



ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW NOTIFICATION

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

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	GEORGIA DEPARTMENT OF NATURAL RESOURCE	CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE	GEORGIA CONSERVANCY	HISTORIC RIVERLINE
COBB COUNTY	CITY OF ATLANTA	CITY OF SMYRNA
CITY OF ROSWELL	CITY OF MARIETTA	CITY OF SANDY SPRINGS

For questions, please contact Donald Shockey at 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: Maricetta 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 Baghari
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 (Maximums Shown In Parentheses)	
				Land Disturb.	Imperv. Surf.
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)

Flat 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)



Signature(s) of Owner(s) of Record

3/8/23

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:



Kousok Bagdari

3/8/2023

Signature(s) 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 Local Official or Official's Designee

Date

4/1/2023

NOTE: BOUNDARY SURVEY FOR 81 SHERWOOD LANE BY FRONTLINE SURVEYING & MAPPING INC, DATED 12-06-21.

NOTE: TOPOGRAPHY TAKEN FROM COBB COUNTY GIS ON 2021.

REFERENCES: A FINAL PLAT BY W.H. BREWER RECORDED IN PLAT BOOK 15 PAGE 19 IN THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY

ZONING: R-20
FRONT: 100' PER PLAT
SIDE: 10'
REAR: 35'

CONSTRUCTION ENTRANCE COORDINATES:
LATITUDE: 33.94512°
LONGITUDE: -84.41211°

SURVEY NOTES:

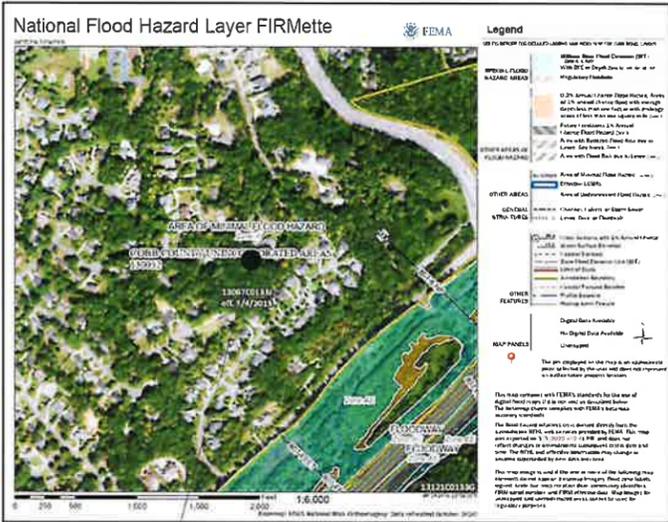
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF COBB COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ARE HORIZONTAL.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13067C0133J, EFFECTIVE DATE: 03-04-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "LS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 11/30/21 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/GPRS NETWORK.
- ANGULAR ERROR: 09 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:8.311.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:4,329,330.
- THE TRANCHES WAS UNABLE TO ATTAIN ADEQUATE CLOSURE DUE TO THE IRREGULAR SHAPE OF THE LOT & CURRENT SITE CONDITIONS. REDUNDANT LINEAR MEASUREMENTS WERE USED TO VERIFY THE ACCURACY OF FIELD CONTROL AND MONUMENTS. LANDMARK MONUMENTS WERE MEASURED WITHIN 0.25' OF RECORDED DISTANCES.

NOTES:
-IT IS THE RESPONSIBILITY OF THE BUILDER TO MEET ZONING REQUIREMENTS.
-NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
-UNLESS OTHERWISE NOTED, ALL STORM, AND WATER STRUCTURES ARE EXISTING.
-WATER METERS LOCATED WITHIN PROPOSED DRIVES (IF APPLICABLE) ARE TO BE RELOCATED BY BUILDER BEFORE DRIVE CONSTRUCTION BEGINS.
-SEWER LATERALS ARE TO BE HEAVY-DUTY DRIVE-OVER IF IN DRIVEWAYS.
-S42-P TO BE INSTALLED ST DOWNSTREAM INLETS.
-THE BUILDER MUST ENSURE THAT ALL IMPERVIOUS DRAIN TO THE STREET OR DRAINAGE EASEMENTS AND NOT ONTO OTHER LOTS

NOTE: RETAINING WALLS TO BE DESIGNED BY OTHERS
WATER AND GAS SERVICE NOTE: EXISTING WATER AND GAS SERVICE LINES ARE TO BE USED IF THE EXISTING CONNECTIONS CANNOT BE RE-USED. WRITTEN PERMISSION FROM THE CITY ARBORIST WILL BE OBTAINED CONTRACTOR TO FIELD VERIFY.

NOTE: UTILITY TIE-IN TO EXISTING FACILITIES AND COORDINATE REMOVAL WITH EACH UTILITY.

NOTE: NO DUMPSTERS, PORTABLE TOILETS, PARKING, MATERIAL STORAGE, OR STOCKPILE AREAS ON SUBJECT PROPERTY OR IN RIGHT-OF-WAY OR IN TREE PROTECTION AREA



FLOOD MAP
NOT TO SCALE

NOTE: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE MAP 13067C0133J, DATED 03/04/2013.

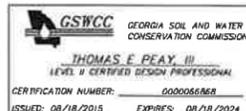
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I CERTIFY THE PERMITEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NOTES PERMIT NO. GAR 100003.

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I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

SITE CONTACT INFORMATION			
COMPANY	CONTACT	DESCRIPTION	
FRONTLINE SURVEYING & MAPPING	THOMAS PEAY	DESIGN PROFESSIONAL	678-355-9905
COBB COUNTY WATER SYSTEM	ANDREW HEATH	STORMWATER	770-419-6452
COBB COUNTY EROSION CONTROL	FRANK GIPSON	EROSION & SEDIMENT CONTROL DIVISION	770-528-2191
COBB COUNTY STORMWATER	DAVID BREADAN	STORMWATER	770-419-6454



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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

DESCRIPTION OF CONSTRUCTION ACTIVITY:

THIS PROJECT IS FOR THE CONSTRUCTION OF A 2 STORY HOME 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.

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

4

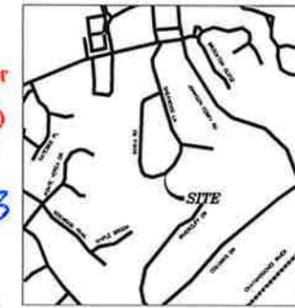
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Stormwater Management Division
Cobb County Water System

Approval signifies general plan conformance to the Cobb County Code. Design Professional and Developer remain solely responsible for design and for correcting any and all errors, problems and code violations (if any) exposed during construction AFTER authorization by Cobb County.

Thomas E. Peay III 4/1/2023
Signature Date

- Okay for ARC Review.
- Provide photos to document infiltration system const.
- Hold C.O. to confirm const.



VICINITY MAP
N.T.S

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SHEET INDEX

- PAGE 1 COVER SHEET
- PAGE 2 INITIAL PHASE
- PAGE 3 INTERMEDIATE PHASE
- PAGE 4 FINAL PHASE
- PAGE 5 WATER QUALITY
- PAGE 6 TERTIARY PERMITEE NOTES
- PAGE 7 EROSION CONTROL ACTIVITY NOTES
- PAGE 8 TERTIARY CHECKLIST AND EROSION CONTROL DETAILS
- PAGE 9-13 EROSION CONTROL AND CONSTRUCTION DETAILS

COBB COUNTY NOTES:

- Erosion control practices must comply with the minimum best management practices for erosion control, Cobb Co. Code Sect. 50-75, and shall comply with the standards/specifications in the Manual for Erosion and Sediment Control in Georgia.
- In concentrated flow areas, all slopes steeper than 2.5:1 and with a height ten feet or greater, and cuts and fills within stream buffers, shall be stabilized with the appropriate erosion control matting or blanket.
- Mulch temporary vegetation on all exposed areas within 7 days after disturbance.
- Disturbed areas left idle for 5 days, and not to final grade, will be established to temporary vegetation (Ds2). All areas to final grade will be established to permanent vegetation (Ds3) immediately upon completion.
- When planting vegetation, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding.
- Cobb County Land Disturbance Permit/Building Permits must be displayed on site at all times during construction and in plain view from a county road or street.
- Erosion and sediment control devices must be installed and inspected prior to any grading on site. Please call (770) 528-2134 with enough lead-time for an inspection to meet your schedule.
- Sediment/erosion control devices must be checked after each storm event. Each device is to be maintained or replaced if sediment accumulation has reached one half the capacity of the device. Additional devices must be installed if new channels were developed.
- The use of polymers (PAMS) is accepted as a BMP as recommended by the STATE SOIL & WATER CONSERVATION COMMISSION BMP 'green book'. Cobb County also requires that polymers used to stabilize construction sites must be used in conjunction with mulching and/or hydro seeding.
- Additional erosion control devices to be used as required by Cobb County.
- If streams are on your site, Cobb County will require that the stream buffers be left undisturbed and a conservation easement or a restrictive covenant be placed on that property. For more information, please feel free to Dana Johnson with the Planning Division @ 770-528-2199 or Dana.Johnson@cobbcounty.org.
- Clearly note statement in bold letters - "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities."
- Clearly note maintenance statement in bold letters - "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."
- Clearly note the statement in bold letters - "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."

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

DATE	03/10/22	SCALE	1" = 30'
REVISION			
CHANGED SPECIFIC DESIGN	DATE: 12/09/22	BY:	
REVISED ARC CATEGORIES	DATE: 12/14/22	BY:	
REVISED ARC CATEGORIES	DATE: 01/27/23	BY:	

1ST DISTRICT
2ND SECTION
BLOCK D
LOT 11
LAND LOT 74,75,79
SUBDIVISION: RIVERSIDE PARK ESTATES
I HAVE THIS DATE EXAMINED THE "FINAL FLOOD HAZARD MAP" AND (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
DATE: 03/01/2023
EFFECTIVE DATE: 03/01/2023



LEGEND:	
IPF	IRON PIN SET
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RE-BAR	REINFORCING BAR
CRIB	CAPPED RE-BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
L	LAND LOT LINE
C	CONCRETE
PP	POWER POLE
GV	GAS VALVE
DM	DRAINAGE MANHOLE
LP	LAMP POLE
SS	SANITARY SEWER
FC	FENCE CORNER
PROP	PROPOSED
CB	CABLE TELEVISION
PB	POWER BOX
TB	TELEPHONE
APP	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HANDI-CAP
CMF	CONCRETE MONUMENT FOUND
OV	OVERHEAD UTILITY LINE(S)
SSMH	SANITARY SEWER MANHOLE
MHT	MANHOLE TELEPHONE
DNCR	DRAINAGE CATCH BASIN
JB	JUNCTION BOX
DI	DRAINAGE INLET
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
WV	WATER VALVE
PIV	POST INDICATOR VALVE
WM	WATER METER
CO	CORNER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CLF CHAIN-LINK FENCE
CTW	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**
- (Co) CONSTRUCTION EXIT
 - (Sd1-S-Alt) SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP) 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-T) INLET SEDIMENT TRAP (WITH FENCING)
 - (Sd4-C) TEMPORARY SEDIMENT TRAP
 - (Tr) TREE PROTECTION FENCING
 - (SS) EROSION CONTROL MATTING BLANKETS
 - (CWA) CONCRETE WASH AREA
 - (Rw) RETAINING WALL
 - (Cd-Hb) CHECKDAM HAYBALE
 - (DB) DIVERSION BERM
- VEGETATIVE MEASURES**
- (DU) DUST CONTROL ON DISTURBED AREAS
 - (S1) DISTURBED AREA STABILIZATION (WITH MULCHING)
 - (S2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
 - (S3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
 - (S4) 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

