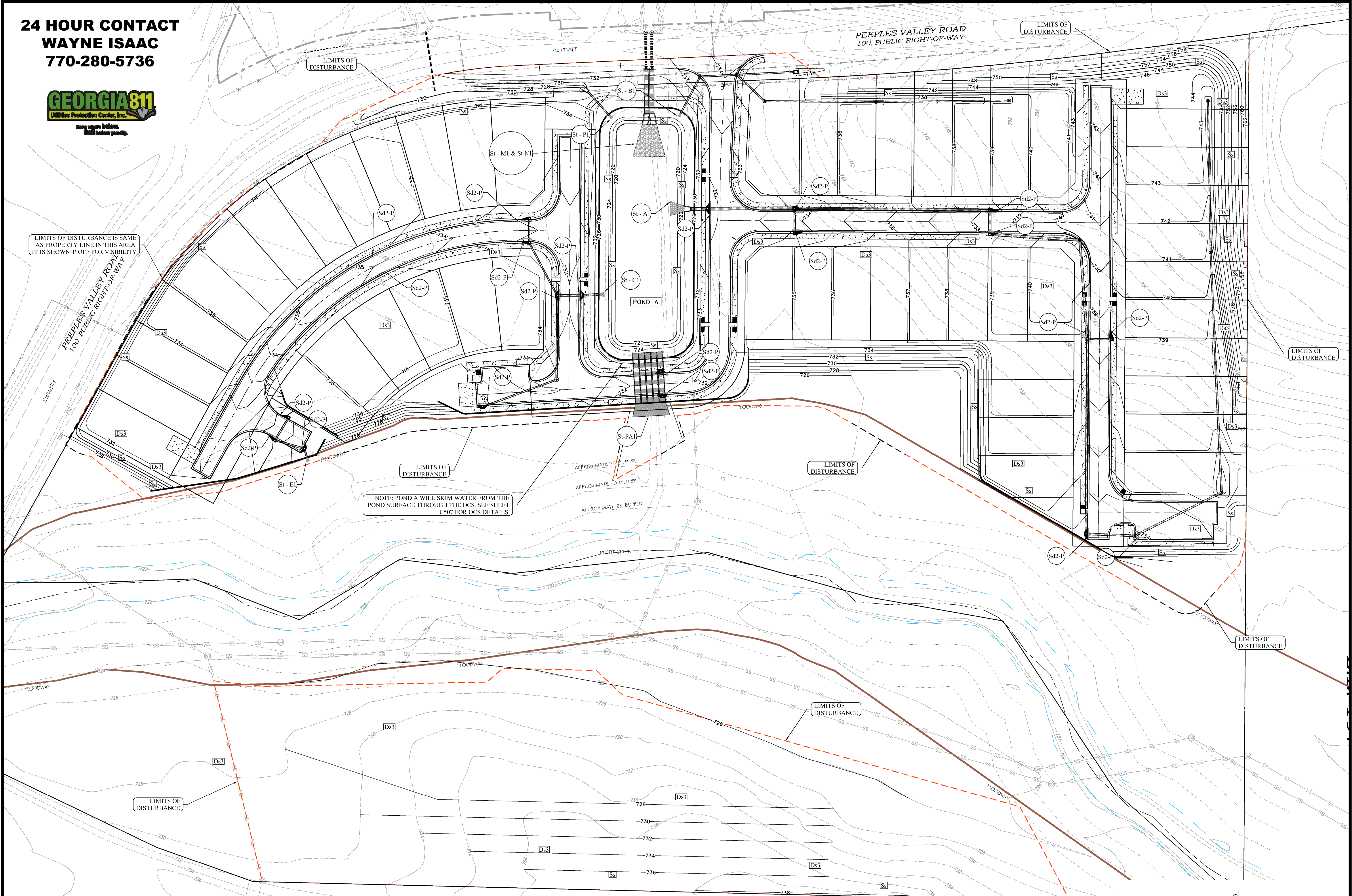
G:\21000\21125 - PEEPLES VALLEY ROAD - WAYNE ISAAC\CIVIL\DESIGN\21125 DESIGN 8.dwg 12/31/2021 2:11 PM

24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



LIMITS OF DISTURBANCE IS SAME AS PROPERTY LINE IN THIS AREA. IT IS SHOWN 1" OFF FOR VISIBILITY.

NOTE: POND A WILL SKIM WATER FROM THE POND SURFACE THROUGH THE OCS. SEE SHEET C507 FOR OCS DETAILS.

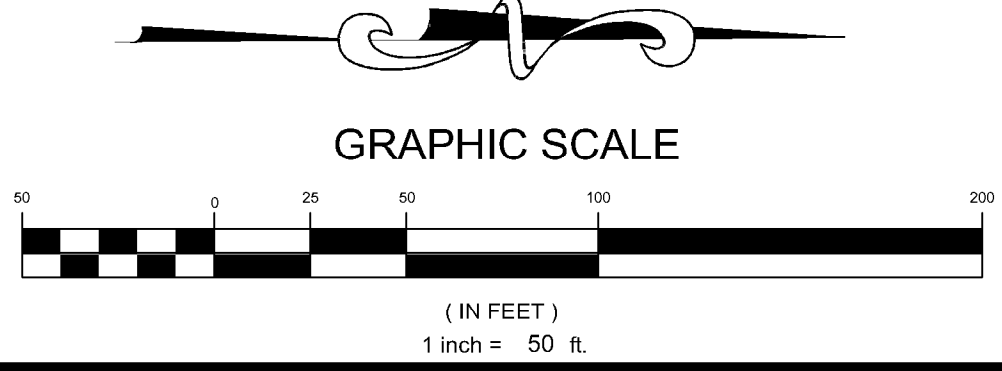


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Cd-S STONE CHECKDAM	Dn1 TEMPORARY DOWNDRAIN STRUCTURE	Rt RETRO FITTING	Sd2-P INLET SEDIMENT TRAP	Su SURFACE ROUGHENING	Ds3 DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ss EROSION CONTROL MATTING AND BLANKETS
Co CONSTRUCTION EXIT	Dn2 PERMANENT DOWNDRAIN STRUCTURE	Sd1 SEDIMENT BARRIER	Sd3 TEMPORARY SEDIMENT BASIN	Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4 DISTURBED AREA STABILIZATION (SOODING)	Pm POLY-ACRYLAMIDE (PAM)
Di DIVERSION	Fr FILTER RING	Sd2-F INLET SEDIMENT TRAP	St STORMDRAIN OUTLET PROTECTION	Ds2 DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Du DUST CONTROL ON DISTURBED AREAS	

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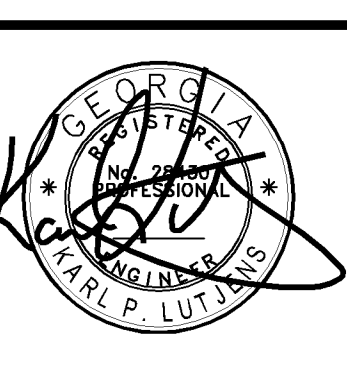


PROJECT NO.: 21125
 DATE: 10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LEP 1ST SUB	COUNTY COMMENTS	COUNTY COMMENTS
1	8/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
5	12/19/21						
6							

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OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197, 5TH DISTRICT 3RD SECTION
 BARTOW COUNTY, GEORGIA



SHEET TITLE:
FINAL EROSION CONTROL PLAN
 SHEET NO.:
C503

EROSION CONTROL NOTES

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.

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.

20 ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

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

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

ALL SILT FENCES MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, QUALIFIED PRODUCTS LIST #36.

SILT FENCES SHALL NOT BE PLACED IN STREAM BUFFER OR FLOODPLAINS, UNLESS UTILIZED FOR THE CONSTRUCTION OF AN EXEMPT ACTIVITY (I.E. ROADWAY DRAINAGE STRUCTURES, SEWER/WATER CROSSINGS, OR DRAINAGE STRUCTURES) PER THE APPROVED PLANS. FOR SUCH DISTURBANCES WITHIN THE BUFFER, THE AREA SHALL BE IMMEDIATELY STABILIZED USING EROSION CONTROL MATTING AND/OR BLANKETS ONCE THE ACTIVITY IS COMPLETE.

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

FOR EACH SITE ON WHICH LAND DISTURBING ACTIVITY OCCURS, EACH ENTITY OR PERSON ACTING AS EITHER A PRIMARY, SECONDARY, OR TERTIARY PERMITTEE, AS DEFINED IN THE STATE GENERAL PERMIT, SHALL HAVE AS A MINIMUM ONE PERSON WHO IS IN RESPONSIBLE CHARGE OF EROSION AND SEDIMENTATION CONTROL ACTIVITIES ON BEHALF OF SAID ENTITY OR PERSON AND MEETS THE APPLICABLE (LEVEL 1A) EDUCATION OR TRAINING CERTIFICATION REQUIREMENTS (O.C.G.A. 12-7-19(A)(2)).

ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. IN SUCH INSTANCES WHERE THE ESTABLISHMENT OF VEGETATION IS INOPPORTUNE DUE TO SEASON OR DROUGHT, DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED USING 2"-4" OF MULCH (DS1). ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE AND ALL STREAM BUFFERS 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.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.

1. THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 50 FEET WITH A MINIMUM OF 6" THICK STONE, SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 1-1/2" & 3-1/2" IN DIAMETER AND OVERLAID ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M288-96, SECTION 7.3 SEPARATION REQUIREMENTS.
2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL AND TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.
3. SILT FENCE SHOULD BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.1. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
4. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.
5. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
6. TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHOULD BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND SEDIMENT PONDS ARE CONSTRUCTED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.

THE CONSTRUCTION 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 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ON TO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING THE CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

SILT FENCE SHOULD BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET GREATER IN HEIGHT. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-20.0. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUN OFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AS THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIER SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED. CUT AND FILL SLOPES ARE NOT TO EXCEED "2H:1V".

INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION ON TYPE OF INLET PROTECTION SPECIFIED.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

EROSION CONTROL NARRATIVE: 37

INITIAL PHASE CONSTRUCTION SCHEDULE NOTES:

- STAKE CLEARING LIMITS
- PRIOR TO BEGINNING MASS CLEARING CONTRACTOR TO INSTALL SILT FENCE, CONSTRUCTION ENTRANCE, SEDIMENT BASINS.
- CONTRACTOR TO DIRECT STORMWATER TO THE SEDIMENT BASINS.
- INSTALL ALL EROSION CONTROL MEASURES, DIVERSION DITCHES AS SHOWN ON THE INITIAL PHASE PLAN (EROSION CONTROL MEASURES TO BE CONSTRUCTED AND FULLY FUNCTIONAL PRIOR TO ANY GRADING).
- INSTALL CONCRETE WASHOUT AREA
- BEGIN CLEARING AND GRUBBING.

INTERMEDIATE PHASE CONSTRUCTION SCHEDULE NOTES:

- BEGIN GRADING SITE
- BEGIN INSTALLING STORM (IF APPLICABLE)
- DIRECT STORMWATER SEDIMENT BASINS DURING MASS GRADING OF THE PROPERTY.
- INSTALL INLET SEDIMENT PROTECTION (SD2-F) (IF APPLICABLE)
- INSTALL OUTLET PROTECTION AT STORM OUTFALLS
- PROVIDE DS1, DS2 & MB FOR AREAS THAT HAVE NOT BEEN DISTURBED FOR MORE THAN 14 DAYS.
- MAINTAIN BMP'S AS NEEDED.

FINAL PHASE CONSTRUCTION SCHEDULE NOTES:

- MAINTAIN BMP'S AS GRADING PROGRESSES.
- GRADE PARKING AREAS AND BUILDING PADS.
- BEGIN INSTALLING CURBING, SIDEWALKS, BASE AND PAVING.
- ONCE CURB IS IN PLACE AND STORM DRAIN TOPS HAVE BEEN INSTALLED INSTALL SD2-F.
- BEGIN INSTALL PERMANENT VEGETATION AND LANDSCAPING, DS3 & DS4.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS 100% STABILIZED.
- REMOVE RETROFIT FROM DETENTION POND OUTLET AND FILL IN SEDIMENT BASIN (IF APPLICABLE).

54 VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
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 TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SOILING)			A permanent vegetative cover using seeds on highly erodible or critically eroded lands.
Du	DUST CONTROL ON EXPOSED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Cd	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (WITH PERM VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

GENERAL CONSTRUCTION SCHEDULE

Approx. Start Date: NOVEMBER 2021, Approx. Completion Date: AUGUST 2022

BEGIN CONSTRUCTION	NOV. 2021	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
GRADE CONSTRUCTION ENTRANCE, INSTALL SILT FENCE & TREE PROTECTION FENCE											
BEGIN INITIAL CLEARING OF SITE, INSTALL TEMPORARY SEDIMENT TRAPS, USE BRUSH PILE FILTERS, SEED & MULCH BARE GROUND, BEGIN CONSTRUCTION OF EXISTING INFRASTRUCTURE											
BEGIN GRADING, INSTALL STORM SYSTEM WITH SD2 PROTECTION, SEED AND MULCH BARE AREAS											
GRADE DRIVES AND BUILDING PADS, BEGIN INSTALLATION OF WATER AND SEWER, MAINTAIN TEMPORARY SEDIMENT TRAPS											
FINAL GRADE PARKING AND BUILDING PADS, INSTALL CURBING & PAVING BASE, CONVERT SD2-F TO SD2-P, SEED ANY BARE AREAS, BEGIN BUILDING CONSTRUCTION											
CONTINUE WITH BUILDING CONSTRUCTION, BEGIN PERMANENT LANDSCAPING IN AREAS AVAILABLE											
INSTALL FINAL PAVING, INSTALL PERMANENT LANDSCAPING, FILL IN SEDIMENT TRAPS AND STABILIZE WITH PERMANENT VEGETATION, REMOVE SD2-F, REMOVE SILT FENCE AND TREE PROTECTION FENCE, REMOVE CONSTRUCTION ENTRANCE											
MAINTAIN CONSTRUCTION ENTRANCE, TREE SAVE FENCE, SILT FENCE, CHECK DAMS, FILTER RINGS, INLET PROTECTION, DIVERSION DITCHES, AND TEMPORARY SEDIMENT TRAPS											

* SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY. MAINTAIN BMP'S THROUGHOUT LAND DISTURBANCE ACTIVITY.

53 STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CHECKDAM			A small temporary barrier or dam constructed across a small drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION CUT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A temporary structure constructed as part of a construction or maintenance project to stabilize the road, 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 down, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and reusable.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectioned conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filler baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A storm flow outlet device constructed at zero velocity across the slope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas established by existing vegetation.
Rd	ROCK FILTER DAM			A temporary stone filter dam installed across drainages or in conjunction with a temporary sediment trap.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require specific design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent structure to prevent erosion and outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence.
Sd2	INLET SEDIMENT TRAP			A temporary protection device located at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the size of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLAGGING SURFACE SIGNAGER			A flagging device that releases/drains water from the surface of sediment ponds, traps, or basins of a controlled rate of flow.
SpB	SEEP BERM			A linear control device constructed as a diversion perpendicular to the direction of the runoff to enhance dissipation and infiltration of runoff, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM DIVERSION			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or slotted barrier installed within the water (It may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMDRAIN CONFORMANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

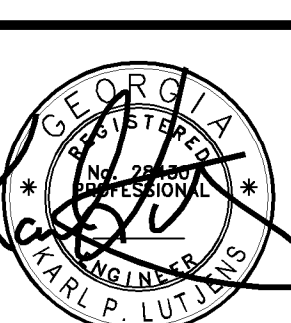
PROJECT NO.: 21125

DATE: 10/6/21

REVISIONS:	DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION
	8/11/21	CONCEPT	1	8/22/21	REVISED CONCEPT
	10/6/21	LEP 1ST SUB	2	10/6/21	LEP 1ST SUB
	11/19/21	COUNTY COMMENTS	3	11/19/21	COUNTY COMMENTS
	12/19/21	COUNTY COMMENTS	4	12/19/21	COUNTY COMMENTS
			5		
			6		

OVERLOOK ON PETTIT
GA SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

LOCATED IN LAND LOT 197.5TH DISTRICT 3RD SECTION BARTOW COUNTY, GEORGIA



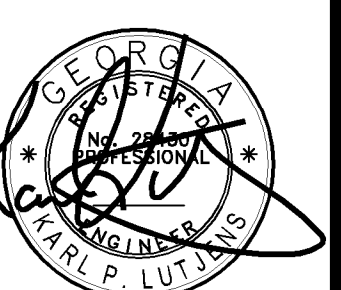
SHEET TITLE:

EROSION CONTROL NOTES

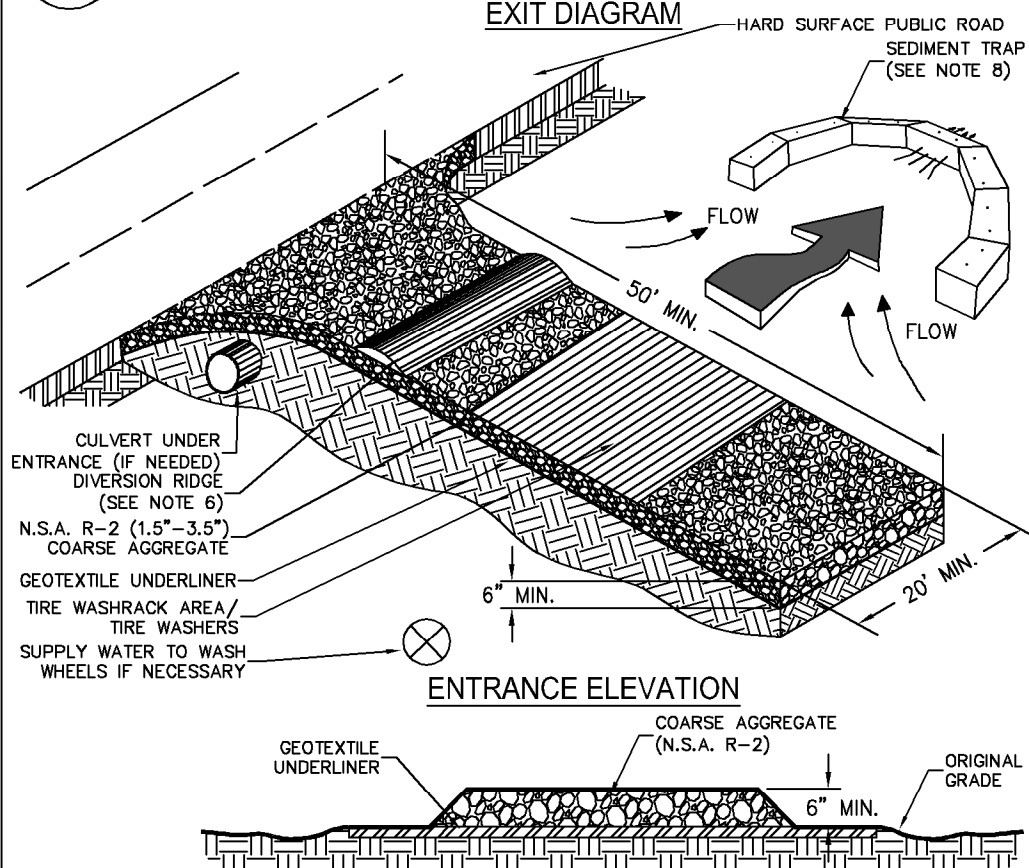
SHEET NO.:

C504

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	REVISED CONCEPT	REVISED CONCEPT	REVISED CONCEPT
1	8/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
5	12/19/21						
6							

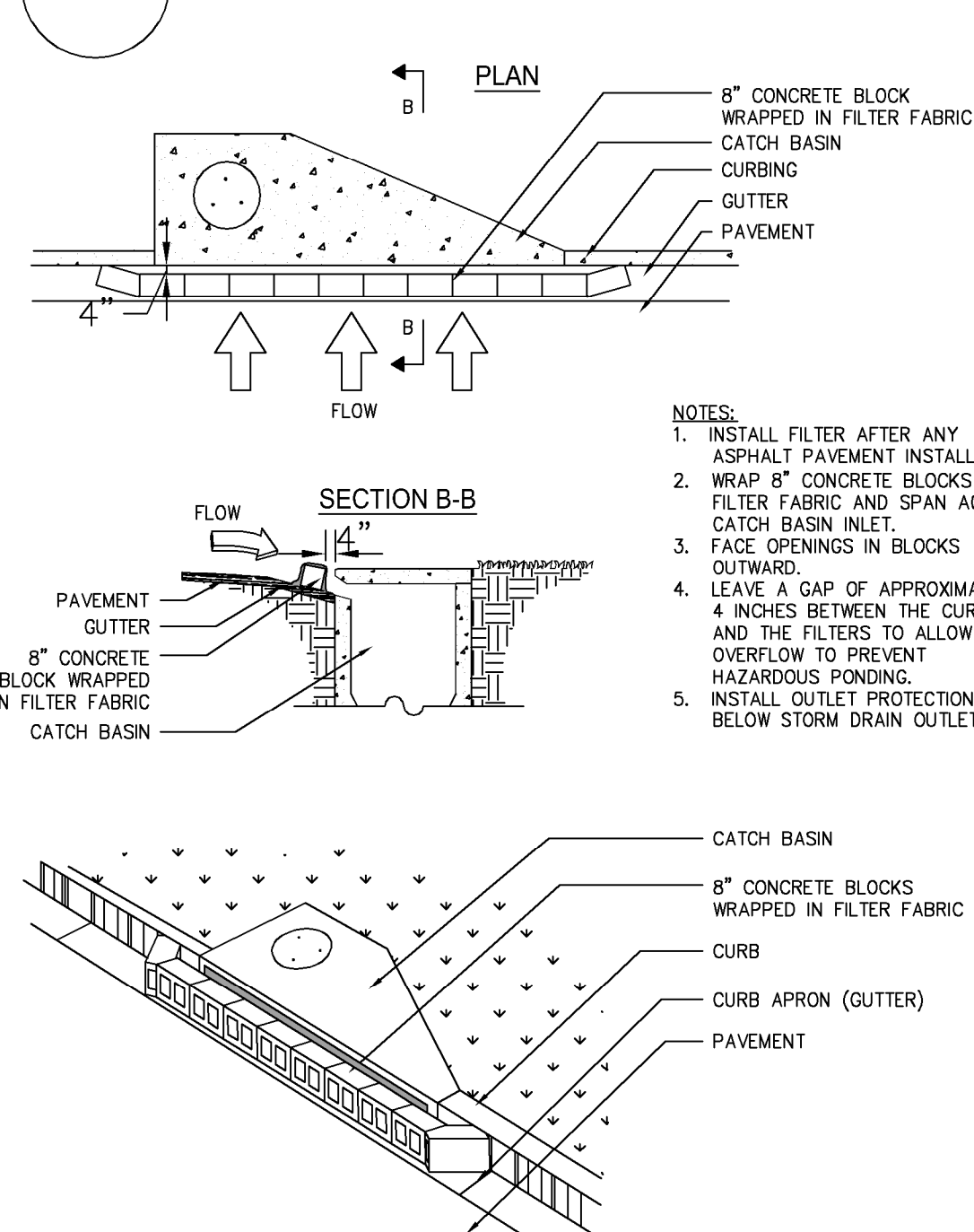


Co CRUSHED STONE CONSTRUCTION EXIT



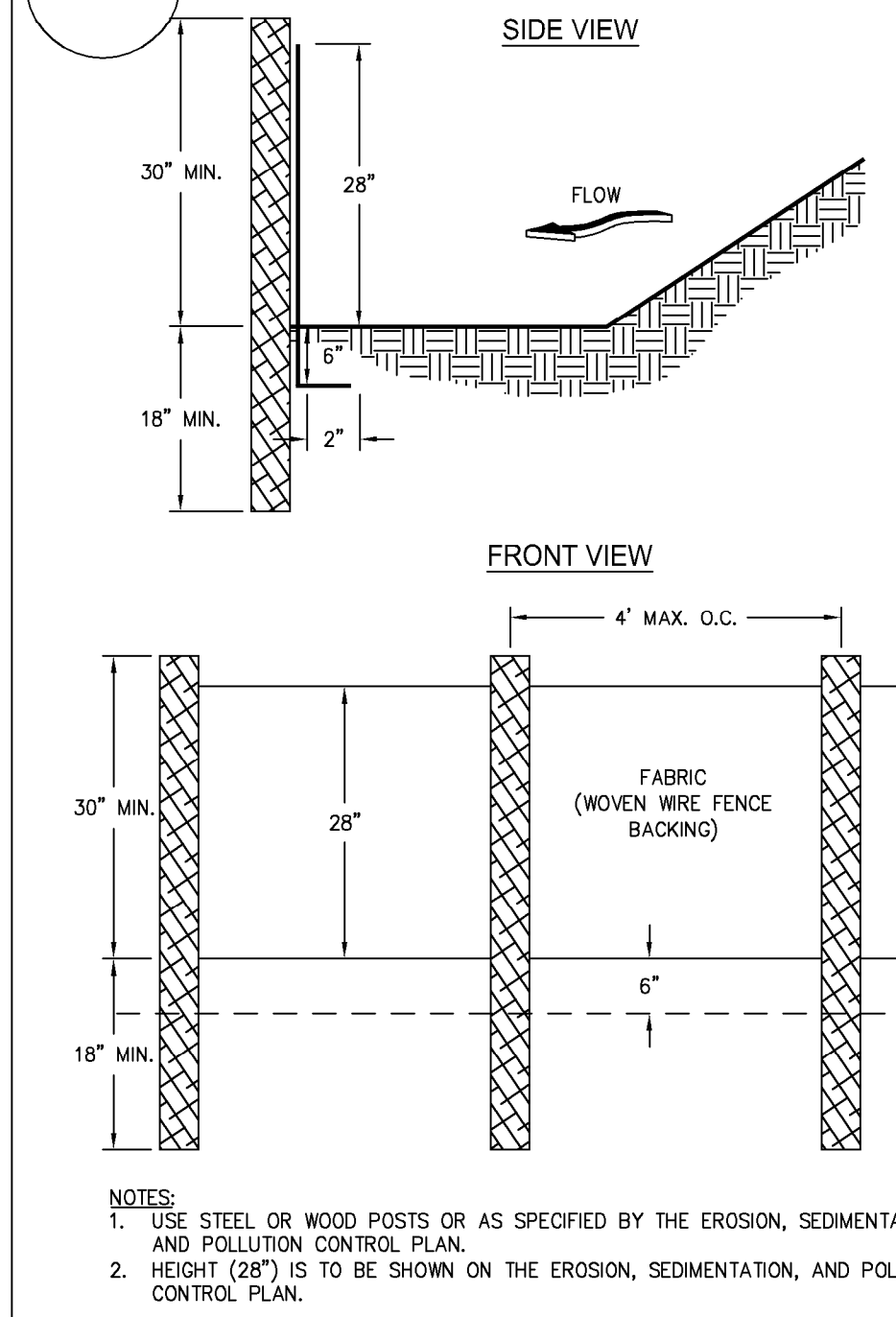
- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Sd2-P CURB INLET FILTER "PIGS IN BLANKET"



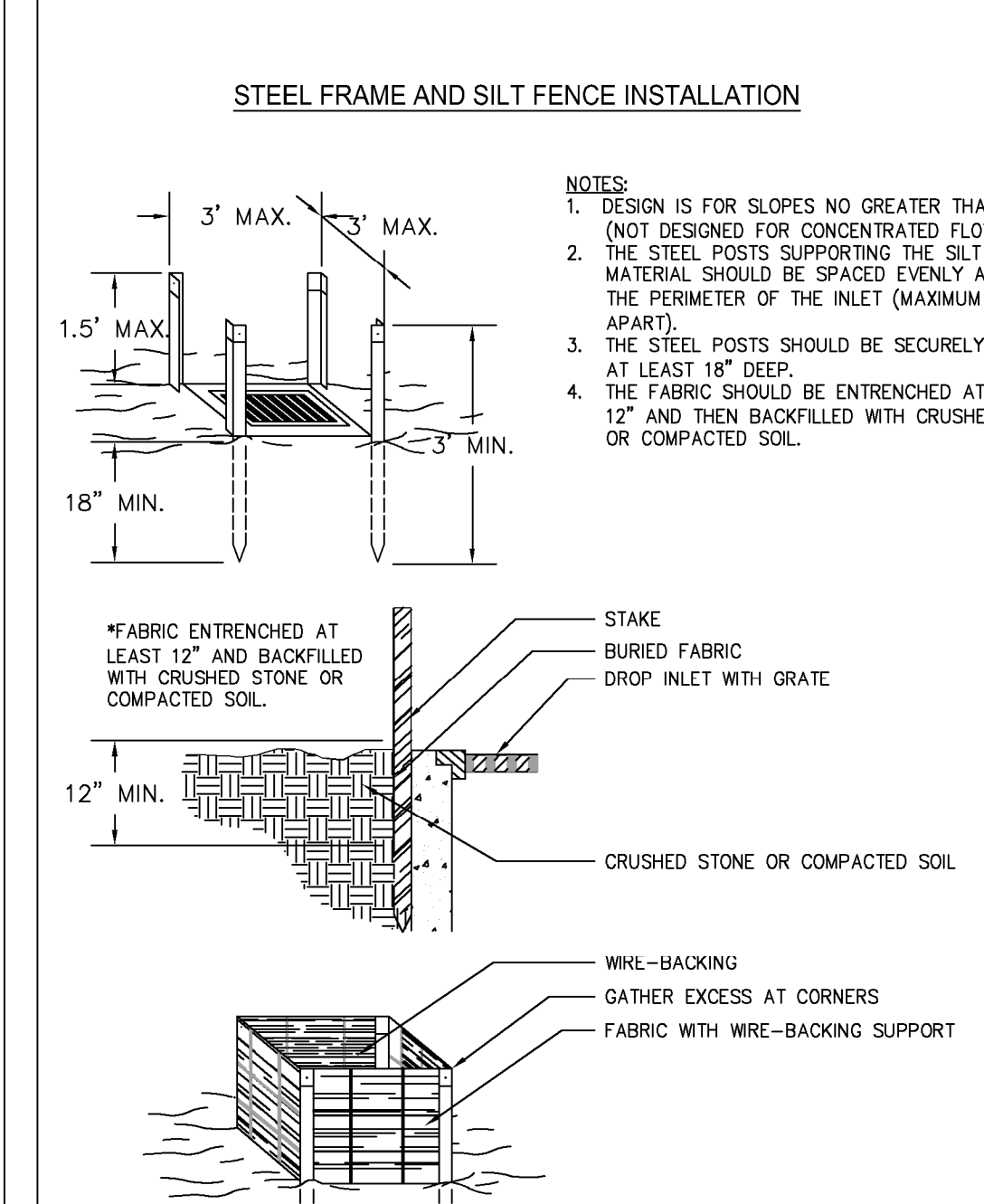
- NOTES:**
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 2. WRAP 8\"/>

Sd1-S SILT FENCE - TYPE SENSITIVE

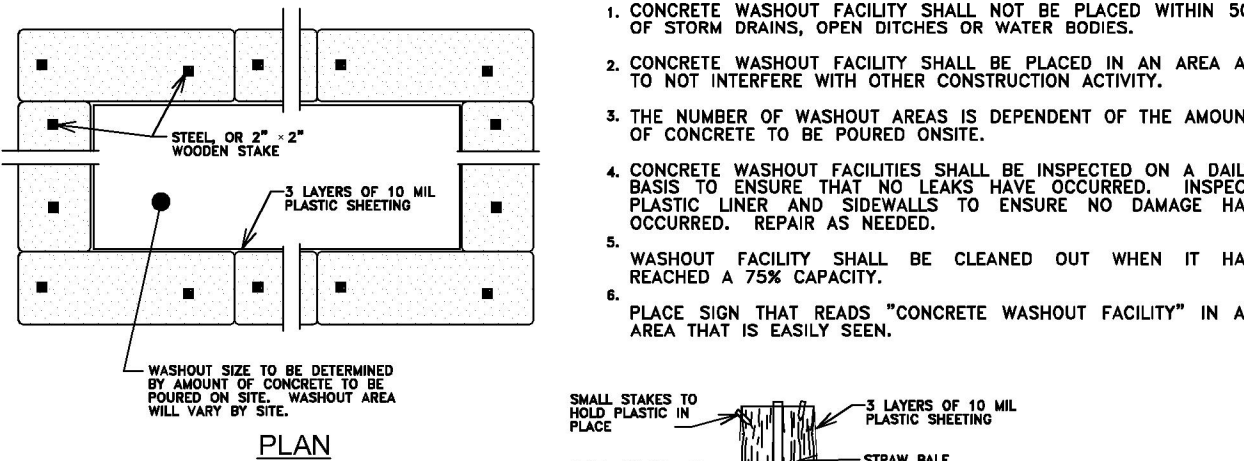


- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (28\")

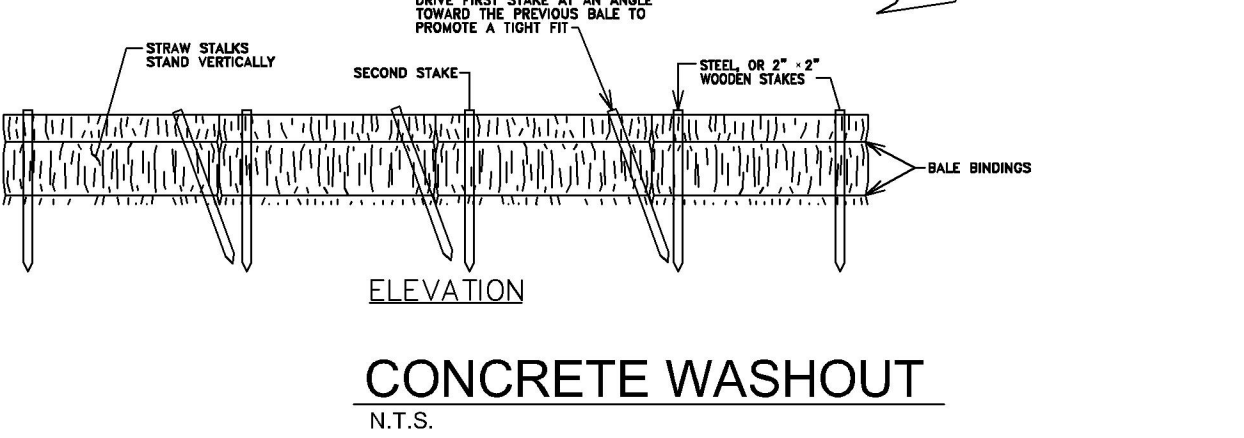
Sd2-F FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION



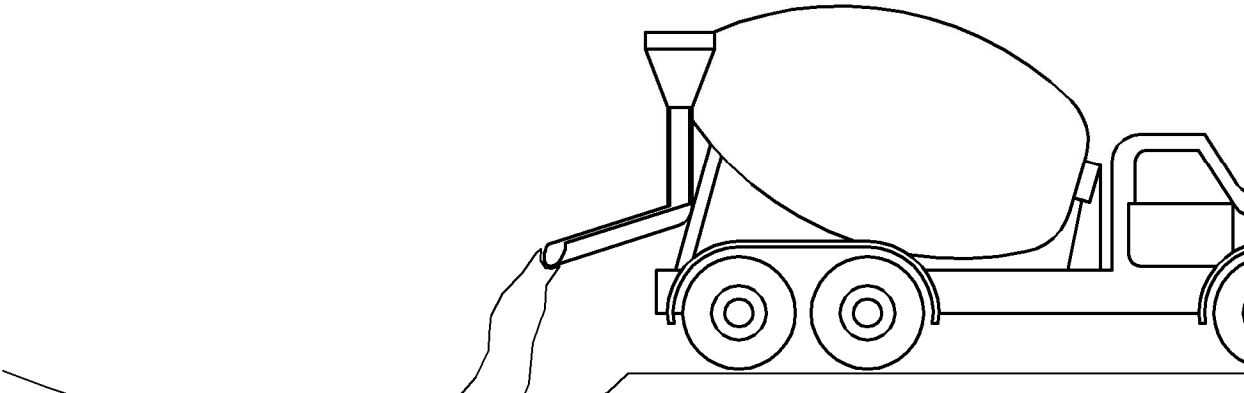
- NOTES:**
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
 2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
 3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18\"/>



1. CONCRETE WASHOUT FACILITY SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR WATER BODIES.
2. CONCRETE WASHOUT FACILITY SHALL BE PLACED IN AN AREA AS TO NOT INTERFERE WITH OTHER CONSTRUCTION ACTIVITY.
3. THE NUMBER OF WASHOUT AREAS IS DEPENDENT OF THE AMOUNT OF CONCRETE TO BE POURED ONSITE.
4. CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED ON A DAILY BASIS TO ENSURE THAT NO LEAKS HAVE OCCURRED. INSPECT PLASTIC LINER AND SIDEWALLS TO ENSURE NO DAMAGE HAS OCCURRED. REPAIR AS NEEDED.
5. WASHOUT FACILITY SHALL BE CLEANED OUT WHEN IT HAS REACHED A 75% CAPACITY.
6. PLACE SIGN THAT READS "CONCRETE WASHOUT FACILITY" IN AN AREA THAT IS EASILY SEEN.



CONCRETE TRUCK WASHDOWN



- DESIGNATE WASHDOWN AREA AND EXCAVATE PIT LARGE ENOUGH TO CONTAIN WASHDOWN WATER. THIS MUST BE AWAY FROM STORM DRAINS AND WATERWAYS.
- ADVISE CONCRETE TRUCK DRIVERS OF THE DESIGNATED WASH-OUT AREAS BEFORE THEY START THE JOB.
- WASHDOWN CHUTE, HOPPER, AND REAR OF VEHICLE ONLY. DO NOT WASH OUT DRUM
- ENSURE THAT ALL WASHDOWN WATER STAYS IN PIT.
- DISPOSE OF SETTLED, HARDENED CONCRETE IN GARBAGE WITH OTHER CONSTRUCTION DEBRIS.
- NEVER DISPOSE OF WASHDOWN WATER IN STREETS, STORM DRAINS, OR STREAMS.

(48) St - CALCULATIONS

St #	STRUCTURE	Do (in)	Q25 (cfs)	V25 (fps)	La (ft)	W1 (ft)	W2 (ft)	d50 (ft)	DEPTH (ft)
1	ST-A1	36	20.35	4.96	26	9	29	1.00	1.50
2	ST-B1	24	5.30	4.87	20	6	22	1.00	1.50
3	ST-C1	24	7.97	4.17	20	6	22	1.00	1.50
4	ST-P1	24	6.45	5.27	20	6	22	1.00	1.50
5	ST-PA1	72 (8 TOTAL)	608.79	6.76	55	90	85	2.00	3.00
6	ST-M1	60	132.80	7.13	55	15	60	2.00	3.00
7	ST-N1	60	132.80	7.13	55	15	60	2.00	3.00
8	ST-E1	18	4.70	4.30	10	4.50	11.5	1.00	1.50

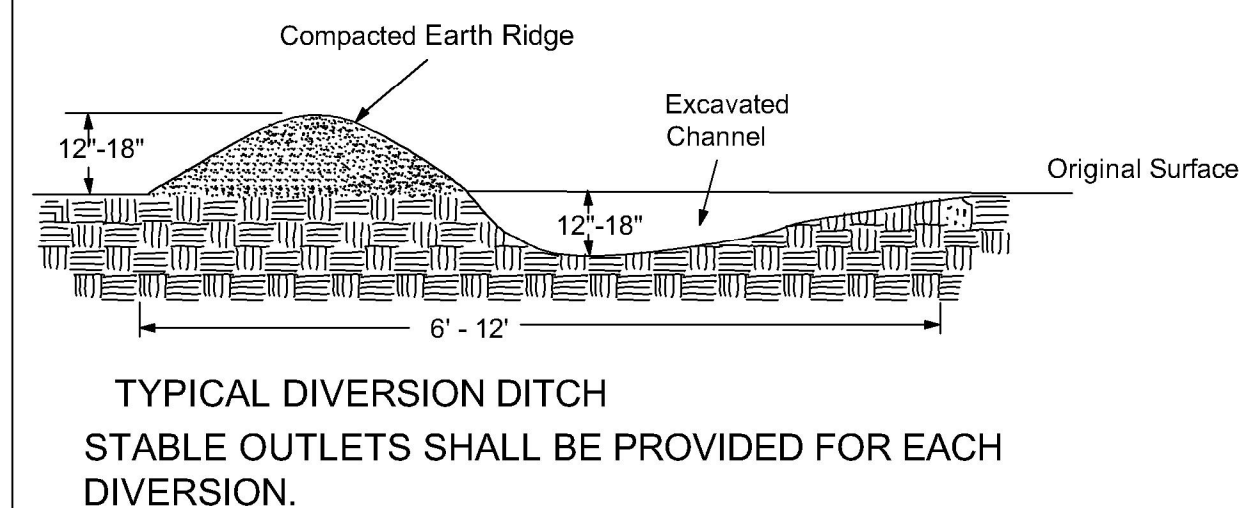
- NOTES ON DETAILS:**
1. La IS THE LENGTH OF THE RIPRAP APRON.
 2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 3. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OF TO THE TOP OF THE BANK, WHICHEVER IS LESS.
 4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.

- APRON LENGTH AND THICKNESS:**
- THE APRON LENGTH AND d₅₀ STONE MEDIAN SIZE SHALL BE DETERMINED FROM THE CURVES ACCORDING TO THE TAILWATER CONDITIONS:
- MINIMUM TAILWATER- USE FIG. 6-24.1
- MAXIMUM TAILWATER- USE FIGURE 6-24.2
- MAXIMUM STONE SIZE = 1.5 x d₅₀
- APRON THICKNESS = 1.5 x d_{max}

- CONSTRUCTION SPECIFICATIONS:**
1. ENSURE THAT THE SUBGRADE FOR THE FILTER AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
 2. THE RIPRAP AND GRAVEL FILTER MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
 3. GEOTEXTILE MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF FILTER FABRIC OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1 FT. IF THE DAMAGE IS EXTENSIVE, REPLACE THE ENTIRE FILTER FABRIC.
 4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE FILTER FABRIC.
 5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER.
 6. CONSTRUCT THE APRON ON ZERO GRADE WITH NO OVERFALL AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
 7. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND PREFERABLY STRAIGHT THROUGHOUT ITS LENGTH. IF A CURVE IS NEEDED TO FIT SITE CONDITIONS, PLACE IT IN THE UPPER SECTION OF THE APRON.
 8. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
 9. STONE QUALITY - SELECT STONE FOR RIPRAP FROM FIELD STONE OR QUARRY STONE. THE STONE SHOULD BE HARD, ANGULAR, AND HIGHLY WEATHER-RESISTANT. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONES SHOULD BE AT LEAST 2.5.
 10. FILTER - INSTALL A FILTER TO PREVENT SOIL MOVEMENT THROUGH THE OPENINGS IN THE RIPRAP. THE FILTER SHOULD CONSIST OF A GRADED GRAVEL LAYER OR A SYNTHETIC FILTER CLOTH. SEE APPENDIX C, P. C-1.

