

### REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE: MARCH 23, 2022** 

TO:

MAYOR RUSTY PAUL, City of Sandy Springs

ATTN TO:

HELEN OWENS, ZONING ADMINISTRATOR, City of Sandy Springs

FROM:

Anna Roach, Executive Director, Atlanta Regional Commission,

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: 9643 Roberts Drive RC-22-02SS Submitting Local Government: City of Sandy Springs

Date Opened: March 11, 2022

Date Closed: March 23, 2022

<u>FINDING:</u> ARC staff has completed its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: No comments on the proposal were received.

### THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF NATURAL RESOURCE

CHATTAHOOCHEE RIVERKEEPER

NATIONAL PARK SERVICE

GEORGIA CONSERVANCY

CITY OF ROSWELL

CITY OF SANDY SPRINGS

**FULTON COUNTY** 

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or <a href="mailto:dshockey@atlantaregional.org">dshockey@atlantaregional.org</a>. This finding will be published to the ARC website at <a href="https://atlantaregional.org/plan-reviews">https://atlantaregional.org/plan-reviews</a>.

### APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1.	Name of Local Go	vernment:	City of S	andy Springs	3						
2.	Owner(s) of Reco	rd of Prope	rty to be Rev	iewed:							
~•	Name(s):	Alic	ia Scott & D	onald Huffne	r						
	Mailing Add	ress: 964	3 Roberts D	rive			00050				
	City:	Sandy Sp	orings	State:_	GA	Zip:_	30350				
	Contact Pho	ne Number:	s (w/Area Co	de):			•				
	Daytime	Phone:	770-846-155	68	_Fax:		<del></del>				
							<del></del>				
3.	Applicant(s) or A	pplicant's A	Agent(s):		E 101 GA						
	Moiling Add	-ase 368	8 CLEARVII	W AVE ST	F 101						
•	City	ATLA	NTA	State:	GA	Zip:	30310				
	Contact Pho	ne Number	s (w/Area Co	ide):			000.0				
	Davtime	Phone: 40	4-421-1520		Fax:						
				54							
	Other 111		_/ / U=0/-0-1-3								
4.	Proposed Land o	r Water He	e•								
4.	Name of Dev			NA							
	Description	of Proposed	Use: Deme	olition of exis	ting residential	building & th	e constructio				
	Description	or r roposec	of ne	w residential	building						
5.	Property Descrip	tion (Attac	ch Legal Des	eription and	Vicinity Map):						
٠.	Property Description (Attach Legal Description and Vicinity Map):  Land Lot(s), District, Section, County: LL 367; 6th District; Fulton County										
		,	,,								
	Subdivision	Lot. Block	. Street and	Address, Dist	ance to Nearest	Intersection:					
	9643 Robe	rts Drive. S	Sandy Spring	is, GA 30350	0; 1,315 LF to F	Roswell Road					
	Size of Deve	looment (U	se as Applica	ble):							
	Acres:	Inside Co	rridor:	2.02 ac	cres						
			Corridor:								
					cres						
	Lots:	Inside Co									
		Total:									
	Units:										
	Onto										
		Total:									
	Other Size I	Descriptor (	i.e. Length s	and Width of	Easement):						
	Office Size		orridor:		sanitary sewer	easement, 20	If wide				
			Corridor:		A		<del></del>				
		Total:			sanitary sewer	easement. 20	) If wide				
		T OFNI:		1-10-61-01	yy						

<b>A.</b>	Does this not t	part of this applica	nt include additiona		tahoochee Corridor that
	border Corric If "yes	ring this land, prev lor review approva ", please identify t	erty in this applicativiously received a central Original development of the use(s), the review	rtificate or any oth pment was prior to dentification number	er Chattahoochee  O ARC requirements  nber(s), and the date(s)
	Septic Note	tank_ : For proposals wi	evelopment be Trea th septic tanks, the a h department appro	application must in	 nclude the appropriate I site.
	Public	sewer system	X		
8. Sum	mary	of Vulnerability Ar	nalysis of Proposed l	Land or Water Use	a• •
Vulneral Catego	•	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Percent Land Imperv. <u>Disturb. Surf.</u> (Maximums Shown In Parentheses)
A	•				(90)(75)
В					(80)(60)
C					(70)(45)
D					(50)(30)
E	<del>.,</del>	87,838 sf	18,677 sf	11,915 sf	(30) 21.3 (15) 13.6
F	<u> </u>				(10)(2)
Total		87,838 sf	18,677 sf	11,915 sf	N/A N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes If "yes", indicate the 100-year floodplain elevation: 866 NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction. NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100year floodplain cannot be reanalyzed and cannot accept transfers. 10. Is any of this land within the 500-year floodplain of the Chattahoochee River? Yes If "yes", indicate the 500-year flood plain elevation: Unable to find published elevation NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction. NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan). 11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined. FOR ALL APPLICATIONS: X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries). X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form) X Written consent of all owners to this application. (Space provided on this form) X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form) X Description of proposed use(s). (Space provided on this form) X Existing vegetation plan. X Proposed grading plan. X Certified as-builts of all existing land disturbance and impervious surfaces. \_ Approved erosion control plan. X Detailed table of land-disturbing activities. (Both on this form and on the plans)

X Plat-level plan showing (as applicable): lot boundaries; any our and rights-of-way; 100- and 500-year river floodplains; vulne boundaries; topography; any other information that will clarify	rability category	жещень
NA Documentation on adjustments, if any.		
X Cashier's check or money order (for application fee).		
FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):  X Site plan.		
X Land-disturbance plan.		
FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATI  Concept plan.	ONS ONLY:	
Lot-by-lot and non-lot allocation tables.		
12. I (we), the undersigned, authorize and request review of this a under the provisions of the Metropolitan River Protection Act necessary)	application for a continuous con	rtificate sheets as
Signature(s) of Owner(s) of Record	Date	<del>-</del>
13. I (we), the undersigned, authorize and request review of this a under the provisions of the Metropolitan River Protection Ac	application for a cot:  2/1-/2-	ertificate
	210/22	<del></del>
april fragal	2/18/2022	
Signature(s) of Applicant(s) or Agent(s)	Date	
14. The governing authority of The City of Sandy Sprreview by the Atlanta Regional Commission of the above-descriptions of the Metropolitan River Protection Act.	ings cribed use under t	requests he
Helen Owens	2/25/22	
Signature of Chief Elected Official or Official's Designee	Date	<del></del>

SUBJECT PROPERTY ONTO DOUGLAS COUNTY FIRM MAP NUMBER FM13121C0063G DATED SEPTEMBER 18TH, 2013 THE REFERENCED PROPERTY IS LOCATED IN THE ZONES LISTED BELOW

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.

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.

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

RESIDENTIAL SITE CONSTRUCTION PLANS

## 9643 ROBERTS DRIVE SANDY SPRINGS, GA 30350

LOCATED IN LAND LOT 367~ 6TH DISTRICT CITY OF SANDY SPRINGS FULTON COUNTY, GEORGIA TAX PARCEL ID: 06 036700010094



### WATTS & BROWNING ENGINEERS, INC. **CIVIL ENGINEERS & LAND SURVEYORS**

Sheet List Table							
Sheet Number	Sheet Title						
C-1	COVER						
C-2	EXISTING CONDITIONS						
C-3	DEMOLITION PLAN						
C-4	GRADING, DRAINAGE & SITE PLAN						
E-1	EROSION CONTROL PLAN						
D-1	EROSION DETAILS						

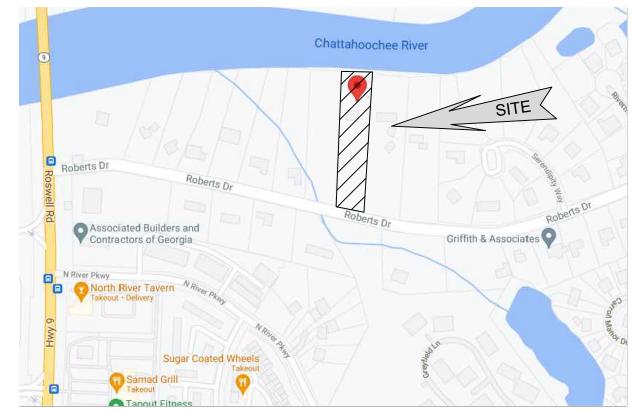
APPROXIMATE CONSTRUCTION	I A	СТ	IV	ITY	′ S	CH	ŀΕ[	DU	LE			
TASK	1	2	3	4	TIM 5	IE (V	VEE	KS)	9	10	11	12
SILT FENCE, CONSTRUCTION EXIT & INITIAL BMPs												
BUILDING CONSTRUCTION												
MAINTENANCE OF S & E CONTROLS												
UTILITIES												
FINAL LANDSCAPING & CLEARING												

PROJECT IS ANTICIPATED TO START APRIL 2022 AND PERMANENT GROUND COVER IS TO BE COMPLETED JULY 2022. (NOTE: ALL DATES ARE APPROXIMATE AND MAY VARY FROM WHAT IS SHOWN ON THIS CHART.)

