

DATE: APRIL 19, 2023

**TO:** Chairwoman Lisa Cupid, Cobb County Commission  
**ATTN TO:** Andrew Heath, PE, Cobb County  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. ARC requests your comments related to the proposal.

**Name of Proposal:** 81 Sherwood Lane RC-23-02CC  
**MRPA Code:** RC-23-02CC

**Description:** A Metropolitan River Protection Act review of a project to construct a new single-family dwelling on a 2.4 -acre (104,544 SF) site wholly within the Chattahoochee River Corridor at 81 Sherwood Lane in unincorporated Cobb County. The project will include a two-story home with a pool, driveway, and attached garage. The total disturbed area of 45,277 SF and total impervious area of 14,836 SF are within the allowed limits.

**Preliminary Finding:** ARC staff have initiated a review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Submitting Local Government:** Cobb County  
**Land Lot:** United States **District:** 0 **Section:**  
**Date Opened:** April 19, 2023  
**Deadline for Comments:** April 29, 2023

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:**

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
COBB COUNTY  
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
CITY OF ATLANTA  
CITY OF MARIETTA

CHATTAHOOCHEE RIVERKEEPER  
HISTORIC RIVERLINE  
CITY OF SMYRNA  
CITY OF SANDY SPRINGS

For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If ARC staff does not receive comments from you on or before April 29, 2023, we will assume that your agency has no additional comments and will close the review. Comments should be submitted via email. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.



**APPLICATION FOR  
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Mr. & Mrs. Steve Kros  
Mailing Address: 5311 Forest Brook Parkway  
City: Maritton State: GA. Zip: 30068  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (617) 461-6981 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Castle View Homes / Kourosh Baghaz  
Mailing Address: 5165 Peachtree Parkway # 220  
City: Norcross State: GA. Zip: 30092  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (404) 293-5555 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Kros Family Residence  
Description of Proposed Use: Single Family home, New Construction
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: 1st District, 2nd Section Cobb County GA. Pin # 01007960030  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 81 Sherwood Lane, 30067, Paper Mill; Johnson Ferry  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 2.42 Acres  
Outside Corridor: \_\_\_\_\_  
Total: 2.42  
Lots: Inside Corridor: 1  
Outside Corridor: \_\_\_\_\_  
Total: 1  
Units: Inside Corridor: 1  
Outside Corridor: \_\_\_\_\_  
Total: 1  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor: None  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_



6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): \_\_\_\_\_

7. How Will Sewage from this Development be Treated?

A. Septic tank ✓

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system \_\_\_\_\_

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	13,224 SF	13,224 SF*	7,562 SF**	(70) 100*	(45) 57**
D	53,296 SF	30,998 SF*	6,328 SF**	(50) 61.0*	(30) 11.9**
E	13,467 SF	1,055 SF*	946 SF**	(30) 7.8*	(15) 7.0**
F	25,597 SF	0 SF*	0 SF**	(10) 0*	(2) 0**
Total:	_____	_____	_____	N/A	N/A

\*Includes a transfer of 2645 SF of land disturbance from E to C at 1 to 1.5 (2645 x 1.5 = 3967 SF) and a transfer of 340 SF of land disturbance from E to D and 2560 SF of land disturbance from F to D at 1 to 1.5 (340 x 1.5 = 510, 2560 x 1.5 = 3840; 510 + 3840 = 4350 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

\*\* Includes a transfer of 1074 SF of impervious from E to C at 1 to 1.5 (1074 x 1.5 = 1611 SF) and a transfer of 512 SF of impervious from F to D at 1 to 1.5 (512 x 1.5 = 768 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.



9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO

If "yes", indicate the 100-year floodplain elevation: \_\_\_\_\_

**NOTE:** For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

**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, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO

If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

**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:**

\_\_\_\_ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

\_\_\_\_ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

\_\_\_\_ Written consent of all owners to this application. (Space provided on this form)

\_\_\_\_ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

\_\_\_\_ Description of proposed use(s). (Space provided on this form)

\_\_\_\_ Existing vegetation plan.

\_\_\_\_ Proposed grading plan.

\_\_\_\_ Certified as-builts of all existing land disturbance and impervious surfaces.

\_\_\_\_ Approved erosion control plan.

\_\_\_\_ Detailed table of land-disturbing activities. (Both on this form and on the plans)



Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

Documentation on adjustments, if any.

Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

Site plan.

Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

Concept plan.

Lot-by-lot and non-lot allocation tables.

12. I/we, the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)




3/8/23

Signatures of Owner(s) of Record

Date

13. I/we, the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:



Kousor Bagdari

3/8/2023

Signatures of Applicant(s) or Agent(s)

Date

14. The governing authority of Cobb County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.



Signature of Chief Executive Officer or Official's Designee

Date 4/1/2023



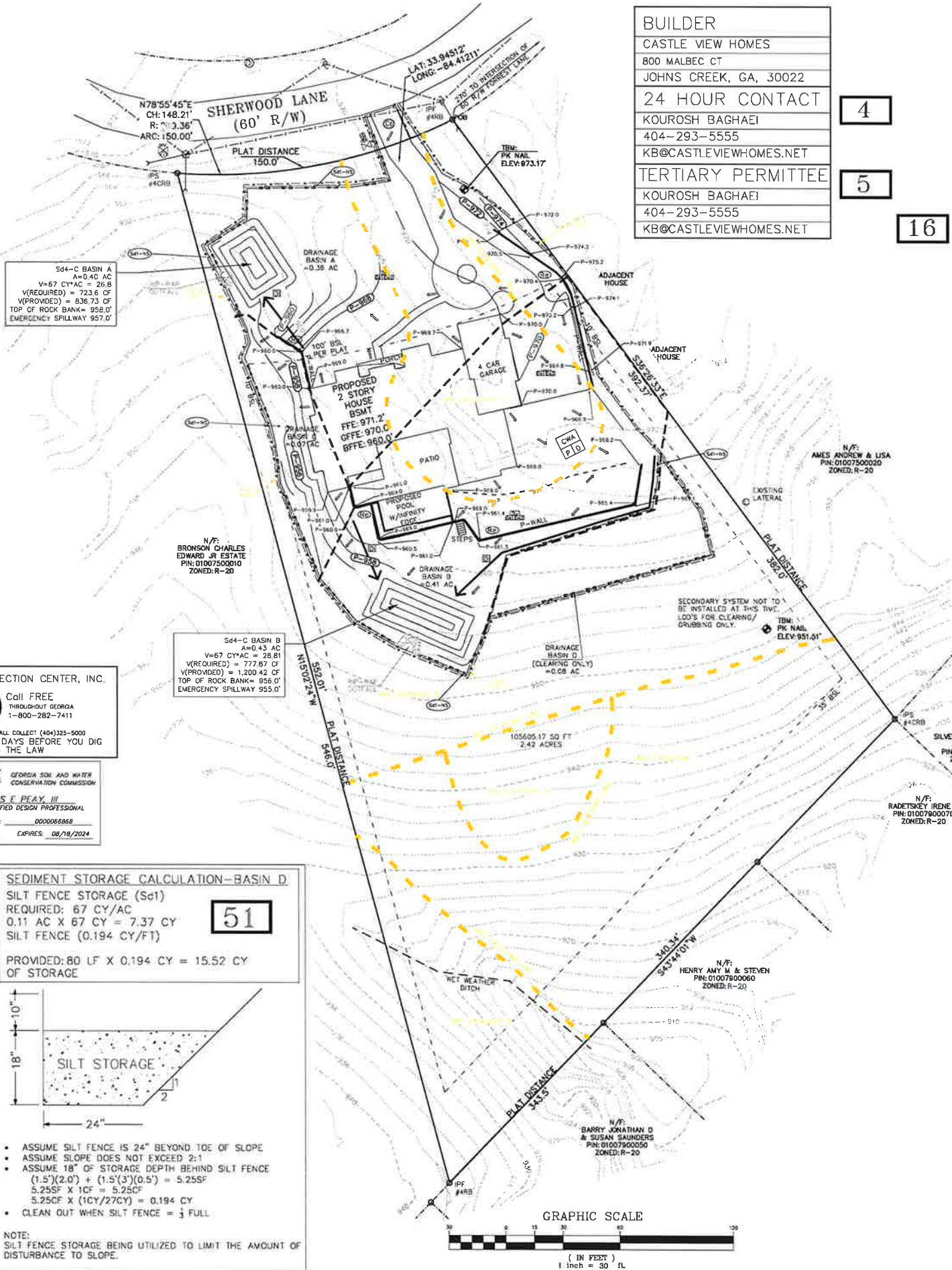
Z:\dwg 70000 - 79999\79197.dwg, 3/28/2023 2:12:34 PM, AutoCAD PDF (General Documentation).pc3





Z:\dwg 70000 - 79999\79197.dwg 3/28/2023 2 12 36 PM AutoCAD PDF (General Documentation) p3  
TLW





KBC@CASTLEVIEWHOMES.NET

\*\* Includes a transfer of 1074 SF of impervious from E to Cat 1 to 1.5 (1074 x 1.5 = 1611 SF) and a transfer of 512 SF of impervious from F to D at 1 to 1.5 (512 x 1.5 = 768 SF) as per Part 2.A.5.12.1.3.11 = Chattahoochee Corridor Plan.


 JCB # 766.30  
 03/08/20  
 FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631



LEGEND:			BUILDING SETBACK LINE		
IPS	IRON PIN SET	BSL	HANDI-CAP	ROLL	ROLL
PF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND	OVERHEAD UTILITY LINE(S)	OVERHEAD UTILITY LINE(S)
OT	OPEN TOP PIN	Z	SANITARY SEWER MAN HOLE	MAN HOLE TELEPHONE	MAN HOLE TELEPHONE
CT	CRIMP TOP PIN	DWCB	DRAINAGE CATCH BASIN	JUNCTION BOX	JUNCTION BOX
RB	RE-REBAR	J	DROP INLET	HEAD WALL	HEAD WALL
CRB	CAPPED RE-REBAR	DI	CORRUGATED METAL PIPE	CORRUGATED PLASTIC PIPE	CORRUGATED PLASTIC PIPE
R/W	RIGHT-OF-WAY	RCP	REINFORCED CONCRETE PIPE	SANITARY SEWER CLEANOUT	SANITARY SEWER CLEANOUT
LL	LAND LOT LINE	DE	FIRE HYDRANT	DRAINAGE EASEMENT	DRAINAGE EASEMENT
R	RADIUS	FW	WATER VALVE	POST INDICATOR VALVE	POST INDICATOR VALVE
C	CONCRETE	PIV	WATER METER	SANITARY SEWER CLEANOUT	SANITARY SEWER CLEANOUT
PP	POWER POLE	CO	POINT OF BEGINNING	NOT TO SCALE	NOT TO SCALE
GV	GAS VALVE	NTS	SINGLE WING CATCH BASIN	UTILITY EASEMENT	UTILITY EASEMENT
GM	GAS METER	SWCB	POWER METER	CLF	CHAIN-LINK FENCE
LP	LAMP POLE	UE	CROSS-TIE WALL	HCS	HANDI-CAP SIGN
SS	SANITARY SEWER	PM			
FC	FENCE CORNER				
X	FENCE				
AE	ACCESS EASEMENT				
PROP	PROPOSED				
AP	AIR-CONDITIONER				
PB	POWER BOX				
CBV	CABLE TELEVISION JUNCTION BOX				
TB	TELEPHONE JUNCTION BOX				
APP	ABANDONED POWER POLE				

#### EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2015 EDITION)

#### STRUCTURAL PRACTICES

Co	CONSTRUCTION EXIT
Sd1-S-Ait	SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
SF-SF-SF	FABRIC HEIGHT: 28" WOOD POST AT 4' O.C. MAX
TF-TF-TF	TREE PROTECTION FENCING
LD-LD-LD	LIMITS OF DISTURBANCE
St	RIPRAP OUTLET PROTECTION
Sd2-P	INLET SEDIMENT TRAP (PIGS IN A BLANKET)
Sd1-P	INLET SEDIMENT TRAP (WITH FENCING)
Sd4-C	TEMPORARY SEDIMENT TRAP
Tr	TREE PROTECTION FENCING
SS	EROSION CONTROL MATTING BLANKETS
CWA	CONCRETE WASH AREA
Re	RETAINING WALL
Cd-Hd	CHECKDAM HAYBALE
Dr	DIVERSION BERM
VEGETATIVE MEASURES	
Du	DUST CONTROL ON DISTURBED AREAS
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Ds4	DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)
Su	SURFACE ROUGHENING
CONTOURS / DRAINAGE	
P-980	PROPOSED CONTOUR
980	EXISTING CONTOUR
980 or 980x	SPOT ELEVATION
x-980 TW	PROPOSED TOP WALL ELEVATION
978 BW	PROPOSED BOTTOM WALL ELEVATION
	DRAINAGE FLOW ARROWS

UTILITIES PROTECTION CENTER, INC.

Call FREE  
THROUGHOUT GEORGIA  
1-800-282-7411

OUT-OF-STATE: CALL COLLECT (404)325-5000  
THREE WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW

David W. Breden, PE  
Division Manager  
Stormwater Management Division  
Cobb County Water System  
770-419-5454

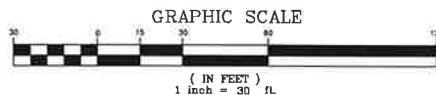
DAVID.BREDAN@COBBCOUNTY.ORG

SOILS AND SEPTIC SHOWN HEREON PER CONCEPTUAL PLAN BY MILL CREEK ENVIRONMENTAL AS SHOWN ON PLANS DATED 11-14-22. JOB NUMBER SA-22581-2

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS F. PEAY, III  
LEVEL 3 CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 000006888  
ISSUED: 08/18/2015 EXPIRES: 08/18/2024



BUILDER  
CASTLE VIEW HOMES  
800 MALBEC CT  
JOHNS CREEK, GA, 30022  
24 HOUR CONTACT  
KOUROSH BAGHAEI  
404-293-5555  
KB@CASTLEVIEWHOMES.NET

TERTIARY PERMITTEE  
KOUROSH BAGHAEI  
404-293-5555  
KB@CASTLEVIEWHOMES.NET

#### EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR: CASTLE VIEW HOMES

81 SHERWOOD LANE  
LAND LOTS 74,75,79  
1ST DISTRICT - 2ND SECTION  
COBB COUNTY, GEORGIA  
EXISTING ZONING: R-20  
PIN: 01007900030  
105,605 SQ FT  
2.42 ACRES

4

5

6

TOTAL DISTURBED AREA= 0.99 Ac.

16

NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.  
NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.  
NOTE: THERE ARE NO WETLANDS LOCATED ON SITE.  
NOTE: THIS SITE IS WITHIN 2,000 FEET OF THE CHATTAHOOCHEE RIVER.  
NOTE: RETAINING WALLS SHOWN TO BE DESIGNED BY OTHERS

NOTE: CONFIRM APPROVAL AND ALLOWABLES WITH COBB COUNTY AND ATLANTA REGIONAL COMMISSION BEFORE START OF LAND DISTURBANCE.