- MAINTENANCE:**
- INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

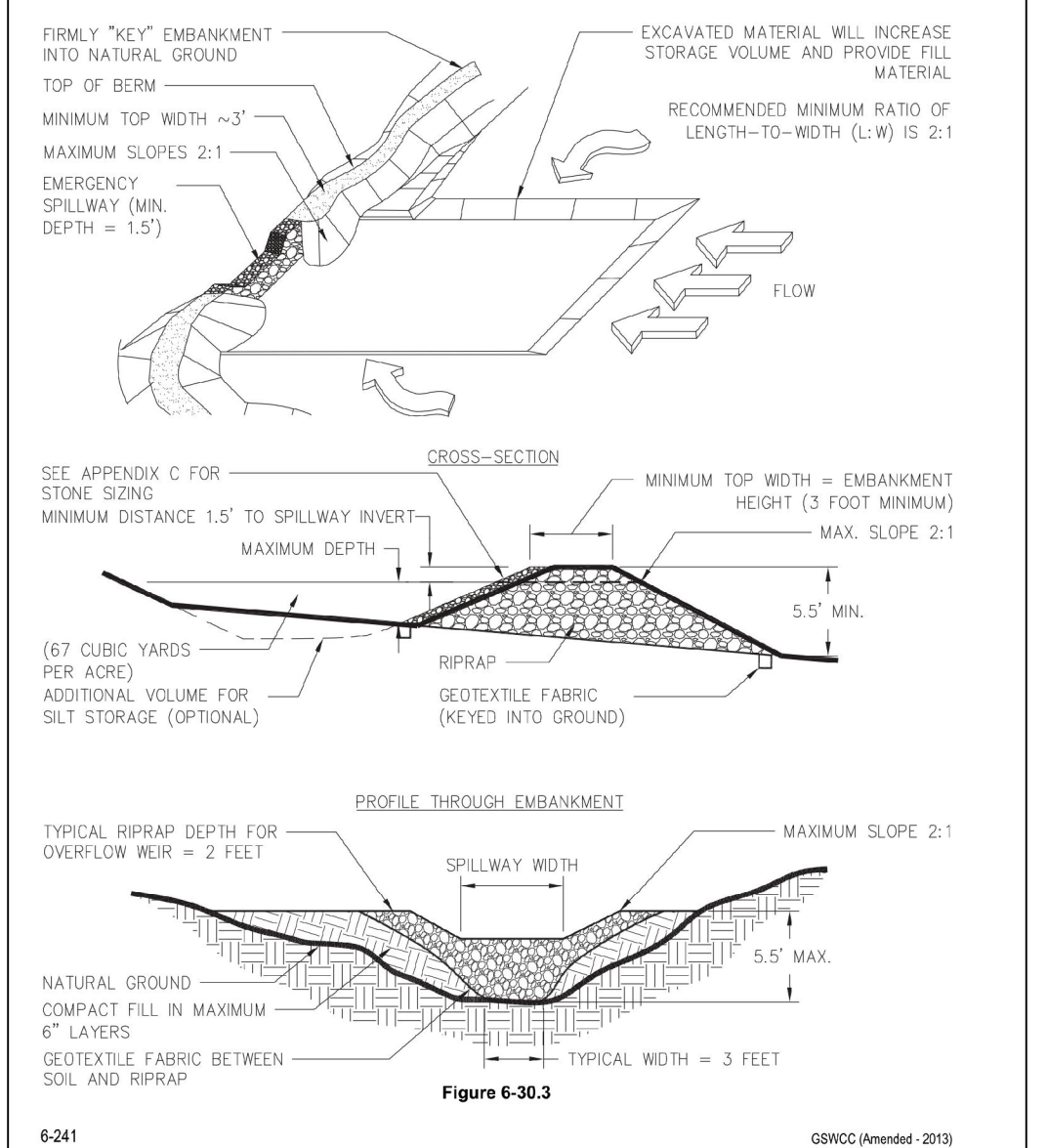
St STORM DRAIN OUTLET PROTECTION



- CONSTRUCTION SPECIFICATIONS:**
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
 2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND FREE OF IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 3. ALL FILLS SHALL BE MACHINE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED DIVERSION.
 4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
 5. DIVERSION CHANNEL SHALL BE STABILIZED IN ACCORDANCE WITH SPECIFICATION CH - CHANNEL STABILIZATION.

Di DIVERSION

Sd4-C TEMPORARY SEDIMENT TRAP



6241 GSDCC (revised 2018)

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

Project Name: OVERLOOK ON PETTIT Address: 233 GILREATH ROAD BARTOW, GA 30121
City/County: BARTOW COUNTY Date on Plans: 10-6-21
Name & email of person filling out checklist: DANIEL WALLACE (dwallace@southlandengineers.com)

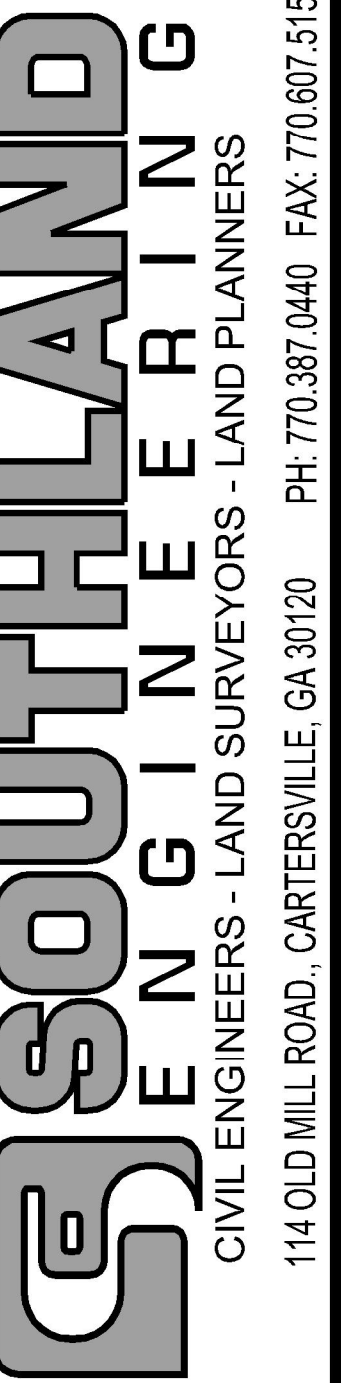
Plan Included TO BE SHOWN ON ES&PC PLAN
Page # Y/N

- 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. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
2 Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed)
3 Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD 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 and the GAEPD approval letter. * (A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed.)
4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
5 Provide the name, address, email address, and phone number of the primary permittee or tertiary permittee.
6 Note total and disturbed acreages of the project or phase under construction.
7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
9 Descriptions of the nature of construction activity and existing site conditions.
10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 23 of the permit.
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 Part IV pg 22 of the permit.
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." in accordance with Part IV.A.5 page 27 of the permit. *
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 wretched 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.
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. *
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." *

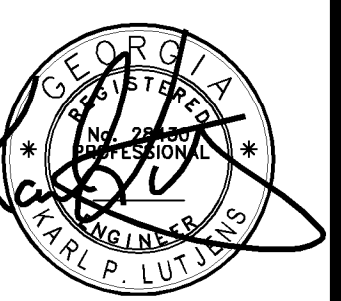
- 19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
20 Clearly note statement that "Erosion control measures will be maintained at all times. If full 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."
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."
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. *
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 a Biot 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. *
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. *
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.
26 Provide BMPs for the remediation of all petroleum spills and leaks.
27 Description of practices to provide cover for building materials and building products on site. *
28 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.
29 Description of the practices that will be used to reduce the pollutants in storm water discharges.
30 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). *
31 Provide complete requirements of Inspections and record keeping by the primary permittee or tertiary permittee.
32 Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
33 Provide complete details for Retention of Records as per Part IV.F. of the permit.
34 Description of analytical methods to be used to collect and analyze the samples from each location. *
35 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
36 Delineate all sampling locations if applicable, perennial and intermittent streams and other water bodies into which storm water is discharged. *
37 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.
38 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.

- 39 Graphic scale and North arrow.
40 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:
Map Scale Ground Slope Contour Intervals, ft.
1 inch = 100ft or larger scale Flat 0 - 2% 0.5 or 1
Rolling 2 - 8% 1 or 2
Steep 8% + 2.5 or 10
41 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 GAEPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.
42 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.
43 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.
44 Delineation of on-site wetlands and all State waters located on and within 200 feet of the project site.
45 Delineation and acreage of contributing drainage basins on the project site.
46 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
47 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. *
48 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.
49 Soil series for the project site and their delineation.
50 The limits of disturbance for each phase of construction.
51 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.
52 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.
53 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.
54 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, 2021

Table with 6 columns: REVISIONS, DATE, DESCRIPTION, CONCEPT, REVISED CONCEPT, LIP, 1ST SUR, 2ND SUR, COUNTY COMMENTS, COUNTY COMMENTS.



OVERLOOK ON PETTIT
LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



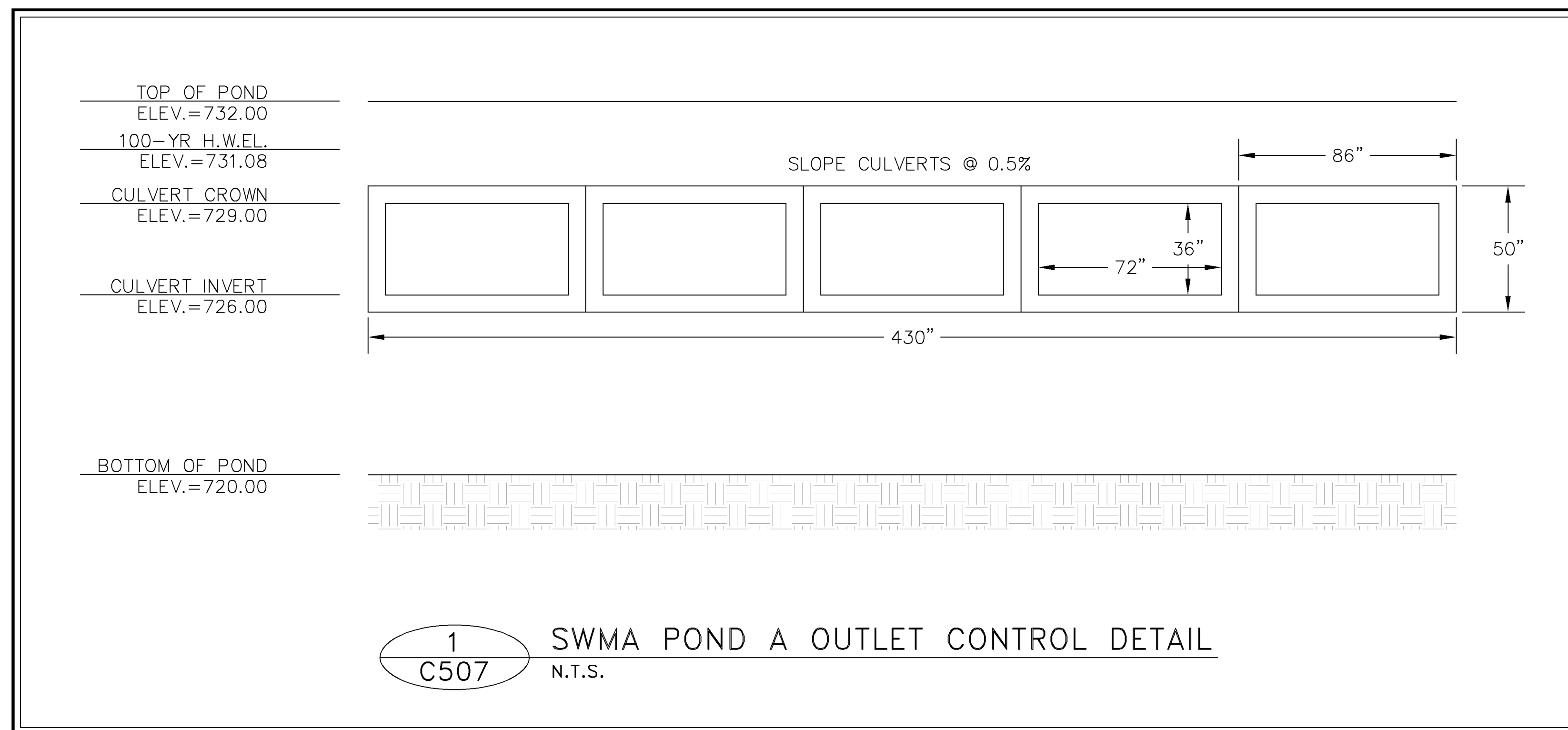
SHEET TITLE:

EROSION CONTROL DETAILS

SHEET NO.:

C506

G:\21000\21125 - PEEPLES VALLEY ROAD - WAYNE ISAAC\CIVIL\DESIGN\21125 DESIGN 8.dwg 12/31/2021 2:12 PM



STORMWATER POND A MANAGEMENT INSPECTION AND MAINTENANCE SCHEDULE

ACTIVITY	SCHEDULE
<ul style="list-style-type: none"> INSPECT INLETS, OUTLETS AND OVERFLOW SPILLWAY TO ENSURE GOOD CONDITION AND NO EVIDENCE OF EROSION CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURES. MOW SIDE SLOPES. INSPECT POND DAM FOR STRUCTURAL INTEGRITY. REMOVE TRASH FROM THE AREA AROUND THE POND. 	MONTHLY OR AS NEEDED
<ul style="list-style-type: none"> IF WETLAND COMPONENTS ARE INCLUDED, INSPECT FOR INVASIVE VEGETATION. 	SEMIANNUAL INSPECTION
<ul style="list-style-type: none"> INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE CONTROL STRUCTURE. CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (E.G., ALGAL BLOOMS AND FISH KILLS). NOTE SIGNS OF HYDROCARBON BUILD-UP (E.G., AN OIL SHEEN), AND REMOVE APPROPRIATELY. MONITOR FOR SEDIMENT ACCUMULATION IN THE FACILITY AND FOREBAY. CHECK ALL CONTROL GATES, VALVES, OR OTHER MECHANICAL DEVICES. 	ANNUAL INSPECTION
<ul style="list-style-type: none"> REPAIR UNDERCUT OR ERODED AREAS. 	AS NEEDED
<ul style="list-style-type: none"> PERFORM WETLAND PLANT MANAGEMENT AND HARVESTING. 	ANNUALLY (IF NEEDED)
<ul style="list-style-type: none"> REMOVE SEDIMENT FROM THE FOREBAY. 	5 TO 7 YEARS OR AFTER 50% OF THE TOTAL FOREBAY CAPACITY HAS BEEN LOST
<ul style="list-style-type: none"> MONITOR SEDIMENT ACCUMULATIONS, AND REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY, OR THE POND BECOMES EUTROPHIC. 	10 TO 20 YEARS OR AFTER 25% OF THE PERMANENT POOL VOLUME HAS BEEN LOST

POND A SEDIMENT CALCULATIONS

STORAGE CALCULATIONS
 1. REQUIRED STORMWATER STORAGE = 7574.6 CY
 (AS DETERMINED BY LOCAL ORDINANCE)
 2. REQUIRED SEDIMENT STORAGE = 912.54 CY
 (67 CY/AC * 13.62 AC DISTURBED AREA)
 3. TOTAL REQUIRED STORAGE = 7574.6 + 912.54 = 8487.14 CY
 4. AVAILABLE STORAGE = 11963.0 CY
 5. IS THE AVAILABLE STORAGE (4) GREATER THAN THE TOTAL REQUIRED STORAGE (3)?
 YES NO
 6. IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 RAISE THE INVERT OF THE OUTLET STRUCTURE _____ INCHES
 UNDERCUT THE POND _____ FEET
 OTHER _____
 7. CLEAN-OUT ELEVATION = 721.40 FT
 (ELEVATION CORRESPONDING TO 22 CY/AC * 13.62 AC DISTURBED AREA)
 8. IS THE LENGTH-WIDTH RATIO 2:1 OR GREATER?
 YES NO
 9. IF "NO", THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 BAFFLES (TYPE OF BAFFLE: _____)
 OTHER _____
 NOTE THE CMP DIAMETER AND HEIGHT IF A HALF-ROUND CMP RETROFIT IS TO BE USED.
 DIAMETER = _____ INCHES HEIGHT = _____ FEET

PROJECT NO.: 21125

DATE: 10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LOP 1ST SUR	LOP 2ND SUR	COUNTY COMMENTS	COUNTY COMMENTS
1	8/11/21							
2	8/22/21							
3	10/6/21							
4	11/19/21							
5	12/19/21							
6								



OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



SHEET TITLE:

EROSION CONTROL DETAILS

SHEET NO.:

C507

GSWCC LEVEL II CERTIFICATION NUMBER
GEORGIA REGISTRATION NO. GA #3422

24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



DEFINITION
 APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS
 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 A 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 VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS
 MULCHING WITHOUT SEEDING
 THIS STANDARD APPLIES TO GRASSES 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. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
 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. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
 3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OF STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

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. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH
 1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HOLLOW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERATED 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 ERRECT 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 EMULSIFIED ASPHALT (GRADE AE-S OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TB-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.

Ds1 DISTURBED AREA STABILIZATION WITH MULCHING

DEFINITION
 THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDDED AREA.

CONDITIONS
 TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	BROADCAST RATES		PLANTING DATES BY RESOURCE AREA	REMARKS
	RATE PER ACRE*	PLANTING RATE (PL/1000 S.F.)		
BARLEY	3.80 (144 LBS)	3.3 LBS	8/13 - 12/15	14,000 SEED PER POUND. WINTER HARVEST. USE ON PRODUCTIVE SOILS.
BROWDER	40 LBS	0.9 LBS	2/1 - 5/1	50,000 SEED PER POUND. WAXY CULTIVATOR FOR ANNUAL WEEDS. USE BROADCASTING.
LOUISIANA GRASS	4.80	0.1 LBS	5/15 - 6/15	15,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. USE WITH SOIL PREPARATION.
MULLET, BROWDER	40 LBS	0.9 LBS	4/1 - 7/1	50,000 SEED PER POUND. QUICK GROWER. COVER MAY BE REMOVED IN THE FUTURE. NOT RECOMMENDED FOR WET AREAS.
MULLET, PERLA	50 LBS	1.3 LBS	4/1 - 8/1	50,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. ONLY WHEN SOILS ARE VERY BENEVOLENT.
GRASS	8.00 (316 LBS)	2.0 LBS	9/1 - 12/1	50,000 SEED PER POUND. QUICK GROWER. TOLERANT TO SOILS AND WEEDS. BENEVOLENT.
RAE	8.00 (316 LBS)	3.0 LBS	5/15 - 12/1	50,000 SEED PER POUND. QUICK GROWER. TOLERANT TO SOILS AND WEEDS. BENEVOLENT.
PERLA, ANNUAL	40 LBS	0.9 LBS	8/1 - 7/1	200,000 SEED PER POUND. BENEVOLENT. VERY COMPETITIVE AND NOT TO BE USED IN WET AREAS.
SUDANGRASS	60 LBS	1.4 LBS	4/1 - 9/1	15,000 SEED PER POUND. GOOD ON UNDESIRABLE SITES. NOT RECOMMENDED FOR WET AREAS.
WHEAT	3.80 (144 LBS)	4.1 LBS	9/1 - 1/1	15,000 SEED PER POUND. WINTER HARVEST.

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
 **SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS

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 HANDSEEDING, 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 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 VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OF 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, CULPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULPACKER 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 SEED BY HAND.

MULCHING
 TEMPORARY VEGETATION CAN, IN MOST CASES, IN ESTABLISHED WITH THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 - DISTURBED AREA STABILIZATION (WITHOUT 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.

Ds2 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING

DEFINITION
 THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

CONDITIONS
 PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDDED AREAS.

SPECIFICATIONS
 GRADING AND SHAPING
 GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZER EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.
 WHEN CONVENTIONAL SEEDING 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.
 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.

SEEDBED PREPARATION
 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
 1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL. ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRINGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
 2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
 3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
 4. 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 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS
 1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
 2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
 3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR. FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

PLANTING
 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.

CONVENTIONAL SEEDING
 SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULPACKER 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 CULPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING
 NO-TILL SEEDING IS A 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.

INDIVIDUAL PLANTS
 SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS. PINE TREES SHALL BE PLANTED MANUALLY. THE SUBSOIL FURROW, EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE. TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

MULCHING
 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:
 1. 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 1 1/2 TONS PER ACRE.
 2. 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.
 3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES OF 3/4 : 1 OR STEEPER.
 4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
 5. 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.
 6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
 7. BITUMINOUS TREATED ROVING MAT SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

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.

APPLY MULCH
 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.
 WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH
 ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:
 1. EMULSIFIED ASPHALT CAN BE APPLIED UNIFORMLY ONTO THE MULCH. LIME IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL SLOWER EQUIPMENT.
 THE EQUIPMENT OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF SPRAYING WATER PER TON OF MULCH.
 CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATER, THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.
 2. HAY AND STRAW MULCH SHALL BE PRESSED INTO TO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK MARKER WITH THE DISKS SET STRAIGHT MAYBE USED. THE DISKS MAYBE SMOOTH OR SERATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERRECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
 3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS PREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB-TACKIFIERS AND BINDERS.
 4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE QUARTER TO ONE HALF BUSHEL PER ACRE.
 5. 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 MANUFACTURER'S SPECIFICATIONS.

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

SEEDING RATE FOR PERMANENT SEEDING

SPECIES	BROADCAST RATES		PLANTING DATES BY RESOURCE AREA	REMARKS
	RATE PER ACRE*	PLANTING RATE (PL/1000 S.F.)		
RAHAH, WILMINGTON	60 LBS	1.4 LBS	1/1 - 12/1	166,000 SEED PER POUND. LOW GROWING. SOD FORMING. SLOW TO ESTABLISH. PLANT WITH A CONCENTRATED FLOW. WILL SPREAD INTO BERMUDA PASTURES AND LAWNS. MAX WITH SERICEA LESPEDEZA OR WEEPING LOUVARS.
BERMUDA	80 CU. FT. OR 500 POUNDS BT. 8 FT. RUG	0.9 CU. FT. OR 500 POUNDS BT. 8 FT.	5/15 - 7/15	A CUBIC FOOT CONTAINS APPROXIMATELY 650 SPRIGS. A BUSHEL CONTAINS 2.5 CUBIC FEET OF APPROXIMATELY 600 SPRIGS.
CENTPEDE	BLOCK SOD ONLY		1/15 - 5/1	DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PATTERNS, WINTERHARDS AS FAR AS NORTH ATLANTA AND ATLANTA.
FESCUE, TALL	50 LBS	1.1 LBS	3/1 - 4/1 & 6/1 - 10/10	PERENNIAL. LESPEDEZA OR CROWNVETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
LESPEDEZA, SERICEA	75 LBS	1.7 LBS	1/1 - 12/1	150,000 SEED PER POUND. WIDELY ADAPTED. LOW MAINTENANCE. MIX WITH WEEDING COVERINGS, COMMON BERMUDA, BAHIA, OR TALL FESCUE. TAKES 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED. EXCELLENT ON ROADWAYS. INOCULATE SEED WITH L. INOCULANT.
LOUISIANA GRASS, WARRING	4.80	0.1 LBS	4/15 - 6/15	1,500,000 SEED PER POUND. QUICK GROWER. DROUGHT TOLERANT. GROWS BEST WITH SERICEA LESPEDEZA OR BERMUDA.

*Unusual site conditions may require heavier seeding rates
 **Seeding dates may need to be altered to fit temperature variations and conditions

Ds3 DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING

APPROPRIATE SOD VARIETIES FOR ATLANTA

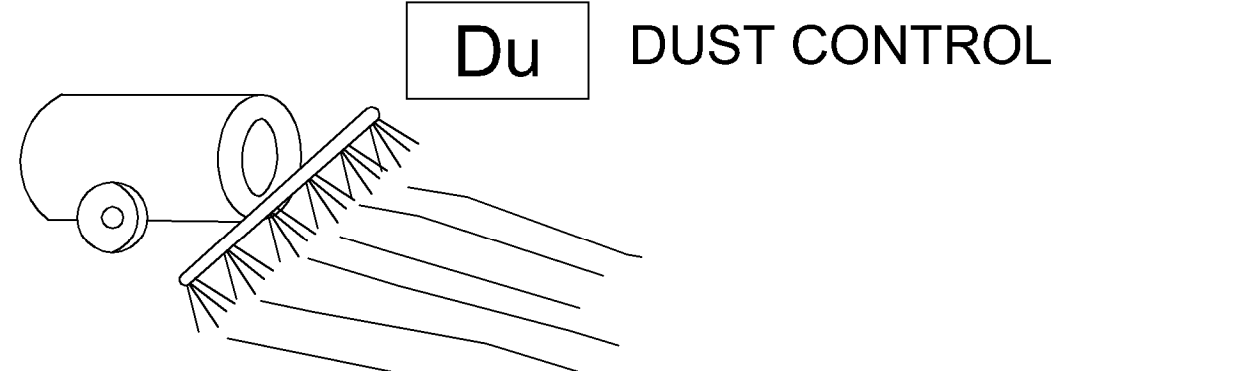
GRASS	VARIETY	GROWING SEASON
BERMUDA	COMMON TIFWAY TIFGREENE, TIFLAWN	WARM WEATHER
BAHIA	PENSACOLA	WARM WEATHER
CENTPEDE	---	WARM WEATHER
ZOYSIA	EMERALD MEYER	WARM WEATHER
TALL FESCUE	KENTUCKY	COOL WEATHER

SOIL PREPARATION
 BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL TYPE SOILS.
 MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR GENERAL APPLICATION OF 10-10-10 @ 1000 LBS PER ACRE (1 LB/40 SQ. FT.)
 AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2 TONS / ACRE.

Ds4 STABILIZATION WITH SODDING

GRASS TYPE	PLANTING YEAR	FERTILIZER (NPK)	RATE (LBS/ ACRE)	NITROGEN TOP DRESSING (LBS/ ACRE)
COOL SEASON GRASSES	1ST MAINTENANCE	6-12-12	1500	50-100
	2ND MAINTENANCE	6-12-12	1000	---
WARM SEASON GRASSES	1ST MAINTENANCE	6-12-12	1500	50-100
	2ND MAINTENANCE	6-12-12	800	30

FERTILIZER RATES FOR PERMANENT VEGETATION (Ds-3)



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 TERRATAK 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 WHICH SHOULD BE USED BEFORE WIND EROSION STARTS.

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.

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 EROSIIVE SOIL MATERIAL. SEE STANDARD TP - TOPSOILING.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.

VEGETATION NOTES

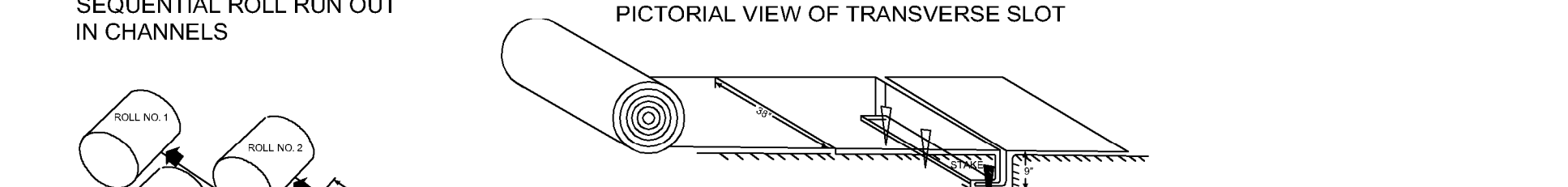
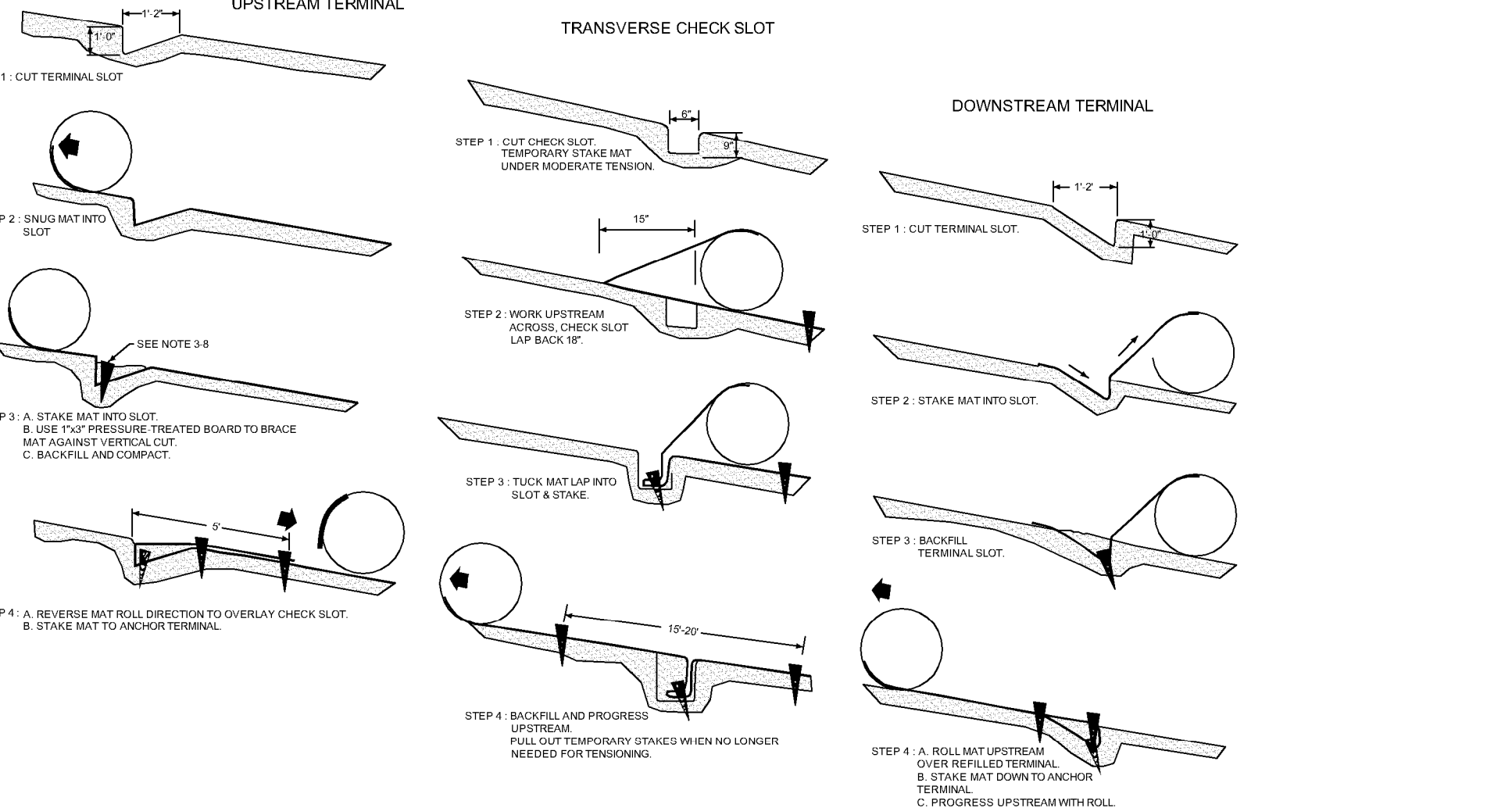
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION SHALL BE USED. IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING, MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. REFER TO SPECIFICATION DS1-DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, 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 CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER (TEMPORARY VEGETATION, DS-2)
 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 VERY 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.

LIME AND FERTILIZER RATES AND ANALYSIS (PERMANENT VEGETATION, DS-3)
 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. INITIAL FERTILIZATION, NITROGEN, TOPDRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES OR COMBINATION OF SPECIES ARE LISTED IN TABLE 6-5.1.

MULCHING
 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:
 1. 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 1/2 TONS PER ACRE.
 2. 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.
 3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
 4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
 5. 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.
 6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
 7. BITUMINOUS TREATED ROVING MAT MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.



INSTALLATION INSTRUCTIONS

- START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
- FIRST ROLL IS CENTERED LONGITUDINALLY IN MID CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
- SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND FIRST ROLL. FOR ALIGNMENT TO CHANNEL CENTER.
- WORK OUTWARDS FROM CHANNEL CENTER TO EDGE.
- USE 3" OVERLAP AND STAKE AT 5' INTERVAL ALONG SEAMS.
- USE 3" OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT LINING AT ROLL ENDS.

INSTALLATION NOTES
SITE PREPARATION
 AFTER THE SITE HAS BEEN SHAPED AND GRADED TO THE APPROVED DESIGN, PREPARE A FRIABLE SEEDBED RELATIVELY FREE FROM CLODS AND ROCKS MORE THAN ONE INCH IN DIAMETER, AND ANY FOREIGN MATERIAL THAT WILL PREVENT CONTACT OF THE SOIL STABILIZATION MAT WITH THE SOIL SURFACE. SURFACE MUST BE SMOOTH TO ENSURE PROPER CONTACT OF BLANKETS OR MATTING TO THE SOIL SURFACE. IF NECESSARY, REDIRECT ANY RUNOFF FROM THE DITCH OR SLOPE DURING INSTALLATION.

STAPLES
 THE FOLLOWING ARE CONSIDERED APPROPRIATE STAPLING AND STAKING MATERIALS.

TEMPORARY BLANKETS
 THIS INCLUDES STRAW, EXCELSIOR, COCONUT FIBER, AND WOOD FIBER BLANKETS. STAPLES SHALL BE USED TO ANCHOR TEMPORARY BLANKETS. U-SHAPED WIRE (11 GAUGE OR GREATER) STAPLES WITH LEGS AT LEAST 6 INCHES IN LENGTH AND A CROWN OF ONE INCH OR APPROPRIATE BIODEGRADABLE STAPLES CAN BE USED. STAPLES SHALL BE OF SUFFICIENT THICKNESS FOR SOIL PENETRATION WITHOUT UNDUE DISTORTION.

PERMANENT MATTING
 SOUND WOOD STAKES, 1X3 INCHES STOCK SAWN IN A TRIANGULAR SHAPE, SHALL BE USED. DEPENDING ON THE COMPACTION OF THE SOIL, SELECT STAKES WITH A LENGTH FROM 12 TO 18 INCHES. U-SHAPED STAPLES SHALL BE 11 GAUGE STEEL OR GREATER, WITH LEGS AT A MINIMUM OF 8 INCHES LENGTH WITH A 2 INCH CROWN.

Ss EROSION CONTROL MATTING AND BLANKETS

GSWCC LEVEL II CERTIFICATION NUMBER
 GEORGIA REGISTRATION NO. GA #3422

24 HOUR CONTACT
WAYNE ISAAC
770-280-5736

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PROJECT NO.:
 21125

DATE:
 10/6/21

REVISIONS:

NO.	DATE	DESCRIPTION	CONCEPT	REVIEWED	CONCEPT	DATE	CONCEPT
1	9/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
5	12/19/21						
6							

OVERLOOK ON PETTIT

ENGINEERING

CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

PROJECT NAME AND LOCATION
THE OVERLOOK ON PETTIT
PARCEL NO. 0070-0197-015
BARTOW, GA 30121

OWNER
WAYNE ISAAC
TELEPHONE: 770-280-5736
MACALLAN GROUP
1642 POWERS FERRY ROAD SE, SUITE 250
MARIETTA, GA 30067

STATE WATER W/ETLAND ④
THERE IS A STATE WATER, PETTIT CREEK, THAT FLOWS THROUGH THE MIDDLE OF THE PROPERTY. HOWEVER, THE STREAM WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT.

RECEIVING WATER ① ② ③
THE PROJECT'S INITIAL RECEIVING WATER IS PETTIT CREEK A WARM WATER STREAM. IT IS NOT AN IMPAIRED STREAM SEGMENT. PETTIT CREEK FLOWS THROUGH THE MIDDLE OF THE PROPERTY BUT WILL NOT BE AFFECTED BY CONSTRUCTION. NO ADJACENT AREAS WILL BE AFFECTED.

SITE LOCATION ⑦
THE SITE IS LOCATED WITHIN LAND LOT 197, OF THE 5TH DISTRICT, 3RD SECTION, BARTOW COUNTY, GA.
CONSTRUCTION EXIT GPS LOCATION: LAT: 34.223846 LONG: -84.80463

OFFSITE VEHICLE TRACKING
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED. IF DURING CONSTRUCTION THE GENERATION OF DUST BECOMES AN ISSUE THE CONTRACTOR IS TO PROVIDE "DU" DUST CONTROL.

STATE STREAM BUFFERS ⑬ ⑭
NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN A 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. NO BUFFERS SHALL BE ENCROACHED.

PETROLEUM SPECIFIC PRACTICES
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 AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORMWATER DISCHARGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

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

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 ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCKS ⑨
NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON-SITE. CONCRETE TRUCK CHUTE AND TOOLS MAY BE WASHED OUT IN THE DESIGNATED WASHOUT AREA ONLY.

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

AMENDMENTS TO PLAN ⑩
AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

THE PRIMARY PERMITTEE SHALL HAVE PLANS AMENDED BY THE DESIGN PROFESSIONAL WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT, I.E., THOSE BMP'S WHERE THE DESIGN IS BASED UPON RAINFALL INTENSITY, DURATION AND RETURN FREQUENCY OF STORMS OR ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF GEORGIA AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN.

AMENDMENTS TO THE PLAN MUST BE CERTIFIED BY A DESIGN PROFESSIONAL. SECONDARY PERMITTEES MUST NOTIFY THE PRIMARY PERMITTEE WITHIN 24 HOURS OF BECOMING AWARE OF ANY SUSPECTED BMP DESIGN DEFICIENCIES WHICH ARE NOT EFFECTIVE IN CONTROLLING THE DISCHARGE OF POLLUTANTS FROM THE SITE.

PRE/POST DEVELOPED SITE CHARACTERISTICS/NARRATIVE: ① ④ ⑥
THE EXISTING SITE CONSISTS OF MODERATE SLOPES ACROSS THE ENTIRE PROPERTY. THE PROPERTY CONSISTS OF GRASS LAND AND BRUSH. RUN-OFF FROM THE SITE CONTRIBUTES TO PETTIT CREEK WHICH IS FLOWS THROUGH THE MIDDLE OF THE PROPERTY. THIS SITE IS PARTIALLY WITHIN THE FLOOD PLAIN. NEIGHBORING AREAS INCLUDE RESIDENTIAL ZONED PROPERTIES AND INDUSTRIAL. THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF 51 CONDOMINIUM UNITS. THE PROJECTS PROPERTY LINE BOUNDS A TOTAL OF 18.96 ACRES. THE PROPERTY IS REZONED AS R-2. THE SITE IS LOCATED IN LAND LOT 197 OF THE 5TH DISTRICT, 3RD SECTION, BARTOW COUNTY, GEORGIA. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, AS NEEDED, TO PREVENT TRANSPORTATION OF SEDIMENT FROM THE SITE. THE SITE CONTAINS SEVERAL SOIL TYPES (SEE SOIL MAP, C501 FOR SOIL DELINEATION).

ESTIMATED RUNOFF COEFFICIENT ④⑦
ONSITE DRAINAGE BASIN
PRE-DEVELOPED 70
POST-DEVELOPED 83
NOTE: SEE HYDROLOGY REPORT FOR DETAILED CALCULATIONS AND MAPS.
WASTE DISPOSAL ⑩
WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED OF IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. TO A STATE APPROVED LANDFILL. NOT WASTE SHALL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
LIMITS OF DISTURBANCE: ③
THE PROPOSED SITE CONSTRUCTION WILL NOT DISTURB MORE THAN 50 ACRES AT ONE TIME.
ALTERNATIVE BMP: ④ ④
NO ALTERNATIVE BMP'S HAVE BEEN SPECIFIED.
POTENTIAL POLLUTION: ⑩
THE MOVEMENT OF SOIL AND THE USE OF BUILDING MATERIALS, SUCH AS CONCRETE, PAINT, FORM OILS, FERTILIZERS, ETC., WILL BE IMPLEMENTED DURING THE COURSE OF THE PROJECT. STRUCTURAL AND VEGETATIVE MEASURES WILL BE USED TO CONTROL THE ESCAPE OF SEDIMENT AND POLLUTION FROM THE SITE. SEE SHEET C501 AND C504 FOR SEDIMENT AND POLLUTION CONTROL MEASURES. IN ADDITION, LOCAL WASTE COLLECTION AREAS SHALL BE LOCATED AWAY FROM STREET, GUTTERS, WATER COURSE AND STORM DRAINS. THE USE OF CONTAINMENT DUMPSTERS AND PORTABLE SANITATION WASTE DEVICE SHALL BE ONSITE.
STORM WATER MANAGEMENT AFTER CONSTRUCTION IS COMPLETE ⑩
THE SITE HAS BEEN DESIGNED TO ACCOMMODATE POLLUTANTS IN STORMWATER AFTER CONSTRUCTION IS COMPLETE, BY PROVIDING A STORMWATER SYSTEM THAT ROUTES ALL STORMWATER INTO AN EXISTING STORMWATER POND. THE STORMWATER POND CONTAINS 100% OF THE WATER QUALITY VOLUME ASSOCIATED WITH THIS DEVELOPMENT. THE STORMWATER POND IS AN EXISTING POND THAT WAS DESIGNED BY OTHERS. THE STORMWATER POND HAS A T.S.S. (TOTAL SUSPENDED SOLIDS) REMOVAL OF 80%, WHICH MEETS THE MINIMUM STANDARDS.

SANITARY WASTE ⑩
A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM A PORTABLE UNIT'S MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL STATE REGULATIONS. ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORMWATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING SHEET. SANITARY SEWER WILL BE PROVIDED BY MUNICIPAL AUTHORITY SEWER SYSTEM AT THE COMPLETION OF THIS PROJECT.

INVENTORY FOR POLLUTION PREVENTION PLAN ⑩
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:
 Concrete Fertilizers Wood
 Asphalt Petroleum Based Products Masonry Blocks
 Tar Cleaning Solvents Roofing Materials
 Detergents Paints Metal Studs
 _____ _____

SPILL PREVENTION
MATERIAL MANAGEMENT PRACTICES
THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.
GOOD HOUSEKEEPING
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.
* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS ⑩
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
* PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON-SITE:

PETROLEUM SPECIFIC PRACTICES
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 AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORMWATER DISCHARGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

SPILL CLEANUP AND CONTROL PRACTICES
LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE FLOW THROUGH THE MIDDLE OF THE PROPERTY. THIS SITE IS PARTIALLY WITHIN THE FLOOD PLAIN. NEIGHBORING AREAS INCLUDE RESIDENTIAL ZONED PROPERTIES AND INDUSTRIAL. THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF 51 CONDOMINIUM UNITS. THE PROJECTS PROPERTY LINE BOUNDS A TOTAL OF 18.96 ACRES. THE PROPERTY IS REZONED AS R-2. THE SITE IS LOCATED IN LAND LOT 197 OF THE 5TH DISTRICT, 3RD SECTION, BARTOW COUNTY, GEORGIA. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, AS NEEDED, TO PREVENT TRANSPORTATION OF SEDIMENT FROM THE SITE. THE SITE CONTAINS SEVERAL SOIL TYPES (SEE SOIL MAP, C501 FOR SOIL DELINEATION).