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
THOMAS F. REAY III
 LEVEL 9 CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER: 000008888
 ISSUED: 08/18/2015 EXPIRES: 08/18/2024

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

SEDIMENT STORAGE CALCULATION-BASIN C

SILT FENCE STORAGE (Sd1)
 REQUIRED: 67 CY/AC
 0.07 AC X 67 CY = 4.69 CY
 SILT FENCE (0.194 CY/FT)

PROVIDED: 80 LF X 0.194 CY = 15.52 CY OF STORAGE

51

- ASSUME SILT FENCE IS 24" BEYOND TOE OF SLOPE
- ASSUME SLOPE DOES NOT EXCEED 2:1
- ASSUME 18" OF STORAGE DEPTH BEHIND SILT FENCE
 $(1.5')(2.0') + (1.5')(3')(0.5') = 5.25SF$
 $5.25SF \times 1CF = 5.25CF$
 $5.25CF \times (1CY/27CY) = 0.194 CY$
- CLEAN OUT WHEN SILT FENCE = $\frac{1}{3}$ FULL

NOTE: SILT FENCE STORAGE BEING UTILIZED TO LIMIT THE AMOUNT OF DISTURBANCE TO SLOPE.

SEDIMENT STORAGE CALCULATION-BASIN D

SILT FENCE STORAGE (Sd1)
 REQUIRED: 67 CY/AC
 0.08 AC X 67 CY = 5.36 CY
 SILT FENCE (0.194 CY/FT)

PROVIDED: 80 LF X 0.194 CY = 15.52 CY OF STORAGE

51

- ASSUME SILT FENCE IS 24" BEYOND TOE OF SLOPE
- ASSUME SLOPE DOES NOT EXCEED 2:1
- ASSUME 18" OF STORAGE DEPTH BEHIND SILT FENCE
 $(1.5')(2.0') + (1.5')(3')(0.5') = 5.25SF$
 $5.25SF \times 1CF = 5.25CF$
 $5.25CF \times (1CY/27CY) = 0.194 CY$
- CLEAN OUT WHEN SILT FENCE = $\frac{1}{3}$ FULL

NOTE: SILT FENCE STORAGE BEING UTILIZED TO LIMIT THE AMOUNT OF DISTURBANCE TO SLOPE.

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

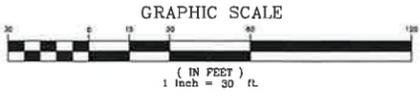
**EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
 CASTLE VIEW HOMES**

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
 16

6 TOTAL DISTURBED AREA= 0.43 AC.

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 WELLS 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: 2089 SQ OF TOTAL CLEARING ALLOWED IS RESERVED FOR FUTURE CLEARING FOR SECONDARY SEPTIC IN CASE OF FUTURE SEPTIC FAILURE/REPLACEMENT.

David W. Bredan, PE
 Division Manager
 Stormwater Management Division
 Cobb County Water System
 770-419-6454

DAVID.BREADAN@COBBCOUNTY.ORG

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.

Category	Lot Area (est)	TOTAL PROPOSED LAND		TOTAL PROPOSED IMPERVIOUS		Total Allowable Clearing in C and D
		DISTURBANC E (SQ FT)	%DISTURBE	IMPERVIOUS (SQ FT)	%	
C	13,224	13224	100.00%	7560	57.17%	0,257
D	53,296	30993	58.15%	5560	10.43%	26,648
E	13,467	0	0.00%	0	0.00%	4,040
F	25,597	0	0.00%	0	0.00%	2,560
	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 2560 SF of impervious from F to D at 1 to 1.5 (2560 x 1.5 = 3840 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. THIS PLAT NAMED HEREON, THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECITATION BY THE SURVEYOR NAME AND SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO THIS ARE EXCEPTED.

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'

2ND SECTION COBB COUNTY, GEORGIA

REVISION BY: DATE: 12/09/22
 CHANGED SEPTIC DESIGN TLW 12/09/22
 REVISED ARC CATEGORIES TLW 12/14/22
 REVISED ARC CATEGORIES TLW 02/27/23

1ST DISTRICT UNIT PHASE
 CASTLE VIEW HOMES RIVERSIDE PARK ESTATES
 I HAVE THIS DATE EXAMINED THE TIA OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (S) IS (ARE) NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP ID: 130600333 EFFECTIVE DATE: 03/24/2013

LAND LOT 74,75,79 BLOCK D
 LOT 11

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. L17#00031

JOB # 76630

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 CHATTAHOOCHE RIVER.
NOTE: RETAINING WALLS SHOWN TO BE DESIGNED BY OTHERS

LEGEND:	
IPS	IRON PIN SET
PPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RE-BAR	REINFORCING BAR
CRB	CARPEN RE-BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LLL	LAND LOT LINE
L	LINE
CMP	CORRUGATED METAL PIPE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
GV	GAS VALVE
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
FC	FENCE CORNER
AF	ACCESS EASEMENT
PROP	PROPOSED
AC	AIR-CONDITIONER
CA	CA POWER MANHOLE
PB	POWER BOX
CA TV	CABLE TELEVISION JUNCTION BOX
TB	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE
BOL	BOLLARD
CONC	CONCRETE
SMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
CB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HW	HEAD WALL
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
SW	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
WV	WATER VALVE
PV	POST INDICATOR VALVE
WM	WATER MEIER
SC	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING
NTS	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CLF CHAIN-LINK FENCE
CTW	CTW CROSS-TIE WALL
HCS	HCS HANDI-CAP SIGN

EROSION AND SEDIMENT CONTROL LEGEND

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

- STRUCTURAL PRACTICES**
- (Sd) 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
 - (S1) RIPRAP OUTLET PROTECTION
 - (Sd2-P) INLET SEDIMENT TRAP (PIGS IN A BLANKET)
 - (Sd1-F) INLET SEDIMENT TRAP (WITH FENCING)
 - (Sd4-C) TEMPORARY SEDIMENT TRAP
 - (Fr) TREE PROTECTION FENCING
 - (SS) EROSION CONTROL MATTING BLANKETS
 - (CWA) CONCRETE WASH AREA
 - (Re) RETAINING WALL
 - (Cd-HB) CHECKDAM HAYBALE
 - (DB) 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
 - (k-980 TW) PROPOSED TOP WALL ELEVATION
 - (978 BW) PROPOSED BOTTOM WALL ELEVATION
 - (DRA) DRAINAGE FLOW ARROWS

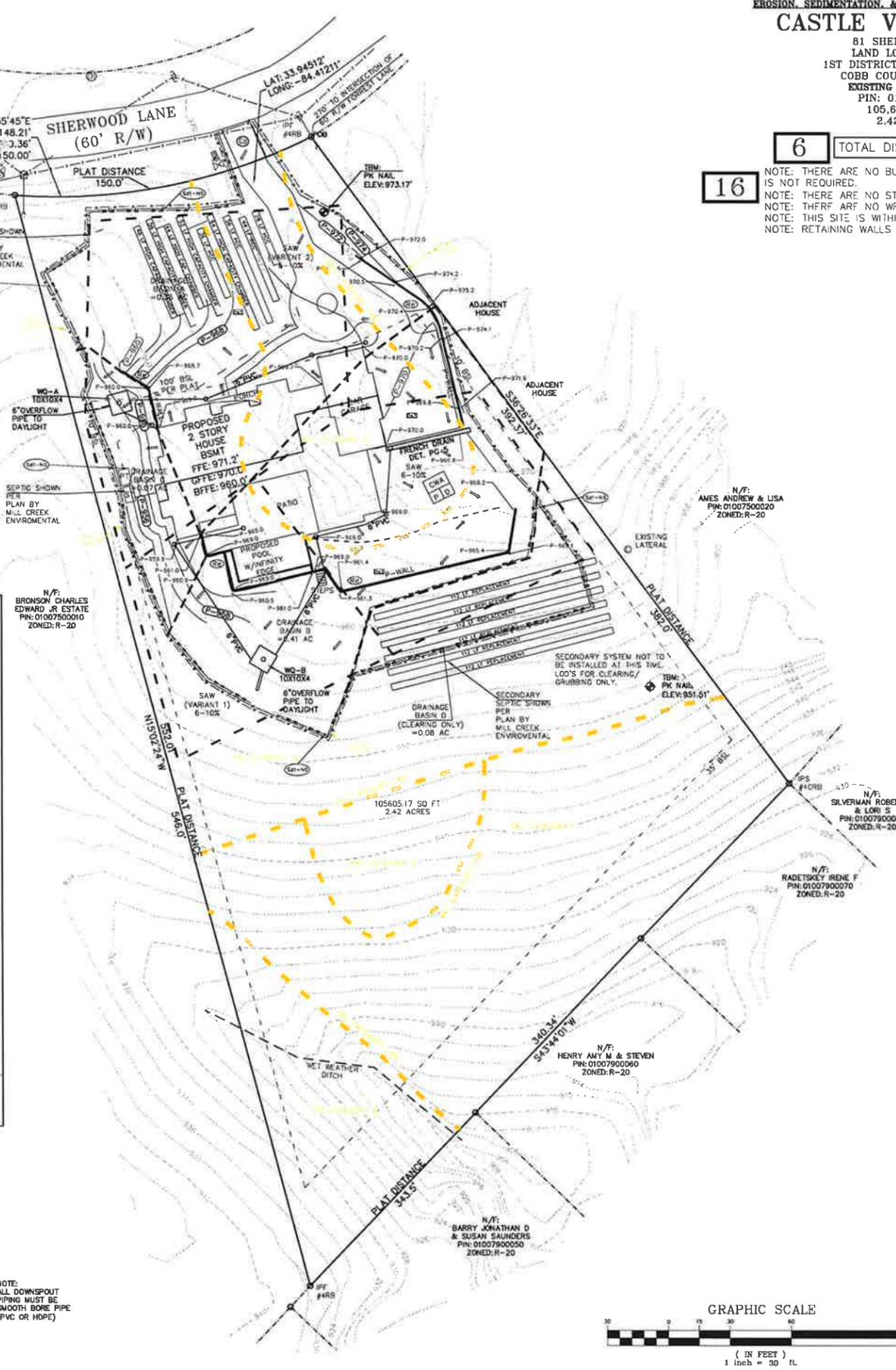
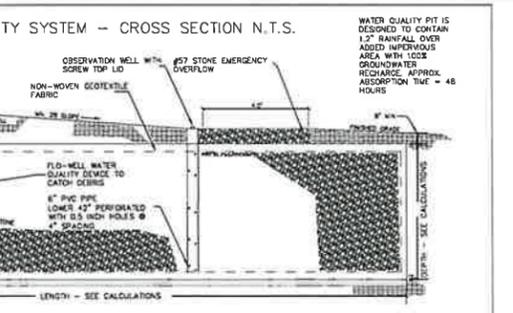
WATER QUALITY MAINTENANCE