> THE BUILDING PERMIT CANNOT BE APPROVED NOR ISSUED UNTIL THE DEMOLITION PERMITIS APPROVED AND ISSUED.

SURVEY INFORMATION SHOWN HERON IS BASED ON SURVEY BY GEOSURVEY, LDT DATED 03/30/2018. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS PREPARED BY GEOSURVEY, LDT WHICH IS RESPONSIBLE FOR

THIS DATA IS NOT CERTIFIED AS CORRECT BY THE ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.



**LOCATION MAP** 

### SITE DATA:

1. BUILDING SETBACKS: SIDE (COMMON LOT LINE)

2. EXISTING ZONING

3. TOTAL SITE AREA = 2.02 AC (87,838 SF

6. IMPERVIOUS AREA THIS PERMIT = 0.16 AC (6,900 SF) 7. PROPOSED BUILDING HEIGHT

8. CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770) 730-5600 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.

9. TOPOGRAPHY IS BASED ON FIELD RUN DATA BY GEOSURVEY DATED 05/21/2021. 10. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.

11. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND

12. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE,

EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. 13. 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.

14. EROSION AND SEDIMENT CONTROL MEASURES SHALL 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.

15. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS

SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. 16. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF ) OR (HIS) AUTHORIZED AGENT UNDER (HIS)

### OWNER:

ALICIA SCOTT & DONALD HUFFNER 9643 ROBERTS DRIVE SANDY SPRINGS, GA 30350

DEVELOPER/PRIMARY PERMITTEE:

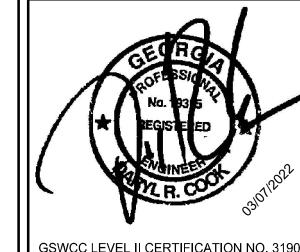
CASEY HILD 4723 HOLLY OAK PL DUNWOODY, GA 30338 PHONE: (770) 560-5134 CASEYHILD@MEANSAP.COM

### 24 HOUR CONTACT:

CASEY HILD PHONE: (770) 560-5134 CASEYHILD@MEANSAP.COM

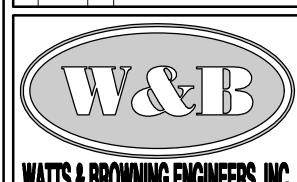
### **ENGINEER**

WATTS & BROWNING ENGINEERS, INC. 1349 OLD 41 HWY NW, SUITE #225 MARIETTA, GA 30060 PHONE: (678) 324-6192 FAX: (770) 694-6870 CONTACT: DARYL COOK DCOOK@WBENGR.COM



**GSWCC LEVEL II CERTIFICATION NO. 31908** 

	DATE	BY	DESCRIPTION
1	10/21/2021	RTB	INITIAL SUBMITTAL
2	12/02/2021	ZK	Address city comments
3	02/11/2022	ZK	Address city comments
4	03/07/2022	ZK	Address city comments



CIVIL ENGINEERS & LAND SURVEYORS 1349 OLD 41 HWY NW, SUITE #225 MARIETTA, GEORGIA 30060 PHONE: (678) 324-6192 FAX: (770) 694-6870 WWW.WBENGR.COM

LSF000429 - PEF000714

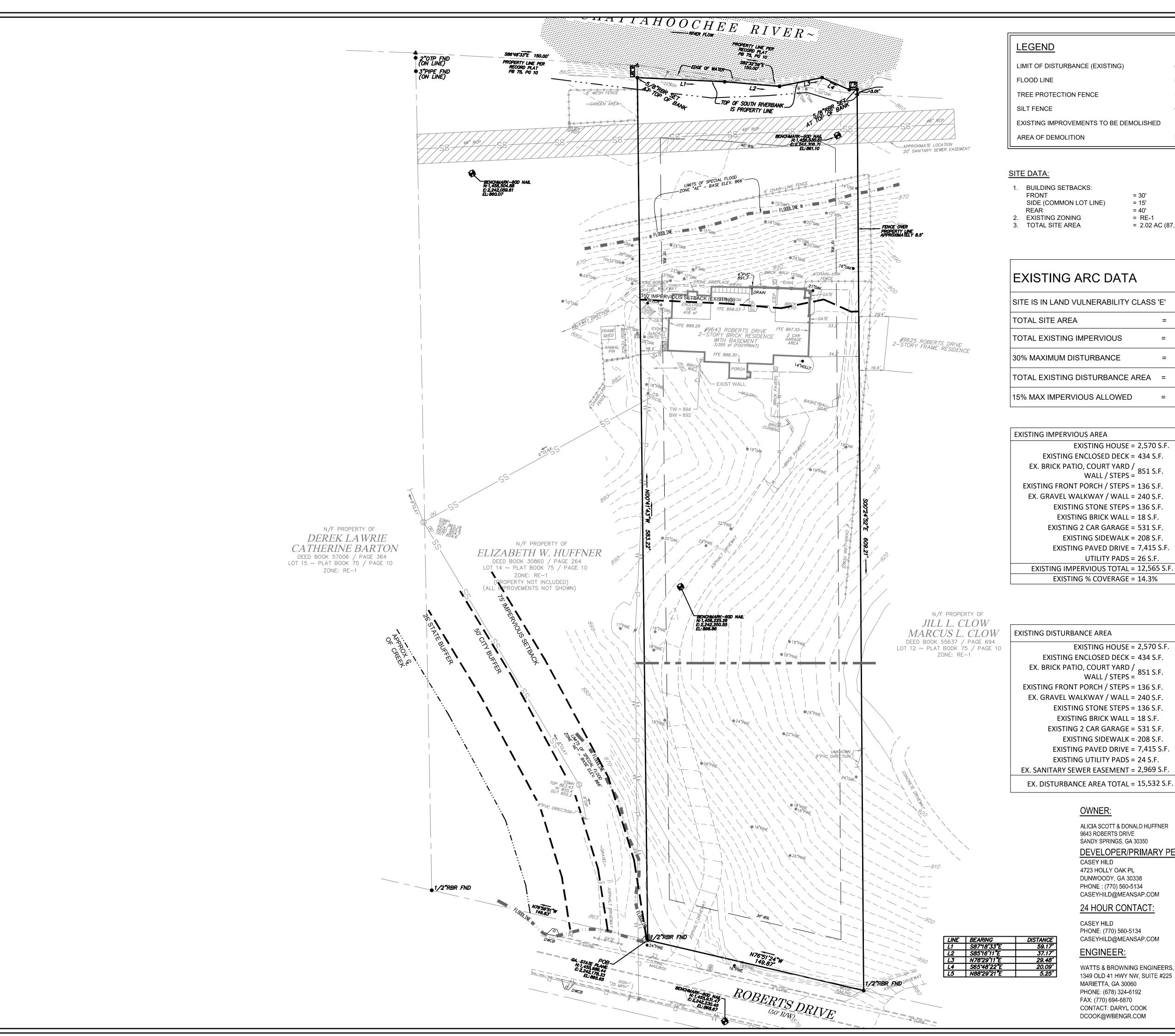
SCALE: N/A DESIGNED BY: ZK RTB DRAWN BY: DRC CHECKED BY: INITIAL ISSUE DATE: 10/21/2021 JOB NUMBER: 210725

SHEET NUMBER:



FIELD OBSERVATIONS BY OTHERS. WATTS & BROWNING ENGINEERS HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM



# LIMIT OF DISTURBANCE (EXISTING) EXISTING IMPROVEMENTS TO BE DEMOLISHED

= 30' = 15' = 40'

= RE-1 = 2.02 AC (87,838 SF)

EXISTING ARC DATA							
SITE IS IN LAND VULNERABILITY CLASS	'E'						
TOTAL SITE AREA	=	87,838 S.F.					
TOTAL EXISTING IMPERVIOUS	=	12,565 S.F.					
30% MAXIMUM DISTURBANCE	=	26,352 S.F.					
TOTAL EXISTING DISTURBANCE AREA	=	15,532 S.F.					
15% MAX IMPERVIOUS ALLOWED	=	13,175 S.F.					

