



## **DeKalb County Department of Planning & Sustainability**

178 Sams Street, Decatur, GA 30030 - (404) 371-2155

[Planning and Sustainability | DeKalb County GA](#)

**Planning Commission Sketch Plat Hearing Date: August 23, 2023, 6:00 P.M**

### **STAFF ANALYSIS**

**Case No.:** PLAT – 1246166 **Agenda #:** N1  
**Commission District:** 4 **Super District:** 7  
**Location/Address:** 522 Stewart Mill Road  
Stone Mountain, GA 30087  
**Parcel ID(s):** 18 032 01 003  
**Request:** Subdivision for the development of up to 23 single-family detached dwellings.  
**Property Owner(s):** Atlanta Stewart Mill Partners Llc  
**Applicant/Agent:** Mitchell Aycock (Southern Engineering, Inc.)  
**Acreage:** Approx. 20.94 acres  
**Existing Land Use:** Vacant

### **SUBJECT PROPERTY & ZONING HISTORY**

The subject property is currently undeveloped and is zoned R-100 (Residential Medium Lot-100). The property does not appear to have been subject to a rezoning in its history. A variance from Section 5.7.5. (C)(1) of the *Zoning Ordinance* allowing for single-family detached residences to face a thoroughfare was approved by the County Zoning Board of Appeals (ZBA) on May 10, 2023 (A-23-1246417).

### **PROJECT DESCRIPTION**

The applicant, Mitchell Aycock (Southern Engineering, Inc.), submitted a preliminary sketch plat application to subdivide approximately 20.94 acres for residential development. The proposed development will consist of no more than twenty-three (23) single-family detached dwelling units. A single access point off of Stewart Mill Road is proposed and will be located directly across from the existing intersection with Woods Drive. The proposed Estates Way will be a public street providing access to Lots 1 through 16. Lots 12-16 are double frontage lots with the front facades of the dwellings to be orientated towards Estates Way. Per Section 5.7.5. (C)(1) of the *Zoning Ordinance*, these lots will have a twenty-foot (20') landscape strip, ten-foot (10') no access easement, and a six-foot (6') decorative fence located in the yard frontage along Stewart Mill Road to screen the rear view of the proposed dwellings from this thoroughfare, which is classified as a Collector. The variance granted by the ZBA in May 2023 allows for Lots 17 through 23 to face Stewart Mill Road. Existing topography makes it unfeasible for these lots to face inwards towards an interior street.

The proposal is consistent with the goals of the *Comprehensive Plan* and *Zoning Ordinance*. The size of the proposed lots exceed minimum R-100 requirements. The project preserves approximately twenty-nine (29) percent of open space, the majority of which shall be enhanced open space in the form of pedestrian trails.

Two (2) stormwater detention facilities are proposed per the site plan along Stewart Mill Road to capture and treat stormwater runoff. Installation of curbs, gutters, sidewalks, and other streetscape enhancements shall be provided along the entirety of the development's frontage on Stewart Mill Road as well on both sides of the proposed Estates Way. The lots will not be served by public sewer and will instead have individual septic tanks.

**Sec. 14-96. - Standards for approval of sketch plats; approved preliminary plats.**

(a) The planning commission shall not approve a sketch plat unless it is found that:

**1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;**

Proposed lots will be served by public water.

**2) If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;**

Proposed lots will be NOT served by public sewer and will instead be served by septic.

**3) Adequate areas have been allocated within a subdivision to meet the regulations in this chapter for the long-term collection, management, and treatment of stormwater;**

Two (2) detention facilities are proposed to capture and treat stormwater runoff.

**4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;**

The subject property does not contain nor is in the vicinity of any state waters or other wetlands.

**5) No platting of lots within the subdivision will create any non-conforming lots or increase the non-conformity of existing non-conforming lots on property within or adjacent to the subdivision;**

Newly created lots are in compliance with applicable lot standards per the R-100 (Residential Medium Lot-100) Zoning District and/or applicable zoning regulations.

**6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;**

The proposed preliminary sketch plat has been approved by the County Transportation Division of Public Works.

7) The proposed subdivision meets all the requirements of this chapter, [Chapter 27](#), the official comprehensive plan, the official thoroughfare map, and all other standards and regulations adopted by all boards, commissions, agencies, and officials of DeKalb County and all other applicable laws from other, relevant jurisdictions;

Yes.

8) A properly issued certificate of appropriateness, when the subdivision or portions thereof lie within a designated historic area that required such a certificate as may be required by state law or this Code; and

Not applicable.

9) Lot lines have been laid out so as to minimize crossing municipal or county boundaries;

All proposed lots are located in the unincorporated area of DeKalb County.

10) All requirements of [section 14-89](#) and [section 14-90](#) have been fulfilled.

Yes.

**STAFF RECOMMENDATION: Approval**

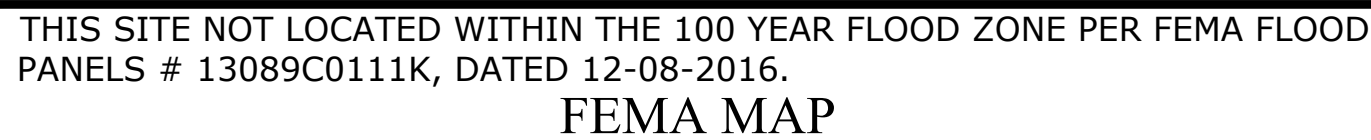
All regulatory reviews for the preliminary “sketch” plat have been completed, approved, or conditionally approved.



- A 75' TRIBUARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROPRIATE FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE PLOT OF DRAINAGE AREA, INCLUDING ANY ADJACENT PLOTS, IN ORDER TO PREVENT INCREASES IN DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER QUALITY MANAGEMENT FACILITIES SHALL BE ADEQUATE AS REQUIRED BY THE DEKALB COUNTY CODES. DEKALB COUNTY MAY REQUIRE THE USE OF CONTROL METHODS SUCH AS RETENTION OR DETENTION, AND OR THE CONSTRUCTION OF OFFSITE DRAINAGE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENTS
- DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES

PROJECT LOCATED AT:  
TAX PARCEL ID 18 032 01 003, 522 STEWART MILL ROAD  
WITHIN LAND LOTS 32, 18TH DISTRICT,  
DEKALB, GEORGIA

PREPARED FOR (OWNER/DEVELOPER):  
ATLANTA STEWART MILL  
PARTNERS, LLC  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: PHONE: 678-662-5883



A UNDEVELOPED 19.69 AC ACRE TRACT OF LAND LOCATED ON STEWART MILL ROAD, LAND LOTS 32 OF THE 18TH DISTRICT, TO BE DEVELOPED INTO A 23 LOT SUBDIVISION. THE ADJACENT PROPERTIES ARE LARGE LOT RESIDENTIAL PROPERTIES TO THE NORTH, SOUTH AND EAST. A DEVELOPED SUBDIVISION IS ACROSS STEWART MILL ROAD TO THE EAST. THE ROAD WITHIN THE PROJECT WILL BE PUBLIC, AND THE STORMWATER MANAGEMENT WILL BE OWNED AND MAINTAINED BY DEKALB COUNTY.

OWNER/DEVELOPER: ATLANTA STEWART MILL PARTNERS, LLC  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097 PHONE: 732-421-2677

ENGINEER/SURVEYOR: SOUTHEASTERN ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770.321.3936  
BOUNDARY SURVEY BY CC LAND SURVEYORS, DATED JAN  
20, 2022  
TOPOGRAPHY: FIELD RUN SURVEY BY CC LAND SURVEYORS, DATED JAN.  
20, 2022  
SITE/DISTURBED AREA: 19.69 AC AC./12.68 AC.  
NUMBER OF LOTS: 23  
DENSITY: 23 LOTS / 19.69 AC ACRES = 1.12 UNITS PER ACRE  
OPEN SPACE TOTAL OPEN SPACE = 5.71 AC = ~29%  
AVERAGE LOT 34234 SF  
FLOOD INFO: THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD  
ZONE PER FEMA FLOOD PANELS # 13089C0111K, DATED  
12-08-2016.  
EXISTING ZONING: R-100  
DEVELOPMENT MIN. LOT SIZE: 15,000 S.F.  
STANDARDS: MAX. DENSITY: 2.5 UNITS PER ACRE  
MIN. LOT WIDTH AT FRONT SETBACK LINE: 100'  
MAX HOUSE HEIGHT: 35'  
MIN. OPEN SPACE: 15%  
MIN. FRONT BUILDING SETBACK: 35'  
MIN. SIDE BUILDING SETBACK: 10' (WITH NO LESS THAN  
20' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 35'  
MIN. EXTERIOR SETBACK 40'

SKETCH PLAT - AP # 1246166

No	ISSUED DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-

PROJECT OWNED/DEVELOPED BY:  
ATLANTA STEWART MILL PARTNERS,

**LLC**  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYI@CHAO77@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

COVER PAGE

STEWART MILL ROAD

PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087



ISSUED FOR  
REVIEW

Project No.:	1284-21-177
Designed By:	MSA
Issue Date:	5/31/23

C0.0.0
























































































**Know what's below.**  
**Call before you dig.**



LINETYPE LEGEND		
PROPOSED		EXISTING
	LAND LOT LINE	
	PROJECT PROPERTY LINE	
	ADJOINING PROPERTY LINE	
	EASEMENT	
	SANITARY EASEMENT	
	UNDISTURBED BUFFER	
	SETBACK	
	BOUNDARY OF FIELD SHOT DATA	
	WATER ELEVATION (100 YEAR POND ELEVATION / HYDRAULIC GRADE LINE)	
	FENCE	
	CHAINLINK FENCE	
	DECORATIVE FENCE (WOOD / VINYL)	
	GUARDRAIL	
	LINEAR FEATURE TO BE REMOVED	
	SOIL DELINEATION	
	CREEK CENTERLINE	
	OVERHEAD TELEPHONE	
	NATURAL GAS	
	UNDERGROUND POWER	
	OVERHEAD POWER	
	SANITARY SEWER	
	FORCE MAIN	
	WATER MAIN	
	COMMUNICATIONS UTILITY LINE	
	SETBACK LINE	
	TREELINE	
	RIGHT OF WAY	
	FLOOD LINE	
	ROAD CENTERLINE	
	LIMITS OF CONSTRUCTION	
	SILT FENCE - NON-SENSITIVE	
	SILT FENCE - SENSITIVE	
	DIVERSION PATH	
	TREE PROTECTION FENCING	

ABBREVIATION LEGEND	
LLL	LAND LOT LINE
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT OF WAY
LL	LAND LOT
L	LINE
A	ARC
R	RADIUS
CH	CHORD
C	CURVE
CONC	CONCRETE
CMF	CONCRETE MONUMENT FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PI	POINT OF INTERSECTION
SBL	SETBACK LINE
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
DI	DROP INLET
PI	PEDESTAL INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL

PROPOSED		EXISTING
	BOLLARD	
	CENTERLINE	
	CONCRETE MONUMENT	
	CURB INLET	
	DROP INLET	
	DOUBLE WING CATCH BASIN	
	DRAINAGE FLOW	
	ELBOW (TYPE SPECIFIED) WITH THRUST BLOCK	
	ELECTRIC METER	
	EXISTING IRON PIN FOUND	
	FIRE HYDRANT	
	FIBER MARKER	
	FENCE POST	
	FLARED END SECTION (CONCRETE)	
	FLARED END SECTION (METAL)	
	GAS METER	
	GAS MARKER	
	GAS VALVE	
	GUY WIRE	
	GSWCC STRUCTURAL PRACTICE	
	GSWCC VEGETATIVE MEASURE	
	HEADWALL	
	IRRIGATION VALVE	
	IRON PIN TO BE SET	
	IRON PIN FOUND	
	LIGHT POLE	
	MAILBOX	
	MONITORING WELL	
	PEDESTRIAN SIGNAL	
	PEDESTAL INLET	
	PRESSURE REDUCER VALVE	
	PLUG / CAP	
	POWER STUB	
	PVC STUB	
	REDUCER	
	SANITARY SEWER CLEANOUT	
	SIGN	
	SINGLE WING CATCH BASIN	
	SOIL BORING	
	SQUARE BOLLARD	
	TEE WITH THRUST BLOCK	
	TELEPHONE BOX	
	TELEPHONE MANHOLE	
	TELEPHONE PEDESTAL	
	TEMPORARY BENCH MARK	
	TRAFFIC BOX	
	TREE TO BE REMOVED	
	UTILITY POLE	
	UTILITY MANHOLE (UTILITY SPECIFIED)	
	UTILITY METER BOX (UTILITY SPECIFIED)	
	UTILITY VALVE (UTILITY SPECIFIED)	
	WATER METER	
	WATER SEEP	
	WATER SPIGOT	
	WATER VALVE	
	WETLAND FLAG	

GRADING NOTES:

1. TOTAL SITE AREA = 19.69 AC ACRES, DISTURBED AREA = 12.68 AC..
2. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
3. EXISTING CONDITIONS FROM FIELD RUN TOPOGRAPHY PREPARED BY CC LAND SURVEYERS, DECEMBER, 2021.
4. CONTOUR INTERVALS ARE 2.0 FEET.
5. ALL TREE SAVE AREAS AND BUFFERS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
6. CLEARING AND GRUBBING: ON ALL AREAS WHERE GRADING, EXCAVATING AND FILL ARE REQUIRED, ALL ORDER BRUSH AND LIMBS OF TREES AND ORGANIC MATERIALS SHALL BE REMOVED. STUMP HOLDS SHALL BE FILLED WITH COMPACTED CLEAN SOIL. A MINIMUM OF SIX INCHES MUST BE CUT BELOW EXISTING GRADE FOR ENTIRE AREA RECEIVING FILL. STORM DETENTION MEASURES MUST BE ACCOMPLISHED CONCURRENT WITH THIS PHASE. REFER TO THE CURRENT EDITION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL.
7. ALL EARTHWORK OPERATION SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.
8. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPIDE THE COMPACTION RESULTS.
9. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY BY 15' MINIMUM DEPTH AND PROCTOR COMPACTION TEST ASTM D698.
10. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.
11. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO STORM DRAIN.
12. SEE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS CONCERNING PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
13. ALL NEW VOLUMES SHALL BE DESIGNED WITH A DESIGNATED FLOOD PLAIN PER FEMA F.I.R.M. MAP 13089C0111K, DATED 12-08-2016.
14. GRADE ALL HANDICAP RAMPS 12H:1V SLOPE TO TOP OF CURB.
15. ALL SPOT ELEVATIONS ARE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
16. ALL CORRUGATED METAL PIPES TO BE FULLY ASPHALT COATED WITH PAVED INVERTS OR
17. ALL CHOW BASINS ARE TO BE IN-LINE PER STD. 402, 402A, 403B, 404A, 404B, 405, AND 405A. SATCH ONE (1') FOOT LID OFFSET IN CUL-DE-SAC.
18. THE INSTALLATION OF ALL EROSION CONTROL MEASURES AND DETENTION FACILITIES SHOULD BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
19. THE FILL ON OR OFF THE FILL AREAS AT THE FRONT AND REAR BUILDING LINES TO BE 95% STANDARD PROCTOR MUST BE CERTIFIED BY GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF CURB. THIS CERTIFICATION WILL BE SUBMITTED TO THE CHIEF OF DEVELOPMENT INSPECTIONS. LOTS TWO (2') OF FILL OR GREATER, AS DELINEATED ON THE CONSTRUCTION AND FINISH MAP, WILL REQUIRE A COMPACTION CERTIFICATION PRIOR TO ISSUANCE OF BUILDING PERMITS. THE ENGINEER WILL ALSO PROVIDE A LETTER LISTING THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION. THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAT.

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

1. SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 17-1 TEMPERARY SILT FENCE OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS FOR CONSTRUCTION.
2. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS TO PREVENT THE RELEASE OF SILT FROM THE SITE.
3. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE.
4. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OFF SITE ONTO PUBLIC ROADWAY OR ADJACENT STORM DRAIN MUST BE REMOVED.
5. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
6. PRIOR TO ANY OTHER CONSTRUCTION, THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
8. THE CONSTRUCTION OF THE SITE WILL INMEDIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES. SUFFICIENT EROSION CONTROL TO PREVENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROLS WILL BE MAINTAINED UNTIL UPSTREAM DRAINAGE WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
9. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED DURING THE CONSTRUCTION. THE APPROVED PLANS FOR DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL 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 ENGINEER IMMEDIATELY.
10. ALL SILT BARRIERS MUST BE PLACED AT THE DOWNSTREAM END OF ANY OBSTACLE. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE COMPLETED.
11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. IF SEDIMENT PONDS ARE DEEMED NECESSARY, THEY SHALL BE CLEANED OUT AND MAINTAINED BY THE CONTRACTOR. THE DEKALB INSPECTOR, CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
12. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
13. PRIOR TO INSTALLATION, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN IT BEING POSSIBLE FOR ALL CONSTRUCTION BEING STOPPED ON JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO CURRENT STDS.
14. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRADED TO CONTROL EROSION.
15. ALL OPEN SWALES MUST BE GRASSED, AND RIP-RAP MUST BE PLACED AS REQUIRED TO PROTECT EROSION. A MINIMUM OF 100 SQUARE YARDS OF 60 LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.
16. SILT BARRIERS TO BE PLACED DOWNSTREAM OF ALL FILL SLOPES.

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES THAT MIGHT BE EXISTING UTILITIES ON SITE AND DETERMINE IF ANY EXIST AND HOW TO HANDLE. ENGINEER CANNOT BE RESPONSIBLE FOR EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THEM REGARDING UTILITY LOCATIONS, CONSTRUCTION AND SCHEDULES.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL UTILITY INSTALLATIONS SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES
4. NEW TESTING IS REQUIRED FOR UTILITIES PER DEKALB STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED, TO TV INSPECTION AND PRESSURE TESTING FOR SANITARY SEWER LINES AND MANHOLES. PRESSURE TESTING AND RECHLORINATION IS REQUIRED FOR POTABLE WATER SYSTEM. ALL TESTING SHALL BE PER DEKALB STANDARDS.
5. ALL SANITARY SEWER PIPE SHALL BE DUCTILE IRON AWWA C150 PER DEKALB STDs, UNLESS OTHERWISE SPECIFIED. WATER PIPE SHALL BE DUCTILE IRON CLASS 50 AWWA C151 UNLESS OTHERWISE SPECIFIED AND SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT DEKALB STANDARDS.
6. FOR GRADE AND DRAINAGE INFORMATION, SEE GRADING AND DRAINAGE PLAN.
7. EXISTING SERVICES THAT WERE OBTAINED FROM AS BUILTS BY OTHERS.
8. AT COMPLETION OF SEWER AND WATER CONSTRUCTION, ALL MANHOLES, VALVE BOXES, METERS AND APPURTENANCES SHALL BE SET FOR PROPER FINISH GRADE AND SHALL BE NOTICEABLY STAKED AND FLAGGED. SITE UTILITY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE ABOVE ITEMS UNTIL SYSTEM IS ACCEPTED BY OWNER.
9. HYDRANTS AND MAINS SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FORTY EIGHT INCHES (48") OF COVER OVER THE PROPOSED WATER MAINS AND EIGHTEEN INCHES (18") OF VERTICAL SEPARATION FROM ALL EXISTING UTILITIES, WHICH INCLUDES ROOM ABOVE STORM OR SANITARY SEWERS. WATER LINE SHALL BE CONSTRUCTED UNDERNEATH AT THOSE LOCATIONS, MAINTAINING THE EIGHTEEN INCH (18") SEPARATION REQUIREMENT. ALL UTILITY REQUIREMENTS WILL BE COMPLIED WITH AT CROSSINGS. ADDITIONALLY, A 10' HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER AND SANITARY SEWER LINES.
11. ALL SANITARY SEWER DUCTILE IRON PIPE SHALL HAVE PUSH-ON JOINTS PER AWWA C151.
12. RIGID PIPE BEDDING SHALL BE PER ASTM C-12, FLEXIBLE PIPE BEDDING PER ASTM D-2321.
13. IRRIGATION WATER SERVICE SHALL BE IN METER BOX W/BACKFLOW PREVENTOR PER JURISDICTIONAL REQUIREMENTS.
14. SEE DETAIL SHEETS FOR UTILITY DETAILS.
15. ALL WATER LINE CONSTRUCTION SHALL BE TO DEKALB SPECIFICATIONS.
16. ALL BACKFILL IN STREETS AND PARKING AREAS FOR PUBLIC SANITARY SEWER MAINS SHALL BE APPROVED BANK-RUN SAND OR GRAVEL OR CRUSHED STONE FREE FROM LARGE STONES AND CONTAINING NOT MORE THAN 10% BY WEIGHT OF LOAM OR CLAY.
17. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR GROWTH IN DEKALB DEVELOPMENT REGULATIONS FOR ALL UTILITY INSTALLATIONS.
18. DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.

GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS THAT ARE PERTINENT TO THIS WORK.
2. ALL ACCESS TO THE PROJECT AREA SHALL BE LIMITED AS RESTRICTED AREAS. THE CONTRACTOR'S FORCES ARE PROHIBITED FROM ENTERING RESTRICTED AREAS AT ANY TIME, UNLESS SPECIFICALLY AUTHORIZED BY THE ADJACENT OWNER.
3. THE CONTRACTOR SHALL CONTROL DUST AND DEBRIS FROM HIS OPERATION TO A LEVEL THAT IS ACCEPTABLE TO THE COUNTY AT ALL TIMES. THE CONTRACTOR SHALL HAVE ON THE PROJECT SITE VACUUMS, SWEEPERS, WATERING TRUCKS, AND OTHER EQUIPMENT NECESSARY TO CONTROL DUST AT ALL TIMES. ALL METHODS FOR CONTROLLING DUST SHALL BE SUBJECT TO THE COUNTY'S APPROVAL. FAILURE TO PROPERLY CONTROL DUST OR TO RESPOND TO ANY REQUEST TO DO SO WILL RESULT IN CONSTRUCTION BEING STOPPED.
4. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE PROJECT AREA AS SHOWN ON THE PHASED EROSION CONTROL PLAN.
5. THE ROADS USED BY THE CONTRACTOR FOR ACCESS OR HAULING SHALL BE KEPT CLEAN AND FREE OF DEBRIS. TRAFFIC FOR THE ENTRANCE DURATION OF THE PROJECT, HAUL TRUCKS MUST BE COVERED AND ANY SPILLAGE OR DEBRIS BUILDUP PROMPTLY REMOVED FROM ALL HAUL ROUTES ON AIRPORT AND PUBLIC ROADS.

MATERIAL NOTES:

1. SANITARY SEWER SHALL BE AS INDICATED: EITHER PVC, SDR 35 PER ASTM D3034; OR CLASS 51 DUCTILE IRON PIPE PER AWWA C104, PER DEKALB SPECIFICATIONS.
2. WATER LARGER SHADES SHALL BE 15" DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SMALLER THAN 3" SHALL BE EITHER COPPER TUBING TYPE "K" (SOFT) PER ASTM B43 AWWA C800 OR SCHEDULE 40 PVC PER ASTM D1784.
4. STORM SEWER LINE SHALL BE AS FOLLOWS: CMP, FULLY COATED PER ASTM A444 OR ALUMINIZED TYPE II WITH ROLLED ENDS & BANDS. RCP, CLASS III PER AASHTO M170
5. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.

	<p>404.371.2155 (o) 404.371.4556 (f) <a href="http://DeKalbCountyGa.gov">DeKalbCountyGa.gov</a></p>	<p>Development Service Center 178 Sams St. Decatur, GA 30030</p>
<p>Chief Executive Officer</p>	<p>DEPARTMENT OF PLANNING &amp; SUSTAINABILITY</p>	<p>Interim Director</p>
<p>Michael Thurmond</p>		<p>Cedric Hudson</p>

# DeKalb County Zoning Board of Appeals

Commission District 04 Super District 07

N3. Case No: A-23-1246417  
Parcel ID: 18-032-01-003

**Applicant:** Southeastern Engineering  
2470 Sand Plains Road  
Marietta, GA 30066

**Owner:** Atlanta Stewart Mill Partners, LLC  
1780 Sugarloaf Club Dr.  
Duluth, GA 30097

**Project Name:** Stewart Mill Road Subdivision (Sketch Plat #

**Location:** The property has approximately 1925' feet of street frontage and is located approximately 90' to the north of the Rockbridge Rd./Stewart Mill Rd. intersection at 522 Stewart Mill Road.

**Request:** Variance from Section 5.7.5 (C) (1) of the DeKalb County Zoning Ordinance to allow single-family detached residences to face a thoroughfare in the R-100 (Residential Medium Lot) zoning district.

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, APRIL 12<sup>TH</sup>, 2023 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

ZBOA Action: **Approval**

**MOTION:** Dan Wright moved to approve. Mark Goldman seconded the motion. Motion carried 6-0-0. John Tolbert was absent.

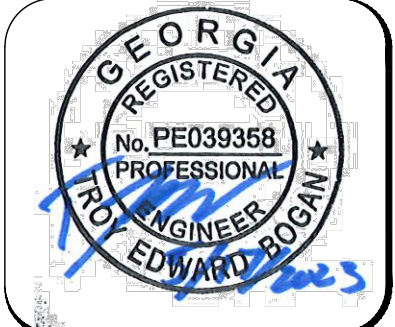


No	ISSUED DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-

PROJECT OWNED/DEVELOPED BY:  
**ATLANTA STEWART CLUB PARTNERS,  
LLC**  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-3883  
QIANYI@STC77@GMAIL.COM

24 HOUR CONTACT INFORMATION  
**RUOYANG ZHANG 732-421-2677**

GENERAL NOTES
STEWART MILL ROAD
PROJECT LOCATED AT: 522 STEWART MILL ROAD STONE MOUNTAIN, GA 30087



ISSUED FOR:  
REVIEW

Project No.: 1284-21-177

Designed By: MSA

Issue Date: 5/31/23

C0.0.1



**Know what's below.  
Call before you dig.**



LEVEL 3 SOIL INVESTIGATION NOTES:

1. PROPERTY BOUNDARIES WERE OBTAINED FROM THE DEKALB COUNTY GIS WEBSITE AND SHOULD BE CONSIDERED APPROXIMATE.
2. ELEVATION CONTOURS (2' LIDAR) WERE OBTAINED FROM THE NOAA DATA ACCESS VIEWER AND SHOULD BE CONSIDERED APPROXIMATE.
3. STORMWATER MUST BE ROUTED AWAY FROM PRIMARY SEPTIC ABSORPTION FIELD FOR PROPER SYSTEM FUNCTION.
4. SOIL BORINGS WERE LOCATED WITH A JUNIPER GEODE SUB-METER GPS UNIT.