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 inflow point.
 - Avoid areas within 10 feet of a building foundation, near slopes, near sapic 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 connection.
 - Test the system with water to confirm gravity flow and stoutness 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 CALCULATIONS

WATER QUALITY AREA A (NORTH)

TOTAL IMPERVIOUS FOR WQ DESIGN: 6,560 SQ FT

RAINFALL TO BE TREATED: 1.2 INCH

WQ = WATER QUALITY VOLUME (CUBIC FEET)

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

$WQ = (1.2 \cdot R \cdot V) / 12 = (1.2 \cdot 0.1616 \cdot 6,560) / 12 = 106.0 \text{ CUBIC FEET (REQUIRED)}$ ✓

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 = 106 FT³ ✓
(10 X 10 X 4 X 0.40) = 160 FT³

NUMBER OF FLO-WELLS IN PIT = 1

ADDITIONAL VOLUME FROM FLO-WELLS 3.8 FT³

VOLUME PROVIDED PER PIT 106 FT³

NUMBER OF PITS = 2 @ 10 X 10 X 4

TOTAL VOLUME PROVIDED = 312.4 FT³ > 106.0 FT³ ✓

WATER QUALITY CALCULATIONS

WATER QUALITY AREA B (SOUTH)

TOTAL IMPERVIOUS FOR WQ DESIGN: 6,560 SQ FT

RAINFALL TO BE TREATED: 1.2 INCH

WQ = WATER QUALITY VOLUME (CUBIC FEET)

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

$WQ = (1.2 \cdot R \cdot V) / 12 = (1.2 \cdot 0.1616 \cdot 6,560) / 12 = 106.0 \text{ CUBIC FEET (REQUIRED)}$ ✓

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 = 106 FT³ ✓
(10 X 10 X 4 X 0.40) = 160 FT³

NUMBER OF FLO-WELLS IN PIT = 1

ADDITIONAL VOLUME FROM FLO-WELLS 3.8 FT³

VOLUME PROVIDED PER PIT 106 FT³

NUMBER OF PITS = 2 @ 10 X 10 X 4

TOTAL VOLUME PROVIDED = 312.4 FT³ > 106.0 FT³ ✓

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 F. PEAY, III
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 000006888
ISSUED: 08/16/2015 EXPIRES: 08/16/2024

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'

REVISION BY DATE
CHANGED SPECIFIC DESIGN TLW 12/09/22
REVISED ARC CATEGORIES TLW 12/14/22
REVISED ARC CATEGORIES TLW 02/27/23

1ST DISTRICT 2ND SECTION
BLOCK D
LOT 11
LAND LOT 74,75,79

CASTLE VIEW HOMES

UNITS: RIVERSIDE PARK ESTATES
SUBDIVISION: RIVERSIDE PARK ESTATES
BLOCK D LOT 11
AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL MAP ID (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS MAP ID: 1308/K0133J EFFECTIVE DATE: 03/04/2013

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. (L14000363)

JOB # 76630

26

SPILL CLEANUP AND CONTROL PRACTICE
Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.

Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, mops, dustpans, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.

All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, state and federal regulations.

FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER) THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802

FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802

FOR SPILLS OF GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA E.P.D. WILL BE CONTACTED WITHIN 24 HOURS.

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

The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum are stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity of greater than 660 gallons. The contractor will need a Spill Prevention Containment and Countermeasures plan prepared by that licensed professional.

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PRODUCT SPECIFIC PRACTICES:

PETROLEUM BASED PRODUCTS - Containers for products such as fuels, lubricants, and tars will be inspected daily for leaks and spills. This includes onsite vehicles and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state waters, natural drains, and storm water inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels, and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

PAINTS/FINISHES/SOLVENTS - all products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

CONCRETE TRUCK WASHING - NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

FERTILIZERS/HERBICIDES - these products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC manual for erosion and sediment control. Any storage of these materials will be under roof in sealed containers.

BUILDING MATERIALS - no building materials will be buried or disposed onsite. All such material will be disposed of in proper waste disposal procedures

- OWNER / DEVELOPER RESPONSIBILITIES
1. Owner/Developer required to complete an NOI form, sign and mail certified 14 days prior to land disturbance.
2. Owner/Developer required to have a firm execute Frontline Surveying's Comprehensive Monitoring Plan.
3. Owner/Developer required to have an on-site Level 1A or Level 1B qualified erosion control manager.
4. Owner/Developer required to call Frontline Surveying within 2 days after initial land disturbance so that we can schedule an "initial Site Inspection of Erosion and Sediment Control Measures" as required by GARI0003.
5. Owner/Developer required to call Frontline Surveying Project Manager if the Erosion, Sedimentation and Pollution Control Plan requires revision by design professional. This includes the addition or modification of sediment basins, as well as, amendments that have a significant effect on BMPs with a hydraulic component.
6. All permittees shall ensure and demonstrate that their Plan is in compliance with applicable State and local waste disposal, sanitary sewer or septic system regulations.
7. Primary permittee shall provide a copy of the plan or portion of the plan applicable to their site, to all secondary permittees.
8. Owner/Developer required to complete an NDT form per requirements in the GARI0003, part VI.
9. THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL, UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

TERTIARY PERMITTEE
I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Table with columns: NAME, ADDRESS, SIGNATURE
Row 1: KOROSH BAGHAEI, 800 MALBEC COURT, CASTLE VIEW HOMES, JOHN'S CREEK, GA, 30022

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
105,606 SQ FT
2.42 ACRES

31

INSPECTIONS
PERMIT No. GAR100003
c. Tertiary Permittee

(1) Each day when any type of construction activity has taken place at a tertiary permittee's site, certified personnel provided by the tertiary permittee shall inspect: (a) all areas used by the tertiary permittee where petroleum products are stored, used or handled for spills and leaks from vehicles and equipment; and (b) all locations at the tertiary permittee site where that permittee's vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(2) Measure and record rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3) Certified personnel (provided by the tertiary permittee) shall inspect at least the following once every seven days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first); (a) disturbed areas of tertiary permittee's construction site; (b) areas used by the tertiary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, or established a crop of annual vegetation and a seeding of target perennials appropriate to the region, the permittee must comply with Part IV.D.4.c.(4). These inspections must be conducted until a Notice of Termination is submitted. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(4) Certified personnel (provided by the tertiary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of their sites that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate to the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measure are effective in preventing significant impacts to the receiving water(s). This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

(5) Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following the inspection.

(6) A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.c.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by the end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2 of this permit. This paragraph is not applicable to utility companies and utility contractors performing only service line installations or when conducting repairs on existing line installations.

33

RETENTION OF RECORDS

Each Tertiary Permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

- a. A copy of all Notices of Intent submitted to EPD;
b. A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit;
c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
d. A copy of all sampling information, results, and reports required by this permit;
e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;
f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
g. Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit.

25

c. OTHER CONTROLS

(1) 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 to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges. Solid materials, including building materials, shall not be discharged to waters of the State, except as authorized by a Section 404 permit.

(2) Off-site vehicle tracking of dirt, soils, and sediments and the generation of dust shall be minimized or eliminated to the maximum extent practical. The Plan shall include the best management practice to be implemented at the site or common development.

(3) Nothing in this permit relieves a permittee from any obligation to comply with all applicable State and local regulations of waste disposal, sanitary sewer, septic and petroleum storage systems.

(4) The Plan shall include best management practices for the remediation of all petroleum spills and leaks as appropriate.

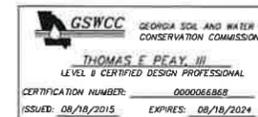
(5) The Plan shall include best management practices for concrete washdown of tools, concrete mixer chutes, hoppers and rear of vehicles. Washout of the drum at the construction site is prohibited.

(6) All permittees are required to minimize the discharge of pollutants from dewatering trenches and excavations. Discharges are prohibited unless managed by appropriate controls.

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



8

3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com
FRONTLINE SURVEYING & MAPPING, INC.
DATE: 03/10/22
SCALE: 1" = 30'
COBB COUNTY, GEORGIA
2ND SECTION
REVISION: CHANGED SEPTIC DESIGN TUL 12/09/22
REVISED ARC CATEGORIES TUL 12/14/22
REVISED ARC CATEGORIES TUL 02/27/23
LAND LOT 74,75,79
LOT 11
BLOCK D
RIVERSIDE PARK ESTATES
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. (SF#200631)
JOB # 76630

GENERAL SOIL AND HYDROLOGY SITE NOTES:

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

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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...

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.

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:

9 THIS PROJECT IS FOR THE CONSTRUCTION OF ONE 2 STORY HOUSE WITH BASEMENT ON ONE LOT WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR...

RECEIVING WATERS:

11 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 DEMARICATION OF THE LIMITS OF DISTURBANCE...

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.

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

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

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

30 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.

37

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.

37

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 GRASSED 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.

Table with 2 columns: Field Name and Value. Includes BUILDER (CASTLE VIEW HOMES), 24 HOUR CONTACT (KOUROSH BAGHAEI), and TERTIARY PERMITTEE (KOUROSH BAGHAEI).

TEMPORARY CONSTRUCTION SCHEDULE table with columns for ACTIVITY, MONTH 1, MONTH 2, MONTH 3, MONTH 4. Lists activities like INSTALL CONST. ENTRANCE, CLEARING & GRUBBING, etc.

GSWCC logo and professional seal for Thomas F. Peay, III, Level 9 Certified Design Professional, Georgia Soil and Water Conservation Commission.

ADDITIONAL E&S NOTES

The design professional who prepared the ES&P Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMP's 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 wooded vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring necessary variances and permits.

14, 15, 17, 18, 19, 20, 21, 38

FRONTLINE SURVEYING & MAPPING, INC. logo and contact information: 3595 Canton Road, Suite 312-272, Marietta, GA 30066. Phone: (678) 355-9905, Fax: (678) 355-9805.

Project information and permit details: DATE 03/10/22, SCALE 1" = 30', REGION COBB COUNTY, GEORGIA, 2ND SECTION, 1ST DISTRICT, BLOCK D, LAND LOT 74,75,79, LOT 11, RIVERSIDE PARK ESTATES. Includes a circular professional seal for Frontline Surveying & Mapping, Inc.