HAZARDOUS WASTE
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER'S SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ES&PC PLAN AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES. THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THE ES&PC AND WILL TRAIN ALL PERSONNEL IN THE PROPER SPILL CLEANUP AND HANDLING OF SPILLED MATERIAL. NO SPILLED MATERIAL OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE AND UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

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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 FOLLOW AT LEAST 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; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE CORRECTLY PLACED, MAINTAINED, AND OPERATING AS INTENDED. WHERE 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.
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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.
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.(5). OF THIS 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 BE READILY AVAILABLE BY END OF THE SECOND WORKING DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

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INSPECTIONS: ⑩
a. PERMITEE 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 AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
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 FOLLOW AT LEAST 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; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPIT

24 HOUR CONTACT
WAYNE ISAAC
770-280-5736



PROJECT NO.:
21125

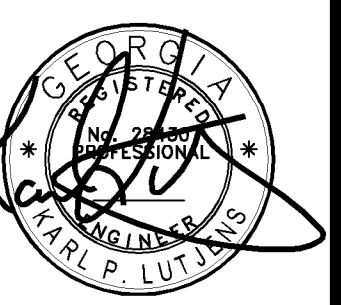
DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LIP 1ST SUR	DATE	COUNTY COMMENTS
1	8/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
5	12/19/21						
6							

SOUTHLAND
ENGINEERING
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 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA



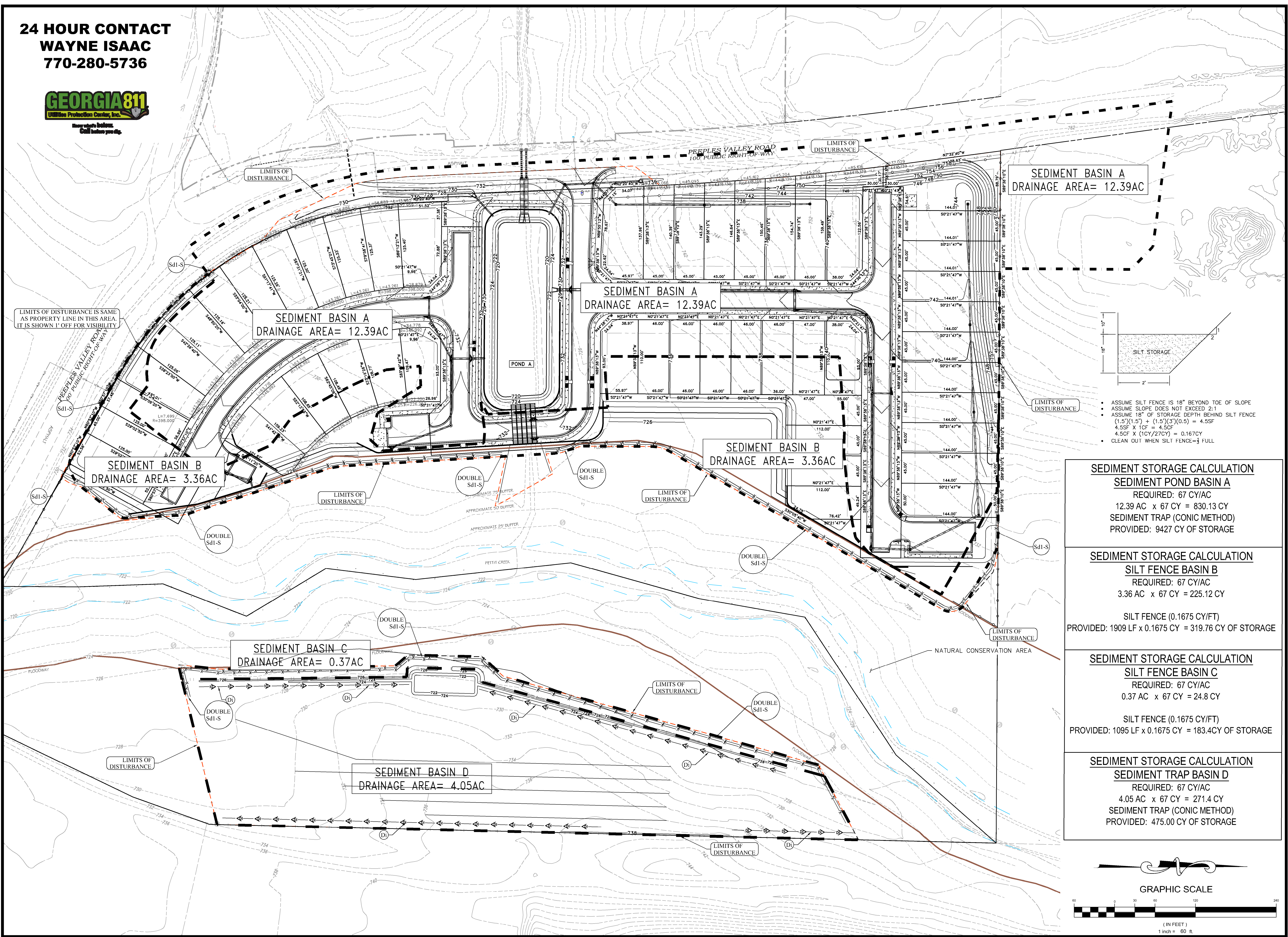
SHEET TITLE:

SEDIMENT
 BASIN
 DELINEATION
 MAP

SHEET NO.:

C510

G:\21000\21125 - PEEPLES VALLEY ROAD - WAYNE ISAAC\CIVIL\DESIGN\21125 DESIGN 8.dwg 12/31/2021 2:12 PM



SEDIMENT BASIN A
 DRAINAGE AREA= 12.39AC

SEDIMENT BASIN A
 DRAINAGE AREA= 12.39AC

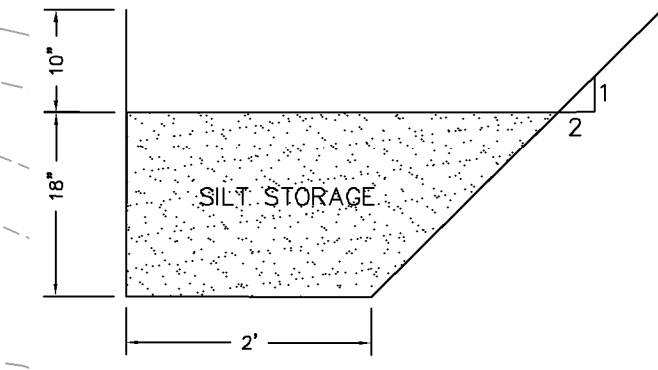
SEDIMENT BASIN A
 DRAINAGE AREA= 12.39AC

SEDIMENT BASIN B
 DRAINAGE AREA= 3.36AC

SEDIMENT BASIN B
 DRAINAGE AREA= 3.36AC

SEDIMENT BASIN C
 DRAINAGE AREA= 0.37AC

SEDIMENT BASIN D
 DRAINAGE AREA= 4.05AC



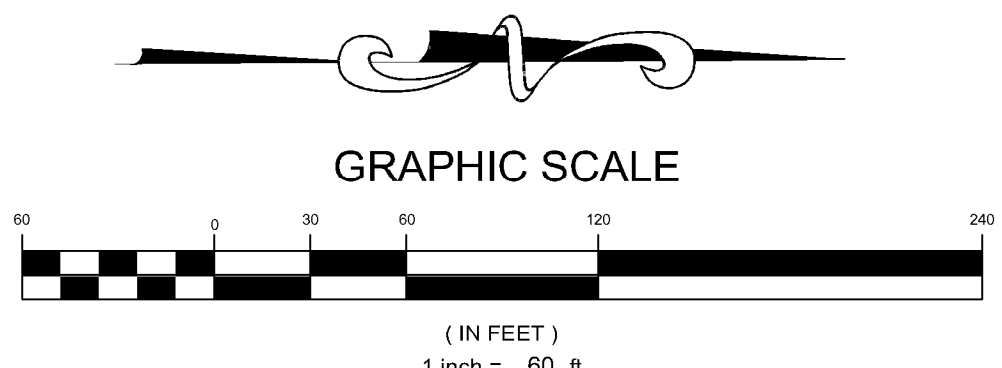
- ASSUME SILT FENCE IS 18" BEYOND TOE OF SLOPE
- ASSUME SLOPE DOES NOT EXCEED 2:1
- ASSUME 18" OF STORAGE DEPTH BEHIND SILT FENCE
 $(1.5')(1.5') + (1.5')(3')(0.5) = 4.55\text{CF}$
 $4.55\text{CF} \times 10\text{CF} = 45.5\text{CY}$
 $4.50\text{CF} \times (10\text{CY}/27\text{CY}) = 0.167\text{CY}$
- CLEAN OUT WHEN SILT FENCE = $\frac{1}{3}$ FULL

SEDIMENT STORAGE CALCULATION
SEDIMENT POND BASIN A
 REQUIRED: 67 CY/AC
 $12.39\text{ AC} \times 67\text{ CY} = 830.13\text{ CY}$
 SEDIMENT TRAP (CONIC METHOD)
 PROVIDED: 9427 CY OF STORAGE

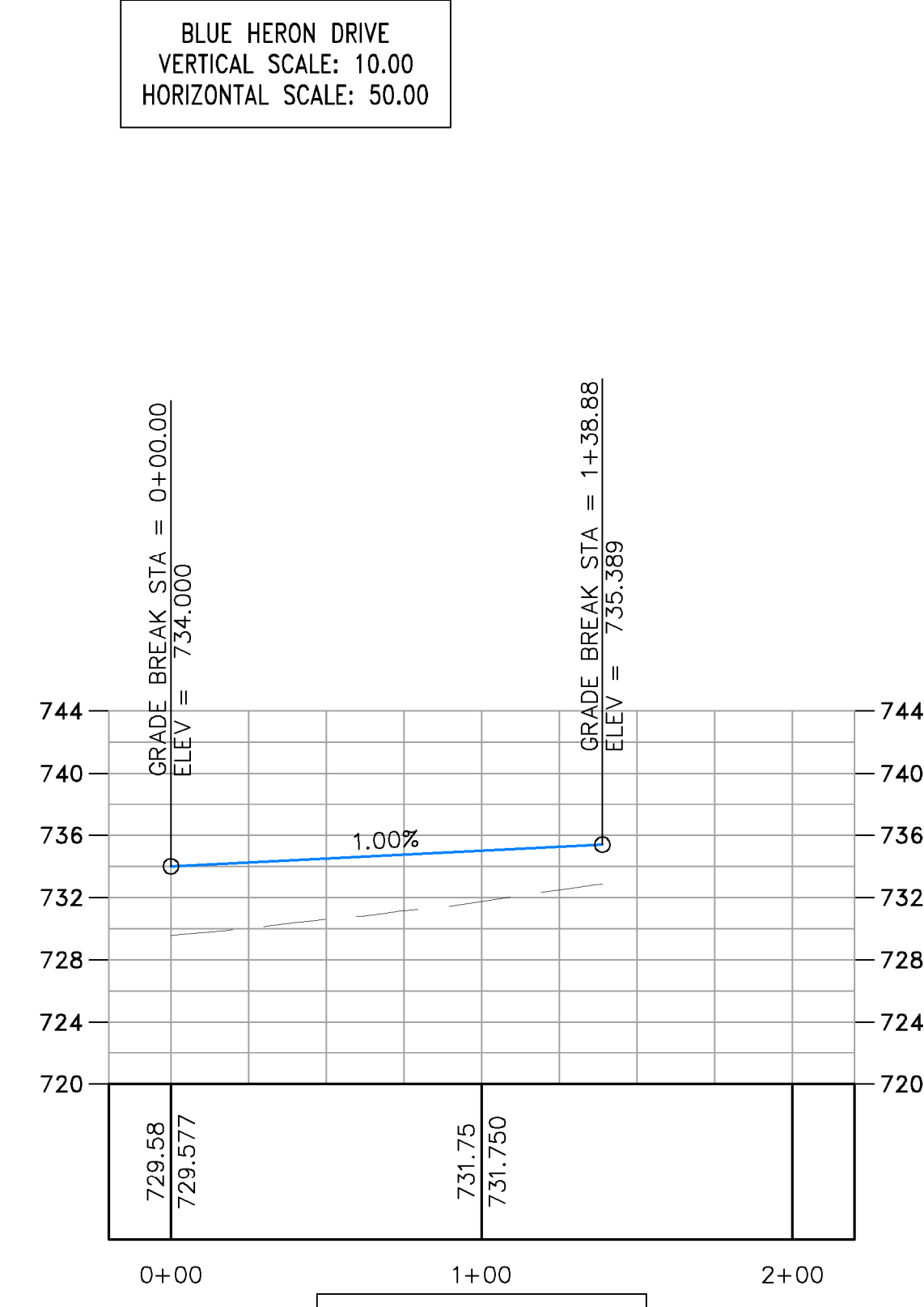
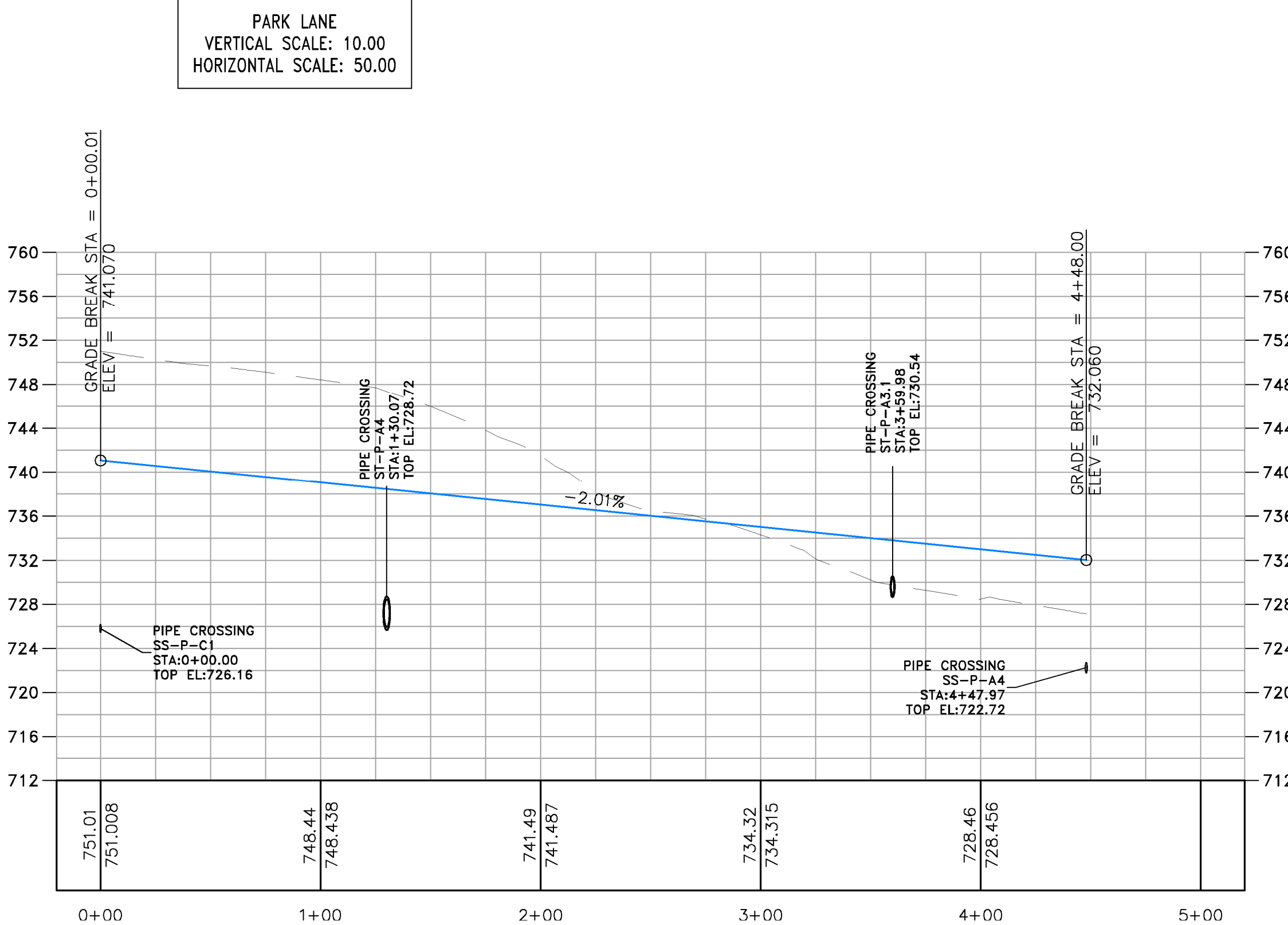
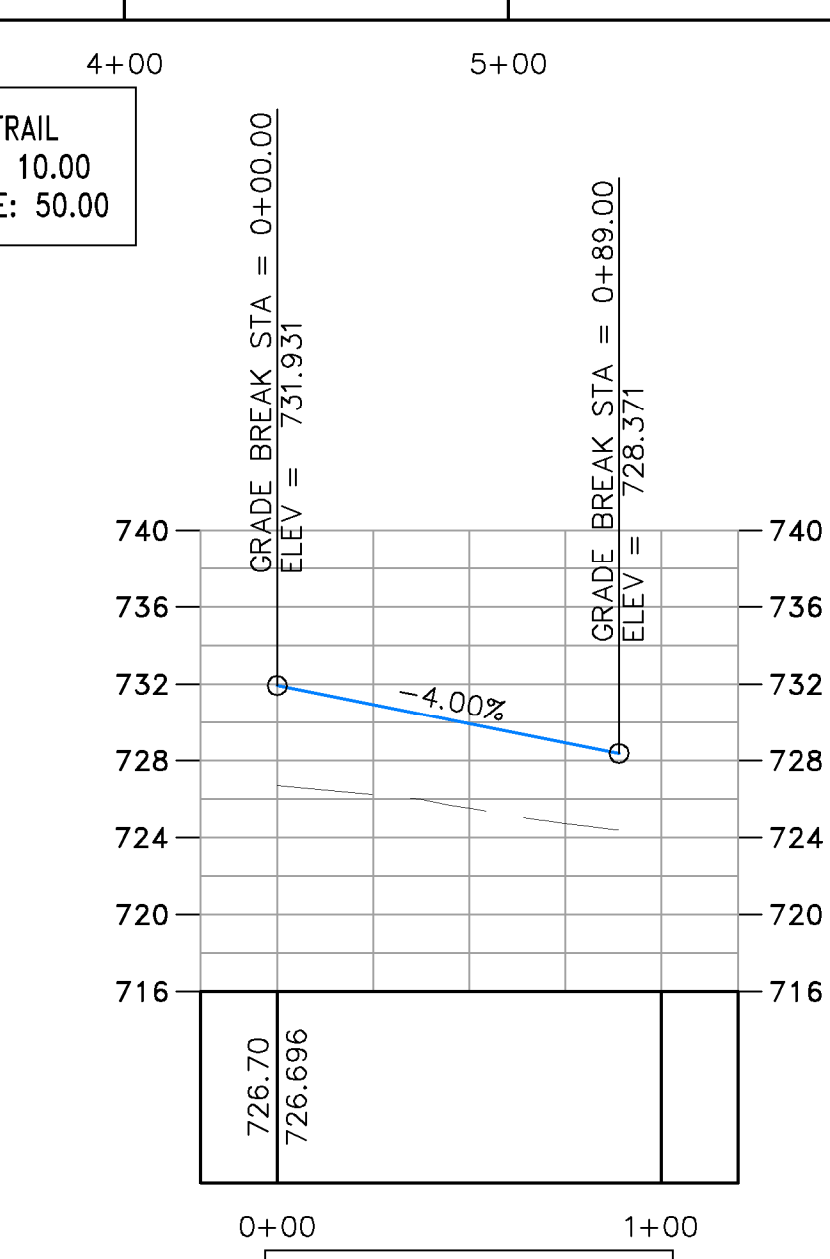
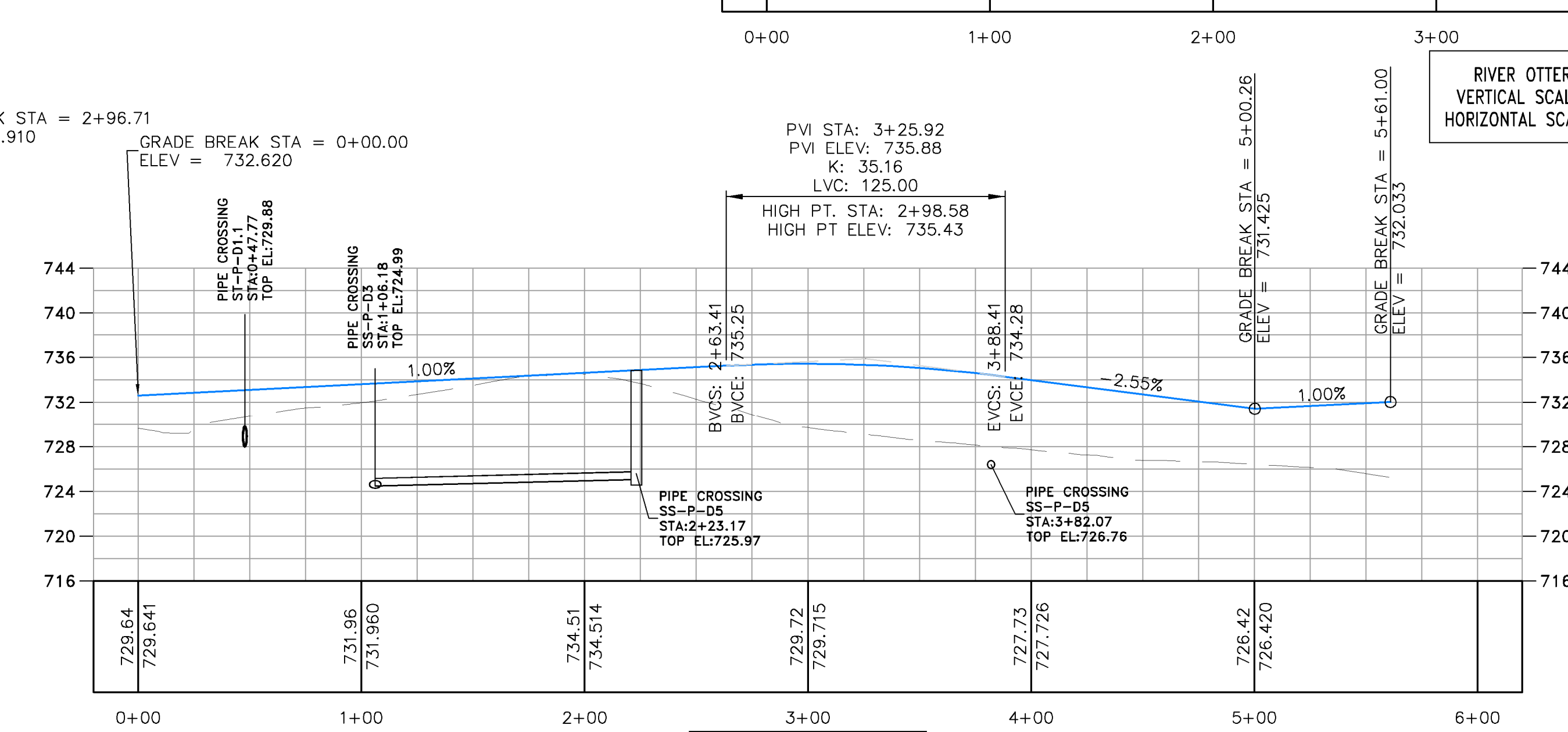
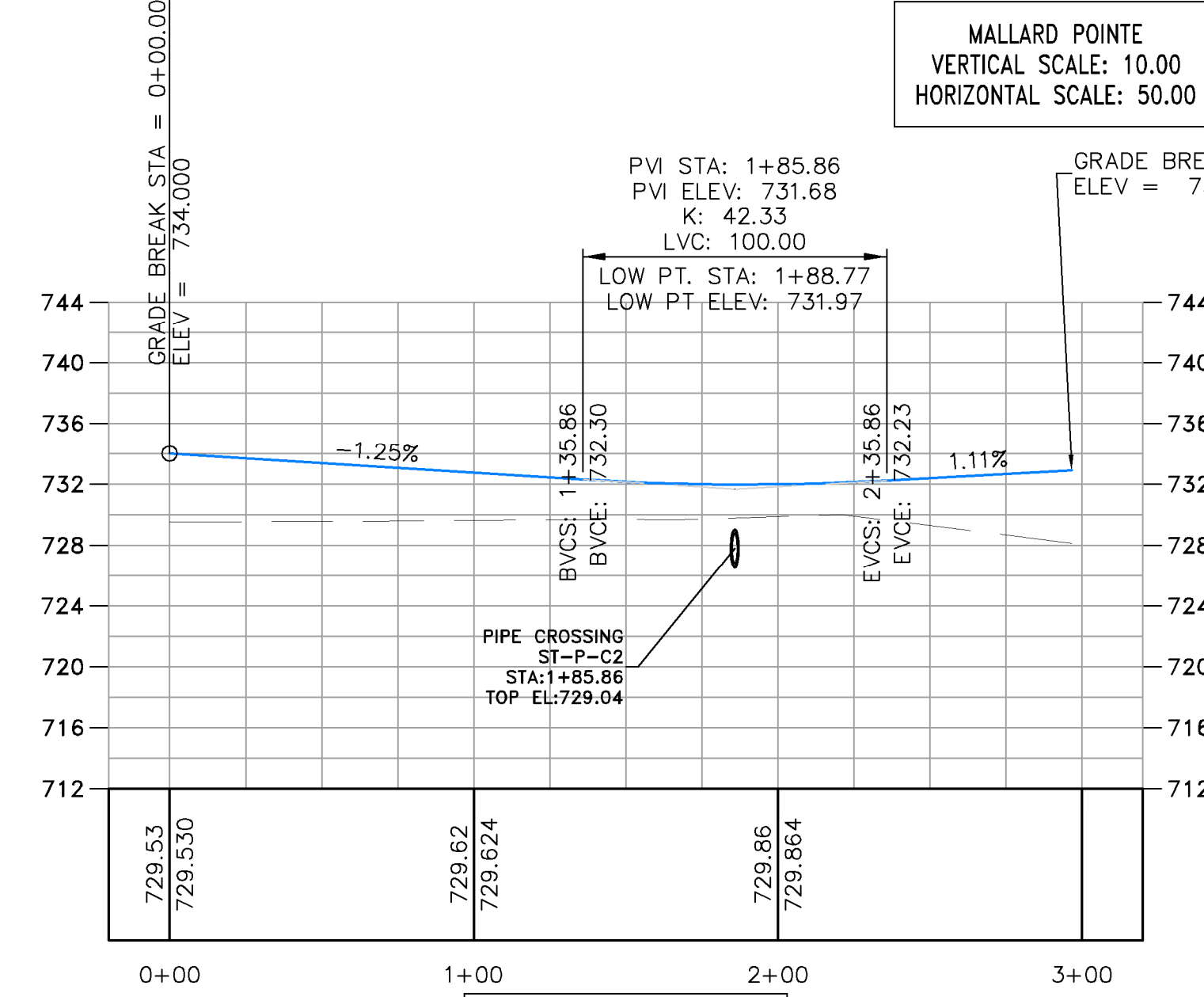
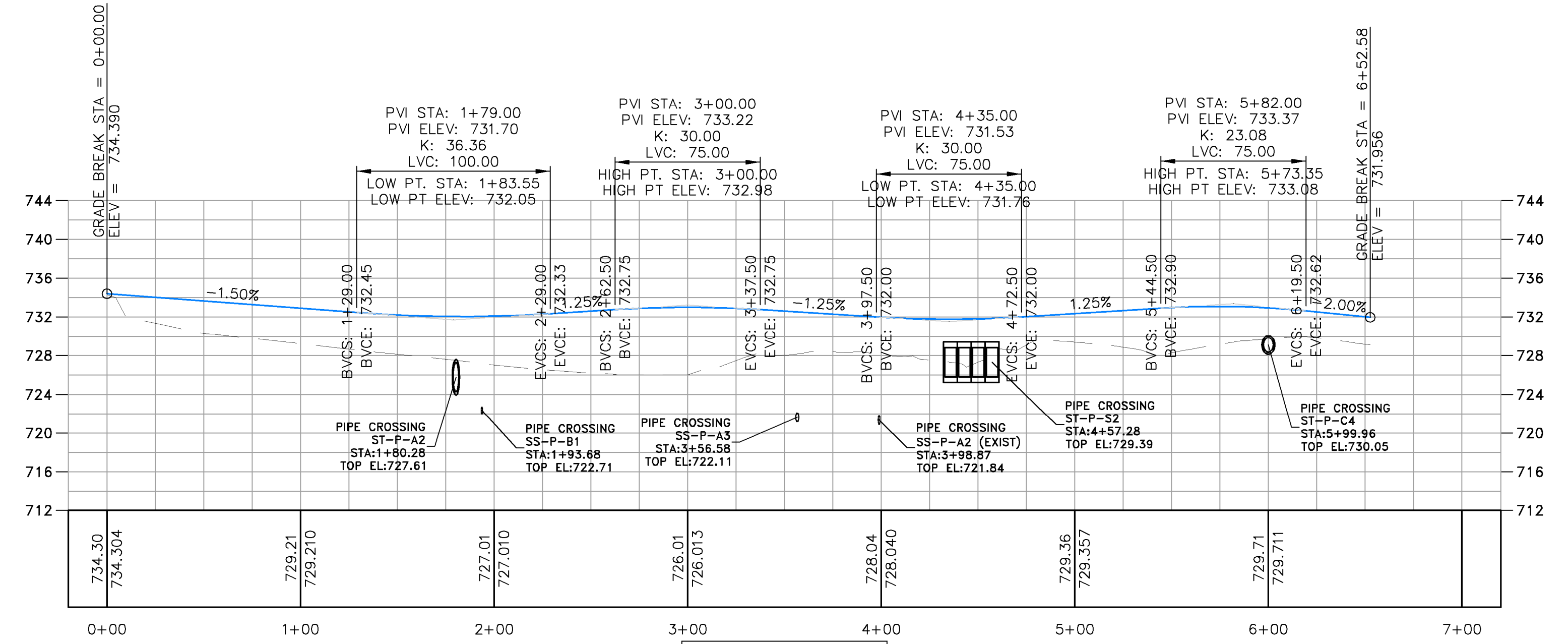
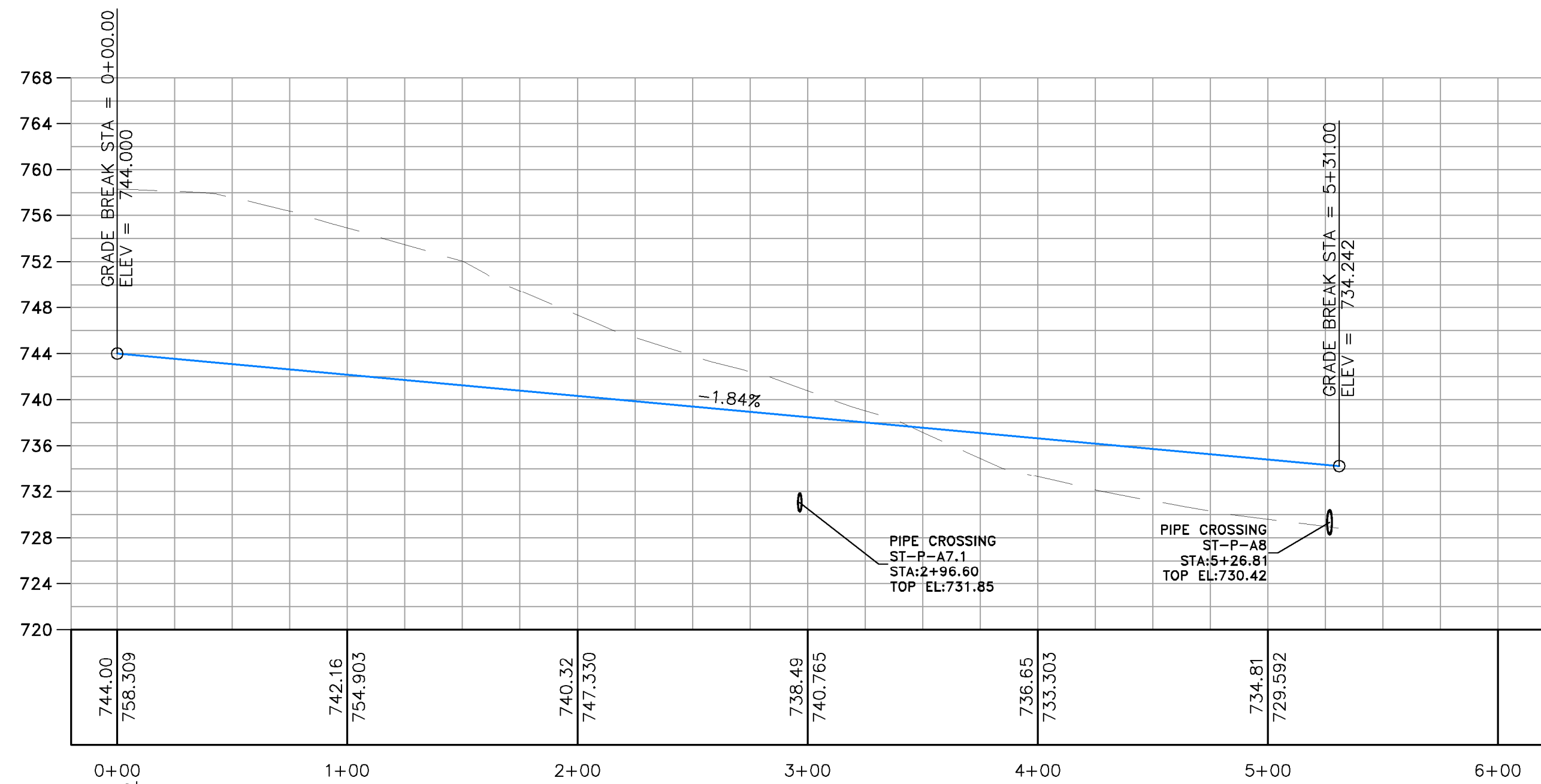
SEDIMENT STORAGE CALCULATION
SILT FENCE BASIN B
 REQUIRED: 67 CY/AC
 $3.36\text{ AC} \times 67\text{ CY} = 225.12\text{ CY}$
 SILT FENCE (0.1675 CY/FT)
 PROVIDED: 1909 LF x 0.1675 CY = 319.76 CY OF STORAGE

SEDIMENT STORAGE CALCULATION
SILT FENCE BASIN C
 REQUIRED: 67 CY/AC
 $0.37\text{ AC} \times 67\text{ CY} = 24.8\text{ CY}$
 SILT FENCE (0.1675 CY/FT)
 PROVIDED: 1095 LF x 0.1675 CY = 183.4CY OF STORAGE

SEDIMENT STORAGE CALCULATION
SEDIMENT TRAP BASIN D
 REQUIRED: 67 CY/AC
 $4.05\text{ AC} \times 67\text{ CY} = 271.4\text{ CY}$
 SEDIMENT TRAP (CONIC METHOD)
 PROVIDED: 475.00 CY OF STORAGE



G:\21000\21125 - PEEPLES VALLEY ROAD - WAYNE ISAAC\CIVIL\DESIGN\21125 DESIGN 8.dwg 12/31/2021 2:12 PM



MALLARD POINT
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

RIVER OTTER TRAIL
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

PARK LANE
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

BLUE HERON DRIVE
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

SPUR A
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

WHITE TAIL LANE
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

SPUR B
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

PROJECT NO.:
21125

DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT
1	8/11/21	REVISED CONCEPT	
2	8/22/21		
3	10/6/21		
4	11/19/21		
5	12/19/21		
6			

SOUTHLAND ENGINEERING
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 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

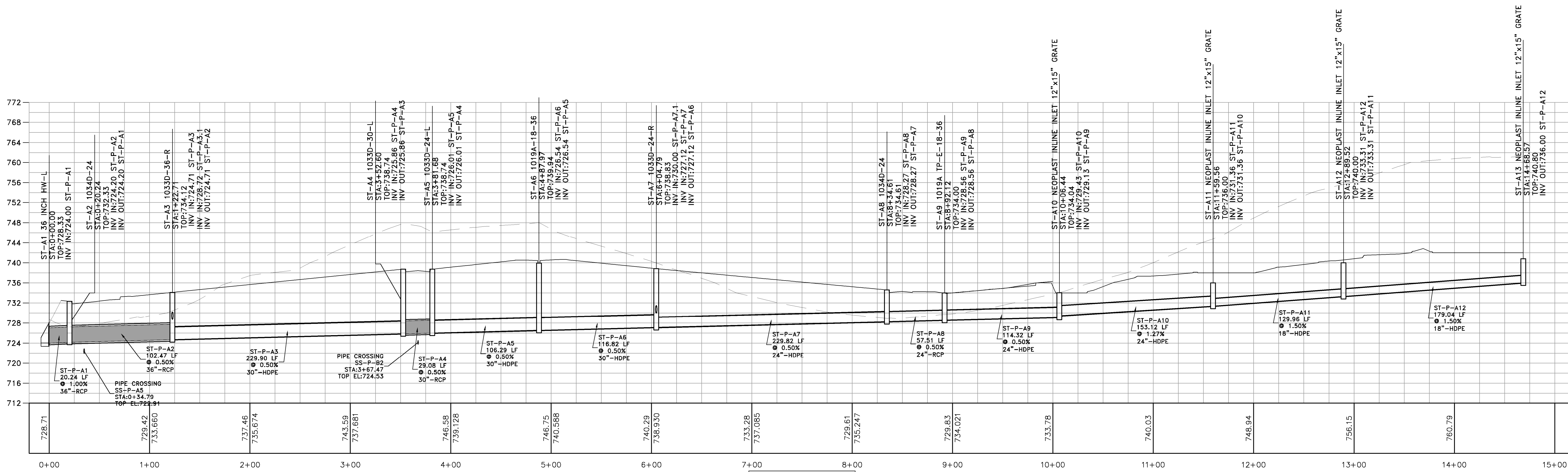


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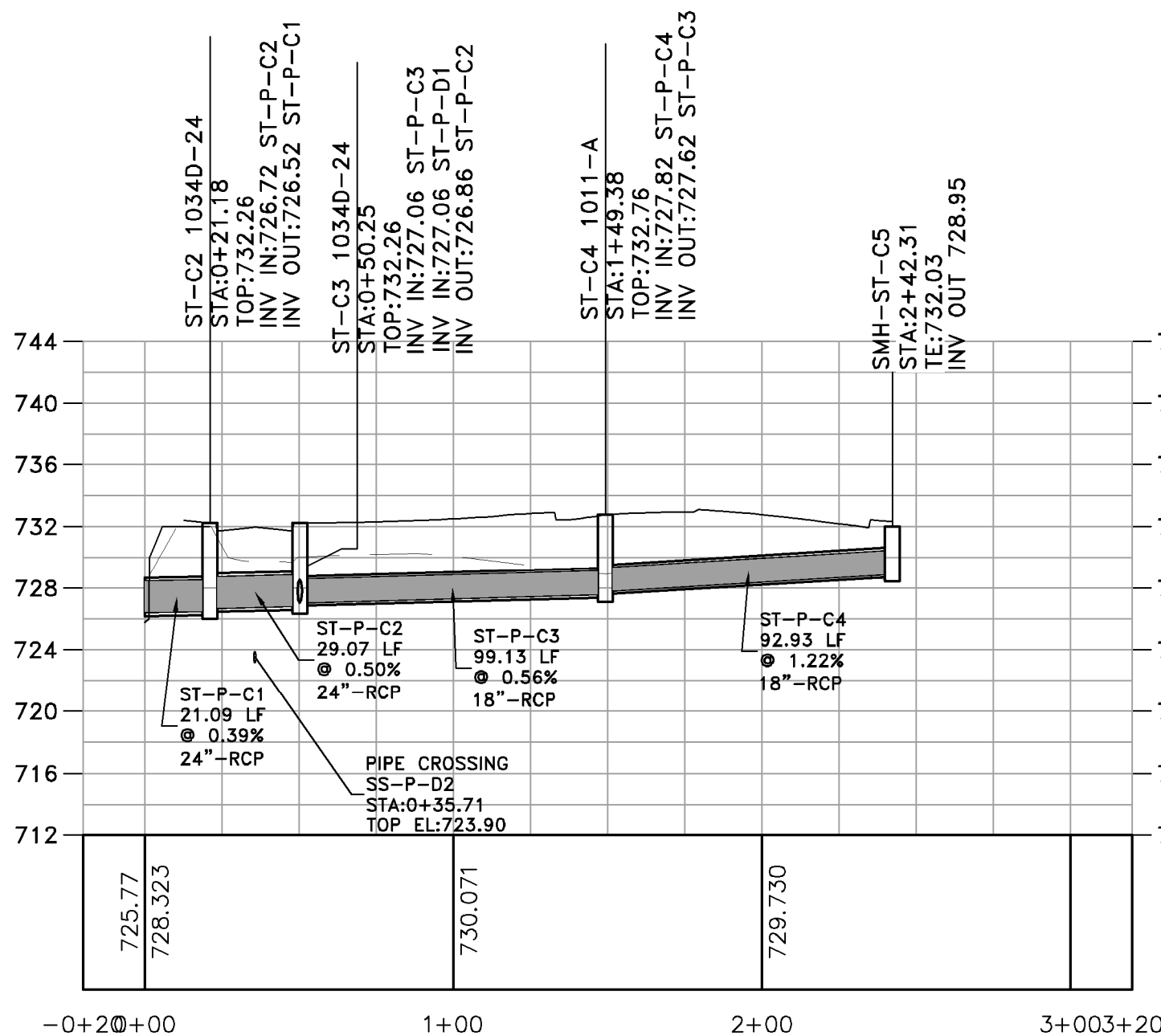
ROAD
PROFILES

SHEET NO.:

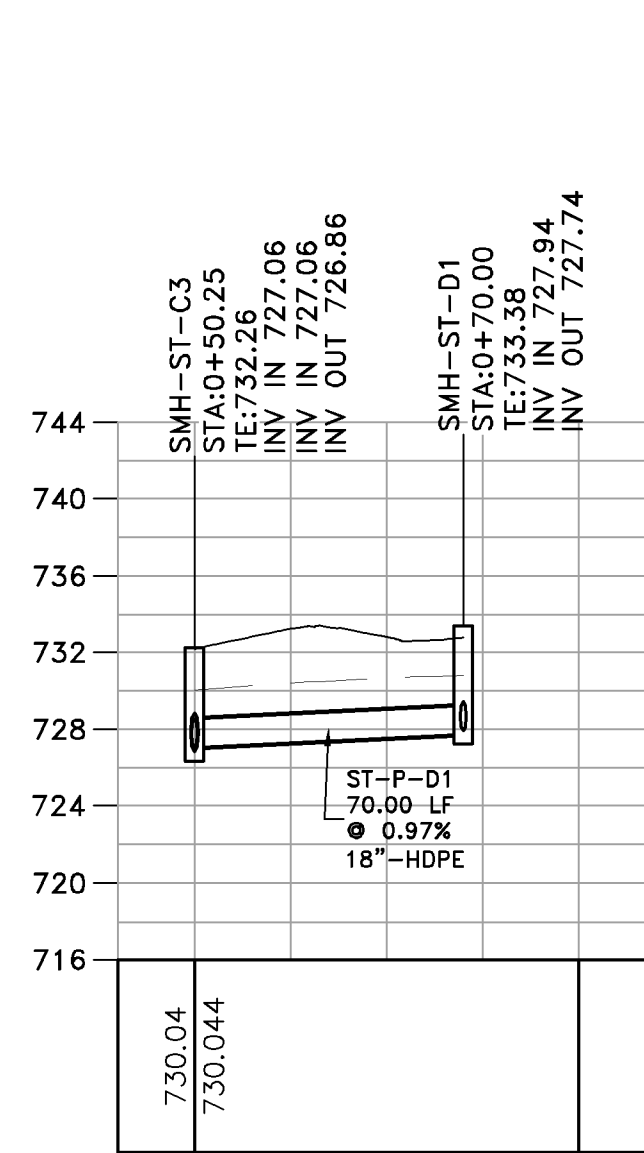
C601



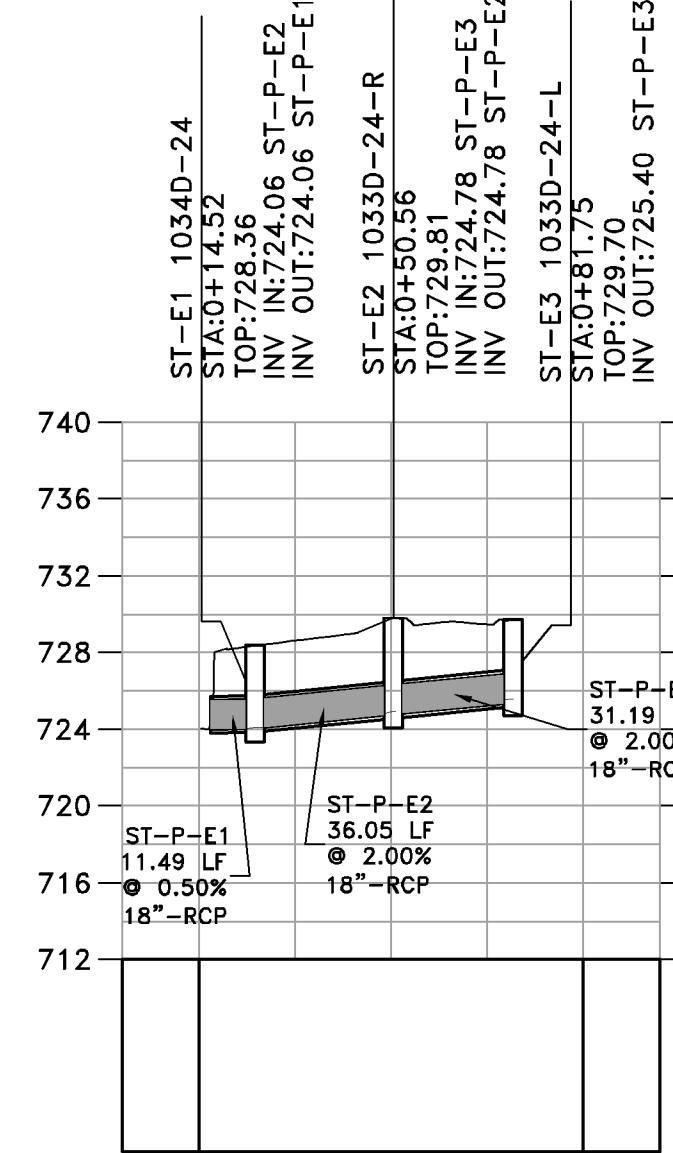
STORM A
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00