CHRISTIAN HOADLEY, DPH CSC  
GA DPH CSC 502



21313

LEVEL 3 SOIL MAP  
522 STEWART MILL ROAD  
PARCEL 18 032 01 003  
DEKALB COUNTY, GEORGIA

ADDRESS: 522 STEWART MILL ROAD, STONE MOUNTAIN  
DEKALB COUNTY, GEORGIA

LAST DATE OF FIELD WORK: 7/29/2021  
DATE OF SOIL MAP: 8/2/2021

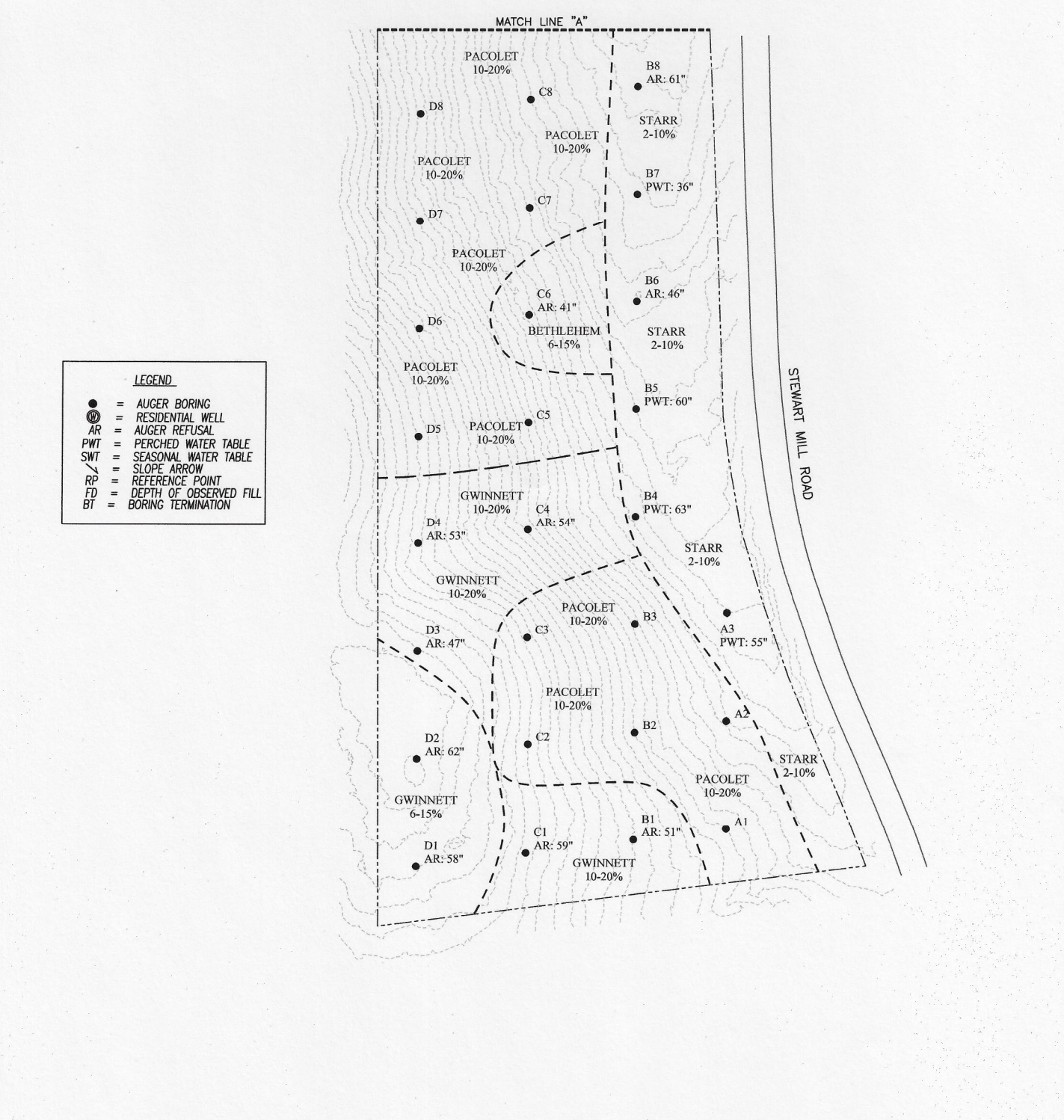
SCALE 1" = 100'

ATLAS ENVIRONMENTAL CONSULTING LLC

LEVEL 3 SOIL INVESTIGATION NOTES:

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GA DPH CSC 502



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LEVEL 3 SOIL MAP  
522 STEWART MILL ROAD  
PARCEL 18 032 01 003  
DEKALB COUNTY, GEORGIA

ADDRESS: 522 STEWART MILL ROAD, STONE MOUNTAIN  
DEKALB COUNTY, GEORGIA

LAST DATE OF FIELD WORK: 7/29/2021  
DATE OF SOIL MAP: 8/2/2021

SCALE 1" = 100'

ATLAS ENVIRONMENTAL CONSULTING LLC



#### LEVEL 3 SOIL INVESTIGATION REPORT

Report Date: 8/2/2021 Inspection Date: 7/29/2021 Level of Study: 3  
Site Location: 522 Stewart Mill Road, Stone Mountain Job No. 21313  
Client: MZCO, LLC - Yichao Qian & Bencheng Ma Parcel 18 032 01 003  
County: DeKalb  
Field Inspection By: Christian Hoadley, CPSS, DPH CSC  
Boring Location Method: Juniper Geode Sub-meter GPS Unit  
Certified By: Christian Hoadley, CPSS, DPH CSC

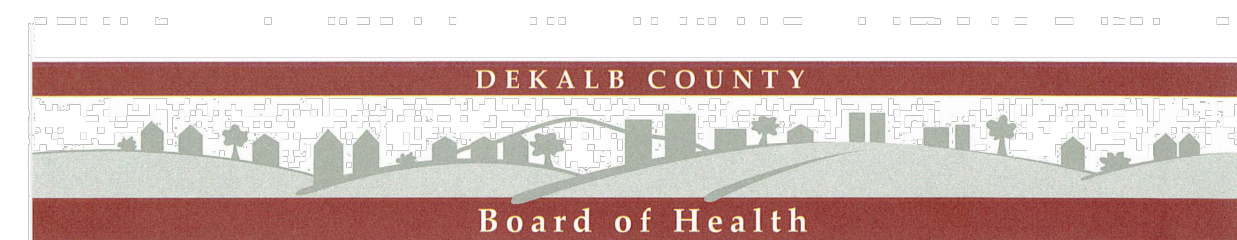
#### SOIL SERIES & INTERPRETIVE PROPERTIES

Soil Series & Slope Class (%)	Depth to Rock (ft)	Depth to STWT* (ft)	Estimated Perc. (min/ft)	Depth of Estimated Installation Depth (ft)	Recommended Installation Depth (ft)	Soil Suitability Code
Bethlehem 6-15%	33-42	<42	70	6-36	18-24	N7
Bethlehem 10-20%	37-48	<48	70	6-36	18-24	N7
Cecil 2-10%	>72	>72	65	12-48	24-36	A
Cecil 6-15%	>72	>72	65	12-48	24-36	A
Cecil 10-20%	>72	>72	65	12-48	24-36	A
Gwinnett 6-15%	48-65	<65	60	6-36	18-24	N3A
Gwinnett 10-20%	47-54	<54	60	6-36	18-24	N3A
Hard Labor 6-15%	>72	>72	75	6-36	18-24	P
Pacoret 6-15%	>72	>72	50	12-48	24-36	A
Pacoret 10-20%	>72	>72	50	12-48	24-36	A
Starr 2-10%	>72	36-55	<55	<---	<---	P4

\* Seasonal High Water Table

#### SOIL SUITABILITY CODE DEFINITIONS

- A Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- P4 Soils are unsuitable for on-site wastewater disposal due to flooding and / or storm water drainage patterns.
- N7 Soils are generally unsuitable for conventional absorption fields due to shallow rock. However, these soils are generally suitable for shallow trench absorption fields with treatment system producing Class I effluent. The local Environmental Health Specialist must approve non-conventional system design and installation. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category.
- N3A Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to 4 feet and parent material is generally suitable for conventional absorption field installation. Backhoe pits excavated prior to installation may allow deeper trench depth to be recommended.
- P Soils have a deep seasonal perched water table. Absorption trenches installed 24 inches above seasonal high water table should function effectively. Estimated percolation rate is for recommended trench depth.



August 1, 2022

Troy Bogan P.E.  
Senior Project Manager  
Southeastern Engineering, Inc.  
2470 Sandy Plains Road  
Marietta, GA 30066

Greetings,

Stewart Mill Road Site is a proposed subdivision in DeKalb County Ga. As currently designed the subdivision will have twenty-one lots that will require septic systems for the disposal of wastewater. A Level III soil analysis has been submitted to DeKalb County Environmental Health. The results show some lots have marginal soils for on-site wastewater disposal. Some of these lots may require alternative septic systems.

Data submitted, preliminary investigations, and a site visit, show that all lots should be buildable. Further information may be required to determine if a conventional septic system can be installed. Some lots may require a pump system to pump effluent to a higher elevation with more desirable soil conditions. Some systems may need to be pumped to assure there is enough room for two systems. In all cases septic systems will be installed at the depth recommended by the soil evaluation. Some lots will have limitations on the number of bedrooms. This will be based on soil data submitted and square footage available. Four-bedroom houses will be the largest houses considered in this subdivision. Some lots may be limited to three-bedroom houses. These limitations are based on soil conditions and topography.

All lots will be required to have sufficient area for a primary septic system and area in reserve for a replacement system. Prior to permitting some lots will require an engineered site plan. Based on the soil analysis submitted test pits will be required on some of the lots with marginal soils. This would be to determine if there are suitable soils below the level of auger refusal. Lots that do not have 24 inches of soil from the bottom of the trench to the refusal layer will require Aerobic Treatment Units. These shallow soils will require shallow installation of the septic system. Shallow installations with low profile chambers do not get 35% reduction in the required linear footage. Soil report submitted indicates lots 18, 19, and 20 may require additional evaluation. These lots have extensive area of soils classified as Gwinnett. Lots 4, 5, 10, 13 may also need test pits. These lots have significant area classified as Bethlehem soils. Both soils have shallow refusal layers that could possibly be dug through with a backhoe. That could allow installation of a conventional septic system.

I also have concerns about some aspects of lots 11 through 17. During onsite evaluation it is apparent that there are swales and water pathways where water flows down the hill toward the ditch that crosses all these lots near Stewart Mill Road. Some accommodation will be needed to control the flow of this water. Septic field lines cannot be installed in these waterways.

DeKalb County Board of Health  
445 Winn Way - Box 987  
Decatur, GA 30031  
404.294.3790 • www.dekalbhealth.net

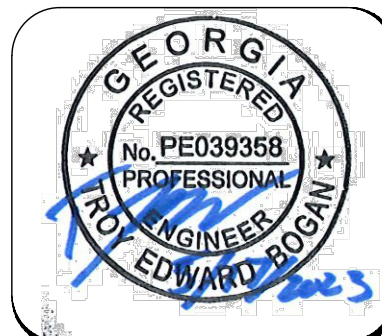
#### GENERAL NOTES & COMMENTS

1. Property boundaries, shown on the Level 3 Soil Map, were obtained from the DeKalb County GIS website and should be considered approximate.
2. Elevation contours (2' Lidar), shown on the Level 3 Soil Map, were obtained from the NOAA Data Access Viewer and should be considered approximate.
3. Every effort should be made to direct storm water runoff from gutters, hardscape and adjacent landscape from entering the septic drain field area for proper system function.
4. Soil test borings & landscape features, shown on the Level 3 Soil Map, were located with a Juniper Geode Sub-meter GPS unit.
5. When installing drain line in clay soils, every effort should be made to prevent smearing trench walls and bottom. These conditions reduce drainage rate and may cause premature failure. Installation should be conducted under dry soil conditions. If smearing is evident, surface should be picked or raked prior to placement of distribution media.
6. Modification of the site including cut and fill of the drain field area may void the conditions cited.

#### LEVEL 3 SOIL REPORT AND DCH LETTER

STEWART MILL ROAD

PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087



ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: MSA  
Issue Date: 5/31/23

C0.0.2





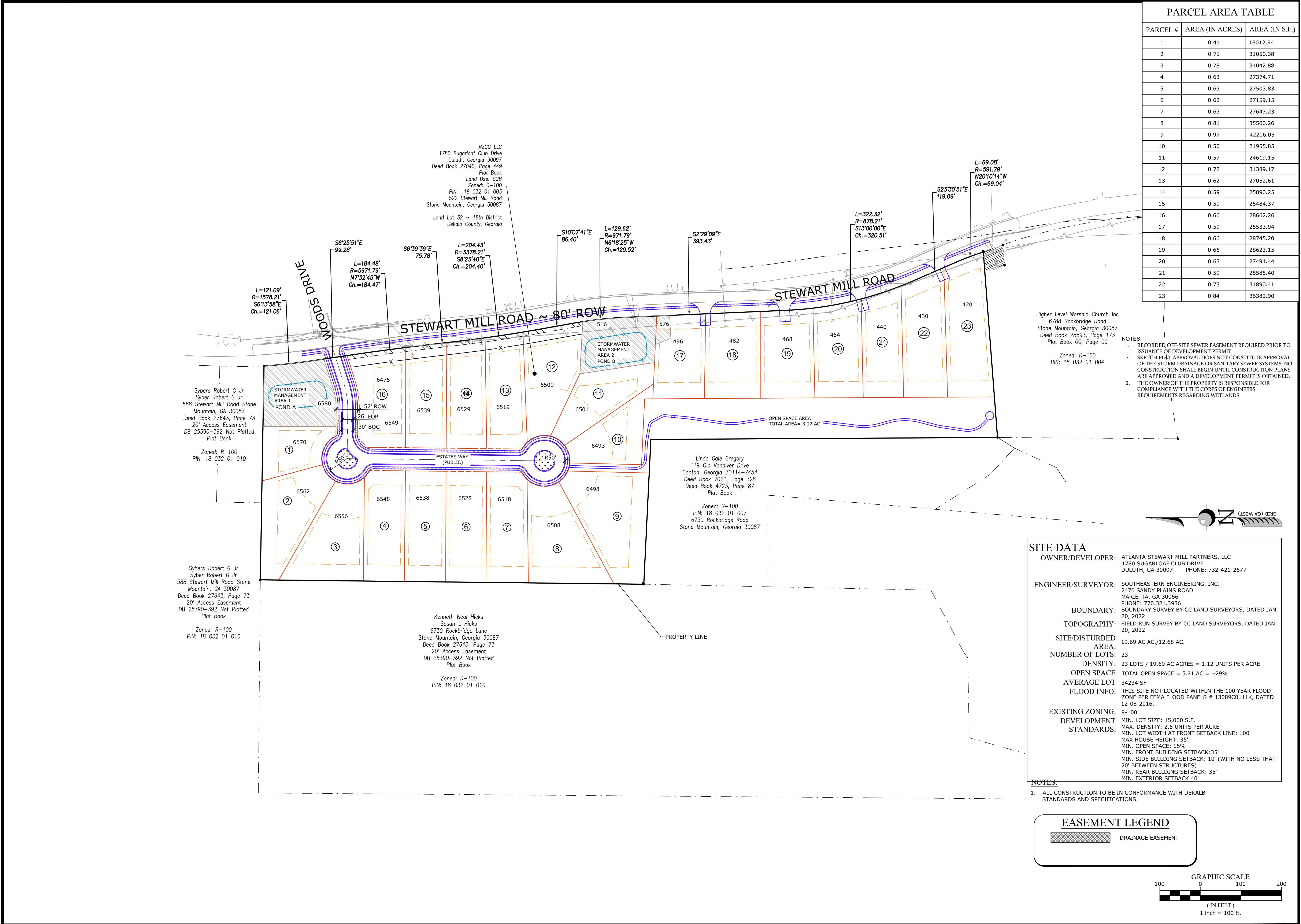








FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Yichao Qian\1284-21-177-522 Stewart Mill Road\Eng\Construction\1284-21-177-C-PLAN.dwg PLOT STYLE: .... PLOT DATE: 6/2/2023 USER: MITCHELL AYCOCK



PARCEL AREA TABLE		
PARCEL #	AREA (IN ACRES)	AREA (IN S.F.)
1	0.41	18012.94
2	0.71	31050.38
3	0.78	34042.88
4	0.63	27374.71
5	0.63	27503.83
6	0.62	27159.15
7	0.63	27647.23
8	0.81	35500.26
9	0.97	42206.05
10	0.50	21955.85
11	0.57	24619.15
12	0.72	31389.17
13	0.62	27052.61
14	0.59	25890.25
15	0.59	25484.37
16	0.66	28662.26
17	0.59	25533.94
18	0.66	28745.20
19	0.66	28623.15
20	0.63	27494.44
21	0.59	25585.40
22	0.73	31890.41
23	0.84	36382.90

Higher Level Worship Church Inc  
6788 Rockbridge Road  
Stone Mountain, Georgia 30087  
Deed Book 28893, Page 173  
Plat Book 00, Page 00  
Zoned: R-100  
PIN: 18 032 01 004

NOTES:  
1. RECORDED OFF-SITE SEWER EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT.  
2. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.  
3. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

**SITE DATA**

OWNER/DEVELOPER: ATLANTA STEWART MILL PARTNERS, LLC  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097 PHONE: 732-421-2677

ENGINEER/SURVEYOR: SOUTHEASTERN ENGINEERING, INC.  
2470 SANDY PLAINS ROAD  
MARIETTA, GA 30066  
PHONE: 770-321-3936

BOUNDARY: BOUNDARY SURVEY BY CC LAND SURVEYORS, DATED JAN. 20, 2022

TOPOGRAPHY: FIELD RUN SURVEY BY CC LAND SURVEYORS, DATED JAN. 20, 2022

SITE/DISTURBED AREA: 19.69 AC AC./12.68 AC.

NUMBER OF LOTS: 23

DENSITY: 23 LOTS / 19.69 AC ACRES = 1.12 UNITS PER ACRE

OPEN SPACE: TOTAL OPEN SPACE = 5.71 AC = ~29%

AVERAGE LOT: 34234 SF

FLOOD INFO: THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13089C0111K, DATED 12-08-2016.

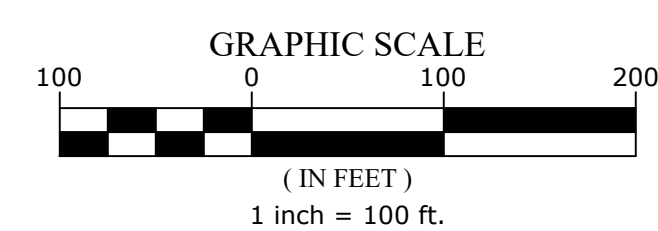
EXISTING ZONING: R-100

DEVELOPMENT STANDARDS: MIN. LOT SIZE: 15,000 S.F.  
MAX. DENSITY: 2.5 UNITS PER ACRE  
MIN. LOT WIDTH AT FRONT SETBACK LINE: 100'  
MAX HOUSE HEIGHT: 35'  
MIN. OPEN SPACE: 15%  
MIN. FRONT BUILDING SETBACK: 35'  
MIN. SIDE BUILDING SETBACK: 10' (WITH NO LESS THAN 20' BETWEEN STRUCTURES)  
MIN. REAR BUILDING SETBACK: 35'  
MIN. EXTERIOR SETBACK 40'

NOTES:  
1. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH DEKALB STANDARDS AND SPECIFICATIONS.

**EASEMENT LEGEND**

DRAINAGE EASEMENT



**SOUTHEASTERN ENGINEERING, INC.**  
2470 SANDY PLAINS ROAD, MARIETTA, GEORGIA 30066  
4175 SHELBOURNE WAY SUITE A, PALMETTO, GEORGIA 30268  
tel: 770-321-3936  
www.seiengineering.com

DATE: - - - - -

ISSUED DESCRIPTION: - - - - -

No. 1 2 3 4

ATLANTA STEWART MILL PARTNERS, LLC  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYI@ATLANTASTEWARTMILL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

OVERALL SITE PLAN  
STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

ISSUED FOR:  
REVIEW

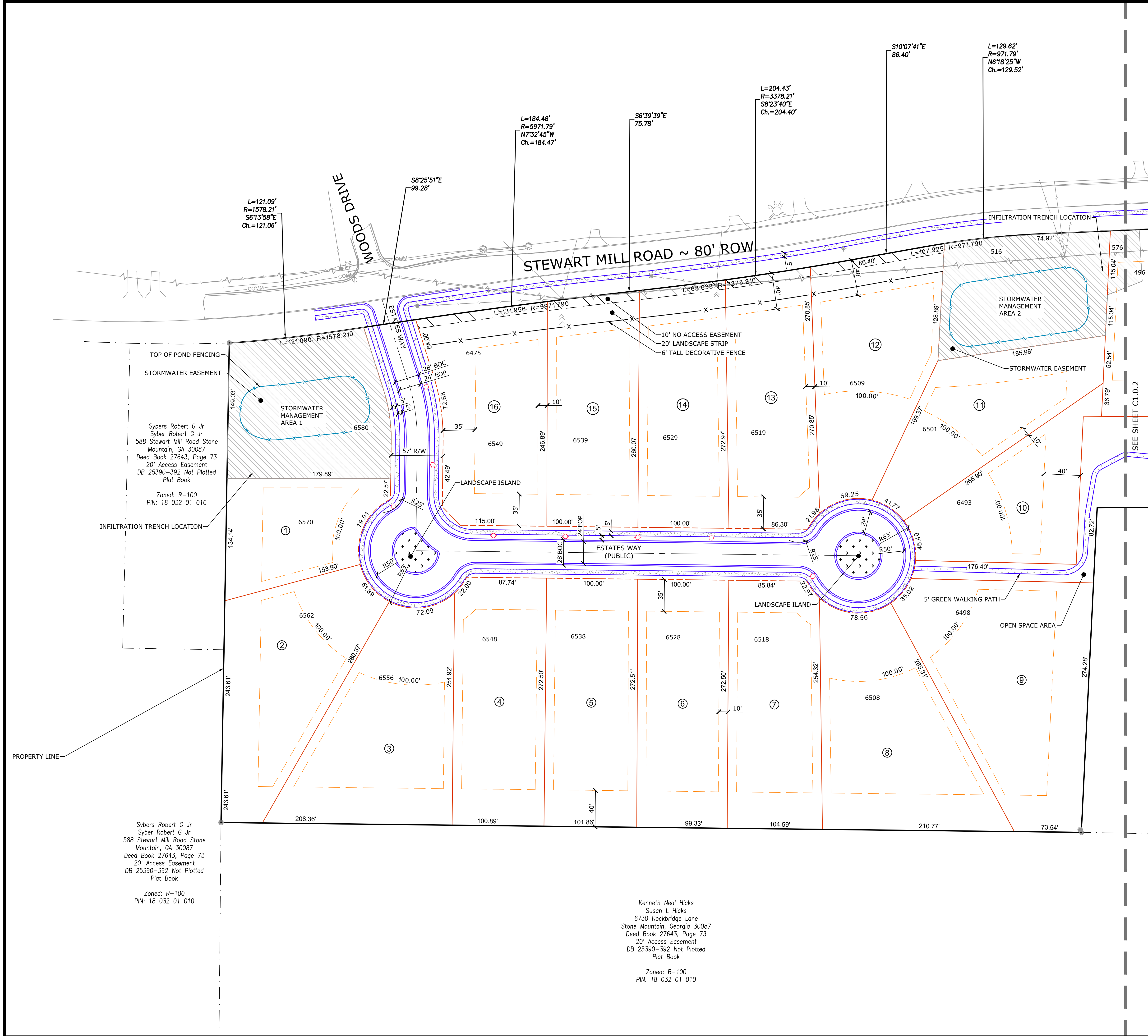
Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 5/31/23

**C1.0.1**

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.



FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Yichao Qian\1284-21-177 522 Stewart Mill Road\Eng\Construction\1284-21-177-C-PLAN.dwg PLOT STYLE: .... PLOT DATE: 6/22/2023 USER: MITCHELL AYCOCK



ADDRESSING TABLE	
PRIMARY ADDRESSES	
ADDRESS	LOT # / ITEM
468 Stewart Mill Road	19
420 Stewart Mill Road	23
430 Stewart Mill Road	22
454 Stewart Mill Road	20
440 Stewart Mill Road	21
482 Stewart Mill Road	18
496 Stewart Mill Road	17
516 Stewart Mill Road	Stormwater Management Area 2
6580 Estates Way	Stormwater Management Area 1
6570 Estates Way	1
6562 Estates Way	2
6556 Estates Way	3
6548 Estates Way	4
6538 Estates Way	5
6528 Estates Way	6
6518 Estates Way	7
6508 Estates Way	8
6498 Estates Way	9
6493 Estates Way	10
6501 Estates Way	11
6509 Estates Way	12
6519 Estates Way	13
6529 Estates Way	14
6539 Estates Way	15
6549 Estates Way	16
SECONDARY ADDRESSES	
ADDRESS	LOT # / ITEM
576 Stewart Mill Road	Stormwater Management Area 1
6475 Estates Way	16

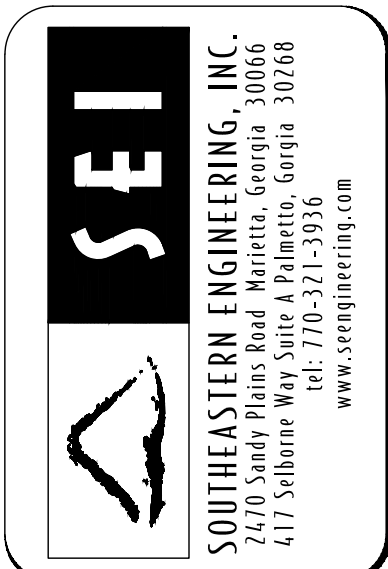
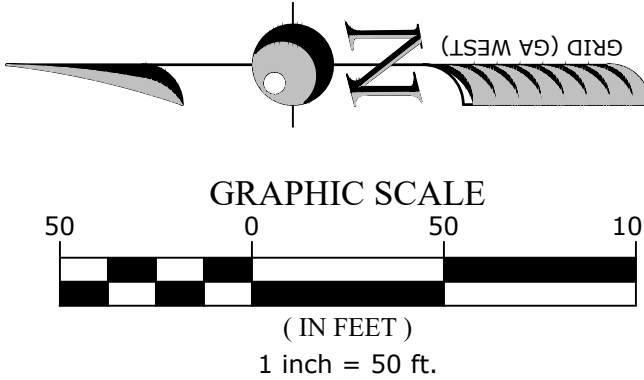
- NOTES:
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  4. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH DEKALB STANDARDS AND SPECIFICATIONS.

