

REGIONAL REVIEW FINDING

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

DATE: MAY 1, 2023

TO: CHAIRWOMAN LISA CUPID, Cobb County Commission
ATTN TO: ANDREW HEATH, P.E., Cobb County
FROM: Anna Roach, Executive Director, Atlanta Regional Commission



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

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

Submitting Local Government: Cobb County

Date Opened: April 19, 2023

Date Closed: May 1, 2023

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

Additional Comments: No other comments were received.

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
COBB COUNTY
CITY OF ROSWELL

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

CHATTAHOOCHEE RIVERKEEPER
HISTORIC RIVERLINE
CITY OF SMYRNA
CITY OF SANDY SPRINGS

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

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

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

6. Related Chattahoochee Corridor Development:

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

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

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

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

7. How Will Sewage from this Development be Treated?

A. Septic tank ✓

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

B. Public sewer system _____

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

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

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

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

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

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

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

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

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

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

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

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

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

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

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

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

____ Existing vegetation plan.

____ Proposed grading plan.

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

____ Approved erosion control plan.

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

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:



Kousor 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 Elected 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 (NAVD88)
- 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 THOSE 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) BEAR WITH PINK CAPS MARKED "PLS 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/GPS NETWORK.
- ANGULAR ERROR: 09 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:8.311.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:4,329,330.
- THE TRANCHE 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 COVER 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.

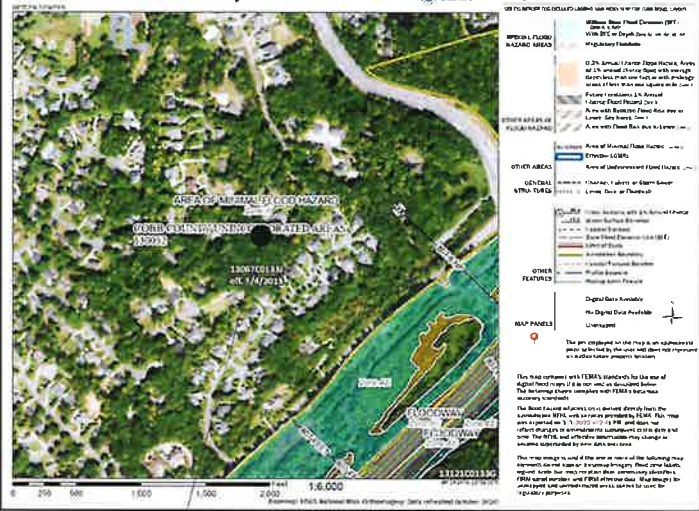
NOTE: RETAINING WALLS TO BE DESIGNED BY OTHERS

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

National Flood Hazard Layer FIRMette



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 NPDES PERMIT NO. GAR 100003.

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.

03/08/23

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

UTILITIES PROTECTION CENTER, INC.
Call FREE
THROUGHOUT GEORGIA
1-800-292-7411
OUT-OF-STATE: CALL COLLECT (404)323-5000
THREE WORKING DAYS BEFORE YOU DIG
IT'S THE LAW

GSWCC
GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
THOMAS E. PEAY, II
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 000006668
ISSUED: 08/18/2015 EXPIRES: 08/18/2024

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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.

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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 THIS 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

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SHEET INDEX

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PAGE 7 EROSION CONTROL ACTIVITY NOTES
PAGE 8 TERTIARY CHECKLIST AND EROSION CONTROL DETAILS
PAGE 9-13 EROSION CONTROL AND CONSTRUCTION DETAILS

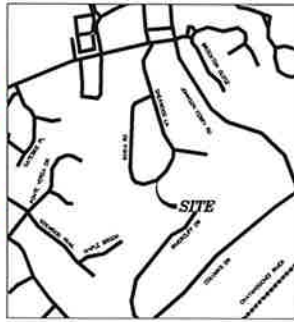
COBB COUNTY NOTES:

- Erosion control practices must comply with the minimum best management practices for erosion control, Cobb Co. Code Sec. 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 2:1 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 have 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."

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.

Signature: *Frank G. Heath* 4/1/2023
Title: *Permit*



VICINITY MAP
N.T.S.

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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

1ST DISTRICT
BLOCK D

LAND LOT 74,75,79
LOT 11

CASTLE VIEW HOMES

RIVERSIDE PARK ESTATES

PHASE 1

DATE: 03/08/23

DATE: 03/08/23

NO U.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THE PLAT IS NOT A FINAL PLAT. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR. NAMING OF PERSONS OR ENTITY WITHOUT EXPRESS REPERIFICATION BY THE SURVEYOR IS A VIOLATION OF THE PROFESSIONAL SURVEYOR'S ETHICS. NO SERVICE SHALL BE PROVIDED TO ANY ENTITY WITHOUT A WRITTEN PERMITS. COPIES OF THIS PLAT SHALL BE PROVIDED TO THE CITY ARBORIST. NO COPIES OF THIS PLAT SHALL BE PROVIDED TO ANY ENTITY WITHOUT A WRITTEN PERMITS. COPYRIGHT © 2023 FRONTLINE SURVEYING AND MAPPING, INC. ALL RIGHTS RESERVED.

LEGEND:	
IPF	IRON PIN SET
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR
CRB	CAPPED REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT LINE
R	RADIUS
C	CORNER
PP	POWER POLE
OV	GAS VALVE
DM	DRAINAGE MANHOLE
LP	LAMP POLE
SS	SANITARY SEWER
FC	FENCE CORNER
AE	ACCESS EASEMENT
PROP	PROPOSED
BO	BOILER
CB	CABLE
TV	TELEVISION
PB	POWER BOX
APP	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HANDY-CAP
CMF	CONCRETE MONUMENT FOUND
Z	OVERHEAD UTILITY LINE(S)
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DMCB	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
DE	FIRE HYDRANT
WV	WATER VALVE
PV	POST INDICATOR VALVE
WM	WATER METER
CO	C/O
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE
SWC	SINGLE WING CATCH BASIN
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CLF CHAIN-LINK FENCE
CTW	CTW CROSS-TIE WALL
HCS	HANDY-CAP SIGN

EROSION AND SEDIMENT CONTROL LEGEND
(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 2018 EDITION)

STRUCTURAL PRACTICES
Co CONSTRUCTION EXIST

- Sd1-Sd11 SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
- TF-TF-1F TREE PROTECTION FENCING
- LD-LD-LD LIMITS OF DISTURBANCE
- ST RIPRAP OUTLET PROTECTION
- Sd2-P INLET SEDIMENT TRAP (PIGS IN A BLANKET)
- Sd1-P INLET SEDIMENT TRAP (WITH FENCING)
- Sd4-C TEMPORARY SEDIMENT TRAP
- Tr TREE PROTECTION FENCING
- SS EROSION CONTROL MATTING BLANKETS
- CWA CONCRETE WASH AREA
- RW RETAINING WALL
- CD-HD CHECKDAM HAYBALE
- DB DIVERSION BERM

- VEGETATIVE MEASURES**
- DUST CONTROL ON DISTURBED AREAS
 - DISTURBED AREA STABILIZATION (WITH MULCHING)
 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
 - DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)
 - SU SURFACE ROUGHENING
- CONTOURS / DRAINAGE**
- P-980 PROPOSED CONTOUR
 - 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. PRAY, III
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER: 0000088688
ISSUED: 06/16/2015 EXPIRES: 06/16/2024

UTILITIES PROTECTION CENTER, INC.