ESPC NOTES

(with temporary seeding)

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR

CASTLE VIEW HOMES

61 SHERWOOD LANE LAND LOTS 74,75,79 1ST DISTRICT - 2ND SECTION COBB COUNTY, GEORGIA EXISTING ZONING: R-20 PIN: 0100700030 105,605 SQ. FT. 2.42 ACRES

54 Ds2 Disturbed Area Stabilization (with temporary seeding)

DEFINITION: The application of temporary vegetative cover with soil seeding for erosion protection on disturbed or bare soils. PURPOSE: To prevent soil erosion and sedimentation from exposed soil surfaces. To protect soil surface from erosion. To prevent sedimentation. To prevent soil compaction. To prevent soil erosion and sedimentation as well as organic matter to permanent vegetation.

54 Ds1 Disturbed Area Stabilization (with mulching only)

DEFINITION: Application of organic or synthetic mulch materials to the soil surface to prevent erosion and sedimentation. PURPOSE: To prevent soil erosion. To prevent sedimentation. To prevent soil compaction. To prevent soil erosion and sedimentation as well as organic matter to permanent vegetation.

54 Ds3 Disturbed Area Stabilization (with permanent seeding)

DEFINITION: The application of permanent vegetative cover with soil seeding for erosion protection on disturbed or bare soils. PURPOSE: To prevent soil erosion and sedimentation from exposed soil surfaces. To protect soil surface from erosion. To prevent sedimentation. To prevent soil compaction. To prevent soil erosion and sedimentation as well as organic matter to permanent vegetation.

Table with 4 columns: SEEDS, RATE (lb/1000 sq ft), RETENTION, REMARKS. Lists various grass and legume seed types and their application rates.

CONSTRUCTION SPECIFICATIONS: Seeding and mulching may be required when hydraulic seeding and mulching equipment is to be used. Seeding and mulching may be required when hydraulic seeding and mulching equipment is to be used.

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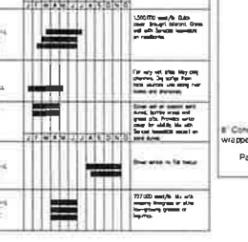
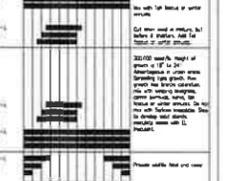
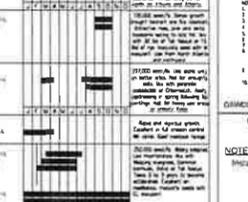
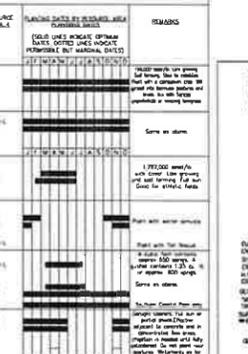
Table with 4 columns: SEEDS, RATE (lb/1000 sq ft), RETENTION, REMARKS. Lists various grass and legume seed types and their application rates.

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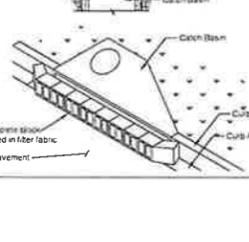
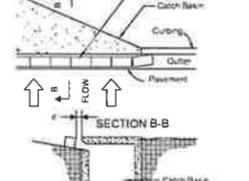
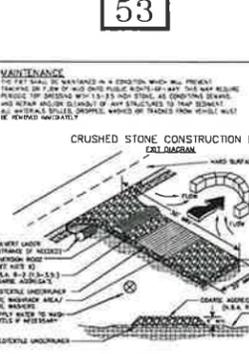
Ds3 PLANTS, PLANTING SITES, AND PLANTING DATES FOR TEMPORARY ZONES OF COMPACTION CHIPS

Table with 4 columns: SEEDS, RATE (lb/1000 sq ft), RETENTION, REMARKS. Lists various grass and legume seed types and their application rates.

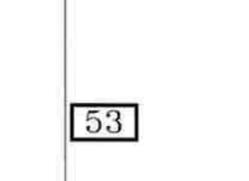
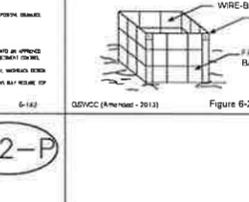
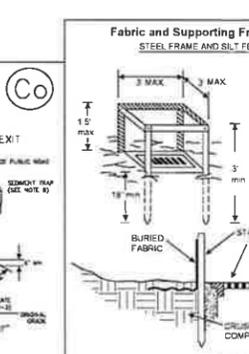
53 CURB INLET FILTER 'PIGS IN BLANKET'



53 CRUSHED STONE CONSTRUCTION EXIT



53 Fabric and Supporting Frame For Inlet Protection



53 DISTURBED AREA STABILIZATION (WITH MULCHING)

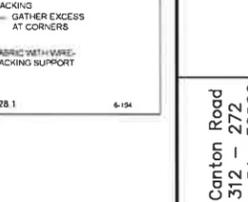


Table with 4 columns: PLAN PAGE, Y/N, 1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR WHICH THE LAND-USE ACTIVITY WAS PERMITTED.

Table with 4 columns: Y/N, 2. LEVEL II CERTIFICATION NUMBER ISSUED BY THE COMMISSION SIGNATURE AND SEAL OF THE CERTIFIED DESIGN PROFESSIONAL.

Table with 4 columns: Y/N, 3. LIMITS OF DISTURBANCE SHALL BE NO GREATER THAN SPECIES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE EPO DISTRICT OFFICE.

Table with 4 columns: Y/N, 4. THE NAME AND PHONE NUMBER OF THE 24-HOUR LOCAL CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS.

Table with 4 columns: Y/N, 5. PROVIDE THE NAME, ADDRESS, EMAIL ADDRESS AND PHONE NUMBER OF THE PRIMARY PERMITTEE OR TERRITORY PERMITTEE.

Table with 4 columns: Y/N, 6. NOTE TO AND DISTURBED ACRES OF THE PROJECT ON PHASE UNDER CONSTRUCTION.

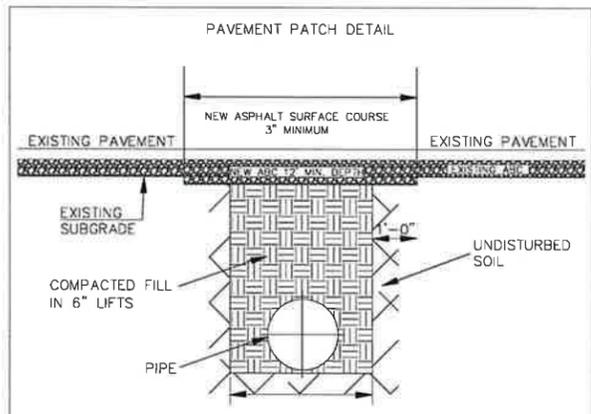
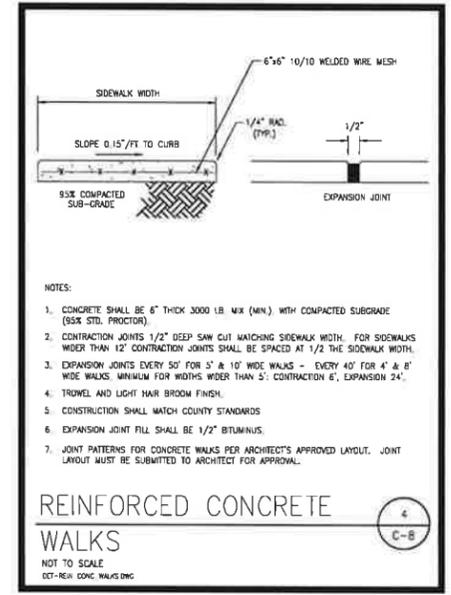
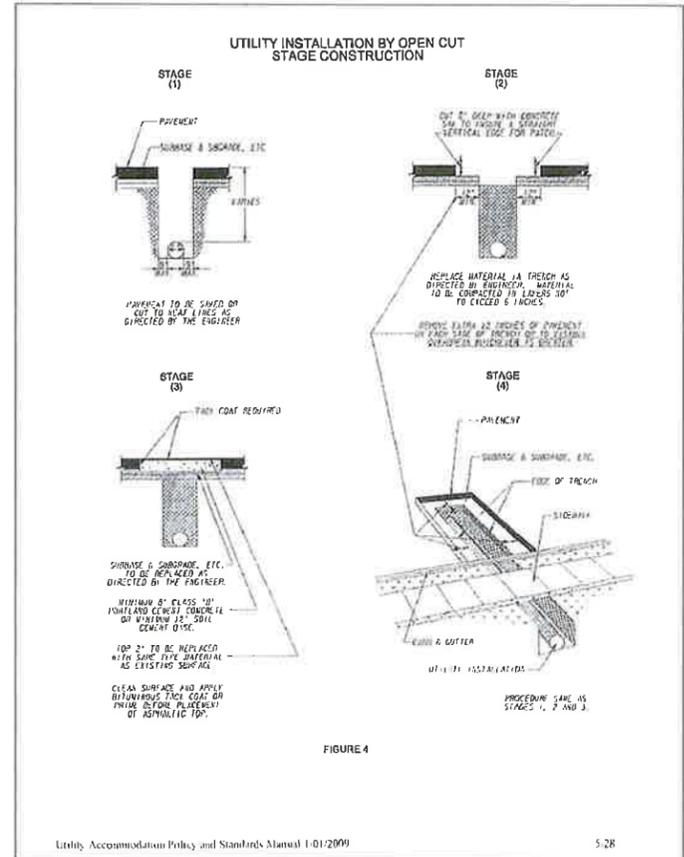
Table with 4 columns: Y/N, 7. PROVIDE THE ERS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES.