LINE TYPE LEGEND

- PARCEL BOUNDARY
- PROPERTY SETBACK
- ROAD CENTERLINE
- PROPERTY LINE

EASEMENT LEGEND

- DRAINAGE EASEMENT



No	DATE	ISSUED DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-

ATLANTA STEWART MILL PARTNERS, LLC  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QUANTYCHAOT7@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

SITE PLAN  
STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087



ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: MSA  
Issue Date: 5/31/23

C1.0.2



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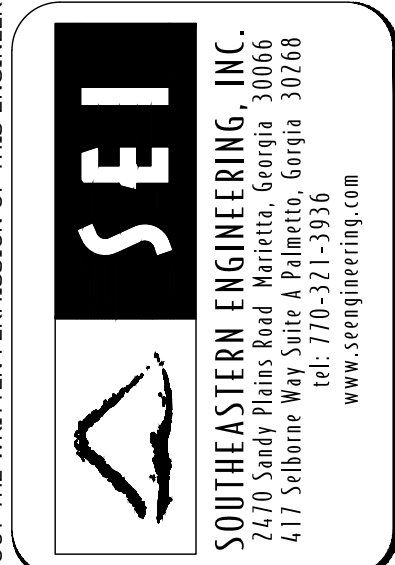
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**EASEMENT LEGEND**

	DRAINAGE EASEMENT
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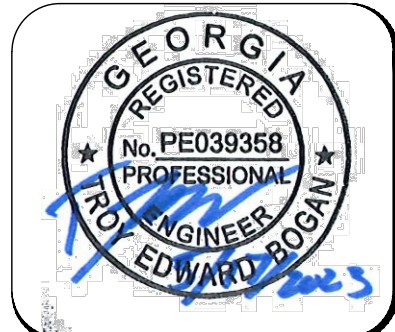
No	ISSUED DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-

PROJECT OWNED/DEVELOPED BY:  
**ATLANTA STEWARTEAR MILL PARTNERS,  
LLC**  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYTCHAO77@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

**SITE PLAN**

**STEWART MILL ROAD**

**PROJECT LOCATED AT:**  
**522 STEWART MILL ROAD**  
**STONE MOUNTAIN, GA 30087**



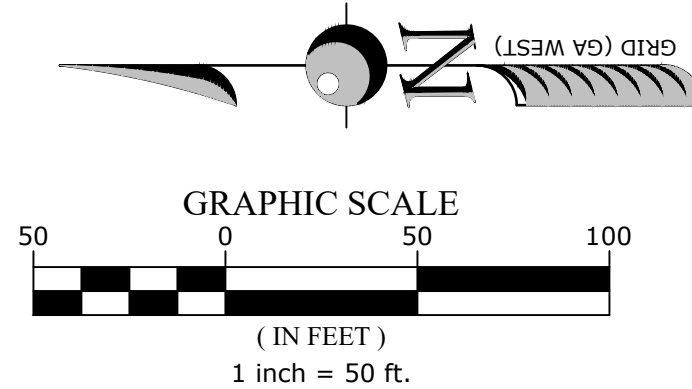
ISSUED FOR:  
REVIEW

Project No.: 1284-21-177
Designed By: ###
Issue Date: 5/31/23

C1.0.3

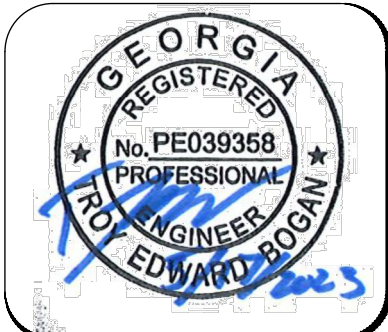






NOTES:

1. DETENTION PONDS (TOP OF DAM) MUST BE AT 20' FROM PROPERTY LINE, AT LEAST EXTERNAL PROPERTY LINES.
2. ALL STORMWATER DISCHARGE POINTS MUST BE LOCATED AT 25' FROM PROPERTY LINE, AT LEAST EXTERNAL PROPERTY LINES
3. THERE ARE NO EXISTING BURY PITTS LOCATED WITHIN THE SITE
4. THERE ARE NO EXISTING SEPTIC TANK OR DRAIN FIELD LOCATIONS WITHIN THE SITE.
5. THIS SITE IS RECEIVING WATERS FROM RAMSDEN LAKE LOCATED ROUGHLY .5 MILES AWAY



ISSUED FOR:  
REVIEW

Project No.: 1284-21-177

Designed By: ###

Issue Date: 5/31/23

### C1.1.2



Now what's below.  
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No	ISSUED DESCRIPTION	DATE
1	-	-
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3	-	-
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PROJECT OWNED/DEVELOPED BY:  
ATLANTA STEWART MILL PARTNERS,

LLC  
LOAF CLUB DRIVE

DULUTH, GA 30097  
PHONE: 678 662 5883

PHONE: 078-002-5883  
QIANYICHAO77@GMAIL.COM

24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

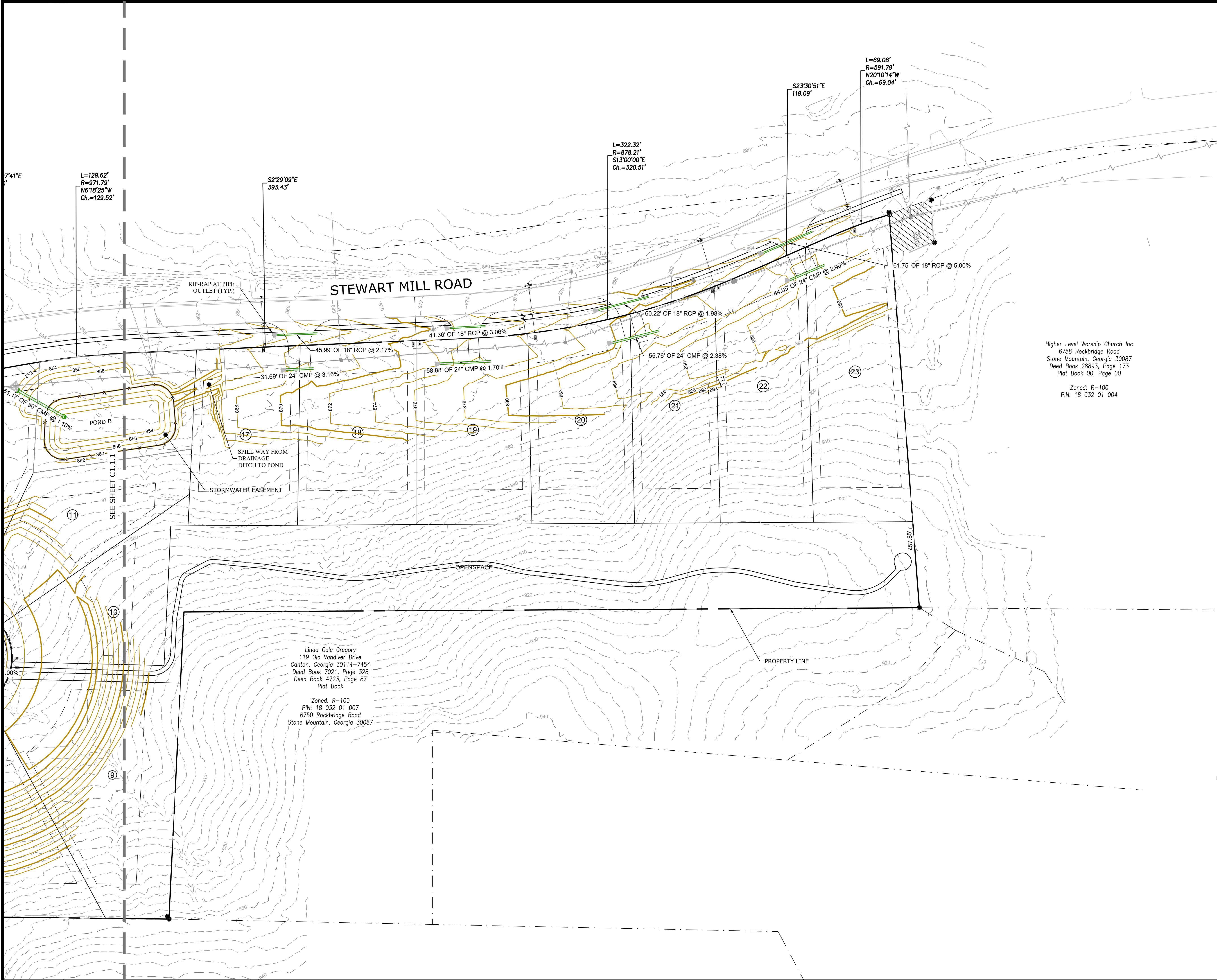
© COPYRIGHT  
GRADING PLAN

STEWART MILL ROAD

PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

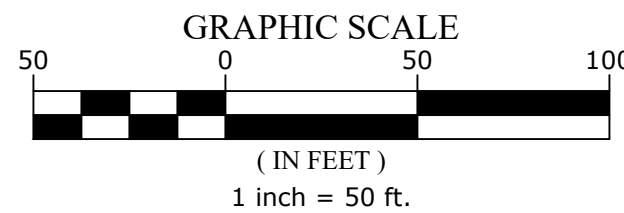
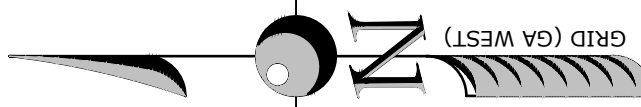


FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Yichao Qian\1284-21-177 522 Stewart Mill Road\Eng\Construction\1284-21-177-C-PLAN.dwg PLOT STYLE: .... PLOT DATE:6/22/2023 USER:MITCHELL AYCOCK



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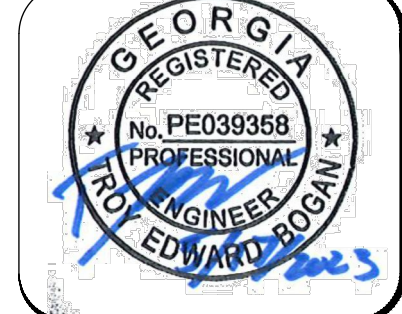
- NOTES:
1. DETENTION PONDS (TOP OF DAM) MUST BE AT 20' FROM PROPERTY LINE, AT LEAST EXTERNAL PROPERTY LINES.
  2. ALL STORMWATER DISCHARGE POINTS MUST BE LOCATED AT 25' FROM PROPERTY LINE, AT LEAST EXTERNAL PROPERTY LINES
  3. THERE ARE NO EXISTING BURY PITS LOCATED WITHIN THE SITE
  4. THERE ARE NO EXISTING SEPTIC TANK OR DRAIN FIELD LOCATIONS WITHIN THE SITE.
  5. THIS SITE IS RECEIVING WATERS FROM RAMSDEN LAKE LOCATED ROUGHLY .5 MILES AWAY



DATE	ISSUED DESCRIPTION	No
-	-	1
-	-	2
-	-	3
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**ATLANTA STEWART MILL PARTNERS, LLC**  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYIHAO77@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

**GRADING PLAN**  
STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087



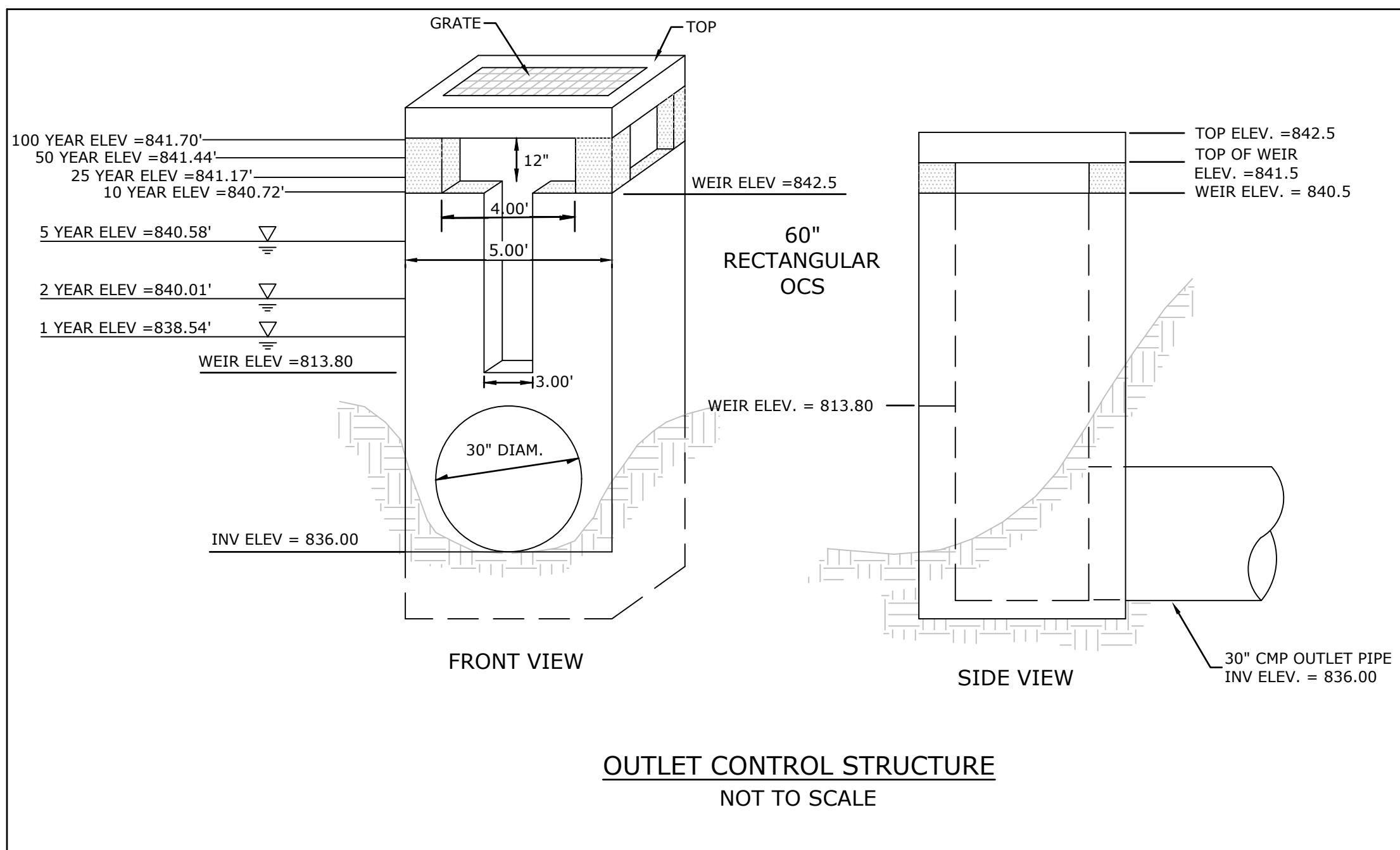
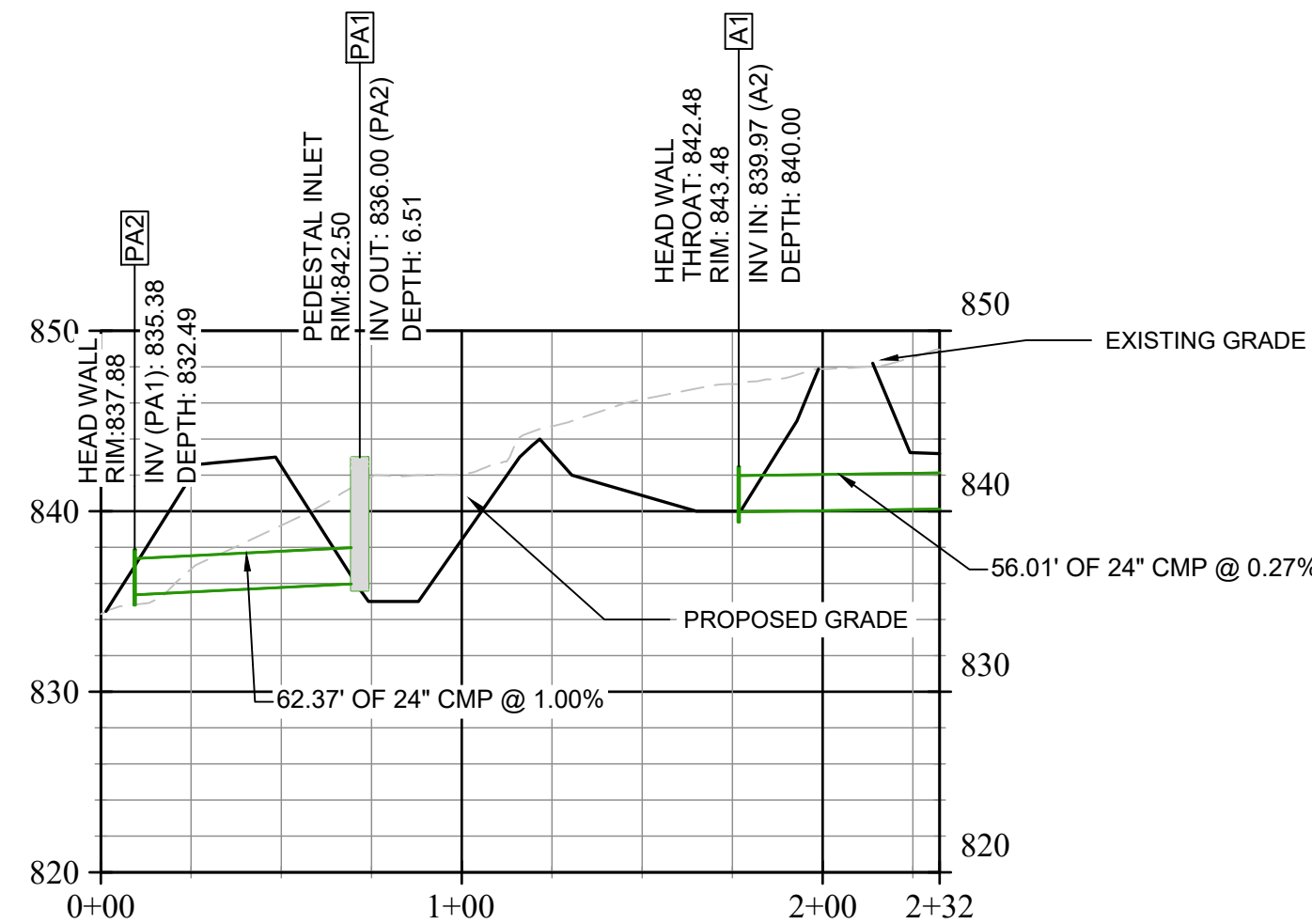
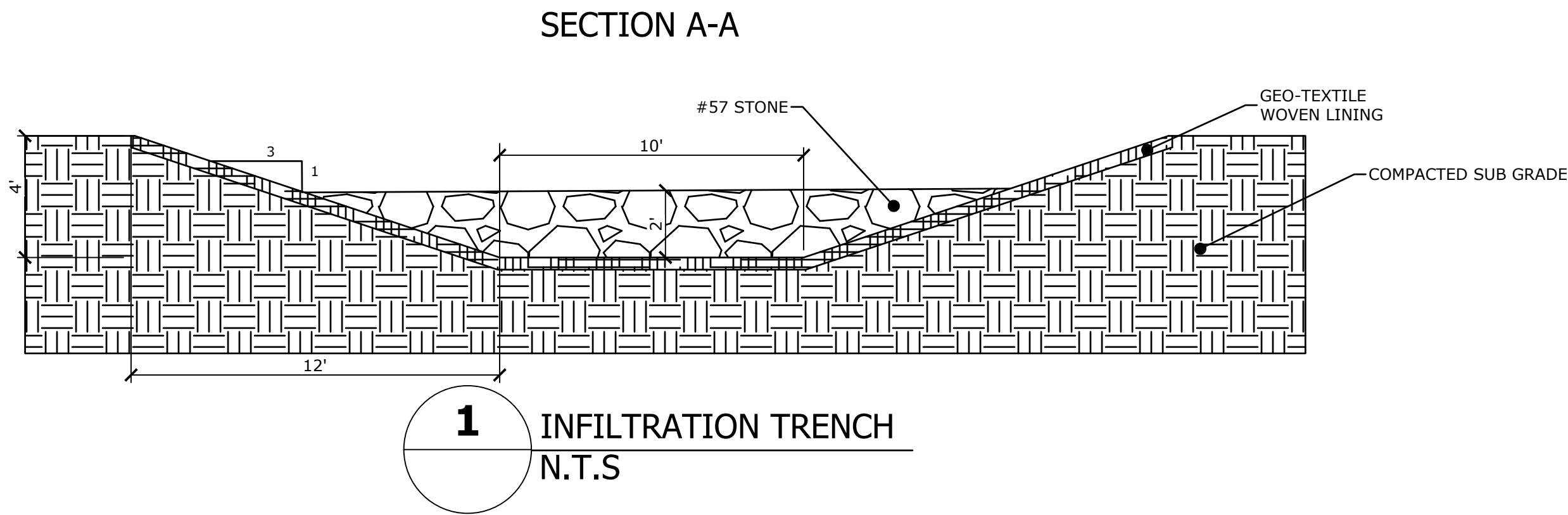
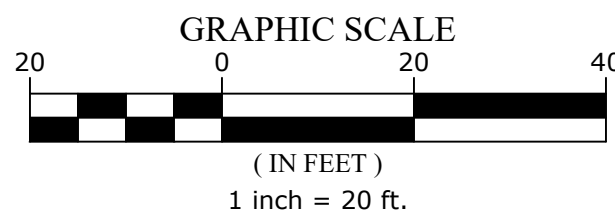
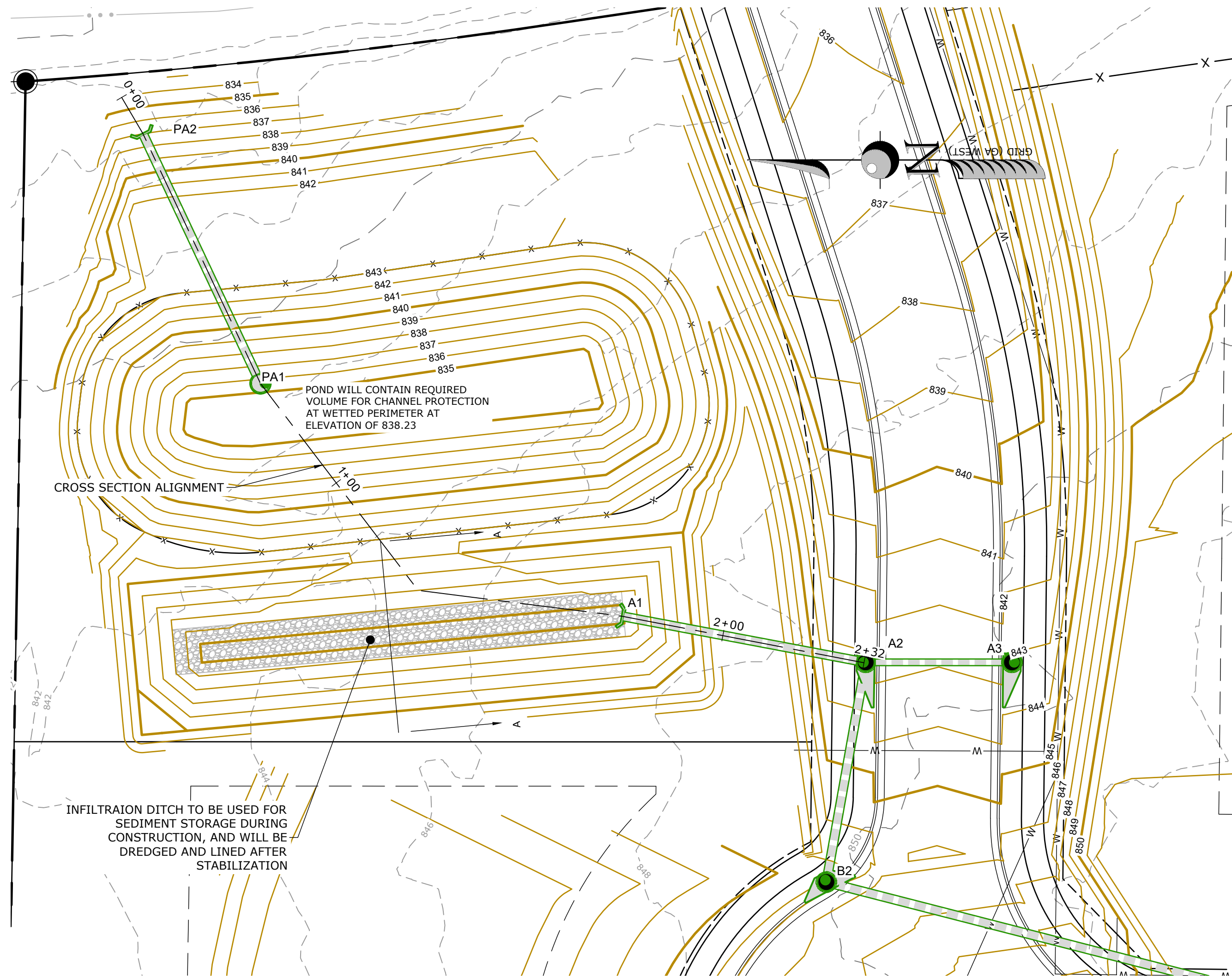
ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 5/31/23  
**C1.1.3**





FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Yichao Qian\1284-21-177 522 Stewart Mill Road\Eng\Construction\1284-21-177-C-POND-DETAIL.dwg PLOT STYLE: SEI-BASE-M.ctb PLOT DATE: 02/02/2023 USER: MITCHELL AYCOCK



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**ATLANTA STEWART MILL PARTNERS, LLC**  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYICHAO77@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