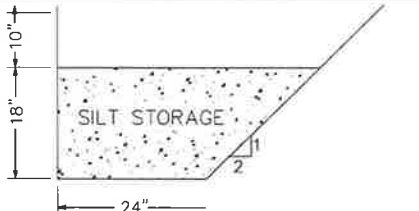
Call: FREE
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1-800-282-7411

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



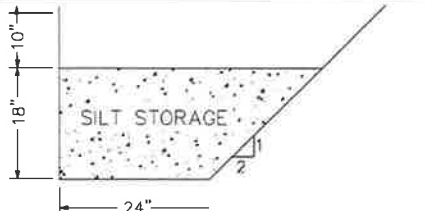
- ASSUME SILT FENCE IS 24" BEYOND TOE OF SLOPE
- ASSUME SLOPE DOES NOT EXCEED 2:1
- ASSUME 18" OF STORAGE DEPTH BEHIND SILT FENCE
- $(1.5')(2.0') + (1.5')(3')(0.5') = 5.25SF$
- $5.25SF \times 1CF = 5.25CF$
- $5.25CF \times (1CY/27CY) = 0.194 CY$
- CLEAN OUT WHEN SILT FENCE = $\frac{1}{3}$ FULL

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



- 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

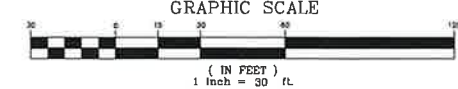
24 HOUR CONTACT
KOUROSH BAGHAEI
404-293-5555
KB@CASTLEVIEWHOMES.NET

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

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. Breaden, 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.

TOTAL LOT ACREAGE		105605 2.42 AC	
TOTAL PROPOSED LAND		TOTAL PROPOSED IMPERVIOUS (SQ FT)	
Category	Lot Area (est)	DISTURBANCE (SQ FT)	% IMPERVIOUS
C	13,224	13224	100.00%
D	53,296	30993	58.15%
E	13,467	0	0.00%
F	25,597	0	0.00%
	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 land disturbance 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.E.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT IS BASED ON THE ASSUMPTION THAT THE MONUMENT WAS LOCATED AT THE CORNER OF THE LOT. IF A MONUMENT IS FOUND, THE PLAT SHALL BE AMENDED TO REFLECT THE ACTUAL LOCATION. THE SURVEYOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE MONUMENT LOCATION. THE SURVEYOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE MONUMENT LOCATION. THE SURVEYOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE MONUMENT LOCATION.

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

FRONTLINE SURVEYING & MAPPING, INC.

www.frontlinesurveying.com

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

LAND LOT 11
74,75,79
BLOCK D
RIVERSIDE PARK ESTATES

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

REVISION: 1
BY: DATE: 03/10/22
REASON: CHANGED SEPTIC DESIGN TLW 12/09/22
REVISED ARC CATEGORIES TLW 12/14/22
REVISED ARC CATEGORIES TLW 02/27/23

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

MAP ID: 1307001331
EFFECTIVE DATE: 03/04/2013

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

JOB # 76630

LEGEND:	
IPF	IRON PIN SET
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR
CRB	CARRIED RE-BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT LINE
CONC	CONCRETE
C	CURVE
PP	POWER POLE
GM	GAS METER
LP	LAMP POLE
FC	FENCE CORNER
SS	SANITARY SEWER
AE	ACCESS EASEMENT
PROP	PROPOSED
EC	ELECTRIC
PB	POWER BOX
CB	CABLE TELEVISION
TB	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HAND-UP
CMF	CONCRETE MONUMENT FOUND
SSWH	OVERHEAD UTILITY LINE(S)
MHT	SANITARY SEWER MAN HOLE
DWCB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
SSC	SANITARY SEWER EASEMENT
FW	FIRE HYDRANT
DE	DRAINAGE EASEMENT
WV	WATER VALVE
RIV	POST INDICATOR VALVE
WM	WATER METER
CO C/O	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CLIP CHAIN-LINK FENCE
CTW	CTW CROSS-TIE WALL
HCS	HAND-UP CAP SIGN

EROSION AND SEDIMENT CONTROL LEGEND

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

STRUCTURAL PRACTICES

- SED-S-AIT SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (SED-C-PP)
- SF-SF-SF FABRIC HEIGHT: 28" WOOD POST AT 4' O.C. MAX
- TF-TF-TF TREE PROTECTION FENCING
- LD-LD-LD LIMITS OF DISTURBANCE
- ST RIPRAP OUTLET PROTECTION
- Sd2-P INLET SEDIMENT TRAP (PIGS IN A BLANKET)
- Sd1-P INLET SEDIMENT TRAP (WITH FENCING)
- Sd4-C TEMPORARY SEDIMENT TRAP
- Tr TREE PROTECTION FENCING
- ES EROSION CONTROL MATTING BLANKETS
- CWA CONCRETE WASH AREA
- Rw RETAINING WALL
- CD-Hd CHECKDAM HAYBALE
- DL DIVERSION BERM

VEGETATIVE MEASURES

- DM DUST CONTROL ON DISTURBED AREAS (WITH MULCHING)
- D2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- D3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- D4 DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)
- Su SURFACE ROUGHENING

CONTOURS / DRAINAGE

- P-980 PROPOSED CONTOUR
- 980 EXISTING CONTOUR
- 980 or 980x SPOT ELEVATION
- x-980 TW PROPOSED TOP WALL ELEVATION
- 978 BW PROPOSED BOTTOM WALL ELEVATION
- DRAINAGE FLOW ARROWS

UTILITIES PROTECTION CENTER, INC.