BUILDER
CASTLE VIEW HOMES
800 MALBEC CT
JOHNS CREEK, GA, 30022
24 HOUR CONTACT
KOUROSH BAGHAEI
404-293-5555
KB@CASTLEVIEWHOMES.NET
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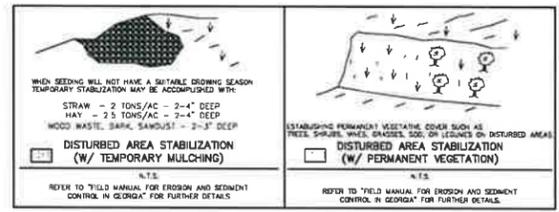
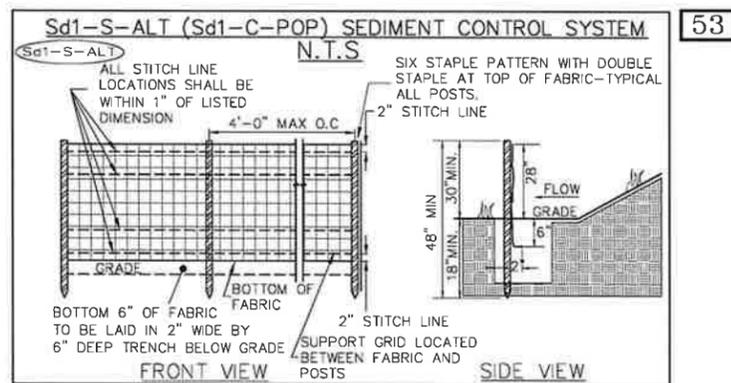
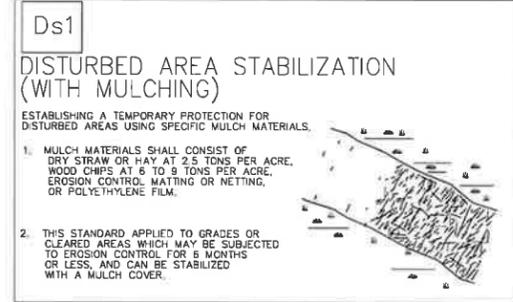
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EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:
CASTLE VIEW HOMES
 81 SHERWOOD LANE
 LAND LOTS 74,75,79
 1ST DISTRICT - 2ND SECTION
 COBB COUNTY, GEORGIA
 EXISTING ZONING: R-20
 PIN: 01007900030
 105,605 SQ FT
 2.42 ACRES



NOTES:

- IN GDOT-MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
- THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
- THE TRENCH SUBGRADE MATERIAL SHALL BE BACK-FILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY GDOT.
- THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% IF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY GDOT.
- THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
- THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
- THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
- NO HAND PITCHING ALLOWED.
- PAVEMENT CUTS WITHIN GDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.
- REFER TO CITY OF ROSWELL STANDARDS FOR TRENCHES AND PIPE BEDDING, FOR ADDITIONAL DETAILS.



52

Du DUST CONTROL ON DISTURBED AREAS

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

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

METHOD AND MATERIALS:

A. TEMPORARY METHODS

MULCHES. SEE STANDARD Ds1-DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD Td-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOLOR OR TERRATAK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE STANDARD Ds2-DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES. THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD Td-TACKIFIERS AND BINDERS.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

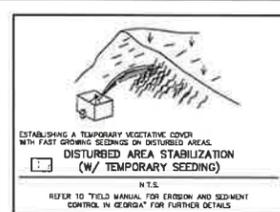
CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

B. PERMANENT METHODS

PERMANENT VEGETATION. SEE STANDARD Ds3-DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSION RESISTANT SOIL. SEE STANDARD Td-TACKIFIERS AND BINDERS.

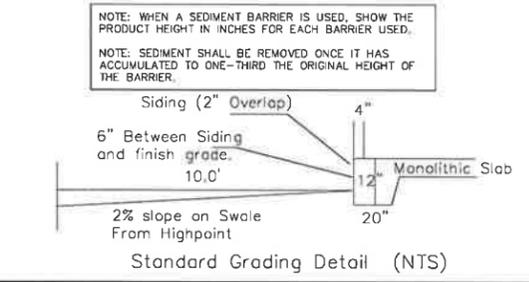
STONE COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD Cr-CONSTRUCTION ROAD STABILIZATION.



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS E. PRAY, III
 LEAD & CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER: 000006688
 ISSUED: 08/18/2015 EXPIRES: 08/18/2024

SHEET 9 OF 13



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 Marietta, GA 30066
 Ph: (678) 355-9905
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FRONTLINE SURVEYING & MAPPING, INC.

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

REVISION

NO.	DATE	DESCRIPTION
1	12/09/22	CHANGED SPEC DESIGN
2	12/14/22	REVISED ARC CATEGORIES
3	02/27/23	REVISED ARC CATEGORIES

2ND SECTION

1ST DISTRICT

CASTLE VIEW HOMES

LAND LOT 74,75,79

LOT 11

BLOCK D

RIVERSIDE PARK ESTATES

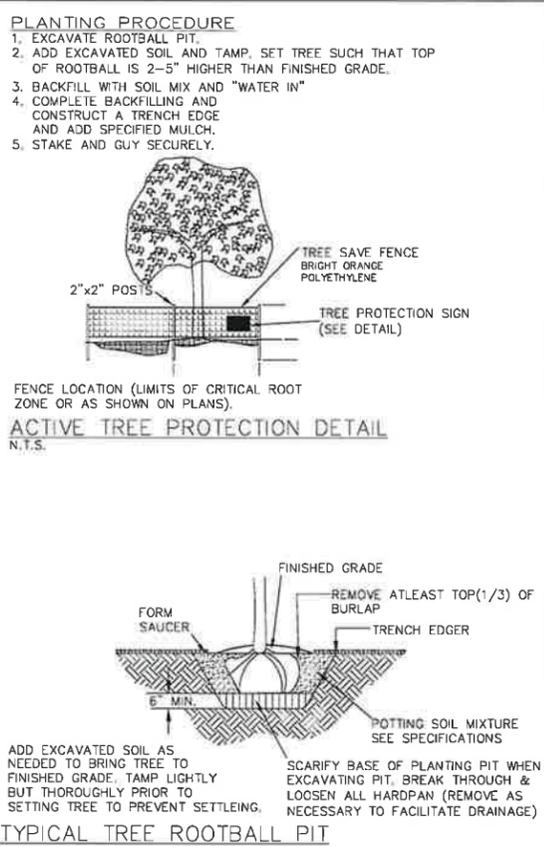
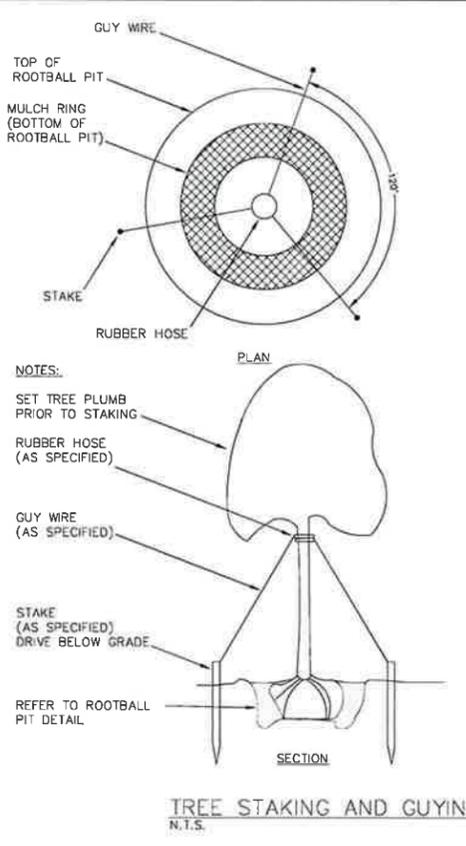
PHASE

I HAVE THIS DATE EXAMINED THE TIA OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL MAP IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

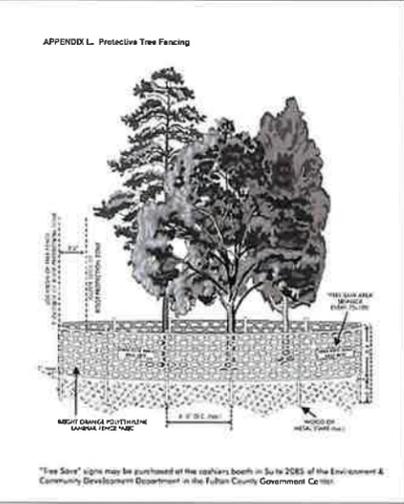
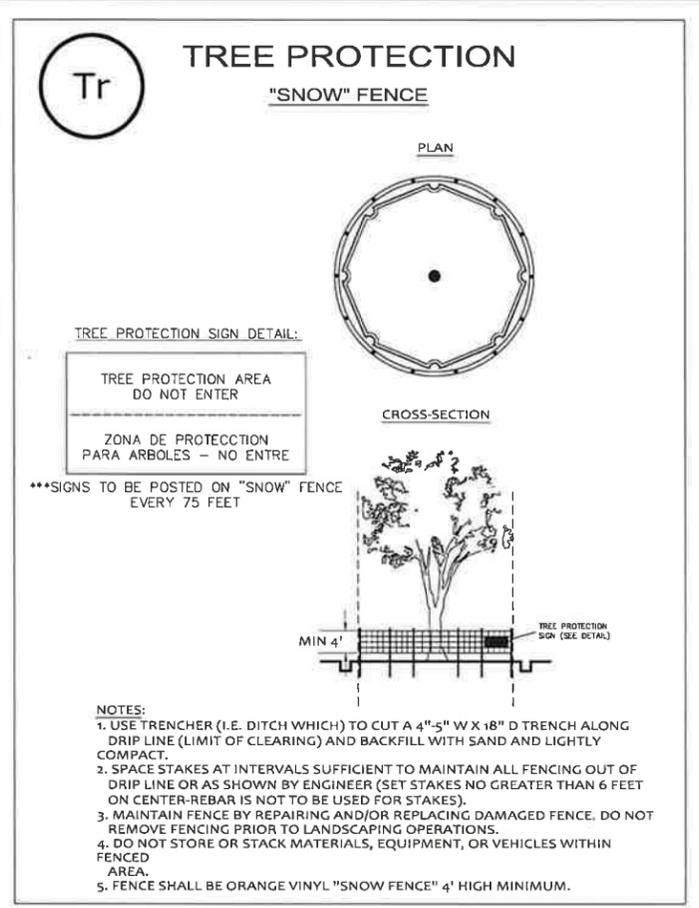
MAP ID: 2300200333 EFFECTIVE DATE: 03/09/2013