**POND DETAIL - POND A**  
STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087



ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 2/27/23

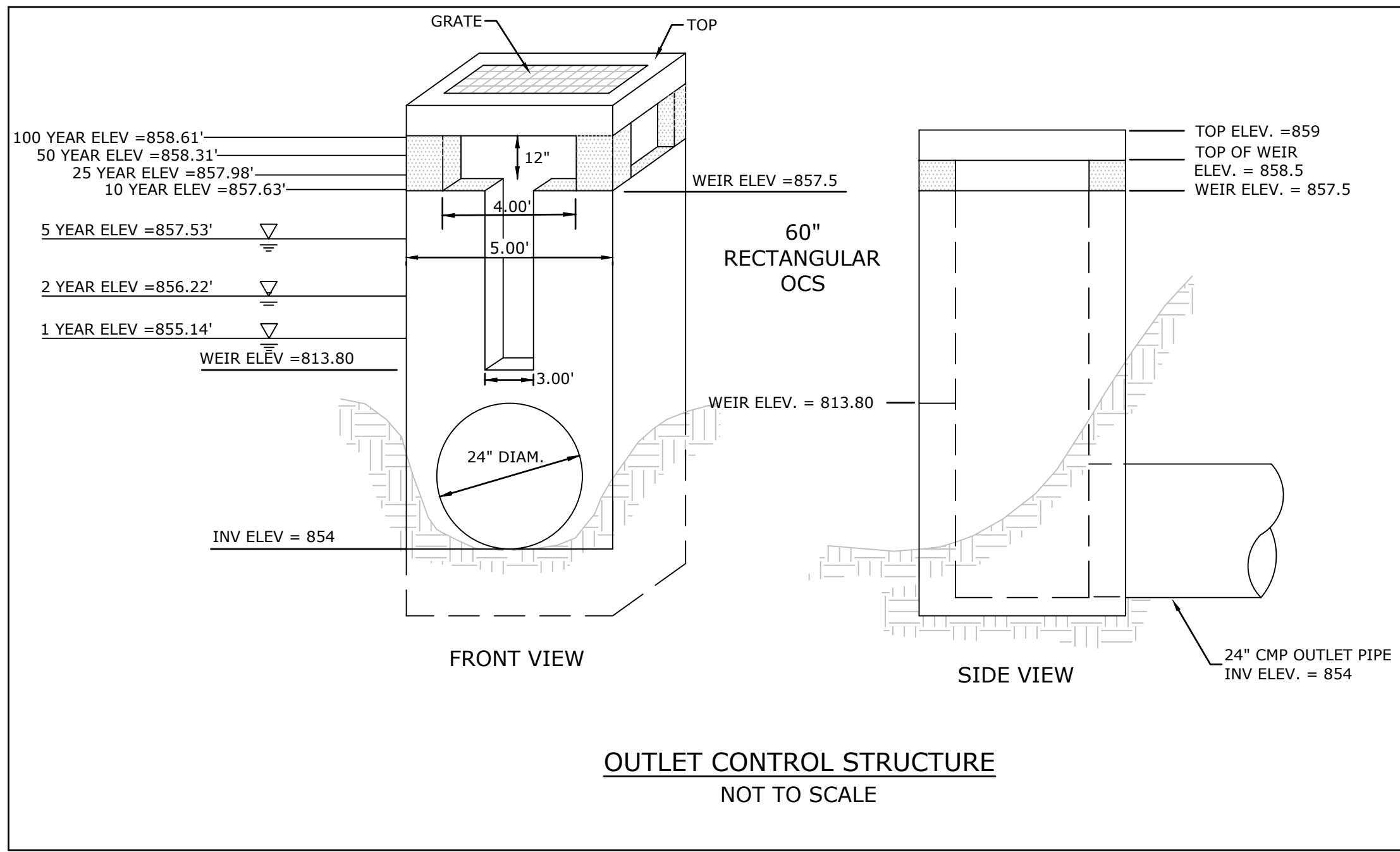
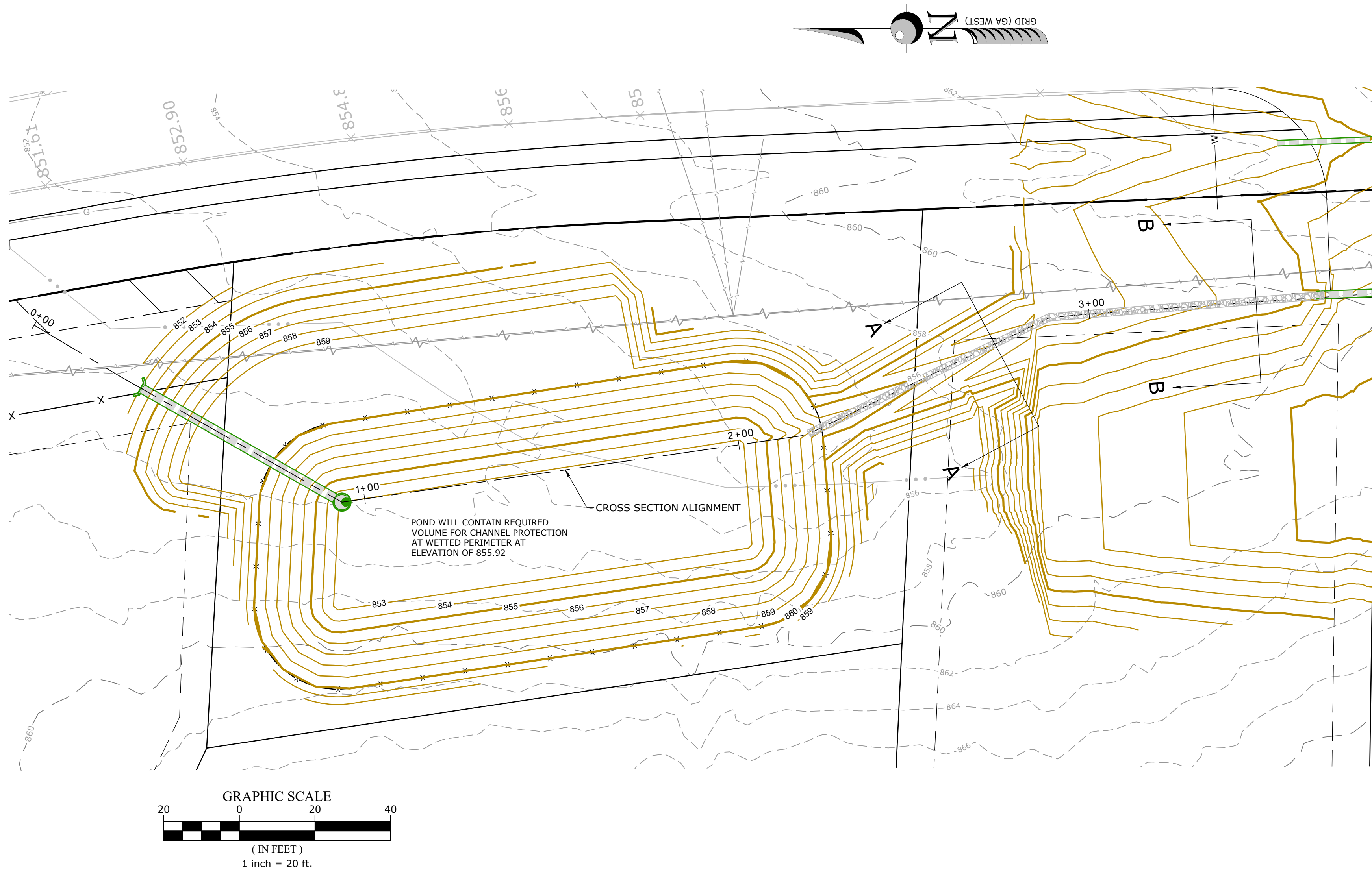
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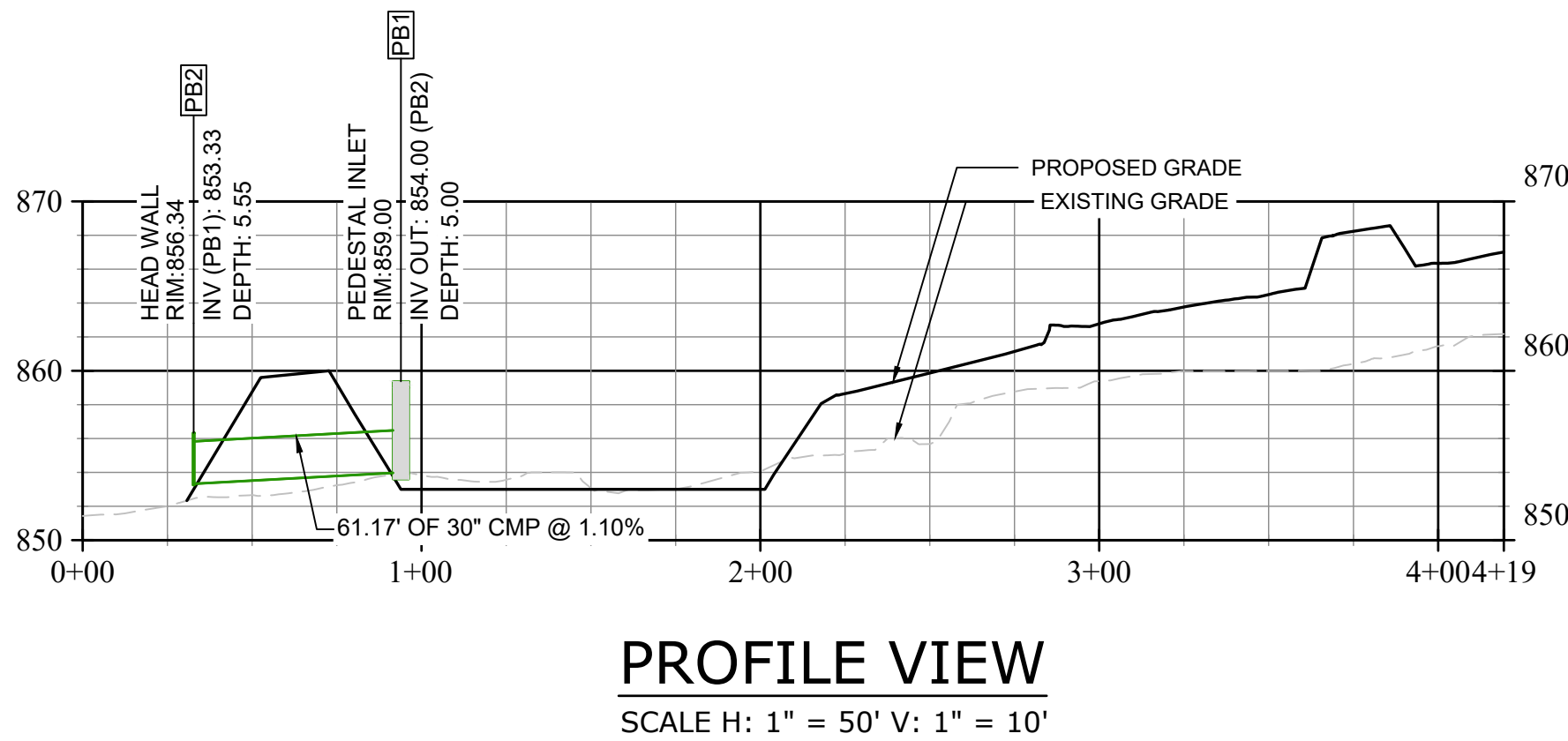
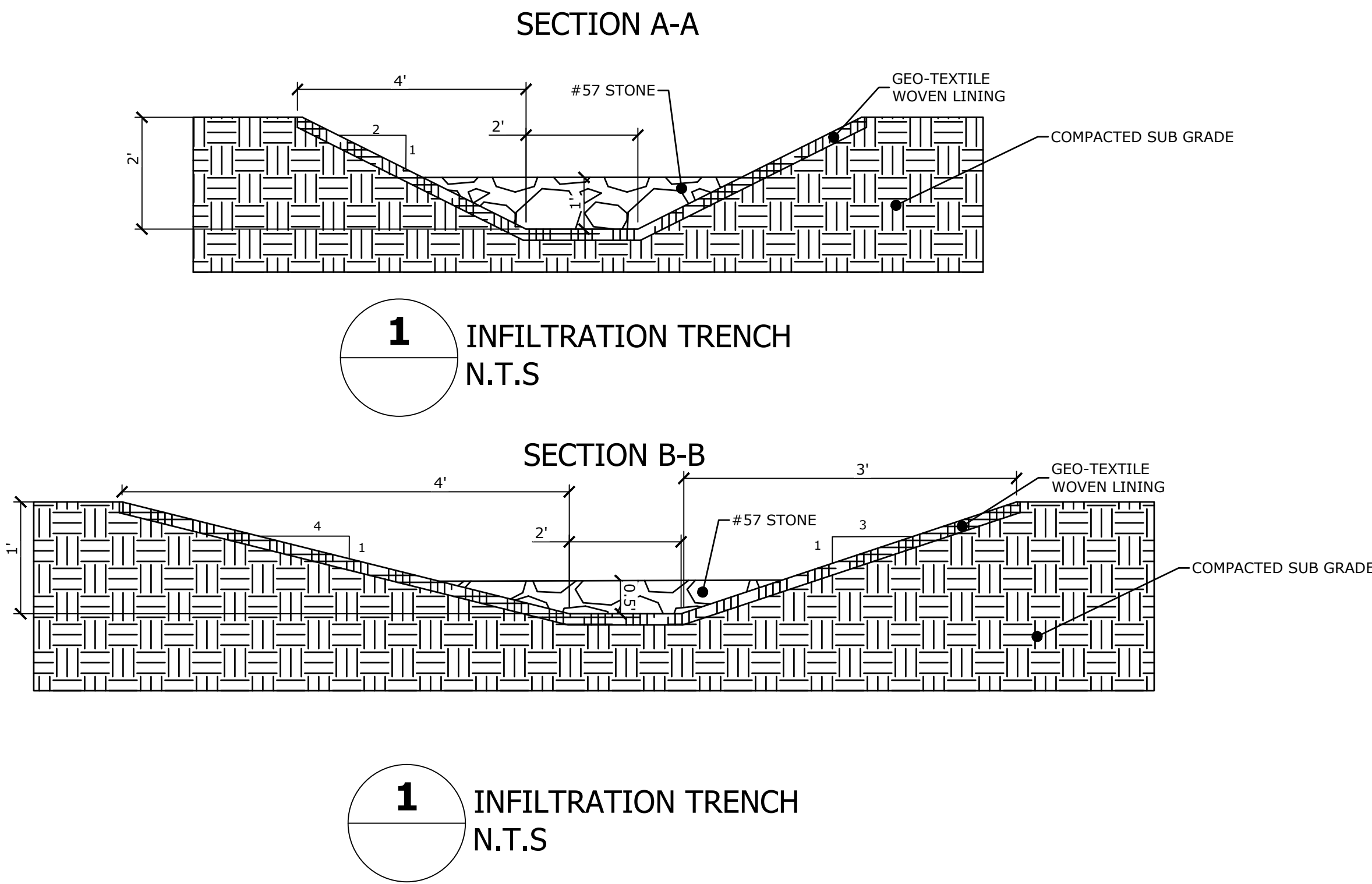
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DETAILED VIEW  
NOT TO SCALE



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**SEI**  
SOUTHEASTERN ENGINEERING, INC.  
2470 Sandy Plains Road - Marietta, Georgia 30066  
417 Solenne Way Suite A - Palmato, Georgia 30268  
tel: 770-371-1916  
www.seiengineering.com

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1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QUANTYCHA077@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

**POND DETAIL - POND B**  
STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

ISSUED FOR:  
REVIEW

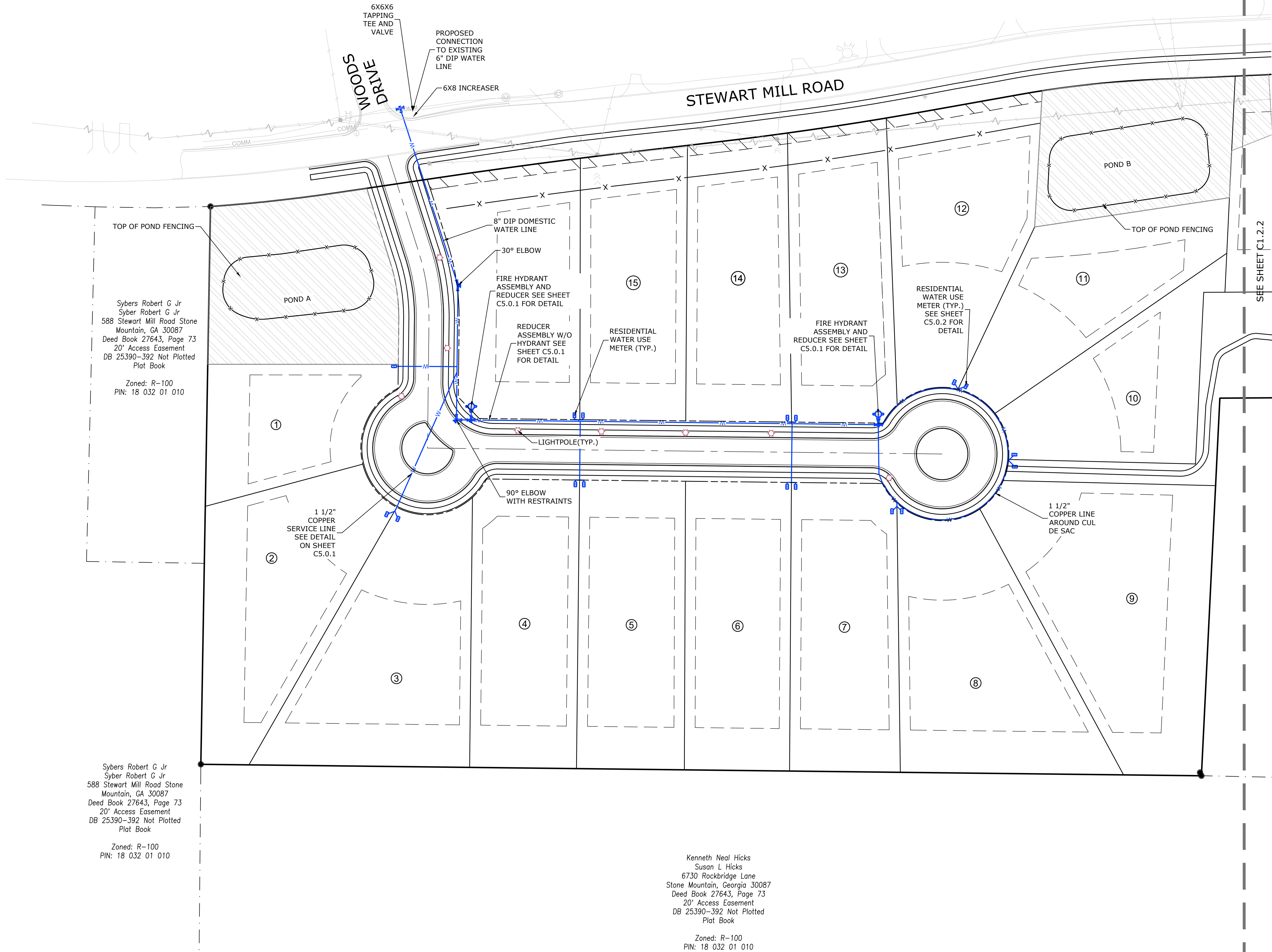
Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 2/27/23

**C.1.1.5.2**

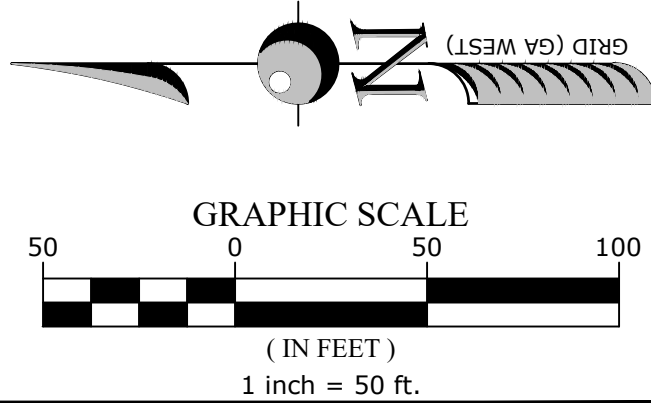
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- NOTES:
1. WATER SERVICE WILL BE PROVIDED BY DEKALB COUNTY
  2. WATERLINE ALONG FRONTAGE MAY BE UPGRADED TO A 8" DIP IF REQUIRED.
  3. SEWER WILL NOT BE PROVIDED BY THE COUNTY
  4. EACH INDIVIDUAL LOT WILL CONTAIN AN INDIVIDUAL SEPTIC TANK AND DRAINAGE FIELD
  5. DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTER, YARD DEBRIS AND RECYCLABLE MATERIAL.
  6. THERE ARE NO PRESENT OR EXISTING DRAIN FEILDS OUR BURY PITS ON THE SITE PRIOR TO DEVELOPMENT
  7. THE DEVELOPMENT WILL BE SERVED POWER THROUGH UNDERGROUND



#### UTILITY PLAN

STEWART MILL ROAD

PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

#### ATLANTA STEWART MILL PARTNERS, LLC

1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYICHAO77@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

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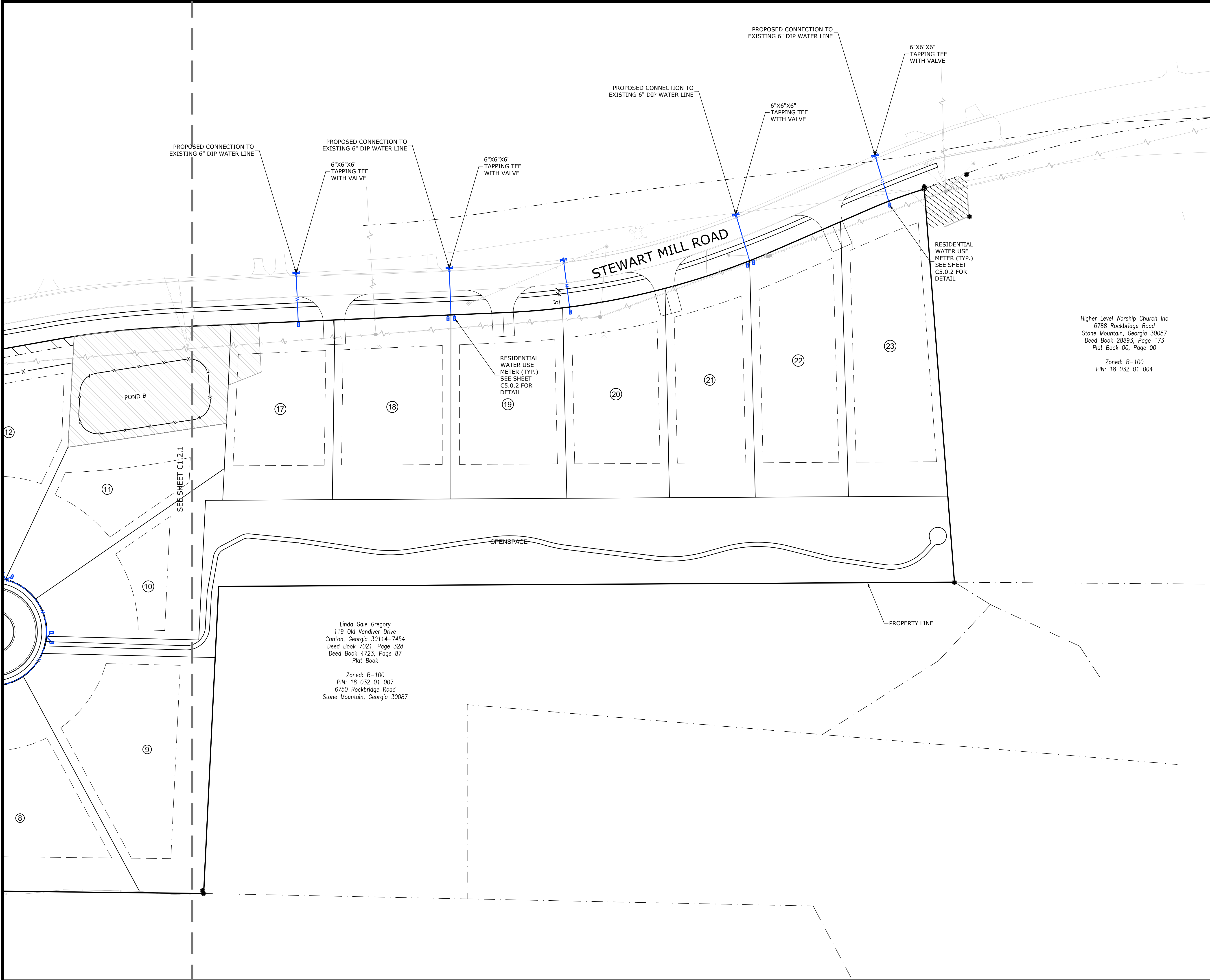


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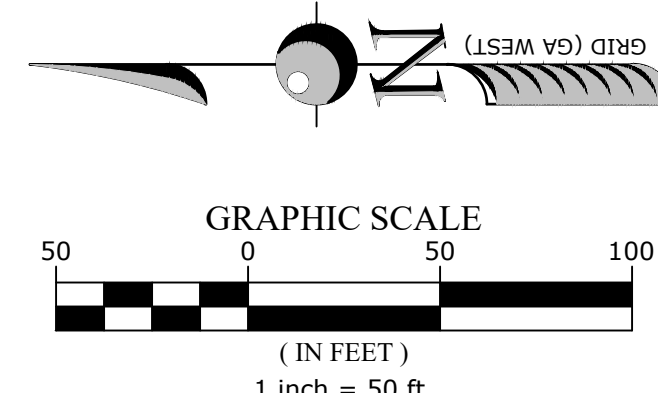
PROJECT OWNED/DEVELOPED BY:



FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Yichao Qian\1284-21-177 522 Stewart Mill Road\Eng\Construction\1284-21-177-C-PLAN.dwg PLOT STYLE: .... PLOT DATE:6/2/2023 USER:MITCHELL AYCOCK



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  7. THE DEVELOPMENT WILL BE SERVED POWER THROUGH UNDERGROUND



Higher Level Worship Church Inc  
6788 Rockbridge Road  
Stone Mountain, Georgia 30087  
Deed Book 28893, Page 173  
Plat Book 00, Page 00  
  
Zoned: R-100  
PIN: 18 032 01 004

Linda Gale Gregory  
119 Old Vandiver Drive  
Canton, Georgia 30114-7454  
Deed Book 7021, Page 328  
Deed Book 4723, Page 87  
Plat Book  
  
Zoned: R-100  
PIN: 18 032 01 007  
6750 Rockbridge Road  
Stone Mountain, Georgia 30087

**SOUTHEASTERN ENGINEERING, INC.**  
2470 Sandy Plains Road - Marietta, Georgia 30066  
4177 Silhouette Way Suite A - Marietta, Georgia 30268  
tel: 770-371-1596  
www.seiengineering.com

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**ATLANTA STEWART MILL PARTNERS, LLC**  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYICHAO07@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

**UTILITY PLAN**  
STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 5/31/23

**C1.2.3**

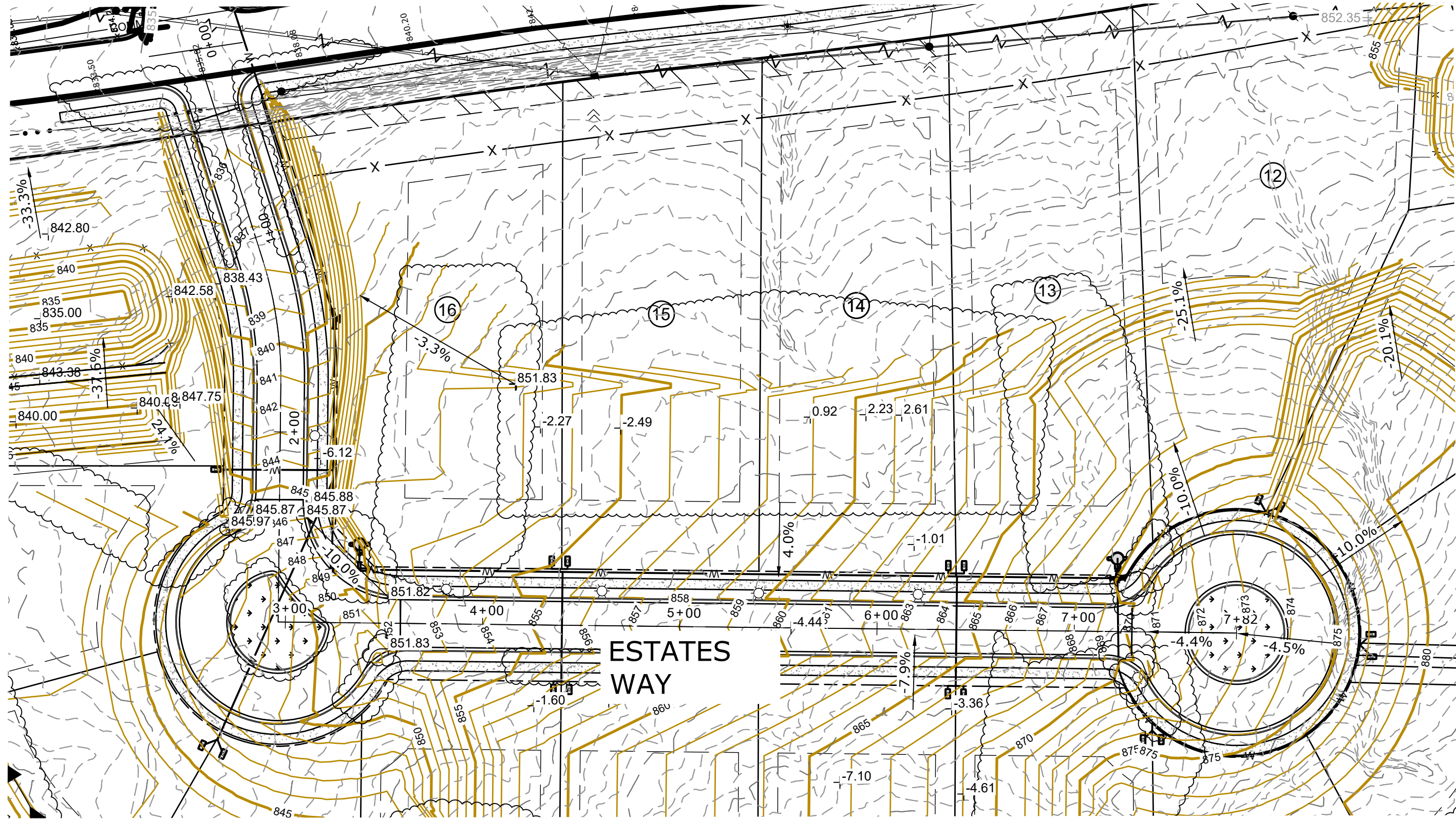
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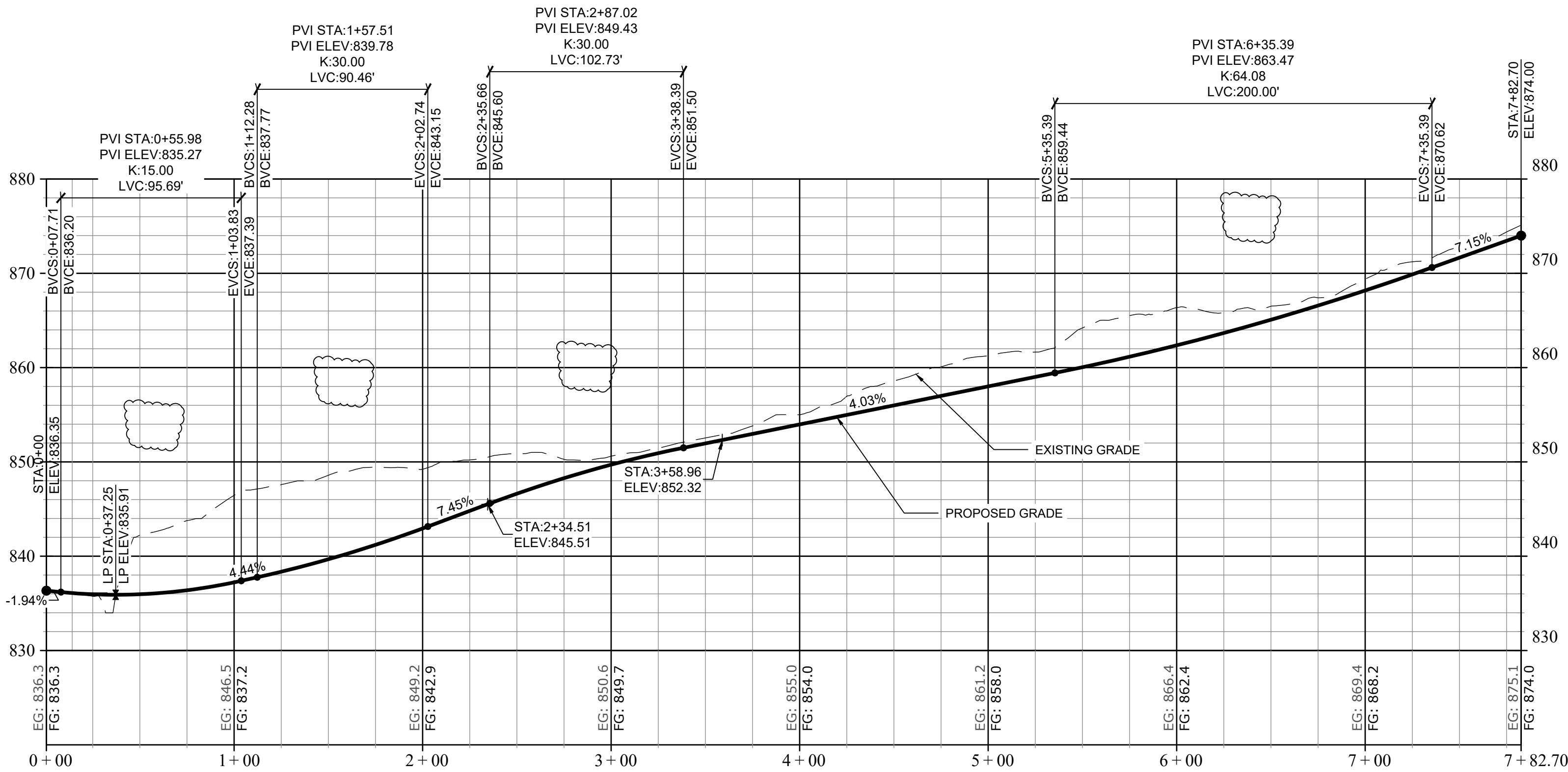


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1 ESTATES WAY  
1" = 50'  
0 25' 50' 100'