Call FREE
THROUGHOUT GEORGIA
1-800-282-7411

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

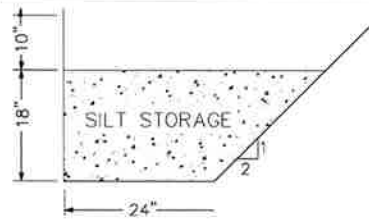


THOMAS E. PEAY, III
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 0000066868
ISSUED: 08/18/2015 EXPIRES: 08/18/2024

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



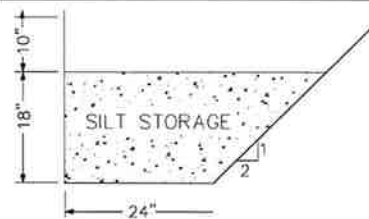
- ASSUME SILT FENCE IS 24" BEYOND TOE OF SLOPE
- ASSUME SLOPE DOES NOT EXCEED 2:1
- ASSUME 18" OF STORAGE DEPTH BEHIND SILT FENCE
 $(1.5')(2.0') + (1.5')(3')(0.5') = 5.25SF$
 $5.25SF \times 1CF = 5.25CF$
 $5.25CF \times (1CY/27CY) = 0.194 CY$
- CLEAN OUT WHEN SILT FENCE = $\frac{1}{3}$ FULL

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

SEDIMENT STORAGE CALCULATION-BASIN D

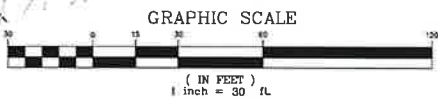
SILT FENCE STORAGE (Sd1)
REQUIRED: 67 CY/AC
0.11 AC X 67 CY = 7.37 CY
SILT FENCE (0.194 CY/FT)

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



- 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

6 TOTAL DISTURBED AREA= 0.99 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 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

David W. Breden, PE

Division Manager
Stormwater Management Division
Cobb County Water System
770-419-6454

DAVID.BREADAN@COBBCOUNTY.ORG

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.

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

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

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

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

TOTAL LOT ACREAGE		TOTAL PROPOSED LAND DISTURBANCE		TOTAL PROPOSED IMPERVIOUS (SQ FT)		Total Allowable Clearing in C and D	
Category	Lot Area (sq ft)	E (SQ FT)	%DISTURBE	D	% IMPERVIOUS		
C	13,224	13224	100.00%	7560	57.17%	9,257	
D	30,993	30993	58.15%	5560	10.43%	26,648	
E	13,467	0	0.00%	0	0.00%	4,040	
F	25,927	0	0.00%	0	0.00%	2,560	
	105,584					42,505	

*Includes a transfer of 2645 SF of land disturbance from E to Cat 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 Cat 1 to 1.5 (1074 x 1.5 = 1611 SF) and a transfer of 512 SF of impervious from F to D at 1 to 1.5 (512 x 1.5 = 768 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

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

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

DATE	03/10/22
SCALE	1" = 30'
REVISION	DATE
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
BLOCK D
LOT 11
LAND LOT 74.75.79
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 (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP # 1300700133
EFFECTIVE DATE: 03/04/2013

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSC #000831
03/10/22

Z:\dwg 70000 - 79999\79197.dwg, 3/28/2023 2:12:42 PM, AutoCAD PDF (General Documentation).pc3,
tlw

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

LEGEND:		BUILDING SETBACK LINE	
IPS	IRON PIN SET	HC	HAND CAP
PP	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	SMH	OVERHEAD UTILITY LINE(S)
CR	RE-BAR	MHT	SANITARY SEWER MAN HOLE
CRB	REINFORCING BAR	CMF	CATCH BASIN
CL	CENTERLINE	DI	DRAINAGE INLET
R/W	RIGHT-OF-WAY	HW	HEAD WALL
LL	LAND LOT LINE	CMP	CORRUGATED METAL PIPE
L	LINE	CPP	CORRUGATED PLASTIC PIPE
R	RADIUS	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	SSE	SANITARY SEWER EASEMENT
C	CURVE	FE	FIRE HYDRANT
PP	POWER POLE	GV	DRAINAGE EASEMENT
GM	GAS METER	PV	POST INDICATOR VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	CD	C/O
FC	FENCE CORNER	POB	POINT OF BEGINNING
AE	ACCESS EASEMENT	NTS	NOT TO SCALE
PROP	PROPOSED	SWCB	SINGLE WING CATCH BASIN
AC	AIR-CONDITIONER	UE	UTILITY EASEMENT
CA	CA POWER MANHOLE	PM	POWER METER
PB	POWER BOX	CLF	CLIFF CHAIN-LINK FENCE
CA TV	CABLE TELEVISION JUNCTION BOX	CTW	CTW CROSS-TIE WALL
TP	TELEPHONE JUNCTION BOX	HCS	HAND-CAPI SIGN
ABP	ABANDONED POWER POLE		

EROSION AND SEDIMENT CONTROL LEGEND

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

STRUCTURAL PRACTICES

CONSTRUCTION EXIT

- Sd1-S-A1 SEDIMENT BARRIER-TYPE SENSITIVE ALTERNATIVE (Sd1-C-POP)
- SF-SF-SF FABRIC HEIGHT: 28" WOOD POST AT 4' O.C. MAX
- TF-TF-TF TREE PROTECTION FENCING
- LD-LD-LD LIMITS OF DISTURBANCE
- St RIPRAP OUTLET PROTECTION

- Sd2-P INLET SEDIMENT TRAP (PITS IN A BLANKET)
- Sd1-P INLET SEDIMENT TRAP (WITH FENCING)
- Sd4-C TEMPORARY SEDIMENT TRAP
- Fr TREE PROTECTION FENCING

- SS EROSION CONTROL MATTING BLANKETS
- CWA CONCRETE WASH AREA

- Re RETAINING WALL
- CD-HB CHECKDAM HAYBALE
- DL DIVERSION BERM

- VEGETATIVE MEASURES
- Du1 DUST CONTROL ON DISTURBED AREAS
- Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING)
- Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- Ds4 DISTURBED AREA STABILIZATION (PERMANENT WITH SOD)
- Su SURFACE ROUGHENING

CONTOURS / DRAINAGE

- P-980 PROPOSED CONTOUR
- 980- EXISTING CONTOUR
- 980 or 980+ SPOT ELEVATION
- K-980 TW PROPOSED TOP WALL ELEVATION
- 978 BW PROPOSED BOTTOM WALL ELEVATION
- DRAINAGE FLOW ARROWS

WATER QUALITY MAINTENANCE

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

GENERAL:

INSPECT CUTTERS AND DOWNSPOUTS AND REMOVE ACCUMULATED LEAFS AND DEBRIS.