GEORGIA PROFESSIONAL SURVEYOR & MAPPING, INC. LICENSE NO. 1000000000

JOB # 76630



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



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

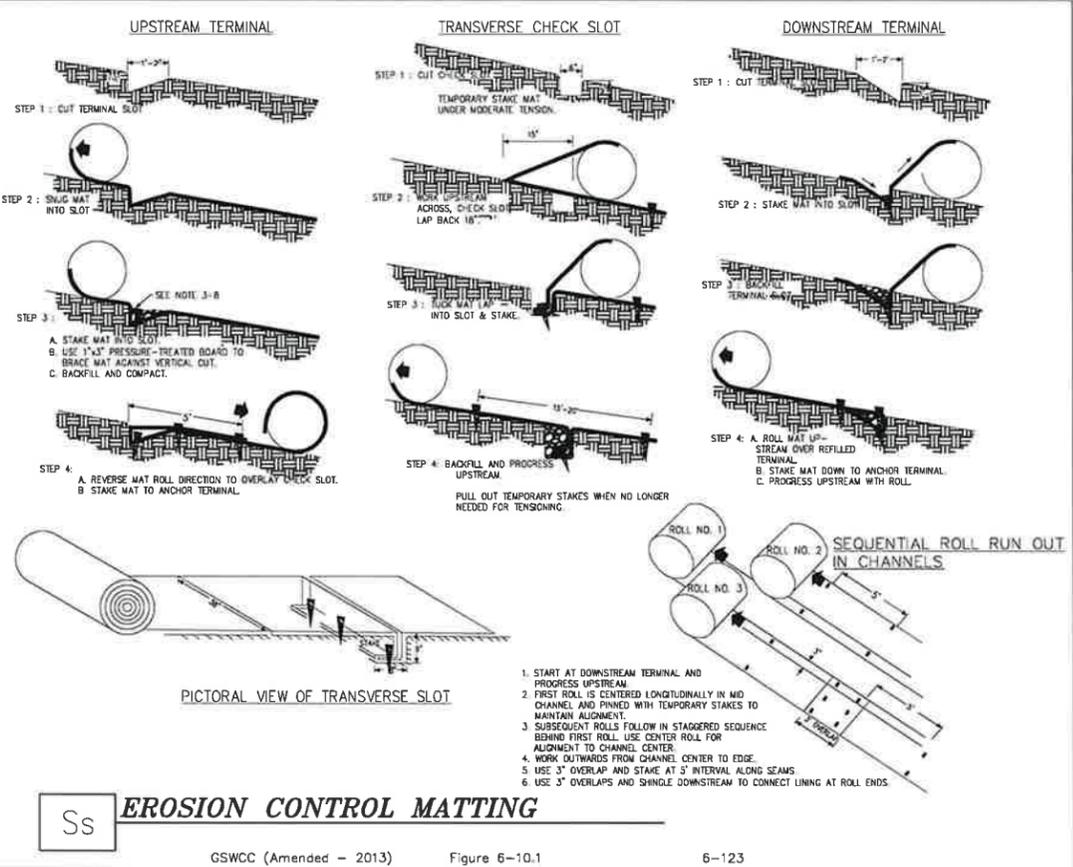
*REPLANTING MUST MEET MINIMUM STANDARD FOR NURSERY STOCK (ANSI Z60.1, 1980).

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.



Ss **EROSION CONTROL MATTING**

2

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS F. PEAY III
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 000006888

ISSUED: 08/18/2015 EXPIRES: 08/18/2024

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FRONTLINE SURVEYING & MAPPING, INC.
www.frontlinesurveying.com

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

COBB COUNTY, GEORGIA

REVISION: CHANGED SEPTIC DESIGN TLW 12/09/22
REVISED ARC CATEGORIES TLW 12/14/22
REVISED ARC CATEGORIES TLW 02/27/23

2ND SECTION

1ST DISTRICT

CASTLE VIEW HOMES

74,75,79

LOT 11

RIVERSIDE PARK ESTATES

PHASE

I HAVE THIS DATE EXAMINED THE "TA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL MAY BE NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAY 10, 2009 (700133) EFFECTIVE DATE: 03/04/2013

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSP #00031

DATE: 03/10/22

DATE: 03/10/22

SHEET 10 OF 13

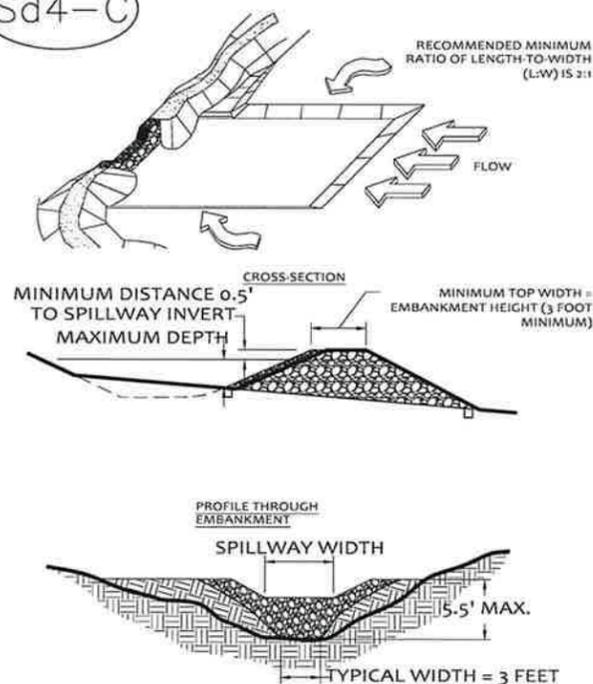
JOB # 76630

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT CONTROL MANUAL

ROCK OUTLET

Sd4-C



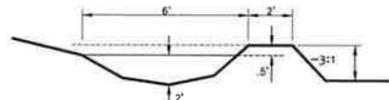
53

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

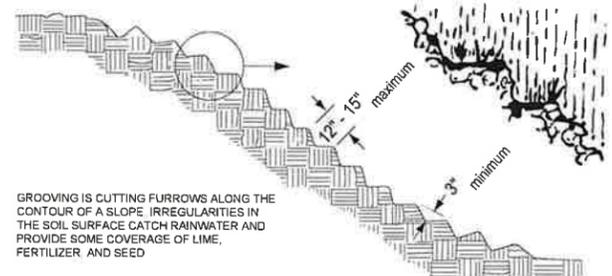
CASTLE VIEW HOMES

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

CHANNEL STABILIZATION (Ch-V)

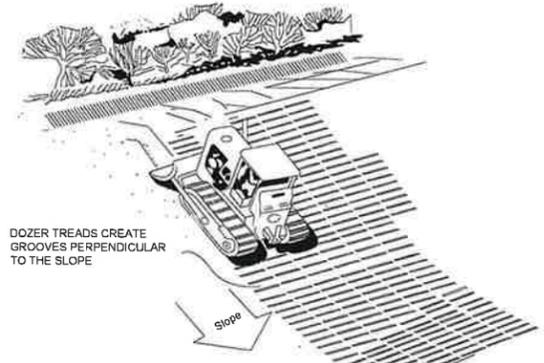


Temporary erosion control blankets or sod shall be used on all channels and concentrated flow areas to aid in the establishment of the vegetated lining. If a vegetated lining is desired in a channel with velocities between 5-10 ft/sec, permanent soil reinforcement matting shall be used. Refer to specifications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



GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME COVERAGE OF LIME, FERTILIZER AND SEED

GROOVING SLOPES



DOZER TREADS CREATE GROOVES PERPENDICULAR TO THE SLOPE

TRACKING

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 LOOSENED 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

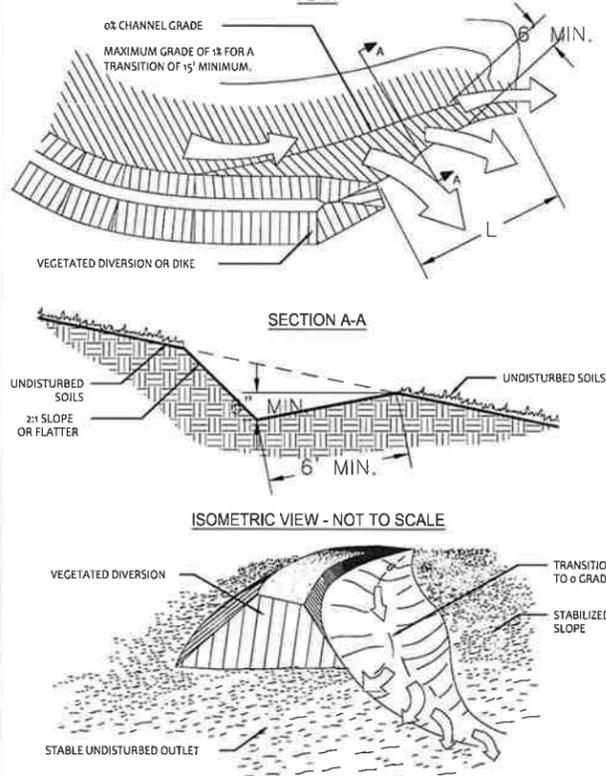
ROUGHENING WITH TRACKED MACHINERY ON CLAY SOILS IS NOT RECOMMENDED UNLESS NO ALTERNATIVES ARE AVAILABLE. UNDUE COMPACTION OF SURFACE SOIL RESULTS FROM THIS PRACTICE. SANDY SOILS DO NOT COMPACT SEVERELY AND MAY BE TRACKED. IN NO CASE IS TRACKING AS EFFECTIVE AS THE OTHER ROUGHENING METHODS DESCRIBED. 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

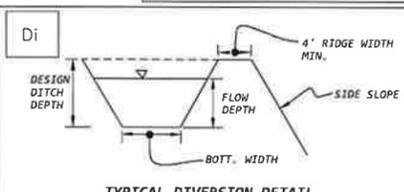
ROUGHENED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO OBTAIN OPTIMUM SEED GERMINATION AND SEEDLING GROWTH. REFER TO SPECIFICATIONS DS1, DS2, DS3, AND DS4 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY, TEMPORARY SEEDING, PERMANENT VEGETATION, AND SODDING), RESPECTIVELY.

Su SURFACE ROUGHENING

LEVEL SPREADER PLAN



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	



TYPICAL DIVERSION DETAIL

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.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

THOMAS F. PEAY, III

LEVEL 3 CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 00006868

ISSUED: 08/18/2015 EXPIRES: 08/18/2024

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FRONTLINE SURVEYING & MAPPING, INC.

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

REVISION: COBB COUNTY, GEORGIA

CHANGED SEPTIC DESIGN: TLW 12/09/22
REVISED ARC CATEGORIES: TLW 12/14/22
REVISED ARC CATEGORIES: TLW 03/07/23

2ND SECTION
1ST DISTRICT
BLOCK D
LAND LOT 11
74,75,79
RIVERSIDE PARK ESTATES
PHASE 1
I HAVE THIS DATE EXAMINED THE "TIA OPTICAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLATING ONLY THE REFERENCE PARCEL MAP IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID: 15082001333 EFFECTIVE DATE: 03/04/2013

CASTLE VIEW HOMES

THOMAS F. PEAY, III
PROFESSIONAL SURVEYOR
EDWARD PEAY, II
EDWARD PEAY, III

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LP #000631

JOB # 76630

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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

BUILDER	4
CASTLE VIEW HOMES	
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TERTIARY PERMITTEE	
KOUROSH BAGHAEI	
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KB@CASTLEVIEWHOMES.NET	

Disturbed Area Stabilization (With Temporary Seeding)

GENERAL
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.

SOIL CONDITIONS
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.