EXISTING HOUSE = 2,570 S.f.EXISTING ENCLOSED DECK = 434 S.F. EX. BRICK PATIO, COURT YARD / WALL / STEPS = 851 S.F. EXISTING FRONT PORCH / STEPS = 136 S.F. EX. GRAVEL WALKWAY / WALL = 240 S.F. EXISTING STONE STEPS = 136 S.F. EXISTING BRICK WALL = 18 S.F.

EXISTING 2 CAR GARAGE = 531 S.F. EXISTING SIDEWALK = 208 S.F. EXISTING PAVED DRIVE = 7,415 S.F. UTILITY PADS = 26 S.F.

EXISTING IMPERVIOUS TOTAL = 12,565 S.F. EXISTING % COVERAGE = 14.3%

EXISTING HOUSE = 2,570 S.F. EXISTING ENCLOSED DECK = 434 S.F. EX. BRICK PATIO, COURT YARD / WALL / STEPS = 851 S.F. EXISTING FRONT PORCH / STEPS = 136 S.F. EX. GRAVEL WALKWAY / WALL = 240 S.F. EXISTING STONE STEPS = 136 S.F. EXISTING BRICK WALL = 18 S.F. EXISTING 2 CAR GARAGE = 531 S.F. EXISTING SIDEWALK = 208 S.F.

EXISTING PAVED DRIVE = 7,415 S.F. EXISTING UTILITY PADS = 24 S.F.

ALICIA SCOTT & DONALD HUFFNER 9643 ROBERTS DRIVE SANDY SPRINGS, GA 30350 DEVELOPER/PRIMARY PERMITTEE: CASEY HILD

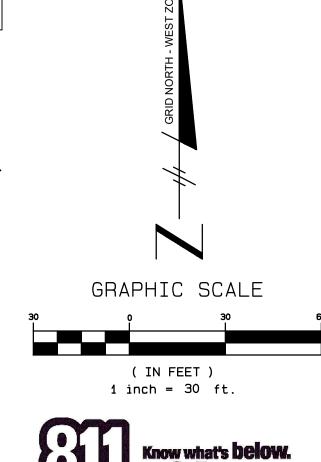
4723 HOLLY OAK PL DUNWOODY, GA 30338 PHONE: (770) 560-5134 CASEYHILD@MEANSAP.COM

### 24 HOUR CONTACT:

CASEY HILD PHONE: (770) 560-5134 CASEYHILD@MEANSAP.COM

**ENGINEER:** 

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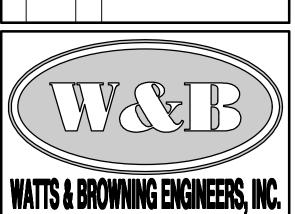
Call before you dig.

# RIVE 30350



GSWCC LEVEL II CERTIFICATION NO. 31908

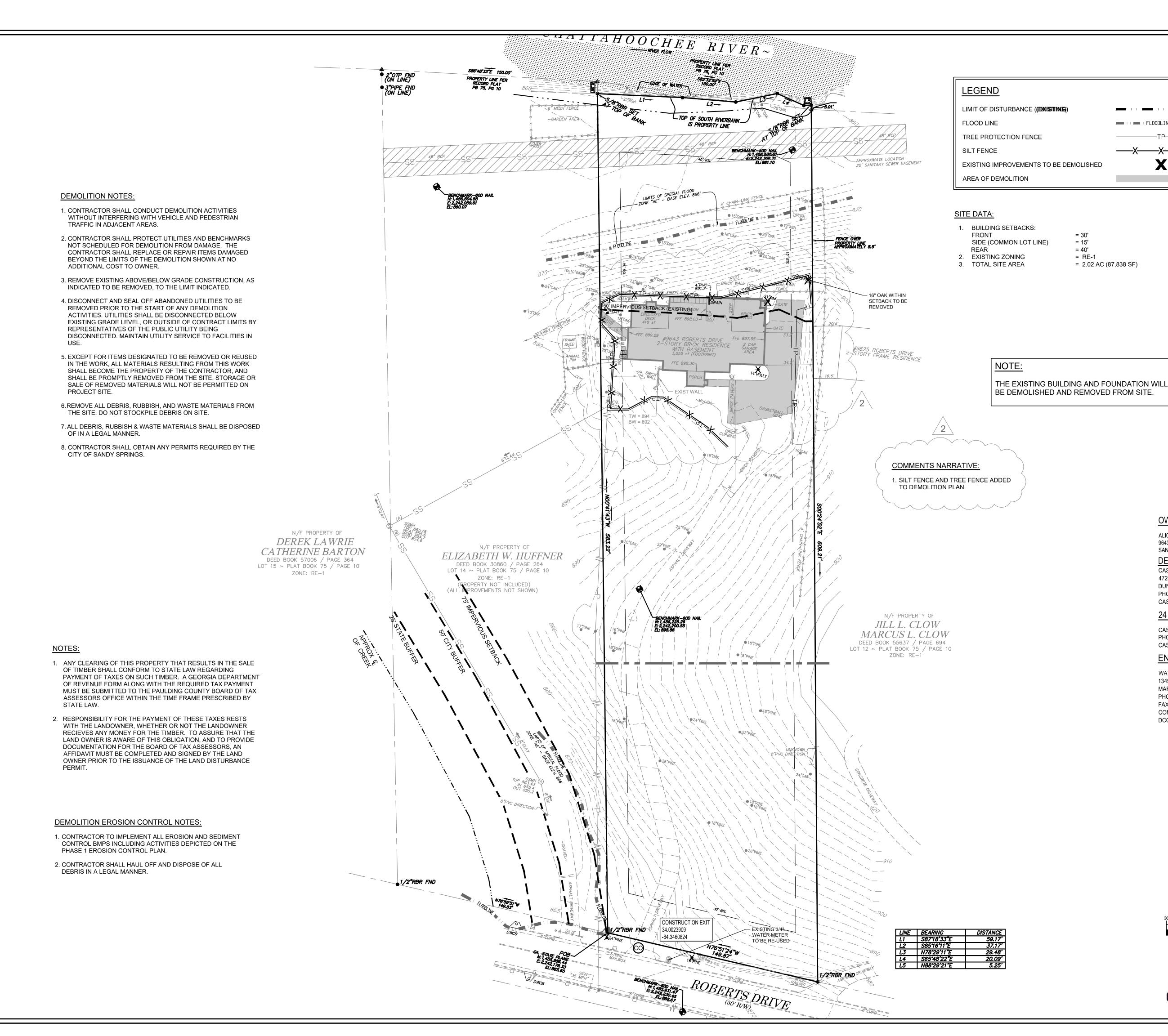
10.	DATE	BY	DESCRIPTION
1	10/21/2021	RTB	INITIAL SUBMITTAL
2	12/02/2021	ZK	Address city comments
3	02/11/2022	ZK	Address city comments
4	03/07/2022	ZK	Address city comments
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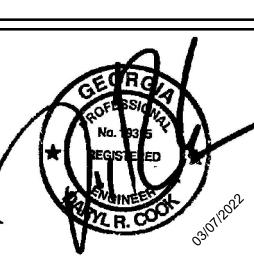
CIVIL ENGINEERS & LAND SURVEYORS 1349 OLD 41 HWY NW, SUITE #225 MARIETTA, GEORGIA 30060 PHONE: (678) 324-6192 FAX: (770) 694-6870 WWW.WBENGR.COM LSF000429 - PEF000714