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

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

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

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

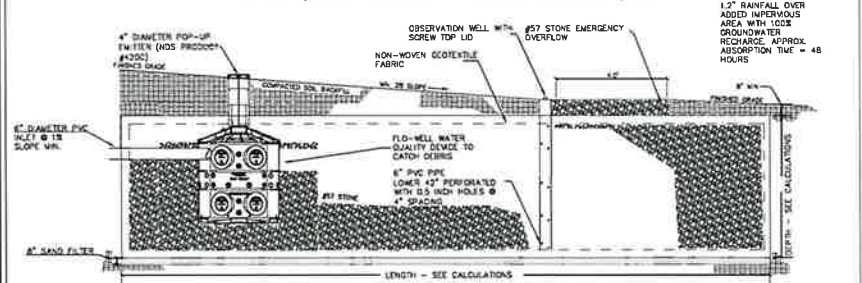
Construction Steps

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

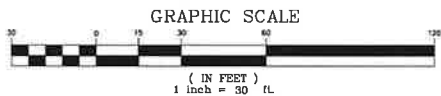
Name/Address:

FRENCH DRAIN DIAGRAM & CONSTRUCTION STEPS

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



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



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)

$R_v = 0.05 + 0.009(I)$

[WHERE I IS PERCENT IMPERVIOUS COVER I=12.4%]

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

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 = 160 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 106.8 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)

$R_v = 0.05 + 0.009(I)$

[WHERE I IS PERCENT IMPERVIOUS COVER I=12.4%]

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

AREA OF GRAVEL PITS:

LENGTH OF GRAVEL PIT = 10 FT

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VOLUME PROVIDED PER PIT 106.8 FT³

NUMBER OF PITS = 2 @ 10 X 10 X 4

TOTAL VOLUME PROVIDED = 312.4 FT³ > 106.0 FT³

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CONSERVATION COMMISSION
THOMAS E. PEAY, III
LEVEL 1 CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER: 000006688
ISSUED: 08/16/2015 EXPIRES: 08/16/2024

SHEET 5 OF 13

DATE: 03/10/22

SCALE: 1" = 30'

REVISION

BY: DATE:

CHANGED SITE DESIGN: TLW 12/09/22

REVISED ARC CATEGORIES: TLW 12/14/22

REVISED ARC CATEGORIES: TLW 02/27/23

REVISED ARC CATEGORIES: TLW 02/27/23

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REVISED ARC CATEGORIES: TLW 02/27/23

GENERAL SOIL AND HYDROLOGY SITE NOTES:

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

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

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

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

HYDROLOGY STUDY: N/A

RECEIVING WATERS: THE CHATTAHOOCHEE RIVER PROJECT'S INITIAL RECEIVING WATERS, THERE ARE NO SENSITIVE AREAS ON SITE. THE CRITICAL ARE IS PROTECTED BY A CLEAR DEMARCATION OF THE OF DISTURBANCE, PROPER SOIL STABILIZATION (D₀, D_{s1}, D_{s2}, D_{s3}, etc.) AND SILT FENCE. THE SILT FENCE IS TO BE CLEANED OUT BY CONTRACTOR ONCE IT HAS REACHED 1/3 CAPACITY. CONTRACTOR TO INSPECT EROSION CONTROL MEASURES DAILY AND AFTER RAIN EVENTS. UPON VISUAL INSPECTION OF FAILURE, OTHER METHODS MAY BE NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE AND REACHING THE CREEK AND DETENTION PONDS. THE DESIGN PROFESSIONAL SHOULD BE CONTACTED IMMEDIATELY.

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

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

GENERAL EROSION CONTROL NOTES (ALL PHASES):

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

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

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

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

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

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

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

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

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

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

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

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

CRITICAL AREAS:

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

DISPOSAL OF DEBRIS:

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

Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring necessary variances and permits.*

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

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

CASTLE VIEW HOMES

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

DESCRIPTION OF CONSTRUCTION ACTIVITY:

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

RECEIVING WATERS:

THE CHATTAHOOCHEE RIVER IS THE PROJECT'S INITIAL RECEIVING WATER. THERE ARE NO SENSITIVE AREAS ON SITE. THE LAKE SHALL BE PROTECTED BY A CLEAR DEMARCATION OF THE LIMITS OF DISTURBANCE, PROPER SOIL STABILIZATION (D₀, D_{s1}, D_{s2}, D_{s3}, D_{s4}, etc.). THE SILT FENCE IS TO BE CLEANED OUT BY CONTRACTOR ONCE IT HAS REACHED 1/3 CAPACITY. CONTRACTOR TO INSPECT EROSION CONTROL MEASURES DAILY AND AFTER RAIN EVENTS. UPON VISUAL INSPECTION OF FAILURE, OTHER METHODS MAY BE NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE AND REACHING THE LAKE. THE DESIGN PROFESSIONAL SHOULD BE CONTACTED IMMEDIATELY. THIS SITE USES EXISTING DRAINAGE STRUCTURES TO CONTROL STORM WATER.

STORM WATER MANAGEMENT AFTER CONSTRUCTION IS COMPLETE:

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

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

INITIAL PHASE CONSTRUCTION SCHEDULE NOTES:

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

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

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

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

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

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASHOUT AREAS, OR DEBRIS BURNING AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

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

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

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

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

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

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

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

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

INTERMEDIATE PHASE CONSTRUCTION SCHEDULE NOTES:

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

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

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

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

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

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

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

FINAL PHASE CONSTRUCTION SCHEDULE NOTES:

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

1. FINE GRADING
2. LANDSCAPING
3. STABILIZE SLOPES FOR FINAL GRADE WITH PERMANENT VEGETATION (Ds3)/(Ds4).
4. INFRASTRUCTURE CONSTRUCTION (FOUNDATION, BUILDING, DRIVEWAY, SIDEWALKS).
5. FINE GRADE, LANDSCAPE, AND STABILIZE SLOPES.
6. MAINTAIN SILT FENCE (Sd1-NS) AND/OR (Sd1-S) AND CURB INLET FILTERS (Sd2-P).
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.

ADDITIONAL E&S NOTES

The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation.

Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring necessary variances and permits.*

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

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

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

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

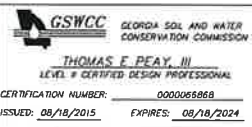
Any disturbed area left exposed for a period greater than 7 days shall be stabilized with mulch or temporary seeding.