PROPOSED ARC CLEARING	
TOTAL LOT AREA:	105,605 SQ FT
PROPOSED CLEARING C	13,224 SQ FT
PROPOSED CLEARING D	30,993 SQ FT
TOTAL CLEARING	44,217 SQ FT

NOTE: 2085 SQ OF TOTAL CLEARING ALLOWED IS RESERVED FOR FUTURE CLEARING FOR SECONDARY SEPTIC IN CASE OF FUTURE SEPTIC FAILURE/REPLACEMENT.

PROPOSED ARC IMPERVIOUS SURFACES	
TOTAL LOT AREA:	105,605 SQ FT
PROPOSED IMP. AREA C	7,560 SQ FT
PROPOSED IMP. AREA D	5,560 SQ FT
TOTAL IMPERVIOUS	13,120 SQ FT

NOTE: CATEGORY C AND D IMPERVIOUS CREDITS TO BE INCREASED BY TRANSFER CREDITS FROM CATEGORY E IF NEEDED.

ARC ALLOWABLES PER LINEWORK BY J. SANTO DATED 9/21/22 (AREA'S RECALCULATED PER LINEWORK SHOWN HEREON.)

Reevaluated ARC Categories - November, 2021 - Area's adjusted to actual representation as shown.

TOTAL LOT ACREAGE		105605 2.42 AC	
Category	Lot Area (est)	TOTAL PROPOSED LAND DISTURBANCE	TOTAL PROPOSED IMPERVIOUS (SQ FT)
		(SQ FT)	(SQ FT)
C	13,224	13224	7560
D	53,296	30993	5560
E	13,467	0	0
F	25,597	0	0
	105,584		
			42,505

\*Includes a transfer of 2645 SF of land disturbance from E to C at 1 to 1.5 (2645 x 1.5 = 3967 SF) and a transfer of 340 SF of land disturbance from E to D and 2560 SF of land disturbance from F to D at 1 to 1.5 (340 x 1.5 = 510, 2560 x 1.5 = 3840, 510 + 3840 = 4350 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

\*\* Includes a transfer of 1074 SF of impervious from E to C at 1 to 1.5 (1074 x 1.5 = 1611 SF) and a transfer of 512 SF of impervious from F to D at 1 to 1.5 (512 x 1.5 = 768 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THE PLAT IS FOR THE PROPERTY SHOWN HEREON. THE PLAT DOES NOT EXTEND TO ANY UNLAWFUL ENCROACHMENTS, OR EASEMENTS, OR EIGHTY WITHOUT EXPRESS RECEPTION BY THE SURVEYOR MAKING THE PLAT. THE SURVEYOR MAKING THE PLAT IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS, OR EASEMENTS, OR EIGHTY WITHOUT EXPRESS RECEPTION BY THE SURVEYOR MAKING THE PLAT. THE SURVEYOR MAKING THE PLAT IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS, OR EASEMENTS, OR EIGHTY WITHOUT EXPRESS RECEPTION BY THE SURVEYOR MAKING THE PLAT. THE SURVEYOR MAKING THE PLAT IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS, OR EASEMENTS, OR EIGHTY WITHOUT EXPRESS RECEPTION BY THE SURVEYOR MAKING THE PLAT.

3595 Canton Road  
SUITE 312 - 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805

FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

DATE: 03/10/22 SCALE: 1" = 30'

COBB COUNTY, GEORGIA

2ND SECTION

1ST DISTRICT

LAND LOT 74,75,79

BLOCK D

UNIT 11

PHASE 1

RIVERSIDE PARK ESTATES

1 HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PG 19

PG 15

PG 10

PG 5

PG 0

MAP ID: 13020203

EFFECTIVE DATE: 03/04/2013

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. L.P. 0000031

JOB # 76630



LEGEND:		
IPS	IRON PIN SET	BSE BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC HANDI-CAP
OT	OPEN TOP PIN	CMF CONCRETE MONUMENT FOUND
CRB	REINFORCING BAR	SMH SANITARY SEWER MAN HOLE
CL	CENTERLINE	MHT MAN HOLE TELEPHONE
R/W	RIGHT-OF-WAY	DBS DRAINAGE BASIN
LL	LAND LOT LINE	DI DRAIN INLET
L	LINE	HW HEAD WALL
R	RADIUS	CMP CORRUGATED METAL PIPE
C	CONCRETE	CPP CORRUGATED PLASTIC PIPE
PP	POWER POLE	RCP REINFORCED CONCRETE PIPE
GM	GAS METER	SSW SANITARY SEWER EASEMENT
LP	LAMP POLE	FE FIRE HYDRANT
SS	SANITARY SEWER	DE DRAINAGE EASEMENT
FC	FENCE CORNER	WM WATER VALVE
AE	ACCESS EASEMENT	PIV POST INDICATOR VALVE
PROP	PROPOSED	WM WATER METER
AC	AIR-CONDITIONER	POB POINT OF BEGINNING
CA	CA POWER MANHOLE	NOT TO SCALE
PB	POWER BOX	UE UTILITY EASEMENT
CTV	CABLE TELEVISION JUNCTION BOX	PM POWER METER
TP	TELEPHONE JUNCTION BOX	CLF CHAIN-LINK FENCE
ABP	ABANDONED POWER POLE	CTW CROSS-TIE WALL
		HCS HANDI-CAP SIGN

# **EROSION AND SEDIMENT CONTROL LEGEND** (FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2016 EDITION)

- STRUCTURAL PRACTICES**
- CONSTRUCTION EXIT**
  - Sd1-S-A1** SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
  - SF-SF-SF** FABRIC HEIGHT: 28" WOOD POST AT 4' O.C. MAX
  - TF-TF-TF** TREE PROTECTION FENCING
  - LD-LD-LD** LIMITS OF DISTURBANCE
  - St** RIPRAP OUTLET PROTECTION
  - Sd2-P** INLET SEDIMENT TRAP (PITS IN A BLANKET)
  - Sd1-P** INLET SEDIMENT TRAP (WITH FENCING)
  - Sd4-C** TEMPORARY SEDIMENT TRAP
  - Tr** TREE PROTECTION FENCING
  - SS** EROSION CONTROL MATTING BLANKETS
  - CWA** CONCRETE WASH AREA
  - Re** RETAINING WALL
  - CD-HB** CHECKDAM HAYBALE
  - DL** DIVERSION BERM

- VEGETATIVE MEASURES**
- Du** DUST CONTROL ON DISTURBED AREAS
  - Ds1** DISTURBED AREA STABILIZATION (WITH MULCHING)
  - Ds2** DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
  - Ds3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
  - Ds4** DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)
  - Su** SURFACE ROUGHENING

- CONTOURS / DRAINAGE**
- P-980** PROPOSED CONTOUR
  - 980** EXISTING CONTOUR
  - 980 or 980** SPOT ELEVATION
  - K-980 TW** PROPOSED TOP WALL ELEVATION
  - 978 BW** PROPOSED BOTTOM WALL ELEVATION
  - DR** DRAINAGE FLOW ARROWS

## **WATER QUALITY MAINTENANCE:**

MAINTENANCE OF THE STORMWATER QUALITY SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

GENERAL:

INSPECT CUTTERS AND DOWNSPOUTS AND REMOVE ACCUMULATED LEAFS AND DEBRIS.

INSPECT GRAVEL PIT FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

THE SITE SHALL BE INSPECTED FOR HAZARDOUS MATERIALS AT ALL TIMES WHICH MAY ESCAPE THE RAIN GARDEN SYSTEM AND ILLEGALLY DISCHARGE TO ADJOINING PROPERTIES.

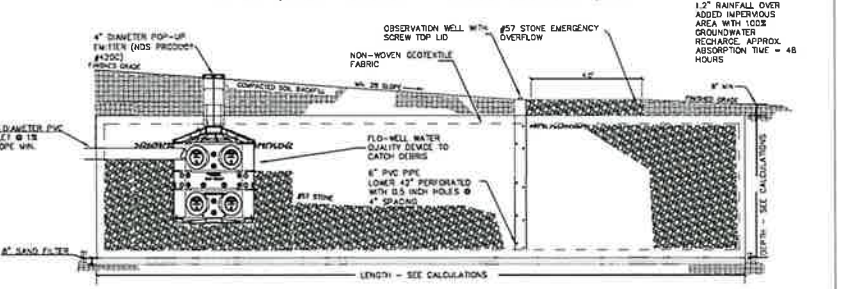
ANY DEBRIS ACCUMULATED IN EXCESS OF 3 INCHES TO BE REMOVED TO PRESERVE THE INTEGRITY OF THE INTENDED DESIGN.

OVERFLOW FROM WATER QUALITY BMPs SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. ALL DOWNSPOUTS WILL BE EQUIPPED WITH A SELF-CLEANING LEAF FILTER.

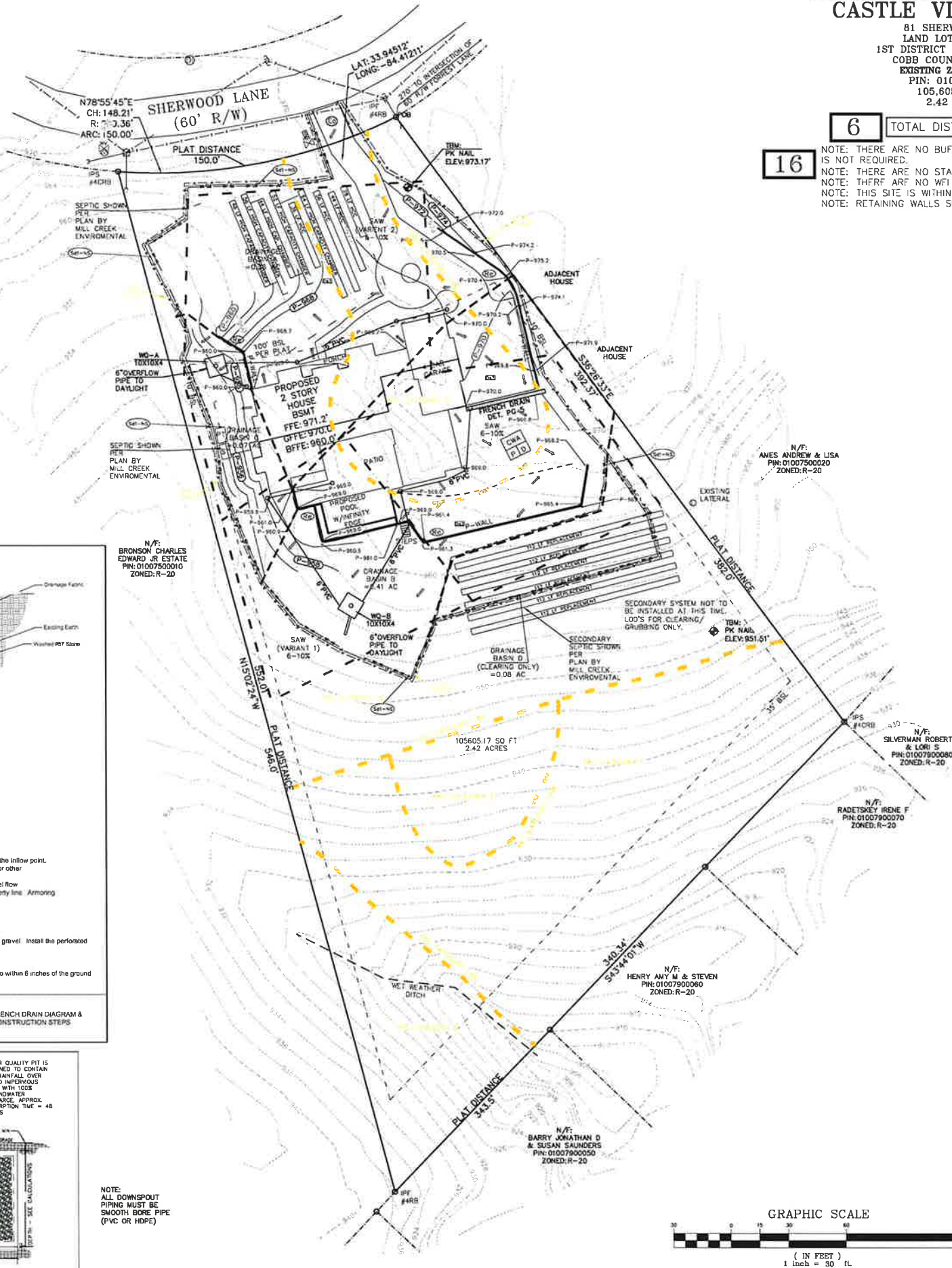
- Construction Steps**
- Review potential areas for the French drain. French drains must slope between 1% and 5% away from structures. The pipe must exit at a point that is lower than the inlet point.
  - Avoid areas within 10 feet of a building foundation, near slopes, near septic lines or other utilities, or public right of way.
  - Note the pipe daylight point as designed. Confirm that this location will not channel flow onto a neighboring property, and that the location is at least 10 feet from the property line. Armoring the outlet surface with rock may be necessary to avoid erosion.
  - Call 811 for a utility locate before you dig.
  - Excavate the trench to the dimensions indicated by the table.
  - Confirm that the pipe slopes away from structures at a slope of 1% to 5%.
  - Roughen the bottom of the trench and avoid compacting the bottom of the trench.
  - Install 6 inches to 12 inches of #57 gravel in to bottom of the trench. Compact the gravel. Install the perforated pipe on the compacted gravel. Install downspout connections.
  - Test the system with water to confirm gravity flow and slowness of connections.
  - backfill the excavation to within 6 inches of the ground surface and install drainage fabric over the top of the gravel.
  - Install topsoil and sod.