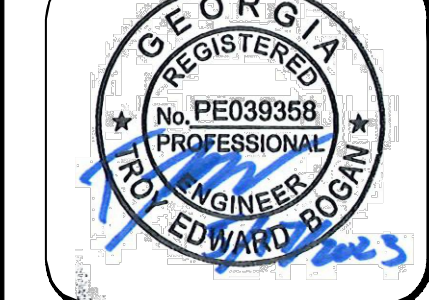
1 ESTATES WAY PROFILE  
H: 1" = 50'  
V: 1" = 10'  
0 25' 50' 100'  
0 5' 10' 20'

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SOUTHEASTERN ENGINEERING, INC.  
2470 Sandy Plains Road, Marietta, Georgia 30066  
417 Solihene Way Suite A, Marietta, Georgia 30068  
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ATLANTA STEWART MILL PARTNERS, LLC  
1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYIHA077@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

ROAD PLAN & PROFILE  
STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087



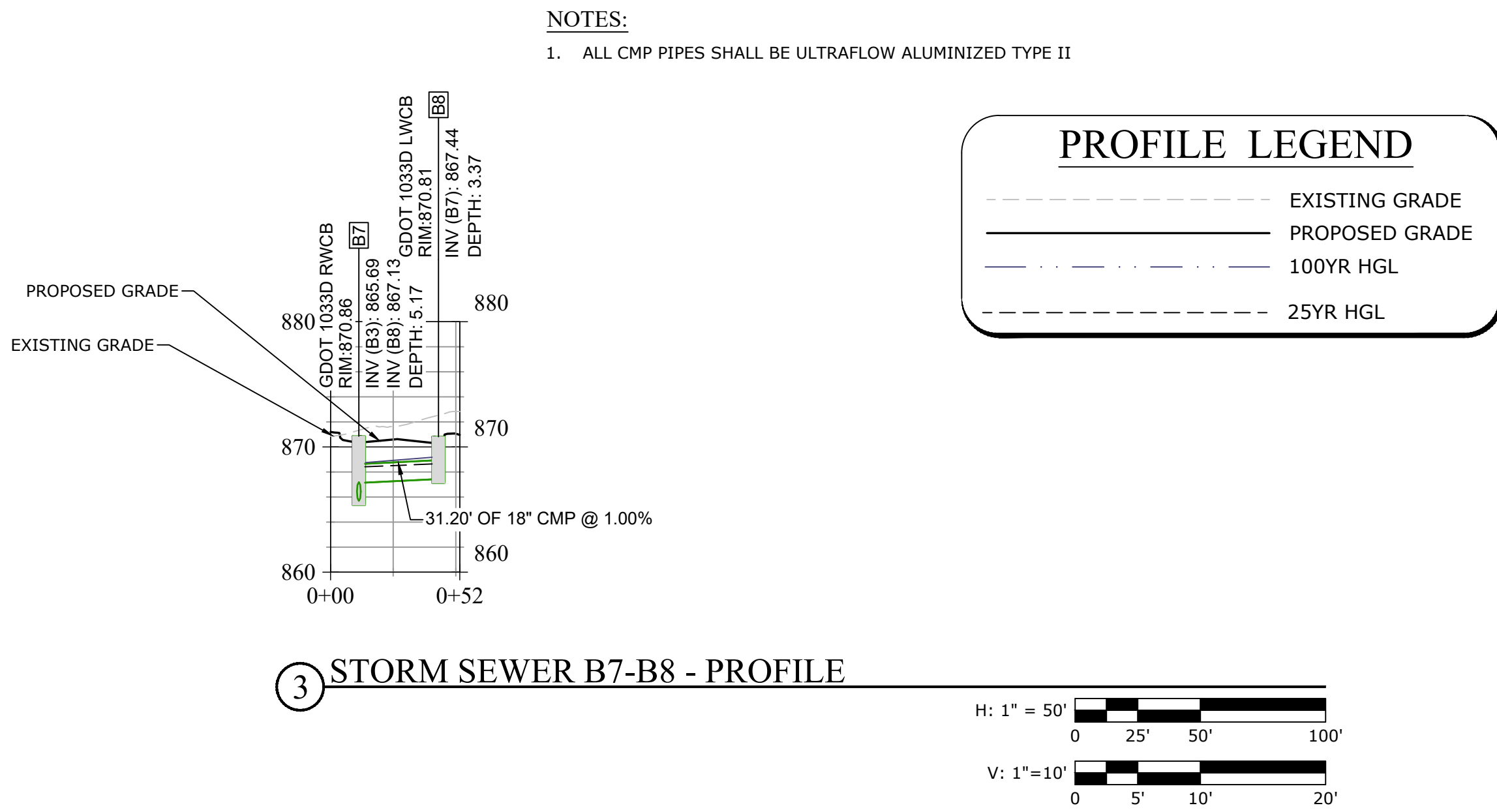
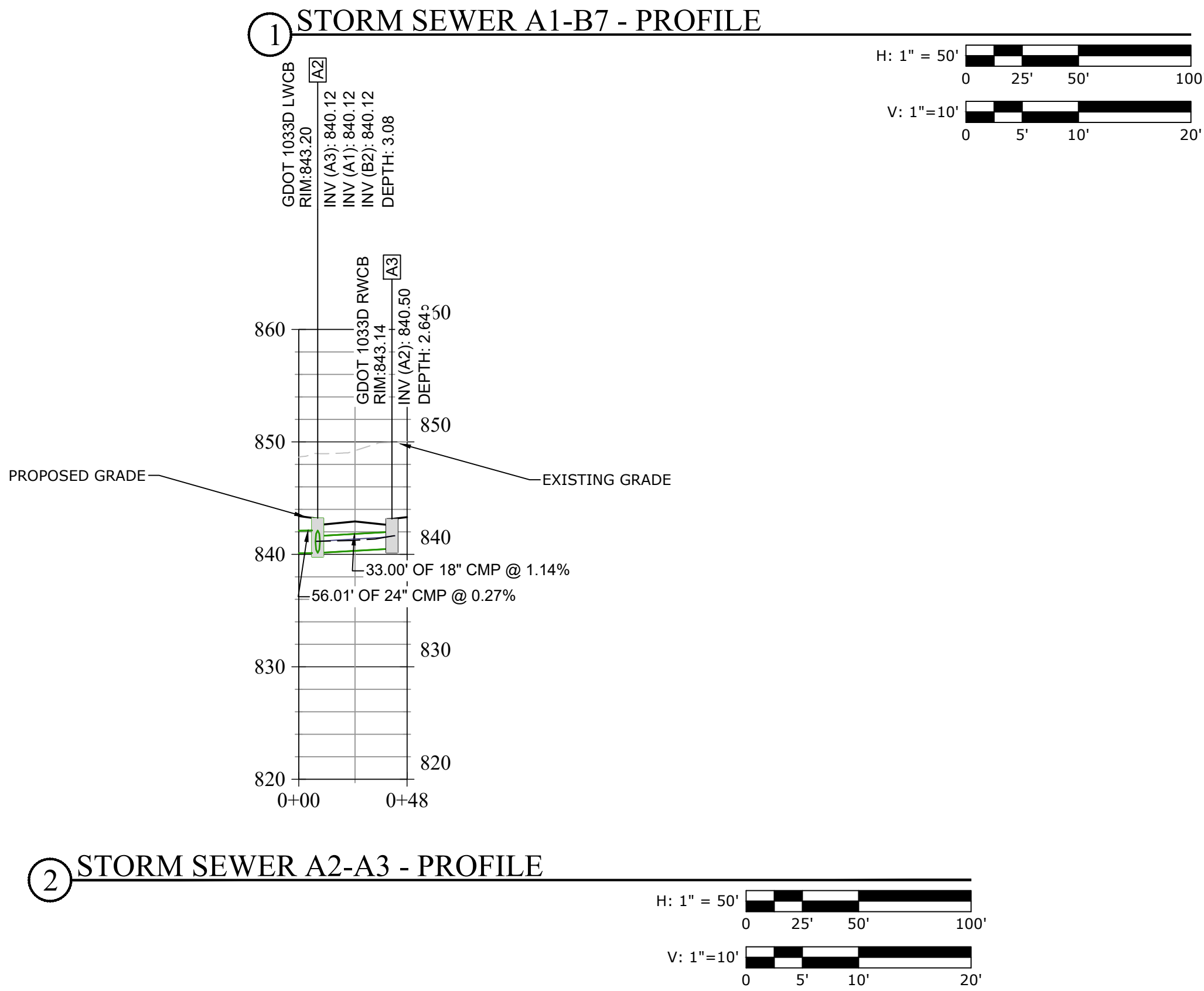
ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 5/23/23

C1.4.1







NOTES:  
1. ALL CMP PIPES SHALL BE ULTRAFLOW ALUMINIZED TYPE II

PROFILE LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- 100YR HGL
- 25YR HGL

**SOUTHEASTERN ENGINEERING, INC.**  
2470 Sandy Plains Road, Marietta, Georgia 30066  
417 Sylvania Way Suite A, Palmato, Georgia 30768  
tel: 770-371-1916  
www.seiengineering.com

DATE: -

ISSUED DESCRIPTION: -

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ATLANTA STEWART MILL PARTNERS, LLC

1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYI@A077@GMAIL.COM

24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

STORM SEWER PROFILES

STEWART MILL ROAD

PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 5/23/23

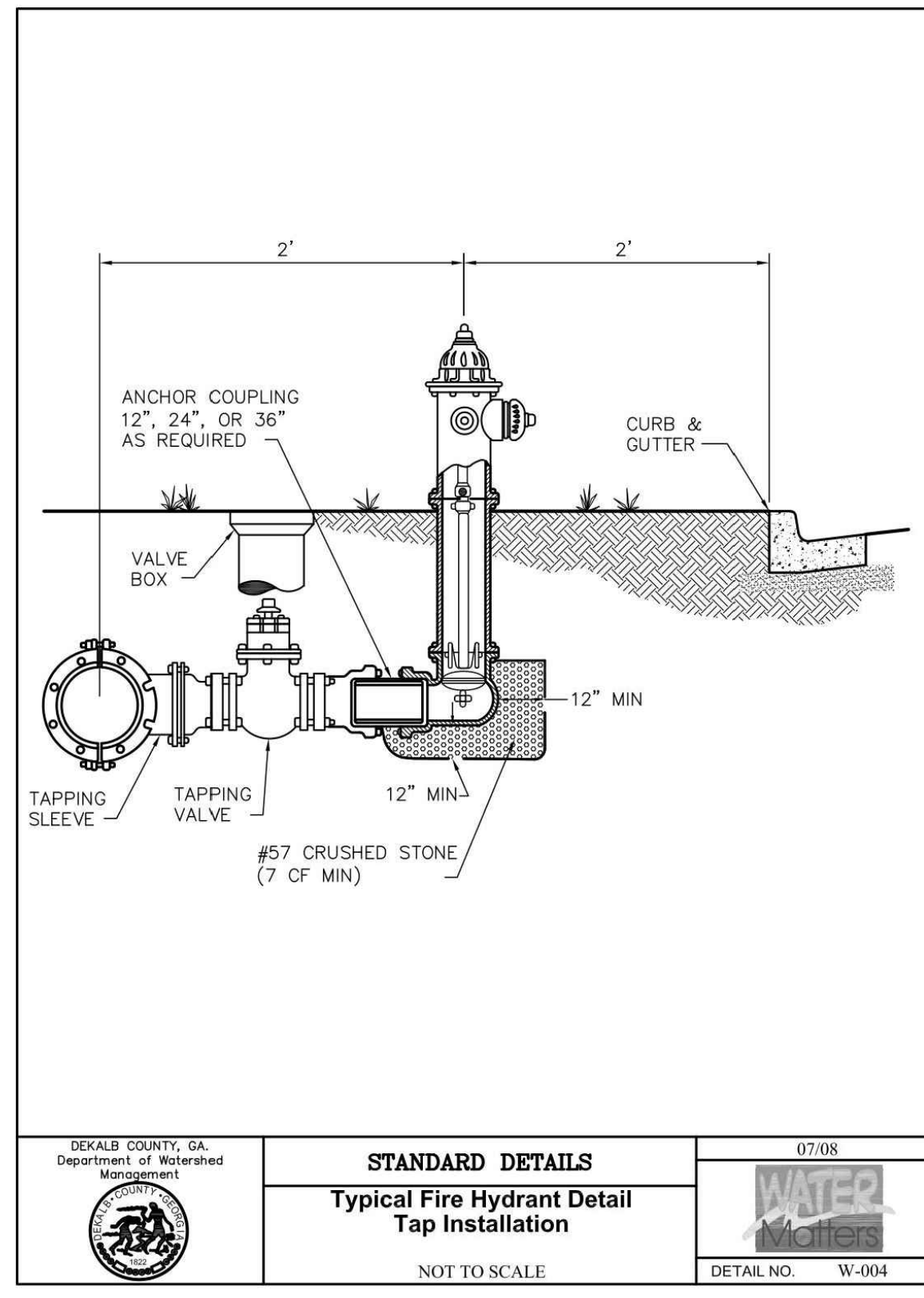
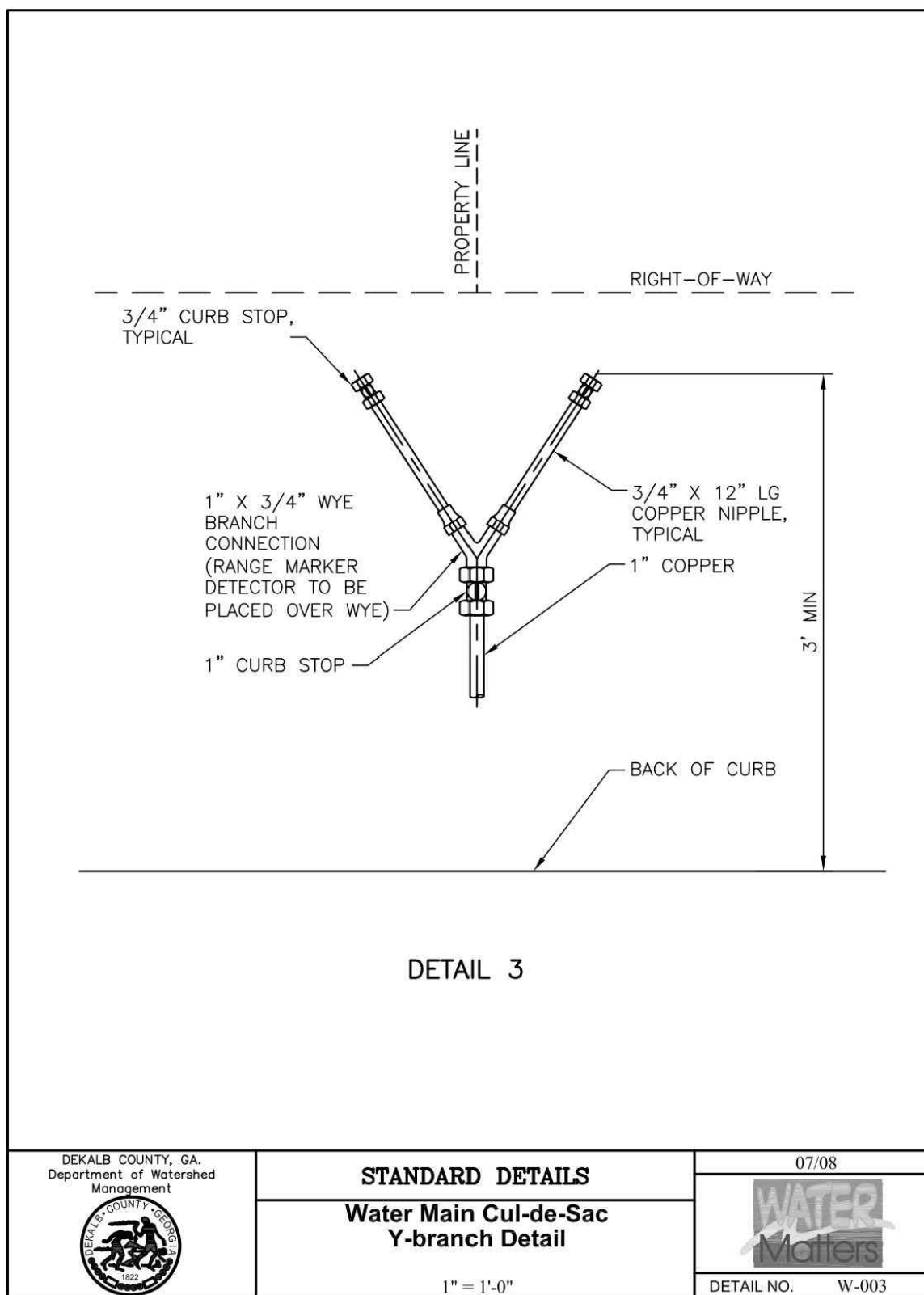
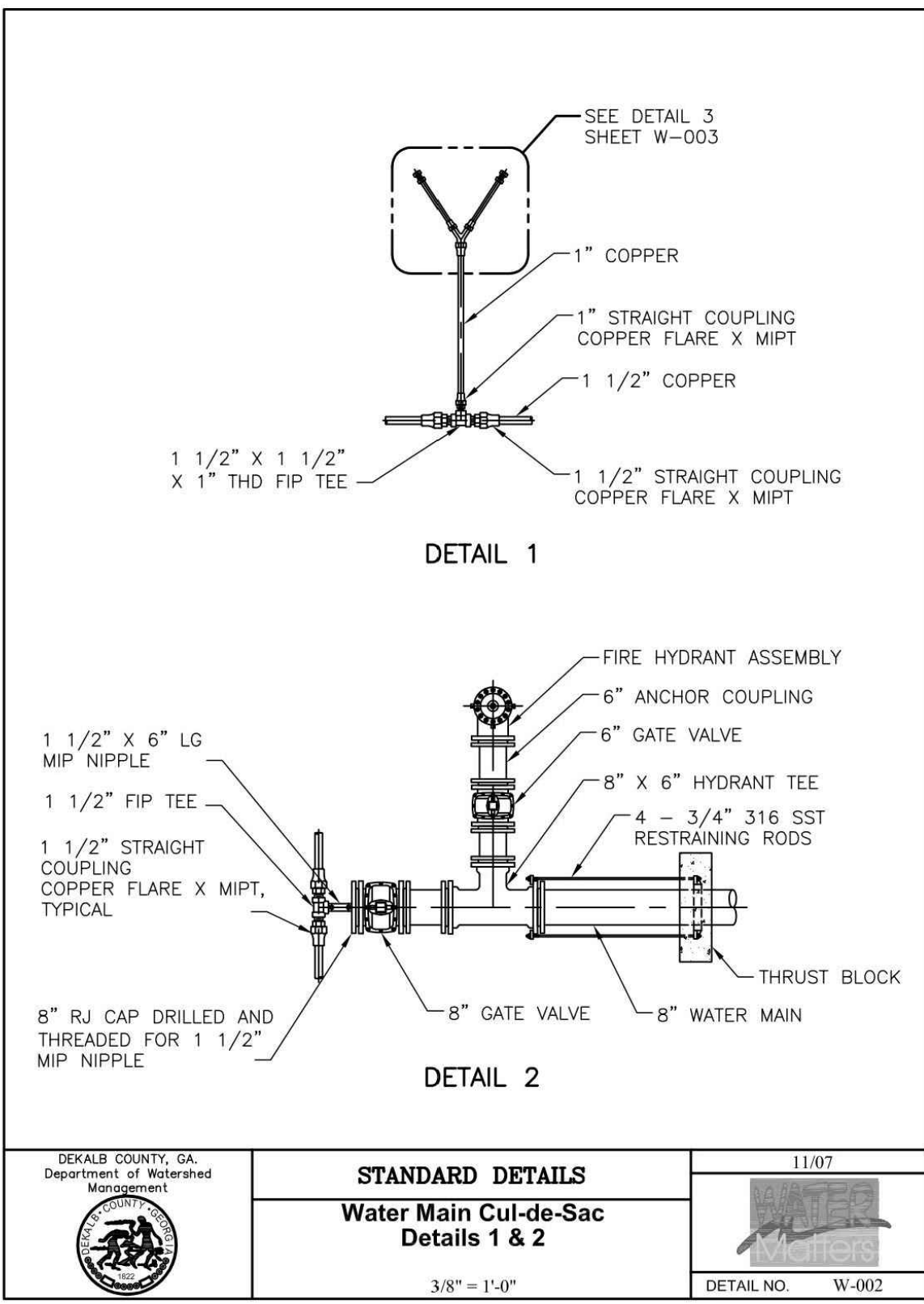
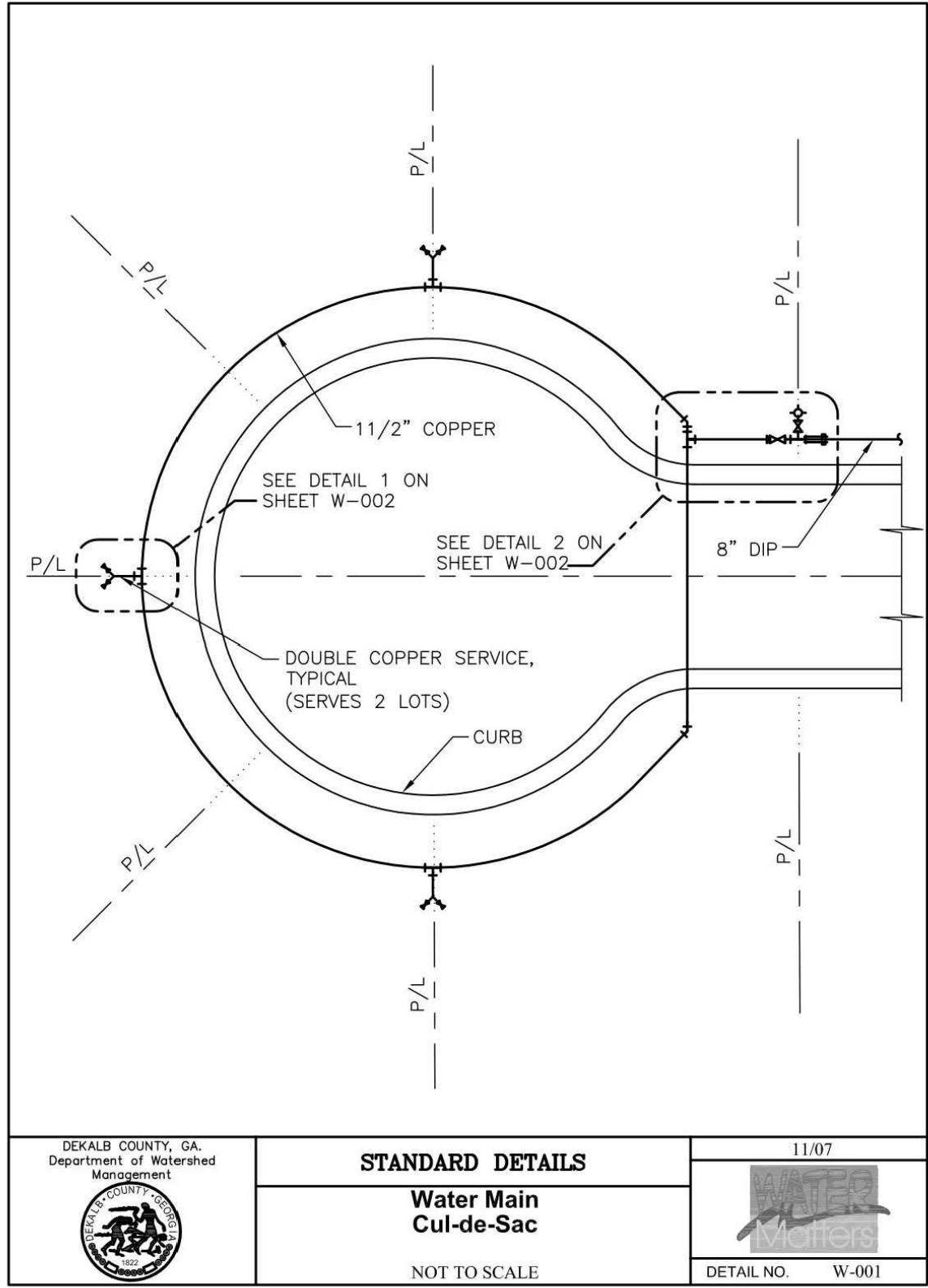
C2.0.1

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CONSTRUCTION DETAILS

STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087



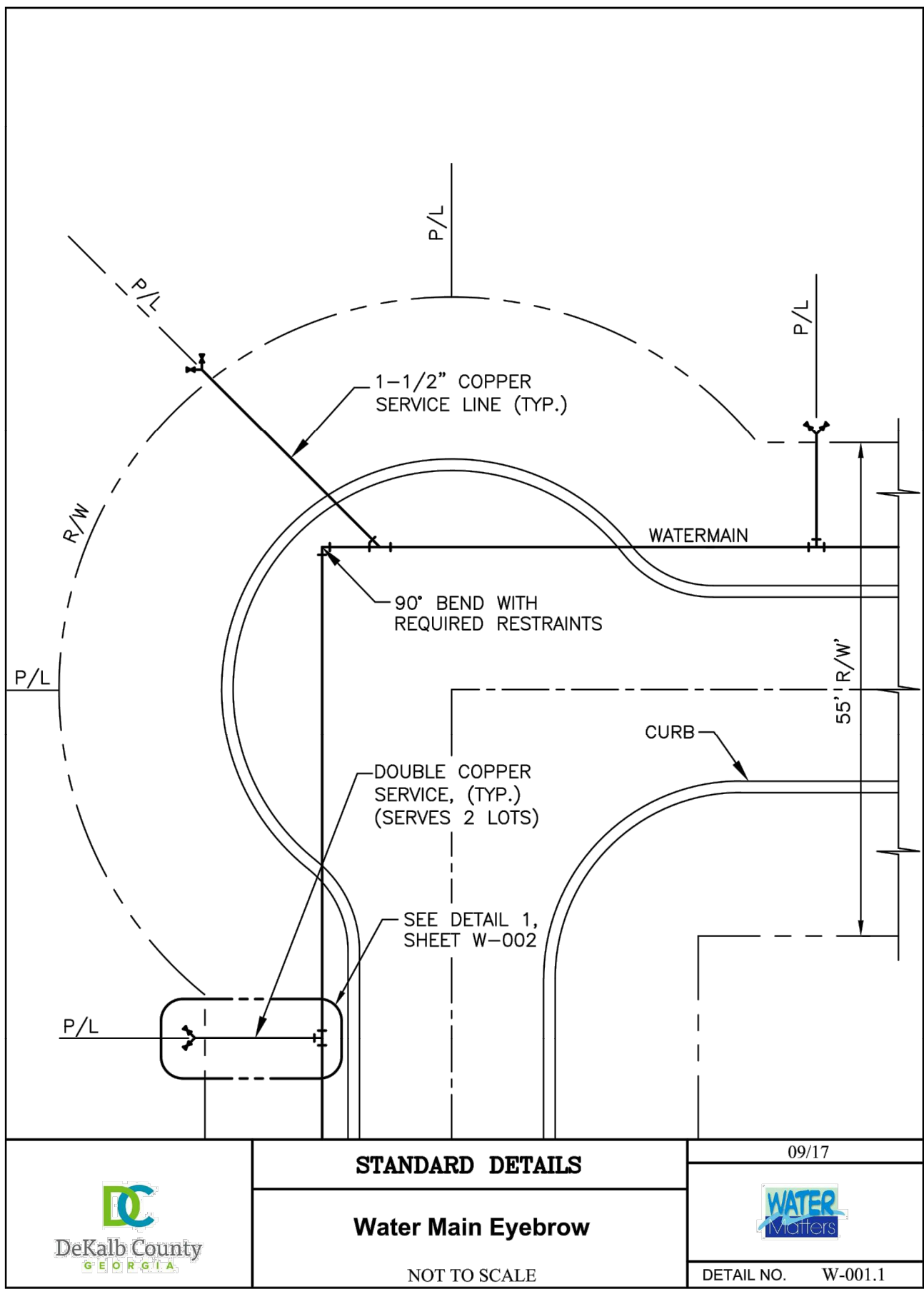
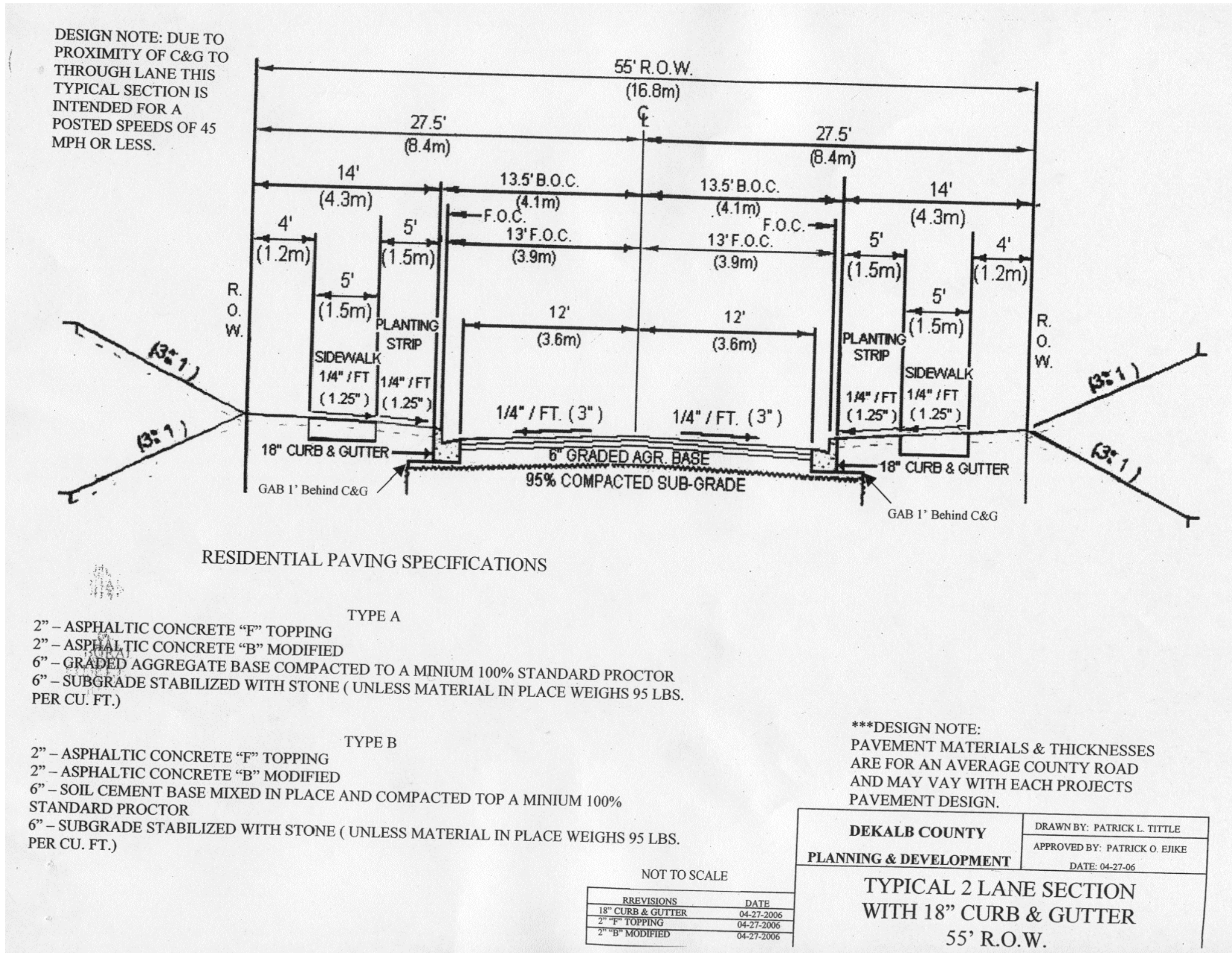
ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: MSA  
Issue Date: 5/31/23