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

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

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

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



**EROSION, SEDIMENTATION,
POLLUTION CONTROL PLAN FOR
CASTLE
VIEW HOMES**
81 SHERWOOD LANE
LAND LOTS 74,75,79
ST. DISTRICT - 2ND SECTION
COBB COUNTY, GEORGIA
EXISTING ZONING: R-20
PIN: 010079000030
105,605 SQ FT
2.42 ACRES

[illegible]

The planning of forest-dwelling vegetation took three distinct steps: (i) what grasses, legumes or non-legume plants are present in the vegetation; (ii) what are the environmental requirements for the different plant species; and (iii) how can the different plant species be managed in a sustainable way. The following table summarizes the results of the planning process.

Plant species	Environmental requirements	Management
Grasses	Grasses are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.	Grasses are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.
Legumes	Legumes are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.	Legumes are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.
Non-legume plants	Non-legume plants are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.	Non-legume plants are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.

CONCLUSIONS

The planning of forest-dwelling vegetation is a complex task. It requires a deep understanding of the environmental requirements of the different plant species and the ability to manage them in a sustainable way. The results of the planning process are summarized in the following table.

Plant species	Environmental requirements	Management
Grasses	Grasses are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.	Grasses are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.
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Non-legume plants	Non-legume plants are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.	Non-legume plants are generally found in open, sunny, well-drained areas. They are often found in the open areas of the forest, but can also be found in the shaded areas of the forest.

[illegible][illegible][illegible]

Fabric and Supporting Frame For Inlet Protection
STEEL FRAME AND SILT FENCE INSTALLATION

Diagram illustrating the Steel Frame and Silt Fence Installation. The frame is constructed from 3" x 3" x 1/8" steel pipe, with a maximum length of 3' MAX. The frame is supported by 18" x 18" x 1/8" steel pipe, with a maximum length of 18" MAX. The frame is installed in a trench, with the bottom of the trench being 3" mm. The frame is labeled "BURIED" and "ST. ANGE". The diagram also shows a "SILT FENCE" and a "3' ANGE".

DEFINITION
Applying plant residues or other sustainable materials produced on the site if possible to the soil surface.

PURPOSE

- To replace nutrients and growth
- To conserve moisture
- To prevent surface compaction or crusting
- To control undesirable vegetation
- To modify soil temperature
- To increase biological activity in the soil

Mulching
Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Dist - Disturbed Area Stabilization (With Mulching Only).

Irrigation
During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

CERES: Cerberus for roadways where grasses are used by state and songbirds.

applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 1 1/2 tons per acre.

3 Wood chipped mulch or wood pulp linter shall be used with hydraulic seeding. It shall be applied at a rate of 4000 pounds per acre. Dry straw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.

3 One thousand pounds of wood chipped mulch or wood pulp linter which includes a tackifier shall be used with hydraulic seeding on slopes.

3H 1 or 2 troyer

4. Sources: Any seed containing mature seed shall be applied at a rate of three tons per acre.

5. Any straw or hay mulch shall be applied at a thickness of 3 inches for bedding purposes.

Other suitable materials in portions of quarter.

[illegible]

Figure 6-14.1

6-142

CURB INLET FILTER
"PIGS IN BLANKET"

NOTE
Install filter after any asphalt pavement installation.

Sd2-F

PLAN

8" Concrete block

GSVCC (Amended - 2013) Figure 6-28.1 6-134

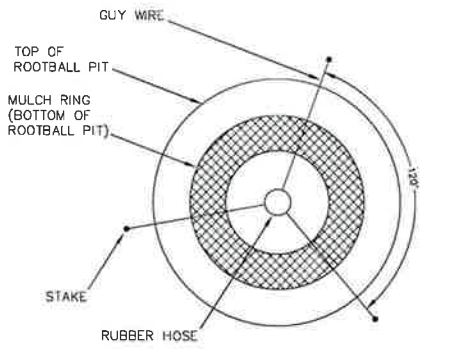
EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
COMMON DEVELOPMENT CONSTRUCTION PROJECTS (Primary and Tertiary Permittees)

WCD: COBB COUNTY SWCD
Project Name: 81 SHERWOOD LANE
Address: 81 SHERWOOD LANE
City/County: MARIETTA/COBB
Date on Plans: 09/08/22

8

PREPARED THE EAPC PLANS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN DAYS AFTER INSTALLATION * IN ACCORDANCE WITH PART IV.A.5 PAGE 27 OF THE PERMIT *

70000



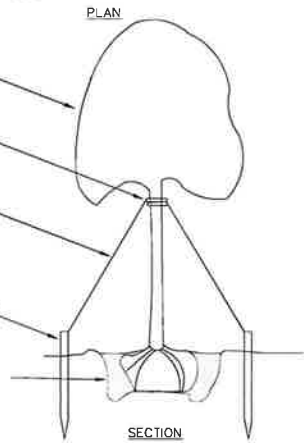
NOTES:

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

GUY WIRE (AS SPECIFIED)

STAKE (AS SPECIFIED) DRIVE BELOW GRADE

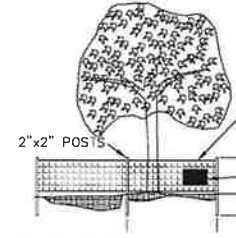
REFER TO ROOTBALL PIT DETAIL



TREE STAKING AND GUYING
N.T.S.

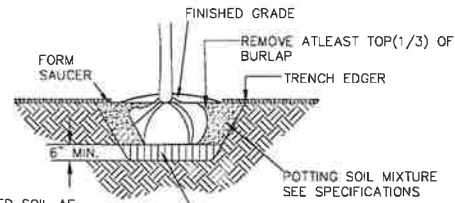
PLANTING PROCEDURE

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



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

ACTIVE TREE PROTECTION DETAIL N.T.S.