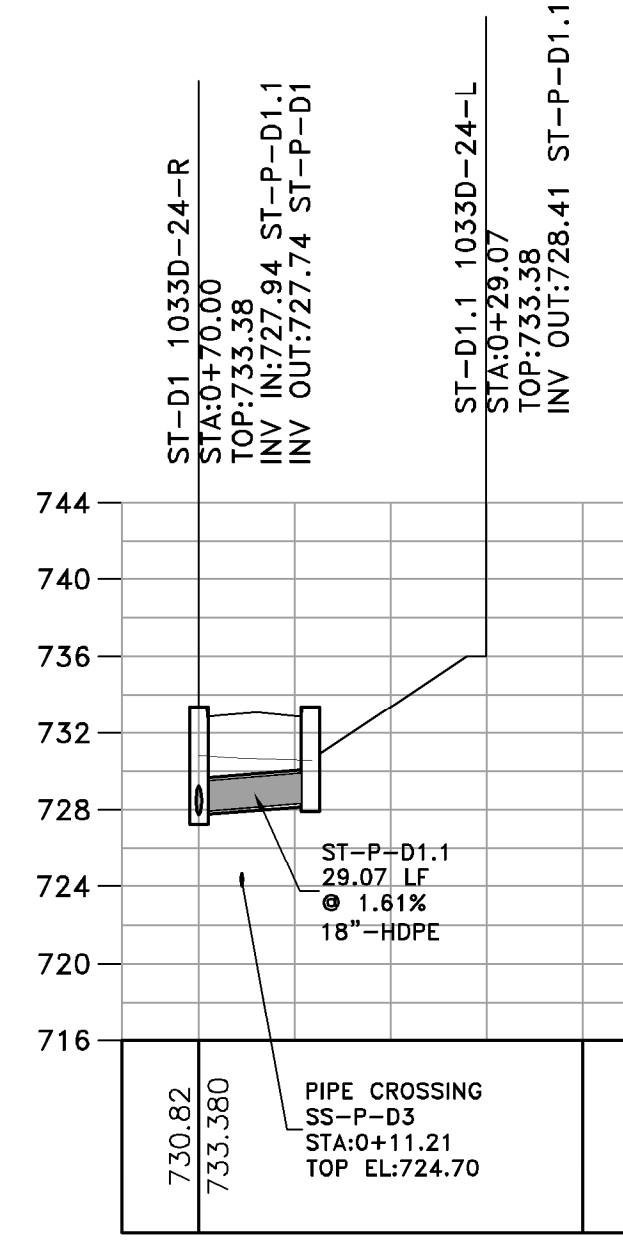
STORM C
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00



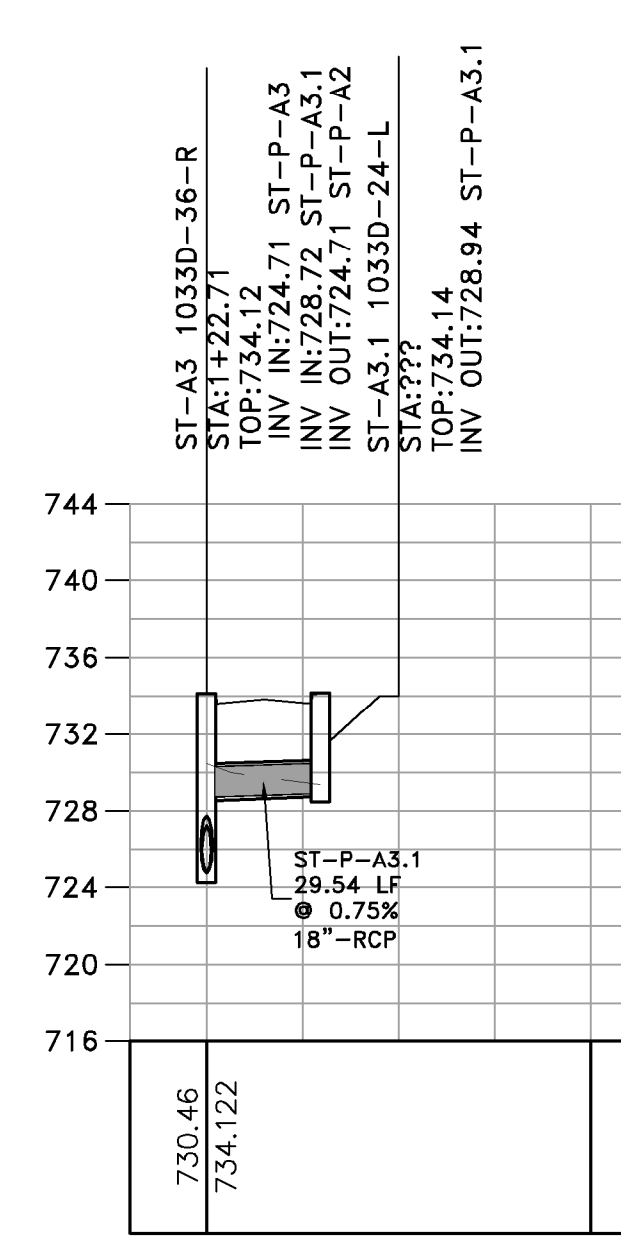
STORM D
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00



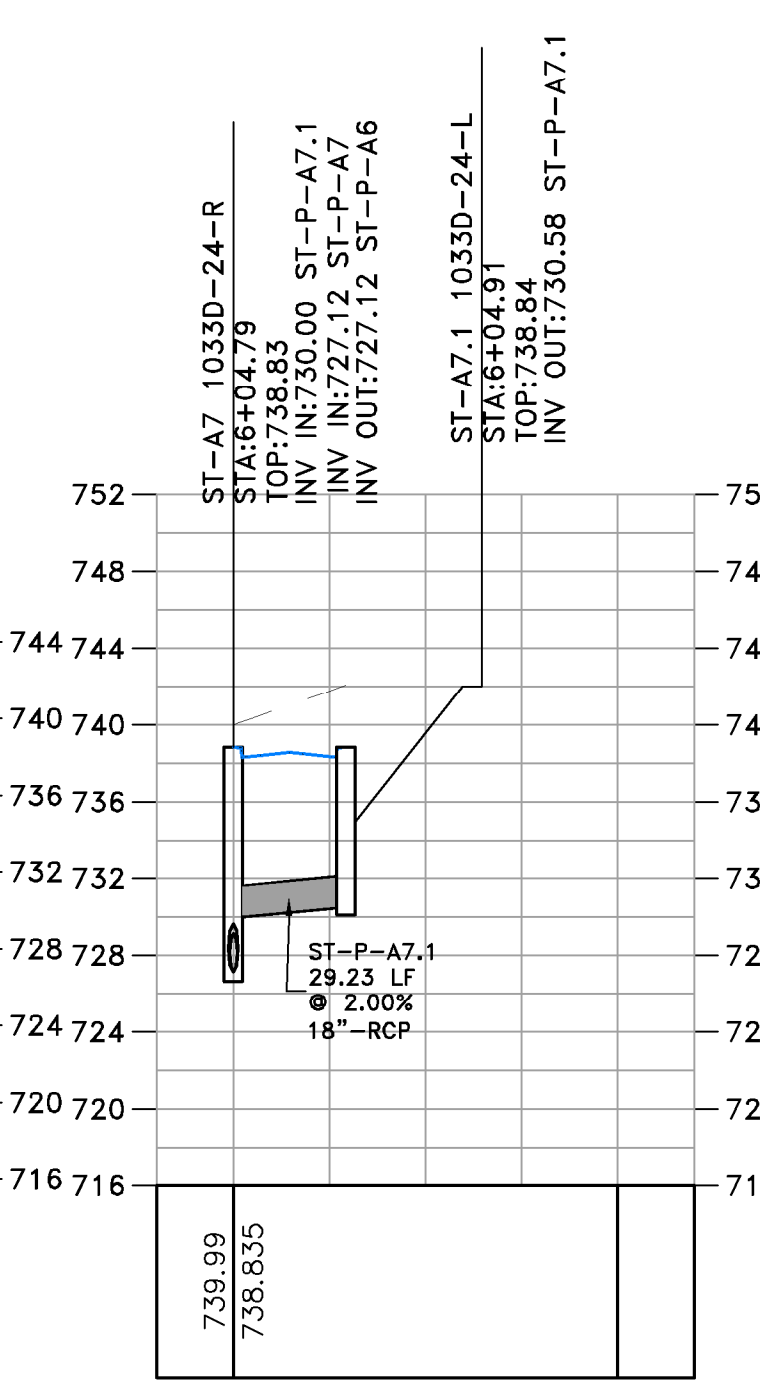
STORM E
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00



STORM D1.1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00



STORM A3.1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00



STORM A7.1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

NOTE: NULL STRUCTURES ARE PENETRATIONS THRU WALL

PROJECT NO.:
21125

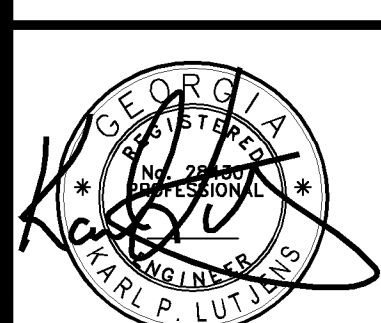
DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT
1	8/11/21	REVISED CONCEPT	
2	8/22/21	REVISED CONCEPT	
3	10/6/21	LOP 1ST SUR	
4	11/19/21	COUNTY COMMENTS	
5	12/19/21	COUNTY COMMENTS	
6			

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OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



SHEET TITLE:
STORM SEWER PROFILES

SHEET NO.:
C602

REVISIONS:	DATE	DESCRIPTION
1	8/11/21	CONCEPT
2	8/22/21	REVISED CONCEPT
3	10/6/21	LOP 1ST SUR
4	11/19/21	COUNTY COMMENTS
5	12/19/21	COUNTY COMMENTS
6		

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OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

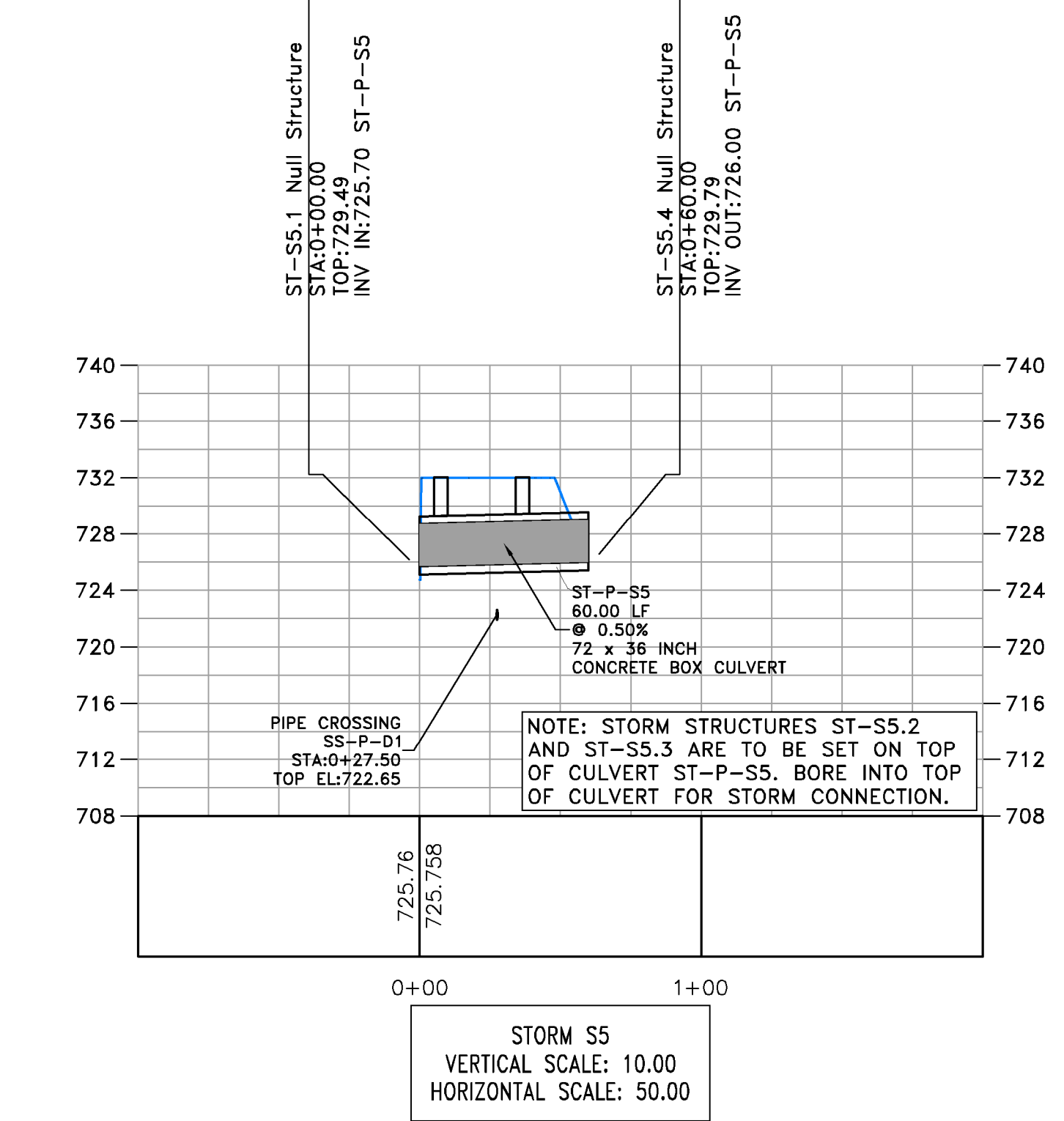
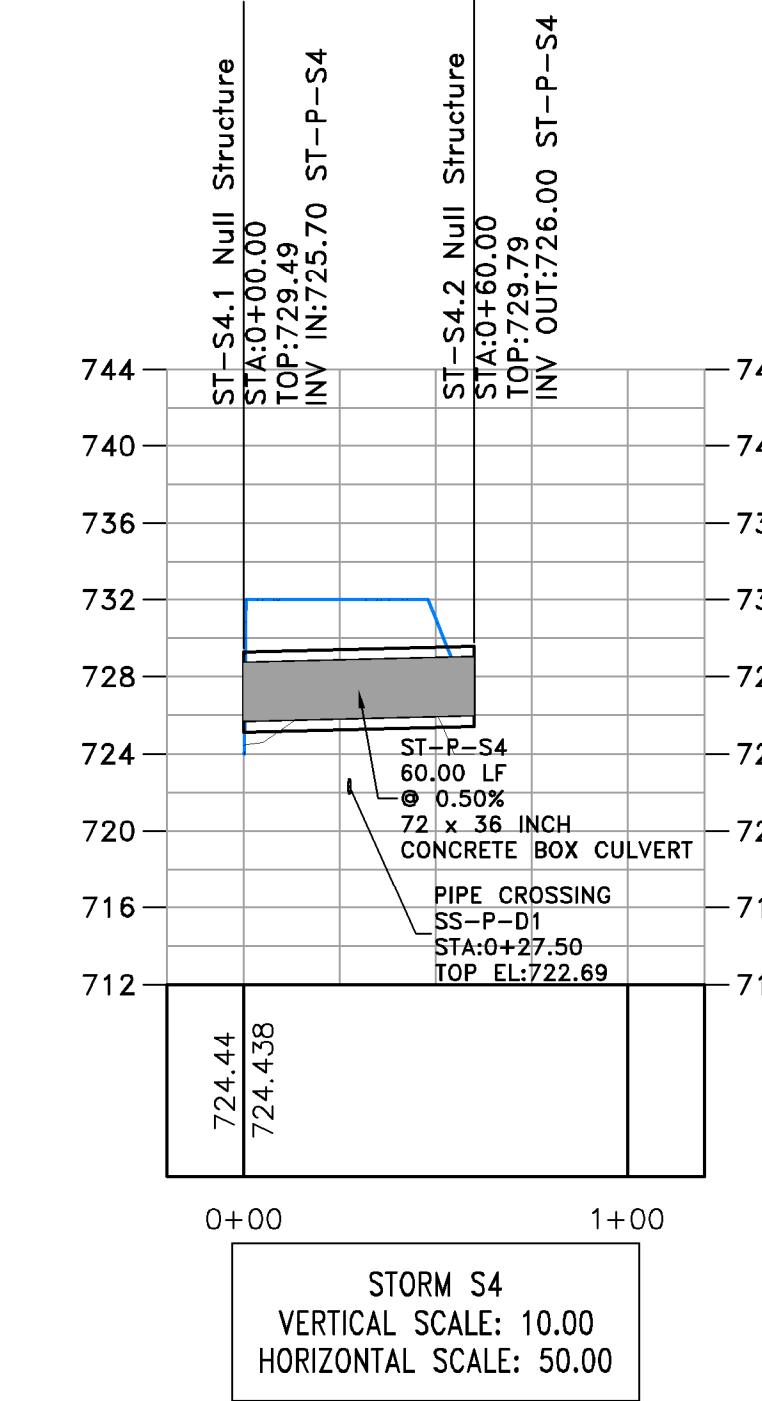
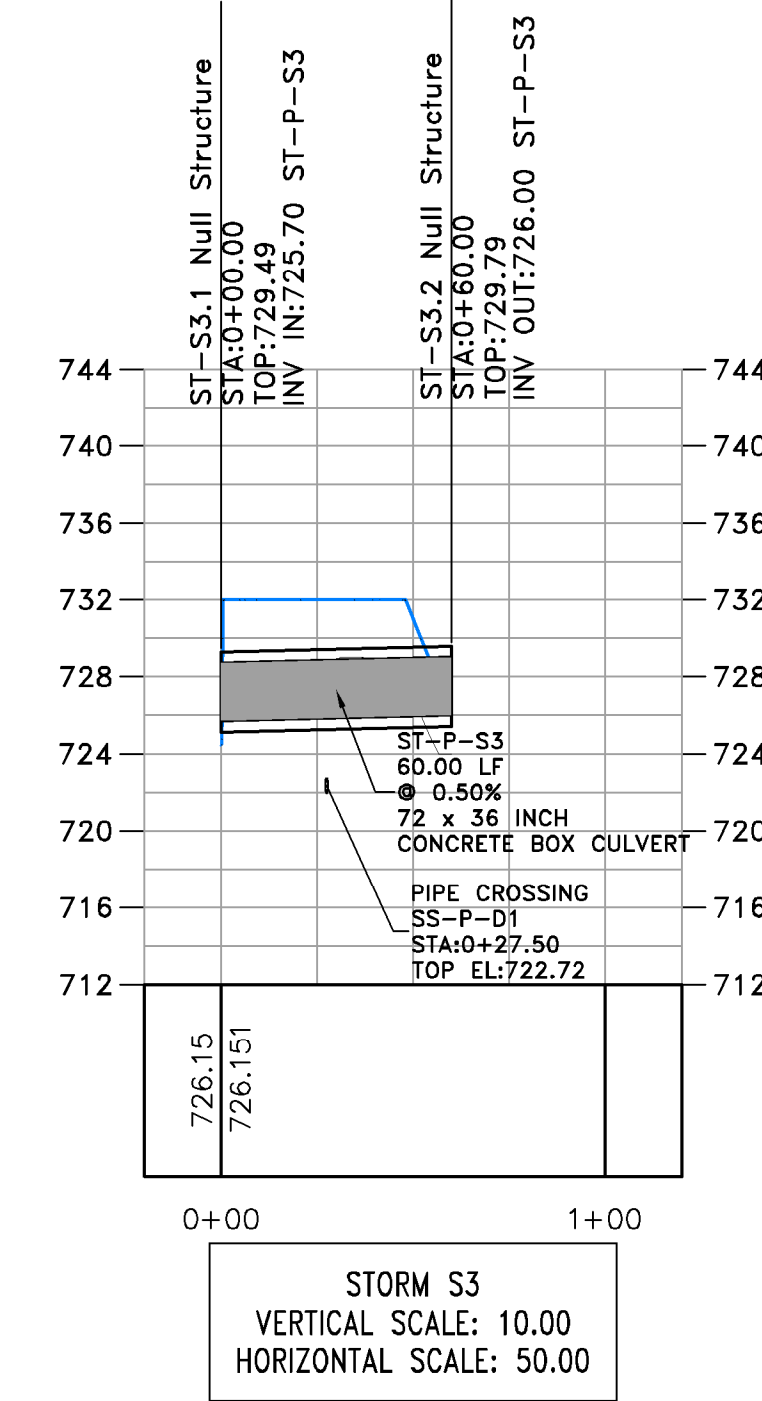
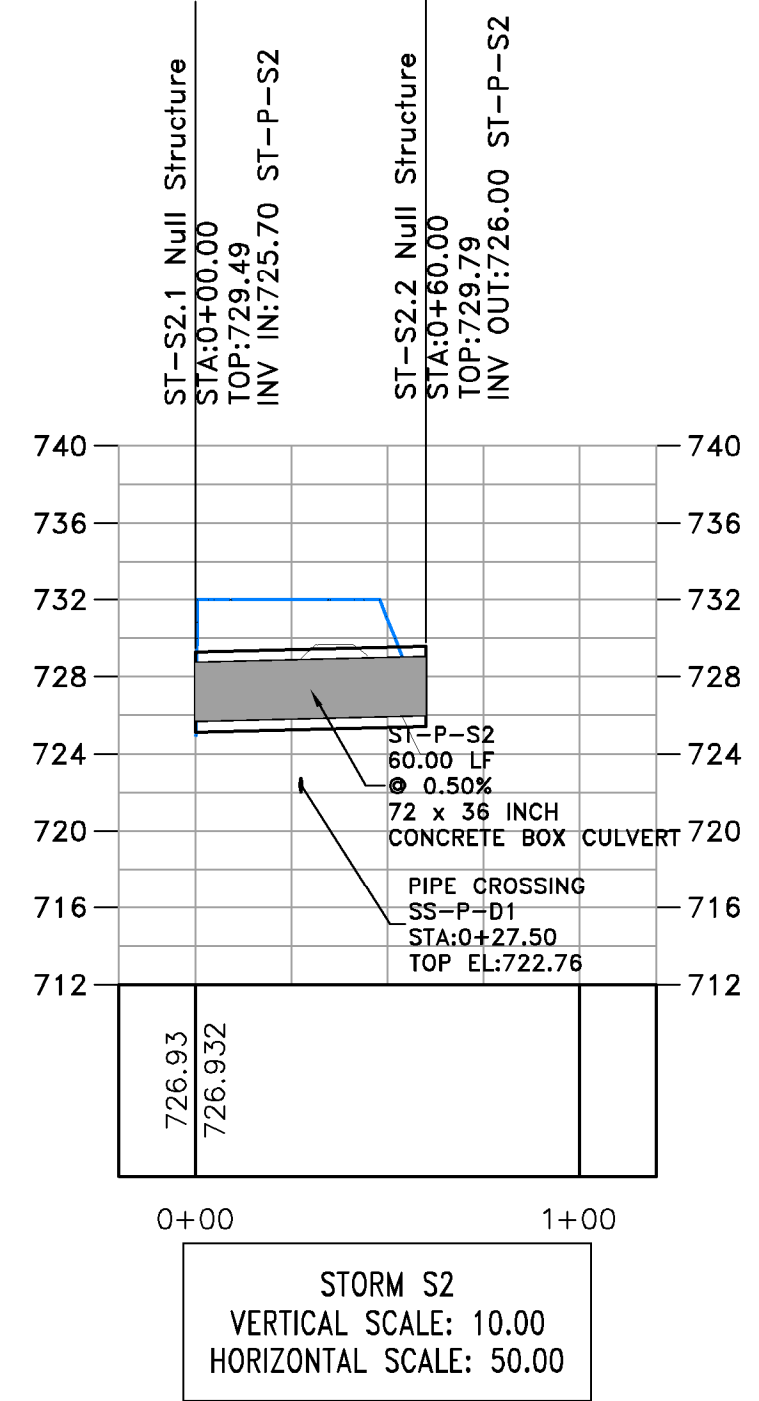
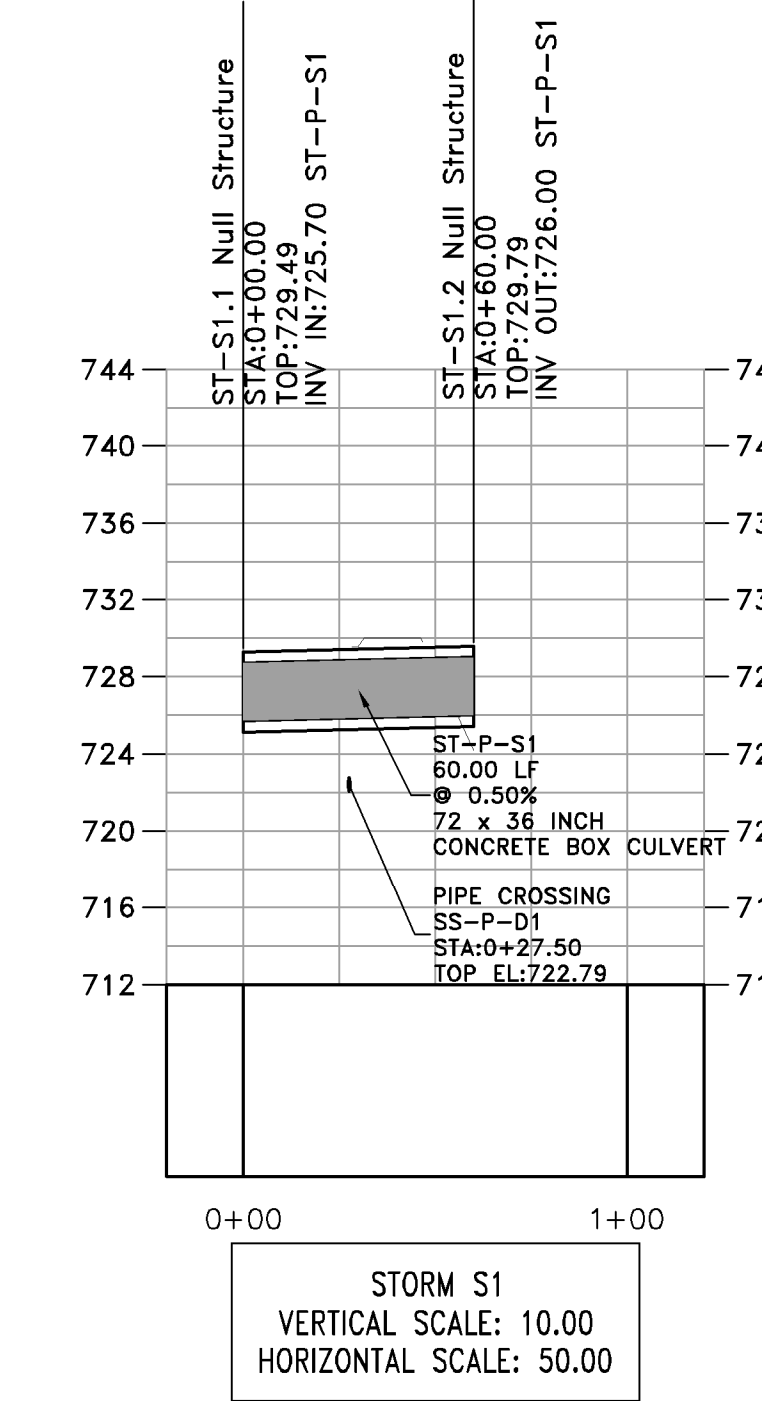
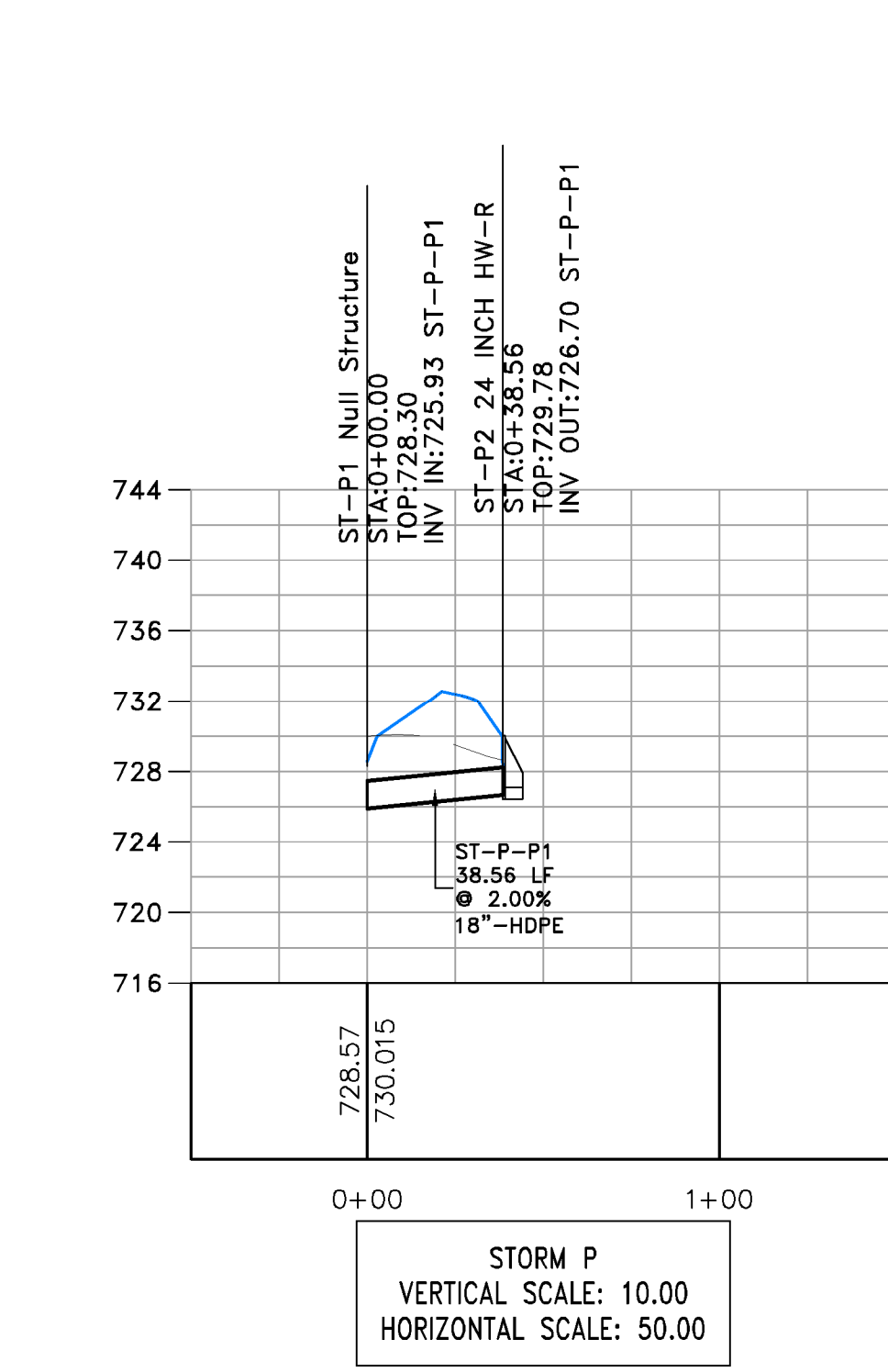
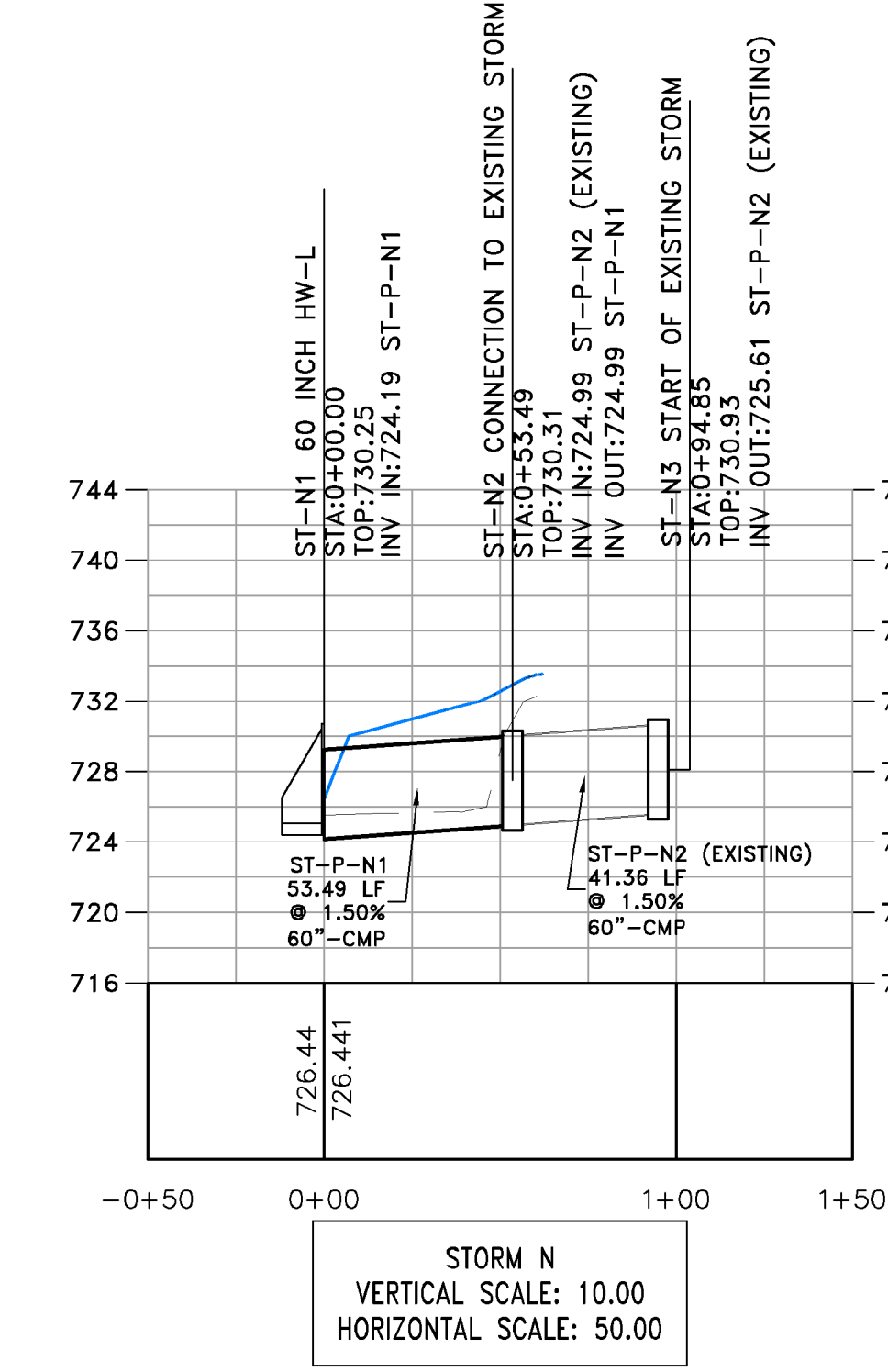
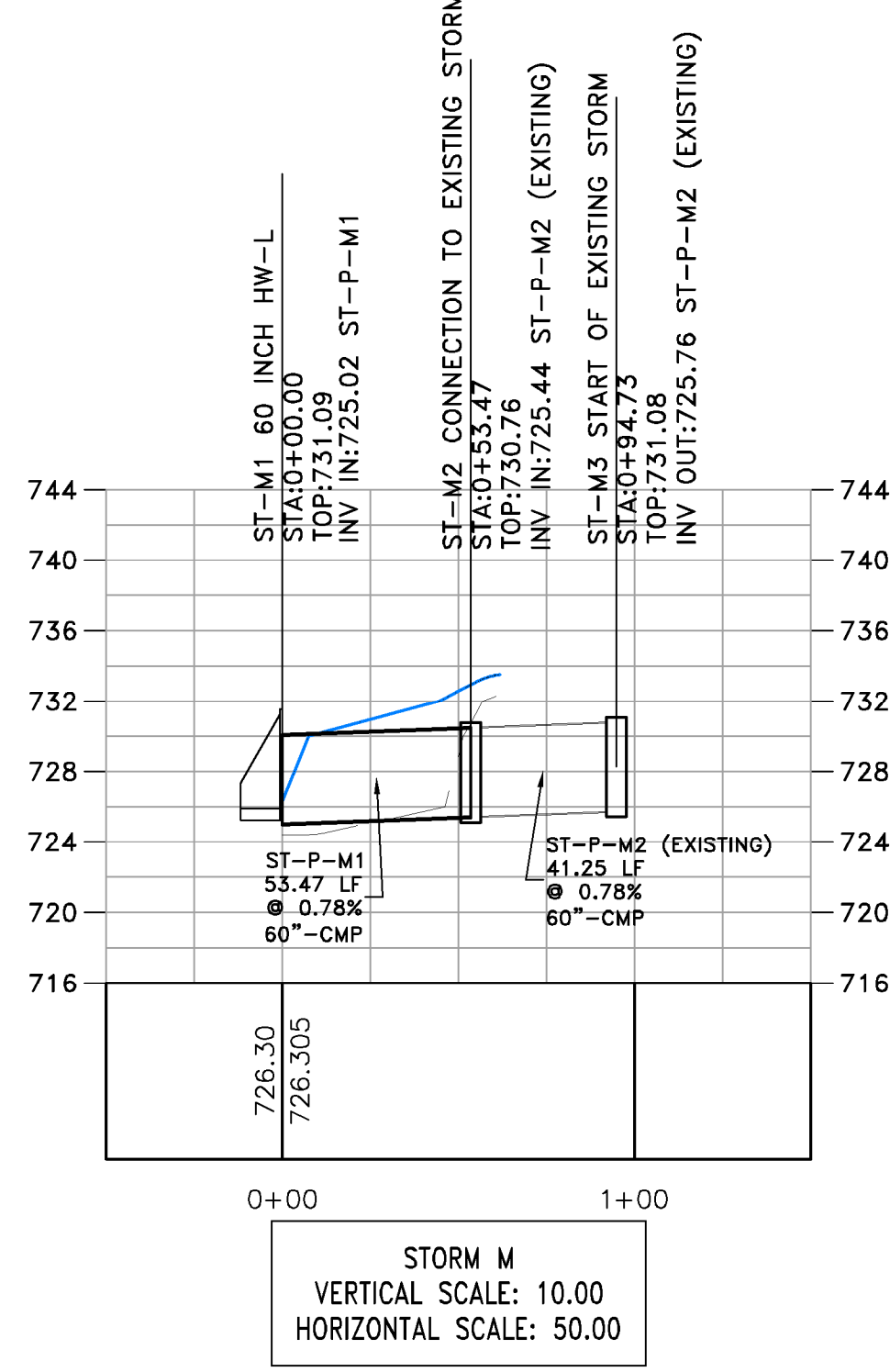
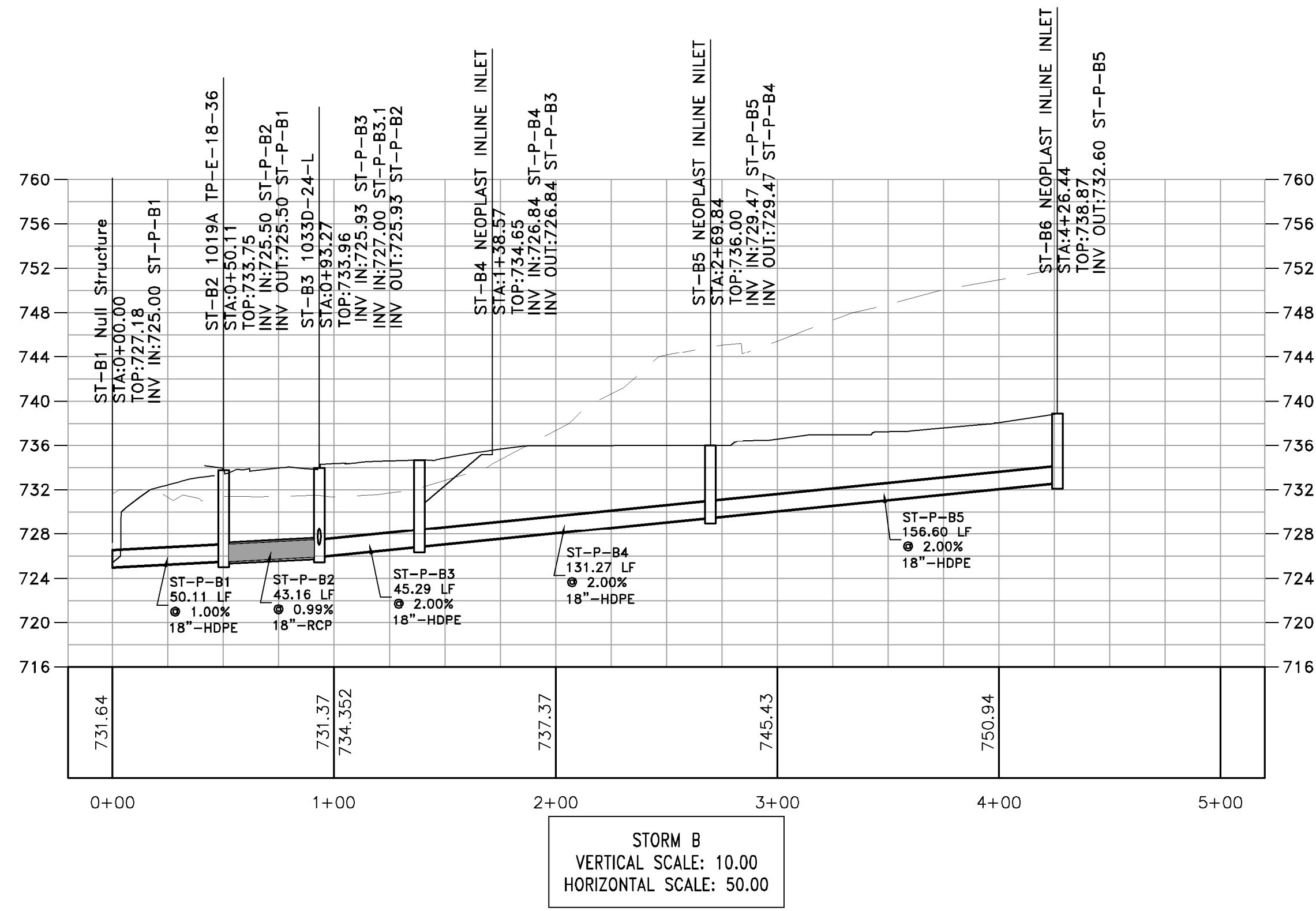


SHEET TITLE:

STORM SEWER PROFILES

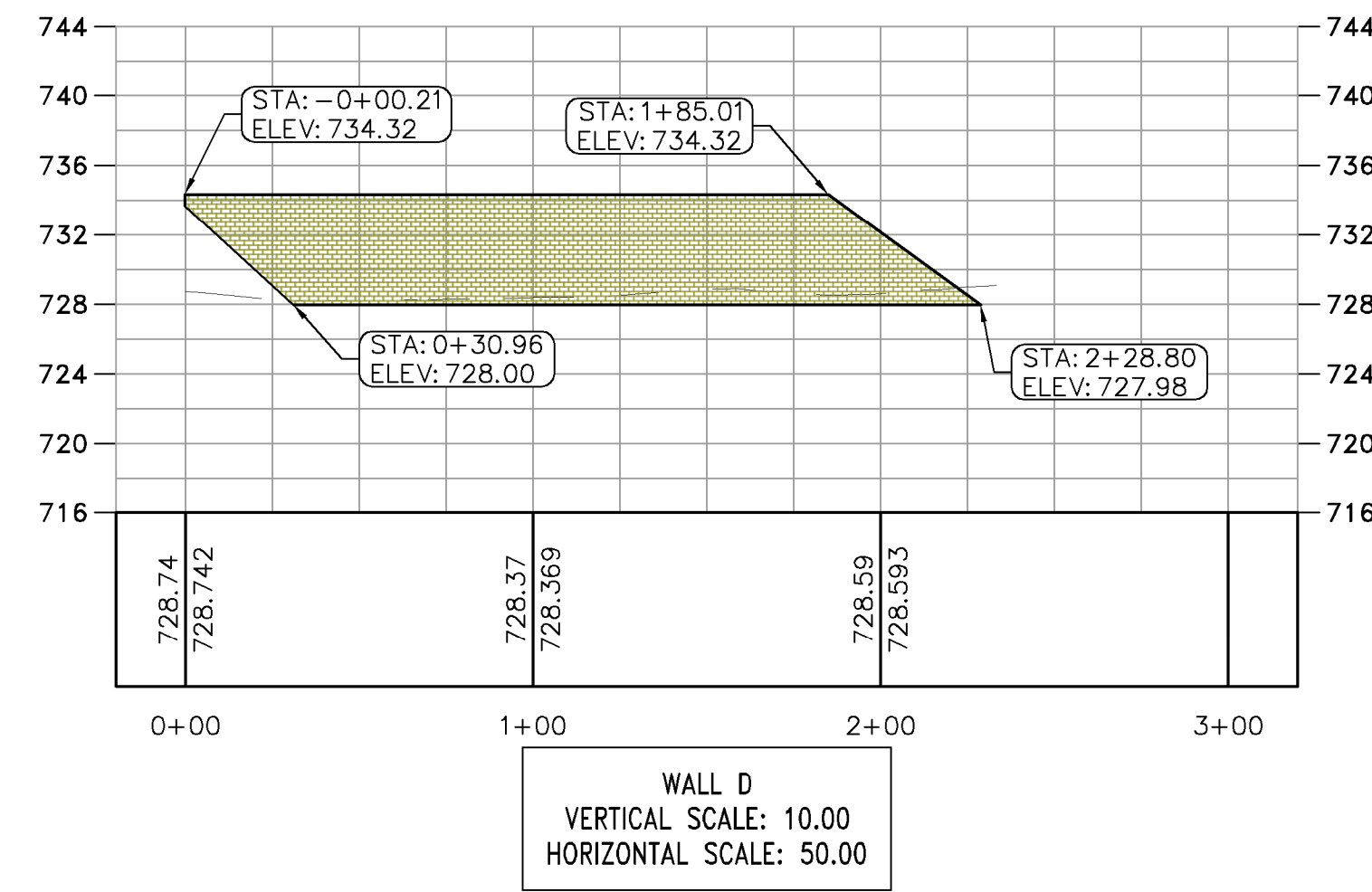
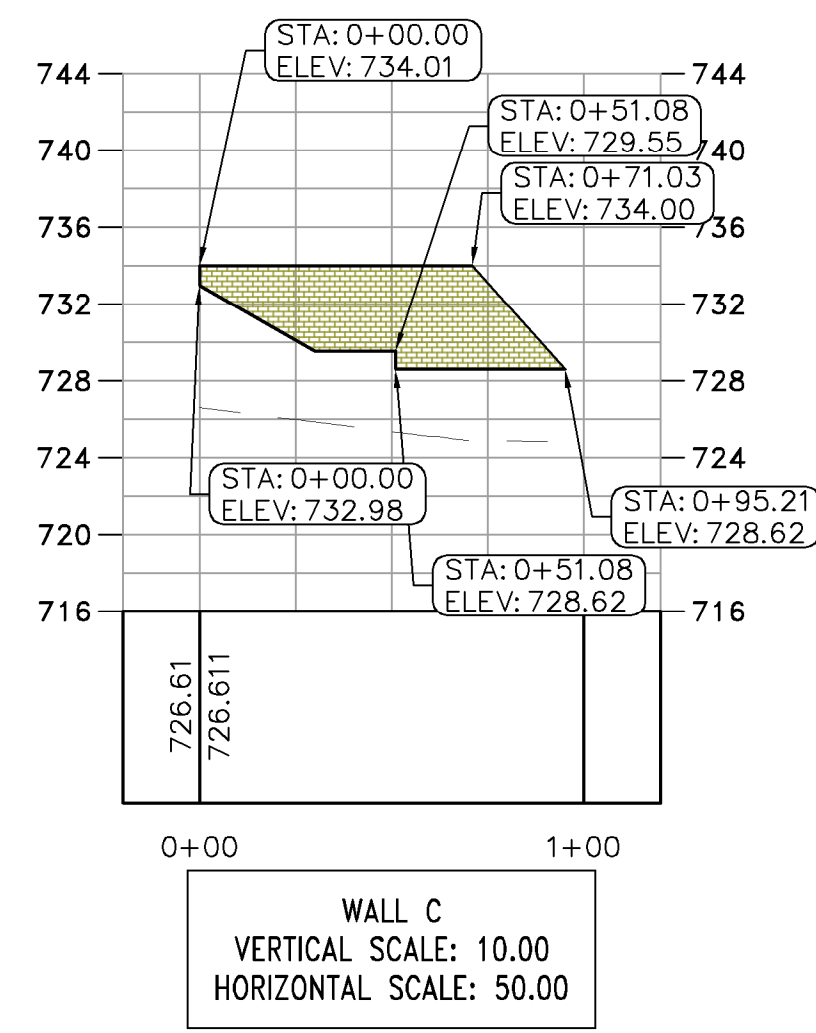
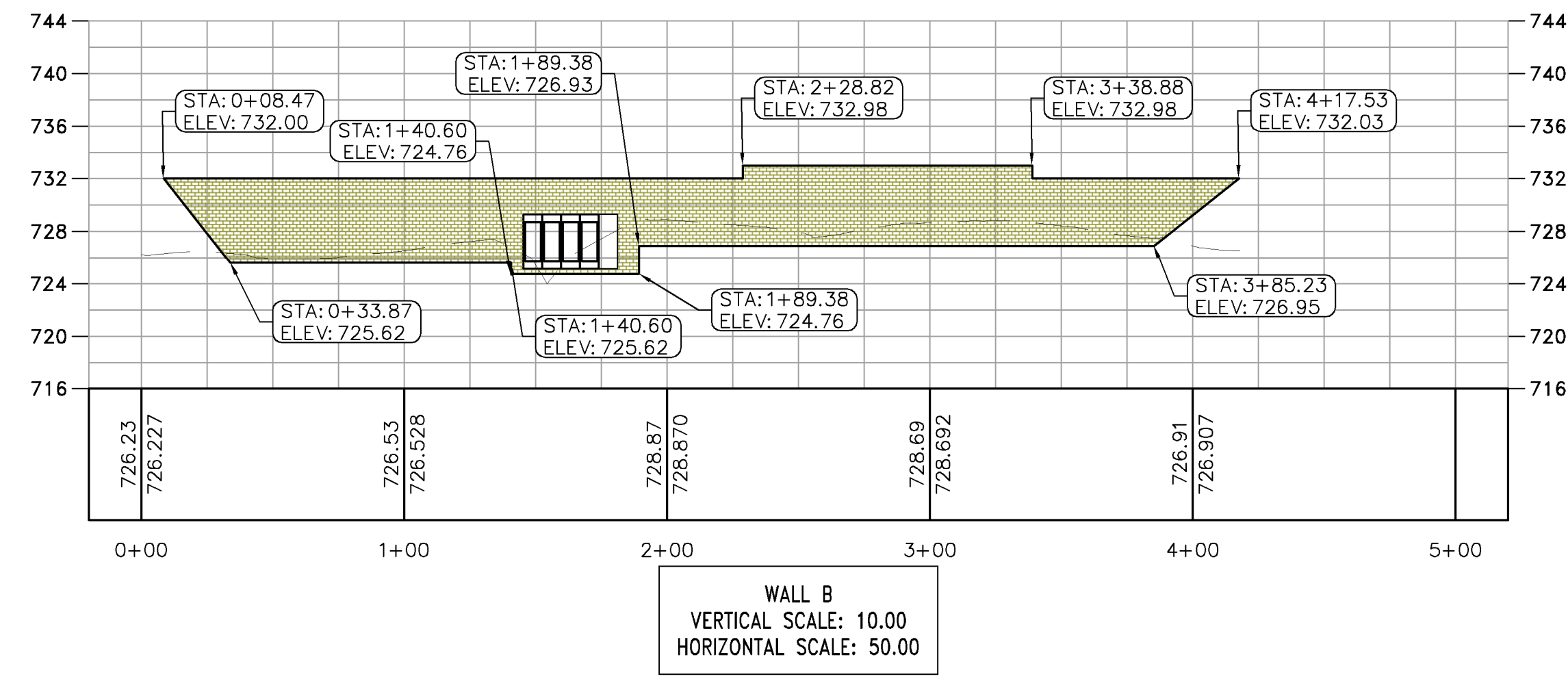
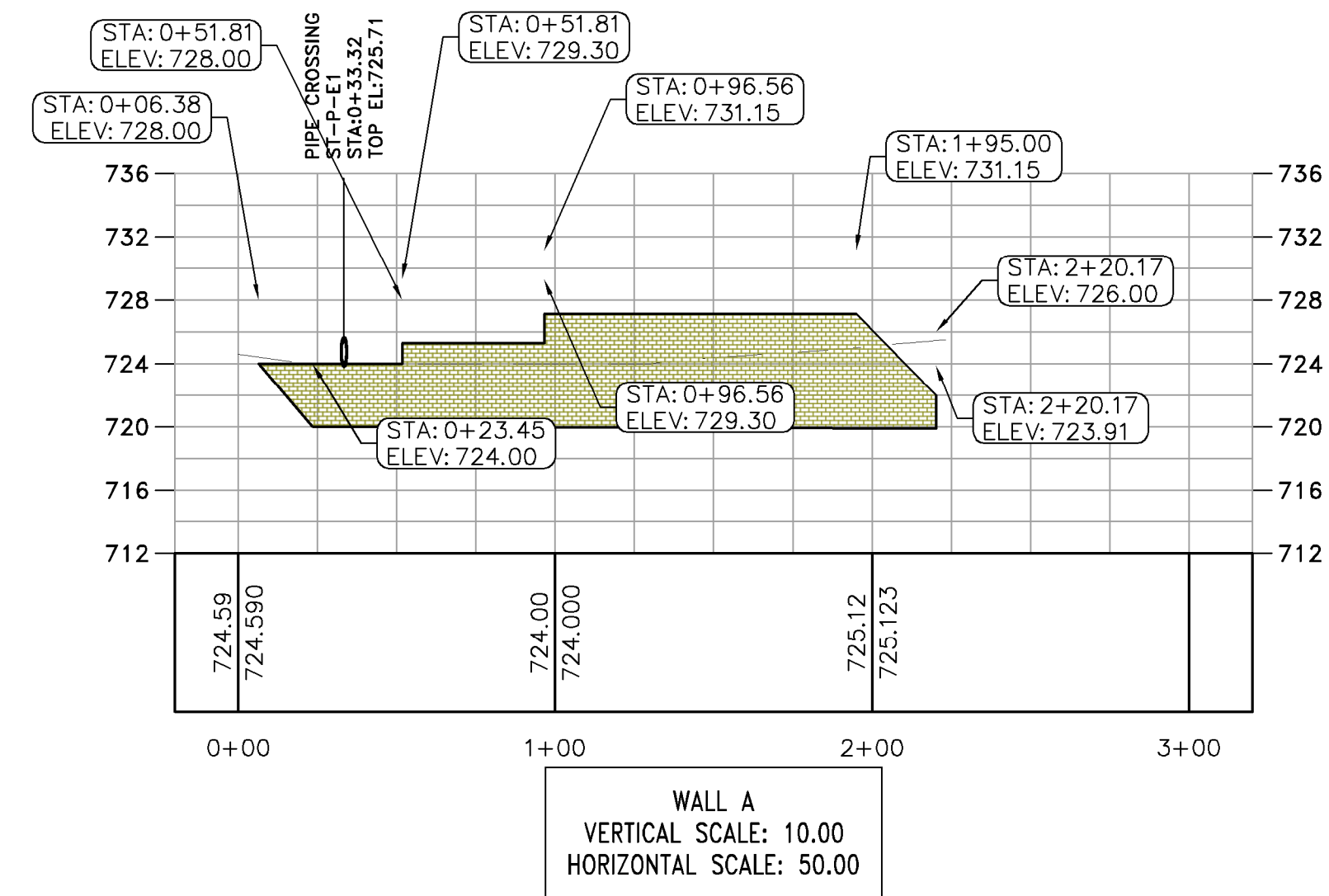
SHEET NO.:

C603



NOTE: NULL STRUCTURES ARE PENETRATIONS THRU WALL

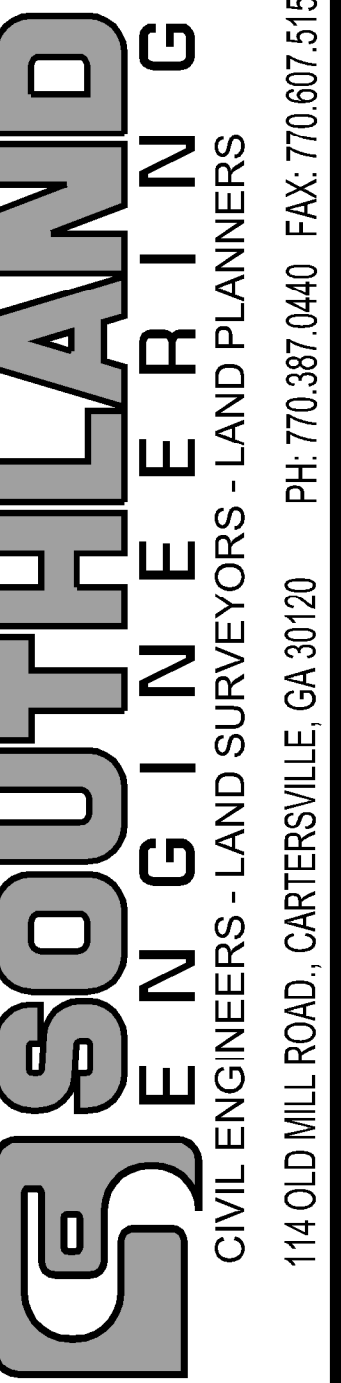
G:\21000\21125 - PEEPLES VALLEY ROAD - WAYNE ISAAC\CIVIL\DESIGN\21125 DESIGN 8.dwg 12/31/2021 2:13 PM



PROJECT NO.: 21125

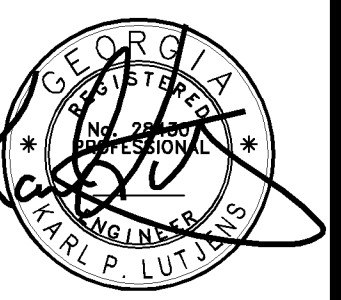
DATE: 10/6/21

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LOP 1ST SUR	COUNTY COMMENTS	COUNTY COMMENTS
1	8/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
5	12/19/21						
6							



OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



SHEET TITLE:

RETAINING WALL
ENEVELOPE
A, B, C & D

SHEET NO.:

C604

REVISIONS:	DATE	DESCRIPTION
1	8/11/21	CONCEPT
2	8/22/21	REVISED CONCEPT
3	10/5/21	LIP 1ST SUB
4	11/19/21	COUNTY COMMENTS
5	12/19/21	COUNTY COMMENTS
6		

OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT 3RD SECTION
BARTOW COUNTY, GEORGIA

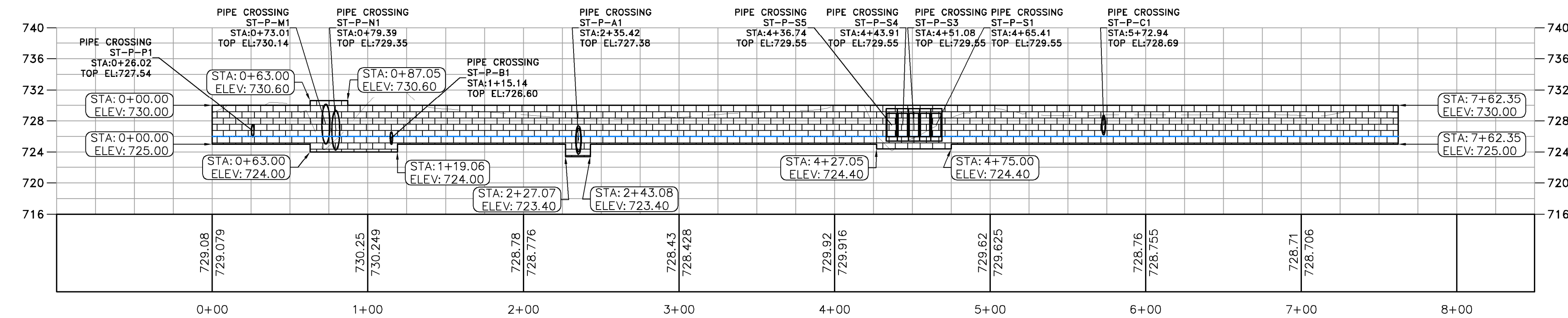
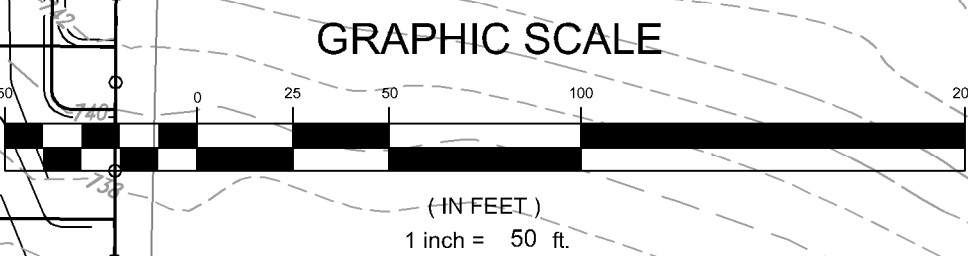
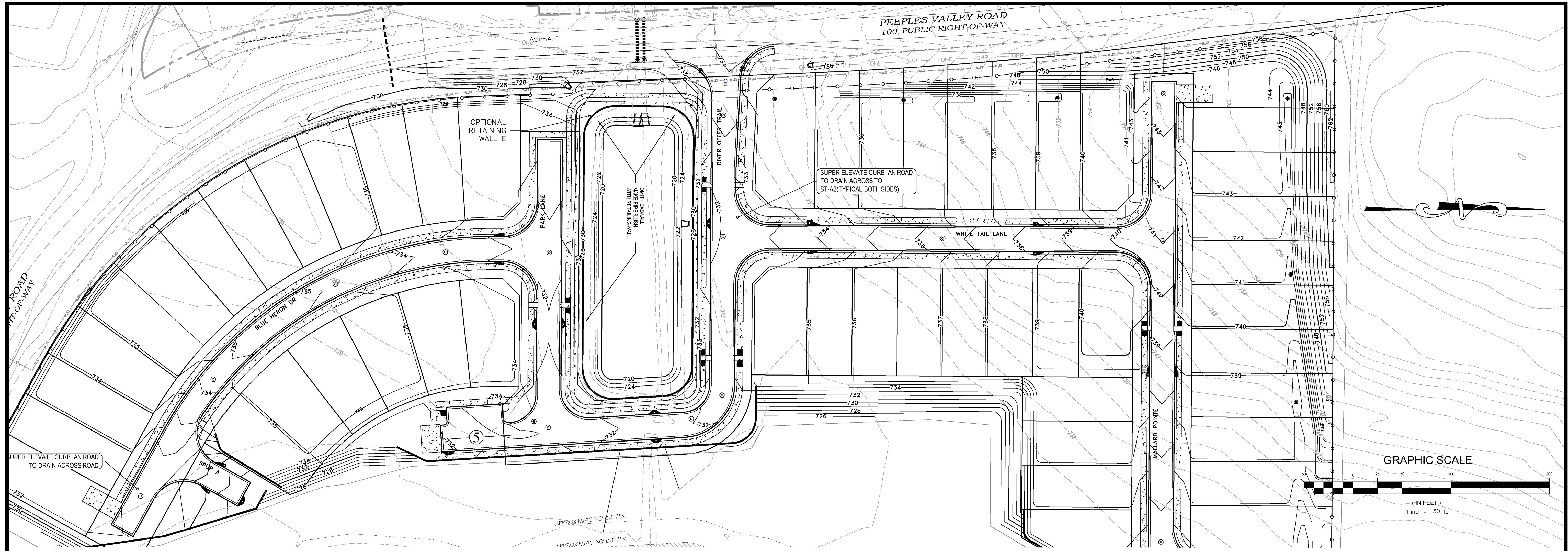


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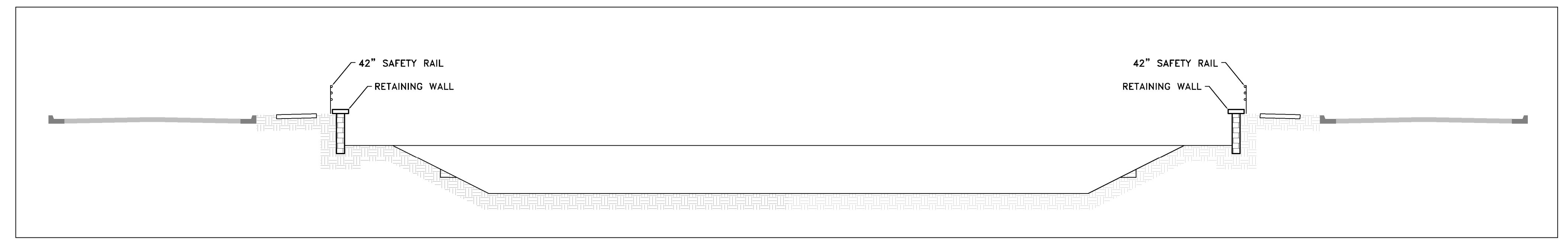
OPTIONAL
POND
RETAINING
WALL
PROFILE E

SHEET NO.:

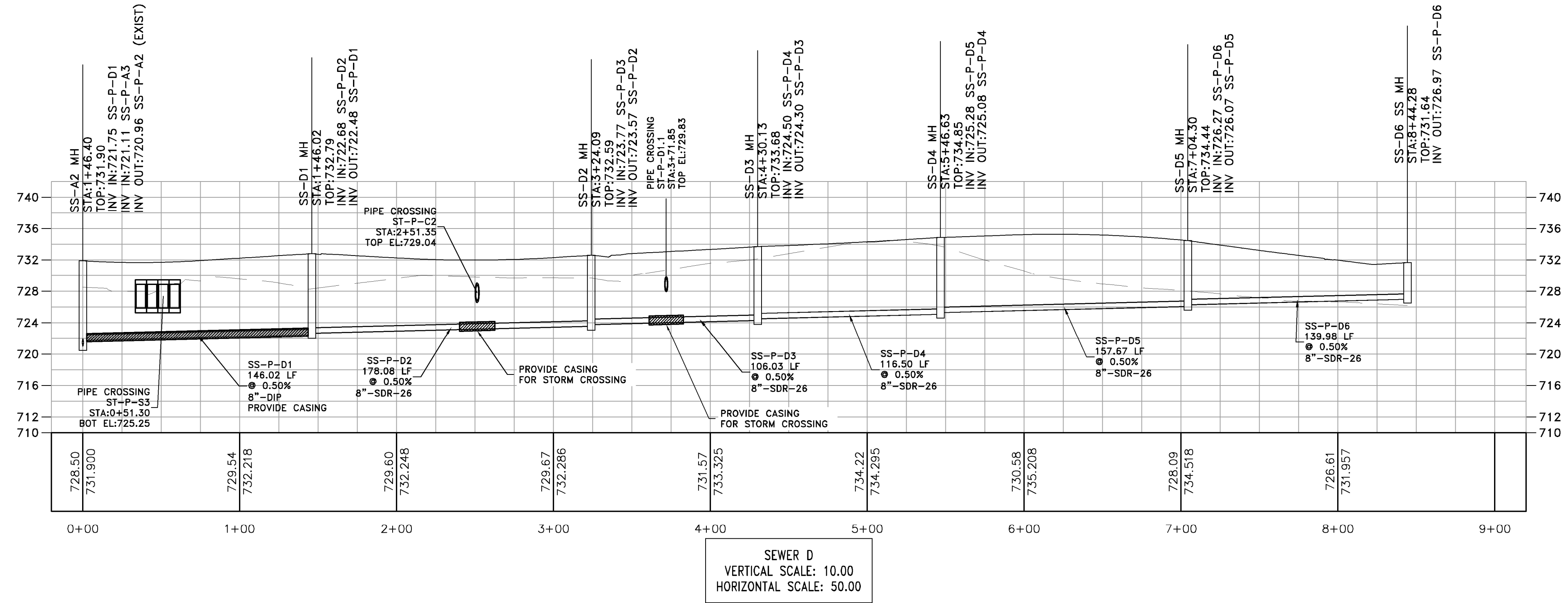
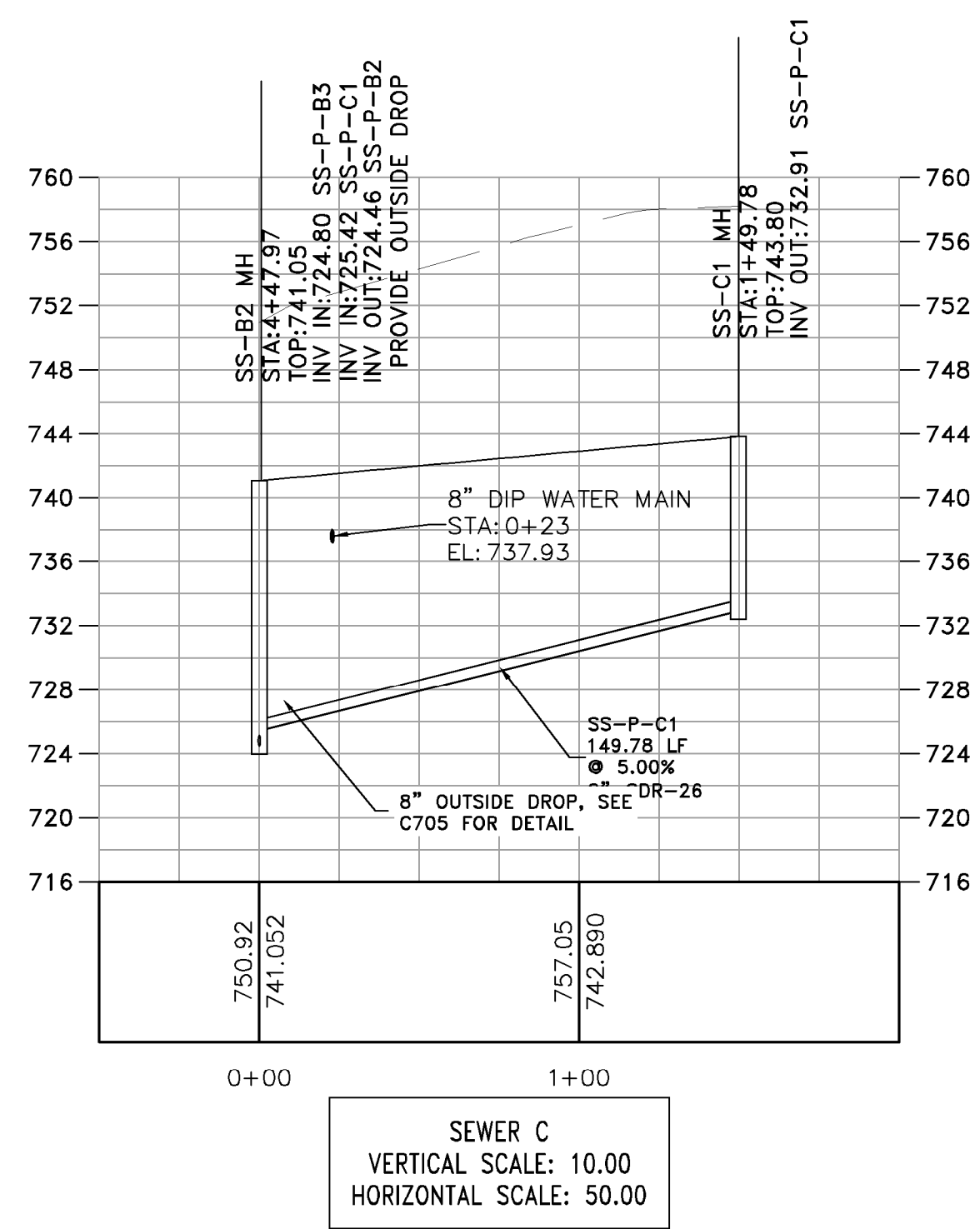
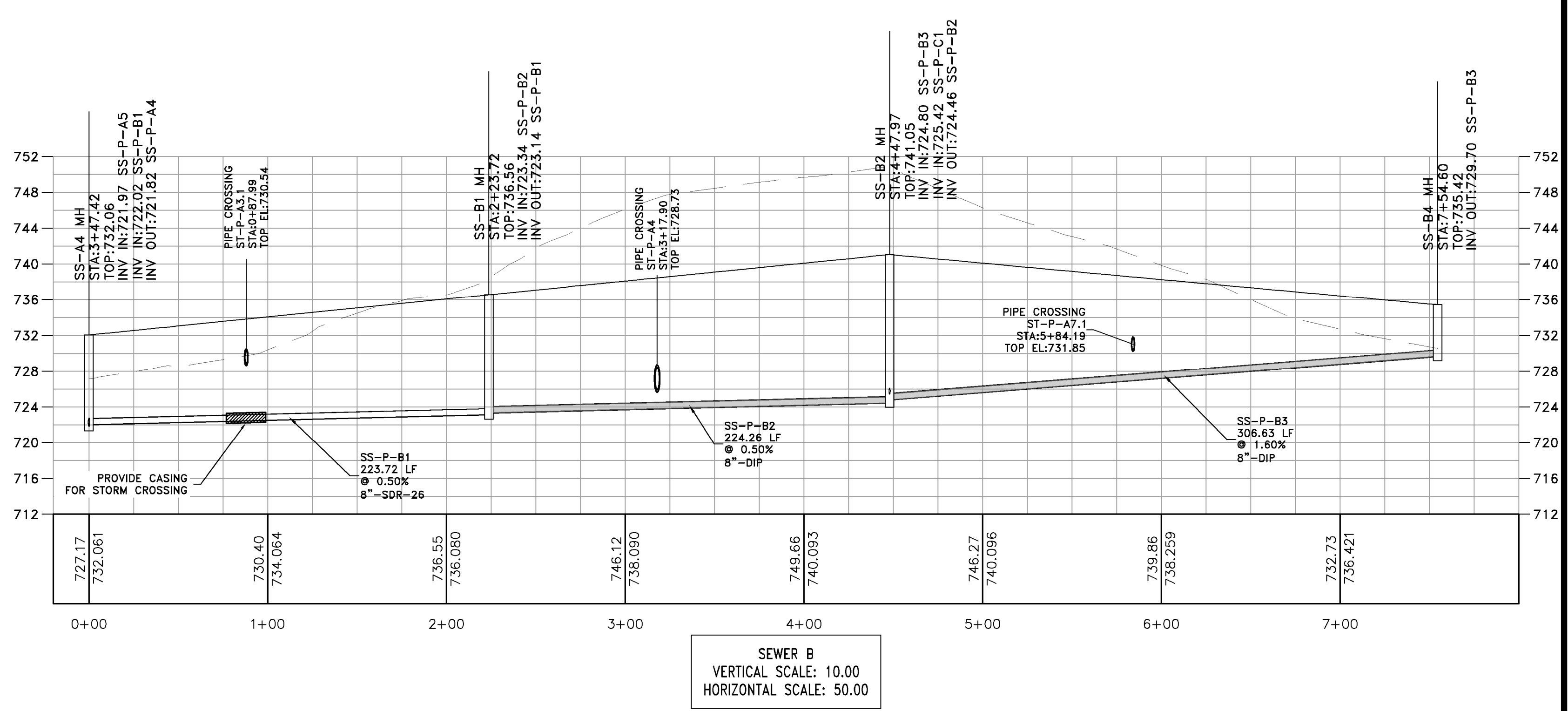
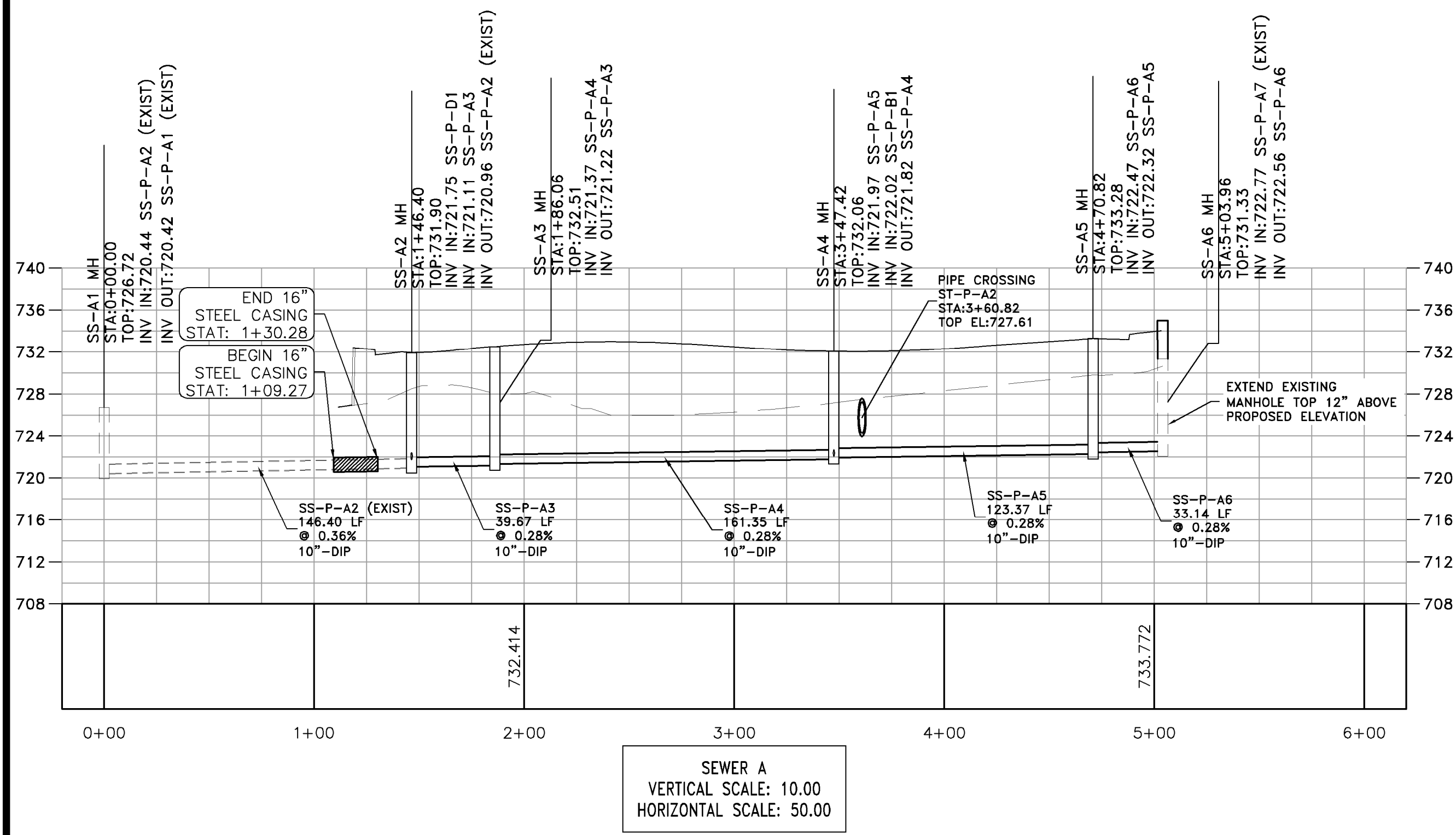
C605



OPTIONAL WALL E
AREA: 3812 SF
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00



SWMA POND A TYPICAL SECTION WITH OPTIONAL RETAINING WALL E
N.T.S.



PROJECT NO.:
21125

DATE:
10/6/21

REVISIONS:	DATE	DESCRIPTION
1	8/11/21	CONCEPT
2	8/22/21	REVISED CONCEPT
3	10/6/21	LOP 1ST SUB
4	11/19/21	COUNTY COMMENTS
5	12/19/21	COUNTY COMMENTS
6		

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
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OVERLOOK ON PETTIT
LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA



SHEET TITLE:

SANITARY SEWER PROFILES

SHEET NO.:

C606

25 YEAR STORM

100 YEAR STORM

Page 1

Station		Len	Dmg Area	Rnoff	Area x C	Tc	Rain	Total	Cap	Vel	Pipe	Invert Elev	HGL Elev	Grnd / Rim Elev	Line ID							
Line	To Line	(ft)	Incr (ac)	Total (C)	Incr Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)			
1	End	20.240	0.57	6.27	0.60	0.34	3.16	5.0	13.3	6.4	20.35	66.30	4.96	36	0.99	724.00	724.20	726.08	725.65	728.33	732.33	ST-P-A1
2	1	102.466	0.53	5.70	0.60	0.32	2.82	5.0	12.7	6.6	18.61	47.05	5.69	36	0.50	724.20	724.71	725.65	726.09	732.33	734.12	ST-P-A2
3	2	229.896	0.33	4.72	0.60	0.20	2.23	5.0	11.5	6.9	15.46	31.42	5.70	30	0.50	724.71	725.86	726.09	727.19	734.12	738.74	ST-P-A3
4	3	29.081	0.17	4.39	0.60	0.10	2.03	5.0	11.3	7.0	14.19	29.46	5.52	30	0.52	725.86	726.01	727.19	727.28	738.74	738.74	ST-P-A4
5	4	106.286	0.01	4.22	0.98	0.01	1.93	5.0	10.7	7.2	13.84	31.37	5.59	30	0.50	726.01	726.54	727.28	727.79	738.74	739.94	ST-P-A5
6	5	116.819	0.16	4.21	0.60	0.10	1.92	5.0	10.0	7.4	14.19	31.31	5.73	30	0.50	726.54	727.12	727.79	728.39	739.94	738.83	ST-P-A6
7	6	229.823	0.62	3.42	0.60	0.37	1.45	5.0	9.0	7.8	11.23	17.33	5.53	24	0.50	727.12	728.27	728.39	729.47	738.83	734.61	ST-P-A7
8	7	57.509	0.14	2.80	0.60	0.08	1.08	5.0	8.7	7.9	8.49	17.40	4.73	24	0.50	728.27	728.56	729.47	729.60	734.61	733.78	ST-P-A8
9	8	114.317	0.29	2.66	0.54	0.16	0.99	5.0	7.9	8.2	8.12	17.30	5.01	24	0.50	728.56	729.13	729.60	730.14	733.78	734.04	ST-P-A9
10	9	153.000	0.31	2.37	0.53	0.16	0.83	5.0	6.8	8.7	7.27	27.52	6.06	24	1.26	729.43	731.36	730.14	732.32	734.04	736.00	ST-P-A10
11	10	130.000	0.52	2.06	0.43	0.22	0.67	5.0	6.2	9.0	6.06	13.93	5.11	18	1.50	731.36	733.31	732.32	734.26	736.00	740.00	ST-P-A11
12	11	179.041	1.54	1.54	0.29	0.45	0.45	5.0	5.0	9.8	4.36	13.94	4.12	18	1.50	733.31	736.00	734.26	736.80	740.00	740.00	ST-P-A12
13	6	29.232	0.63	0.63	0.60	0.38	0.38	5.0	5.0	9.8	3.69	16.02	5.83	18	1.98	730.00	730.58	730.49	731.31	738.83	738.84	ST-P-A7.1
14	2	29.545	0.45	0.45	0.60	0.27	0.27	5.0	5.0	9.8	2.64	9.06	4.15	18	0.74	728.72	728.94	729.27	729.56	734.12	734.14	ST-P-A3.1
15	End	50.110	0.03	1.22	0.60	0.02	0.73	5.0	10.5	7.2	5.30	11.38	4.87	18	1.00	725.00	725.50	725.89	726.39	727.18	733.82	ST-P-B1
16	15	43.164	0.08	1.19	0.60	0.05	0.71	5.0	10.3	7.3	5.22	10.48	4.83	18	1.00	725.50	725.93	726.39	726.81	733.82	733.96	ST-P-B2
17	16	45.293	0.21	0.73	0.60	0.13	0.44	5.0	9.9	7.4	3.25	16.13	3.57	18	2.01	725.93	726.84	726.81	727.53	733.96	733.00	ST-P-B3
18	17	131.274	0.30	0.52	0.60	0.18	0.31	5.0	8.6	7.9	2.47	16.10	3.46	18	2.00	726.84	729.47	727.53	730.06	733.00	735.52	ST-P-B4
19	18	156.801	0.22	0.22	0.60	0.13	0.13	5.0	5.0	9.8	1.29	16.08	2.55	18	2.00	729.47	732.60	730.06	733.02	735.52	738.51	ST-P-B5
20	16	67.902	0.38	0.38	0.60	0.23	0.23	5.0	5.0	9.8	2.23	11.38	4.33	18	1.00	727.00	727.68	727.45	728.24	733.96	730.75	ST-P-B3.1
21	End	21.093	0.13	1.75	0.60	0.08	1.05	5.0	9.4	7.6	7.97	13.93	4.17	24	0.38	726.44	726.52	727.63	727.63	728.62	732.26	ST-P-C1
22	21	29.071	0.30	1.62	0.60	0.18	0.97	5.0	9.3	7.7	7.44	15.70	4.55	24	0.48	726.72	726.86	727.61	727.84	732.26	732.26	ST-P-C2

Project File: 21125 STORM 1.stm Number of lines: 30 Run Date: 10/11/2021

NOTES: Intensity = 52.16 / (inlet time + 5.50) ^ 0.71; Return period = Yrs. 25 ; c = cir e = ellip b = box

Storm Sewers v2021.00

Page 2

Station		Len	Dmg Area	Rnoff	Area x C	Tc	Rain	Total	Cap	Vel	Pipe	Invert Elev	HGL Elev	Grnd / Rim Elev	Line ID							
Line	To Line	(ft)	Incr (ac)	Total (C)	Incr Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)			
23	22	70.002	0.50	1.09	0.60	0.30	0.65	5.0	5.2	9.6	6.28	11.21	4.50	18	0.97	727.06	727.74	728.39	728.71	732.26	733.38	ST-P-D1
24	23	29.066	0.59	0.59	0.60	0.35	0.35	5.0	5.0	9.8	3.46	14.47	4.00	18	1.62	727.64	728.41	728.71	729.12	733.38	733.38	ST-P-D1.1
25	22	99.133	0.00	0.23	0.00	0.00	0.14	0.0	7.0	8.6	1.19	8.52	1.89	18	0.56	727.06	727.62	728.39	728.02	732.26	732.76	ST-P-C3
26	25	92.929	0.23	0.23	0.60	0.14	0.14	5.0	5.0	9.8	1.35	12.54	3.90	18	1.22	727.82	728.95	728.15	729.38	732.76	731.83	ST-P-C4
27	End	38.559	1.10	1.10	0.60	0.66	0.66	5.0	5.0	9.8	6.45	14.84	5.27	18	2.00	725.93	726.70	726.91	727.68	728.30	729.78	ST-P-P1
28	End	11.491	0.02	0.83	0.60	0.01	0.50	5.0	5.5	9.4	4.70	8.22	4.30	18	0.52	724.00	724.06	724.96	724.89	0.00	728.36	ST-P-E1
29	28	36.047	0.25	0.81	0.60	0.15	0.49	5.0	5.3	9.6	4.66	16.08	4.64	18	2.00	724.06	724.78	724.89	725.61	728.36	729.81	ST-P-E2
30	29	31.187	0.56	0.56	0.60	0.34	0.34	5.0	5.0	9.8	3.28	16.04	3.71	18	1.99	724.78	725.40	725.61	726.09	729.81	729.70	ST-P-E3