C5.0.1



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ISSUED DESCRIPTION		DATE
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ATLANTA STEWART MILL PARTNERS, LLC

1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QUANTYCHA07@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677







FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Ycha Qian\1284-21-177-C-EROS.dwg PLOT STYLE: SEI-BASE.mcb PLOT DATE:6/2/2023 USER:MITCHELL LYCOCX

37) CLEARING PHASE EROSION CONTROL NOTES:

1. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING NECESSARY VARIANCES AND PERMITS.
2. PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR. THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY AS NEEDED TO INSTALL THE INITIAL BARRIERS AS DEPICTED IN THE PLANS.
3. THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD. NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURN AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL ACTIVITIES SHALL BE DEMARCATED PRIOR TO THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
5. 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.
6. THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.
  - 6.1. THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIX OF 20 FEET BY 50 FEET WITH A MINIMUM OF 6" THICK STONE, SHALL BE PLACED AS SHOWN ON THE PLAN AND AS DETAILED IN MANUAL FOR EROSION CONTROL IN GEORGIA. THE STONE SIZE SHOULD BE MINIMUM OF 1-1/2" & 3 1/2" IN DIAMETER AND OVERLAP ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M288-96, SECTION 7.3 SEPARATION REQUIREMENTS.
  - 6.2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL AND STORM WATER MANAGEMENT DEVICES (IF ALSO INTENDED FOR SEDIMENT STORAGE) SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN. IN SOME INSTANCES, SOME PRELIMINARY GRADING MAY BE REQUIRED TO INSTALL STORMWATER MANAGEMENT FACILITIES OR TEMPORARY SEDIMENT BASINS. IMMEDIATELY FOLLOWING PRELIMINARY GRADING ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT DIVERSION DIKES AS SHOWN ON PLAN. THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL CONSTRUCTION IS COMPLETE AND PERMANENT SURROUNDING GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE 1/3 DEPTH OF BASIN. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
  - 6.3. SILT FENCE (SENSITIVE AND NON-SENSITIVE) 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 6-20.2. 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. THE SILT FENCE SHOULD BE MAINTAINED TO THE HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
  - 6.4. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION SPECIFIED.
  - 6.5. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
  - 6.6. 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.
7. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANTS ADDITIONAL CONSTRUCTION MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTOR.
8. AMENDMENTS/REVISIONS TO THE ESDC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
9. AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT PONDS AND DIVERSION DIKES AS SHOWN ON THE CLEARING PHASE PLAN TO CONTROL EROSION AND STORM WATER RUN OFF. THE CONTRACTOR MAY UTILIZE DOWNED TREES AND OTHER CUT VEGETATION FOR SEDIMENT CONTROL OR AS A "BRUSH BARRIER" IN AREAS SHOWN ON PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR. \* NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE MUNICIPALITY, OWNER AND/OR ENGINEER OF RECORD.
10. ADDITIONAL TEMPORARY BARRIERS 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.
11. ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 17.1-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.
12. ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 16.1, 16.2, 16.3 AND 18.4 OF THE GEORGIA D.O.T. STANDARD SPECIFICATIONS, FOR ROADS AND BRIDGES.
13. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.
14. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.
15. 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. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
16. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING 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 ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
17. CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
18. 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 AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.
19. 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.
20. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE HALF WAY POINT ON THE RISER.
21. 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. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
22. CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
23. 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 AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.
24. 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.
25. UPON COMPLETION OF THE PROJECT AND RECEIPT OF CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS

CRITICAL WORKZONE EROSION CONTROL NOTES:

1. SHADED AREAS SHOWN ON GRADING PHASE EROSION CONTROL PLANS REPRESENT CRITICAL WORK ZONES. AT THE END OF EACH WORK DAY ALL SLOPES 2:1 OR STEEPER AND HIGHER THAN 5 FEET SHALL RECEIVE SURFACE ROUGHENING, POLYMERS, AND EROSION CONTROL MATTING. ADDITIONALLY, ALL FILL SLOPES SHALL RECEIVE A DIVERSION DIKE AND TEMPORARY DOWN DRAINS ALONG THE TOP OF THE SLOPE PREVENTING DRAINAGE SPILLING OVER THE EDGE AND DOWN THE FACE OF THE SLOPE. THE TEMPORARY DOWN DRAINS SHALL BE CONSTRUCTED WITH PERFORATED STAND PIPES AT THE TOP OF THE SLOPE AND RECONSTRUCTED EACH DAY AS THE SLOPE INCREASES IN HEIGHT. (NO CRITICAL AREAS EXIST ON THIS SITE)
2. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
3. 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.
4. 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, OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.



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SOILS SERIES INFORMATION

CeC2 CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODERATELY ERODED  
CpA CONGAREE SANDY LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED  
CfA CONGAREE-CARTECAY COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED  
ReD RION SANDY LOAM, 10 TO 15 PERCENT SLOPES  
ReE RION SANDY LOAM, 15 TO 25 PERCENT SLOPES

37) GRADING PHASE EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY WHERE NECESSARY TO PERFORM GRADING AND INSTALL UTILITIES. NOTE ANY SUB PHASES THAT MAY BE SHOWN ON PLANS.
2. EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.
3. THE FOLLOWING CONSTRUCTION ACTIVITIES AND IMPLEMENTATION OF EROSION CONTROL MEASURES MAY OCCUR DURING THE INTERMEDIATE/GRADING PHASE OF CONSTRUCTION.
  - 3.1. GRADING AND EARTHWORK
  - 3.2. MAJOR UTILITIES INSTALLATION SUCH AS STORM DRAINAGE, SANITARY SEWER AND POTABLE WATER LINE
  - 3.3. ROADWAY PREPARATION AND PAVING
  - 3.4. MAINTENANCE AND MODIFICATIONS TO TEMPORARY EROSION CONTROL MEASURES AS DEPICTED IN THE PLANS
4. SEDIMENT SHALL NOT BE ALLOWED TO DRAIN INTO EXISTING OR PROPOSED INLETS. SEDIMENT COLLECTED DURING MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE SITE OR SPREAD IN LANDSCAPED OR NATURALLY VEGETATED AREAS, SEEDED AND COVERED WITH STRAW OR MULCH.
5. 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 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.
6. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY EROSION CONTROL MEASURES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
7. TYPE "C" SILT FENCE SHOULD BE INSTALLED AT THE TOE OF ALL FILL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-20.2. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/3 HEIGHT OF 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.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING SILT BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE 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 FOR FINAL INFORMATION.
9. CUT AND FILL SLOPES ARE NOT TO EXCEED 2H:1V
10. ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
11. TYPE "C" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
12. EROSION CONTROL 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.
13. STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.
14. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.
15. INLET SEDIMENT PROTECTION SHALL BE STABILIZED AND VEGETATED AS SOON AS FINAL GRADE IS ACHIEVED.
16. ALL GRADED AREAS SHALL RECEIVE VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.
17. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF LAND DISTURBANCE.
18. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.
19. 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. ADDITIONAL SERVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
20. 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 ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
21. CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
22. 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 AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.
23. 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.

37) FINAL PHASE EROSION CONTROL NOTES:

- THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL EROSION CONTROL PHASE OF CONSTRUCTION.
1. SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS, SPREAD ON SITE AND STABILIZED SO THAT IT CANNOT ENTER THE INLETS AGAIN.
  2. FINAL GRASSING (SEEDING OR SODDING) ALONG WITH ANY PROPOSED LANDSCAPING SHALL BE PERFORMED AS SOON AS PRACTICAL UPON COMPLETION OF CONSTRUCTION. OTHERWISE ALL ESDC MEASURES SHALL BE MAINTAINED UNTIL FINAL GRASSING IS ACCOMPLISHED.
  3. THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT PONDS AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE HALF WAY POINT ON THE RISER.
  4. AFTER INSTALLATION OF CURBING AND ROADWAY PAVEMENT, ANY INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER INLET PROTECTION. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.
  5. THE GRADED SHOULDER AND PARKING AREAS SHOULD BE STABILIZED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.
  6. 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. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
  7. CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
  8. 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 AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.
  9. 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.
  10. UPON COMPLETION OF THE PROJECT AND RECEIPT OF CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS

30) ACTIVITY SCHEDULE

ACTIVITY	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15	WEEK 16	WEEK 17	WEEK 18	WEEK 19	WEEK 20	WEEK 21	WEEK 22	WEEK 23	WEEK 24	WEEK 25	WEEK 26	WEEK 27	WEEK 28
INSTALLATION OF EROSION CONTROL, TREE SAVE/FENCING																												
CLEARING AND GRUBBING																												
INSTALLATION OF DETENTION FACILITY																												
GRADING ACTIVITIES																												
INSTALLATION OF SANITARY SEWER																												
INSTALLATION OF STORM SEWER																												
STABILIZATION OF SITE																												
INSTALLATION OF WATER																												
INSTALLATION OF PAVING																												
STABILIZATION OF SITE PERMANENT GRASSING																												
MAINTENANCE OF EROSION CONTROL																												
REMOVAL OF EROSION CONTROL AND CLEAN-OUT STORM PIPES																												

TOTAL SITE AREA = 19.69 AC ACRES

TOTAL DISTURBED AREA = 12.68 AC. ±

GSWCC CHECKLIST ITEM #  
(CHECKLIST ON FOLLOWING SHEET)

PERMIT COVERAGE:

THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS UNDER THE STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD), GENERAL PERMIT NO. GAR100003 FOR AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR COMMON DEVELOPMENTS.

AUTHORIZED DISCHARGES:

1. ALL DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE ACRE. PART I.C.1-A.2
2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT AS PROVIDED IN PART I.C.2 AND PART III.A.2 OF THE PERMIT.
3. AUTHORIZED MIXED STORM WATER DISCHARGES: PART I.C.2
  - 3.1. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.
  - 3.2. THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.
  - 3.3. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.
4. AUTHORIZED NON-STORM WATER DISCHARGES: PART III.A.2
  - 4.1. FIRE FIGHTING ACTIVITIES
  - 4.2. FIRE HYDRANT FLUSHING
  - 4.3. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING
  - 4.4. IRRIGATION DRAINAGE
  - 4.5. AIR CONDITIONING CONDENSE
  - 4.6. SPRINGS
  - 4.7. UNCONTAMINATED GROUND WATER
  - 4.8. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

LIMITATIONS ON COVERAGE PART I.C.3:

- THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:
- A. STORMWATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATES FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.
  - B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORMWATER DISCHARGES) OF THE NPDES PERMIT.
  - C. STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXEMPTS PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.
  - D. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

WATER QUALITY COMPLIANCE PART I.C.4:

NO DISCHARGES AUTHORIZED BY THIS PERMIT SHALL CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL. CHAPTER 391-3-6-03.

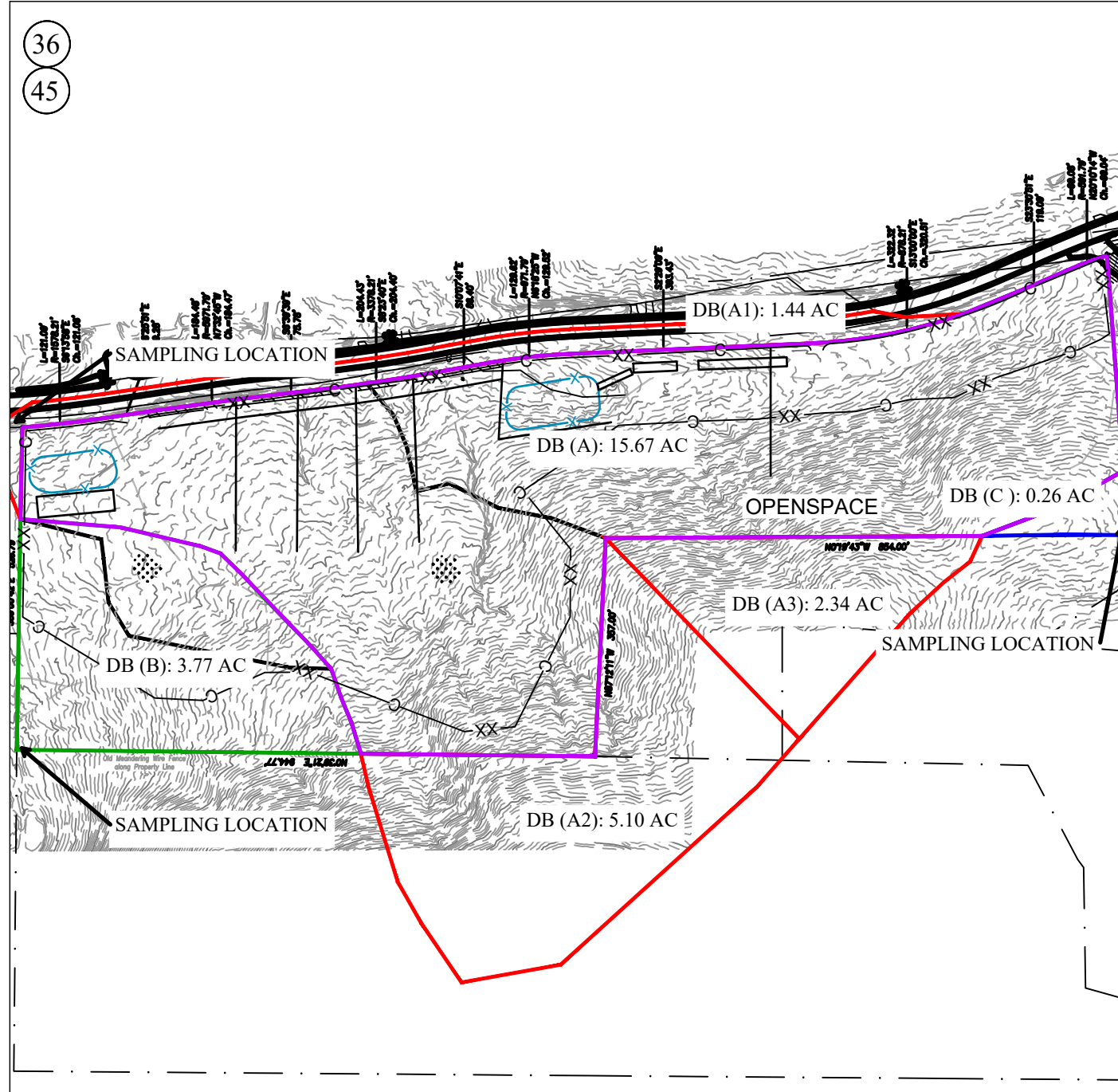
SEDIMENT STORAGE IS PROPOSED DURING CONSTRUCTION TO PREVENT OFFSITE SOIL LOSS. POST CONSTRUCTION WATER QUALITY TO BE PROVIDED BY BUFFER PRESERVATION, INFILTRATION, AND OVERLAND FLOW.

GENERAL NOTES:

1. ANY PLAN AMENDMENTS/REVISIONS TO THE ESDC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT BE CERTIFIED BY THE DESIGN PROFESSIONAL.
2. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. §812-14-2, ET SEQ), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, THE PERMITEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE MENTIONED REGULATIONS AS SOON AS HAS KNOWN OF THE DISCHARGE: EPD AT (404) 656-8883 OR (800) 241-4113, OR THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802. PART III.B.1
3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES RESULTING FROM AN ONSITE SPILL. PART III.B.2
4. NO SPECIFIC SUBSTITUTE FOR TYPE C SILT FENCE IS PROPOSED FOR THIS PROJECT. HOWEVER, SHOULD THE CONTRACTOR CHOOSE TO UTILIZE AN ALTERNATIVE TYPE C SILT FENCE TECHNOLOGY, IT SHALL BE IDENTIFIED IN GDOT DOCUMENT QPL-36. ANY ALTERNATIVE TECHNOLOGY NOT IDENTIFIED IN THIS DOCUMENT CANNOT BE UTILIZED WITHOUT REVISING THE APPROVED ESDC PLAN WITH THE ISSUING AUTHORITY.
5. THE DESIGN PROFESSIONAL WHO PREPARED THE ESDC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.
6. THIS PROJECT DOES NOT USE ALTERNATIVE BMPS FOR APPLICATION TO THE EQUIVALENT BMP LIST. PLEASE REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA 2017 EDITION.
7. IF ALTERNATIVE BMPS WHOS PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMPS AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY EPD OR THE GSWCC) ARE TO BE USED, PLEASE REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT WWW.GASWCC.ORG

WATER/WETLANDS

11. RECEIVING WATERS FOR THIS PROJECT ARE TWO UNNAMED TRIBUTARIES OF DEEP CREEK.
23. WETLANDS AREAS DO NOT EXIST IN THE PROPOSED DISTURBED AREAS.
15. WETLANDS WERE NOT FOUND IN THE PROJECT AREA. STATE WATERS ARE WITHIN 200' OF THE PROJECT AREA. APPENDIX 1: THE PROPERTY DOES NOT LIE WITHIN A ONE-MILE RADIUS OF AN IMPAIRED STREAM, PER THE GSWCC 2014 INTEGRATED 305(b)/303(d) LIST DOCUMENTS (APPROVED). ADDITIONAL BMP'S ARE NOT REQUIRED FOR PROJECT. ONLY GSWCC RESOURCES WERE USED FOR CONFIRMATION.
16. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
16. NO STATE WATERS AND REQUIRED BUFFERS ARE ON-SITE.
7. THERE ARE NO BUFFER ENCROACHMENTS.



EXISTING DRAINAGE BASINS

SINGLE FAMILY HOMES  
PRE DEVELOPMENT RUNOFF CURVE NUMBER = 55  
POST DEVELOPMENT RUNOFF CURVE NUMBER = 58

1. WASTE MATERIALS SHALL NOT BE DISCHARGED TO THE WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A STATE ACTION 404 PERMIT.
2. ALL WASTE MATERIALS WILL 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 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. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.
3. ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOB SITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

29) SPILL PREVENTION & CONTROL

1. PETROLEUM BASED PRODUCTS, INCLUDING FUELS, LUBRICANTS, TRANSFORMER OIL, TARS, ETC., WHEN ON SITE SHALL BE STORED IN TIGHTLY SEALED CONTAINERS THAT ARE CLEARLY LABELED. ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE. ASPHALT SUBSTANCES SHALL BE APPLIED AS LABELED. LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. TYPICAL EQUIPMENT AND MATERIALS FOR CLEANUP INCLUDE GLOVES, GOGGLES, RAGS, SPILLWAD, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS. SPILL PREVENTION PROCEDURES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY FOLLOWING DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
2. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
3. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
4. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
5. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
6. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ON-SITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

HAZARDOUS WASTES

1. ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF 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. A 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 ESDC FILE 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, INCLUDING THE REQUIRED SPILL RESPONSE TECHNIQUE.
2. THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THE ESDC AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO HAZARDOUS MATERIALS OR HAZARDOUS SUBSTANCES SHALL BE ALLOWED TO COME IN CONTACT WITH STORMWATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORMWATER DISCHARGE WILL BE CONTAINED ON SITE 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.

SANITARY WASTES



FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Ychia Qian\1284-21-177-C-EROS.dwg PLOT STYLE: SEI-BASE.mcb PLOT DATE:16/2/2022 USER: MITCHELL AYCOCK

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

STAND ALONE CONSTRUCTION PROJECTS

SWCD: Project Name: STEWART MILL ESTATES City/County: DULUTH, GA 30097 DEKALB Address: 522 STEWART MILL ROAD Date on Plans: #####

Plan Page #

Included Y/N

TO BE SHOWN ON ES&PC PLAN

C6.0.1

Y

1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land disturbing activity was permitted.  
(The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)

ALL

Y

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)

N/A

3 Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the GAEPD District Office. I 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 EPD must be attached to the plan for the plan to be reviewed.)

ALL

Y

4 The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.

C6.0.1

Y

5 Provide the name, address, email address, and phone number of primary permittee.

C6.0.1

Y

6 Note total and disturbed acreage of the project or phase under construction.

C6.0.2/ PLANS

Y

7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.

ALL

Y

8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.

C6.0.2

Y

9 Description of the nature of construction activity and existing site conditions.

C0.0.0

Y

10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.

C6.0.1

Y

11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.

C6.0.1

Y

12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit.

C6.0.1

Y

13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit.

C6.0.1

Y

14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment, storage requirements and perimeter control BMPs within 7 days after installation." in accordance with Part IV.A.5 page 25 of the permit.

C6.0.1

Y

15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wetted 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."

C6.0.1

Y

16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.

C6.0.1

Y

17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional."

C6.0.1

Y

18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit."

C6.0.1

Y

19 "Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."

C6.0.1

Y

20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."

C6.0.1

Y

21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

C6.0.1

Y

22 Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of an Bn Botas 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."

C6.0.1

Y

23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 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."

C6.0.1

Y

24 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."

C6.0.1

Y

25 Provide BMPs for the remediation of all petroleum spills and leaks.

C6.0.1

Y

26 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."

C6.0.2

Y

27 Description of practices to provide cover for building materials and building products on site."

C6.0.1

Y

28 Description of the practices that will be used to reduce the pollutants in storm water discharges."

C6.0.1

Y

29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).

C6.0.2

Y

30 Provide complete requirements of inspections and record keeping by the primary permittees."

C6.0.2

Y

31 Provide complete requirements of sampling frequency and reporting of sampling results."

C6.0.2

Y

32 Provide complete details for retention of records as per Part IV.F. of the permit."

C6.0.2

Y

33 Description of analytical methods to be used to collect and analyze the samples from each location."

C6.0.2

Y

34 Appendix B rationale for NTU values at all outfall sampling points where applicable."

PLANS

Y

35 Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged."

C6.0.1

Y

36 A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the BMPs into a single phase."

PLANS

Y

37 Graphic scale and north arrow.

PLANS

Y

38 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

C6.0.1

Y

39 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.gswcc.ga.gov/ga.

C6.0.1

Y

40 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"

PLANS

Y

41 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.

PLANS

Y

42 Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.

C6.0.1

Y

43 Delineation and acreage of contributing drainage basins on the project site.

HYDRO

Y

44 Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions."

C6.0.1

Y

45 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.

PLANS

Y

46 Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.

C6.0.1/ PLANS

Y

47 Soil series for the project site and their delineation.

PLANS

Y

48 The limits of disturbance for each phase of construction.

PLANS

Y

49 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 storage 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.

PLANS/ DETAILS

Y

50 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.

PLANS

Y

51 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.

DETAILS

Y

52 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.

Effective January 1, 2022

PROJECT DESCRIPTION:

A UNDEVELOPED 19.69 AC ACRE TRACT OF LAND LOCATED ON STEWART MILL ROAD, LAND LOTS 32 OF THE 18TH DISTRICT, TO BE DEVELOPED INTO A 23 LOT SUBDIVISION. THE ADJACENT PROPERTIES ARE LARGE LOT RESIDENTIAL PROPERTIES TO THE NORTH, SOUTH AND EAST. A DEVELOPED SUBDIVISION IS ACROSS STEWART MILL ROAD TO THE EAST.

ADDITIONAL INFORMATION:

1. CONSTRUCTION EXIT LOCATED AT: N1379198.743 E2310806.914  
2. CONSTRUCTION EXIT LOCATED AT: N1378072.331 E2310920.541

RETROFIT STORAGE SUMMARY - POND A (INTERMEDIATE PHASE)

REQUIRED STORMWATER STORAGE: 2130 CY  
REQUIRED SEDIMENT STORAGE: 9.2 AC x 67 CY = 616.4 CY  
TOTAL STORAGE REQUIRED: 2130 + 616.4 = 2746.4 CY  
AVAILABLE STORAGE=5532 CY  
AVAILABLE STORAGE > REQUIRED STORAGE  
NO STORAGE INCREASE NECESSARY  
CLEAN OUT EL=832.24  
LENGTH/WIDTH RATIO > 2:1  
NO BAFFLES NECESSARY

RETROFIT STORAGE SUMMARY - POND B (INTERMEDIATE PHASE)

REQUIRED STORMWATER STORAGE: 2340 CY  
REQUIRED SEDIMENT STORAGE: 10.4 AC x 67 CY = 696.4 CY  
TOTAL STORAGE REQUIRED: 2340 + 696.4 = 3036.4 CY  
AVAILABLE STORAGE=4726 CY  
AVAILABLE STORAGE > REQUIRED STORAGE  
NO STORAGE INCREASE NECESSARY  
CLEAN OUT EL=856.5  
LENGTH/WIDTH RATIO > 2:1  
NO BAFFLES NECESSARY

OTHER CONTROLS:

1. FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

PERMITTING NOTES:

SAMPLING REQUIREMENTS PART IV.D.6.: THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

SAMPLING REQUIREMENTS PART IV.D.6.B: 1. A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (a) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES IDENTIFIED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (b) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP; 2. A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION; 3. WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE MONITORED, A RATIONALE MUST BE INCLUDED FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND 4. ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

SAMPLE TYPE PART IV.D.6.B: ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD. 1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES. 2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER. 3. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION. 4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLES MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOWS THROUGH AUTOMATIC ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED. 5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

SAMPLING POINTS PART IV.D.6.C: 1. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER DISCHARGE WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE. a. THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE. b. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE. c. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S). d. CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL. e. THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM. f. THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS. g. PERMITTEES DO NOT HAVE TO SAMPLE SHEETPLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHAL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIP RAP, GABIONS, PERMANENT MULCHES OR GEOTEXTILES) HAVE BEEN USED. PERMANENT VEGETATION SHALL CONSIST OF: PLANTED TREES, SHRUBS, PERENNIAL VINES; A CROP OF PERENNIAL VEGETATION APPROPRIATE FOR THE TIME OF YEAR AND REGION; OR A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION. FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION. h. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

SAMPLING FREQUENCY PART IV.D.6.D: 1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE. 2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE. 3. SAMPLING BY THE PERMITTEE SHALL FOLLOW QUALITY CONTROL PLAN GUIDELINES: a. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST; b. IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST; c. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPs IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS' UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPs ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED; d. WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SUCH SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND e. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

\*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

NON-STORM WATER DISCHARGES PART IV.D.7: EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER LISTED IN PART III.A.2. OF THIS PERMIT THAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORM WATER COMPONENT(S) OF THE DISCHARGE.