Name/Address:	
FRENCH DRAIN DIAGRAM & CONSTRUCTION STEPS	

## **WATER QUALITY SYSTEM - CROSS SECTION N.T.S.**



NOTE: ALL DOWNSPOUT PIPING MUST BE SMOOTH BORE PIPE (PVC OR HDPE)



## **EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:**

## **CASTLE VIEW HOMES**

81 SHERWOOD LANE  
LAND LOTS 74,75,79  
1ST DISTRICT - 2ND SECTION  
COBB COUNTY, GEORGIA  
EXISTING ZONING: R-20  
PIN: 01007900030  
105,605 SQ FT  
2.42 ACRES

6 TOTAL DISTURBED AREA= 0.99 AC.

- 16 NOTE: THERE ARE NO BUFFER ENCROACHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.
- NOTE: THERE ARE NO STATE WATERS (CREEK) WITHIN 200' OF THIS SITE.
- NOTE: THERE ARE NO WETLANDS LOCATED ON SITE.
- NOTE: THIS SITE IS WITHIN 2,000 FEET OF THE CHATTAHOOCHEE RIVER.
- NOTE: RETAINING WALLS SHOWN TO BE DESIGNED BY OTHERS

## **WATER QUALITY CALCULATIONS**

### **WATER QUALITY AREA A (NORTH)**

TOTAL IMPERVIOUS FOR WQ DESIGN: 6,560 SQ FT

RAINFALL TO BE TREATED: 1.2 INCH

WQ<sub>v</sub>= WATER QUALITY VOLUME (CUBIC FEET)

$R_v = 0.05 + 0.009(I)$   
[WHERE I IS PERCENT IMPERVIOUS COVER]  $I=12.4\%$

$WQ_v = (1.2 \times R_v \times A) / 12 = (1.2 \times 0.1616 \times 6,560) / 12 = 106.0 \text{ CUBIC FEET (REQUIRED)}$

AREA OF GRAVEL PITS:

LENGTH OF GRAVEL PIT = 10 FT

WIDTH OF GRAVEL PIT = 10 FT

DEPTH OF GRAVEL PIT = 4 FT

VOLUME IN GRAVEL W/ 40% VOIDS = 160 FT<sup>3</sup>  $(10 \times 10 \times 4 \times 0.40) = 160 \text{ FT}^3$

NUMBER OF FLO-WELLS IN PIT = 1

ADDITIONAL VOLUME FROM FLO-WELLS 3.8 FT<sup>3</sup>

VOLUME PROVIDED PER PIT 106.8 FT<sup>3</sup>

NUMBER OF PITS = 2 @ 10 X 10 X 4

TOTAL VOLUME PROVIDED = 312.4 FT<sup>3</sup> > 106.0 FT<sup>3</sup>

### **WATER QUALITY AREA B (SOUTH)**

TOTAL IMPERVIOUS FOR WQ DESIGN: 6,560 SQ FT

RAINFALL TO BE TREATED: 1.2 INCH

WQ<sub>v</sub>= WATER QUALITY VOLUME (CUBIC FEET)

$R_v = 0.05 + 0.009(I)$   
[WHERE I IS PERCENT IMPERVIOUS COVER]  $I=12.4\%$

$WQ_v = (1.2 \times R_v \times A) / 12 = (1.2 \times 0.1616 \times 6,560) / 12 = 106.0 \text{ CUBIC FEET (REQUIRED)}$

AREA OF GRAVEL PITS:

LENGTH OF GRAVEL PIT = 10 FT

WIDTH OF GRAVEL PIT = 10 FT

DEPTH OF GRAVEL PIT = 4 FT

VOLUME IN GRAVEL W/ 40% VOIDS = 160 FT<sup>3</sup>  $(10 \times 10 \times 4 \times 0.40) = 160 \text{ FT}^3$

NUMBER OF FLO-WELLS IN PIT = 1

ADDITIONAL VOLUME FROM FLO-WELLS 3.8 FT<sup>3</sup>

VOLUME PROVIDED PER PIT 106.8 FT<sup>3</sup>

NUMBER OF PITS = 2 @ 10 X 10 X 4

TOTAL VOLUME PROVIDED = 312.4 FT<sup>3</sup> > 106.0 FT<sup>3</sup>

UTILITIES PROTECTION CENTER, INC.

Call FREE  
THROUGHOUT GEORGIA  
1-800-282-7411

OUT-OF-STATE: CALL COLLECT (404)325-5000  
THREE WORKING DAYS BEFORE YOU DIG  
IT'S THE LAW

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PEAY, III  
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 000006688  
ISSUED: 08/16/2015 EXPIRES: 08/16/2024

SHEET 5 OF 13

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

CASTLE VIEW HOMES

JOB # 76630

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

1ST DISTRICT

2ND SECTION







GENERAL SOIL AND HYDROLOGY SITE NOTES:

SOILS:  
NOTE: SEE SEPTIC DESIGN PLAN BY OTHERS FOR SOILS AND SEPTIC INFO.

NOTE: SEE SOIL STUDY DONE BY OTHERS FOR FURTHER SOILS DETAIL. LOT WILL BE ON SEPTIC.

VEGETATION: Lots are currently grassed and lightly wooded. There is no marketable timber to be cleared.

RUNOFF COEFFICIENTS: Pre-Construction: 68 CN, Post-Construction: 71.6 CN

HYDROLOGY STUDY: N/A

RECEIVING WATERS: THE CHATTAHOOCHEE RIVER PROJECT'S INITIAL RECEIVING WATERS, THERE ARE NO SENSITIVE AREAS ON SITE. THE CRITICAL ARE IS PROTECTED BY A CLEAR DEMARCATION OF THE OF DISTURBANCE, PROPER SOIL STABILIZATION (D<sub>0</sub>, D<sub>s1</sub>, D<sub>s2</sub>, D<sub>s3</sub>, etc.) AND SILT FENCE. THE SILT FENCE IS TO BE CLEANED OUT BY CONTRACTOR ONCE IT HAS REACHED 1/3 CAPACITY. CONTRACTOR TO INSPECT EROSION CONTROL MEASURES DAILY AND AFTER RAIN EVENTS. UPON VISUAL INSPECTION OF FAILURE, OTHER METHODS MAY BE NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE AND REACHING THE CREEK AND DETENTION PONDS. THE DESIGN PROFESSIONAL SHOULD BE CONTACTED IMMEDIATELY.

THIS LOT DOES NOT HAVE STATE WATERS WITHIN 200 FEET OF THE PROJECT SITE. ALL STATE WATERS LOCATED WITHIN 200 FEET OF THE PROJECT SITE HAVE BEEN IDENTIFIED AND WILL BE PROTECTED BY THE ASSOCIATED STATE AD COUNTY PROTECTION REGULATIONS AND BUFFERS.

WATER PROVIDED BY COBB COUNTY WATER & SEWER DEPARTMENT.  
LOT TO BE ON SEPTIC SYSTEM.

GENERAL EROSION CONTROL NOTES (ALL PHASES):

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

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

EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. TYPE NS SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.

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

CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.

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

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

NOTIFY COBB COUNTY ENGINEERING 72 HOURS BEFORE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY. (770) 528-2191.

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.

CRITICAL AREAS:

- ALL 2:1 FILL SLOPES GREATER THAN 5' IN HEIGHT SHALL BE STABILIZED IMMEDIATELY. SILT FENCE TYPE 'S' TO BE USED TO PROTECT STATE WATERS. EROSION CONTROL BLANKETS TO BE USED ON ALL CRITICAL SLOPES. IT IS CRITICAL TO PREVENT SEDIMENT FROM ENTERING ALL ONSITE CREEKS.  
- SD1-S DOUBLE ROW SILT FENCING IS REQUIRED ADJACENT TO 100 YR FLOOD LIMITS.

DISPOSAL OF DEBRIS:

- ALL GARBAGE DEBRIS WILL BE REMOVED FROM THE SITE PRIOR TO ANY FILLING OPERATION.  
- ALL UNSUITABLE SOIL MATERIALS TO BE BURIED OFF R/W, STUMPS AND CONSTRUCTION DEBRIS TO BE DISPOSED OF PROPERLY. CONTRACTOR TO COORDINATE WITH OWNER REGARDING DISPOSAL AREAS.

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 necessary variances and permits.\*

THE CLEANOUT VOLUME FOR A SILT FENCE IS 1/3 THE HEIGHT OF SILT FENCE.

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

CASTLE VIEW HOMES

81 SHERWOOD LANE  
LAND LOTS 74,75,79  
1ST DISTRICT - 2ND SECTION  
COBB COUNTY, GEORGIA  
EXISTING ZONING: R-20  
PIN: 01007900030  
105,605 SQ. FT.  
2.42 ACRES

DESCRIPTION OF CONSTRUCTION ACTIVITY:

THIS PROJECT IS FOR THE CONSTRUCTION OF ONE 2 STORY HOUSE WITH BASEMENT ON ONE LOT WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. THE LAND DISTURBANCE SHOULD BEGIN SEPTEMBER 2022 AND FINAL STABILIZATION WILL TAKE APPROXIMATELY NINETY (90) DAYS. ANOTHER ESPC PLAN SHALL BE COMPLETED AT A FUTURE DATE TO SHOW THE PROPOSED SINGLE FAMILY CONSTRUCTION.

RECEIVING WATERS:

THE CHATTAHOOCHEE RIVER IS THE PROJECT'S INITIAL RECEIVING WATER. THERE ARE NO SENSITIVE AREAS ON SITE. THE LAKE SHALL BE PROTECTED BY A CLEAR DEMARCATION OF THE LIMITS OF DISTURBANCE, PROPER SOIL STABILIZATION (D<sub>0</sub>, D<sub>s1</sub>, D<sub>s2</sub>, D<sub>s3</sub>, D<sub>s4</sub>, etc.). THE SILT FENCE IS TO BE CLEANED OUT BY CONTRACTOR ONCE IT HAS REACHED 1/3 CAPACITY. CONTRACTOR TO INSPECT EROSION CONTROL MEASURES DAILY AND AFTER RAIN EVENTS. UPON VISUAL INSPECTION OF FAILURE, OTHER METHODS MAY BE NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE AND REACHING THE LAKE. THE DESIGN PROFESSIONAL SHOULD BE CONTACTED IMMEDIATELY. THIS SITE USES EXISTING DRAINAGE STRUCTURES TO CONTROL STORM WATER.

STORM WATER MANAGEMENT AFTER CONSTRUCTION IS COMPLETE:

THE SITE HAS BEEN DESIGNED TO ACCOMMODATE POLLUTANTS IN THE STORMWATER AFTER CONSTRUCTION IS COMPLETE. THE SITE SHALL BE GRADED IN SUCH A WAY THAT THE MAJORITY RUNOFF SHALL REMAIN THE SAME IN SHEET FLOW CONDITIONS.

PERMANENT RUNOFF TO BE HANDLED BY WATER QUALITY DEVICES. FINAL STABILIZATION WILL TAKE PLACE UPON COMPLETION.

INITIAL PHASE CONSTRUCTION SCHEDULE NOTES:

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

1. DEVOLUTION OF AREAS FOR CONSTRUCTION ENTRANCE/EXIT (CO), SILT FENCE, & CONCRETE WASHOUT
2. INSTALL CONSTRUCTION ENTRANCE/EXIT (Co) AS SHOWN ON PAGE 2
3. INSTALL CONCRETE WASH DOWN AS SHOWN ON PAGE 2
4. INSTALL SILT FENCE (Sd1-S)/(Sd1-NS) WHERE NEEDED AS SHOWN ON PAGE 2
5. INSTALL CURB INLET FILTERS (Sd2-P) WHERE NEEDED AS SHOWN ON PAGE 2
6. TEMPORARY SEEDING AND MULCHING (Ds1,Ds2) SHALL BE PLACED AS REQUIRED.

PRIOR TO LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

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

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASHOUT AREAS, OR DEBRIS BURNING 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 SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE LIMITS INDICATED ON THE APPROVED PLANS.

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

THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

WITHIN SEVEN (7) DAYS AFTER THE INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE DESIGN PROFESSIONAL DURING THE SITE INSPECTION.

AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

INTERMEDIATE PHASE CONSTRUCTION SCHEDULE NOTES:

THE FOLLOWING INTERMEDIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AFTER THE INITIAL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED:

1. AFTER INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES.
2. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO GRADING.
3. CLEAR TREES, STRIP TOP SOIL, AND REMOVE ALL STUMPS.
4. GRADE DRIVES, LOT(S), SWALES, AND BUILDING PADS.
5. STABILIZE SLOPES FOR FINAL GRADE WITH TEMPORARY VEGETATION OR MULCH (Ds1/Ds2).
6. MAINTAIN SILT FENCE (Sd1-NS) AND/OR (Sd1-S), CURB INLET FILTERS (Sd2-P).
7. MAINTAIN BMP'S.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED IN ONLY SMALL QUANTITIES, AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.

EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION, AND ALTER THE LOCATION OF EROSION CONTROL DEVICES ACCORDINGLY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

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

ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

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" STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

FINAL PHASE CONSTRUCTION SCHEDULE NOTES:

THE FOLLOWING FINAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AFTER THE INTERMEDIATE CONTROL MEASURES HAVE BEEN COMPLETED:

1. FINE GRADING
2. LANDSCAPING
3. STABILIZE SLOPES FOR FINAL GRADE WITH PERMANENT VEGETATION (Ds3)/(Ds4).
4. INFRASTRUCTURE CONSTRUCTION (FOUNDATION, BUILDING, DRIVEWAY, SIDEWALKS).
5. FINE GRADE, LANDSCAPE, AND STABILIZE SLOPES.
6. MAINTENANCE OF BMP'S
7. WHEN FINAL STABILIZATION IS ACHIEVED, REMOVE AND DISPOSE OF TEMPORARY EROSION SEDIMENT CONTROL MEASURES.

ALL ROADWAYS AND PARKING SHOULDERS TO BE GRASSSED AS SOON AS FINAL GRADE IS ACHIEVED.

UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED OTHERWISE ON PLANS.

ADDITIONAL E&S NOTES

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.

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 necessary variances and permits.\*

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.

Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit.

The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities.

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

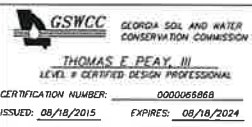
Any disturbed area left exposed for a period greater than 7 days shall be stabilized with mulch or temporary seeding.

Plan addresses BMP's for all phases of common development including individual building lots and out-parcels, etc. Regardless of who owns or operates the individual sites, include a typical and any situational lots applicable.

BUILDER
CASTLE VIEW HOMES
800 MALBEC CT
JOHNS CREEK, GA, 30022
24 HOUR CONTACT
KOUROSH BAGHAEI
404-293-5555
KB@CASTLEVIEWHOMES.NET
TERTIARY PERMITTEE
KOUROSH BAGHAEI
404-293-5555
KB@CASTLEVIEWHOMES.NET

ACTIVITY	MONTH			
	1	2	3	4
INSTALL CONST. ENTRANCE/EXIT & CONCRETE WASHOUT				
INSTALL PERIMETER & SEDIMENT STORAGE BMP'S				
CLEARING & GRUBBING				
TEMPORARY VEGETATION				
BRING TO FINAL GRADE				
MAINTAIN EROSION CONTROL				
CONSTRUCTION OF BLDG DRIVE, AND SIDEWALKS				
FINAL LANDSCAPING AND PERMANENT VEGETATION				
CLEAN UP/REMOVAL OF TEMP. BMP'S				

NOTE: ALL BMP'S SHALL BE REMOVED UPON FINAL STABILIZATION.