Project File: 21125 STORM 1.stm Number of lines: 30 Run Date: 10/11/2021

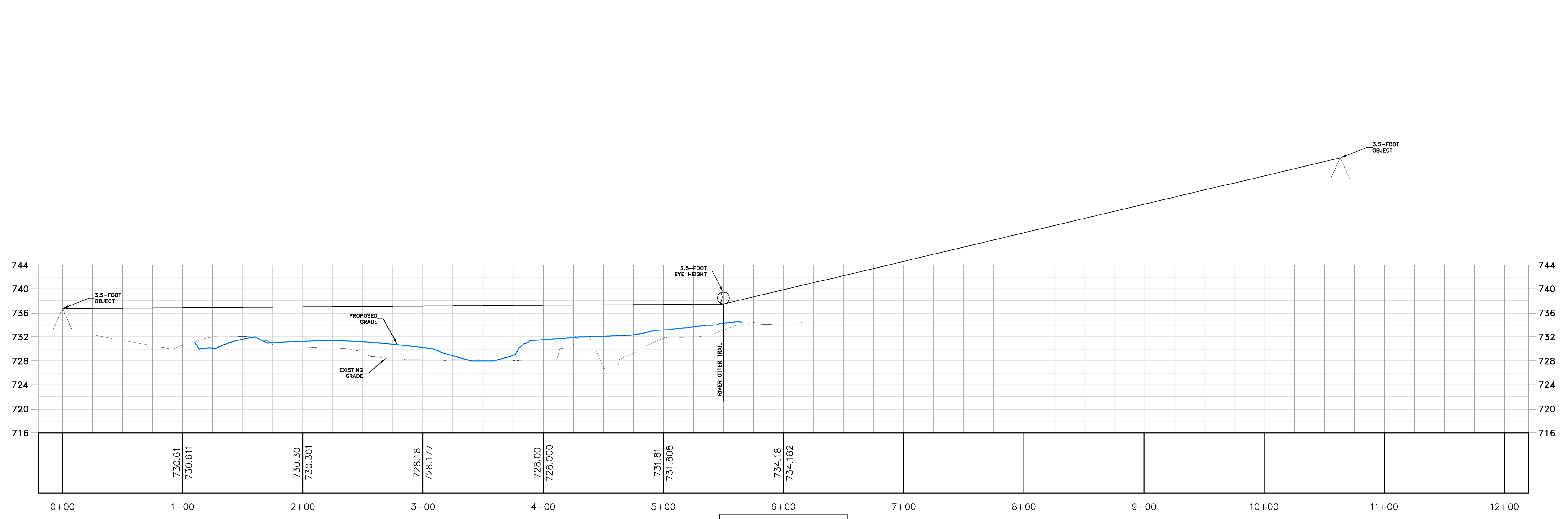
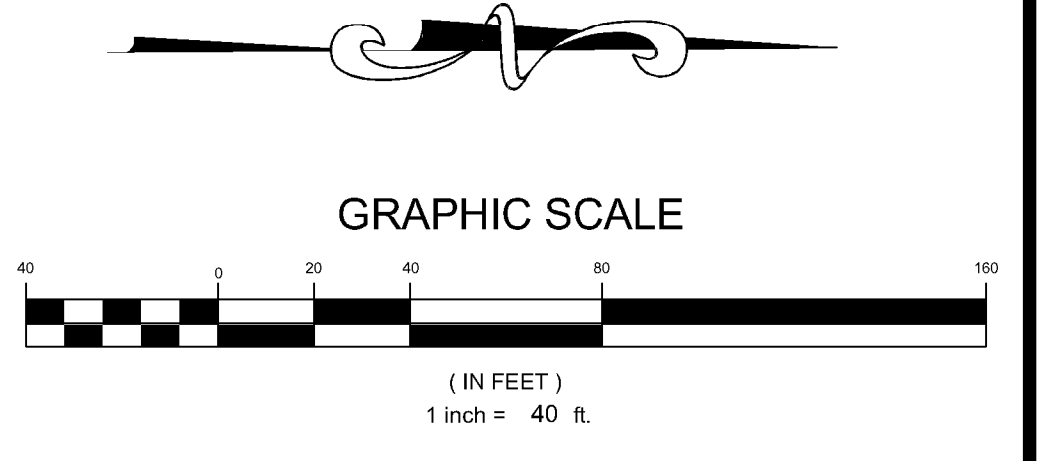
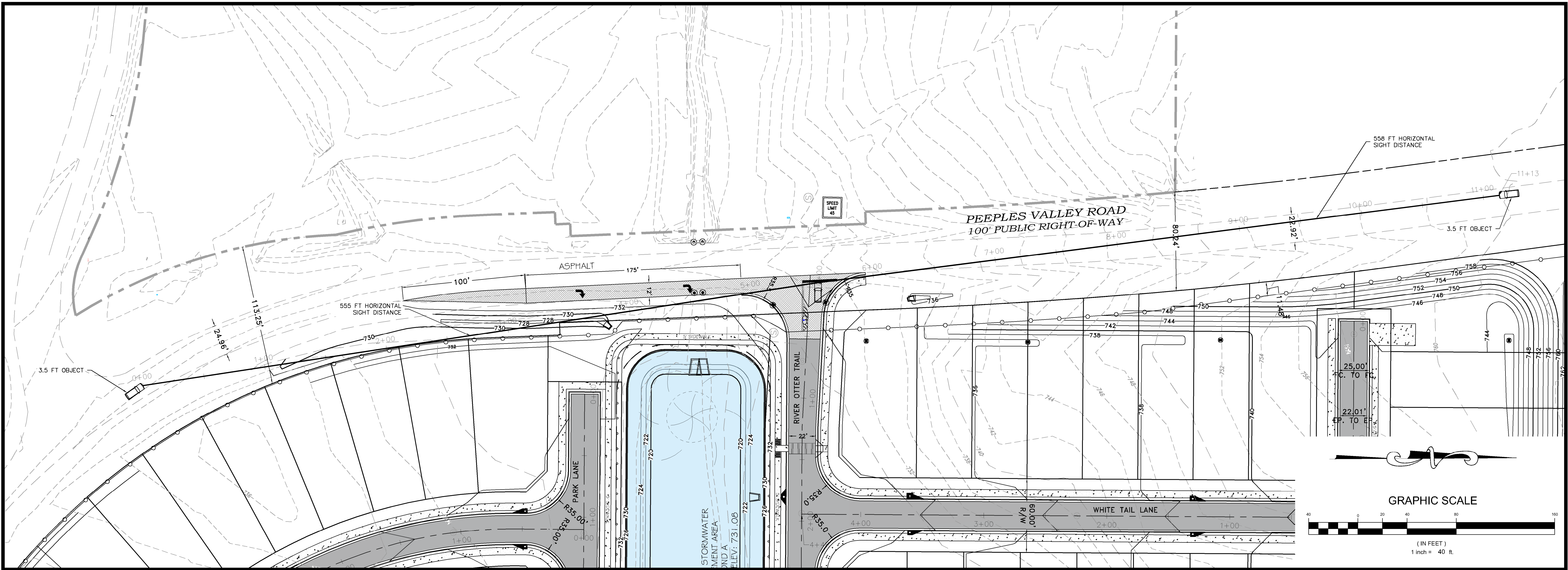
NOTES: Intensity = 52.16 / (inlet time + 5.50) ^ 0.71; Return period = Yrs. 25 ; c = cir e = ellip b = box

Storm Sewers v2021.00

Page 1

Station		Len	Dmg Area	Rnoff	Area x C	Tc	Rain	Total	Cap	Vel	Pipe	Invert Elev	HGL Elev	Grnd / Rim Elev	Line ID							
Line	To Line	(ft)	Incr (ac)	Total (C)	Incr Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)			
1	End	20.240	0.57	6.27	0.60	0.34	3.16	5.0	11.3	9.2	28.99	66.30	6.18	36	0.99	724.00	724.20	726.08	725.65	728.33	732.33	ST-P-A1
2	1	102.466	0.53	5.70	0.60	0.32	2.82	5.0	10.9	9.4	26.40	47.05	6.40	36	0.50	724.20	724.71	725.65	726.37	732.33	734.12	ST-P-A2
3	2	229.896	0.33	4.72	0.60	0.20	2.23	5.0	9.9	9.8	21.76	31.42	6.46	30	0.50	724.71	725.86	726.37	727.44	734.12	738.74	ST-P-A3
4	3	29.081	0.17	4.39	0.60	0.10	2.03	5.0	9.8	9.8	19.95	29.46	6.25	30	0.52	725.86	726.01	727.44	727.52	738.74	738.74	ST-P-A4
5	4	106.286	0.01	4.22	0.98	0.01	1.93	5.0	9.3	10.0	19.37	31.37	6.28	30	0.50	726.01	726.54	727.52	728.03	738.74	739.94	ST-P-A5
6	5	116.819	0.16	4.21	0.60	0.10	1.92	5.0	8.8	10.3	19.75	31.31	6.43	30	0.50	726.54	727.12	728.03	728.63	739.94	738.83	ST-P-A6
7	6	229.823	0.62	3.42	0.60	0.37	1.45	5.0	8.0	10.7	15.49	17.33	6.22	24	0.50	727.12	728.27	728.63	729.72	738.83	734.61	ST-P-A7
8	7	57.509	0.14	2.80	0.60	0.08	1.08	5.0	7.8	10.9	11.67	17.40	3.71	24	0.50	728.27	728.56	730.66	730.79	734.61	733.78	ST-P-A8
9	8	114.317	0.29	2.66	0.54	0.16	0.99	5.0	7.2	11.2	11.08	17.30	3.53	24	0.50	728.56	729.13	730.96	731.20	733.78	734.04	ST-P-A9
10	9	153.000	0.31	2.37	0.53	0.16	0.83	5.0	6.4	11.7	9.79	27.52	4.27	24	1.26	729.43	731.36	731.47	732.48	734.04	736.00	ST-P-A10
11	10	130.000	0.52	2.06	0.43	0.22	0.67	5.0	5.9	12.1	8.09	13.93	5.77	18	1.50	731.36	733.31	732.48	734.41	736.00	740.00	ST-P-A11
12	11	179.041	1.54	1.54	0.29	0.45	0.45	5.0	5.0	12.8	5.71	13.94	4.57	18	1.50	733.31	736.00	734.41	736.92	740.00	740.00	ST-P-A12
13	6	29.232	0.63	0.63	0.60	0.38	0.38	5.0	5.0	12.8	4.84	16.02	6.33	18	1.98	730.00	730.58	730.57	731.42	738.83	738.84	ST-P-A7.1
14	2	29.545	0.45	0.45	0.60	0.27	0.27	5.0	5.0	12.8	3.45	9.06	4.49	18	0.74	728.72	728.94	729.36	729.65	734.12	734.14	ST-P-A3.1
15	End	50.110	0.03	1.22	0.60	0.02	0.73	5.0	9.2	10.1	7.41	11.36	6.18	18	1.00	725.00	725.50	725.89	726.55	727.18	733.82	ST-P-B1
16	15	43.164	0.08	1.19	0.60	0.05	0.71	5.0	9.0	10.2	7.28	10.48	5.52	18	1.00	725.50	725.93	726.55	726.97	733.82	733.96	ST-P-B2
17	16	45.293	0.21	0.73	0.60	0.13	0.44	5.0	8.8	10.3	4.52	16.13	4.03	18	2.01	725.93	726.84	726.97	727.66	733.96	733.00	ST-P-B3
18	17	131.274	0.30	0.52	0.60	0.18	0.31	5.0	7.7	10.9	3.40	16.10	3.82	18	2.00	726.84	729.47	727.66	730.17	733.00	735.52	ST-P-B4
19	18	156.801	0.22	0.22	0.60	0.13	0.13	5.0	5.0	12.8	1.89	16.08	2.73	18	2.00	729.47	732.60	730.17	733.09	735.52	738.51	ST-P-B5
20	16	67.902	0.38	0.38	0.60	0.23	0.23	5.0	5.0	12.8	2.92	11.38	4.69	18	1.00	727.00	727.68	727.52	728.33	733.96	730.75	ST-P-B3.1
21																						

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LOP 1ST SUR	COUNTY COMMENTS	COUNTY COMMENTS
1	8/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
5	12/19/21						
6							



SSD RIVER OTTER TRAIL
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 50.00

OVERLOOK ON PETTIT

LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
BARTOW COUNTY, GEORGIA

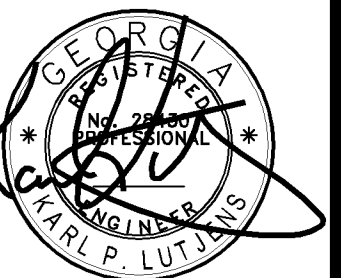
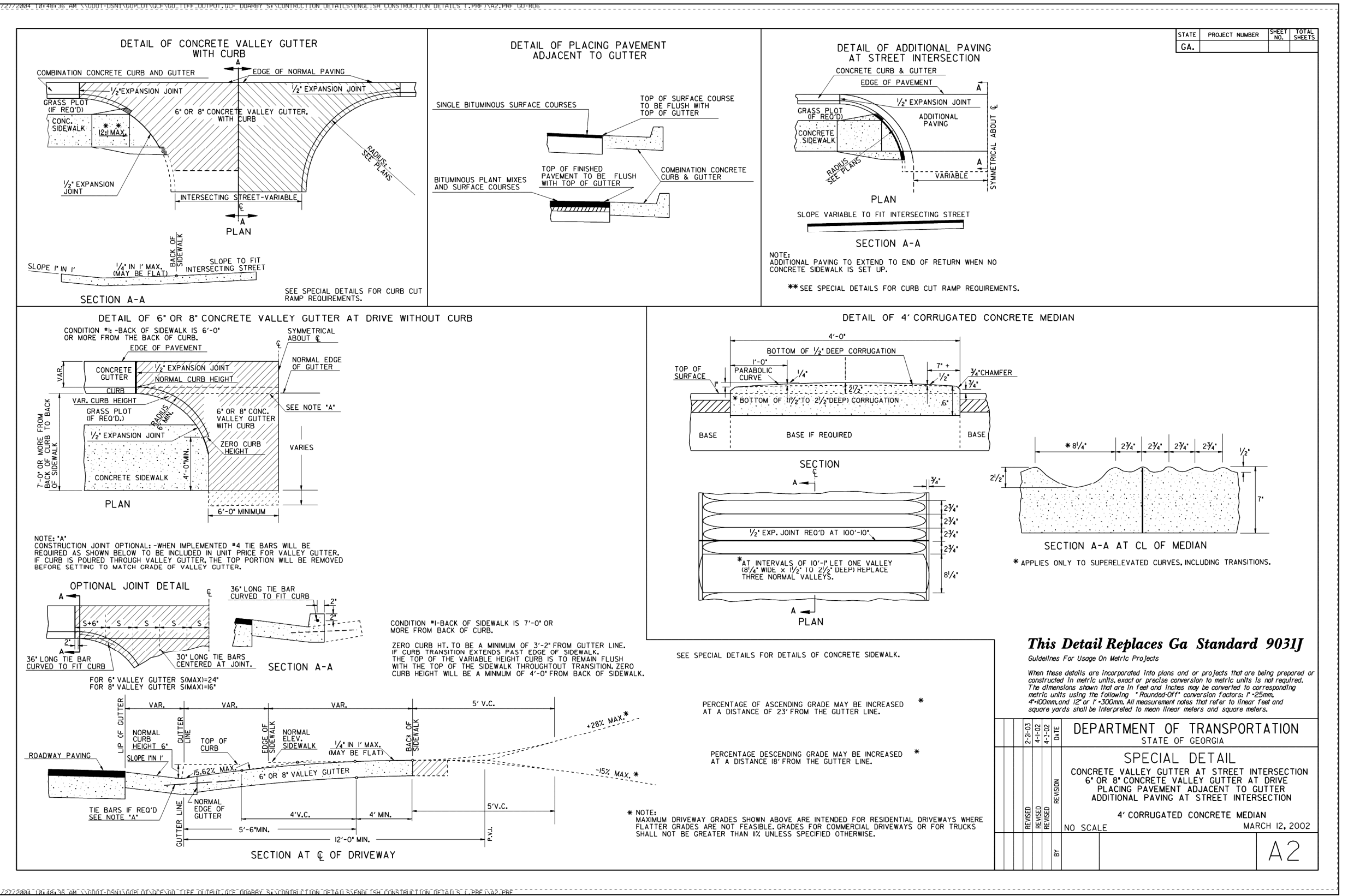
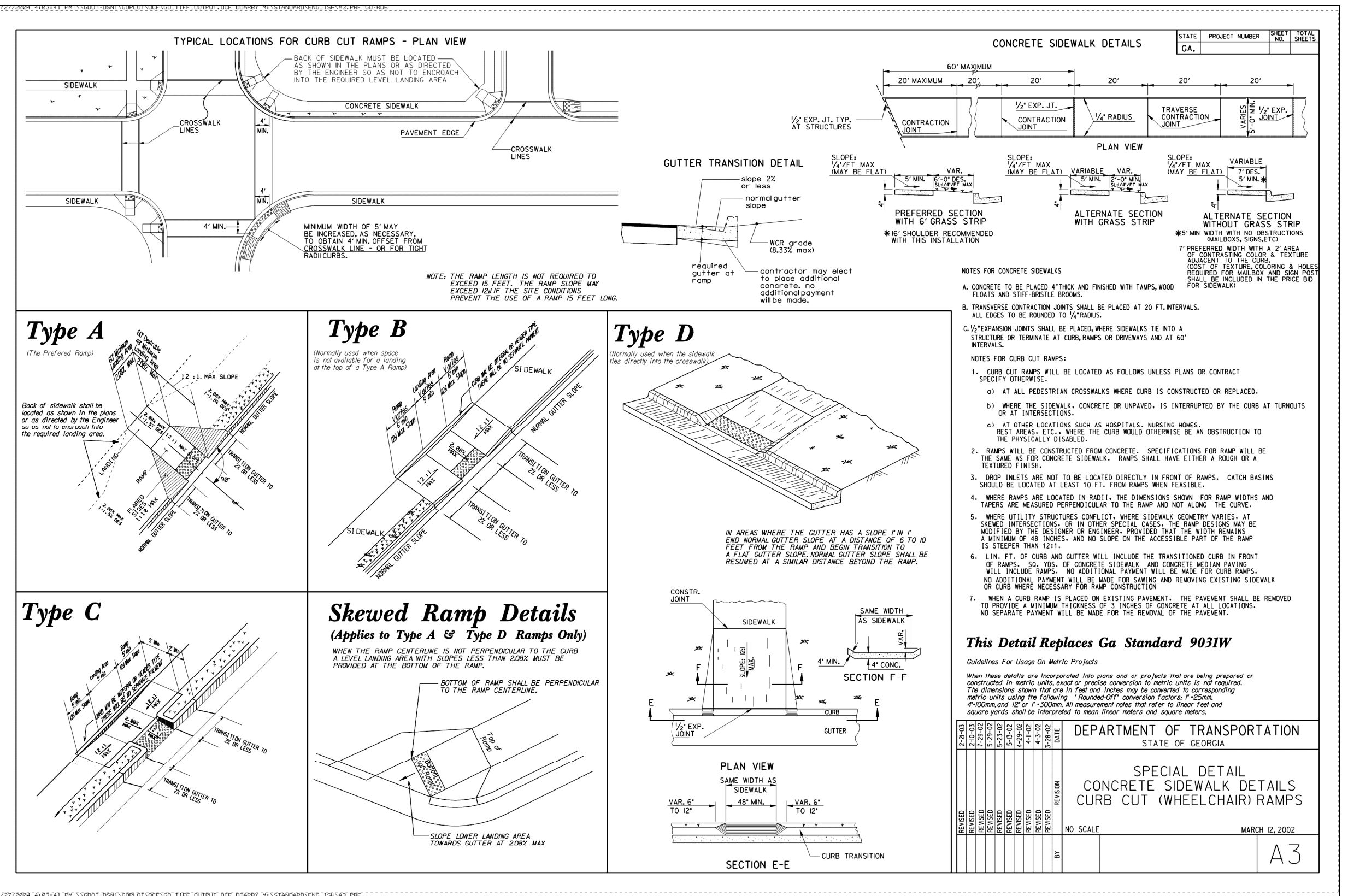
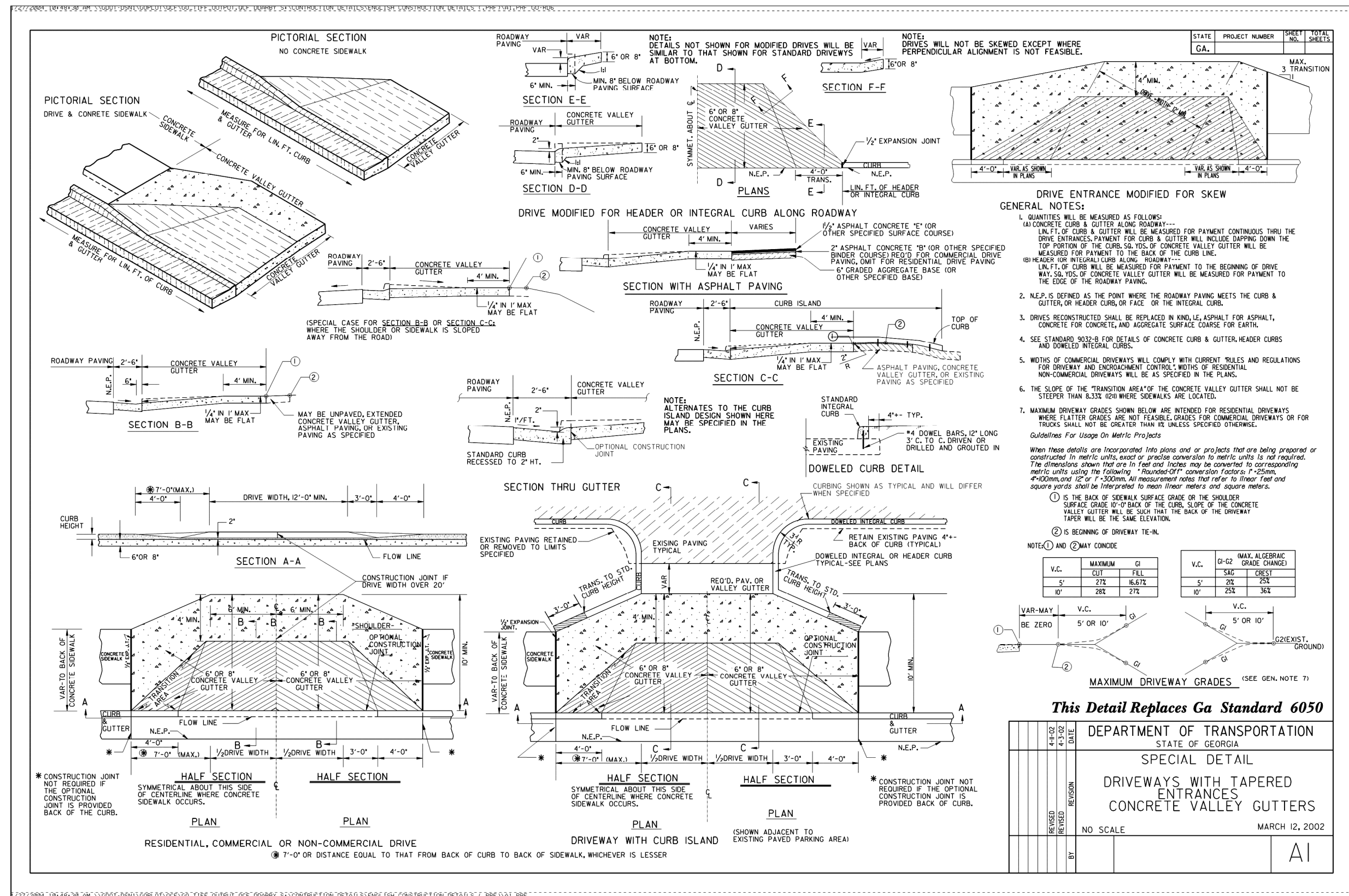


SHEET TITLE:
**STOPPING
SIGHT
DISTANCE
PROFILE**

SHEET NO.:

C608

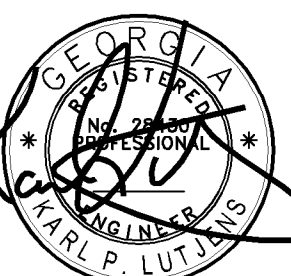
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1	8/11/21							
2	8/22/21							
3	10/6/21							
4	11/19/21							
5	12/19/21							
6								



REV.	DATE	DESCRIPTION	BY	CHK.
1	8/11/21	CONCEPT		
2	8/22/21	REVISED CONCEPT		
3	10/5/21	REVISED CONCEPT		
4	11/19/21	REVISED CONCEPT		
5	12/19/21	REVISED CONCEPT		
6				

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770-387-0440 FAX: 770-670-5151

OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197.5TH DISTRICT 3RD SECTION
 BARTOW COUNTY, GEORGIA

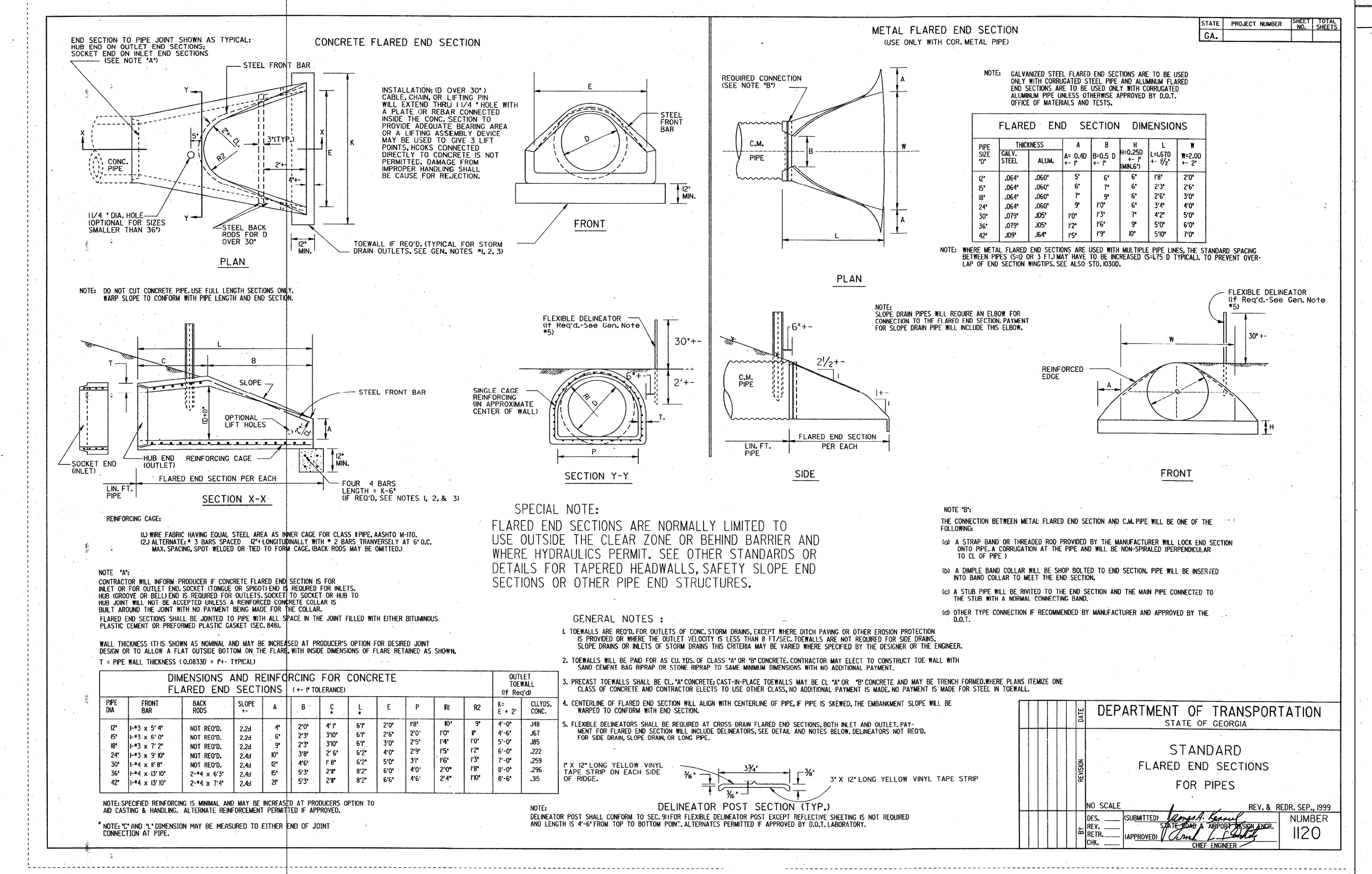
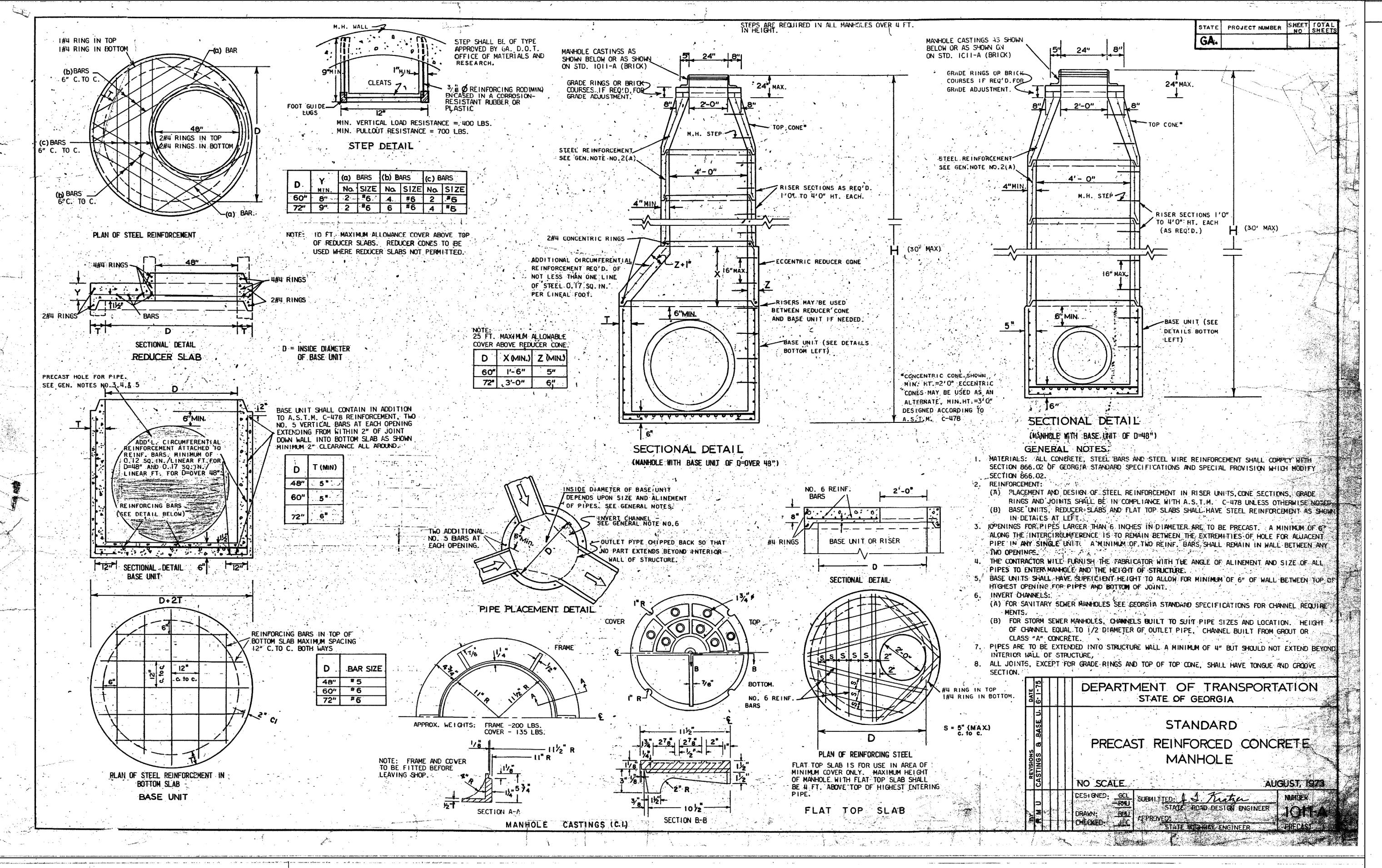
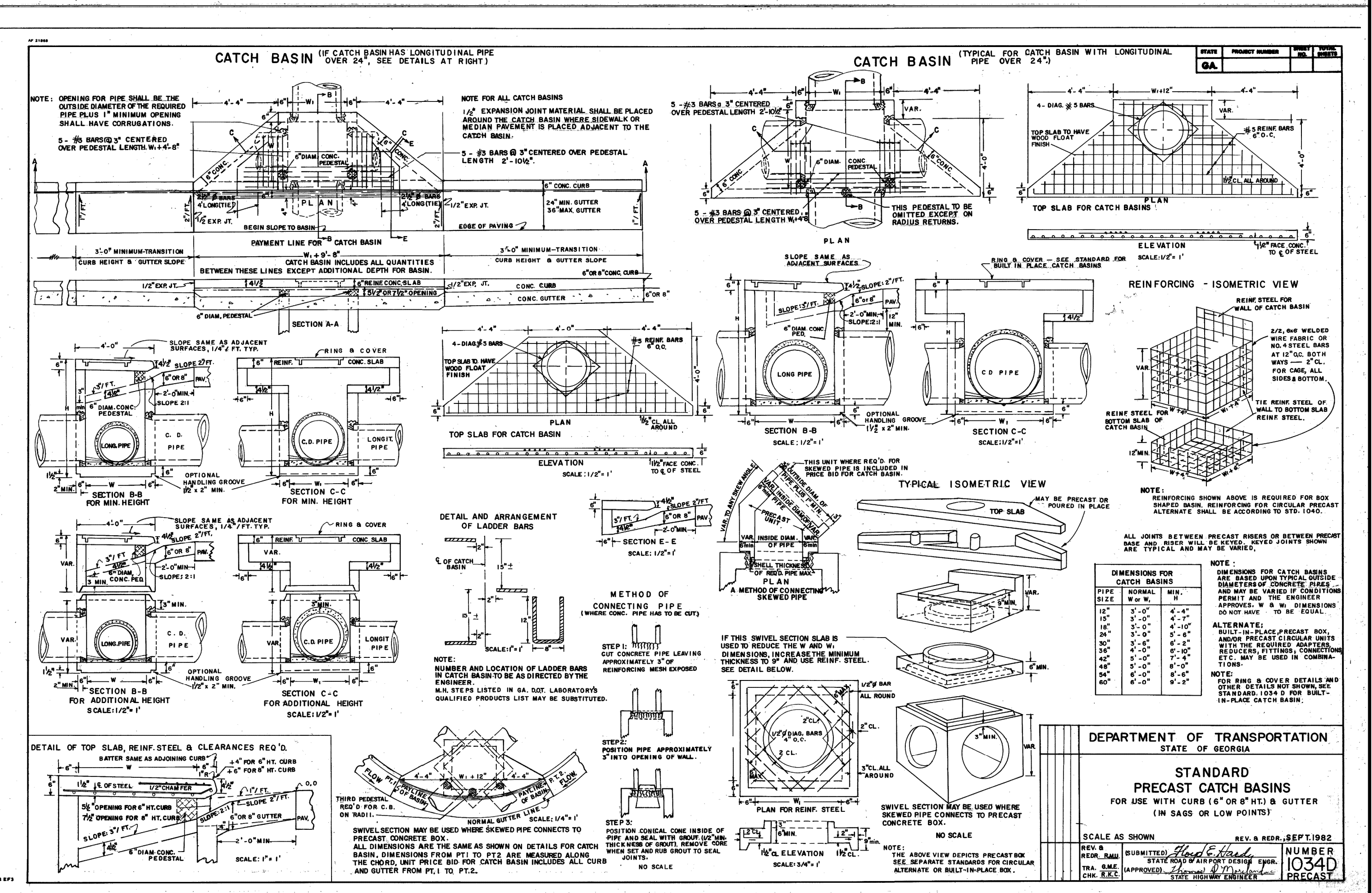
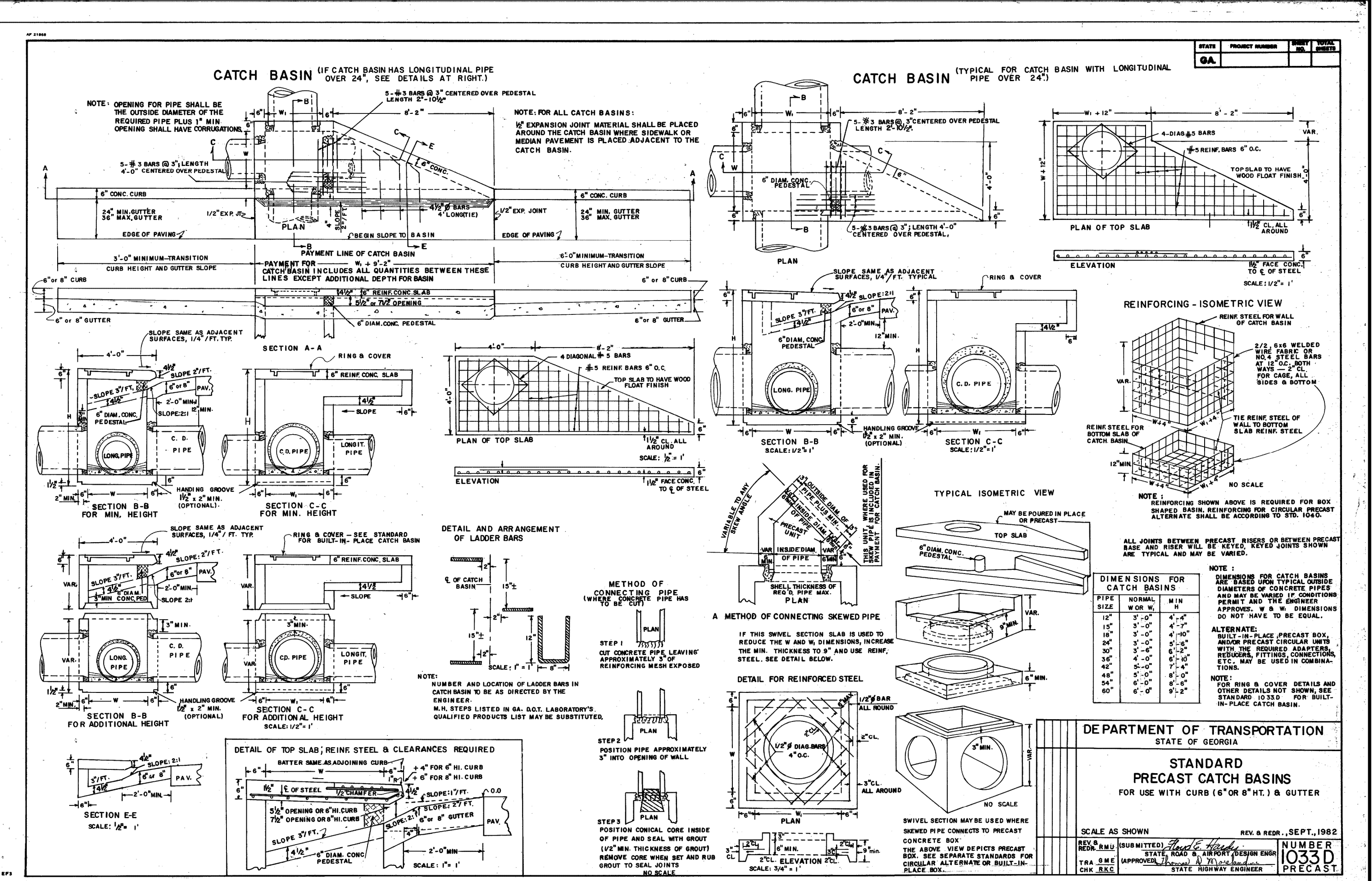


SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO.:

C703

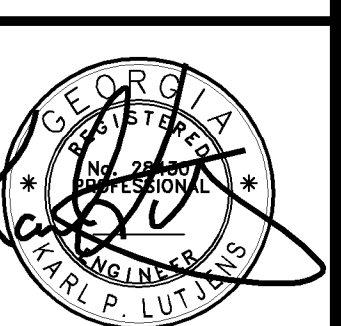


CONSTRUCTION DETAILS

SHEET NO.:

C703

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LOP 1ST SUR	LOP 2ND SUR	COUNTY COMMENTS	COUNTY COMMENTS
1	8/11/21							
2	8/22/21							
3	10/6/21							
4	11/19/21							
5	12/19/21							
6								



TYPE 'A' **TYPE 'B' WITH WEIR** **TYPE 'C'** **TYPE 'D'** **TYPE 'E' (WITH HOOD)**

NOTE: SEE STANDARD 1009-A BRICK DROP INLETS FOR DETAIL OF GRATING FRAME, HOOD, ETC., WHERE NEEDED.

NOTE: OPENING FOR PIPE SHALL BE THE OUTSIDE DIAMETER OF THE RIGID PIPE PLUS 1/4" MINIMUM. OPENING SHALL HAVE CORRELATIONS.

NOTE: REINFORCING STEEL SHALL BE DETAIL UNDER TYPE 'C'.

NOTE: POSITION CONICAL CORE INSIDE OF PIPE AND SEAL WITH GROUT. MINIMUM THICKNESS OF GROUT: RIBBED CORE: 1/2" AND RIB DROUT TO SEAL JOINT.

NOTE: CONNECTION SHOWN ABOVE FOR USE WHERE CONCRETE OUTLET PIPE DOES NOT HAVE BELL OR HUB END PROVIDED AT STRUCTURE OUTLET.

ALTERNATE METHOD OF CONNECTION

NOTE: REINFORCING STEEL SHALL BE NO. 4 STEEL BARS AT 12" O.C. BOTH WAYS OR EQUIVALENT WIRE FABRIC REINFORCING.

SPECIAL NOTE: STANDARD 1009-A INLETS ARE FOR USE AT LOW POINTS AND INSURE HYDRAULIC LOW CAPACITY GRATES ARE SUFFICIENT. WHERE HIGHER CAPACITY GRATES ARE NEEDED ON A CONTINUOUS GRADE, STANDARD 1008 IS RECOMMENDED.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD PRECAST DROP INLETS

SCALE AS SHOWN

REV. & REVISION: AUG. 1999

DESIGNED: SUBMITTED: NUMBER: 1019A
DRAWN: STATE: PREPARED BY: ENGINEER
CHECKED: APPROVED: CHIEF ENGINEER

PIPE SIZE	TYPE 'A'		TYPE 'B'		TYPE 'C'		TYPE 'D'		TYPE 'E'	
	MIN. W	MIN. H	MIN. W	MIN. H	MIN. W	MIN. H	MIN. W	MIN. H	MIN. W	MIN. H
18"	2'-0"	2'-0"	2'-1"	3'-3"	2'-0"	2'-0"	2'-7"	3'-3"	2'-7"	3'-3"
24"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
30"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
36"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
42"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
48"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
54"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
60"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"

TYPE 'A' **TYPE 'B' WITH WEIR** **TYPE 'C'** **TYPE 'D'** **TYPE 'E' (WITH HOOD)**

LONGITUDINAL SECTION **CROSS SECTION** **PLAN**

DETAILS OF HOOD **BRICK WALL THICKNESSES**

NOTE: MINIMUM DIMENSIONS GIVEN IN TABLE BELOW ARE BASED UPON TYPICAL OUTSIDE DIMENSIONS OF CONCRETE PIPES WITH NORMAL COVER AND CLEARANCES. THESE DIMENSIONS MAY BE MODIFIED TO FIT THE SITUATION AS DIRECTED BY THE ENGINEER. DIMENSIONS GIVEN ARE MAXIMUM EXCEPT FOR "O" WHICH IS MAXIMUM.