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

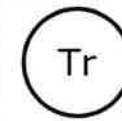
SCARIFY BASE OF PLANTING PIT WHEN EXCAVATING PIT. BREAK THROUGH & LOOSEN ALL HARDPAN (REMOVE AS NECESSARY TO FACILITATE DRAINAGE)

TYPICAL TREE ROOTBALL PIT

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

CASTLE VIEW HOMES

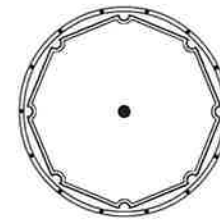
81 SHERWOOD LANE
LAND LOTS 74,75,79
1ST DISTRICT - 2ND SECTION
COBB COUNTY, GEORGIA
EXISTING ZONING: R-20
PIN: 01007900030
105,605 SQ FT
2.42 ACRES



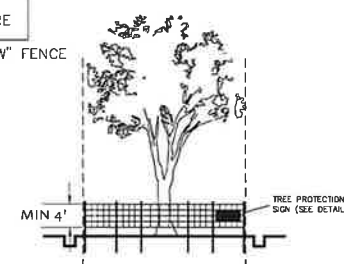
TREE PROTECTION

"SNOW" FENCE

PLAN



CROSS-SECTION



TREE PROTECTION SIGN DETAIL:

TREE PROTECTION AREA
DO NOT ENTER

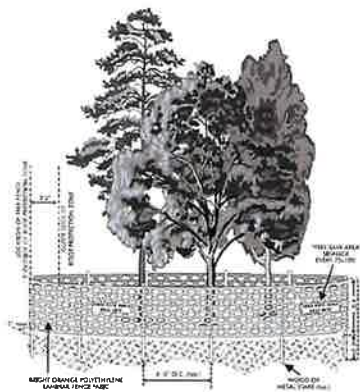
ZONA DE PROTECCION
PARA ARBOLES - NO ENTRE

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

NOTES:

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

APPENDIX L: Protective Tree Fencing



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

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

4

5

TREE NOTES:

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

TIME OF YEAR - AS NEEDED FOR COUNTY MID-MARCH

KIND OF TREE SPECIES - QUERCUS ACUTISSIMA SAWTOOTH OAK

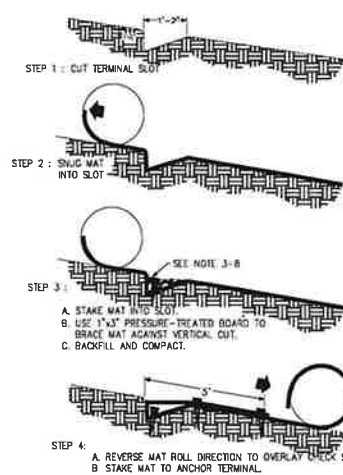
*REPLANTING MUST MEET MINIMUM STANDARD FOR NURSERY STOCK (ANSI Z60.1, 1980).

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

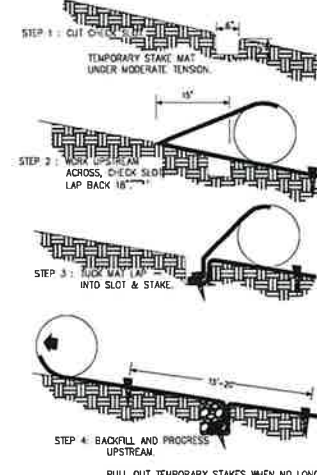
SIZE - AS SHOWN ON PAGE 2, WILL BE BALL IN BURLAP, AND WILL HAVE SUPPORT LINES

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

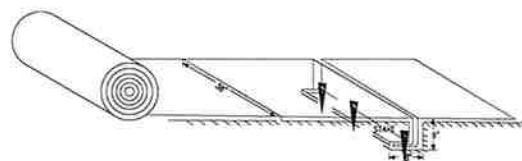
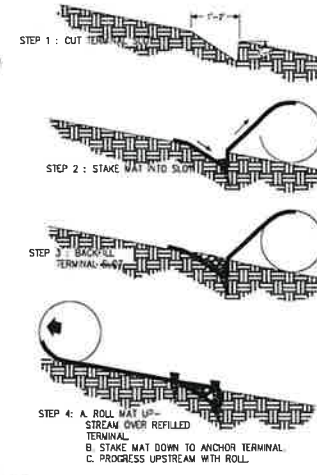
UPSTREAM TERMINAL



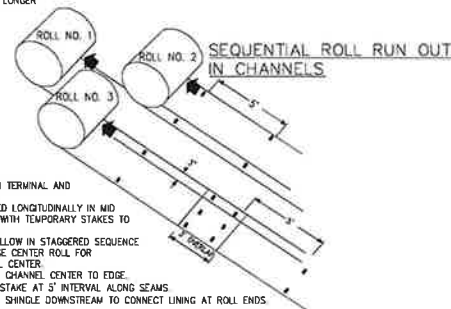
TRANSVERSE CHECK SLOT



DOWNSTREAM TERMINAL



PICTORIAL VIEW OF TRANSVERSE SLOT



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

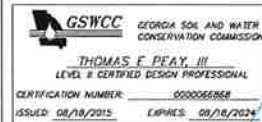
Ss

EROSION CONTROL MATTING

GSWCC (Amended - 2013)

Figure 6-10.1

6-123



CERTIFICATION NUMBER: 000006688
ISSUED: 08/18/2015 EXPIRES: 08/18/2024

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSP #000331

SHEET 10 OF 13

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

COBB COUNTY, GEORGIA
2ND SECTION

1ST DISTRICT

CASTLE VIEW HOMES

LOT 11

74,75,79

LOT 11

PHASE D

RIVERSIDE PARK ESTATES

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

COBB COUNTY, GEORGIA
2ND SECTION

1ST DISTRICT

CASTLE VIEW HOMES

LOT 11

74,75,79

LOT 11

PHASE D

RIVERSIDE PARK ESTATES

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1ST DISTRICT

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LOT 11

74,75,79

LOT 11

PHASE D

RIVERSIDE PARK ESTATES

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LAND LOTS 74,75,79
1ST DISTRICT - 2ND SECTION
COBB COUNTY, GEORGIA
EXISTING ZONING: R-20
PIN: 01007900030
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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

5

GENERAL: **Disturbed Area Stabilization**
(With Temporary Seeding)

GENERAL (WITH TEMPORARY SEEDING)

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 ENTIRE SEEDING AREA. THE SEEDS WILL BE SPREAD UNIFORMLY OVER THE ENTIRE SEEDING AREA TO A DEPTH OF 1 TO 4 INCHES. THE SEEDING WILL BE DETERMINED ON SITE. THE SEEDBED MUST BE WELL FULCRIZED. SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH A 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. SEEDS WILL BE COVERED TO A DEPTH OF 1/2 INCH OR LESS. THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND. SEEDS WILL BE COVERED WITH MULCH TO A DEPTH OF 1/2 INCH. A HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE

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	APPLICATION RATE/ACRE	PLANTING DATE
MULLED COMMON BLUEGRASS	10 LBS	3/1-6/75
FESCUE	50 LBS	9/1-10/23
FESCUE	50 LBS	11/1-12/28
RYE GRASS	50 LBS	11/1-12/28
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