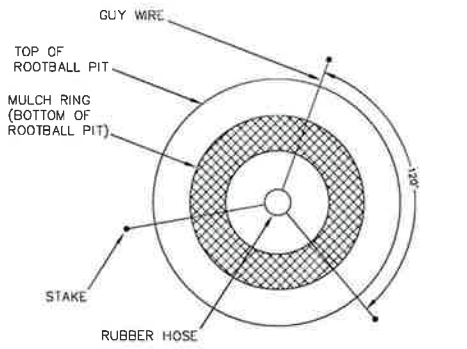












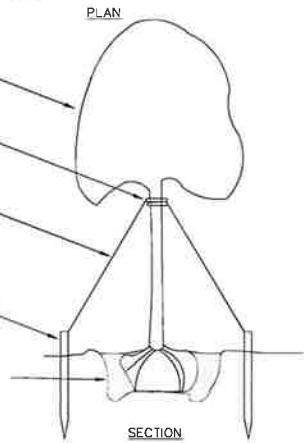
#### NOTES:

SET TREE PLUMB PRIOR TO STAKING  
RUBBER HOSE (AS SPECIFIED)

GUY WIRE (AS SPECIFIED)

STAKE (AS SPECIFIED) DRIVE BELOW GRADE

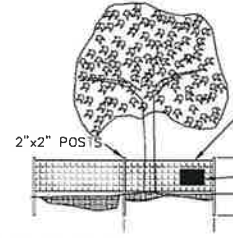
REFER TO ROOTBALL PIT DETAIL



TREE STAKING AND GUYING  
N.T.S.

#### PLANTING PROCEDURE

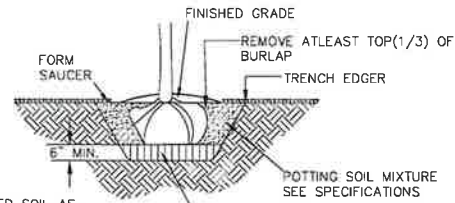
1. EXCAVATE ROOTBALL PIT.
2. ADD EXCAVATED SOIL AND TAMP, SET TREE SUCH THAT TOP OF ROOTBALL IS 2-5" HIGHER THAN FINISHED GRADE.
3. BACKFILL WITH SOIL MIX AND "WATER IN"
4. COMPLETE BACKFILLING AND CONSTRUCT A TRENCH EDGE AND ADD SPECIFIED MULCH.
5. STAKE AND GUY SECURELY.



FENCE LOCATION (LIMITS OF CRITICAL ROOT ZONE OR AS SHOWN ON PLANS).

#### ACTIVE TREE PROTECTION DETAIL

N.T.S.



ADD EXCAVATED SOIL AS NEEDED TO BRING TREE TO FINISHED GRADE. TAMP LIGHTLY BUT THOROUGHLY PRIOR TO SETTING TREE TO PREVENT SETTLEING.

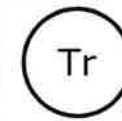
SCARIFY BASE OF PLANTING PIT WHEN EXCAVATING PIT. BREAK THROUGH & LOOSEN ALL HARDPAN (REMOVE AS NECESSARY TO FACILITATE DRAINAGE)

#### TYPICAL TREE ROOTBALL PIT

#### EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

### CASTLE VIEW HOMES

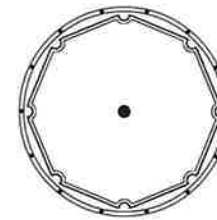
81 SHERWOOD LANE  
LAND LOTS 74,75,79  
1ST DISTRICT - 2ND SECTION  
COBB COUNTY, GEORGIA  
EXISTING ZONING: R-20  
PIN: 01007900030  
105,605 SQ FT  
2.42 ACRES



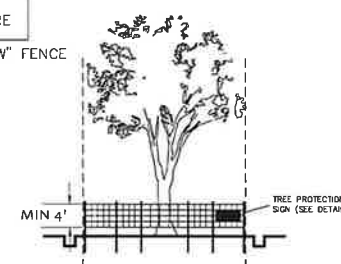
### TREE PROTECTION

#### "SNOW" FENCE

#### PLAN



#### CROSS-SECTION



#### TREE PROTECTION SIGN DETAIL:

TREE PROTECTION AREA  
DO NOT ENTER

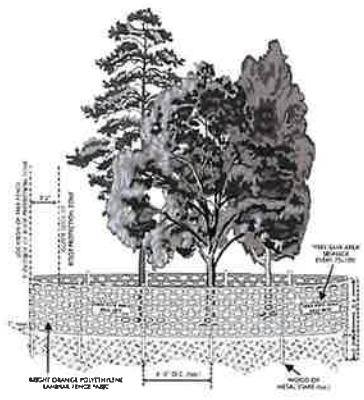
ZONA DE PROTECCION  
PARA ARBOLES - NO ENTRE

\*\*\*SIGNS TO BE POSTED ON "SNOW" FENCE EVERY 75 FEET

#### NOTES:

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

#### APPENDIX L: Protective Tree Fencing



"Tree Save" signs may be purchased at the vendors booth in Suite 2085 of the Environment & Community Development Department in the Fulton County Government Center.

BUILDER  
CASTLE VIEW HOMES  
800 MALBEC CT  
JOHNS CREEK, GA, 30022  
24 HOUR CONTACT  
KOUROSH BAGHAEI  
404-293-5555  
KB@CASTLEVIEWHOMES.NET  
TERTIARY PERMITTEE  
KOUROSH BAGHAEI  
404-293-5555  
KB@CASTLEVIEWHOMES.NET

4

5

#### TREE NOTES:

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE SAVE FENCING TO BE INSTALLED PRIOR TO BE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE SAVE FENCE TO BE REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE, OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

TIME OF YEAR - AS NEEDED FOR COUNTY MID-MARCH

KIND OF TREE SPECIES - QUERCUS ACUTISSIMA SAWTOOTH OAK

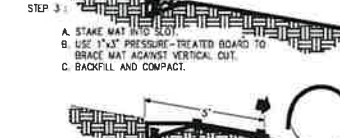
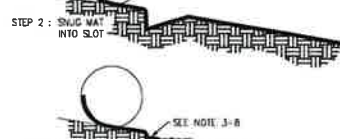
\*REPLANTING MUST MEET MINIMUM STANDARD FOR NURSERY STOCK (ANSI Z60.1, 1980).

TREES MUST BE FREE OF INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS, AND MUST BE IN GOOD VIGOR TO ASSURE A REASONABLE EXPECTATION OF SURVIVAL.  
STANDARDS FOR TRANSPLANTING SHALL BE IN KEEPING WITH THOSE ESTABLISHED IN THE INTERNATIONAL SOCIETY OF ARBORICULTURAL PUBLICATION TREE AND SHRUB PLANTING MANUAL OR A SIMILAR PUBLICATION.

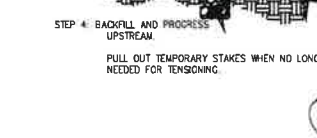
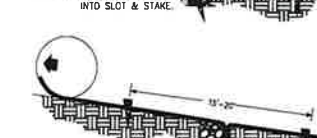
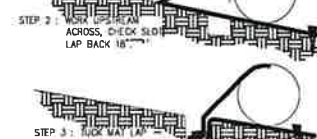
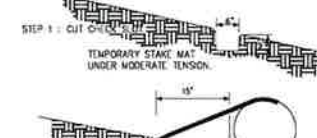
SIZE - AS SHOWN ON PAGE 2, WILL BE BALL IN BURLAP, AND WILL HAVE SUPPORT LINES

COORDINATE WITH COUNTY ARBORIST TO DETERMINE THE SIZE AND TYPE OF THE REPLACEMENT TREES.

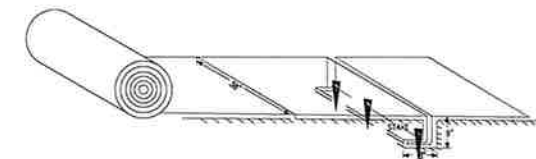
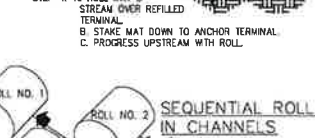
#### UPSTREAM TERMINAL



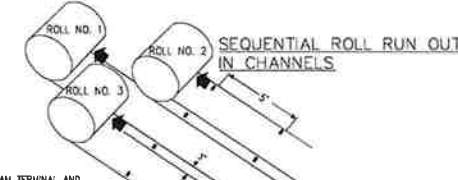
#### TRANSVERSE CHECK SLOT



#### DOWNSTREAM TERMINAL



PICTORIAL VIEW OF TRANSVERSE SLOT



SEQUENTIAL ROLL RUN OUT IN CHANNELS

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

Ss

### EROSION CONTROL MATTING

GSWCC (Amended - 2013)

Figure 6-10.1

6-123



SHEET 10 OF 13

3595 Canton Road  
SUITE 312 - 272  
Marietta, GA 30066  
Ph: (678) 355-9805  
Fax: (678) 355-9805  
www.frontlinesurveying.com

FRONTLINE SURVEYING & MAPPING, INC.

DATE: 03/10/22  
SCALE: 1" = 30'

COBB COUNTY, GEORGIA

2ND SECTION

1ST DISTRICT

LOT 11

LAND LOT 74,75,79

BLOCK D

RIVERSIDE PARK ESTATES

PHASE

REVISION

CHANGED SEPTIC DESIGN

REVISED ARC CATEGORIES TLW 12/14/22

REVISED ARC CATEGORIES TLW 12/27/23

EFFECTIVE DATE: 03/04/2013

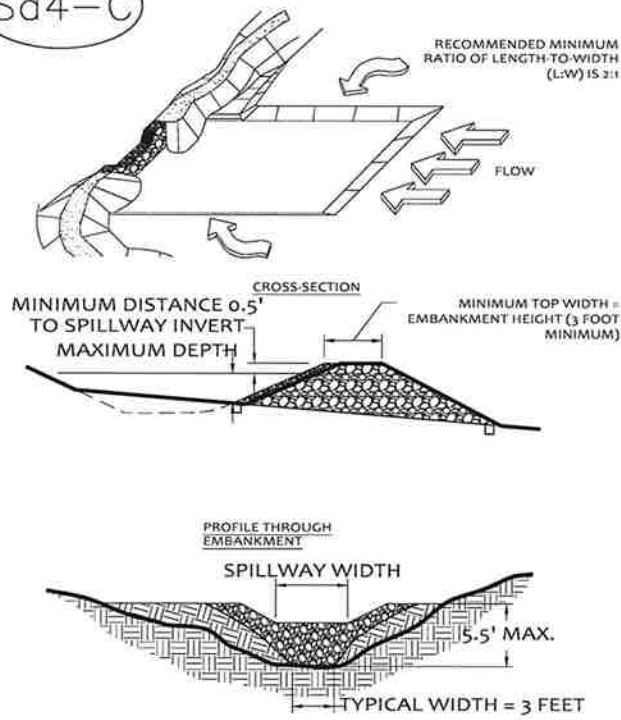
JOB # 76630



# TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT  
ROCK OUTLET

Sd4-C



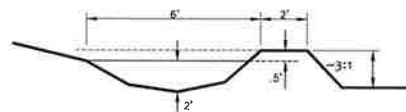
53

## EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

### CASTLE VIEW HOMES

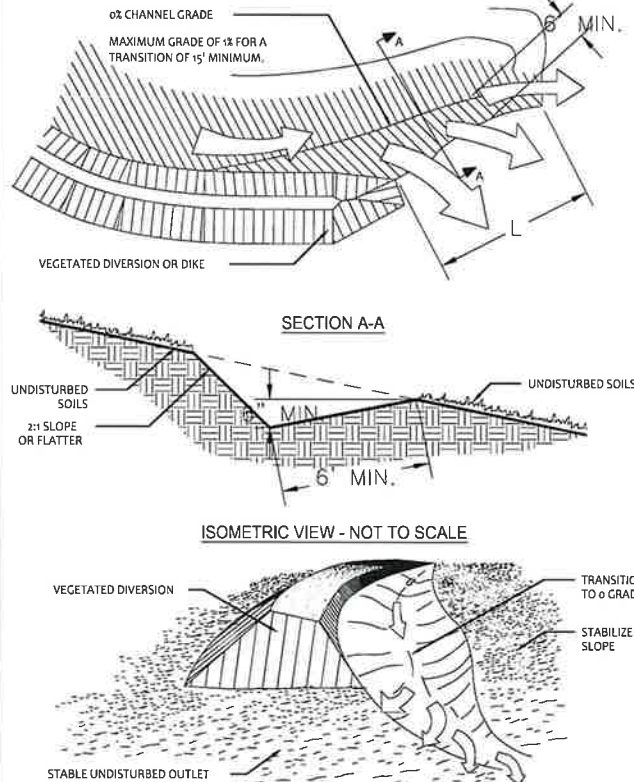
81 SHERWOOD LANE  
LAND LOTS 74,75,79  
1ST DISTRICT - 2ND SECTION  
COBB COUNTY, GEORGIA  
EXISTING ZONING: R-20  
PIN: 01007800030  
105,605 SQ FT  
2.42 ACRES

## CHANNEL STABILIZATION (Ch-V)



Temporary erosion control blankets or sod shall be used on all channels and concentrated flow areas to aid in the establishment of the vegetated lining. If a vegetated lining is desired in a channel with velocities between 5-10 ft/sec, permanent soil reinforcement matting shall be used. Refer to specifications Ds3 - Disturbed Area Stabilization (With Permanent Vegetation).

## LEVEL SPREADER PLAN



## BUILDER

CASTLE VIEW HOMES

800 MALBEC CT

JOHNS CREEK, GA, 30022

24 HOUR CONTACT

KOUROSH BAGHAEI

404-293-5555

KB@CASTLEVIEWHOMES.NET

TERTIARY PERMITTEE

KOUROSH BAGHAEI

404-293-5555

KB@CASTLEVIEWHOMES.NET

4

5

## SURFACE ROUGHENING

THE PURPOSES OF SURFACE ROUGHENING ARE TO AID IN ESTABLISHMENT OF VEGETATIVE COVER WITH SEED, TO REDUCE RUNOFF VELOCITY AND INCREASE INFILTRATION, AND TO REDUCE EROSION AND PROVIDE FOR SEDIMENT TRAPPING. ALL SLOPES STEEPER THAN 3:1 REQUIRE SURFACE ROUGHENING, EITHER STAIR-STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION. HOWEVER, IF THE SLOPE IS TO BE STABILIZED WITH EROSION CONTROL BLANKETS OR SOIL REINFORCEMENT MATTING THE SOIL SURFACE SHOULD NOT BE ROUGHENED. AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSENEED TO A DEPTH OF 2 TO 4 INCHES PRIOR TO SEEDING. AREAS WHICH HAVE BEEN GRADED AND WILL NOT BE STABILIZED IMMEDIATELY MAY BE ROUGHENED TO REDUCE RUNOFF VELOCITY UNTIL SEEDING TAKES PLACE. SLOPES WITH A STABLE ROCK FACE DO NOT REQUIRE ROUGHENING OR STABILIZATION.