SCALE:	1" = 30'			
DESIGNED BY:	ZK			
DRAWN BY:	RTB			
CHECKED BY:	DRC			
INITIAL ISSUE DATE:	10/21/2021			
JOB NUMBER:	210725			
SHEET NUMBER:				

C-2



**√E** 350



OWNER:

CASEY HILD

CASEY HILD

**ENGINEER:** 

ALICIA SCOTT & DONALD HUFFNER

DEVELOPER/PRIMARY PERMITTEE

9643 ROBERTS DRIVE

4723 HOLLY OAK PL

DUNWOODY, GA 30338

PHONE: (770) 560-5134 CASEYHILD@MEANSAP.COM

24 HOUR CONTACT:

PHONE: (770) 560-5134

MARIETTA, GA 30060

FAX: (770) 694-6870

PHONE: (678) 324-6192

CONTACT: DARYL COOK

DCOOK@WBENGR.COM

CASEYHILD@MEANSAP.COM

WATTS & BROWNING ENGINEERS, INC.

GRAPHIC SCALE

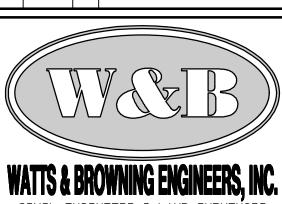
( IN FEET ) 1 inch = 30 ft.

1349 OLD 41 HWY NW, SUITE #225

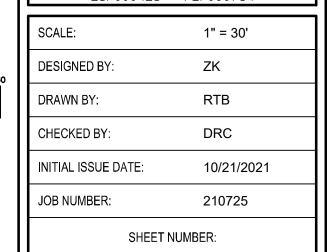
SANDY SPRINGS, GA 30350

GSWCC LEVEL II CERTIFICATION NO. 31908 EXPIRES: 01/22/2025

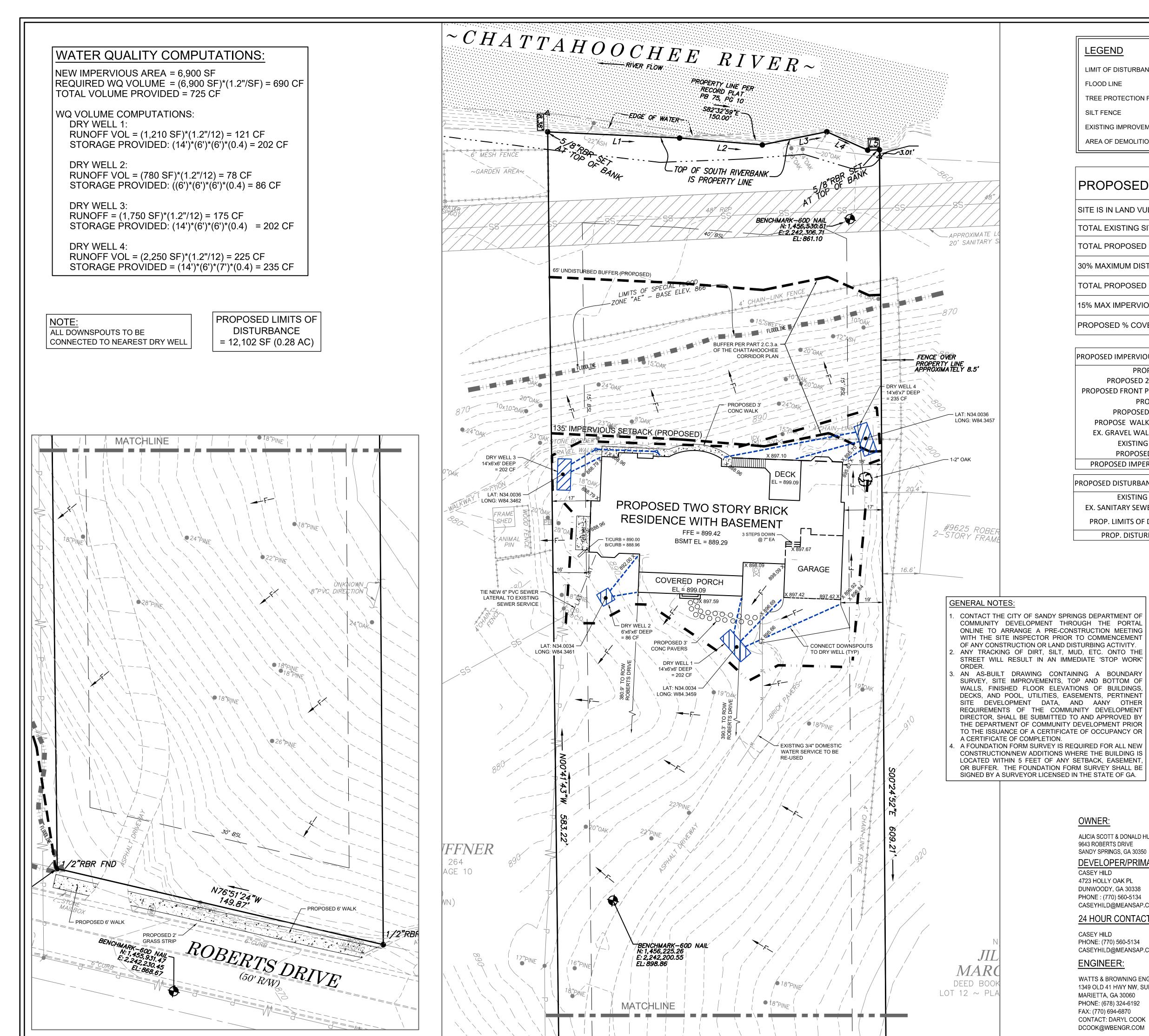
NO. DATE BY DESCRIPTION 1 | 10/21/2021 | RTB | INITIAL SUBMITTAL 2 12/02/2021 ZK Address city comments 3 02/11/2022 ZK Address city comments 4 03/07/2022 ZK Address city comments

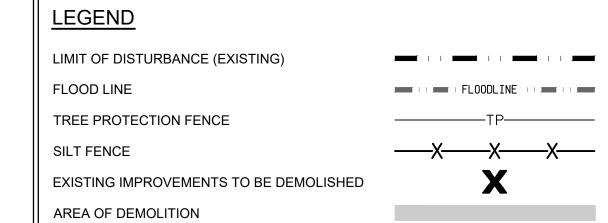


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C-3





PROPOSED ARC DATA	
SITE IS IN LAND VULNERABILITY CLASS 'E'	
TOTAL EXISTING SITE AREA	87,838 S.F.
TOTAL PROPOSED IMPERVIOUS	11,915 S.F.
30% MAXIMUM DISTURBANCE	26,351 S.F.
TOTAL PROPOSED DISTURBANCE AREA	18,677 S.F.
15% MAX IMPERVIOUS ALLOWED	13,175 S.F.
PROPOSED % COVERAGE	13.6%

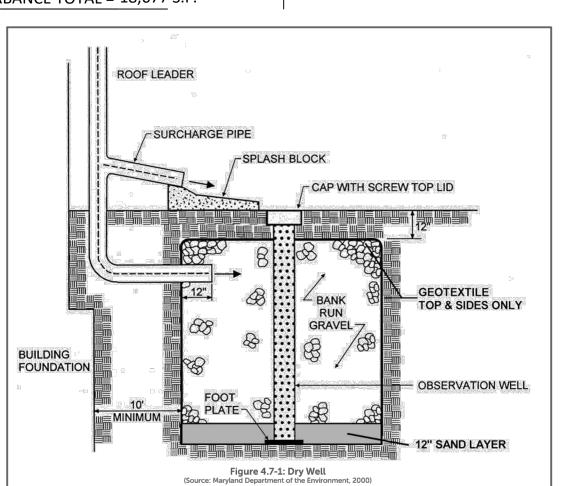
### PROPOSED IMPERVIOUS AREA PROPOSED HOUSE = 4,018 S.F. PROPOSED 2 CAR GARAGE = 525 S.F. PROPOSED FRONT PORCH / STEPS = 437 S.F. PROPOSED PATIO = 93 S.F. PROPOSED 3' WALKWAY = 192 S.F. PROPOSE WALK WAY PAVERS = 63 S.F. EX. GRAVEL WALKWAY / WALL = 126 S.F. EXISTING PAVED DRIVE = 6,456 S.F. PROPOSED WING WALL = 5 S.F.