TABLE OF MINIMUM DIMENSIONS FOR DROP INLETS

D	TYPE 'A'		TYPE 'B'		TYPE 'C'		TYPE 'D'		TYPE 'E'	
	MIN. W	MIN. H	MIN. W	MIN. H	MIN. W	MIN. H	MIN. W	MIN. H	MIN. W	MIN. H
18"	2'-0"	2'-0"	2'-1"	3'-3"	2'-0"	2'-0"	2'-7"	3'-3"	2'-7"	3'-3"
24"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
30"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
36"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
42"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
48"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
54"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"
60"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	2'-0"	2'-0"	3'-0"	2'-0"	3'-0"

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

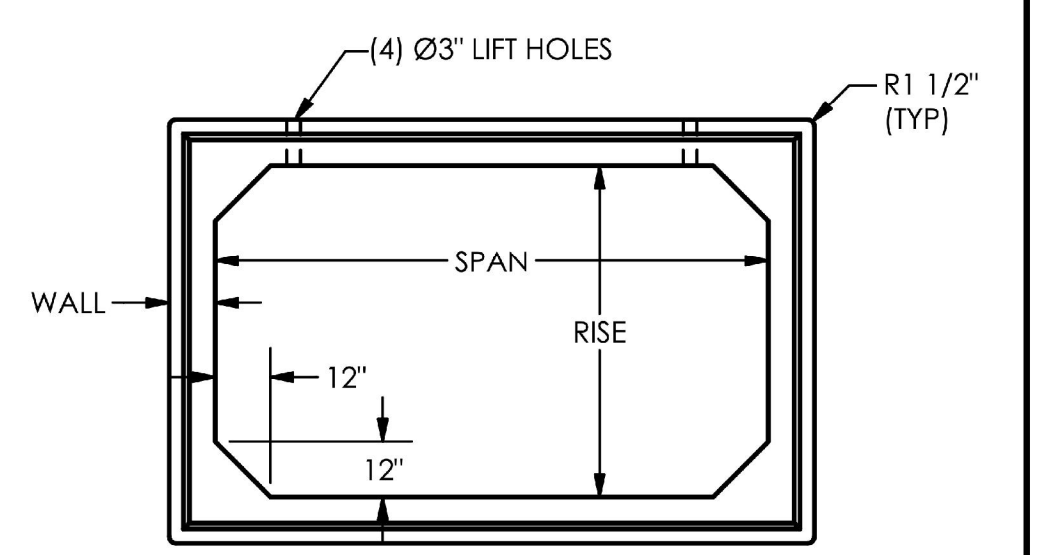
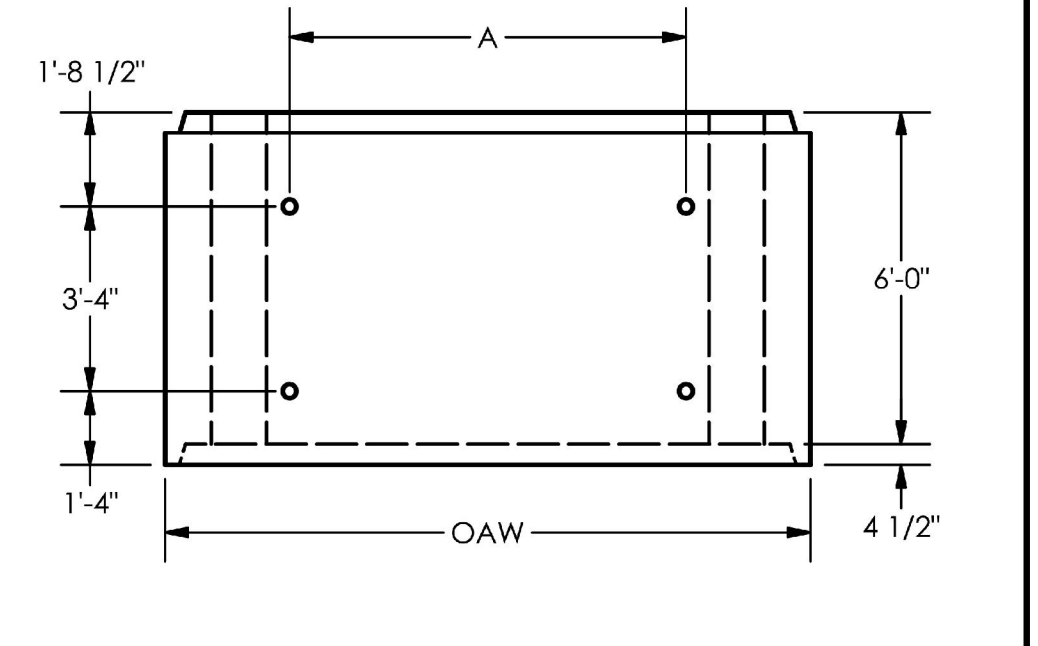
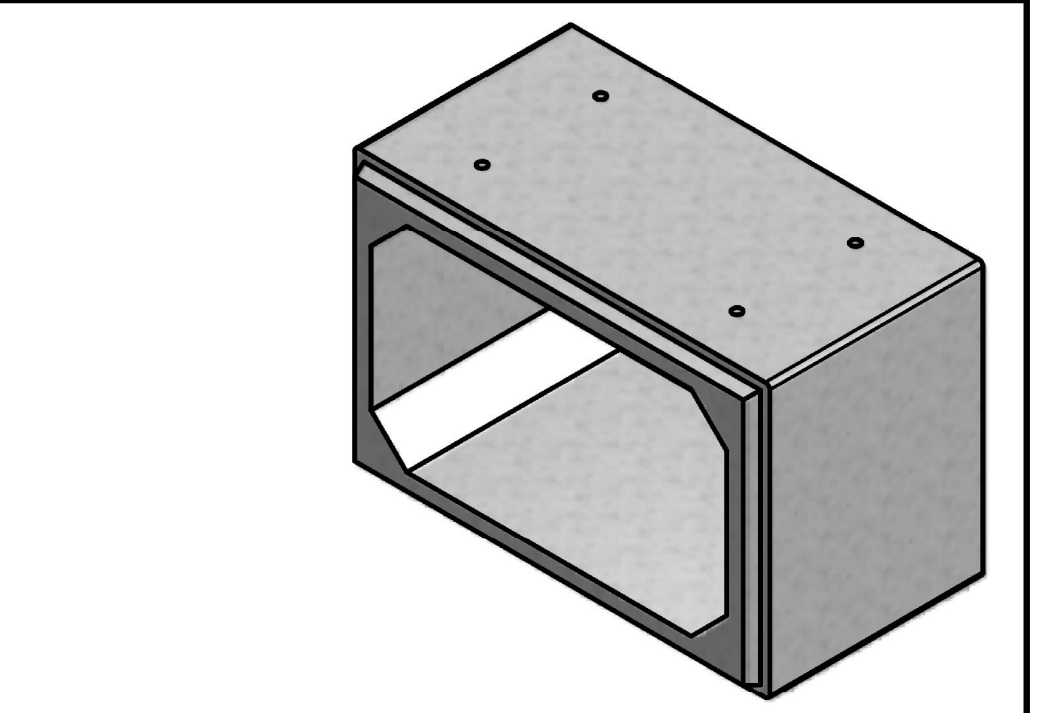
STANDARD DROP INLETS
(BUILT-IN-PLACE)

SCALE AS SHOWN

REV. & REVISION: AUG. 1999

DESIGNED: SUBMITTED: NUMBER: 1019A
DRAWN: STATE: PREPARED BY: ENGINEER
CHECKED: APPROVED: CHIEF ENGINEER

SPAN (FT)	RISE (FT)	WALL (IN)	A (IN)	OAW (IN)	TONS PER FT
6	4	7	32	86	1.13
6	5	7	32	86	1.22
6	6	7	32	86	1.30
7	3	8	46	100	1.29
7	4	8	46	100	1.39
7	5	8	46	100	1.49
7	6	8	46	100	1.59
7	7	8	46	100	1.69
8	3	8	58	112	1.39
8	4	8	58	112	1.49
8	5	8	58	112	1.59
8	6	8	58	112	1.69
8	7	8	58	112	1.79
8	8	8	58	112	1.89
9	3	9	72	126	1.67
9	4	9	72	126	1.78
9	5	9	72	126	1.90
9	6	9	72	126	2.01
9	7	9	72	126	2.12
9	8	9	72	126	2.23
9	9	9	72	126	2.35
10	3	10	86	140	1.99
10	4	10	86	140	2.11
10	5	10	86	140	2.24
10	6	10	86	140	2.36
10	7	10	86	140	2.49
10	8	10	86	140	2.61
10	9	10	86	140	2.87
10	10	10	86	140	2.99
11	3	11	100	154	2.32
11	4	11	100	154	2.46
11	5	11	100	154	2.60
11	6	11	100	154	2.74
11	7	11	100	154	2.87
11	8	11	100	154	3.01
11	9	11	100	154	3.15
11	10	11	100	154	3.29
11	11	11	100	154	3.43
12	3	12	114	168	2.70
12	4	12	114	168	2.85
12	5	12	114	168	3.00
12	6	12	114	168	3.15
12	7	12	114	168	3.30
12	8	12	114	168	3.45
12	9	12	114	168	3.60
12	10	12	114	168	3.75
12	11	12	114	168	3.90
12	12	12	114	168	4.05



MATERIALS:
CONCRETE: 5,000 PSI, TYPE I/II CEMENT
TYPICAL BOXES CONFORM TO ASTM C-1433

NOTES:
SPECIAL DESIGN BOX CULVERT AVAILABLE FOR INCREASED LOADS
PARTS SHOWN:
10'-0" x 6'-0" x 6'-0" SECTION BOX CULVERT

PRODUCTS
FOLEY
COMPANY

BOX CULVERT

BOX CULVERT STANDARD DETAIL

4.1

REVISIONS:	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	REVISED CONCEPT	REVISED CONCEPT	REVISED CONCEPT	REVISED CONCEPT	REVISED CONCEPT
1	8/11/21								
2	8/22/21								
3	10/6/21								
4	11/19/21								
5	12/19/21								
6									

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 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197, 5TH DISTRICT, 3RD SECTION
 BARTOW COUNTY, GEORGIA

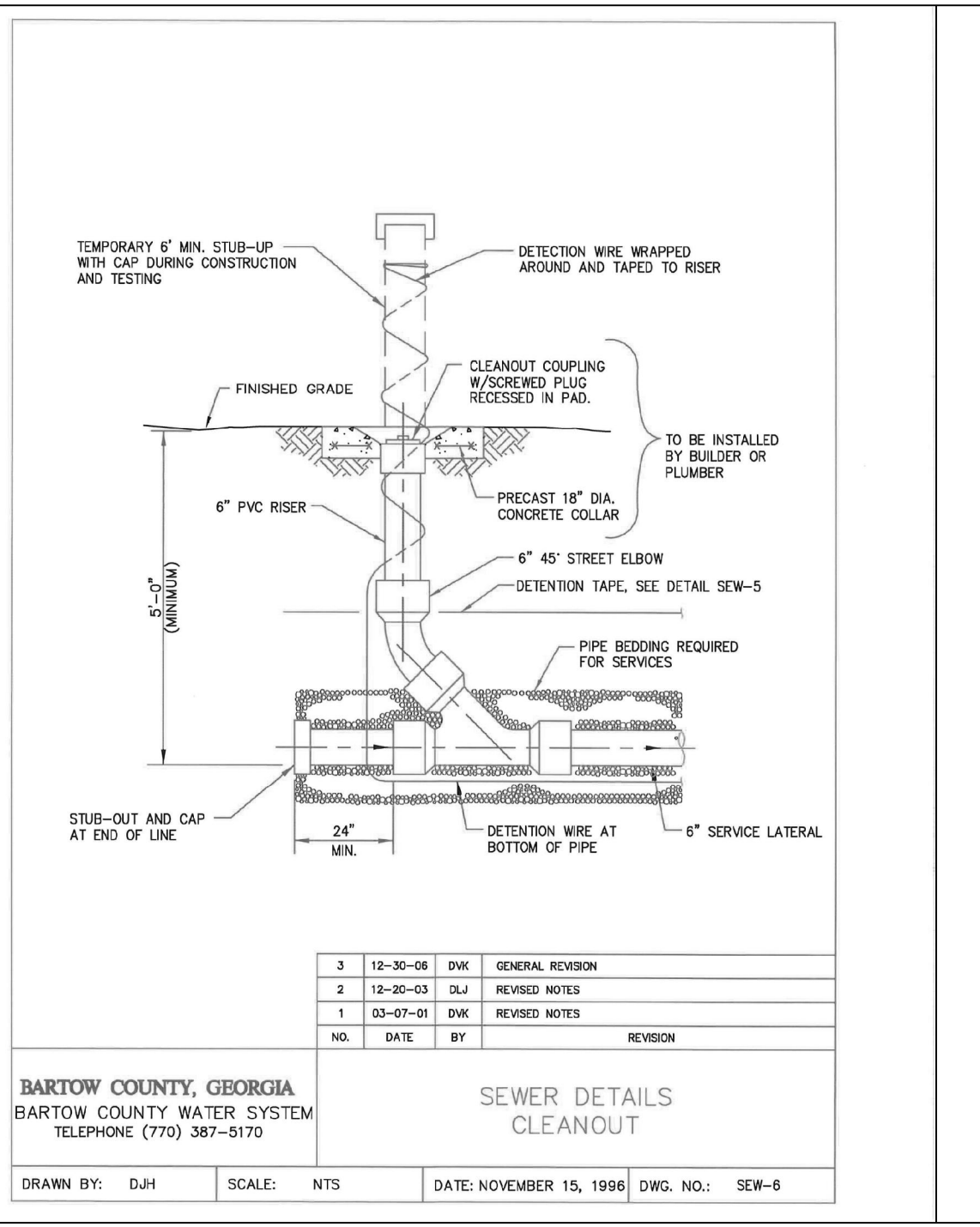
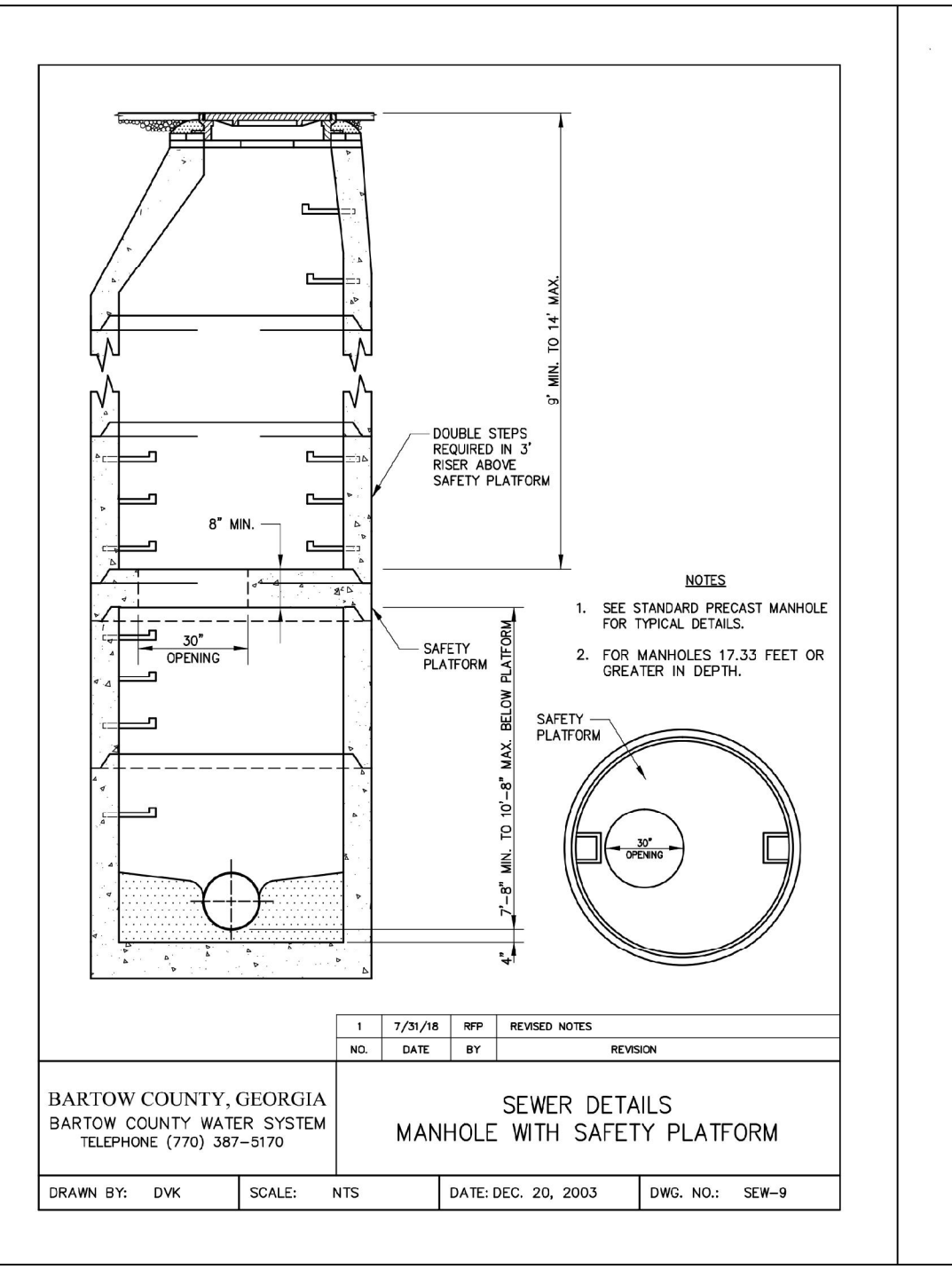
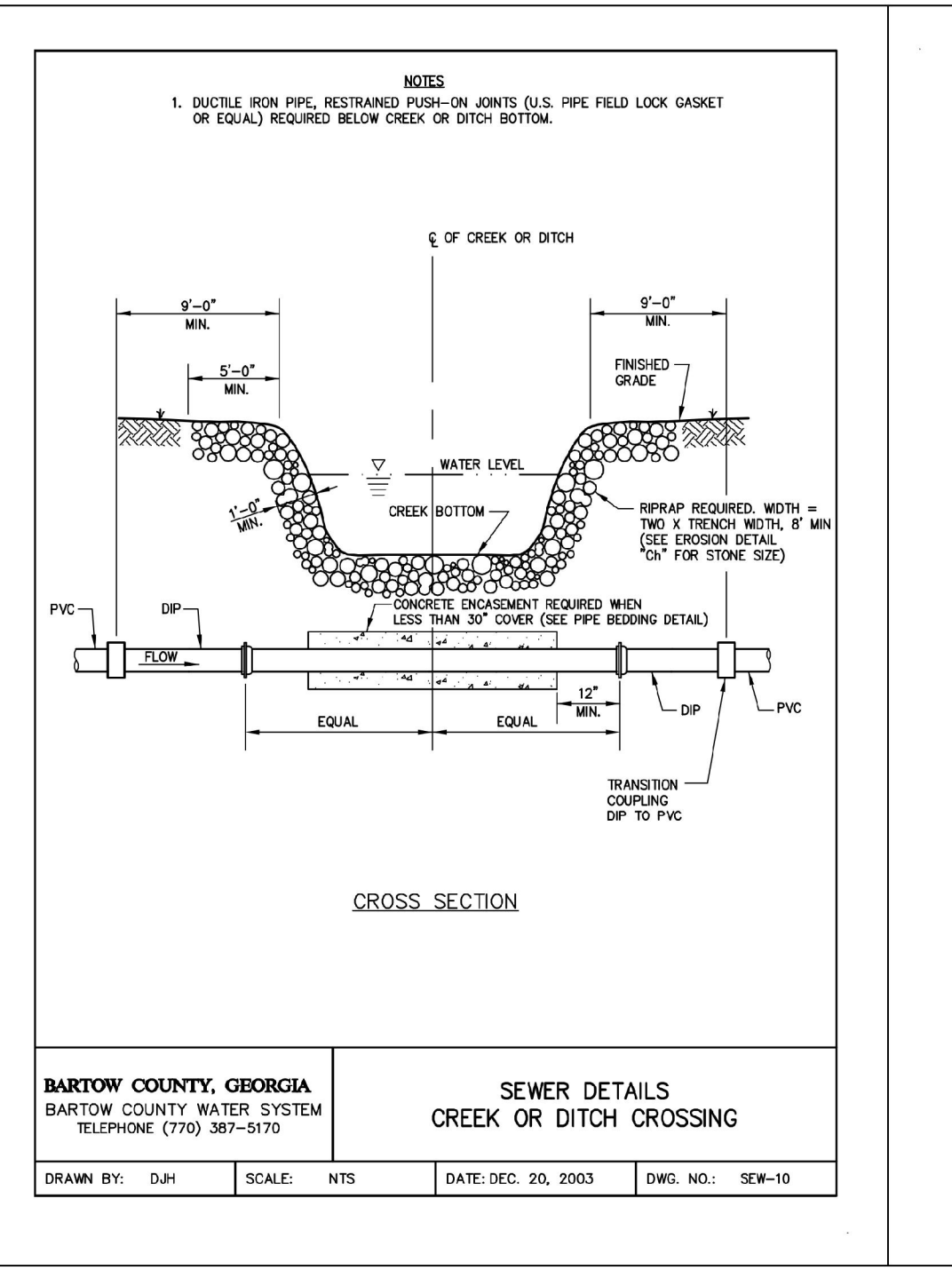
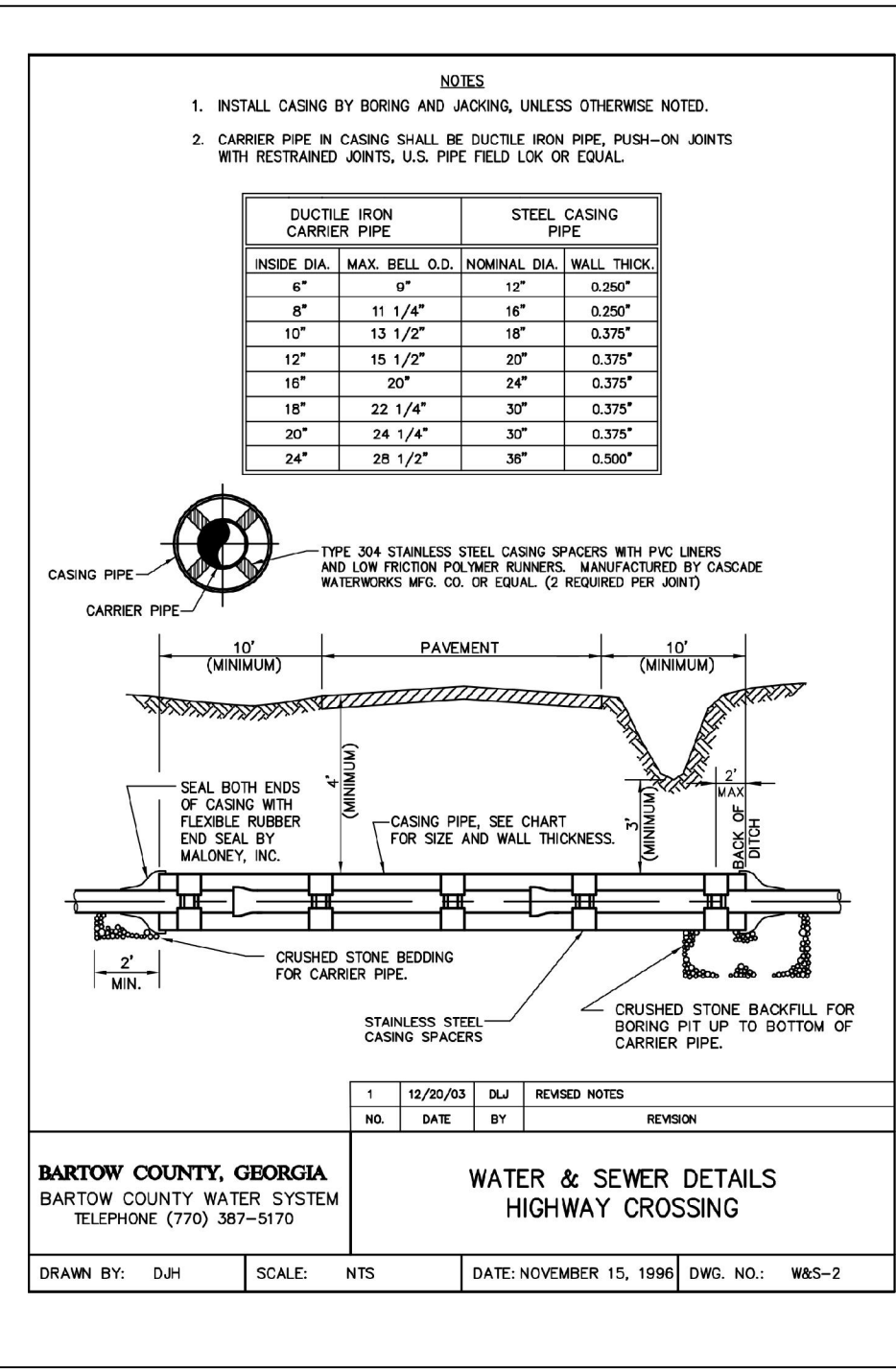
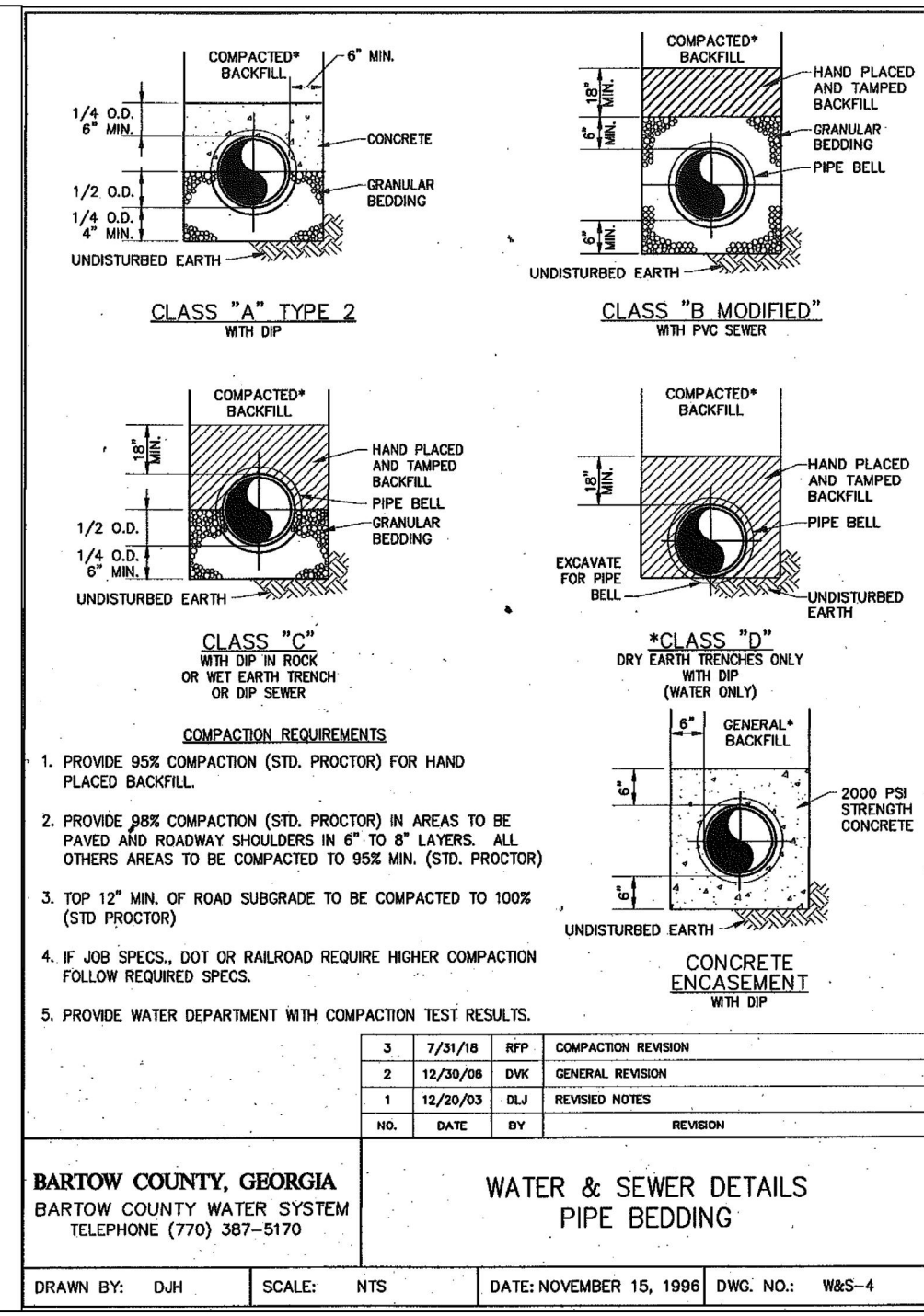
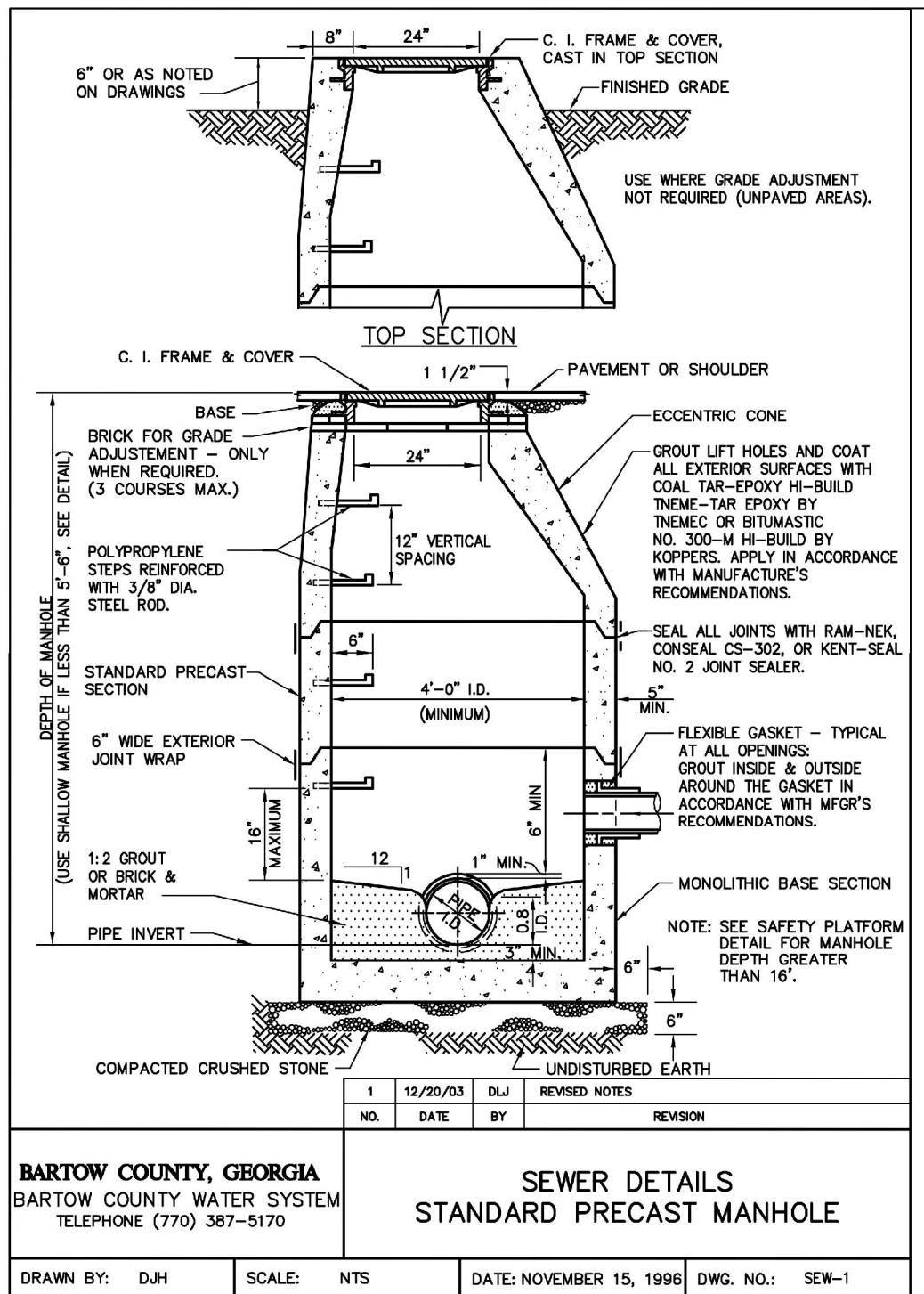
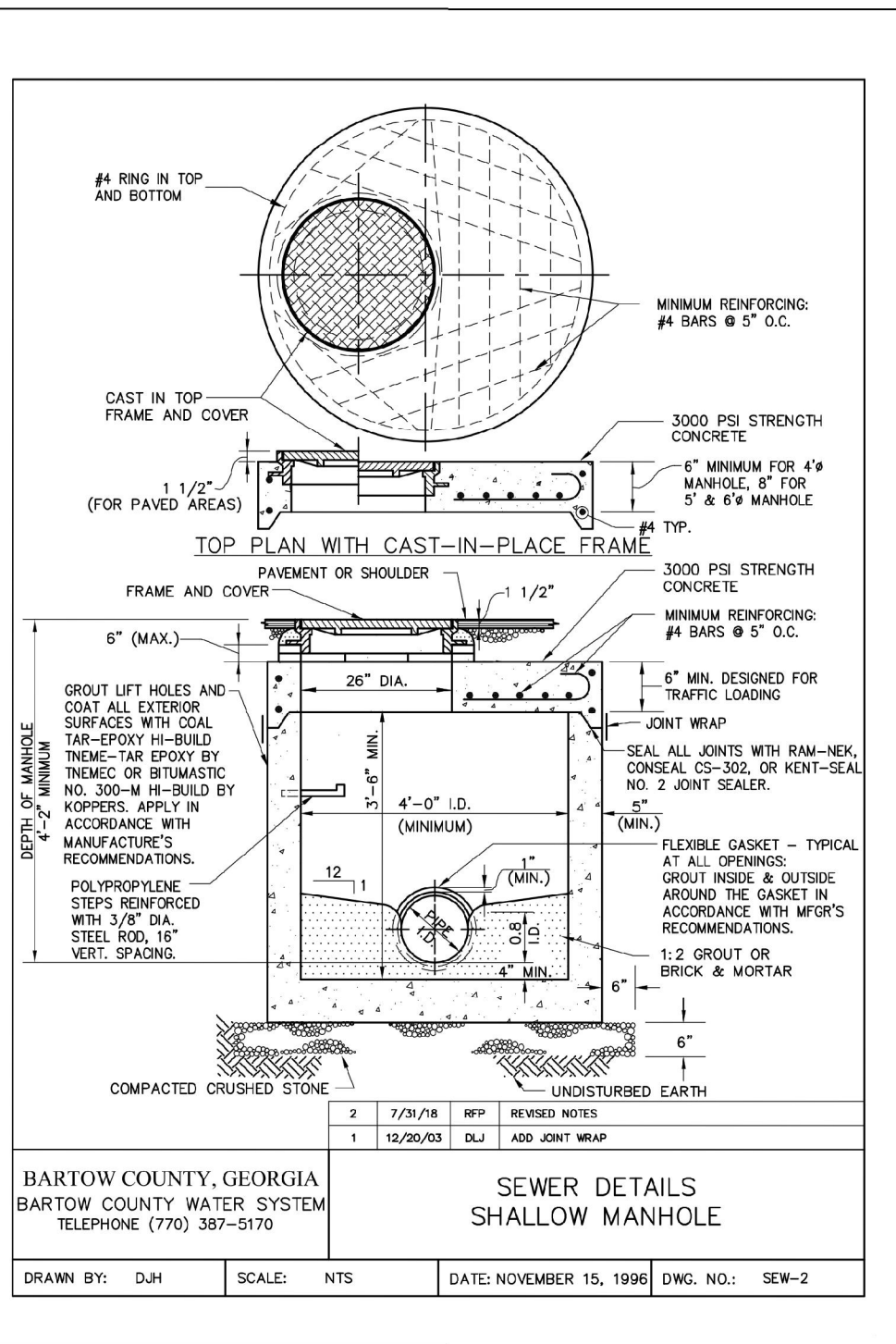
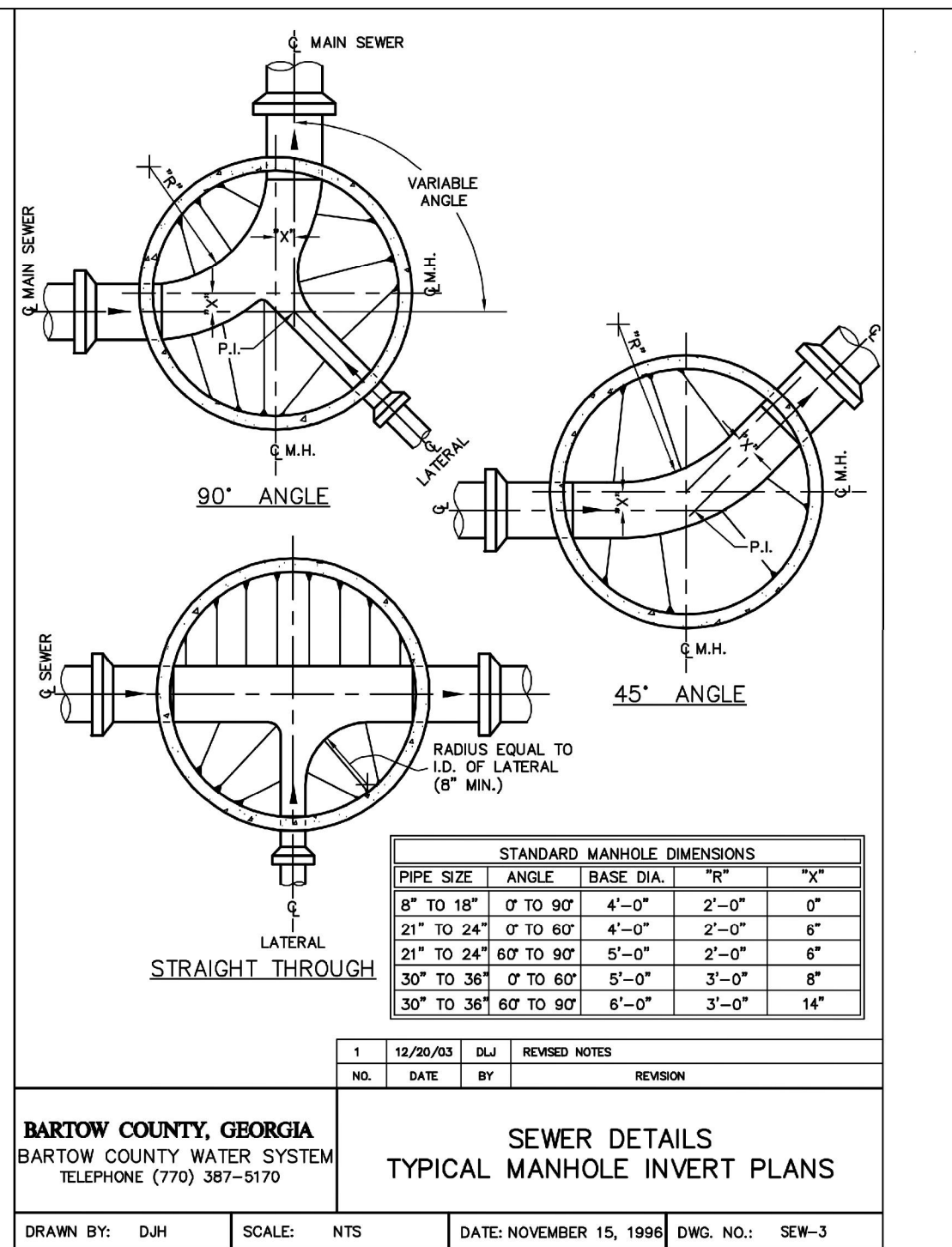
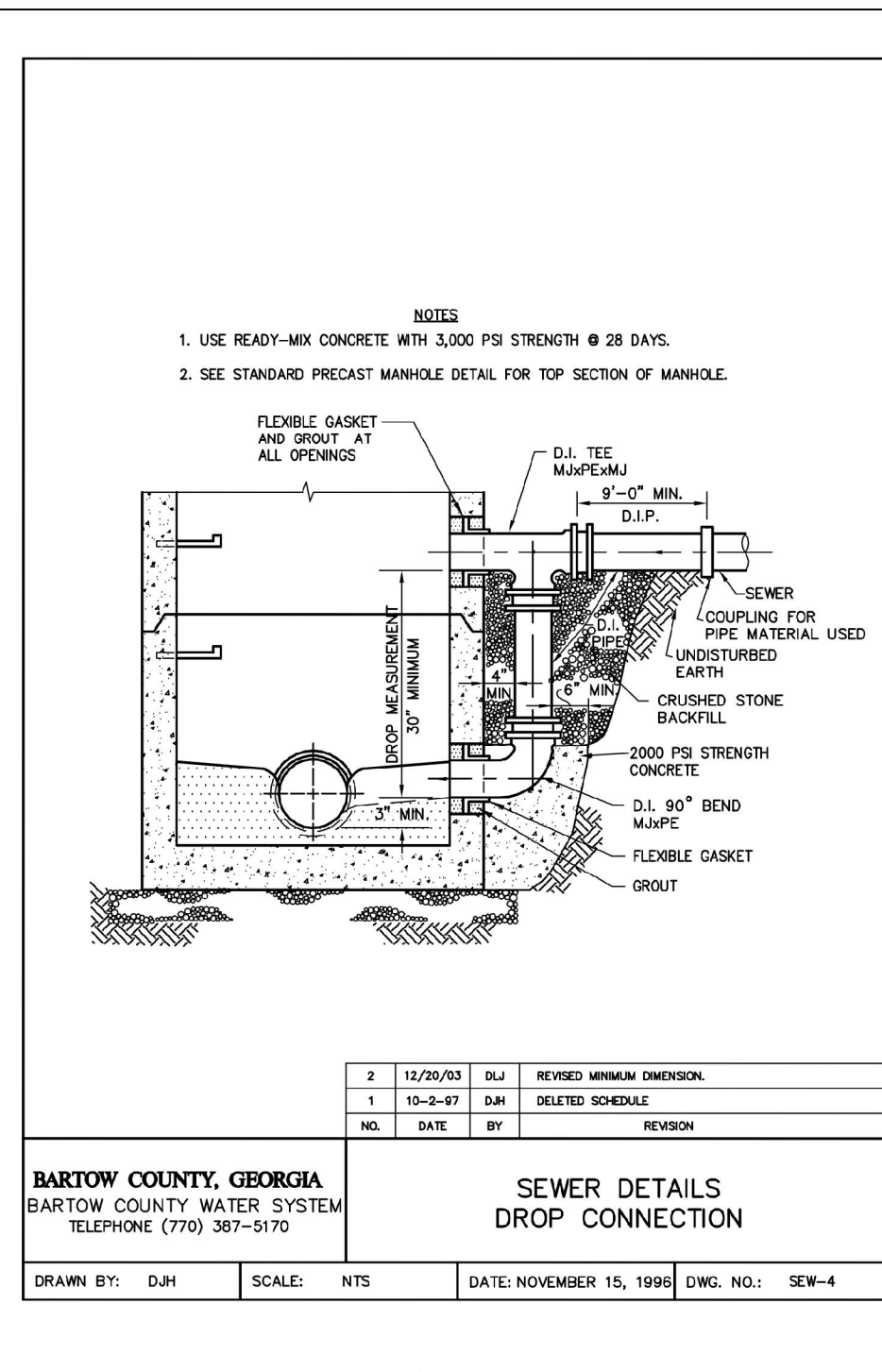
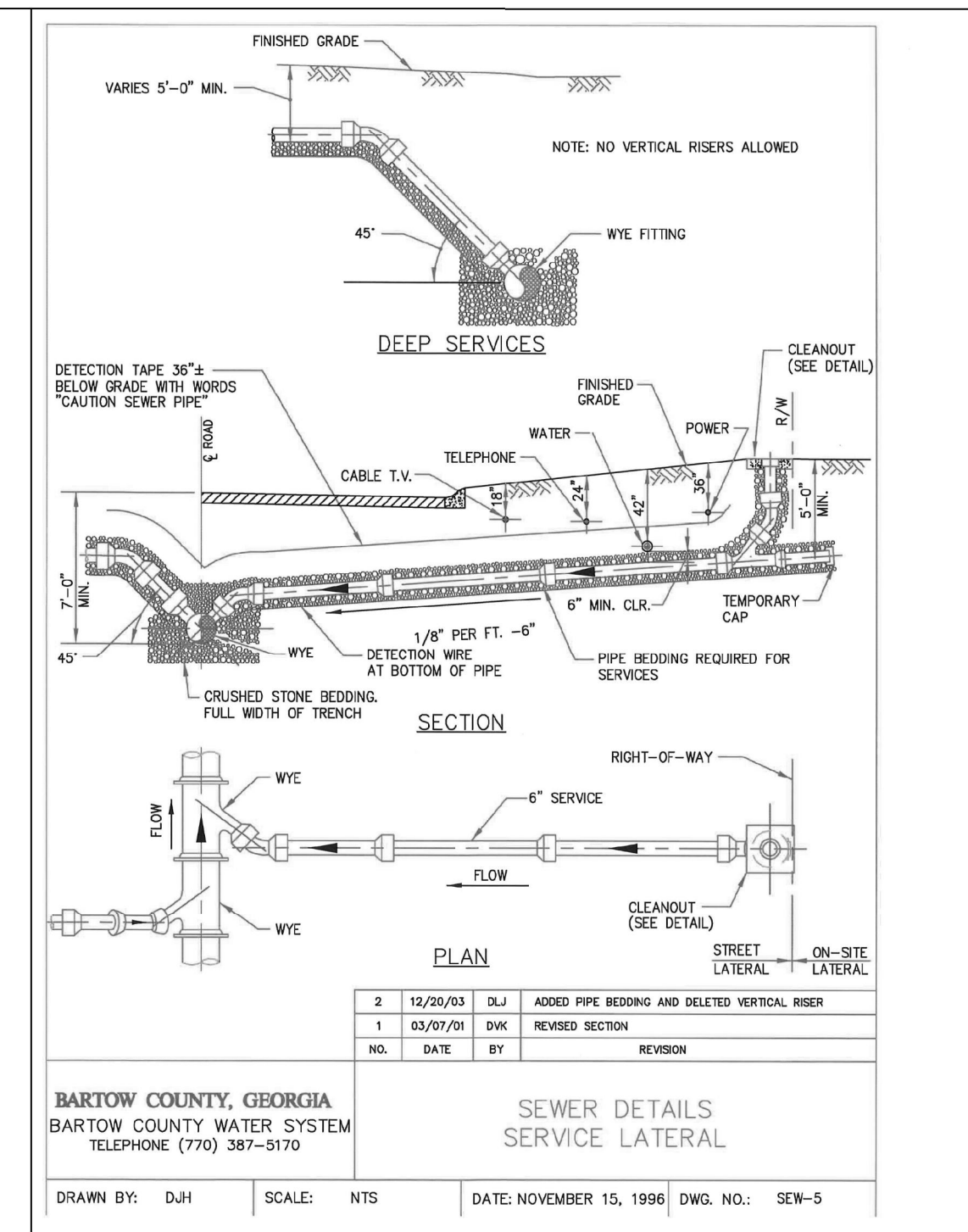