TREATMENT AND SPECIFICATIONS

CONVENTIONAL SEEDING EQUIPMENT

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 CULTIPACKER-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'S
MULLED COMMON BLUEGRASS	10 LBS.	3/1-6/15
FESCUE	50 LBS.	9/1-10/31
FESCUE	50 LBS.	9/1-10/31
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

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

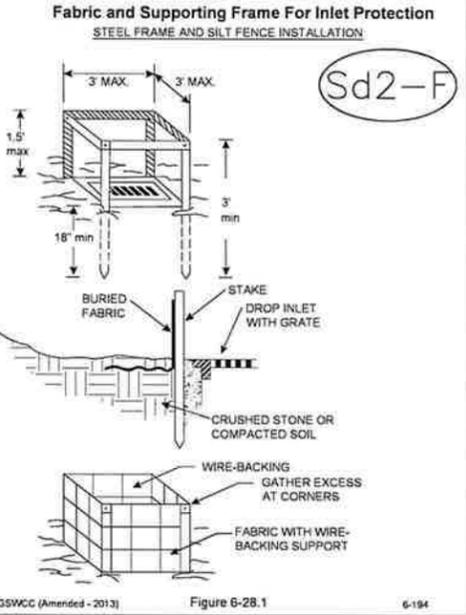
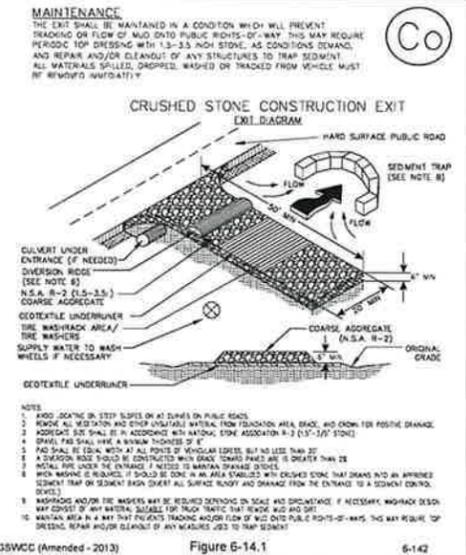
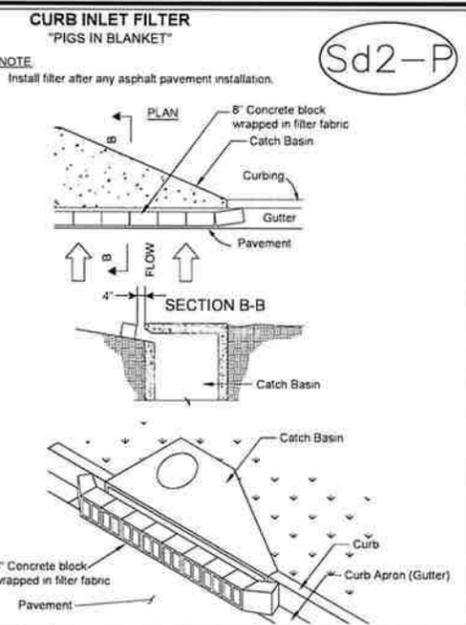
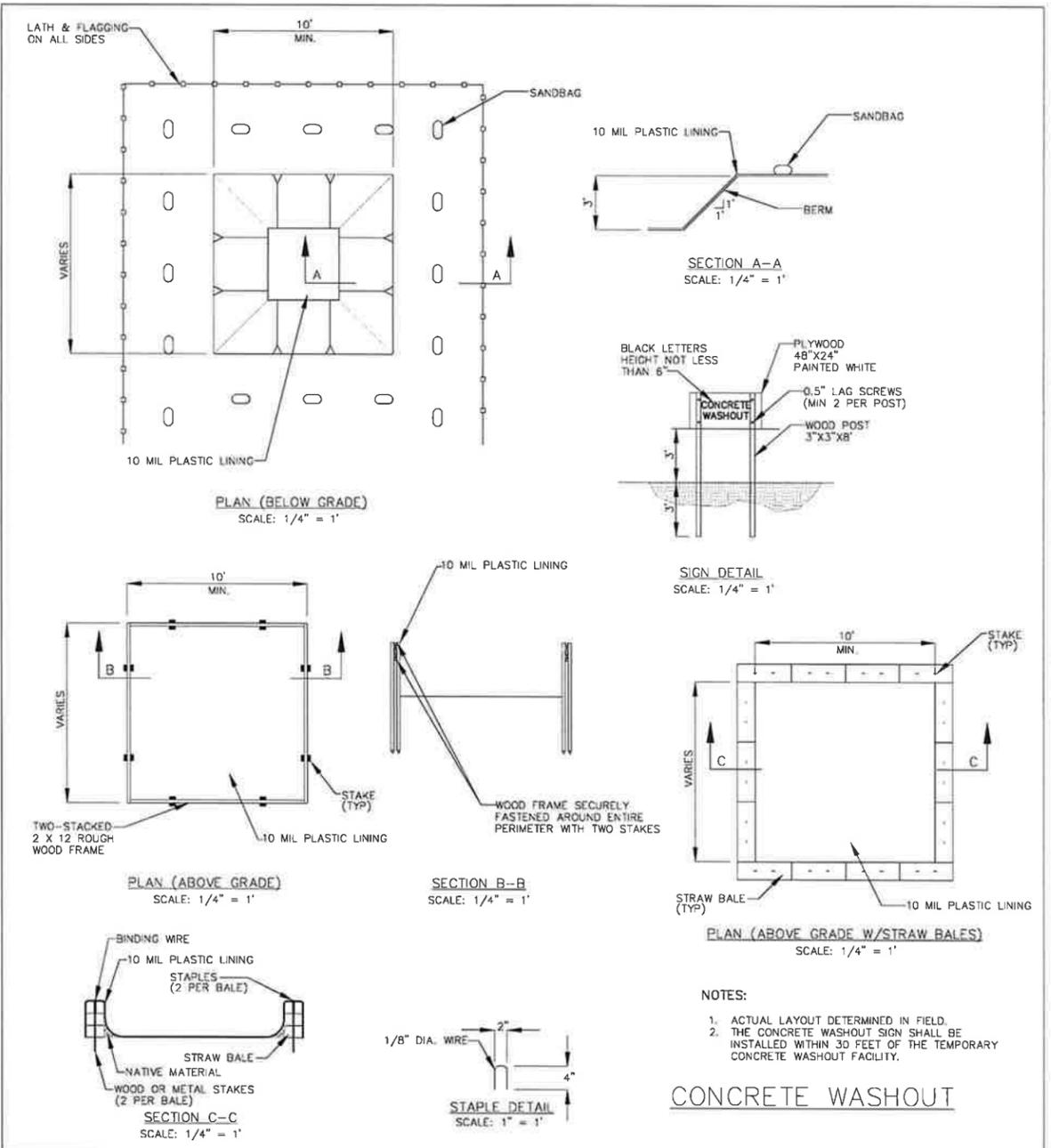
THE EROSION AND SEDIMENTATION CONTROL IMPLEMENTATION IS CRUCIAL TO THE SUCCESS AND PERFORMANCE OF THE PLAN. EROSION CONTROL BY NATURE IS DYNAMIC AND MAY REQUIRE ADDITIONAL PREVENTIVE MEASURES NOT SHOWN HEREIN.

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



53

53

53

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FRONTLINE SURVEYING & MAPPING, INC.

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

COBB COUNTY, GEORGIA

2ND SECTION
1ST DISTRICT
BLOCK D
LOT 11

LAND LOT 74.75,79

CASTLE VIEW HOMES

RIVERSIDE PARK ESTATES

PHASE 1

I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (8' NOD) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 1308200333 EFFECTIVE DATE: 03/05/2013

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. (S# 000683)

JOB # 76630

27

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

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 OR 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.
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.
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.
3) RUNOFF BEYOND SECONDARY STORAGE AREAS SHOULD BE DIVERTED TO EROSION CONTROL BMP'S.
4) PROVIDE BARRIERS AROUND LIQUID STORAGE AREAS TO PREVENT DAMAGE FROM VEHICLES OR EQUIPMENT.
5) ADDITIONAL REQUIREMENTS ARE INCLUDED IN THE PLAN FOR OIL/PETROLEUM STORAGE. INSPECT DAILY FOR LEAKS AND SPILLS.
6) 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.
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.
6) INSPECT SOLID WASTE DISPOSAL AREAS DAILY TO ENSURE THERE ARE NO LEAKS OR SPILLS.
7) THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
8) 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.
9) 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.
10) 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.

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.

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.
2) MUST HAVE THE Cw BMP INSTALLED IN ACCORDANCE WITH PLAN REQUIREMENTS AND DETAILS.
3) PREVENT WASHDOWN WATER FROM FLOWING OUT OF THE WASHDOWN AREA.
4) USE THE MINIMUM AMOUNT OF WATER TO WASH DOWN TOOLS, MIXER CHUTES, HOPPERS, AND THE REAR OF ANY VEHICLES.
5) REMOVE ANY CONCRETE SEDIMENT FROM THE AREA SURROUNDING THE WASHOUT AREA BEFORE IT HARDENS.
6) NEVER DISCHARGE OR DUMP RAW, EXCESS OR WASTE MATERIALS, SLURRY, OR RINSE WATER INTO A STORMWATER DRAIN, DRAINAGE DITCH, OR SURFACE WATER.

PETROLEUM / OIL PRODUCTS

- 1) INSPECT VEHICLES AND EQUIPMENT DAILY FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
2) THERE SHALL BE NO ON-SITE STORAGE OF PETROLEUM FOR FUELING. MOBILE PETROLEUM TRUCKS SHALL BE USED TO FUEL CONSTRUCTION EQUIPMENT ON-SITE.
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.
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.

27

FERTILIZERS

- 1) FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER.
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.

FUNGICIDES/PESTICIDES

- 1) DO NOT MIX OR PREPARE PESTICIDES OR FUNGICIDES NEAR A STORMWATER DRAIN, DRAINAGE DITCH, OR SURFACE WATER.
2) READ AND FOLLOW THE LABEL DIRECTIONS AND APPLY ALL FUNGICIDES AND PESTICIDES AS DIRECTED.
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.

PAINT PRODUCTS

- 1) ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.
2) FOR WATER-BASED PAINTS, CLEAN PAINTING EQUIPMENT IN A SINK OR BASIN CONNECTED TO THE SANITARY SEWER OR IN THE CONCRETE WASHOUT AREA.
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.

SPILL CLEANUP AND CONTROL

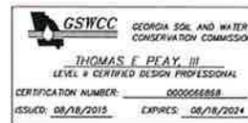
- FOR SPILLS THAT IMPACT SURFACE WATER, OR FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT (800) 426-2675.
FOR SPILLS LESS THAN 25 GALLONS WITH NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
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.
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.

Table with 2 columns: Field Name and Value. Fields include BUILDER (CASTLE VIEW HOMES), 24 HOUR CONTACT (KOUROSH BAGHAEI), and TERTIARY PERMITTEE (KOUROSH BAGHAEI).

4

5

2



SHEET 13 OF 13

Project information block including address (3595 Canton Road), contact info (355-9805), date (03/10/22), scale (1" = 30'), and various permit and revision details.