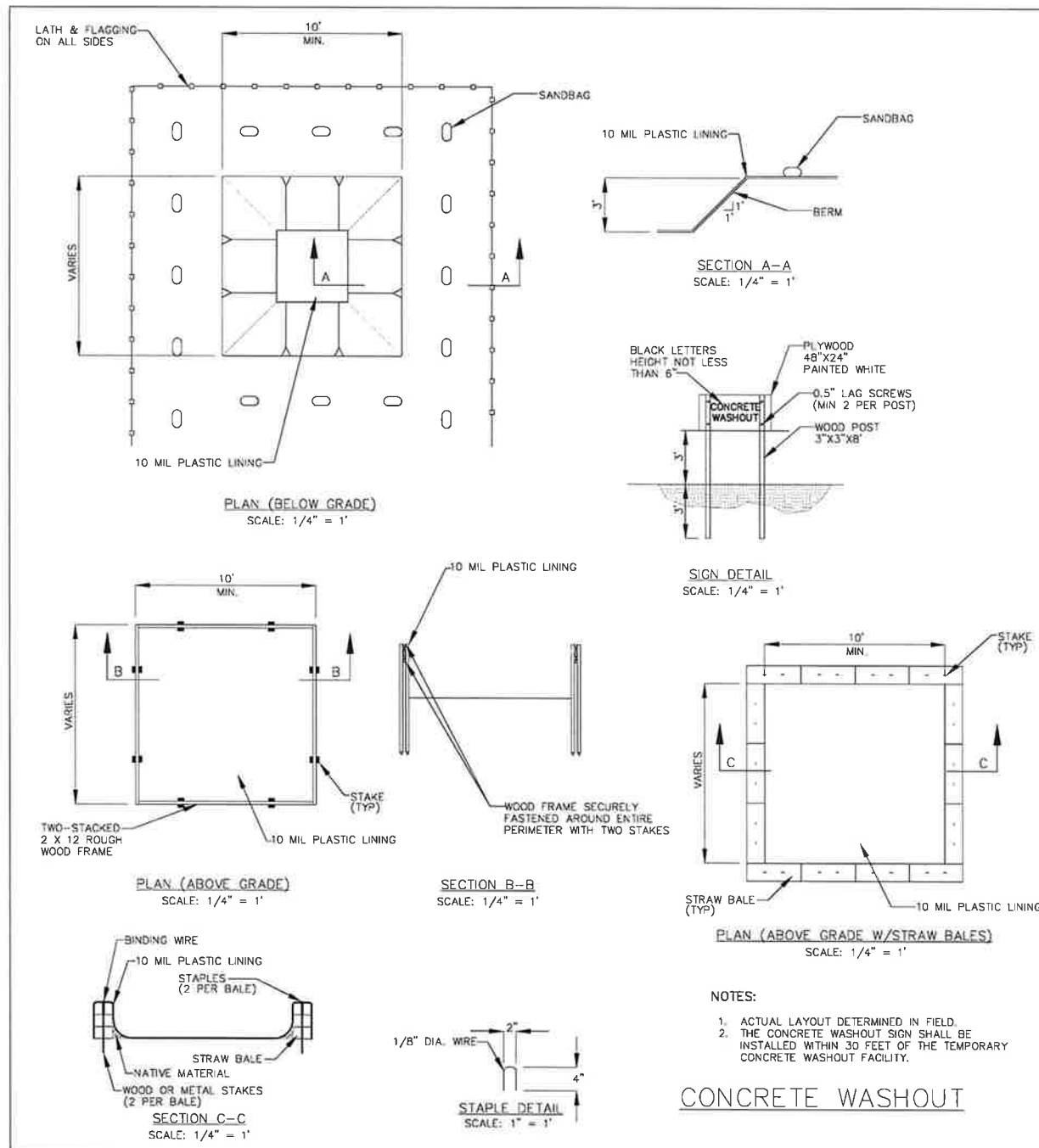
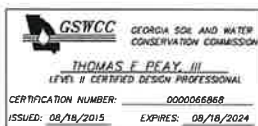
C. SECOND-YEAR FERTILIZER: (5-10-15 OR EQUIVALENT)
800 LBS./ACRE

CONTINUED MAINTENANCE SCHEDULE:

INSURE / ESTABLISH ADEQUATE GROUND COVER
SEED AS REQUIRED
MULCH AS REQUIRED

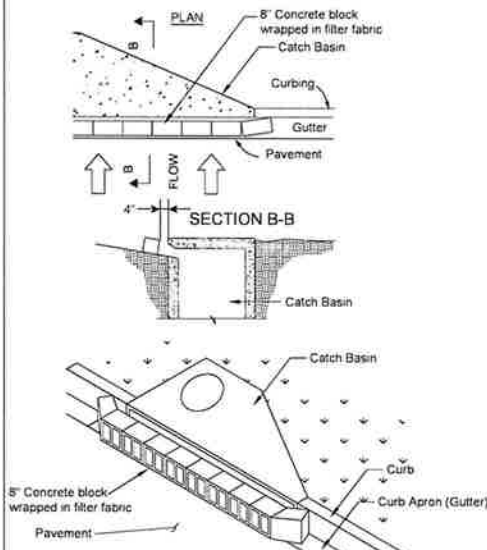
SLOPES AND EMBANKMENTS
AFTER EACH EVENT, FIRST YEAR
ANNUALLY

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.



CURB INLET FILTER
"PIGS IN BLANKET"

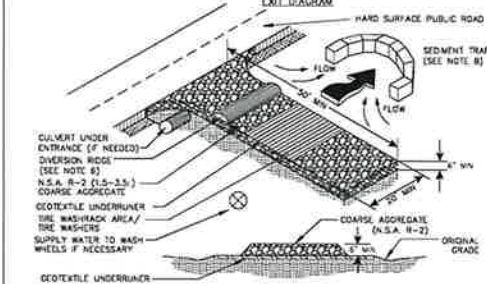
NOTE
Install filter after any asphalt pavement installation.



MAINTENANCE

THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE MUST BE REMOVED IMMEDIATELY.