### PROPOSED DISTURBANCE AREA

EXISTING PAVED DRIVE = 5,344 S.F. EX. SANITARY SEWER EASEMENT = 2,969 S.F. PROP. LIMITS OF DISTURBANCE = 10,364 S.F.

PROPOSED IMPERVIOUS TOTAL = 11,915 S.F.

PROP. DISTURBANCE TOTAL = 18,677 S.F.





### ALICIA SCOTT & DONALD HUFFNER 9643 ROBERTS DRIVE SANDY SPRINGS, GA 30350 DEVELOPER/PRIMARY PERMITTEE:

CASEY HILD 4723 HOLLY OAK PL DUNWOODY, GA 30338 PHONE: (770) 560-5134 CASEYHILD@MEANSAP.COM

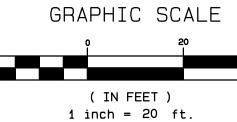
OWNER:

### 24 HOUR CONTACT

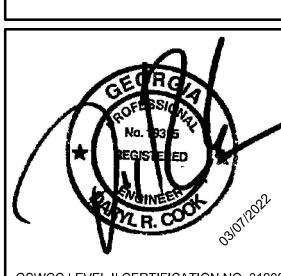
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WATTS & BROWNING ENGINEERS, INC. 1349 OLD 41 HWY NW, SUITE #225 MARIETTA, GA 30060 PHONE: (678) 324-6192 FAX: (770) 694-6870 CONTACT: DARYL COOK DCOOK@WBENGR.COM

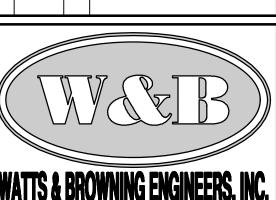






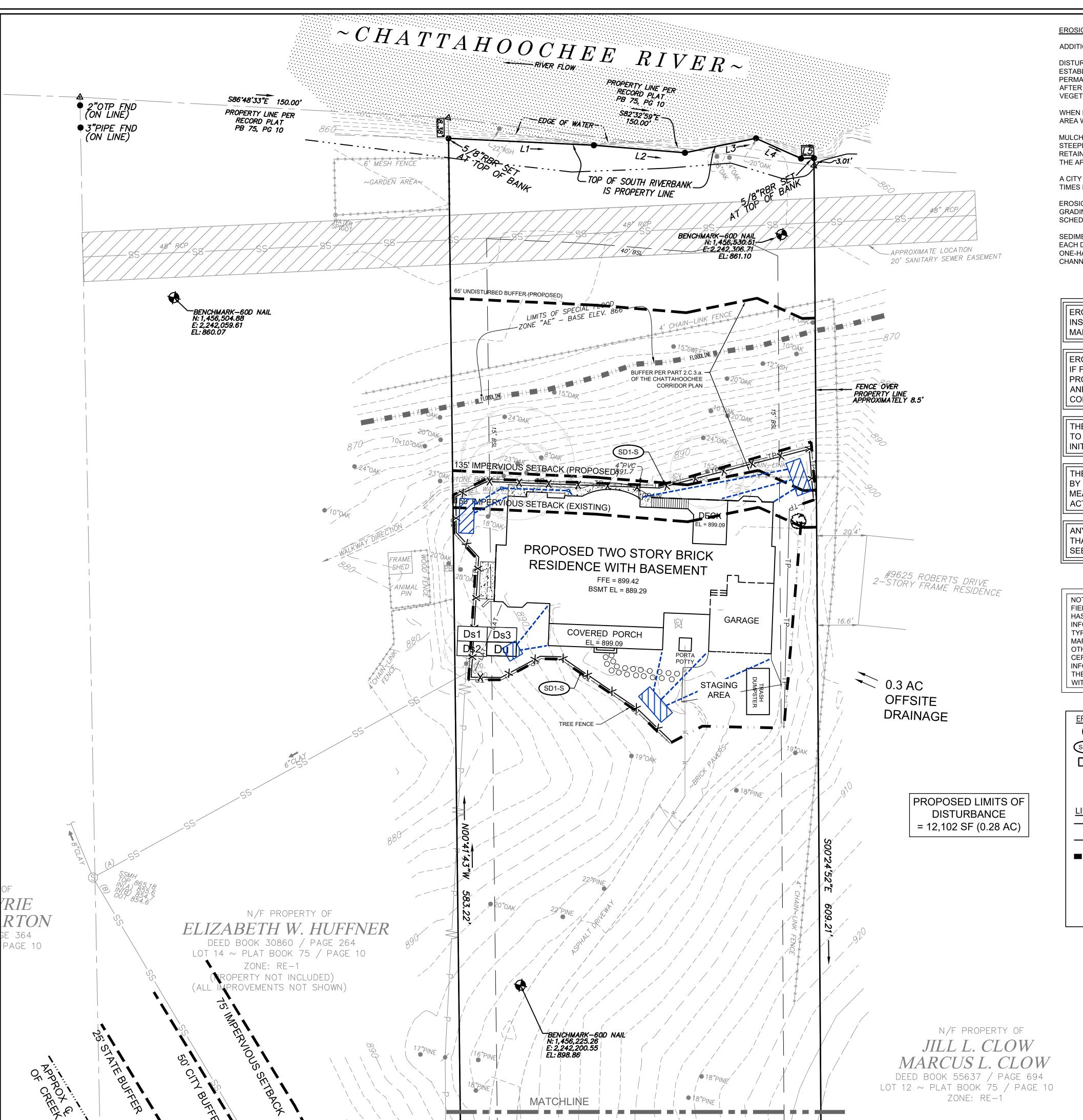
GSWCC LEVEL II CERTIFICATION NO. 31908

).	DATE	BY	DESCRIPTION
1	10/21/2021	RTB	INITIAL SUBMITTAL
2	12/02/2021	ZK	Address city comments
3	02/11/2022	ZK	Address city comments
4	03/07/2022	ZK	Address city comments



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SCALE:	1" = 20'				
DESIGNED BY:	ZK				
DRAWN BY:	RTB				
CHECKED BY:	DRC				
INITIAL ISSUE DATE:	10/21/2021				
JOB NUMBER:	210725				
SHEET NUM	BER:				



**EROSION CONTROL NOTES:** 

ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY CITY OF SANDY SPRINGS.

DISTURBED AREAS LEFT IDLE FOR MORE THAN FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION (DS2). MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION IMMEDIATELY UPON COMPLETION.

WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.

MULCH WILL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.

A CITY OF SANDY SPRINGS LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.

EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.

SEDIMENT AND EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM 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.

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS.

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.