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 ^{BR} # 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 ^{OR} Gals Dosing Tank 1500 Gals ATU Tank _____ Gals Grease Trap _____ Gals
1500 + 700
 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

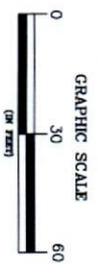
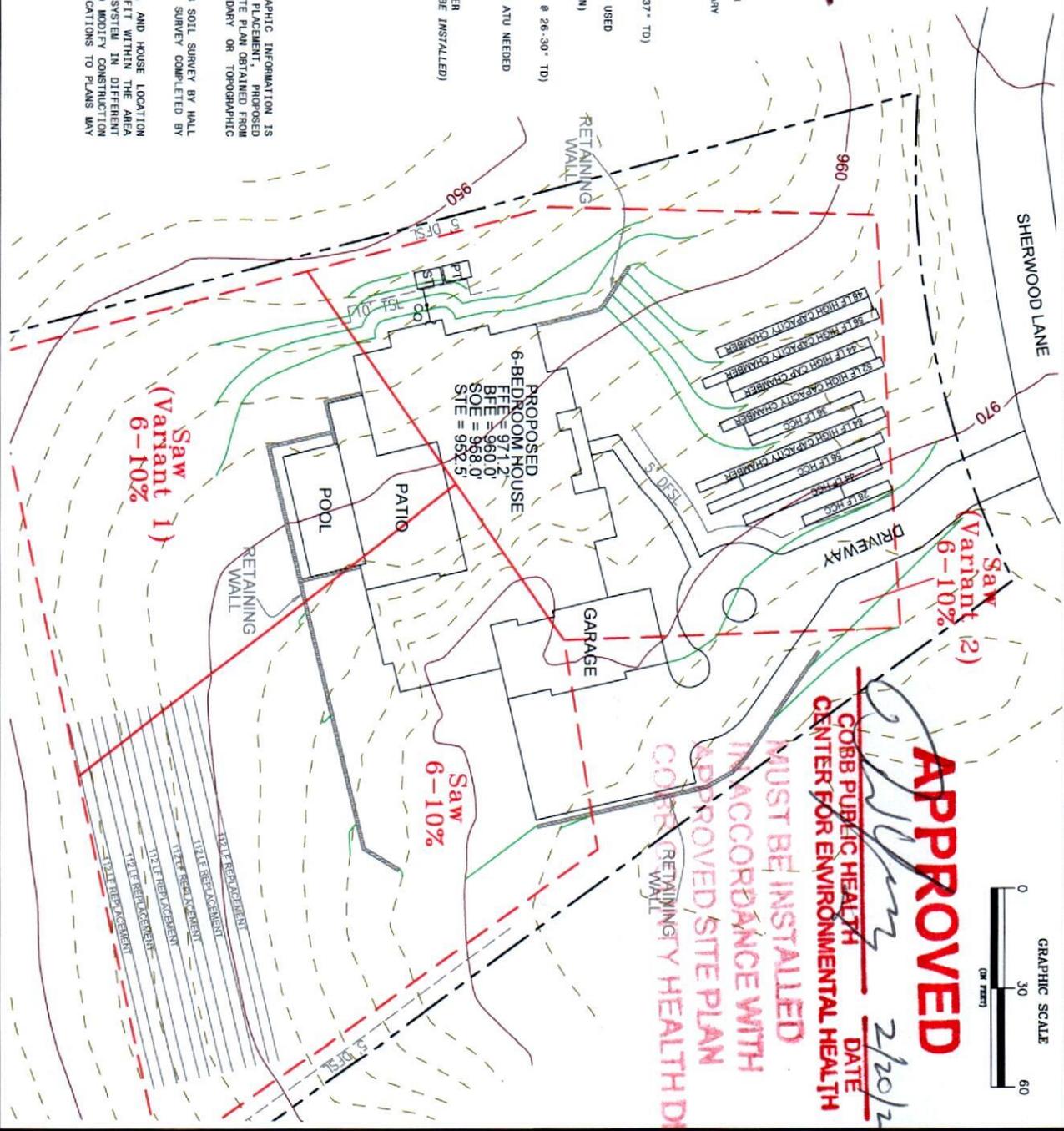
- LEGEND**
- BSL = BUILDING SETBACK LINE
 - TSL = TANK SETBACK LINE
 - DFSL = DRAIN FIELD SETBACK LINE
 - ST = SEPTIC TANK
 - PT = PUMP TANK
 - DB = DISTRIBUTION BOX
 - CO = CLEANOUT
 - FRE = FINISHED FLOOR ELEVATION
 - BFE = BASEMENT FLOOR ELEVATION
 - SOE = STUB OUT ELEVATION
 - SIE = SEPTIC TANK ELEVATION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

- SEPTIC SYSTEM DESIGN BASIS**
- 1. 500-GAL. TANK WITH EFFLUENT FILTER (INCREASE VOLUME BY 50% IF GARBAGE DISPOSAL WILL BE INSTALLED)
 - 2. 1,500-GAL. PUMP TANK
 - 3. 2.500-GAL. SQUARE FOOTAGE
 - 4. 3,200 SOFT
 - 5. 4,200 SOFT

- REPLACEMENT ABSORPTION FIELD**
- 6 BEDROOMS AT 55 WPT (Saw Variant 2) SOILS @ 26-37" TD
 - 325 SF/BEDROOM X 6 BEDROOMS = 1,950 SF
 - 125 SF/3 FT FRENCH WIDTH = 650 SF
 - 31,950 SF / 3 FT FRENCH WIDTH = 10,650 LF
 - 31,950 SF / 3 FT FRENCH WIDTH = 10,650 LF
 - 0.65 650 LF @ 1,225 LF
 - 422.5 LF OF PRIMARY WITH PUMP NEEDED (448 LF SHOWN)

- SEPTIC TANK**
- 1. 500-GAL. TANK WITH EFFLUENT FILTER (INCREASE VOLUME BY 50% IF GARBAGE DISPOSAL WILL BE INSTALLED)
 - 2. 1,500-GAL. PUMP TANK
 - 3. 2.500-GAL. SQUARE FOOTAGE
 - 4. 3,200 SOFT
 - 5. 4,200 SOFT

- 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

DATE: 2/20/25

MUST BE INSTALLED IN ACCORDANCE WITH APPROVED SITE PLAN

COBB COUNTY HEALTH DEPT

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

MILL CREEK ENVIRONMENTAL

4055 Highway 53 East
Dawsonville, GA 30534
Phone: 706-579-1407
Fax: 706-516-4916

PARCEL:	01007900030
CITY:	Marietta
COUNTY:	Cobb
STATE:	Georgia
JOB NUMBER:	SA-22581-2
DATE:	10/27/2022
DESIGN:	DESIGNED
DATE:	11/14/21
BY:	DRINKWATER
DATE:	REVISION
BY:	



February 20, 2023

Castle View Homes
800 Malbec Court
Johns Creek, Georgia 30022

ATTENTION: Kourosch Baghaei
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

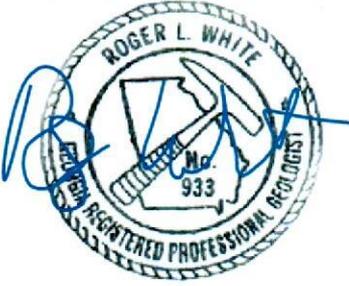
COUNTY: Cobb DATE: October 10, 2022
CONTACT: Mr. Kourosh Baghaei
SITE LOCATION ADDRESS: 81 Sherwood Lane SE, Marietta, Georgia 30067
PHONE NUMBER: 404-293-5555
SCALE: 1" = 60'

SOIL PROPERTIES

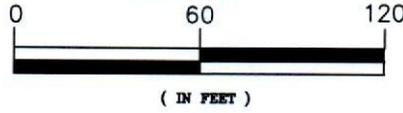
SOIL SERIES ⁽²⁾ <i>(SEE SUITABILITY CODES)</i>	SLOPE ⁽¹⁾ <i>(RANGES OF SOIL TYPE)</i>	BEDROCK/ REFUSAL LAYER ⁽¹⁾ <i>(INCHES BGS)</i>	DEPTH TO ⁽¹⁾ SEASONAL HIGH H ₂ O TABLE <i>(INCHES BGS)</i>	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH <i>(MIN/INCH)</i>	RECOMMENDED ⁽¹⁾⁽³⁾ TRENCH DEPTH <i>(INCHES BGS)</i>	SUITABILITY ⁽⁵⁾ CODE
	<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

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



GRAPHIC SCALE



LEGEND

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

PROPERTY SIZE: 2.4 ACRES
TOTAL SURVEY AREA: 1 ACRE

Sherwood Lane

Parcel ID: 01007900030

Parcel ID: 01007900020

Parcel ID: 01007500010

Saw
(Variant 2)
6-10%

TP-1
R 53"

TP-2
R 52"

Saw
6-10%

TP-4
R 44"

TP-3
R 61"
Saw
(Variant 1)
6-10%

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		

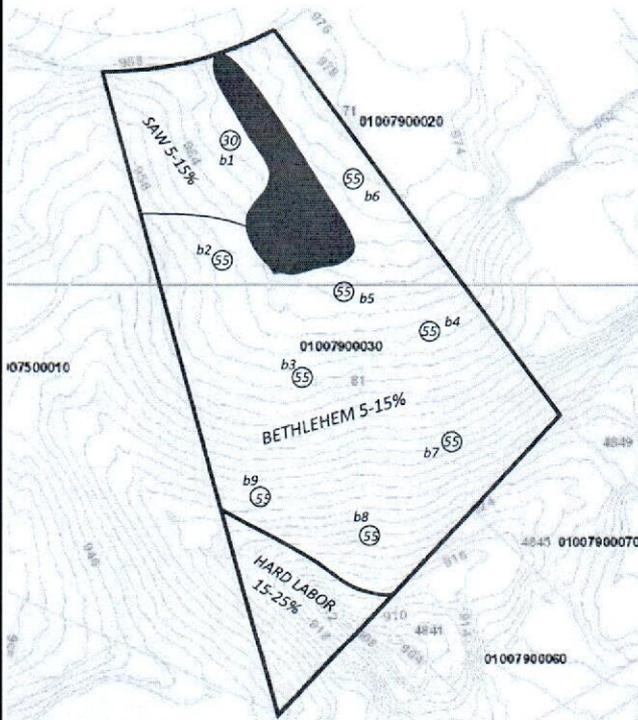
SOIL PROPERTIES						
SOIL SERIES SEE SUITABILITY CODES DEFINITIONS	SLOPE % (RANGES)	DEPTH TO BEDROCK	DEPTH TO SEASONAL HIGH H ₂ O TABLE (INCHES)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (MIN. / IN.)	RECOMMENDED TRENCH DEPTH	SUITABILITY CODE
BETHLEHEM	0-15%	>55"	>55"	55	24-31"	A
HARD LABOR	0-25%	>50"	>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
SHEET: 1 OF 1	DATE: 10-20-2021	FILE NAME: SHERWOOD LANE 81 LEVEL3FINAL