PERMITTING NOTES:

REPORTING PART IV.E.: 1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. 2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION: A. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS; B. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS; C. THE DATE(S) ANALYSES WERE PERFORMED; D. THE TIME(S) ANALYSES WERE INITIATED; E. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES; F. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED; G. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS; H. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU"; AND I. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN. 3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

RETENTION OF RECORDS PART IV.E.: 1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI: a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD; b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT; c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT; d. A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT; e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.a. OF THIS PERMIT; f. A COPY OF ALL VIOLATION NUMBERS AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.a.(2) OF THIS PERMIT. 2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

INSPECTIONS-PERMITTEE REQUIREMENTS PART IV.D.4.a

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 AT A NOTICE OF TERMINATION IS SUBMITTED. 2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NO NET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. 3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES, EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE. THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. 4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE. THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S) 5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. 6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

### GSWCC CHECKLIST ITEM # (CHECKLIST ON FOLLOWING SHEET)

GSWCC

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

2

Troy E Bogan

Level II Certified Design Professional

CERTIFICATION NUMBER

000060369

ISSUED:

02/16/2016

EXPIRES:

02/16/2020

DATE	ISSUED	DESCRIPTION
No	1	2
3	4	

ATLANTA STEWART MILL PARTNERS, LLC

1780 SUGARLOAF CLUB DRIVE DULUTH, GA 30097 PHONE: 678-662-5883 QIANYICHAO77@GMAIL.COM 24-HOUR CONTACT INFORMATION QUOYANG ZHANG 732-421-2677

ESPC NOTES

STEWART MILL ROAD PROJECT LOCATED AT: 522 STEWART MILL ROAD STONE MOUNTAIN, GA 30087

GEORGIA REGISTERED PROFESSIONAL ENGINEER

No. PE039358

EDWARD BOGAN

ISSUED FOR REVIEW

Project No.: 1284-21-177

Designed By: ###

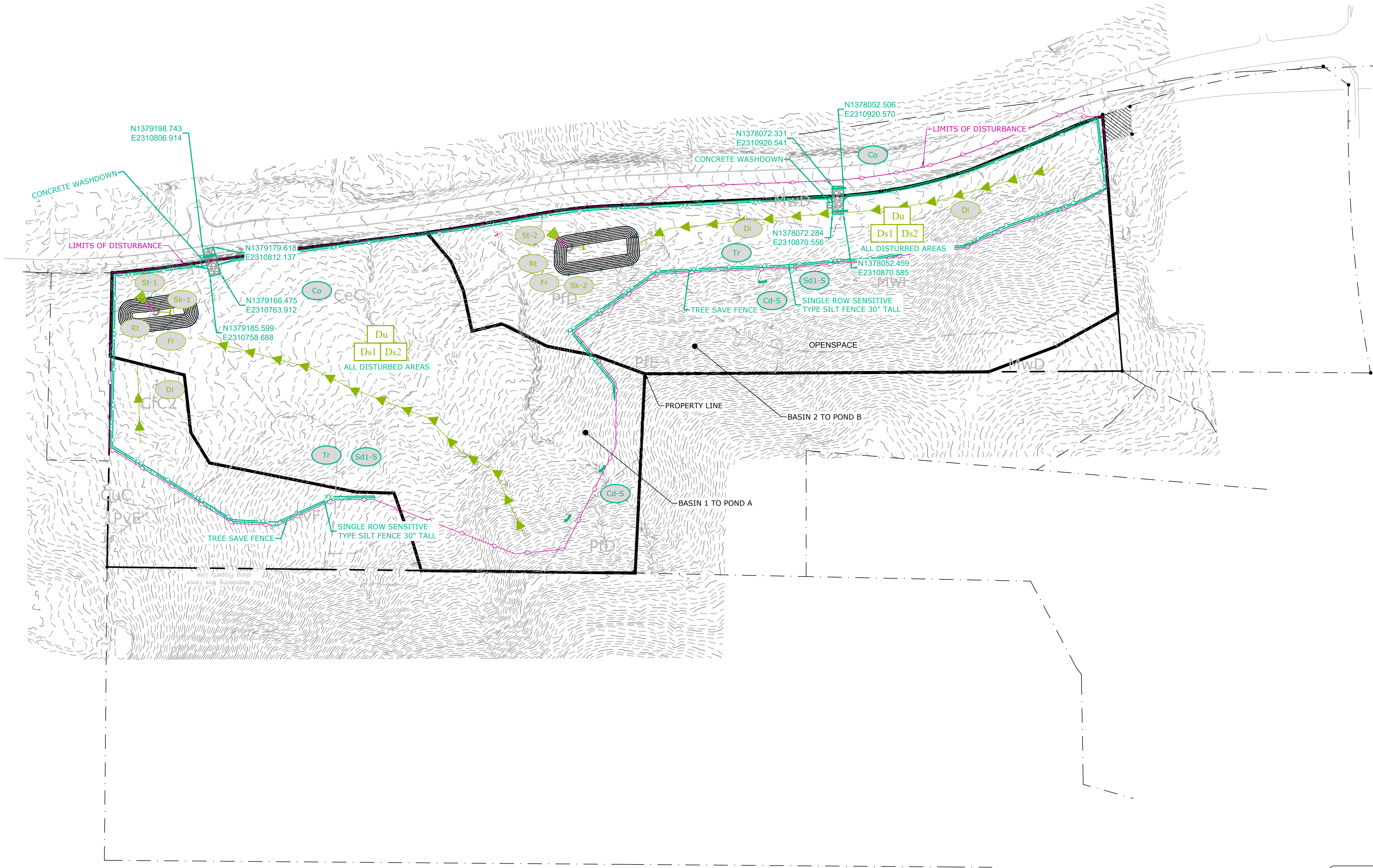
Issue Date: 2/28/2016

C6.0.2

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.



FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Yichao Qian\1284-21-177 522 Stewart Mill Road\Eng\Construction\1284-21-177-C-ER05.dwg PLOT STYLE: SEI-BASE-M.dcb PLOT DATE:6/2/2023 USER:MITCHELL AYCOCK



**RETROFIT STORAGE SUMMARY - POND A  
(INTERMEDIATE PHASE)**

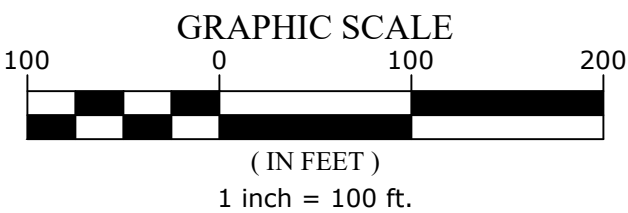
REQUIRED STORMWATER STORAGE: 2130 CY  
REQUIRED SEDIMENT STORAGE: 9.2 AC x 67 CY = 616.4 CY  
TOTAL STORAGE REQUIRED: 2130 + 616.4 = 2746.4 CY  
AVAILABLE STORAGE=5532 CY  
AVAILABLE STORAGE > REQUIRED STORAGE  
NO STORAGE INCREASE NECESSARY  
CLEAN OUT EL=832.24  
LENGTH/WIDTH RATIO > 2:1  
NO BAFFLES NECESSARY

**RETROFIT STORAGE SUMMARY - POND B  
(INTERMEDIATE PHASE)**

REQUIRED STORMWATER STORAGE: 2340 CY  
REQUIRED SEDIMENT STORAGE: 10.4 AC x 67 CY = 696.4 CY  
TOTAL STORAGE REQUIRED: 2340 + 696.4 = 3036.4 CY  
AVAILABLE STORAGE=4726 CY  
AVAILABLE STORAGE > REQUIRED STORAGE  
NO STORAGE INCREASE NECESSARY  
CLEAN OUT EL=856.5  
LENGTH/WIDTH RATIO > 2:1  
NO BAFFLES NECESSARY



Troy E Bogan  
Level II Certified Design Professional  
CERTIFICATION NUMBER 0000060369  
ISSUED: 02/16/2016 EXPIRES: 02/16/2020



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**INITIAL ESPC PLAN**

STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

**ATLANTA STEWART MILL PARTNERS, LLC**

1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QIANYICHAO77@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

No	ISSUED DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-

**SOUTHEASTERN ENGINEERING, INC.**  
2470 Sandy Plains Road - Marietta, Georgia 30066  
417 Solihene Way Suite A Palmisto, Georgia 30268  
tel: 770-371-1596  
www.seiengineering.com



ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
Designed By: MSA  
Issue Date: 2/28/23

**C6.1.1**





FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Yichao Qian\1284-21-177-22 Stewart Mill Road\Eng\Construction\1284-21-177-C-ER05.dwg PLOT STYLE: SEI-BASE-M.dcb PLOT DATE: 6/2/2023 USER: MITCHELL AYCOCK



GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION

**Troy E Bogan**  
Level II Certified Design Professional

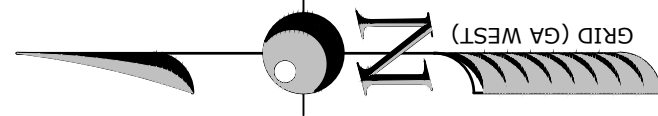
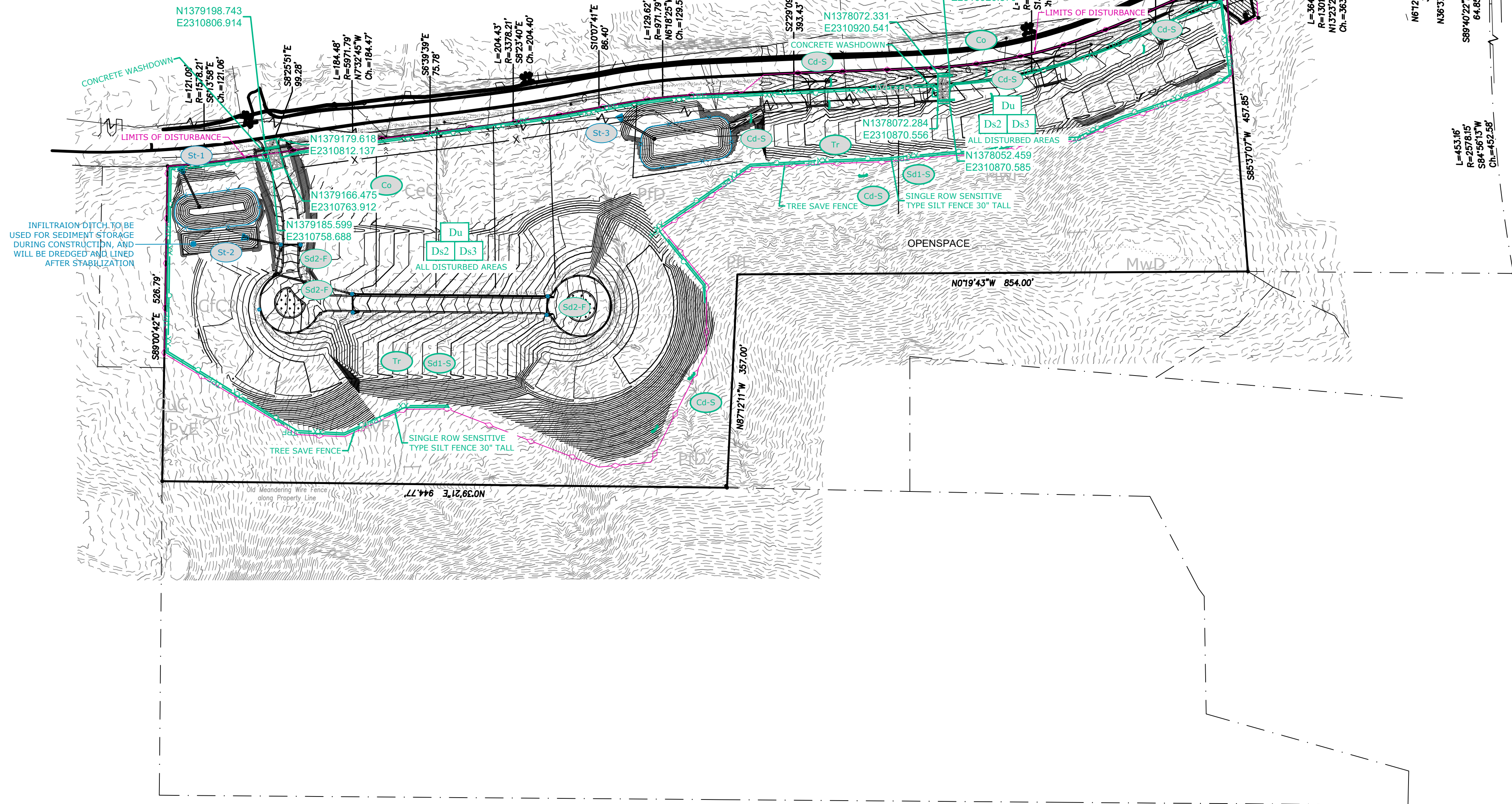
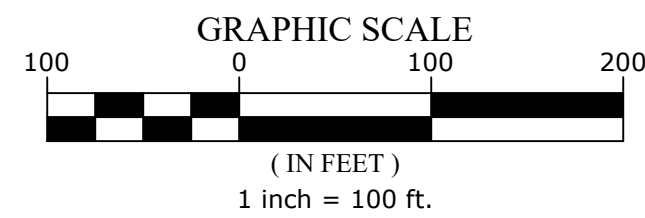
CERTIFICATION NUMBER 0000060369  
ISSUED: 02/16/2016 EXPIRES: 02/16/2020

#### RETROFIT STORAGE SUMMARY - POND A (INTERMEDIATE PHASE)

REQUIRED STORMWATER STORAGE: 2130 CY  
REQUIRED SEDIMENT STORAGE: 9.2 AC x 67 CY = 616.4 CY  
TOTAL STORAGE REQUIRED: 2130 + 616.4 = 2746.4 CY  
AVAILABLE STORAGE=5532 CY  
AVAILABLE STORAGE > REQUIRED STORAGE  
NO STORAGE INCREASE NECESSARY  
CLEAN OUT EL=832.24  
LENGTH/WIDTH RATIO > 2:1  
NO BAFFLES NECESSARY

#### RETROFIT STORAGE SUMMARY - POND B (INTERMEDIATE PHASE)

REQUIRED STORMWATER STORAGE: 2340 CY  
REQUIRED SEDIMENT STORAGE: 10.4 AC x 67 CY = 696.4 CY  
TOTAL STORAGE REQUIRED: 2340 + 696.4 = 3036.4 CY  
AVAILABLE STORAGE=4726 CY  
AVAILABLE STORAGE > REQUIRED STORAGE  
NO STORAGE INCREASE NECESSARY  
CLEAN OUT EL=856.5  
LENGTH/WIDTH RATIO > 2:1  
NO BAFFLES NECESSARY



#### INTERMEDIATE ESPC PLAN

STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

#### ATLANTA STEWART MILL PARTNERS, LLC

1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QUANTYCHA077@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
RUOYANG ZHANG 732-421-2677

No	ISSUED DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-



ISSUED FOR:  
REVIEW

Project No.: 1284-21-177  
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**C6.2.1**



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

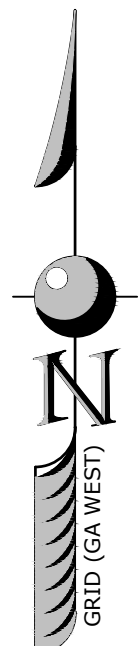
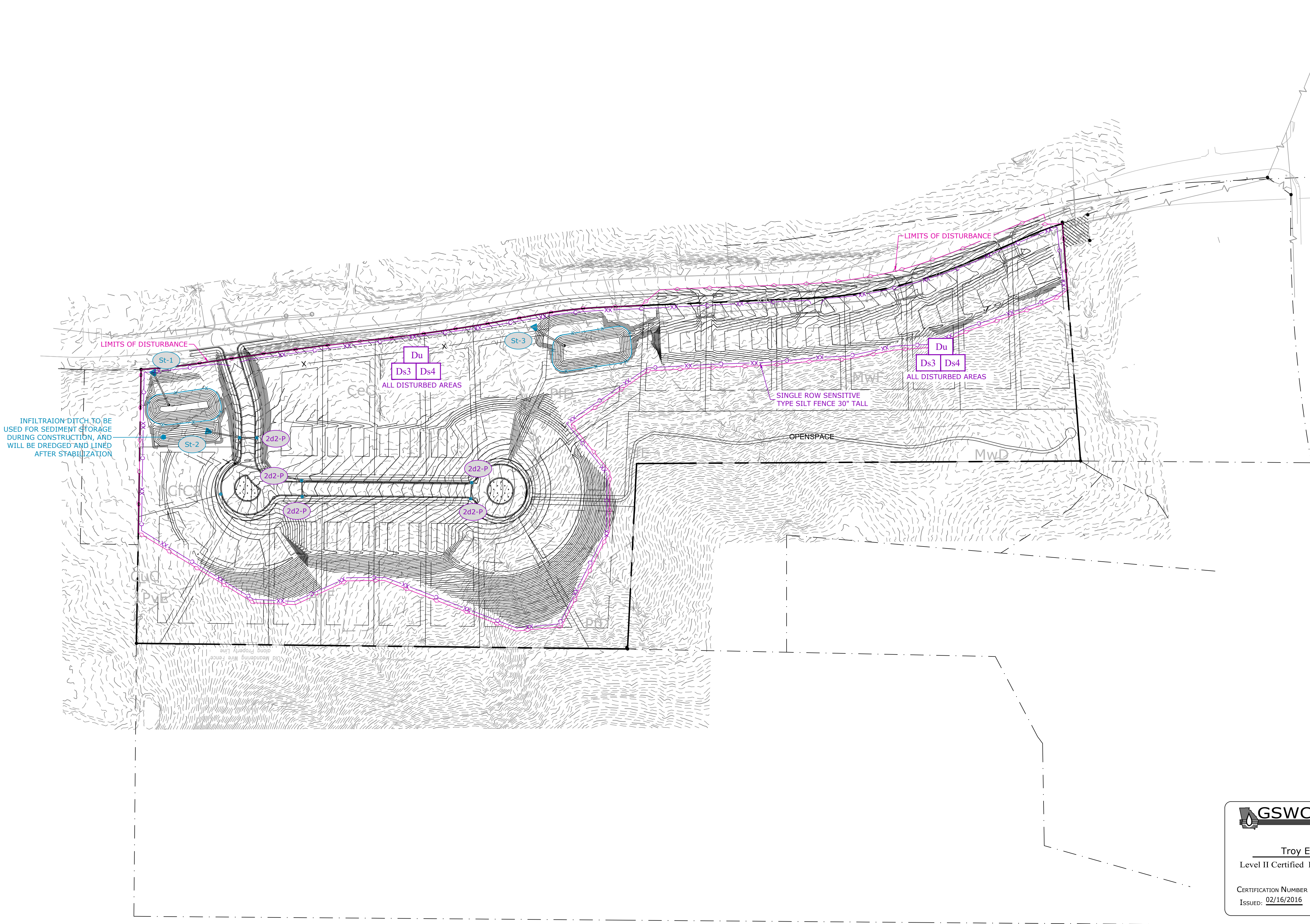
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FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Yichao Qian\1284-21-177 522 Stewart Mill Road\Eng\Construction\1284-21-177-C-ER05.dwg PLOT STYLE: SEI-BASE-M.ctb PLOT DATE: 6/2/2023 USER: MITCHELL AYCOCK





Georgia Soil and Water Conservation Commission

Troy E Bogan

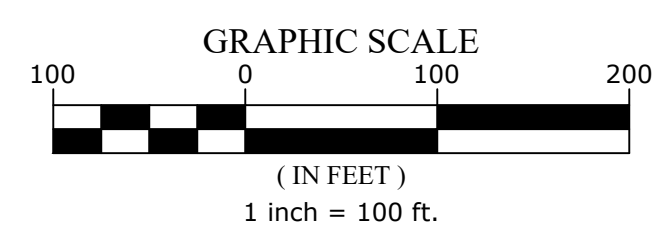
Level II Certified Design Professional

CERTIFICATION NUMBER

0000060369

ISSUED: 02/16/2016

EXPIRES: 02/16/2020



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FINAL EPC PLAN

STEWART MILL ROAD

PROJECT LOCATED AT:

522 STEWART MILL ROAD

STONE MOUNTAIN, GA 30087

ATLANTA STEWART MILL PARTNERS, LLC

1780 SUGARLOAF CLUB DRIVE

DULUTH, GA 30097

PHONE: 678-662-5883

QIANYI CHAO77@GMAIL.COM

24 HOUR CONTACT INFORMATION

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No	ISSUED DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-

Project No.: 1284-21-177

Designed By: ###

Issue Date: 2/28/23

C6.3.1

811

Know what's below.

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# GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

## GEORGIA SOIL AND WATER CONSERVATION COMMISSION

### STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

### STRUCTURAL PRACTICES

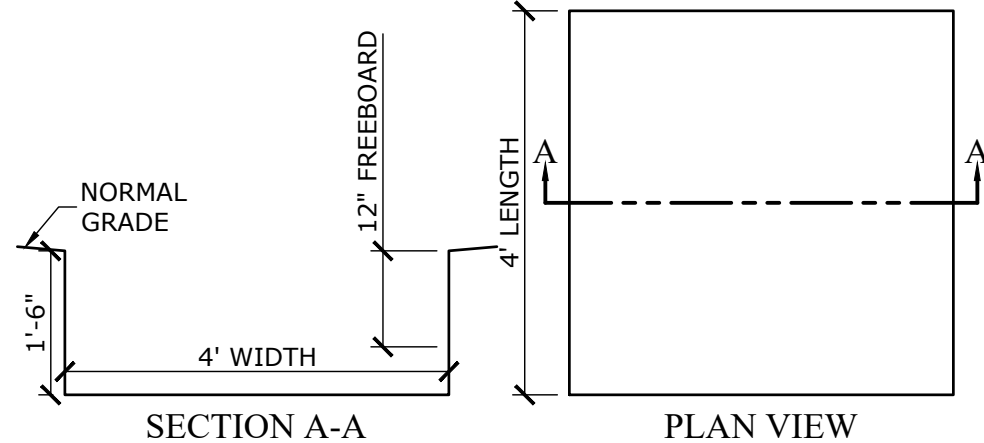
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm 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 staked barrier installed within the water (It may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

### VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			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 (SOODING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, 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	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

GeSWCC (Amended - 2016)

CONTRACTOR SHALL LINE WASHDOWN AREA WITH PLASTIC SHEETING OF AT LEAST MIN 10-MIL THICKNESS THAT HAS NO HOLES OR TEARS



### CONCRETE WASHDOWN

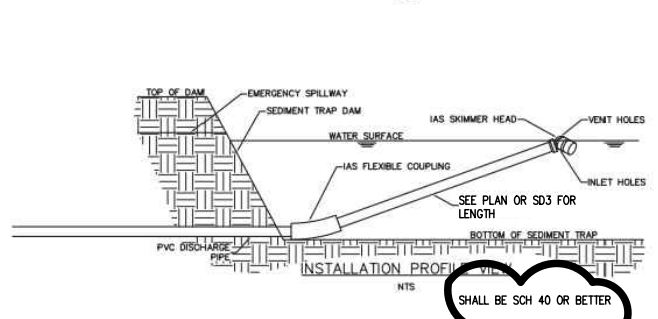
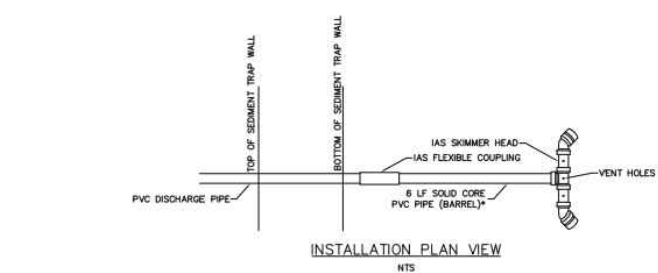
SCALE: NONE

**2** Troy E Bogan  
Level II Certified Design Professional

CERTIFICATION NUMBER 0000060369  
ISSUED: 02/16/2016 EXPIRES: 02/16/2020

### Sk FLOATING SURFACE SKIMMER

IAS WATER QUALITY SKIMMER

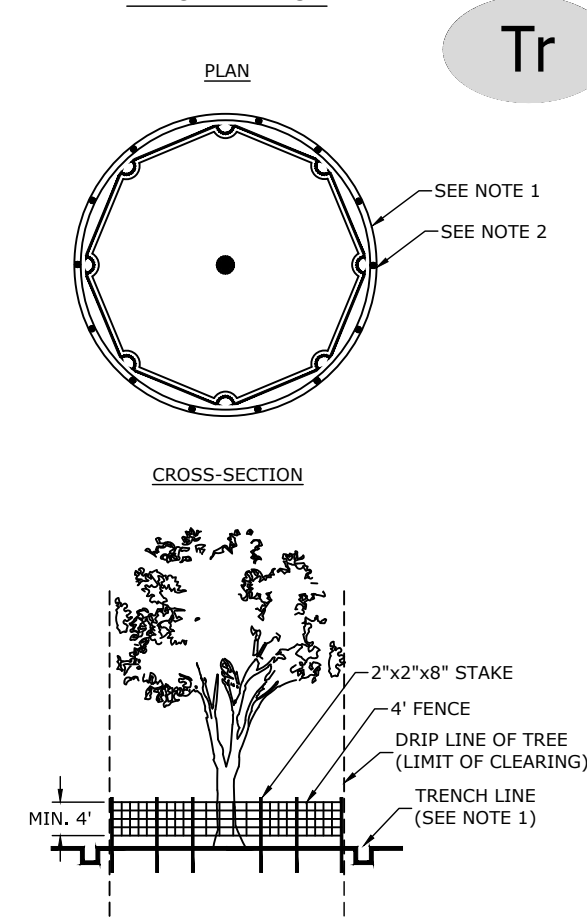


QUANTITY	SKIMMER SIZE (IN)	BARREL SIZE (IN)	DISCHARGE PER HOUR (GPM)	24 HOUR FLOW (CF)	3 DAY FLOW (CF)	5 DAY FLOW (CF)	7 DAY FLOW (CF)	8 DAY FLOW (CF)	9 DAY FLOW (CF)	10 DAY FLOW (CF)
1.5	2	2	1,084	2,600	5,400	7,284	9,087	10,890	12,693	14,496
1.75	2	2	2,405	6,013	12,026	16,035	18,039	21,043	24,047	27,051
2	3	3	3,908	9,820	19,640	26,187	31,424	36,661	41,898	47,135
2.5	3	3	6,137	15,745	31,490	42,654	51,185	60,216	69,247	78,278
3	4	4	10,205	26,532	53,064	70,752	84,902	101,052	117,202	133,352
4	5	5	22,205	57,532	115,064	153,419	181,773	210,127	238,481	266,835
5	6	6	34,719	89,298	178,596	238,128	285,754	333,380	380,996	428,612
6	8	8	60,636	157,646	315,292	420,389	504,467	588,545	672,623	756,701

- NOTES:
- Pond, trap or basin size, length\* (top and bottom) width\* (top and bottom) and depth = xxxxxx CF
  - Manufacturer's name INNOVATIVE APPLIED SOLUTIONS, LLC. AS DISTRIBUTED BY R.H. MOORE & ASSOCIATES OR APPROVED EQUAL

### TREE PROTECTION

"SNOW" FENCE



- NOTES:
- USE TRENCHER (I.E. DITCH WITCH) TO CUT A 4"-5" W X 18" D TRENCH AROUND DRAIN LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
  - SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRAIN LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
  - MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
  - DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
  - FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4" HIGH MINIMUM.

### DEFINITION

THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

#### REQUIREMENT FOR REGULATORY COMPLIANCE

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 FOR WHICH MULCH IS 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 ARE LACKING, MULCH CAN BE USED AS A SINGLE 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 TEMPORARY SEEDING).