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

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS BY OTHERS. WATTS & BROWNING ENGINEERS HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

Ds2 TEMPORARY SEEDING

Du DUST CONTROL

Ds3 PERMANENT VEGETATION

SS SLOPE STABLIZATION

### **EROSION & SEDIMENT CONTROL LEGEND** Ds1 MULCHING

CO CONSTRUCTION EXIT SD1-S SEDIMENT BARRIER TYPE "C"

TW CONCRETE TRUCK WASH

LINE LEGEND

**TP** TREE PROTECTION FENCE X SILT FENCE

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

### SEDIMENT STORAGE CALCULATIONS

TOTAL SITE AREA: 2.01 AC (87,838 SF) DISTURBED AREA: 0.28 AC (12,102 SF)

TOTAL DRAINAGE AREA:

REQUIRED STORAGE:  $(0.28 \text{ AC})^*(67 \text{ CY/AC}) = 19 \text{ CY}$ 

0.28 AC

STORAGE PROVIDED: (340 LF)\*(0.25 AC/100 LF)\*(67) = 57 CY

### OWNER:

ALICIA SCOTT & DONALD HUFFNER 9643 ROBERTS DRIVE SANDY SPRINGS, GA 30350 DEVELOPER/PRIMARY PERMITTEE

CASEY HILD 4723 HOLLY OAK PL

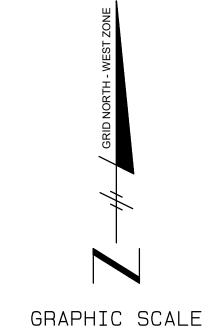
DUNWOODY, GA 30338 PHONE: (770) 560-5134 CASEYHILD@MEANSAP.COM

### 24 HOUR CONTACT:

CASEY HILD PHONE: (770) 560-5134 CASEYHILD@MEANSAP.COM

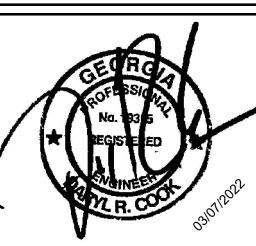
### **ENGINEER**:

WATTS & BROWNING ENGINEERS, INC. 1349 OLD 41 HWY NW, SUITE #225 MARIETTA, GA 30060 PHONE: (678) 324-6192 FAX: (770) 694-6870 CONTACT: DARYL COOK DCOOK@WBENGR.COM



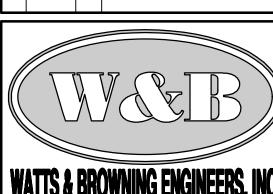
( IN FEET ) 1 inch = 20 ft.

RIVE 30350



GSWCC LEVEL II CERTIFICATION NO. 31908 EXPIRES: 01/22/2025

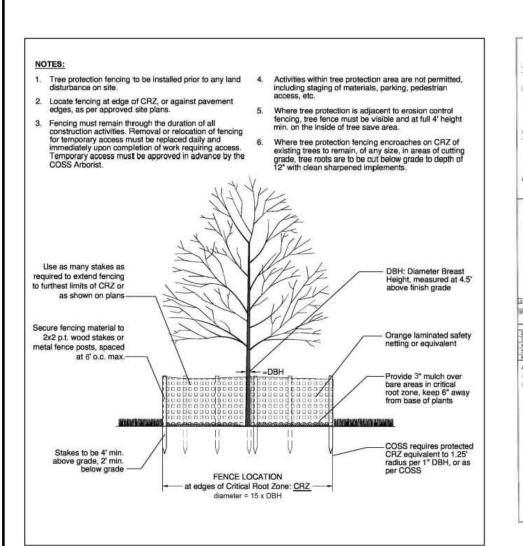
REVISIONS
NO. DATE BY DESCRIPTION 10/21/2021 RTB INITIAL SUBMITTAL ? 12/02/2021 ZK Address city comments 3 | 02/11/2022 | ZK | Address city comments | 03/07/2022 | ZK | Address city comments

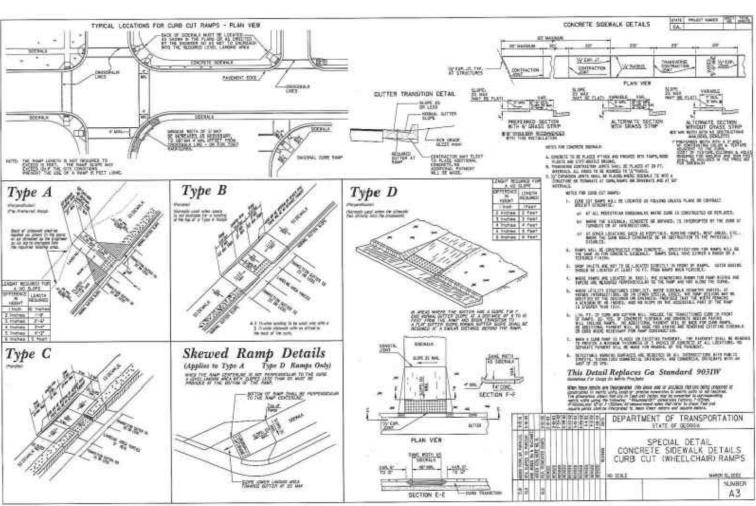


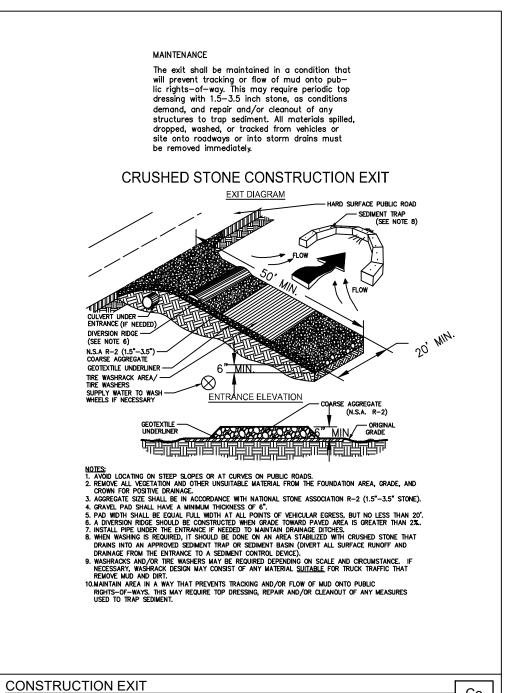
**WATTS & BROWNING ENGINEERS, INC** CIVIL ENGINEERS & LAND SURVEYORS 1349 OLD 41 HWY NW, SUITE #225 MARIETTA, GEORGIA 30060 PHONE: (678) 324-6192 FAX: (770) 694-6870 WWW.WBENGR.COM LSF000429 - PEF000714

SCALE: 1" = 20' DESIGNED BY: RTB DRAWN BY: DRC CHECKED BY: INITIAL ISSUE DATE: 10/21/2021 JOB NUMBER: 210725

SHEET NUMBER: E-1







CONCRETE TRUCK WASHDOWN

MUST BE AWAY FROM STORM DRAINS AND WATERWAYS.

15'X15' SQUARE

WASHDOWN CHUTE, HOPPER, AND REAR OF VEHICLE ONLY. DO NOT WASH OUT DRUM

EMPTY PIT WHENEVER WATER AND CONCRETE ARE TWO FEET (2') THICK OR SOONER.

DISPOSE OF SETTLED, HARDENED CONCRETE IN GARBAGE WITH OTHER CONSTRUCTION DEBRIS.

NEVER DISPOSE OF WASHDOWN WATER IN STREETS, STORM DRAINS, OR WATERS OF THE STATE..

ENSURE THAT ALL WASHDOWN WATER STAYS IN PIT. DEWATER AFTER EACH RAIN.

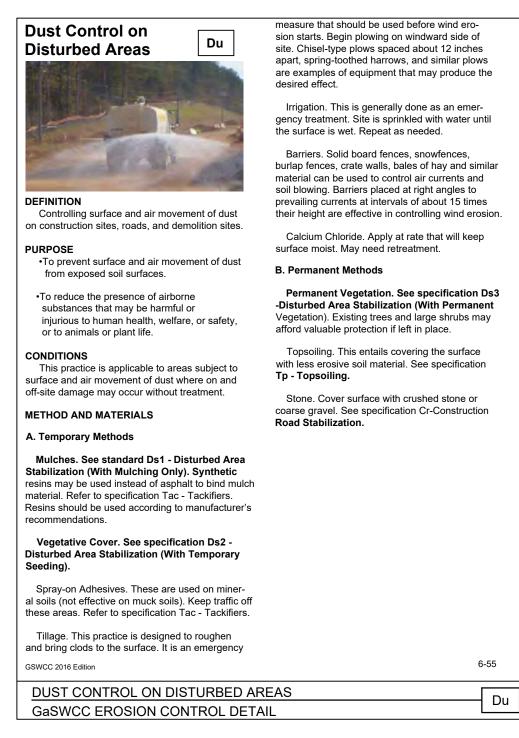
DESIGNATE WASHDOWN AREA AND EXCAVATE PIT LARGE ENOUGH TO CONTAIN WASHDOWN WATER. THIS

ADVISE CONCRETE TRUCK DRIVERS OF THE DESIGNATED WASH-OUT AREAS BEFORE THEY START THE JOB.