### GROOVING

GROOVING CONSISTS OF USING MACHINERY TO CREATE A SERIES OF RIDGES AND DEPRESSIONS WHICH RUN PERPENDICULAR TO THE SLOPE (ON THE CONTOUR). GROOVES MAY BE MADE WITH ANY APPROPRIATE IMPLEMENT WHICH CAN BE SAFELY OPERATED ON THE SLOPE AND WHICH WILL NOT CAUSE UNDUE COMPACTION. SUGGESTED IMPLEMENTS INCLUDE DISCS, TILLERS, SPRING HARROWS, AND THE TEETH ON A FRONTEND LOADER BUCKET. SUCH GROOVES SHALL NOT BE LESS THAN 3 INCHES DEEP NOR FURTHER THAN 15 INCHES APART.

### ROUGHENING WITH TRACKED MACHINERY

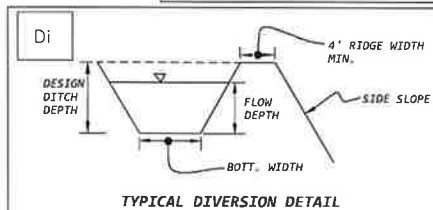
ROUGHENING WITH TRACKED MACHINERY ON CLAY SOILS IS NOT RECOMMENDED UNLESS NO ALTERNATIVES ARE AVAILABLE. UNDUE COMPACTION OF SURFACE SOIL RESULTS FROM THIS PRACTICE. SANDY SOILS DO NOT COMPACT SEVERELY AND MAY BE TRACKED. IN NO CASE IS TRACKING AS EFFECTIVE AS THE OTHER ROUGHENING METHODS DESCRIBED. TRACKING SHALL BE DONE BY OPERATING TRACKED MACHINERY UP AND DOWN THE SLOPE TO LEAVE HORIZONTAL DEPRESSIONS IN THE SOIL. AS FEW PASSES OF THE MACHINERY AS POSSIBLE SHOULD BE MADE TO MINIMIZE COMPACTION.

### SEEDING

ROUGHENED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO OBTAIN OPTIMUM SEED GERMINATION AND SEEDING GROWTH. REFER TO SPECIFICATIONS DS1, DS2, DS3, AND DS4 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY, TEMPORARY SEEDING, PERMANENT VEGETATION, AND SODDING), RESPECTIVELY.

Su

## SURFACE ROUGHENING

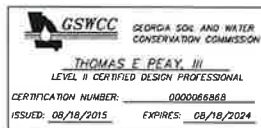


TYPICAL DIVERSION  
SLOPE (MIN.)=2.0%  
SLOPE (MAX.)=10.0%  
SIDE SLOPE=3:1  
BOTTOM WIDTH=4.5'  
DESIGN DITCH DEPTH=1.0'  
MAXIMUM DRAINAGE AREA=0.5 AC

ARMAMENT  
DENSE GRASS  
BERMUDA OR SIMILAR

## TEMPORARY SEDIMENT TRAP CONSTRUCTION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MATERIAL. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCK, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE EMERGENCY SPILLWAY SHALL BE RIP-RAP #57 STONE IN SIZE WITH A 1" THICK LAYER OF 3/4" TO 1 1/2" WASHED AGGREGATE PLACED ON THE UPSTREAM FACE OF THE EMERGENCY SPILLWAY. STONE FACING SHALL BE AS NECESSARY TO PREVENT CLOGGING.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 OF THE TOTAL STORAGE VOLUME. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.



SHEET 11 OF 13

## CASTLE VIEW HOMES

LAND LOT 74,75,79

LOT 11

BLOCK D

SUBDIVISION RIVERSIDE PARK ESTATES

PHASE

FILE 15

PG 19

MAP ID: 15057001333

EFFECTIVE DATE: 03/04/2013

DATE: 03/10/22

SCALE: 1" = 30'

DATE: 03/10/22

DATE: 03/10/22

DATE: 03/10/22

DATE: 03/10/22

DATE: 03/10/22

DATE: 03/10/22

DATE: 03/10/22



# CASTLE VIEW HOMES

81 SHERWOOD LANE  
LAND LOTS 74,75,79  
1ST DISTRICT - 2ND SECTION  
COBB COUNTY, GEORGIA  
EXISTING ZONING: R-20  
PIN: 01007900030  
105,605 SQ FT  
2.42 ACRES

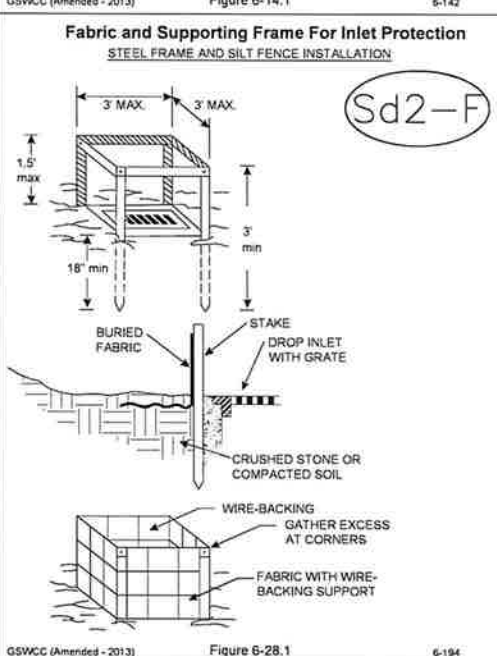
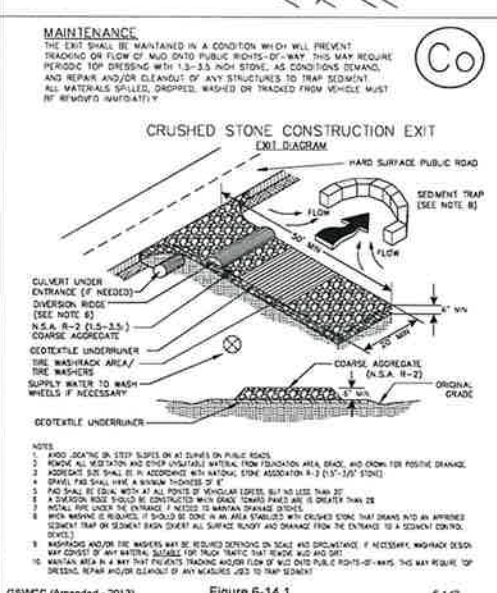
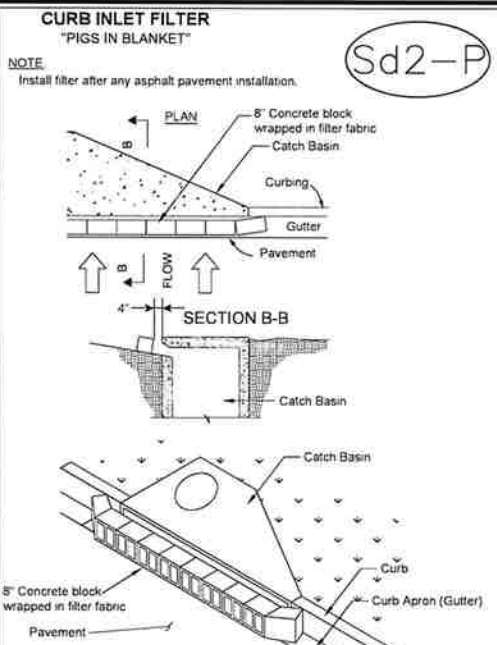
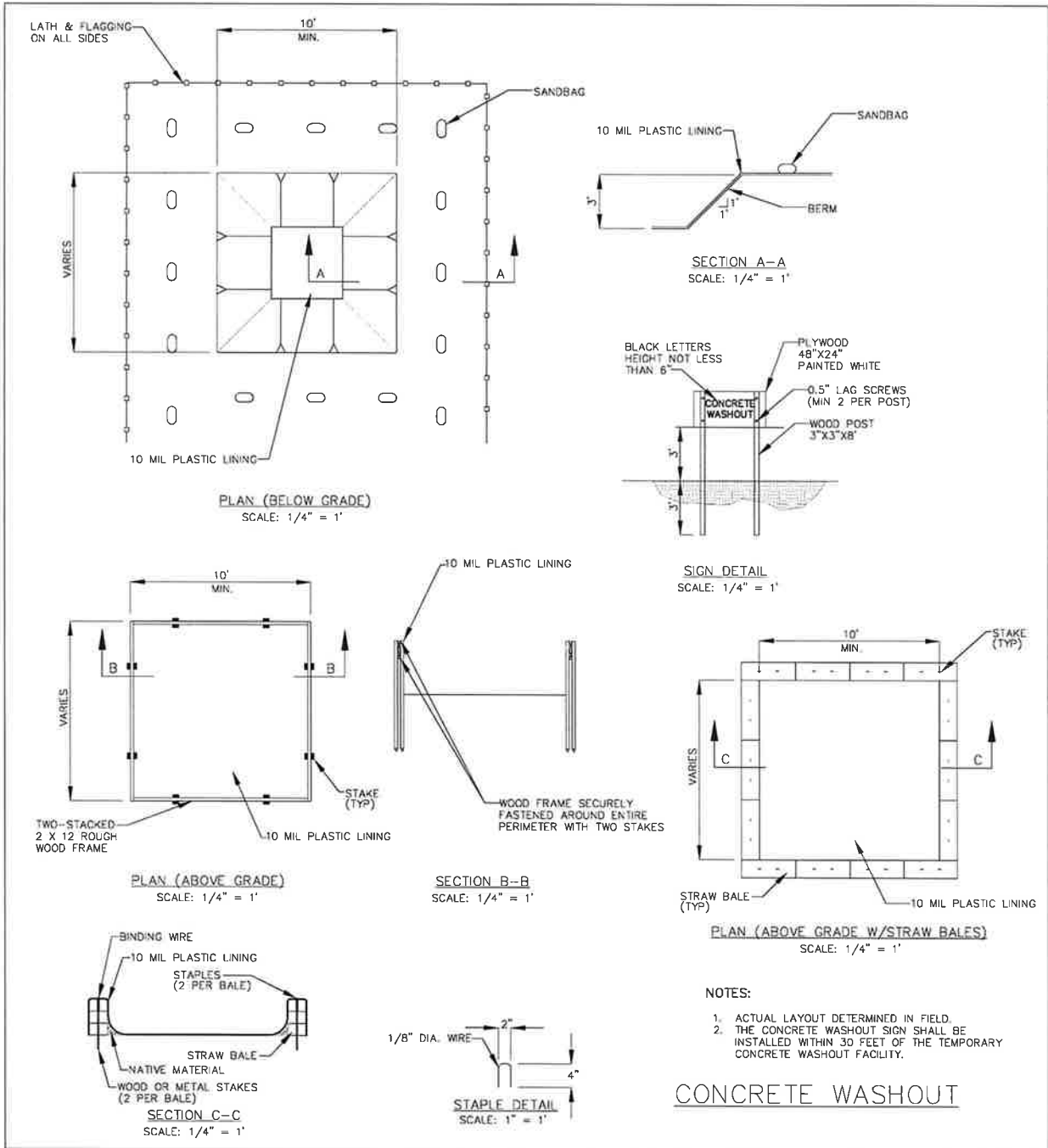
BUILDER	4
CASTLE VIEW HOMES	
800 MALBEC CT	
JOHNS CREEK, GA, 30022	
24 HOUR CONTACT	5
KOUROSH BAGHAEI	
404-293-5555	
KB@CASTLEVIEWHOMES.NET	
TERTIARY PERMITTEE	
KOUROSH BAGHAEI	
404-293-5555	
KB@CASTLEVIEWHOMES.NET	

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			
<b>GENERAL</b>			
THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.			
<b>SOIL CONDITIONS</b>			
DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATA. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL AREA UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.			
<b>TREATMENT AND SPECIFICATIONS</b>			
<b>CONVENTIONAL SEEDING EQUIPMENT</b>			
GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH MULTIPACKER-SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY WITHIN 24 HOURS AFTER SEEDING. STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:			
A. SEEDING WITH MULCH (CONVENTIONAL SEEDING EQUIPMENT WILL BE USED ON SLOPES LESS THAN 3:1)			
AGRICULTURE LIMESTONE	4000 LBS./ACRE		
FERTILIZER, 5-10-15	1500 LBS./ACRE		
MULCH, STRAW OR HAY	5000 LBS./ACRE		
SEED SPECIES	RATE/ACRE	DATE	
MULLED COMMON BLUEGRASS	10 LBS.	3/1-6/15	
FESCUE	50 LBS.	9/1-10/31	
FESCUE	50 LBS.	11/1-2/28	
RYE GRASS	50 LBS.	11/1-2/28	
HAY MULCH FOR TEMPORARY COVER	5000 LBS. 6/15-8/31		
B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL			
FERTILIZER (AMMONIUM NITRATE 33.5%)	300 LBS./ACRE		
C. SECOND-YEAR FERTILIZER: (5-10-15 OR EQUIVALENT)			
800 LBS./ACRE			

<b>CONTINUED MAINTENANCE SCHEDULE:</b>	
INSURE / ESTABLISH ADEQUATE GROUND COVER	
SEED AS REQUIRED	
MULCH AS REQUIRED	
SLOPES AND EMBANKMENTS	
AFTER EACH EVENT, FIRST YEAR	
ANNUALLY	

THE EROSION AND SEDIMENTATION CONTROL IMPLEMENTATION IS CRUCIAL TO THE SUCCESS AND PERFORMANCE OF THE PLAN. EROSION CONTROL BY NATURE IS DYNAMIC AND MAY REQUIRE ADDITIONAL PREVENTIVE MEASURES NOT SHOWN HEREIN.