SHEET TITLE:

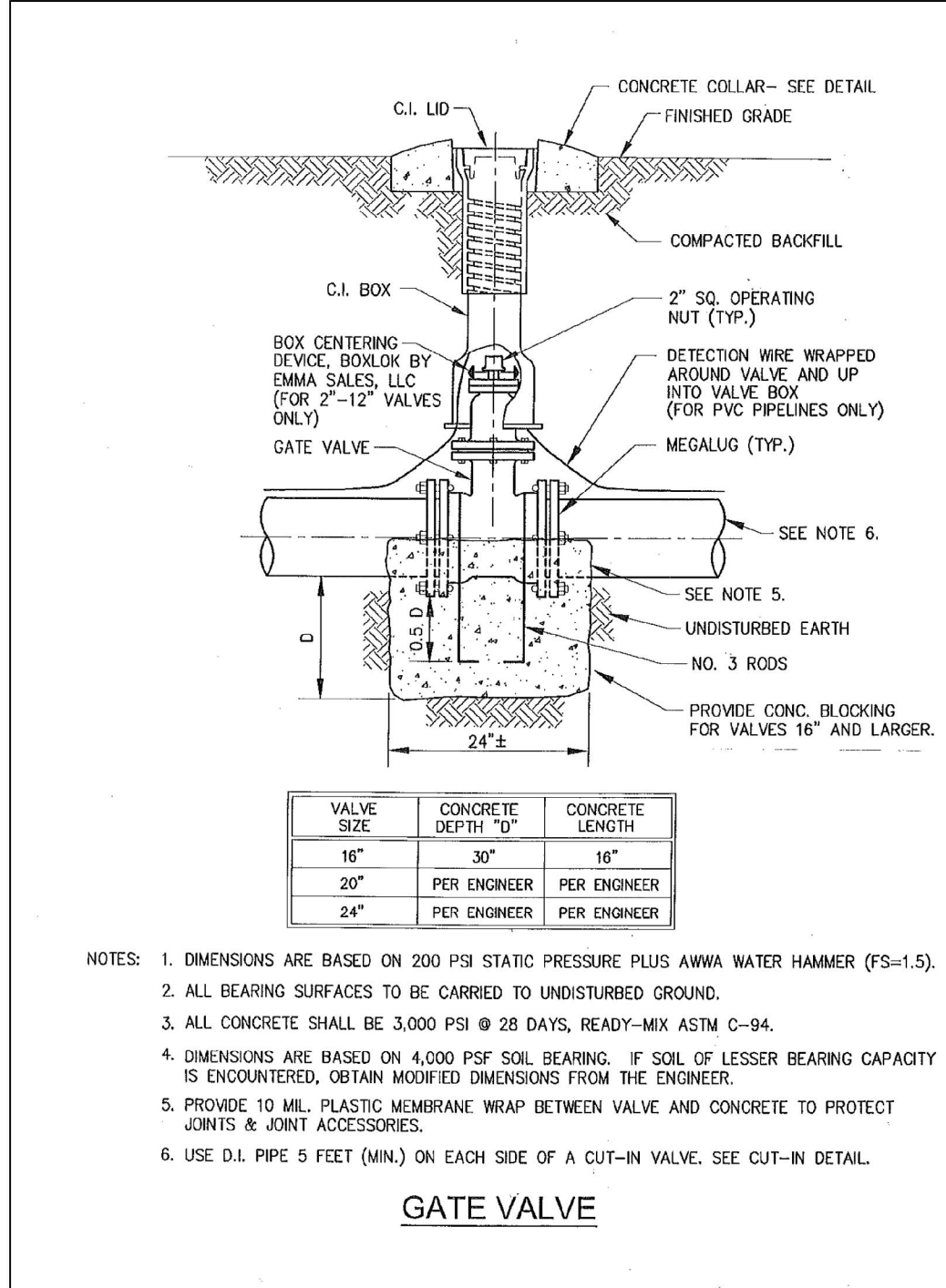
CONSTRUCTION DETAILS

SHEET NO.:

C705



NO.	DATE	DESCRIPTION	CONCEPT	REVISED CONCEPT	LEP 1ST SUB	COUNTY COMMENTS	COUNTY COMMENTS
1	8/11/21						
2	8/22/21						
3	10/6/21						
4	11/19/21						
5	12/19/21						
6							



NOTES:

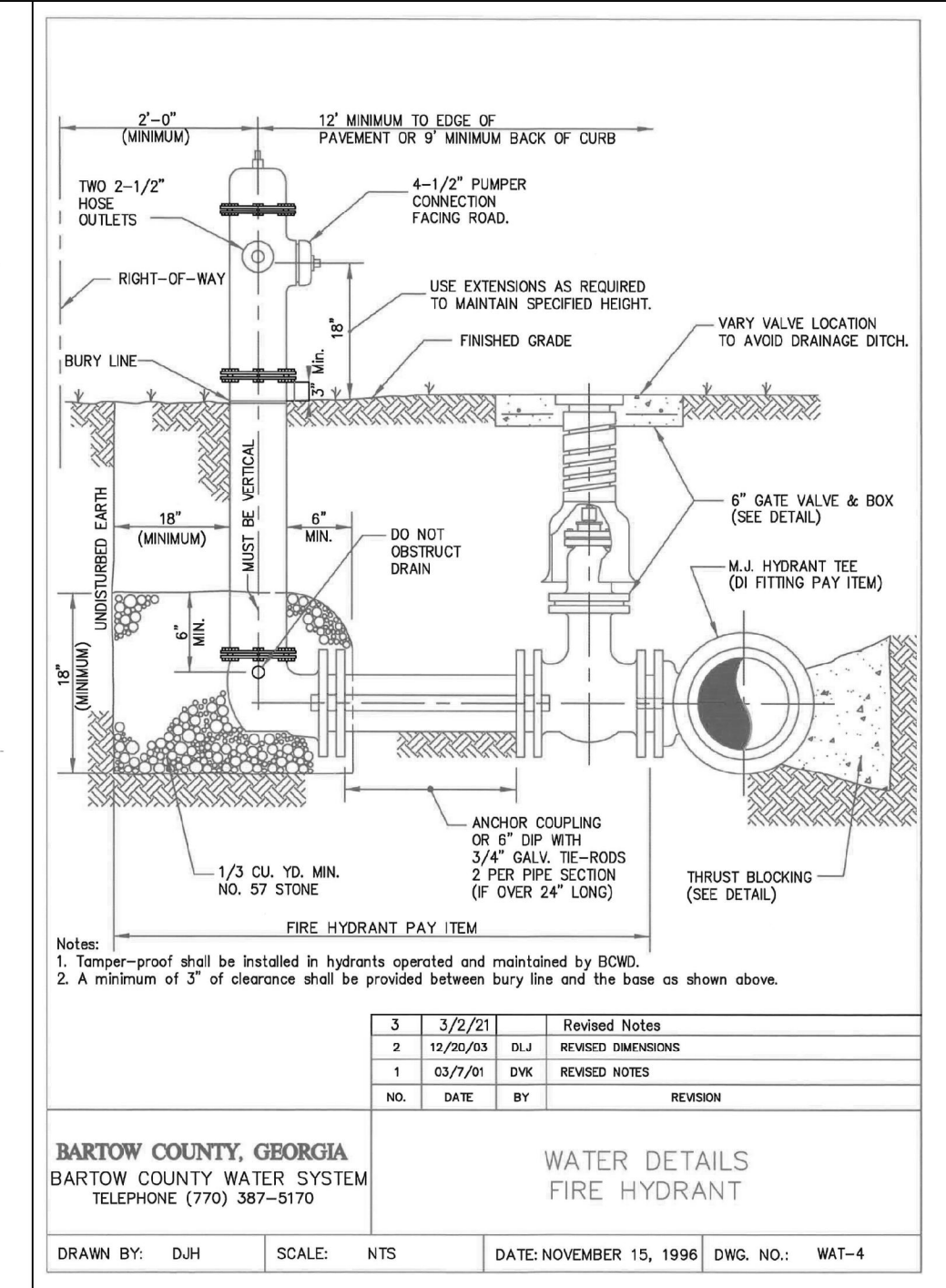
- DIMENSIONS ARE BASED ON 200 PSI STATIC PRESSURE PLUS AWWA WATER HAMMER (PS=1.5).
- ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED GROUND.
- ALL CONCRETE SHALL BE 3,000 PSI @ 28 DAYS, READY-MIX ASTM C-94.
- DIMENSIONS ARE BASED ON 4,000 PSF SOIL BEARING. IF SOIL OF LESSER BEARING CAPACITY IS ENCOUNTERED, OBTAIN MODIFIED DIMENSIONS FROM THE ENGINEER.
- PROVIDE 10 MIL. PLASTIC MEMBRANE WRAP BETWEEN VALVE AND CONCRETE TO PROTECT JOINTS & JOINT ACCESSORIES.
- USE D.I. PIPE 5 FEET (MIN.) ON EACH SIDE OF A CUT-IN VALVE. SEE CUT-IN DETAIL.

VALVE SIZE	CONCRETE DEPTH "D"	CONCRETE LENGTH
16"	30"	16"
20"	PER ENGINEER	PER ENGINEER
24"	PER ENGINEER	PER ENGINEER

BARTOW COUNTY, GEORGIA
BARTOW COUNTY WATER SYSTEM
TELEPHONE (770) 387-5170

WATER DETAILS
GATE VALVE

DRAWN BY: DJH SCALE: NTS DATE: NOVEMBER 15, 1996 DWG. NO.: WAT-4



NOTES:

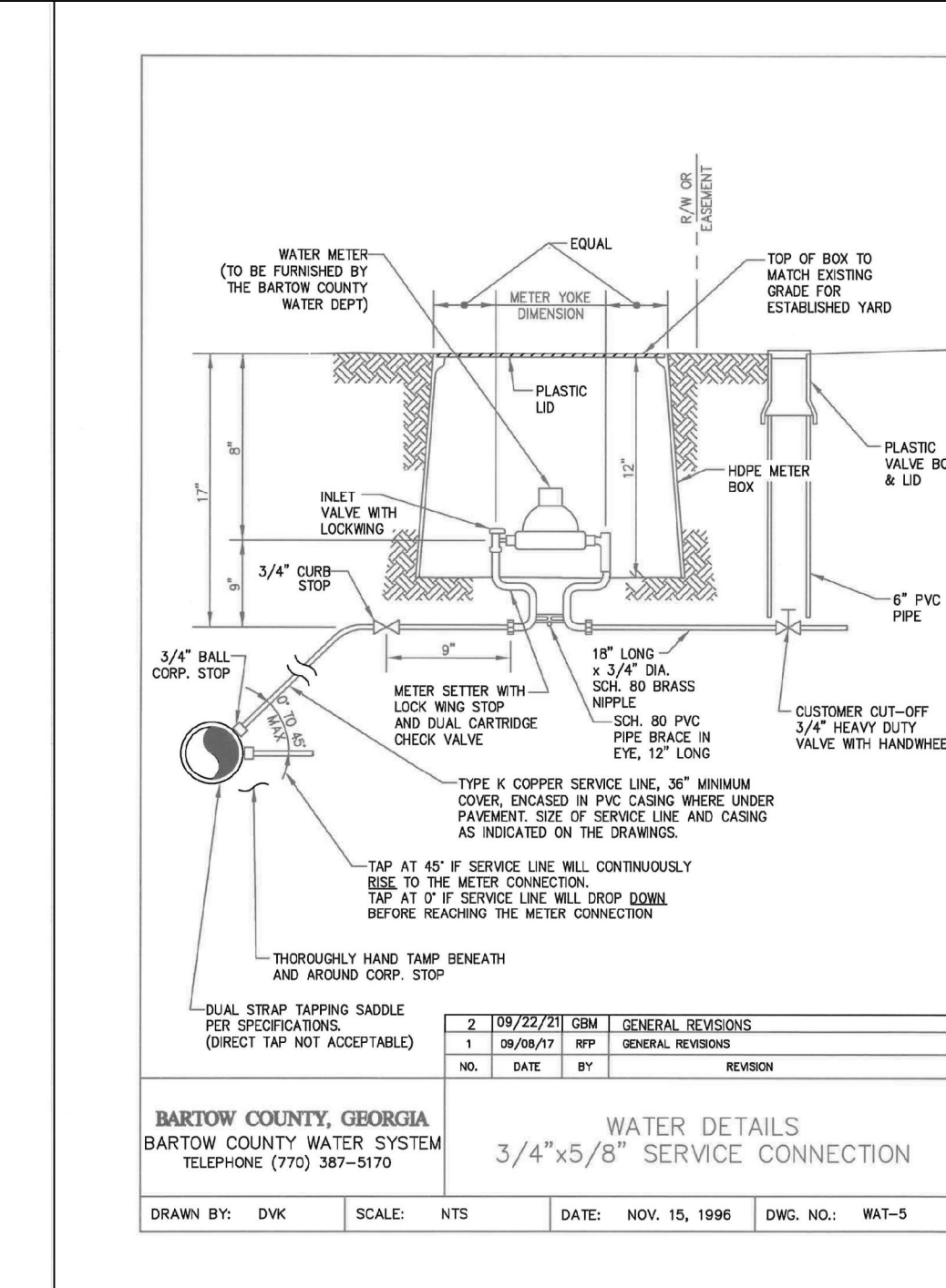
- Temper-proof shall be installed in hydrants operated and maintained by BOWD.
- A minimum of 3' of clearance shall be provided between bury line and the base as shown above.

NO.	DATE	BY	REVISION
3	3/2/21	DJK	Revised Notes
2	12/20/20	DJK	REVISED DIMENSIONS
1	03/27/20	DJK	REVISED NOTES

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BARTOW COUNTY WATER SYSTEM
TELEPHONE (770) 387-5170

WATER DETAILS
FIRE HYDRANT

DRAWN BY: DJH SCALE: NTS DATE: NOVEMBER 15, 1996 DWG. NO.: WAT-4



NOTES:

- USE READY-MIX CONCRETE WITH 3,000 PSI STRENGTH @ 28 DAYS.
- PLACE CONCRETE CLEAR OF JOINT & JOINT ACCESSORIES.
- DIMENSION ARE BASED ON 200 PSI STATIC PRESSURE PLUS AWWA WATER HAMMER (FS = 1.5).

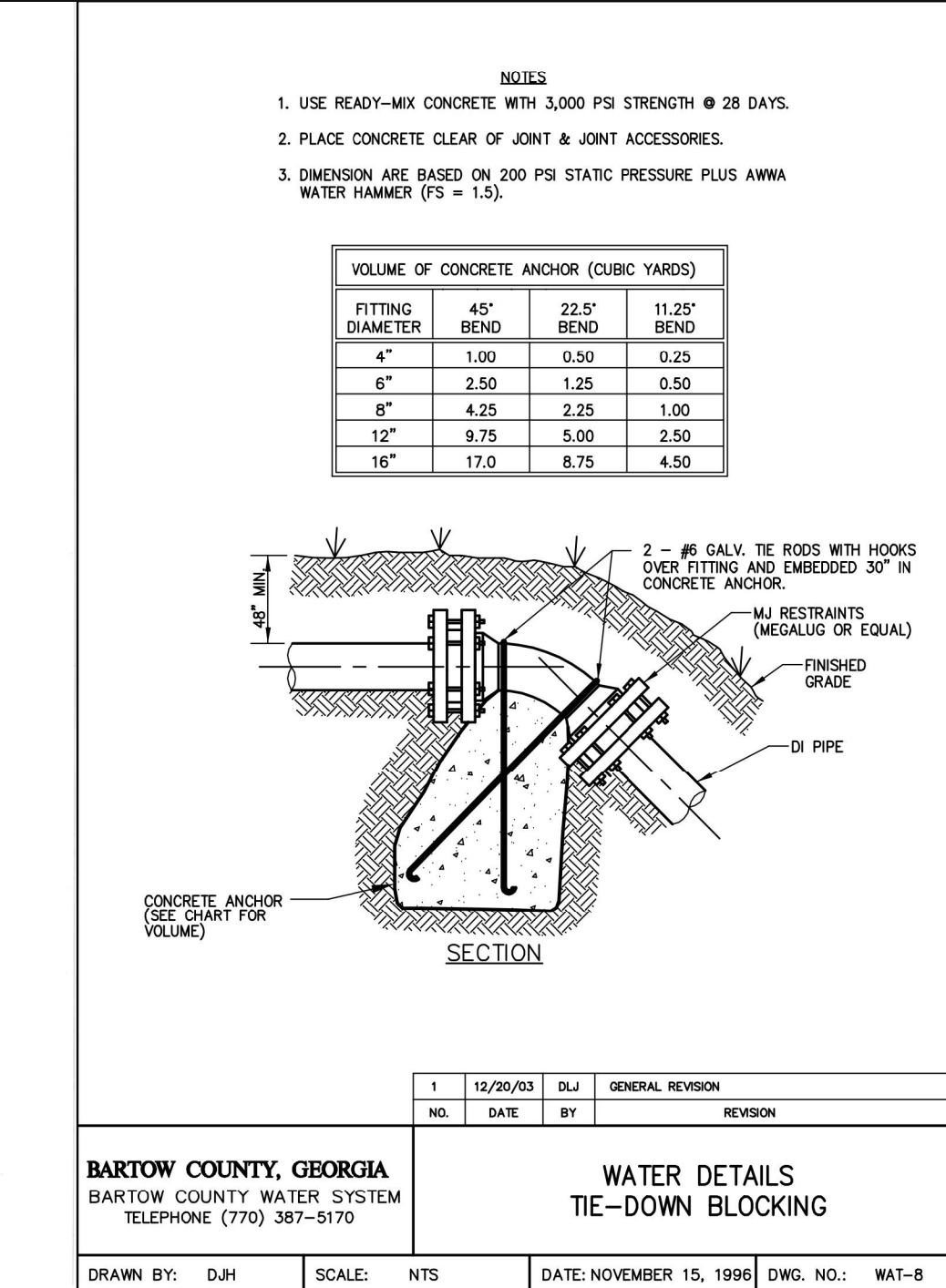
FITTING DIAMETER	45° BEND	22.5° BEND	11.25° BEND
4"	1.00	0.50	0.25
6"	2.50	1.25	0.50
8"	4.25	2.25	1.00
12"	9.75	5.00	2.50
16"	17.0	8.75	4.50

NO.	DATE	BY	REVISION
2	09/22/21	GM	GENERAL REVISIONS
1	08/26/21	RP	GENERAL REVISIONS

BARTOW COUNTY, GEORGIA
BARTOW COUNTY WATER SYSTEM
TELEPHONE (770) 387-5170

WATER DETAILS
3/4"x5/8" SERVICE CONNECTION

DRAWN BY: DJH SCALE: NTS DATE: NOV. 15, 1996 DWG. NO.: WAT-5

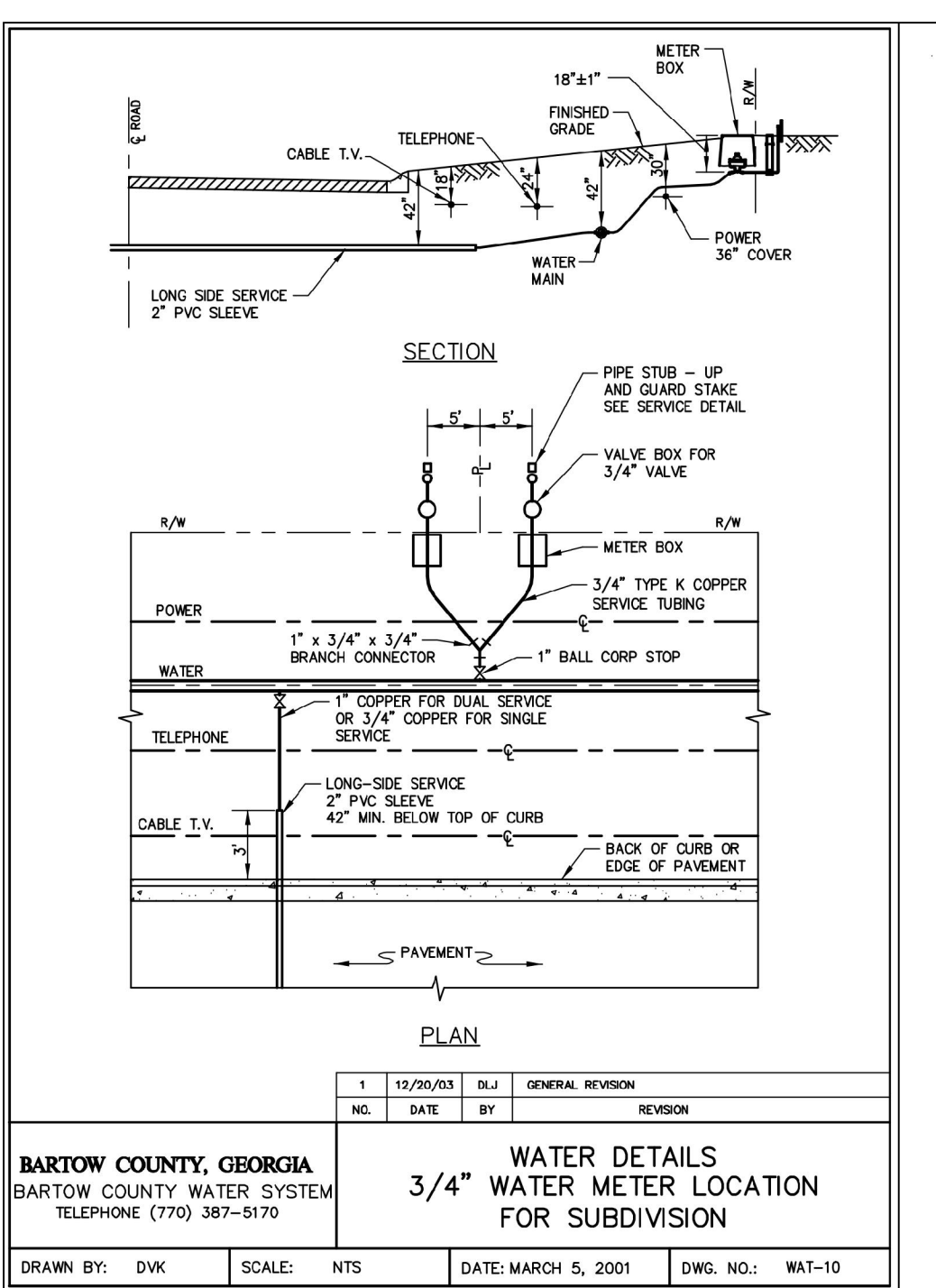


NO.	DATE	BY	REVISION
1	12/20/20	DJK	GENERAL REVISION

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BARTOW COUNTY WATER SYSTEM
TELEPHONE (770) 387-5170

WATER DETAILS
TIE-DOWN BLOCKING

DRAWN BY: DJH SCALE: NTS DATE: NOVEMBER 15, 1996 DWG. NO.: WAT-6

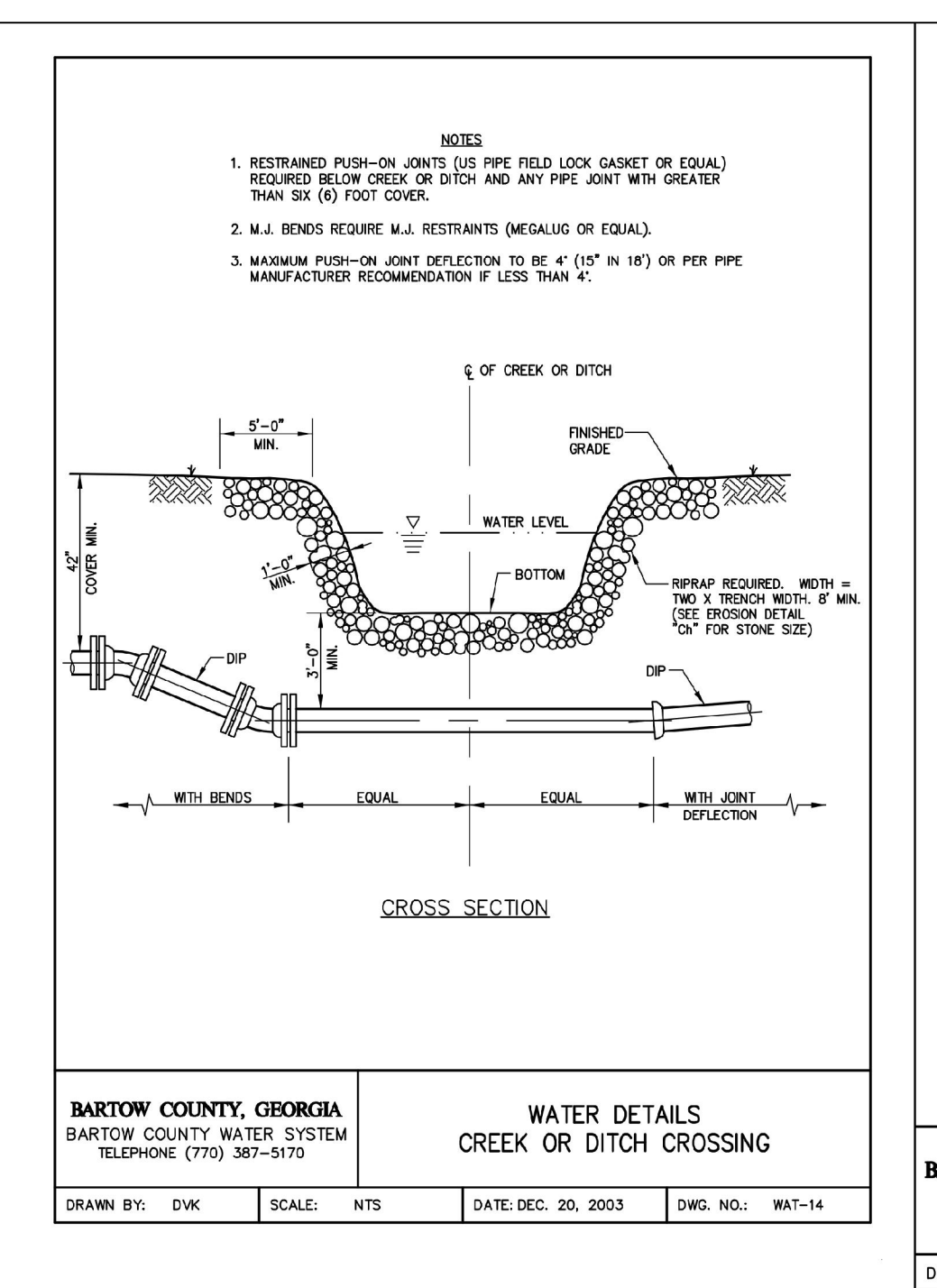


NO.	DATE	BY	REVISION
1	12/20/20	DJK	GENERAL REVISION

BARTOW COUNTY, GEORGIA
BARTOW COUNTY WATER SYSTEM
TELEPHONE (770) 387-5170

WATER DETAILS
3/4" WATER METER LOCATION FOR SUBDIVISION

DRAWN BY: DJH SCALE: NTS DATE: MARCH 5, 2001 DWG. NO.: WAT-10



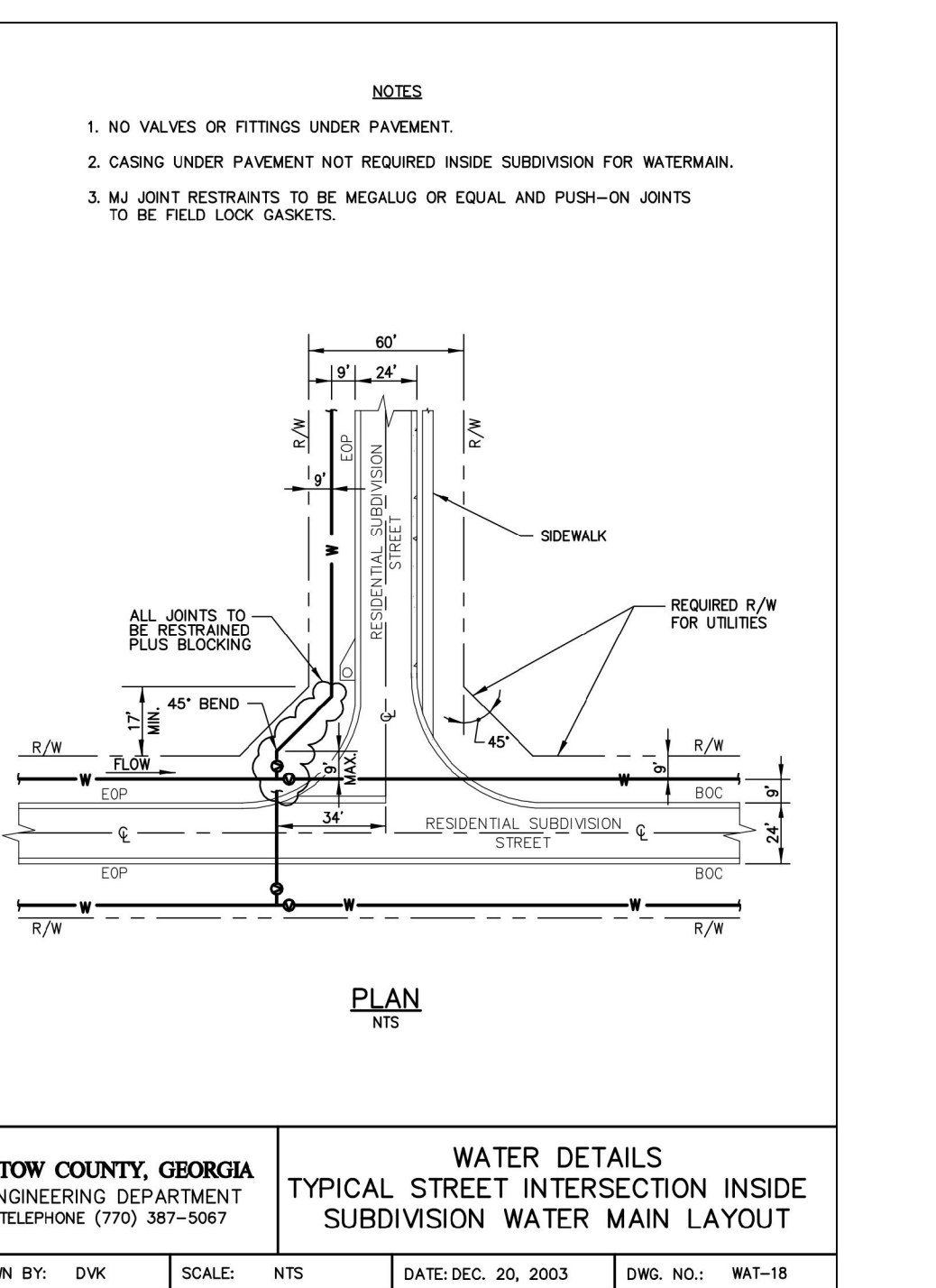
NOTES:

- RESTRAINED PUSH-ON JOINTS (US PIPE FIELD LOCK GASKET OR EQUAL) REQUIRED BELOW ORKER OR DITCH AND ANY PIPE JOINT WITH GREATER THAN SIX (6) FOOT COVER.
- M.J. BENDS REQUIRE M.J. RESTRAINTS (MEGALUG OR EQUAL).
- MAXIMUM PUSH-ON JOINT DEFLECTION TO BE 4" (10" IN 18") OR PER PIPE MANUFACTURER RECOMMENDATION IF LESS THAN 4".

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BARTOW COUNTY WATER SYSTEM
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WATER DETAILS
CREEK OR DITCH CROSSING

DRAWN BY: DJH SCALE: NTS DATE: DEC. 20, 2003 DWG. NO.: WAT-14



NOTES:

- NO VALVES OR FITTINGS UNDER PAVEMENT.
- CASING UNDER PAVEMENT NOT REQUIRED INSIDE SUBDIVISION FOR WATERMAIN.
- M.J. JOINT RESTRAINTS TO BE MEGALUG OR EQUAL AND PUSH-ON JOINTS TO BE FIELD LOCK GASKETS.

BARTOW COUNTY, GEORGIA
ENGINEERING DEPARTMENT
TELEPHONE (770) 387-5067

WATER DETAILS
TYPICAL STREET INTERSECTION INSIDE SUBDIVISION WATER MAIN LAYOUT

DRAWN BY: DJH SCALE: NTS DATE: DEC. 20, 2003 DWG. NO.: WAT-18

G:\21000\21125 - PEEPLES VALLEY ROAD - WAYNE ISAAC\CIVIL\DESIGN\21125 DESIGN 8.dwg 12/31/2021 2:35 PM

PETTIT CREEK HEC-RAS RESULTS: 100 YR PROFILE

Reach	Start Sta	Profile	Plan	W.C. Elev	Vel (ft/s)	Volume (cfs)	Q Left	Q Channel	Q Right	Top Width
PETTIT CREEK	*2615.63	100 YR	FEMA	733.37	5.33	164.75	763.66	2033.3	680	89
PETTIT CREEK	*2615.63	100 YR	ADOL	733.37	8.04	189.74	1156.06	2166.09	465.73	248.83
PETTIT CREEK	*2615.63	100 YR	proposed	733.23	7.88	186.4	2260.87	2114.77	3614.85	543.63
PETTIT CREEK	2489.28	100 YR	ADOL	733.17	5.34	181.36	2627.02	1542.3	3821.18	629.88
PETTIT CREEK	2489.28	100 YR	proposed	733.17	4.72	178.54	3339.5	1364.58	3986.42	479.89
PETTIT CREEK	2393.12	100 YR	ADOL	733.05	5.16	178.85	3790.56	1202.69	3972.75	652.03
PETTIT CREEK	2393.12	100 YR	proposed	733.1	3.99	171.7	4632.87	935.07	2422.55	505.38
PETTIT CREEK	2281.9	100 YR	ADOL	732.92	4.86	165.43	4495.89	1239.95	2254.66	639.49
PETTIT CREEK	2281.9	100 YR	proposed	732.94	5.78	167.79	3987.79	1476.17	2526.55	509.98
PETTIT CREEK	2183.38	100 YR	ADOL	732.85	4.17	156.57	3921.1	900.88	3159.02	757.03
PETTIT CREEK	2183.38	100 YR	proposed	732.83	5.29	155.72	3868.89	1148.63	2972.98	580.33
PETTIT CREEK	2083.63	100 YR	ADOL	732.77	3.95	147.18	3035.73	1135.6	3819.17	873.13
PETTIT CREEK	2083.63	100 YR	proposed	732.88	4.96	147.41	3383.68	1406.85	3202.17	739.83
PETTIT CREEK	1983.77	100 YR	ADOL	732.71	3.37	136.76	2371.06	1136.55	4282.32	878.87
PETTIT CREEK	1983.77	100 YR	proposed	732.97	4.5	138.33	3321.01	1433.59	3315.79	728.65
PETTIT CREEK	1883.8	100 YR	ADOL	732.64	3.6	125.83	2395.05	1081.07	4324.38	1254.23
PETTIT CREEK	1883.8	100 YR	proposed	732.57	2.63	125.65	2277.3	768.13	4845.07	1285.17
PETTIT CREEK	1827.93	100 YR	ADOL	732.57	3.84	119.44	2533.95	2361.78	3074.77	1028.94
PETTIT CREEK	1827.93	100 YR	proposed	732.56	1.68	115.98	1402.36	1039.5	5548.65	1015.43
PETTIT CREEK	1782.13	100 YR	ADOL	732.51	4.54	114.82	2789.17	2254.43	2966.89	927.69
PETTIT CREEK	1782.13	100 YR	proposed	732.46	4.24	109.56	3374.95	2098.52	2517.03	869.12
PETTIT CREEK	1680.32	100 YR	ADOL	732.4	4.71	105.9	2226.41	2068.2	3705.9	863.38
PETTIT CREEK	1680.32	100 YR	proposed	732.37	4.35	99.88	3189.75	1893.38	2907.37	639.97
PETTIT CREEK	*1534.44	100 YR	FEMA	732.52	3.74	89.93	2506.04	1508.75	3644.51	656.93
PETTIT CREEK	*1534.44	100 YR	ADOL	732.39	3.83	85.97	2142.89	1518.04	3099.4	635.67
PETTIT CREEK	*1534.44	100 YR	proposed	732.39	4.35	88.17	3548.08	1717.3	2393.52	617.11
PETTIT CREEK	1406.43	100 YR	ADOL	732.26	2.94	82.61	1771.89	1181.44	5385.97	825.13
PETTIT CREEK	1406.43	100 YR	proposed	732.22	3.15	74.5	3193.05	1256.73	3209.53	599.98
PETTIT CREEK	1249.9	100 YR	ADOL	732.23	3.16	66.9	2176.1	1815.5	3667.7	818.54
PETTIT CREEK	1249.9	100 YR	proposed	732.07	4.13	61.99	3245.96	2332.95	2880.39	496.34
PETTIT CREEK	1149.68	100 YR	ADOL	732.18	3.58	56.19	2493.82	1918.35	3317.33	785.03
PETTIT CREEK	1149.68	100 YR	proposed	732.04	3.26	54.31	3511.73	1827.36	2320.22	473.59
PETTIT CREEK	*1082.2	100 YR	FEMA	732.16	3.95	44	2823.26	2557.36	2380.68	814.29
PETTIT CREEK	*1082.2	100 YR	ADOL	731.89	5.13	45.18	2618.17	3434.49	2372.77	722.22
PETTIT CREEK	*1082.2	100 YR	proposed	731.89	4.57	45.99	3385.2	2372.62	2526.88	474.4
PETTIT CREEK	937.13		Bridge							
PETTIT CREEK	*872.79	100 YR	FEMA	730.76	8.74	38.93	792.38	3248.58	3658.55	660.97
PETTIT CREEK	*872.79	100 YR	ADOL	729.92	10.79	39.64	706.04	3692.27	3262.99	607.62
PETTIT CREEK	*872.79	100 YR	proposed	729.92	10.79	39.6	706.04	3692.27	3262.99	607.62
PETTIT CREEK	774.29	100 YR	ADOL	730.48	4.99	34.66	184.62	2051.34	5422.75	609.54
PETTIT CREEK	774.29	100 YR	proposed	730.48	4.99	34.63	185	2043.34	5430.97	609.84
PETTIT CREEK	528.93	100 YR	ADOL	730.13	6.17	20.39	1380.91	1895.17	4383.22	737.69
PETTIT CREEK	528.93	100 YR	proposed	730.17	6.27	20.38	1355.25	1554.65	4149.4	718.84
PETTIT CREEK	*111.01	100 YR	FEMA	729.3	6.57	3991.11	2664.34	1003.84	606.88	
PETTIT CREEK	*111.01	100 YR	ADOL	729.3	6.57	3991.11	2664.34	1003.84	606.88	
PETTIT CREEK	*111.01	100 YR	proposed	729.3	6.57	3989.92	2655.21	1004.17	606.88	

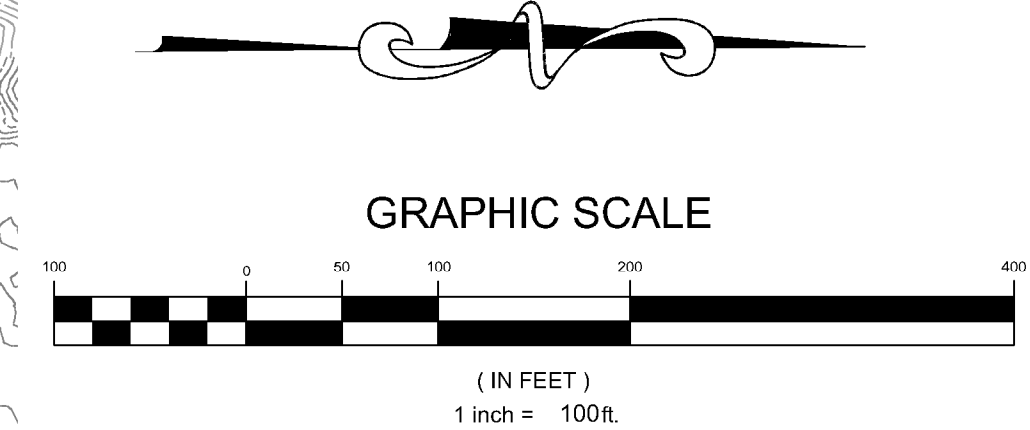
* existing cross-sections on current Flood Insurance Rate Map (FIRM), FIRM Panel #1301030504, dated October 6, 2018

FEMA Duplicated model of existing floodplain with cross-sections located as shown on current FIRM.
 ADOL More defined model of existing floodplain with additional cross-sections between cross sections on FIRM.
 PROPOSED Model of future conditions using proposed terrain for the development.

LEGEND

	BASE FLOOD FLOODPLAIN BOUNDARY
	FUTURE CONDITIONS FLOODPLAIN BOUNDARY
	EXISTING FLOODWAY
	CREEK CENTERLINE
	CREEK BANK
	CROSS-SECTIONS
	ORIGINAL FIRM CROSS-SECTION

AREA OF COMPENSATORY CUT
SEE GRADING PLAN FOR GRADES



PROJECT NO.:
21125

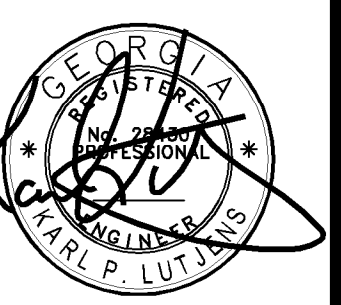
DATE:
10/6/21

REVISIONS:

NO.	DATE	DESCRIPTION	CONCEPT
1	8/11/21	REVISED CONCEPT	
2	8/22/21	REVISED CONCEPT	
3	10/6/21	REVISED CONCEPT	
4	11/19/21	REVISED CONCEPT	
5	12/19/21	REVISED CONCEPT	
6			

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD., CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

OVERLOOK ON PETTIT
 LOCATED IN LAND LOT 197, 5TH DISTRICT 3RD SECTION
 BARTOW COUNTY, GEORGIA



SHEET TITLE:

HEC-RAS CROSS SECTIONS

SHEET NO.:

H101