8 mm THICK PLASTIC LINER-

GaSWCC EROSION CONTROL DETAIL

STAKED HAYBALE(S)

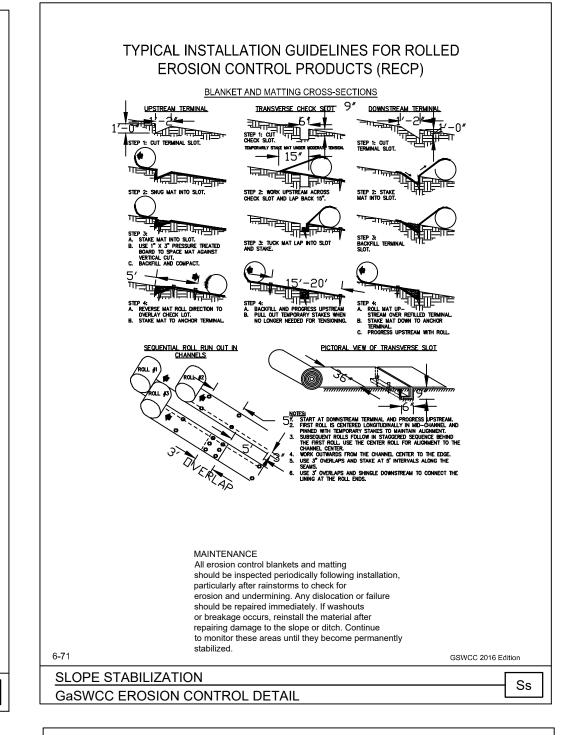


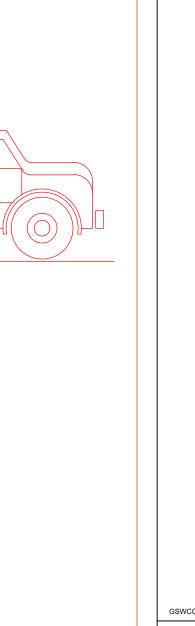
LSTAKED HAYBALE(S)

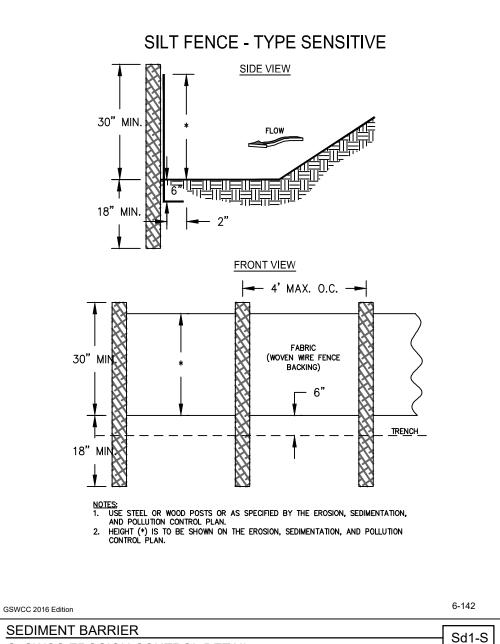
TOP DRESSING

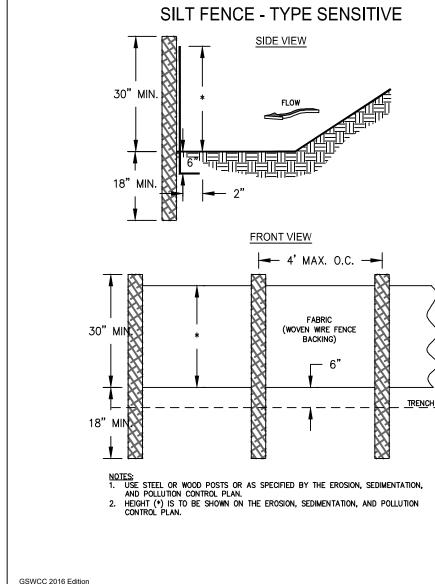
50-100 lbs./ac. 1/2/

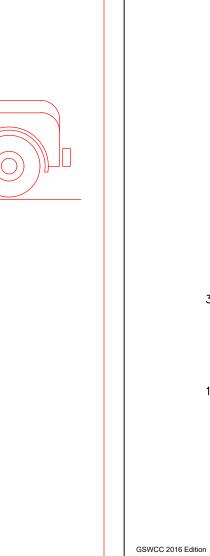
0-50 lbs./ac. 1/











GSWCC LEVEL II CERTIFICATION NO. 31908 EXPIRES: 01/22/2025 DESCRIPTION 10/21/2021 RTB INITIAL SUBMITTAL 12/02/2021 ZK Address city comments 02/11/2022 ZK Address city comments 03/07/2022 ZK Address city comments

RIVE 30350

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ISTRICT INGS, ORGIA

CIVIL ENGINEERS & LAND SURVEYORS 1349 OLD 41 HWY NW, SUITE #225 MARIETTA, GEORGIA 30060 PHONE: (678) 324-6192 FAX: (770) 694-6870 WWW.WBENGR.COM LSF000429 - PEF000714

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CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/21/2021
JOB NUMBER:	210725
SHEET NUME	BER:
D-1	

### (With Mulching Only) Ds1 turbed Area Stabilization (With Sodding). SPECIFICATIONS **Mulching Without Seeding** This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover. 1. Grade to permit the use of equipment for applying and anchoring mulch. DEFINITION 2. Install needed erosion control measures as Applying plant residues or other suitable required such as dikes, diversions, berms, materials, produced on the site if possible, to the terraces and sediment barriers. soil surface. 3. Loosen compact soil to a minimum depth of PURPOSE To reduce runoff and erosion Mulching Materials To conserve moisture Select one of the following materials and apply at the depth indicated: •To prevent surface compaction or crusting

•To control undesirable vegetation

REQUIREMENT FOR REGULATORY

•To increase biological activity in the soil

to all exposed areas within 14 days of distur-

bance. Mulch can be used as a singular erosion control device for up to six months, but it shall be

applied at the appropriate depth, depending on

the material used, anchored and have a continu-

Maintenance shall be required to maintain

vegetation may be employed instead of mulch if

the area will remain undisturbed for less than six

ous 90% cover or greater of the soil surface.

appropriate depth and 90% cover. Temporary

Mulch or temporary grassing shall be applied

To modify soil temperature

COMPLIANCE

CONDITIONS

**Disturbed Area Stabilization** 

age. One advantage of this material is easy 2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of develop-

1. Dry straw or hay shall be applied at a depth o

2 to 4 inches providing complete soil cover-

turbed Area Stabilization (With Temporary

Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Dis-

ment should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs. 3. Polyethylene film shall be secured over

banks or stockpiled soil material for temporary protection. This material can be sal-

When mulch is used without seeding, mulch shall be applied to provide full coverage of the

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 -Dis-

GSWCC 2016 Edition DISTURBED AREA STABILIZATION GaSWCC EROSION CONTROL DETAIL Ds1

Permanent vegetation shall consist of, planted Table 6-5.1. Fertilizer Requirement trees, shrubs, perennial vines; or a crop of perennial vegetation appropriate for the region, such that within the growing season a 70% coverage TYPE OF SPECIES by perennial vegetation shall be achieved. Final stabilization applies to each phase of construc-1500 lbs./ac. 1. Cool season tion. For linear construction projects on land 1000 lbs./ac used for agricultural or silvicultural purposes, 10-10-10 400 lbs./ac. final stabilization may be accomplished by stabilizing the disturbed land for its agricultural or 6-12-12 1500 lbs./ac. silvicultural use. Until this standard is satisfied 1000 lbs./ac. and permanent control measures and facilities 0-10-10 are operational, interim stabilization measures and temporary erosion and sedimentation control measures shall not be removed. 10-10-10 Permanent perennial vegetation is used to 20-10-5 provide a protective cover for exposed areas including cuts, fills, dams, and other denuded 0-10-10 PLANNING CONSIDERATIONS 10-10-10 seeded alone 7. Warm season ginal planting periods, companion crops shall

1. Use conventional planting methods where 2. When mixed plantings are done during mar-

3. No-till planting is effective when planting is done following a summer or winter annual cover crop. Sericea lespedeza planted no-till into stands of rye is an excellent procedure. 4. Block sod provides immediate cover. It is

especially effective in controlling erosion

adjacent to concrete flumes and other structures. Refer to Specification Ds4-Disturbed Area Stabilization (With Sodding). Irrigation should be used when the soil is dry or when summer plantings are done.