<b>GSWCC</b>	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
<b>THOMAS F. PEAY, III</b>	LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER:	000006868
ISSUED: 08/18/2015	EXPIRES: 08/18/2024



**53**

**53**

**53**

**53**

**Co**

**Sd2-P**

**Sd2-F**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**

**53**



27

RISK REDUCTION/POLLUTION CONTROL (PART IV,D.3.c)  
GENERAL

- 1) AN EFFORT SHALL BE MADE TO MAINTAIN THE MINIMUM AMOUNT OF MATERIAL NEEDED TO COMPLETE THE JOB ONSITE.
- 2) ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS.
- 3) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL
- 4) SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER
- 5) WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER
- 6) MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED
- 7) THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

BULK STORAGE

- 1) BULK STORAGE INCLUDES THE STORAGE OF RAW OF FINISHED PRODUCTS AND BYPRODUCTS STORED IN LARGE PILES OR STACKS ON A TEMPORARY OR PERMANENT BASIS, INCLUDING GRAVEL, COMPOST, CHEMICALS, LOGS, TREATED WOOD, SAWDUST, WOOD CHIPS, COAL, BUILDING MATERIALS, CONCRETE, AND METAL PRODUCTS. FOR BULK STORAGE OF TOPSOIL, REFER TO TOPSOIL STOCKPILING BMP'S.
- 2) BULK MATERIALS SHOULD NOT BE ALLOWED TO WASH OFF THE SITE OR DISCHARGE INTO SURFACE WATERS. PROTECT STOCKPILES WITH A WATERPROOF COVER, WHERE FEASIBLE.THE COVER SHOULD BE ADEQUATELY SECURED AND REMAIN IN PLACE AT ALL TIMES WHEN STOCKPILE MATERIALS ARE NOT BEING USED. WHEN INFEASIBLE, RUNOFF FROM THE STOCKPILE SHOULD BE DIVERTED TO STRUCTURAL EROSION & SEDIMENT CONTROL BMP'S.
- 3) LOCATE STOCKPILES A MINIMUM OF 50 FEET FROM CONCENTRATED FLOW AREAS.
- 4) INSPECT DAILY FOR EROSION AND/OR LEACHING OF STOCKPILES OF RAW MATERIALS.

LIQUID STORAGE

- 1) LIQUID STORAGE CONTAINERS MUST HAVE TIGHT FITTING LIDS AND BE PROPERLY LABELED WITH THE CONTENTS AND ANY POSSIBLE HAZARDS.
- 2) ALL LIQUID STORAGE CONTAINERS SHOULD BE PLACED IN A DESIGNATED AREA WITH A SECONDARY CONTAINMENT SYSTEM, SUCH AS CURBING, BERMS, DIKES, LINERS, OR USE OF SPILL PALLETS SUCH THAT CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORMWATER DRAINAGE SYSTEM IF THE CONTAINER LEAKS OR RUPTURES. SECONDARY CONTAINMENT SHOULD BE DESIGNED TO STORE 110% OF THE VOLUME OF THE LARGEST CONTAINER OR 10% OF THE VOLUME OF ALL CONTAINERS, WHICHEVER IS GREATER.
- 3) RUNOFF BEYOND SECONDARY STORAGE AREAS SHOULD BE DIVERTED TO EROSION CONTROL BMP'S. IF BMP'S WITH A SKIMMER DEVICE ARE CONSTRUCTED ON THE PROPERTY, LIQUID STORAGE CONTAINMENT RUNOFF SHOULD BE DIVERTED TO SUCH MEASURES.
- 4) PROVIDE BARRIERS AROUND LIQUID STORAGE AREAS TO PREVENT DAMAGE FROM VEHICLES OR EQUIPMENT.
- 6) ADDITIONAL REQUIREMENTS ARE INCLUDED IN THE PLAN FOR OIL/PETROLEUM STORAGE.INSPECT DAILY FOR LEAKS AND SPILLS.
- 7) USE DRY ABSORBENTS, SUCH AS ABSORBENT GRANULES, SOCKS, AND PADS TO CLEAN UP ANY SPILLS OR LEAKING FLUIDS.

WASTE DISPOSAL

- 1) ALL WASTE MATERIALS WILL BE COLLECTED AND STORED TO BE PROPERLY DISPOSED OF AT A LICENSED SOLID WASTE MANAGEMENT COMPANY.
- 2) LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES, AND STORM DRAINS. WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, ARE OFTEN BEST LOCATED NEAR CONSTRUCTION SITE ENTRANCES OR THE SOURCE OF DISPOSAL TO MINIMIZE TRAFFIC ON DISTURBED SOIL. DISPOSAL SHALL BE PERIODICALLY AS NEEDED.
- 3) COVER TEMPORARY WASTE PILES WITH A WATERPROOF COVER WHEN FEASIBLE TO DO SO.
- 4) NO CONSTRUCTION MATERIALS WILL BE BURIED ONSITE.
- 5) ALL PERSONNEL WILL BE INSTRUCTED CONCERNING WASTE DISPOSAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THIS INSTRUCTION, AND WILL BE RESPONSIBLE FOR SEEING THAT THESE INSTRUCTIONS ARE FOLLOWED.
- 6) INSPECT SOLID WASTE DISPOSAL AREAS DAILY TO ENSURE THERE ARE NO LEAKS OR SPILLS, AND THERE IS NO LOOSE/UNSECURED TRASH OR SOLID HAZARDOUS MATERIALS
- 1) THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
  - A) PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE.
  - B) ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED.
  - C) IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
- 2) ALL HAZARDOUS WASTE MATERIALS (AS DEFINED IN 40 CFR PART 261) WILL BE SEPARATED FROM CONSTRUCTION WASTE AND WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
- 3) MATERIAL DATA SAFETY SHEETS FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF THE MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.
- 4) HAZARDOUS WASTE STORAGE AREAS SHOULD, AT A MINIMUM, BE SHELTERED FROM PRECIPITATION AND RAISED OFF THE GROUND WITH SECONDARY CONTAINMENT (SUCH AS SPILL PALLETS) TO PREVENT LEACHING AND DELIVERY FROM RUNOFF. ALL STORAGE MUST COMPLY WITH STATE AND FEDERAL REGULATIONS.

SANITARY WASTE

- 1) ALL SANITARY WASTE WILL BE MANAGED APPROPRIATELY BY PERMANENT EXISTING ON-SITE FACILITIES OR PORTABLE UNITS.
- 2) ALL SANITARY WASTE TO BE DISPOSED OF PROPERLY ACCORDING TO STATE AND FEDERAL CODE.
- 3) A MINIMUM OF ONE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON SITE OR AS OTHERWISE REQUIRED BY LOCAL REGULATIONS.

ON-SITE VEHICLE MAINTENANCE

- 1) FOR ALL OUTDOOR MAINTENANCE ACTIVITIES, A TARP OR GROUND CLOTH AND DRIP PANS SHOULD BE PLACED BENEATH THE VEHICLE TO CAPTURE SPILLS AND DRIPS.
- 2) AVOID CHANGING MOTOR OIL OR OTHER VEHICLE FLUIDS, OR PERFORMING HEAVY EQUIPMENT MAINTENANCE NEAR A STORMWATER DRAIN, DRAINAGE DITCH, SURFACE WATER, OR ANYWHERE WHERE THE CONTAMINANTS COULD COME INTO CONTACT WITH RAIN OR STORMWATER RUNOFF.
- 3) ALWAYS USE FUNNELS WHEN POURING LIQUIDS, AND USE DRIP PANS UNDER A VEHICLE WHEN UNCLIPPING HOSES, UNSCREWING FILTERS, AND REMOVING OTHER PARTS THAT ARE SUBJECT TO LEAKS. CLEAN UP VEHICLE FLUIDS WITH RAGS OR ABSORBENT MATERIALS IMMEDIATELY.

CONCRETE WASHOUT

- 1) WASHOUT OF THE DRUM OF A CONCRETE TRUCK ON THE CONSTRUCTION SITE IS PROHIBITED. CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF VEHICLES WILL ONLY BE ALLOWED IN DESIGNATED CONCRETE WASHDOWN AREAS SHOWN IN THIS PLAN, AND CONCRETE WASHDOWN AREAS MUST HAVE THE Cw BMP INSTALLED IN ACCORDANCE WITH PLAN REQUIREMENTS AND DETAILS. IF NO CONCRETE WASHOUT AREA IS SHOWN, THE PLAN MUST BE AMENDED FOR CONCRETE WASHOUT TO BE ALLOWED AT THE LOCATION THAT IS DESIGNATED ON THE PLAN.WASHDOWN MUST ADDITIONALLY MEET THE FOLLOWING PRACTICES:
  - A) PREVENT WASHDOWN WATER FROM FLOWING OUT OF THE WASHDOWN AREA;
  - B) USE THE MINIMUM AMOUNT OF WATER TO WASH DOWN TOOLS, MIXER CHUTES, HOPPERS, AND THE REAR OF ANY VEHICLES;
  - C) REMOVE ANY CONCRETE SEDIMENT FROM THE AREA SURROUNDING THE WASHOUT AREA BEFORE IT HARDENS; AND
  - D) REMOVE ANY CONCRETE RESIDUE FROM THE AREA ONCE IT HAS HARDENED.
  - E) NEVER DISCHARGE OR DUMP RAW, EXCESS OR WASTE MATERIALS, SLURRY, OR RINSE WATER INTO A STORMWATER DRAIN, DRAINAGE DITCH, OR SURFACE WATER. APPROPRIATELY DISPOSE OF ANY SOLID CONCRETE OR ASPHALT WASTE, INCLUDING DUST PRODUCED FROM SAWCUTTING/MILLING OPERATIONS.

PETROLEUM / OIL PRODUCTS

- 1) INSPECT VEHICLES AND EQUIPMENT DAILY FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
- 2) THERE SHALL BE NO ON-SITE STORAGE OF PETROLEUM FOR FUELING. MOBILE PETROLEUM TRUCKS SHALL BE USED TO FUEL CONSTRUCTION EQUIPMENT ON-SITE. ON-SITE FUELING SHOULD BE PERFORMED AT A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, STORMWATER DRAINS, DRAINAGE DITCHES, AND SURFACE WATERS.PLACE TEMPORARY CAPS OVER NEARBY CATCH BASINS AND OPEN MANHOLES SO THAT IF A SPILL OCCURS IT IS PREVENTED FROM ENTERING THE STORMWATER DRAINAGE SYSTEM. WHERE POSSIBLE, DESIGNATE AREAS FOR FUELING WHERE RUNOFF DISCHARGES TO A SEDIMENT STORAGE AREA WITH A SKIMMER DEVICE.
- 3) ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- 4) A SPILL PREVENTION, CONTROL, AND COUNTERMEASURES (SPCC) PLAN TO MEET THE EPA OIL SPILL PROGRAM REGULATIONS MAY BE REQUIRED IF ANY SINGLE PETROLEUM STORAGE UNIT EXCEEDS 660 GALLONS, OR A TOTAL OF MORE THAN 1,320 GALLONS OF FUEL ARE STORED ON SITE. THIS PLAN WAS PREPARED WITH THE UNDERSTANDING THRESHOLDS FOR THE PREPARATION OF AN SPCC PLAN WOULD NOT BE EXCEEDED, AND THAT ON-SITE FUEL STORAGE WILL NOT BE PROVIDED.
- 5) NOTHING IN THIS PERMIT SHALL BE CONSTRUED TO PRECLUDE THE INSTITUTION OF ANY LEGAL ACTION OR RELIEVE THE PERMITTEE FROM ANY RESPONSIBILITIES, LIABILITIES, OR PENALTIES TO WHICH THE PERMITTEE IS OR MAY BE SUBJECT UNDER THE GEORGIA HAZARDOUS WASTE MANAGEMENT ACT, O.C.G.A. 12-8-60, ET SEQ. OR UNDER CHAPTER 14 OF TITLE 12 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED; NOR IS THE OPERATOR RELIEVED FROM ANY RESPONSIBILITIES, LIABILITIES OR PENALTIES TO WHICH THE PERMITTEE IS OR MAY BE SUBJECT UNDER SECTION 311 OF THE CLEAN WATER ACT OR SECTION 106 OF COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT.

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

CASTLE VIEW HOMES

81 SHERWOOD LANE  
LAND LOTS 74,75,79  
1ST DISTRICT - 2ND SECTION  
COBB COUNTY, GEORGIA  
EXISTING ZONING: R-20  
PIN: 01007900030  
105,605 SQ FT  
2.42 ACRES

27

FERTILIZERS

- 1) FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A CLEAN, DRY PLACE. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- 2) AVOID FERTILIZER APPLICATION WHEN IT IS RAINING OR WHEN HEAVY RAIN IS FORECAST
- 3) FERTILIZER GRANULES SHOULD BE WORKED INTO THE SOIL RATHER THAN BROADCAST AND LEFT ON THE SURFACE.
- 4) SWEEP UP DRY FERTILIZER GRANULES THAT FALL ON PAVEMENT OR OTHER HARD SURFACES. DO NOT HOSE OR BLOW OFF.

FUNGICIDES/PESTICIDES

- 1) DO NOT MIX OR PREPARE PESTICIDES OR FUNGICIDES NEAR A STORMWATER DRAIN, DRAINAGE DITCH, OR SURFACE WATER. PREPARE THE MINIMUM AMOUNT OF PESTICIDE NEEDED FOR THE JOB AND USE THE LOWEST RATE THAT WILL EFFECTIVELY CONTROL PESTS/UNDESIRABLE VEGETATION.
- 2) READ AND FOLLOW THE LABEL DIRECTIONS AND APPLY ALL FUNGICIDES AND PESTICIDES AS DIRECTED. FOLLOW FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS GOVERNING THE USE, STORAGE, AND DISPOSAL OF PESTICIDES AND TRAINING OF APPLICATORS AND PEST CONTROL ADVISORS.
- 3) DO NOT APPLY FUNGICIDES OR PESTICIDES WHEN IT IS RAINING OR RAIN IS FORECAST.
- 4) PESTICIDES SHOULD NEVER BE APPLIED DIRECTLY TO SURFACE WATERS OR WITHIN 100' OF A STREAM BANK OR SHORELINE.
- 5) SWEEP UP DRY PESTICIDE THAT FALLS ONTO PAVEMENT OR OTHER IMPERVIOUS SURFACES. DO NOT HOSE OFF. FOLLOW MANUFACTURER INSTRUCTIONS FOR SPILLS AND LEAKS.

PAINT PRODUCTS

- 1) ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
- 2) FOR WATER-BASED PAINTS, CLEAN PAINTING EQUIPMENT IN A SINK OR BASIN CONNECTED TO THE SANITARY SEWER OR IN THE CONCRETE WASHOUT AREA. CLEAN UP NON-WATER BASED PAINTS, FINISHES, AND OTHER MATERIALS IN A MANNER THAT ENABLES COLLECTION OF WASTE PAINT AND SOLVENTS FOR RECYCLING AND PROPER DISPOSAL. NEVER POUR WASTE PAINT DOWN A STORM DRAIN OR INTO A CONCENTRATED FLOW AREA.

SPILL CLEANUP AND CONTROL

FOR SPILLS THAT IMPACT SURFACE WATER, OR FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT (800) 426-2675. FOR SPILLS GREATER THAN 25 GALLONS WITH NO SURFACE WATER IMPACT, GEORGIA EPD MUST BE CONTACTED WITHIN 24 HOURS.

FOR SPILLS LESS THAN 25 GALLONS WITH NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

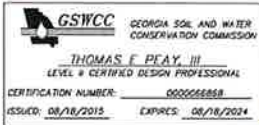
- 1) LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES MADE AVAILABLE TO SITE PERSONNEL.
- 2) MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN OR NEAR MATERIAL STORAGE AREAS. THIS INCLUDES BUT IS NOT LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, SORBENTS, AND CLEARLY LABELED WASTE CONTAINERS.
- 3) ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.
- 4) THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- 5) FOLLOWING A SPILL, MEASURES WILL BE TAKEN/PROCEDURES ADJUSTED TO PREVENT THIS TYPE OF SPILL FROM RE-OCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL BE INCLUDED IN THE ASSESSMENT.