#### 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-SEEDING VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

##### SEEDING PREPARATION

WHEN A HYDRAULIC SEEDER IS USED, SEEDING PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDING 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 FITTED, 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, 200 TO 700 POUNDS OF 16-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS/1,000 S.F.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, ROLLER 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, CULT-PAKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULT-PAKER 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 SEEDING BY HAND.

##### MULCHING

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

##### IRRIGATION

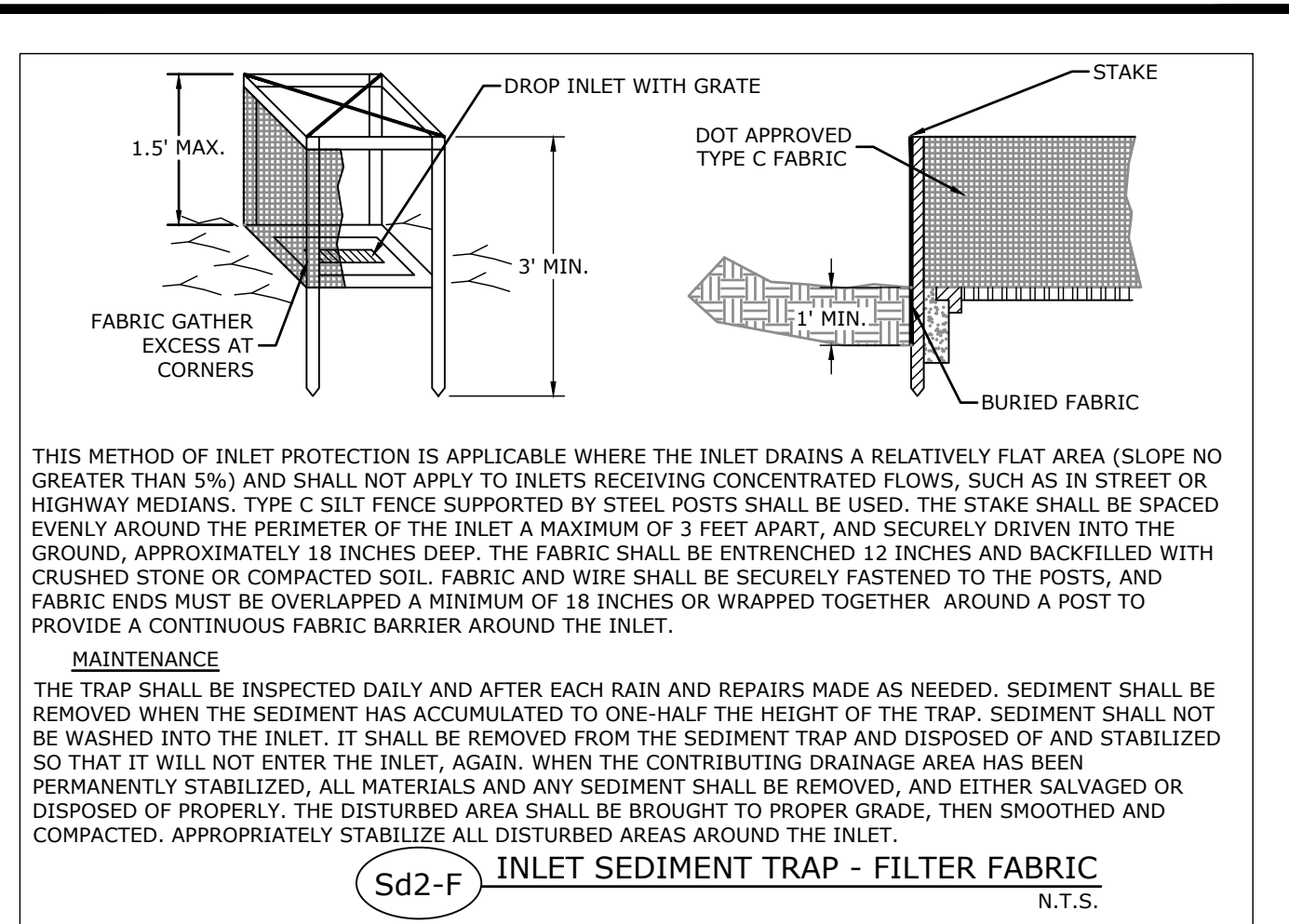
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

### Ds-2 DISTURBED AREA STABILIZATION w/ TEMPORARY SEEDING

N.T.S.

PLANTS, PLANTING RATES, AND PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS 1/																	
SPECIES	BROADCAST RATES 2" - 16.5" PER ACRE		RESOURCE AREA 4/	PLANTING DATES												REMARKS	
		PER 1000 S.F.		J	F	M	A	M	J	J	A	S	O	N			
BARLEY (Hordeum vulgare) ALONE IN MIXTURES	144 LBS.	3.3 LBS.	M-L														14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SITES.
	24 LBS.	0.6 LBS.	C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
LESPEDEZA, ANNUAL (Lespedeza bicolor) ALONE IN MIXTURES	40 LBS.	0.9 LBS.	M-L														200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT FL.
	10 LBS.	0.2 LBS.	C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
LOWGRASS, WEEPING (Eragrostis curvula) ALONE IN MIXTURES	4 LBS.	0.1 LBS.	M-L														1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA
	2 LBS.	0.05 LBS.	C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
MILLET, BROWNPOT (Panicum fasciculatum) ALONE IN MIXTURES	40 LBS.	0.9 LBS.	M-L														137,000 SEED PER POUND. QUICK GROWER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDING AT HIGH RATES.
	10 LBS.	0.2 LBS.	C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
RYE (Secale cereale) ALONE IN MIXTURES	168 LBS.	3.9 LBS.	M-L														18,000 SEED PER POUND. QUICK GROWER. DROUGHT TOLERANT AND WINTERHARDY.
	28 LBS.	0.6 LBS.	C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
RYEGRASS, ANNUAL (Lolium temulentum) ALONE	40 LBS.	0.9 LBS.	M-L														227,000 SEED PER POUND. GROWS COVER, VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
			C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
MILLET, PEARL (Panicum polyanthemum) ALONE	50 LBS.	1.1 LBS.	M-L														88,000 SEED PER POUND. QUICK GROWER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
			C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
DATS (Avena sativa) ALONE IN MIXTURES	128 LBS.	2.9 LBS.	M-L														13,000 SEED PER POUND. USE ON PRODUCTIVE SITES. NOT AS WINTERHARDY AS RYE OR BARLEY.
	30 LBS.	0.7 LBS.	C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
SUDAN GRASS (Sorghum sudanense) ALONE	60 LBS.	1.4 LBS.	M-L														55,000 SEED PER POUND. GOOD GROWER ON DROUGHT SITES. RECOMMENDED FOR MIXTURES.
			C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
TRITICALE (x-Triticosecalum) ALONE IN MIXTURES	144 LBS.	3.3 LBS.	C														USE ON LOWER PART OF SOUTHERN COASTAL PLAIN AND IN ATLANTIC COASTAL FLATWOODS ONLY.
	24 LBS.	0.6 LBS.															
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			
WHEAT (Triticum aestivum) ALONE IN MIXTURES	180 LBS.	4.1 LBS.	M-L														15,000 SEED PER POUND. WINTERHARDY.
	30 LBS.	0.7 LBS.	C														
				J	F	M	A <td>M</td> <td>J</td> <td>J</td> <td>A</td> <td>S</td> <td>O</td> <td>N</td> <td></td> <td></td> <td></td>	M	J	J	A	S	O	N			

- 1/ TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF SEEDING TOO HEAVILY.
- 2/ REDUCE SEEDING RATES BY 50% WHEN DRILLED.
- 3/ PLS IS AN ABBREVIATION FOR PURE LIVE SEED.
- 4/ M-L REPRESENTS TO MOUNTAIN; BLUE RIDGE; AND RIDGES AND VALLEYS MRLA'S
- P REPRESENTS THE SOUTHERN Piedmont MRLA
- C REPRESENTS THE SOUTHERN COASTAL PLAIN; SAND HILLS; BLACK LANDS; AND ATLANTIC COAST FLATWOODS MRLA'S



### Sd2-F INLET SEDIMENT TRAP - FILTER FABRIC

N.T.S.

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2470 Sandy Plains Road • Marietta, Georgia 30066  
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DATE		ISSUED DESCRIPTION		No	
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4

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**ESPC DETAILS**

STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

ISSUED FOR: REVIEW

Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 2/28/2020

**C6.5.1**

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FILE NAME: I:\CUSTOMERS\_PROJECTS\1284 Ychoa Qian\1284-21-177-c-EROS.dwg PLOT STYLE: SEI-BASE-M.ctb PLOT DATE:6/2/2022 USER: MITCHELL AYCOCK

DEFINITION

CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.

PURPOSE

-TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES  
-TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE, OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

CONDITIONS

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHODS AND MATERIALS

TEMPORARY METHODS:  
MULCHES SEE STANDARD D-1 - 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 TERRACOT SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.  
VEGETATIVE COVER SEE STANDARD D-2 - 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. BEGIN PLOWING ON WINDWARD SIDE OF THE SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.  
IRRIGATION THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.  
BARRIERS SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION. CALCIUM CHLORIDE APPLY AT A RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.  
PERMANENT METHODS  
PERMANENT VEGETATION SEE STANDARD D-3 - 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 ERODIBLE SOIL MATERIAL. SEE STANDARD TB-TOPSOILING.  
STONE COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD C-CONSTRUCTION ROAD STABILIZATION.

DUST CONTROL ON DISTURBED AREAS  
N.T.S.

SPECIES	BROADCAST RATES 1/ - PLS 2/		RESOURCE AREA 3/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
	PER ACRE	PER 1000 sq. ft.		PLANTING DATES													
				(SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES.)													
				J	F	M	A	M	J	J	A	S	O	N	D		
BAHIA, PENSACOLA (PASPALUM NOTATUM)			P C													166,000 SEED PER POUND. LOW GROWING, SOD FORMING. SLOW TO ESTABLISH. PLANT WITH A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES AND LAWNS. MIX WITH SERICIA LESPEDEZA OR WEEPING LOVEGRASS.	
ALONE OR WITH TEMPORARY COVER	60 LBS	1.4 LB															
WITH OTHER PERENNIALS	30 LBS	0.7 LB															
BAHIA, WILMINGTON (PASPALUM NOTATUM)			M-L P														
ALONE OR WITH TEMPORARY COVER	60 LBS	1.4 LB														SAME AS ABOVE	
WITH OTHER PERENNIALS	30 LBS	0.7 LB															
BERMUDA, COMMON (CYNODON DACTYLON)			P C													1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.	
ALONE	10 LBS	0.2 LB															
WITH OTHER PERENNIALS	6 LBS	0.1 LB															
BERMUDA, COMMON (CYNODON DACTYLON)			P C													PLANT WITH WINTER ANNUALS.	
UNHULLED SEED																	
WITH TEMPORARY COVER	10 LBS	0.2 LB														PLANT WITH TALL FESCUE.	
WITH OTHER PERENNIALS	6 LBS	0.1 LB															
BERMUDA SPRIGS (CYNODON DACTYLON)	40 CU. FT. OR 0.9 CU. FT.		M-L													A CUBIC FOOT CONTAINS APPROXIMATELY 650 SPRIGS. A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.	
SOD PLUGS 3' X 3'																	
COASTAL, COMMON, MIDLAND, OR TIFT 44			P C													SAME AS ABOVE	
COASTAL, COMMON, OR TIFT 44			C													SOUTHERN COASTAL PLAIN ONLY.	
TIFT 78			C														
CENTPEDE (ERMOCLOA OPHIOIDES)	BLOCK SOD ONLY		P C													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 PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.	
				J	F	M	A	M	J	J	A	S	O	N	D		

SPECIES	BROADCAST RATES 3/ - PLS 2/		RESOURCE AREA 3/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
	PER ACRE	PER 1000 sq. ft.		PLANTING DATES													
				(SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES.)													
				J	F	M	A	M	J	J	A	S	O	N	D		
CROWNWETCH (CORONILLA VARIA)			M-L													100,000 SEED PER POUND, DENSE GROWTH, DROUGHT TOLERANT AND FIRE RESISTANT, ATTRACTIVE ROSE, PINK, AND WHITE BLOSSOMS	
WITH WINTER ANNUALS OR COOL SEASON GRASSES	15 LBS	0.3 LB	P													SPRING TO LATE FALL, MIX WITH 30 POUNDS OF TALL FESCUE OR 15 POUNDS OF RYE, INOCULATE SEED WITH M INNOCULANT, USE FROM NORTH ATLANTA AND NORTHWARD.	
FESCUE, TALL (FESTUCA ARUNDINACEA)			M-L													227,000 SEED PER POUND, USE ALONE ONLY ON BETTER SITES, NOT FOR DROUGHTY SOILS, MIX WITH PERENNIAL LESPEDEZAS OR CROWNWETCH, APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS, NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.	
ALONE	50 LBS.	1.1 LB.	P														
WITH OTHER PERENNIALS	30 LBS.	0.7 LB.															
LESPEDEZA SERICEA (LESPEDEZA CUNEATA)			M-L													350,000 SEED PER POUND, WIDELY ADAPTED, LOW MAINTENANCE, MIX WITH WEEPING LOVEGRASS, COMMON BERBERID, BAHIA, OR TALL FESCUE, TAKES 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED, EXCELLENT ON ROADBANKS, INOCULATE SEED WITH EL INNOCULANT.	
SCARIFIED	60 LBS.	1.4 LB.	P														
			C														
UNSCARIFIEDED	75 LBS.	1.7 LB.	M-L													MIX WITH TALL FESCUE OR WINTER ANNUALS.	
			P														
			C														
SEED-BEARING HAY	3 TONS	138 LBS.	M-L													CUT WHEN SEED IS MATURE, BUT BEFORE IT SHATTERS, ADD TALL FESCUE OR WINTER ANNUALS.	
			P														
			C														
				J	F	M	A	M	J	J	A	S	O	N	D		

DS-3

DISTURBED AREA STABILIZATION w/ PERMANENT VEGETATION

N.T.S.

SPECIES	BROADCAST RATES 1/ - PLS 2/		RESOURCE AREA 3/	PLANTING DATES BY RESOURCE AREAS												REMARKS	
	PER ACRE	PER 1000 SQ. FT.		PLANTING DATES													
				(SOLID LINES INDICATE OPTIMUM DATES DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES.)													
				J	F	M	A	M	J	J	A	S	O	N	D		
LESPEDEZA AMBRO VIRGATA (LESPEDEZA VIRGATA DC) OR APPALLOW (LESPEDEZA CUNEATA (DUMONTI) C. DON)			M-L P C													300,000 SEED PER POUND. HEIGHT OF GROWTH IS 18 TO 24 INCHES. ADVANTAGEOUS IN URBAN AREAS. SPREADING-TYPE GROWTH. NEW GROWTH HAS BRONZE COLORATION. MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, TALL FESCUE OR WINTER ANNUALS. DO NOT MIX WITH SERICIA LESPEDEZA. SLOW TO DEVELOP SOLID STANDS. INOCULATE SEED WITH EL INNOCLUANT.	
SCARIFIED	60 LBS	1.4 LB	M-L P C														
UNSCARIFIED	75 LBS	1.7 LB	M-L P C														
LESPEDEZA, SHRUB (LESPEDEZA BICOLOR) (LESPEDEZA THUMBERGII)			M-L P C													PROVIDE WILDLIFE FOOD AND COVER	
PLANTS	3' X 3'																
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)			M-L P C													1,500,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT. GROWS WELL WITH SERICIA LESPEDEZA ON ROADBANKS	
ALONE WITH OTHER PERENNIALS	4 LBS	0.1 LB															
	2 LBS	0.05 LB															
MAIDENCANE (PANICUM HERMITOMON)			ALL													FOR VERY WET SITES, MAY CLOG CHANNELS. DIG SPRIGS FROM LOCAL SOURCES. USE ALONG RIVER BANKS AND SHORELINES.	
SPRIGS	2' X 3' SPACING																
PANICGRASS, ATLANTIC COASTAL (PANICUM AMARUM VAR. AMARULUM)			P C													GROWS WELL ON COASTAL SAND DUNES, BORROW AREAS, AND GRAVEL PITTS. PROVIDES WINTER COVER FOR WILDLIFE. MIX WITH SERICIA LESPEDEZA EXCEPT ON SAND DUNES	
ALONE WITH OTHER PERENNIALS	20 LBS	0.5 LB															
	50 LBS	1.1 LB															
	30 LBS	0.7 LB															
REED CANARY GRASS (PHALARIS ARUNDINACEA)			M-L P													GROWS SIMILAR TO TALL FESCUE	
ALONE WITH OTHER PERENNIALS	50 LBS	1.1 LB															
	30 LBS	0.7 LB															
SUNFLOWER 'AZTEC' (HELIANTHUS MAXIMILIANI)			M-L P C													227,000 SEED PER POUND. MIX WITH WEEPING LOVEGRASS OR OTHER LOW-GROWING GRASSES OR LEGUMES.	
	10 LBS	0.2 LB															
				J	F	M	A	M	J	J	A	S	O	N	D		

AGRICULTURAL LIME IS REQUIRED AT A 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.

LIME SPREAD BY CONVENTIONAL EQUIPMENT SHALL BE "GROUND LIMESTONE." GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98% OF THE MATERIAL WILL PASS THROUGH A 20-MESH SIEVE AND NOT LESS THAN 70% WILL PASS THROUGH A 100-MESH SIEVE.

AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT SHALL BE "FINELY GROUND LIMESTONE," FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98% OF THE MATERIAL WILL PASS THROUGH A 20-MESH SIEVE AND NOT LESS THAN 70% WILL PASS THROUGH A 100-MESH SIEVE.

IT IS DESIRABLE TO USE DOLOMITIC LIMESTONE IN THE SAND HILLS, SOUTHERN COASTAL PLAIN AND ATLANTIC COAST FLATWOODS MUCKS. (SEE MANUAL).

AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES ARE PLANTED. INITIAL FERTILIZATION, NITROGEN, TOPDRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES OR COMBINATION OF SPECIES ARE LISTED IN TABLE 6-5.1.

PLANT SELECTION

REFER TO TABLES 6-4.1, 6-5.2, 6-5.3 AND 6-5.4 FOR APPROVED SPECIES. SPECIES NOT LISTED SHALL BE APPROVED BY THE STATE RESOURCE CONSERVATION LIST OF THE NATURAL RESOURCE CONSERVATION SERVICE BEFORE THEY ARE USED. PLANTS SHALL BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS, SITE AND SOIL CONDITIONS, PLANNED USE AND MAINTENANCE OF THE AREA, TIME OF YEAR OF PLANTING, METHOD OF PLANTING, AND THE NEEDS AND DESIRES OF THE LAND USER.

PERMANENT PERENNIALS SHOULD BE ESTABLISHED AND CAN BE PLANTED ALONE. EXAMPLES OF THESE ARE COMMON BERMUDA, TALL FESCUE AND WEEPING LOVEGRASS. OTHER PERENNIALS SUCH AS BAHIA GRASS AND SERICIA LESPEDEZA ARE SLOW TO BECOME ESTABLISHED AND SHOULD BE PLANTED WITH ANOTHER PERENNIAL SPECIES. THE ADDITIONAL SPECIES WILL PROVIDE QUICK COVER AND AMPLIFY SOIL PROTECTION UNTIL THE TARGET PERENNIAL SPECIES BECOME ESTABLISHED. FOR EXAMPLE, COMMON SEEDING COMBINATIONS INCLUDE: WEEPING LOVEGRASS WITH SERICIA LESPEDEZA (SCARIFIED) AND TALL FESCUE WITH SERICIA LESPEDEZA (UNSCARIFIED).

PLANT SELECTION MAY ALSO INCLUDE ANNUAL COMPANION CROPS. ANNUAL COMPANION CROPS SHOULD BE USED ONLY WHEN THE PERENNIAL SPECIES ARE NOT PLANTED DURING THEIR OPTIMUM PLANTING PERIOD. A COMMON MIXTURE IS BROWN TOP MILLET WITH COMMON BERMUDA IN MID-SUMMER. CARE SHOULD BE TAKEN IN SELECTING COMPANION CROP SPECIES AND SEEDING RATES BECAUSE ANNUAL CROPS 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 SHOULD BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

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

THE PERCENT OF PLS HELPS YOU DETERMINE THE AMOUNT OF SEED YOU NEED. FOR EXAMPLE IF THE SEEDING RATE IS 10 POUNDS PLS AND THE BULK SEED IS 56% PLS, THE BULK SEEDING RATE IS: 10 LBS. OF PLS / ACRES = 17.9 LBS / ACRE

YOU WOULD NEED TO PLANT 17.9 LBS/ACRE TO PROVIDE 10 LBS/ACRE OF PURE LIVE SEED.

SEED PREPARATION

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

BROADCAST PLANTING:

1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 IN. ALLEVATE COMPACTION, INCORPORATE LIME AND FERTILIZER, SMOOTH AND FIRM THE SOIL. ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS, AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.

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 SEEDS SHOULD BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 IN. APART IN WHICH SEED MAY LOGGE 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 DRIBBLE 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.

INNOCULANTS

ALL LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN-FIXING BACTERIA. THE INNOCULANT SHALL BE A PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER FOR HYDRAULIC SEEDING, FOUR TIMES THE AMOUNT OF INNOCULANT RECOMMENDED BY THE MANUFACTURER SHALL BE USED. ALL INOCULATED SEED SHALL BE PROTECTED FROM THE SUN AND HIGH TEMPERATURES AND SHALL BE PLANTED THE SAME DAY INOCULATED, NO INOCULATED SEED SHALL REMAIN IN THE HYDROSEEDER LONGER THAN ONE HOUR.

PLANTING

HYDRAULIC SEEDING: MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNDER FURROW OR 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 CUT/PACKER-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 PLANTING MULCH. 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 ERECT 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 SPREAD. 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.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

1. ENULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHOD OTHER THAN SPECIAL BLOWER EQUIPMENT. THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF WATER PER TON OF MULCH. CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATERS, THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS AND OTHER STRUCTURES FROM ASPHALT DISCOLORATION. 2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL. 3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO 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.

BEDDING MATERIAL: MULCH USED AS A BEDDING MATERIAL TO CONSERVE MOISTURE AND CONTROL WEEDS IN NURSERIES, ORNAMENTAL BEDS, AROUND SHRUBS, AND ON BARE AREAS ON LAWNS.

MATERIAL DEPTH

GRAIN STRAW 4" TO 6"

PINE NEEDLES 3" TO 5"

WOOD WASTE 4" TO 6"

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

TOPDRESSING: WILL BE APPLIED ON ALL TEMPORARY AND PERMANENT (PERENNIAL) SPECIES PLANTED ALONE OR IN MIXTURES WITH OTHER SPECIES. RECOMMENDED RATES OF APPLICATION ARE LISTED IN TABLE 6-5.1.

SECOND YEAR AND MAINTENANCE FERTILIZATION: SECOND YEAR FERTILIZER RATES AND MAINTENANCE FERTILIZER RATES ARE LISTED IN TABLE 6-5.1.

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

USE AND MANAGEMENT: NOW SERICIA LESPEDEZA ONLY AFTER FROST TO ENSURE THAT THE SEEDS ARE MATURE. NOW BETWEEN NOVEMBER AND MARCH. REVEGETATION, BAHIA GRASS AND TALL FESCUE MAY BE MOWED AS DESIRED. MAINTAIN AT LEAST 6 INCHES OF TOP GROWTH UNDER ANY USE AND MANAGEMENT. MODERATE USE OF TOP GROWTH IS BENEFICIAL AFTER ESTABLISHMENT. EXCLUDE TRAFFIC UNTIL THE PLANTS ARE WELL ESTABLISHED. BECAUSE OF THE QUALITY NESTING SEASON, MOWING SHOULD NOT TAKE PLACE BETWEEN MAY AND SEPTEMBER.

SEI

SOUTHEASTERN ENGINEERING, INC.  
2470 Sandy Plains Road, Marietta, Georgia 30066  
4175 Sableway Way, Suite A, Marietta, Georgia 30068  
tel: 770-371-1596  
www.seiengineering.com

ATLANTA STEWART MILL PARTNERS, LLC

1780 SUGARLOAF CLUB DRIVE  
DULUTH, GA 30097  
PHONE: 678-662-5883  
QUANTYCHAOT7@GMAIL.COM  
24 HOUR CONTACT INFORMATION  
QUOYANG ZHANG 732-421-2677

ESPC DETAILS

STEWART MILL ROAD  
PROJECT LOCATED AT:  
522 STEWART MILL ROAD  
STONE MOUNTAIN, GA 30087

ISSUED FOR: REVIEW

Project No.: 1284-21-177  
Designed By: ###  
Issue Date: 2/28/21

C6.5.2

GSWCC

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

2 Troy E Bogan  
Level II Certified Design Professional

CERTIFICATION NUMBER 0000060369  
ISSUED: 02/16/2016 EXPIRES: 02/16/2020

811

Know what's below. Call before you dig.

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



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**SUBDIVISION SKETCH PLAT APPLICATION**

Application fee: \$300.00 and 10.00 per lot.

All applications must be accompanied by eighteen (18) **folded** copies of the sketch plat.

**(All plans must be folded)**

**PLEASE PRINT ALL INFORMATION**

PROJECT NAME Stewart Mill Estates

PROJECT LOCATION 522 Stewart Mill Road PARCEL ID NO.: 18 03201003

PROPOSED USE Single-Family Detached

DATE OF SKETCH PLAT CONFERENCE 10/15/2022

SITE ACREAGE 19.69 # LOTS 23 # UNITS 23 SEWER X SEPTIC TANK ✓

PROPERTY OWNER Atlanta Stewart Mill Partners, LLC PHONE 678-662-5883

ADDRESS 1780 Sugarloaf Club Drive

CITY Duluth STATE GA ZIP 50077

AGENT AUTHORIZED TO RECEIVE ALL NOTIFICATIONS ~~Mr~~ Ruoyang Zhang

ADDRESS \_\_\_\_\_ PHONE 732-421-2677

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

DEVELOPER \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

ENGINEER/ARCH Troy Bogan PHONE 256-468-4155


ADDRESS 2470 Sandy Plains Rd PHONE 270-702-7051

CITY Marietta STATE GA ZIP 30060

APPLICANT Mitchell Aycock

COMPANY Southeastern Engineering PHONE 470-249-8761

ADDRESS 2470 Sandy Plains Rd

SIGNATURE OF APPLICANT  DATE 10-31-2022



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**SKETCH PLAT APPLICATION AUTHORIZATION**

TO WHOM IT MAY CONCERN:

I/We, Atlanta Stewart Mill Partners, LLC

Being owner(s) of the property described below or attached, hereby delegate authority to

Southern Engineering, INC to file an application in my/our  
behalf.

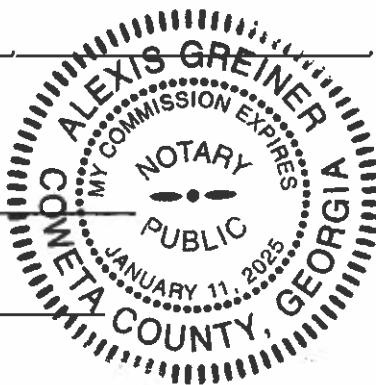
List all property parcel numbers: 18 032 01 003

\_\_\_\_\_

\_\_\_\_\_

Alexis Greiner

NOTARY PUBLIC



NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

XIA ZHU

OWNER

OWNER

OWNER

OWNER

ALL APPLICATIONS FOR SKETCH PLATS MUST BE SUBMITTED BY THE OWNER OF THE AFFECTED  
PROPERTY OR THE AUTHORIZED AGENT OF THE OWNER. SUCH AUTHORIZATION SHALL BE NOTARIZED  
AND ATTACHED TO THE APPLICATION.




Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**CERTIFICATE OF CONFORMITY**

I, Mitchell Aycock, the engineer/surveyor  
for the Subdivision known as Stewart Mill Estates,  
Located in Land Lot 32 of the 18<sup>th</sup> District, hereby  
certify that no lots platted within the subdivision are non-conforming or will  
result in any non- conforming lots.

  
\_\_\_\_\_  
**SIGNATURE**

Mitchell Aycock  
\_\_\_\_\_  
**NAME (PLEASE PRINT)**

2470 Sandy Plains Rd  
\_\_\_\_\_  
**ADDRESS**

Marietta, GA, 30060  
\_\_\_\_\_  
**CITY, STATE, ZIP**