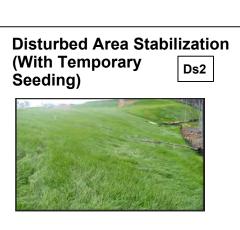
6. Low maintenance plants, as well as natives, should be used to ensure long-lasting ero-7. Mowing should not be performed during the

quail nesting season (May to September). 8. Wildlife plantings should be included in critical area plantings.

6-35 6-41

400 lbs./ac. 1300 lbs./ac. 3/ 1300 lbs./ac. 3/ 1100 lbs./ac. one 21-gram pellet in the closing hole 700 lbs./ac. 700 lbs./ac. 4/ 500 lbs./ac. 30 lbs./ac. 5/ 1500 lbs./ac. 50-100 lbs./ac. 2/6/ 800 lbs./ac. 50-100 lbs./ac. 2/ 400 lbs./ac. 8. Warm season 1500 lbs./ac. 50 lbs./ac./6/ grasses and 1000 lbs./ac. 0-10-10 400 lbs./ac. 1/ Apply in spring following seeding. 2/ Apply in split applications when high rates are used. 3/ Apply in 3 split applications. 4/ Apply when plants are pruned 6/ Apply when plants grow to a height of 2 to 4 inches. GSWCC 2016 Edition

MONTH	TEMPORARY	RATE/ACR		
		ALONE		
January	Ryegrass	40 lbs.		
February				
March	Rye Grass Annual Lespedeza Weeping Lovegrass	40 lbs. 30 lbs. 4 lbs.	25	
April	Annual Lespedeza Rye Brown Top Millet Sudan Grass Weeping Lovegrass	30 lbs. 3 bu. 40 lbs. 60 lbs. 6 lbs.	25 .5 15	
May	Weeping Lovegrass Sudan Grass Brown Top Millet	6 lbs. 60 lbs. 40 lbs.	6	
June	Weeping Lovegrass Sudan Grass Brown Top Millet	6 lbs. 60 lbs. 40 lbs.	6	
July	Same as June	10 100.		
August	Weeping Lovegrass Rye Grass	6 lbs. 40 lbs.	6	
September	Wheat Oats	3 bu. 4 bu.	.5 1	
October	Wheat Rye Grass Rye	3 bu. 40 lbs. 3 bu.	.5 .5	
November	Same as Above			
December	Same as Above			



DEFINITION The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

PURPOSE •To reduce runoff and sediment damage of down stream resources

 To protect the soil surface from erosion To improve wildlife habitat

 To improve aesthetics To improve tilth, infiltration and aeration as well as organic matter for permanent

to all exposed areas within 14 days of distur-

### REQUIREMENT FOR REGULATORY COMPLIANCE Mulch or temporary grassing shall be applied

bance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area

is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface. Refer to specification Ds1-Disturbed Area Stabilization (With Temporary Seeding).

DISTURBED AREA STABILIZATION GaSWCC EROSION CONTROL DETAIL

**Disturbed Area Stabilization** Temporary vegetative measures should (With Permanent be coordinated with permanent measures to assure economical and effective stabilization Vegetation) Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not appropriate for

DEFINITION

achieve final stabilization.

SWCD for more information. SPECIFICATIONS **Grading and Shaping** Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes,

diversions, sediment barriers and others. No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not

companion crop plantings because of their po-

tential to out-compete the desired species (e.g.

annual ryegrass). Contact NRCS or the local

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted trenched or otherwise scarified to provide a place for seed to lodge and germinate.

and some hydraulic mulch, then topped with the

remaining required application rate.

REQUIREMENT FOR REGULATORY Lime and Fertilizer Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to determine required amounts of fertilizer and amendments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or inaccessible to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed

Ds2

This practice shall be applied immediately to rough graded areas that will be undisturbed for onger than six months. This practice or sodding shall be applied immediately to all areas at final grade. Final Stabilization means that all soil disturbing activities at the site have been completed, and that 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 the GA EPD for waste disposal, 100% of the soil surface s uniformlycovered in permanent vegetation with a density of 70% or greater, or landscaped ac-

The planting of perennial vegetation such

as trees, shrubs, vines, grasses, or legumes on

exposed areas for final permanent stabilization.

•To protect the soil surface from erosion

•To reduce damage from sediment and

•To improve wildlife habitat and visual

runoff to down-stream areas

Permanent perennial vegetation shall be used to

cording to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures. DISTURBED AREA STABILIZATION WITH PERM. VEGETATION GaSWCC EROSION CONTROL DETAIL

DISTURBED AREA STABILIZATION Ds3 GaSWCC EROSION CONTROL DETAIL

MONTH	TEMPORARY	RATE/ACRE		PERMANENT	RATE/ACRE	
		ALONE	MIX		ALONE	MIX
January	Ryegrass	40 lbs.		Unhulled Bermuda Sericea Lespedeza	10 lbs. 75 lbs.	8lbs. 75 lb
February				Unhulled Bermuda Sericea Lespedeza Fescue	10 lbs. 75 lbs. 50 lbs.	8 lbs. 75 lbs 40lbs.
March	Rye Grass Annual Lespedeza Weeping Lovegrass	40 lbs. 30 lbs. 4 lbs.	25 lbs. 2 lbs.	Unhulled Bermuda Sercea Lespedeza Fescue	10 lbs. 60 lbs. 50 lbs.	8 lbs. 40 lbs 40 lbs
April	Annual Lespedeza Rye Brown Top Millet Sudan Grass Weeping Lovegrass	30 lbs. 3 bu. 40 lbs. 60 lbs. 6 lbs.	25 lbs. .5 bu. 15 lbs. 6 lbs.	Weeping Lovegrass Hulled Bermuda Sercia Lespedeza	6 lbs. 10 lbs. 60 lbs.	6 lbs. 8 lbs. 40 lbs.
May	Weeping Lovegrass Sudan Grass Brown Top Millet	6 lbs. 60 lbs. 40 lbs.	6 lbs. 15 lbs.	Weeping Lovegrass Hulled Bermuda Sericea Lespedeza	6 lbs. 10 lbs. 60 lbs.	6 lbs. 8 lbs. 40 lbs.
June	Weeping Lovegrass Sudan Grass Brown Top Millet	6 lbs. 60 lbs. 40 lbs.	6 lbs.	Weeping Lovegrass Hulled Bermuda	6 lbs. 10 lbs.	6 lbs 8 lbs.
July	Same as June		7,7,3,4,4			
August	Weeping Lovegrass Rye Grass	6 lbs. 40 lbs.	6 lbs.			
September	Wheat Oats	3 bu. 4 bu.	.5 bu. 1 bu.	Fescue Sericea Lespedeza Crown Vetch	50 lbs. 75 lbs. 15 lbs.	30 lbs. 30 lbs. 15 lbs.
October	Wheat Rye Grass Rye	3 bu. 40 lbs. 3 bu.	.5 bu. .5 bu.	Unhulled Bermuda Sericea Lespedeza Fescue	10 lbs. 75 lbs. 50 lbs.	8 lbs. 75 lbs. 30 lbs.
November	Same as Above			, 00000	JU IDS.	JU IDS.
December	Same as Above					

GaSWCC EROSION CONTROL DETAIL