BUILDER
CASTLE VIEW HOMES
800 MALBEC CT
JOHNS CREEK, GA, 30022
24 HOUR CONTACT
KOUROSH BAGHAEI
404-293-5555
KB@CASTLEVIEWHOMES.NET
TERTIARY PERMITTEE
KOUROSH BAGHAEI
404-293-5555
KB@CASTLEVIEWHOMES.NET

4

5

2



SHEET 13 OF 13

CASTLE VIEW HOMES

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:



JOB # 76630

3595 Canton Road  
SUITE 312 - 272  
Marietta, GA 30066  
Ph: (678) 355-9805  
Fax (678) 355-9805  
FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT IS BASED ON THE ASSUMPTION THAT THE MONUMENTS SHOWN ON THE PLAT ARE THE SAME AS THE MONUMENTS SHOWN ON THE PREVIOUS PLAT. THE PLAT DOES NOT EXTEND TO ANY UNKOWN PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PERSONS OR ENTITY WHOSE DOCUMENTS, AS INSTRUMENTS OF SAID PERSON, ARE ON FILE WITH THE SURVEYOR, SHALL BE RESPONSIBLE FOR THE PART THEREOF. MAY BE USED - COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2020 FRONTLINE SURVEYING AND MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.





COBB & DOUGLAS  
PUBLIC HEALTH

# APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

Date 2/16/2023 Amount Paid \$ 3600 DHD # OSC-033-02982 Received By Thea  
Invoice # 928985 Authorization # 809670 Check # \_\_\_\_\_ ☐ Cash ☐ MC ☒ Visa ☐ Discover Amex

Street Address 81 Sherwood Lane SE City Marietta Zip 30067-1505  
Subdivision Name Riverside Park Estates Lot \_\_\_\_\_ Phase \_\_\_\_\_ Land Lot \_\_\_\_\_ District \_\_\_\_\_ Section \_\_\_\_\_

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the Rules of the Georgia Department of Public Health, Chapter 290-5-26. I understand that a final inspection is required. I will notify Cobb & Douglas Public Health upon completion of construction and before applying the final cover.

Property Owner's Name Steven & Tereza Kros Phone (617) 461-6981  
Owner's Address 5311 Forest Brook Pkwy Marietta, GA 30068  
Owner's Email SMKros@yahoo.com Applicant's Email Kb@Castleviewhomes.net  
Permit Applicant's Name \_\_\_\_\_ Phone \_\_\_\_\_  
Applicant's Address \_\_\_\_\_

Facility Type ☒ Single Family Other \_\_\_\_\_ # Bedrooms 6 # Gallons / Day \_\_\_\_\_  
Water Supply ☒ Public ☐ Community ☐ Individual ☐ Well Located required distance from possible pollution source? ☐ Yes ☐ No  
Lot Size Front 150 ft. Back 340 ft. Right Side 382 ft. Left Side 552 ft. Square ft. (or acres) 2.42 Acres  
House Design ☐ Ground Level ☐ Split Level ☒ With Basement Garbage Disposal ☐ Yes ☐ No Plumbing Outlet Level ☐ Ground Level ☐ Split Level ☐ Basement

I certify that the location of this house, septic tank and drain field meets local codes and the Department of Natural Resources, EPD, Chapter 391-3-16-.01 for water supply, water sheds.  
Owner / Agent Signature [Signature] Date 2/18/2023

## OFFICE USE ONLY

Soil Conditions (Absorption Field) Percolation Rate 55 Min / in Water Table Depth 761 in Suitable Soil Type SAW U. 2  
Loading Rate \_\_\_\_\_ Gal / sq ft Depth to Rock 61 in

Sewage Disposal ☐ Conventional ☒ High Capacity ☐ Alternative \_\_\_\_\_

Total Capacity Septic Tank 2250 Gals <sup>OR</sup> 1500 + 1000 Dosing Tank 1500 Gals ATU Tank \_\_\_\_\_ Gals Grease Trap \_\_\_\_\_ Gals

Layout Method ☐ Distribution Box ☒ Serial Field ☐ Level Field ☐ Other \_\_\_\_\_

Absorption Field Area Primary LF 424' Trench Depth (inches) 26"-37" Site Approved ☒ Yes ☐ No

Reserve LF 650' Trench Width ☒ Chamber 36" ☐ Polystyrene 30" ☐ Other \_\_\_\_\_

- Special Conditions:
- Install a 2500 gal. tank or a 1500 gal. single compartment septic followed by 1000 single compartment septic tank with a filter on the outlet.
  - Install a 1500-gal. pump tank, provide pump sizing calculation, hp rating and model # before installation.
  - Install a d-box as outlined in manual.
  - Install 424 linear feet of high-capacity type trenches at a depth of 26" - 37" as outlined on the approved site plan.
  - All field lines shall remain a minimum of 15 feet from any embankments and 100 feet from any wells or springs.
  - All field lines shall remain a minimum of 50 feet from any streams or other bodies of water.
  - Reserve area shall be preserved for future repairs. (650')
  - System design is for a maximum of six bedrooms only.
  - See attached approved site plan for complete details.

A permit is hereby granted to install or construct the on-site sewage management system described above.

This permit is not valid unless properly signed below, and expires twelve (12) months from the issue date.

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Public Health or the Cobb & Douglas Public Health shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said representatives do not, by an action taken in affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system. Any site modification including burial of debris may void this permit.

Approved by [Signature] Title CM Date 2/20/23  
Cobb & Douglas Public Health Representative

or additions to this  
plan must be approved  
thru this office.

PERMIT VALID  
FOR ONE YEAR ONLY  
NOT TRANSFERABLE



P 424  
B 650

- LEGEND**
- BSL = BUILDING SETBACK LINE
  - TSL = TANK SETBACK LINE
  - DFSL = DRAIN FIELD SETBACK LINE
  - ST = SEPTIC TANK
  - PT = PUMP TANK
  - DB = DISTRIBUTION BOX
  - CO = CLEANOUT
  - FRE = FINISHED FLOOR ELEVATION
  - BFE = BASEMENT FLOOR ELEVATION
  - SOE = STUB OUT ELEVATION
  - SITE = SEPTIC TANK ELEVATION
  - HCC = HIGH CAPACITY CHAMBER

- SEPTIC SYSTEM DESIGN BASIS**
- LIMIT OF LEVEL
  - MCE
  - 10-FOOT TOPOGRAPHIC CONTOUR
  - 2-FOOT TOPOGRAPHIC CONTOUR
  - PROPOSED TOPOGRAPHIC CONTOUR
  - PREVIOUS LEVEL 3 SOIL BOUNDARY

**PRIMARY ABSORPTION FIELD**

6 BEDROOMS AT 55 WPI (354) (VARIANT 2) SOILS @ 26-37" TD)  
 325 SF BEDROOM X 6 BEDROOMS = 1,950 SF  
 325 SF / 3 FT TRENCH WIDTH = 650 LF  
 3 BEDROOMS AT 55 WPI (354) (VARIANT 1) SOILS @ 26-37" TD)  
 0 65 650 LF  
 0 65 650 LF  
 422.5 LF OF PRIMARY WITH PUMP NEEDED (448 LF SHOWN)

**REPLACEMENT ABSORPTION FIELD**

6 BEDROOMS AT 55 WPI (354) (VARIANT 2) SOILS @ 26-37" TD)  
 325 SF BEDROOM X 6 BEDROOMS = 1,950 SF  
 1,950 SF / 3 FT TRENCH WIDTH = 650 LF  
 650 LF OF REPLACEMENT WITH EQUAL DISTRIBUTION AND ATU NEEDED  
 (672 LF SHOWN)

**SEPTIC TANK**

1,500-GAL. TWO COMPARTMENT TANK WITH EFFLUENT FILTER  
 (INCREASE VOLUME BY 50% IF GARBAGE DISPOSAL WILL BE INSTALLED)

**DOSING TANK**

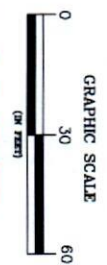
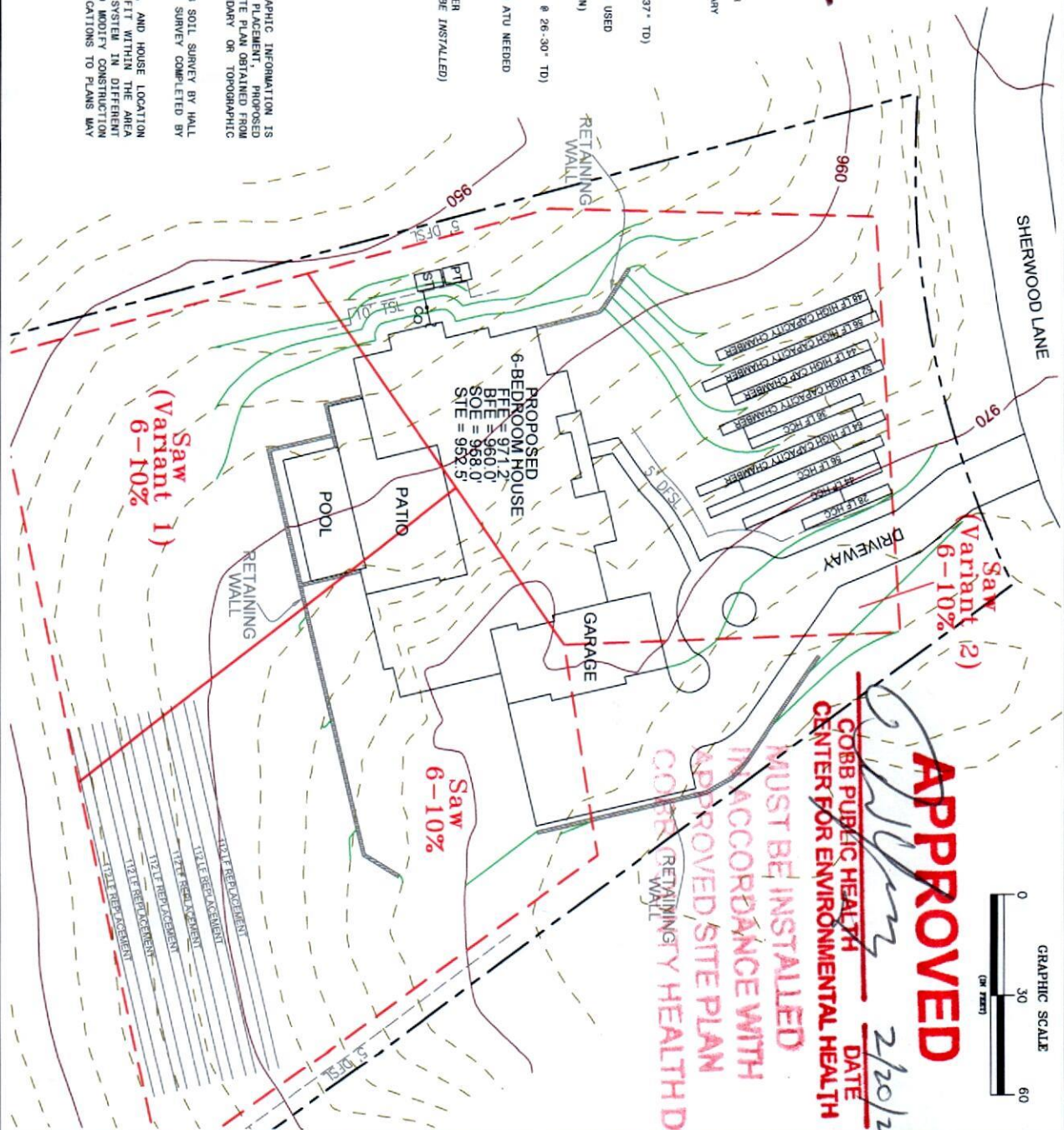
1,500-GAL. PUMP TANK

**DRAINFIELD SQUARE FOOTAGE**

Primary = 3,200 SQFT  
 Replacement = 4,200 SQFT

**NOTES:**

- 1) THIS IS NOT A SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION IS APPROXIMATE. TOPOGRAPHIC ELEVATIONS, HOUSE PLACEMENT, PROPOSED GRADING, AND SURVEY DATA WERE OBTAINED FROM A SITE PLAN OBTAINED FROM THE CLIENT. MCE MAKES NO GUARANTEE OF BOUNDARY OR TOPOGRAPHIC INFORMATION.
- 2) SOIL INFORMATION WAS OBTAINED FROM A LEVEL 3 SOIL SURVEY BY HALL ENVIRONMENTAL, DATED 10/20/21 & A LEVEL 4 SOIL SURVEY COMPLETED BY MCE DATED 10/10/22.
- 3) SEPTIC SYSTEM COMPONENT LOCATIONS, GRADING, AND HOUSE LOCATION ARE SHOWN AS A GUIDE TO ASSURE SYSTEM WILL FIT WITHIN THE AREA AVAILABLE. OWNER AND INSTALLER MAY INSTALL SYSTEM IN DIFFERENT LOCATIONS OR LAYOUTS, GRADE LOT AND DRIVE, AND MODIFY CONSTRUCTION PLANS AS NEEDED TO SUIT SITE CONDITIONS. MODIFICATIONS TO PLANS MAY REQUIRE APPROVAL FROM LOCAL INSPECTORS.



**APPROVED**

COBB PUBLIC HEALTH  
 CENTER FOR ENVIRONMENTAL HEALTH

**MUST BE INSTALLED  
 IN ACCORDANCE WITH  
 APPROVED SITE PLAN  
 COBB RETAINING HEALTH DEPT**

**Saw  
 6-10%**

**Saw  
 (Variant 1)  
 6-10%**



4055 Highway 53 East  
 Marietta, GA 30064  
 Phone: 770-579-1467  
 Fax: 770-579-4916

Conceptual Site Plan  
 81 Sherwood Lane  
 Parcel ID: 01007900030  
 Marietta, Cobb County, Georgia  
 MCE Job # SA-22581-2

PARCEL	01007900030
CITY	Marietta
COUNTY	Cobb
STATE	Georgia

JOB NUMBER	SA-22581-2
DATE	10/27/2022

DESIGN	DESIGNED	DRAWN
JCS	JCS	REP

DATE	NO	REVISION
11-14-21	1	ADDED CIRCULAR DRAINAGE

Sheet 1 of 2





February 20, 2023

Castle View Homes  
800 Malbec Court  
Johns Creek, Georgia 30022

ATTENTION: Kourosh Baghaei  
[mm@castleviewhomes.net](mailto:mm@castleviewhomes.net)

**Subject: Level 4 Soil Report**  
Parcel ID: 01007900030  
81 Sherwood Lane SE  
Marietta, Cobb County, Georgia 30067


Dear Mr. Baghaei

Mill Creek Environmental, LLC is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.


A soil survey was conducted at the subject property on October 10, 2022. The soils were classified as belonging to the Saw (Variant 1), Saw (Variant 2) and Saw Soil Series. The Saw (Variant 1) and Saw (Variant 2) Soil Series should have the ability to function as a suitable absorption field with proper design, installation, and maintenance. Bedrock and/or rocky conditions were encountered in the Saw Soil Series. Due to soil limitations the Saw Soil Series is not suitable for installation of a conventional septic system. A shallow installation with an aerobic treatment unit may be an alternative for these soils.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 4 Soil Report. If you have any questions, or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,  
**Mill Creek Environmental, LLC**



Travis Fincannon  
Staff Biologist



Roger White, PG  
Senior Project Manager



## LEVEL 4 SOIL REPORT

<b>COUNTY:</b> Cobb	<b>DATE:</b> October 10, 2022
<b>CONTACT:</b> Mr. Kourosh Baghaei	
<b>SITE LOCATION ADDRESS:</b> 81 Sherwood Lane SE, Marietta, Georgia 30067	
<b>PHONE NUMBER:</b> 404-293-5555	
<b>SCALE:</b> 1"= 60'	

### SOIL PROPERTIES

<b>SOIL SERIES<sup>(2)</sup></b> <i>(SEE SUITABILITY CODES)</i>	<b>SLOPE<sup>(1)</sup></b> <i>(RANGES OF SOIL TYPE)</i>	<b>BEDROCK/ REFUSAL LAYER<sup>(1)</sup></b> <i>(INCHES BGS)</i>	<b>DEPTH TO<sup>(1)</sup> SEASONAL HIGH H<sub>2</sub>O TABLE</b> <i>(INCHES BGS)</i>	<b>ABSORPTION RATE<sup>(3)(4)</sup> AT RECOMMENDED TRENCH DEPTH</b> <i>(MIN/INCH)</i>	<b>RECOMMENDED<sup>(1)(3)</sup> TRENCH DEPTH</b> <i>(INCHES BGS)</i>	<b>SUITABILITY<sup>(4)</sup> CODE</b>
	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Predicted)</i>	<i>(Verified)</i>	
Saw (Variant 1) Soil Series	6-10%	52-53	>52	55	26-28	A
Saw (Variant 2) Soil Series	6-10%	61	>61	55	26-37	A
Saw Soil Series	6-10%	44	>44	55	20-30 (with an ATU)	H

- 1 Based on field observations.
- 2 Based on USDA NRCS descriptions.
- 3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table 2.C.
- 4 Based on Soil Classifier interpretation of site conditions and soil classification
- 5 ATU= Aerobic Treatment Unit



<b>COUNTY:</b> Cobb	<b>DATE:</b> October 10, 2022
<b>CONTACT:</b> Mr. Kourosh Baghaei	
<b>SITE LOCATION ADDRESS:</b> 81 Sherwood Lane SE, Marietta, Georgia 30067	
<b>PHONE NUMBER:</b> 404-293-5555	
<b>SCALE:</b> 1"= 60'	

### SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:

**SUITABILITY CODE A:** THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD.

**SUITABILITY CODE H:** THESE SOILS HAVE BEDROCK LIMITATIONS AND ARE NOT SUITABLE FOR INSTALLATION OF A CONVENTIONAL SYSTEM WITHOUT SPECIAL DESIGN OR INSTALLATION. PROPERTIES OF THE SOIL AND SITE MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION. NON-CONVENTIONAL SYSTEM DESIGN AND INSTALLATION MUST BE APPROVED BY THE LOCAL ENVIRONMENTAL HEALTH SPECIALIST. TEST PITS MAY BE USED TO FURTHER EVALUATE THESE SOILS FOR CONVENTIONAL SYSTEM INSTALLATION

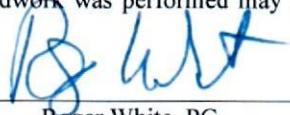
#### Miscellaneous Notes:

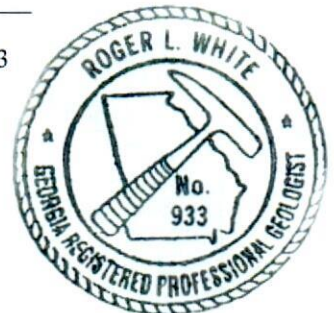
All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, June 2019. Mill Creek Environmental, LLC does not issue permits for, install, maintain or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

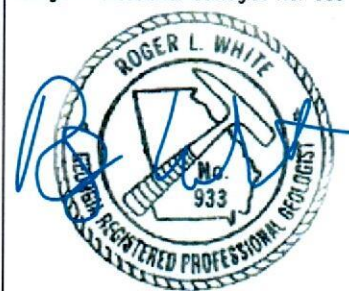
This report was completed by Certified Soil Classifier: \_\_\_\_\_

  
 Roger White, PG  
 Georgia Professional Geologist # 933



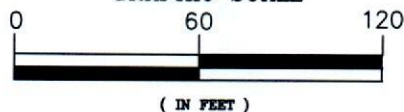


Roger White, PG  
DPH Certified Soil Classifier  
Georgia Professional Geologist No. 933



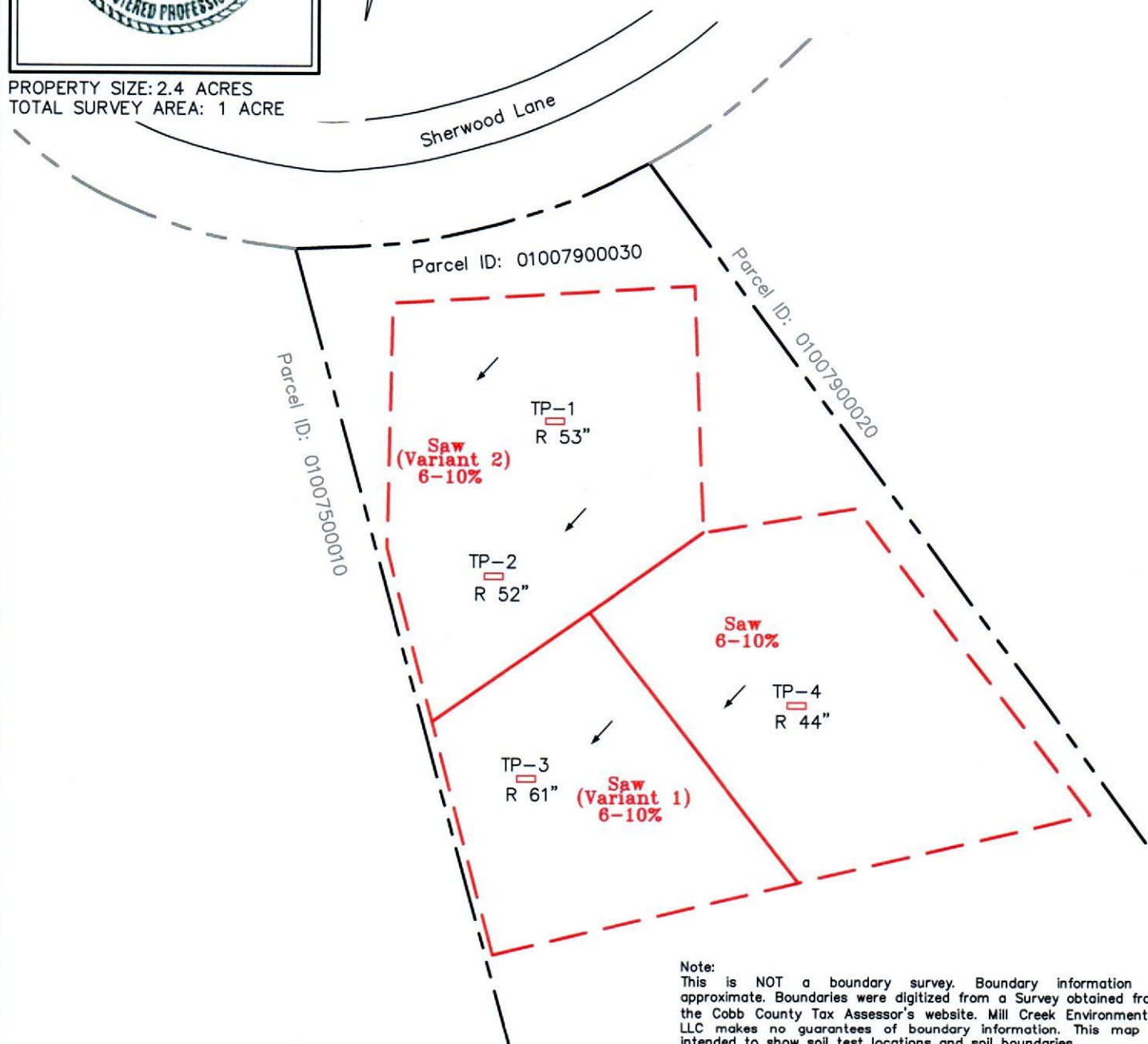
PROPERTY SIZE: 2.4 ACRES  
TOTAL SURVEY AREA: 1 ACRE

#### GRAPHIC SCALE



#### LEGEND

- DIRECTION OF SLOPE
- SOIL BOUNDARY
- - - LIMIT OF SOIL SURVEY
- - - PROPERTY BOUNDARY
- TP-1 TEST PIT
- R REFUSAL



#### Note:

This is NOT a boundary survey. Boundary information is approximate. Boundaries were digitized from a Survey obtained from the Cobb County Tax Assessor's website. Mill Creek Environmental, LLC makes no guarantees of boundary information. This map is intended to show soil test locations and soil boundaries.



#### LEVEL 4 SOIL SURVEY

Mr. Tom Wilburn  
Parcel ID: 032 011 B  
81 Sherwood Lane SE  
Marietta, Cobb County, 30067  
SA-22581-1 10/10/2022

**MILL CREEK  
ENVIRONMENTAL, LLC**  
4055 Highway 53 East  
Dawsonville, Georgia 30534  
706-579-1607



# HALL ENVIRONMENTAL, LLC.

3319 FREEDOM LANDING

KENNESAW, GA. 30144

PHONE: 770.757.0361 EMAIL: brentdth@gmail.com

COUNTY:	COBB	DATE:	10/20/2021
OWNER:	CASTLE VIEW HOMES		
SITE LOCATION:	81 SHERWOOD LANE		
MAPPING INTENSITY:	LEVEL 3, DPH STANDARDS		
MAP SCALE:	ONE INCH = ONE HUNDRED FEET		

## SOIL PROPERTIES

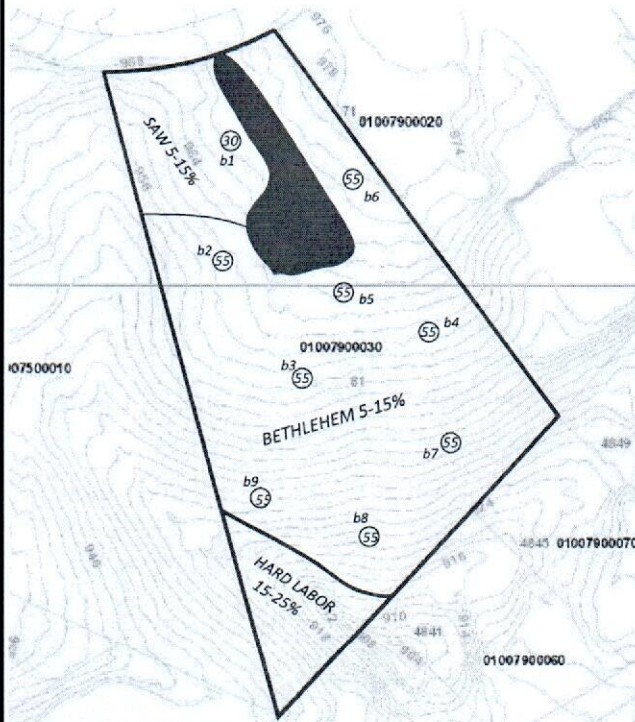
SOIL SERIES SEE SUITABILITY CODES DEFINITIONS	SLOPE % (RANGES)	DEPTH TO BEDROCK	DEPTH TO SEASONAL HIGH H <sub>2</sub> O TABLE (INCHES)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (MIN. / IN.)	RECOMMENDED TRENCH DEPTH	SUITABILITY CODE
BETHLEHEM	0-15%	>55"	>55"	55	24-31"	A
HARD LABOR	0-25%	>50"	>50"	N/R	N/R	C
				N/R	N/R	
SAW	0-15%	30"	>30"	N/R	N/R	E
				N/R	N/R	

## SUITABILITY CODES AND SYMBOLS LEGEND

##	DEPTH TO AUGER REFUSAL (INCHES)
----	---------------------------------

All the information contained in this report is based on the professional judgment and opinion of the soil scientist. All soil lines and soil units are based on the pedons classified in the field. The soil lines in this report should not be considered as exact boundaries; they should be taken as transitional zones, where soil properties change from one to another. Any changes or alterations made to the site tested, soil map, or interpretations sheet without written permission from Hall Environmental, LLC voids the seal of the soil scientist. All borings and significant landscape features on this map were located with a Trimble Geo7x global positioning system.

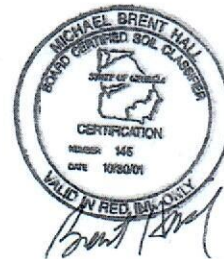
A	SUITABILITY CODE = SOIL SERIES SHOULD HAVE THE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.
C	SUITABILITY CODE = DUE TO WATER TABLE AND / OR DRAINAGE PROBLEMS, THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS. (YOUR HEALTH DEPARTMENT CAN DISCUSS WITH YOU IF AN ALTERNATIVE SYSTEM MIGHT BE AN OPTION FOR YOUR SITUATION)
E	SUITABILITY CODE = HAND AUGER BORINGS HAVE REVEALED THAT LIMITING BEDROCK MAY BE A PROBLEM FOR CONVENTIONAL ABSORPTION FIELDS. SUITABILITY SHOULD BE DETERMINED WITH THE AID OF BACK HOE TEST PITS.



## LEGEND:



EXISTING BUILDING AND  
DRIVE AREA



## LEVEL 3 SOIL STUDY (GA. DPH STANDARDS)

## HALL ENVIRONMENTAL, LLC



CLIENT: CASTLE VIEW HOMES  
81 SHERWOOD LANE  
COBB COUNTY, GA  
LL: 74, 75, 79, & 80, DIST: 1

SCALE: 1" = 100'

3319 FREEDOM LANDING  
KENNESAW, GA 30144  
phone: 770.757.0361 / email: brentdth@gmail.com