CRUSHED STONE CONSTRUCTION EXIT

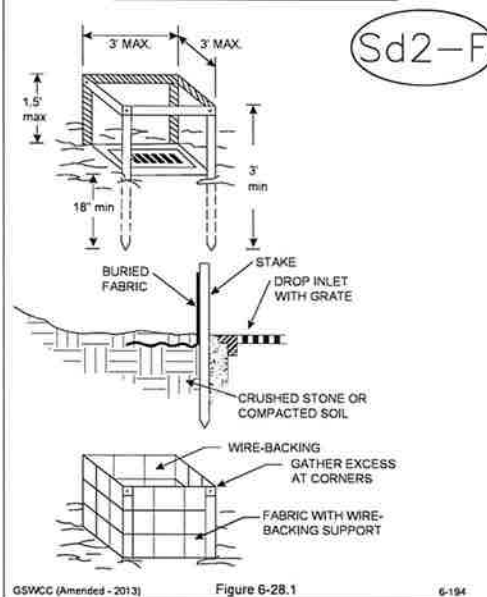
[illegible]

GSVCC (Amended - 2013)

Figure 6-14.1

6-142

Fabric and Supporting Frame For Inlet Protection



GSVCC (Amended - 2013)

Figure 6-28.1

6-124

53

53

53

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'
IND SECTION COBB COUNTY, GEORGIA	
REVISION	BY DATE
CHANGED SEPTIC DESIGN	TLW 12/09/22
REVISED ARC CATEGORIES	TLW 12/14/22
REVISED ARC CATEGORIES	TLW 02/21/23

74,75,79	1ST DISTRICT	2
BLOCK D		
RIVERSIDE PARK ESTATES		PHASE
I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" OF THE ABOVE PROPERTY AND HAVE DETERMINED THAT THE PARCEL (S) IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		
DEC 19		

EROSION, LAND LOT 11, SUBDIVISION, Pg. 15

GEORGIA
REGISTERED
No. 3881
PROFESSIONAL
LAND SURVEYOR
TOMAS EDWARD PEY, III
GEOLOGIST

FOR THE FIRM FRONTLINE SURVEYING
& MAPPING, INC. (LSF00063)

JOB # 76630

27

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

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

BULK STORAGE

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

LIQUID STORAGE

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

WASTE DISPOSAL

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

SANITARY WASTE

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

ON-SITE VEHICLE MAINTENANCE

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

CONCRETE WASHOUT

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

PETROLEUM / OIL PRODUCTS

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

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:

CASTLE VIEW HOMES

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

27

FERTILIZERS

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

FUNGICIDES/PESTICIDES

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

PAINT PRODUCTS

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

SPILL CLEANUP AND CONTROL

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

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

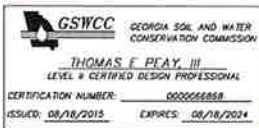
- 1) LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES MADE AVAILABLE TO SITE PERSONNEL.
- 2) MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN OR NEAR MATERIAL STORAGE AREAS. THIS INCLUDES BUT IS NOT LIMITED TO BROOMS, DUSTPANS,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

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

4

5

2



SHEET 13 OF 13

CASTLE VIEW HOMES

EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR:



JOB # 76630

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

www.frontlinesurveying.com

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



COBB & DOUGLAS
PUBLIC HEALTH

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

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

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

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

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

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

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

OFFICE USE ONLY

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

Sewage Disposal ☐ Conventional ☒ High Capacity ☐ Alternative _____

Total Capacity Septic Tank 2250 Gals Dosing Tank 1500 Gals ATU Tank _____ Gals Grease Trap _____ Gals
1500 + 1000

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



LEGEND

BSL	= BUILDING SETBACK LINE
TSL	= TANK SETBACK LINE
DSL	= DRAIN FIELD SETBACK LINE
ST	= SEPTIC TANK
PT	= PUMP TANK
DB	= DISTRIBUTION BOX
CD	= CLEAUNUT
FFE	= FINISHED FLOOR ELEVATION
BRE	= BASEMENT FLOOR ELEVATION
SOE	= SUB OUT ELEVATION
STE	= SEPTIC TANK ELEVATION
HCC	= HIGH CAPACITY CHAMBER

970

SHERWOOD LANE

DRIVE

Saw
(Variant 2)
6-10%

APPROVED

2/20/12

GRAPHIC SCALE

0 30 60
(in feet)

GRAPHIC SCALE



A horizontal scale bar with a black background and white markings. The bar is divided into three equal segments by two vertical white lines. The segments are labeled '0', '30', and '60' at the top. Below the bar, the text '(in feet)' is written.

APPROVED

COBB PUBLIC HEALTH **DATE**
CENTER FOR ENVIRONMENTAL HEALTH

2/20/25

4055 Highway 53 East
Dawsonville, GA 30534
Phone: 706-579-1607
Fax: 706-265-4916

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

PARCEL	01001900030
CITY	Marietta
COUNTY	Cobb
STATE	Georgia

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

DESIGN	ORDERED	REVIEWED
JCS	JCS	RSP

DATE	NO	REVISION
5/14/22	1	ADDED CIRCULAR DRIVEWAY

Sheet 1 of 2

P:\Soil Analysis\2022\SA-22500 - SA-22599\SA-22581-1 Castlevue Homes\Eljen Design\Everything but final\Castlevue HCC Design.dwg ANSI full bleed B (7.28x10.93 in) (185x278 mm)



February 20, 2023

Castle View Homes
800 Malbec Court
Johns Creek, Georgia 30022

ATTENTION: Kourosh 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 H₂O 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⁽⁴⁾ 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

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'	

SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:

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

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

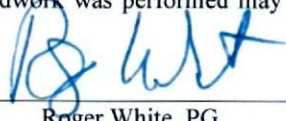
Miscellaneous Notes:

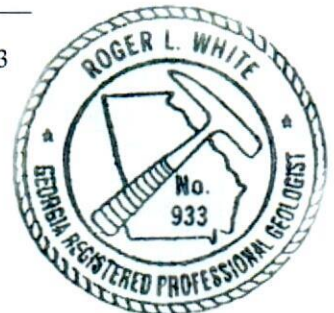
All borings are staked in the field and labeled.

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

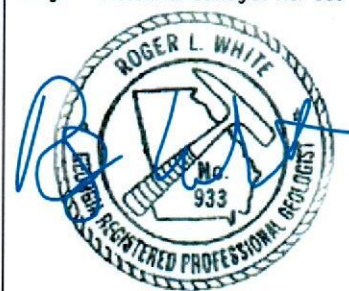
Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier: _____


 Roger White, PG
 Georgia Professional Geologist # 933

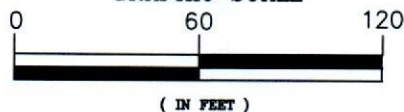


Roger White, PG
DPH Certified Soil Classifier
Georgia Professional Geologist No. 933



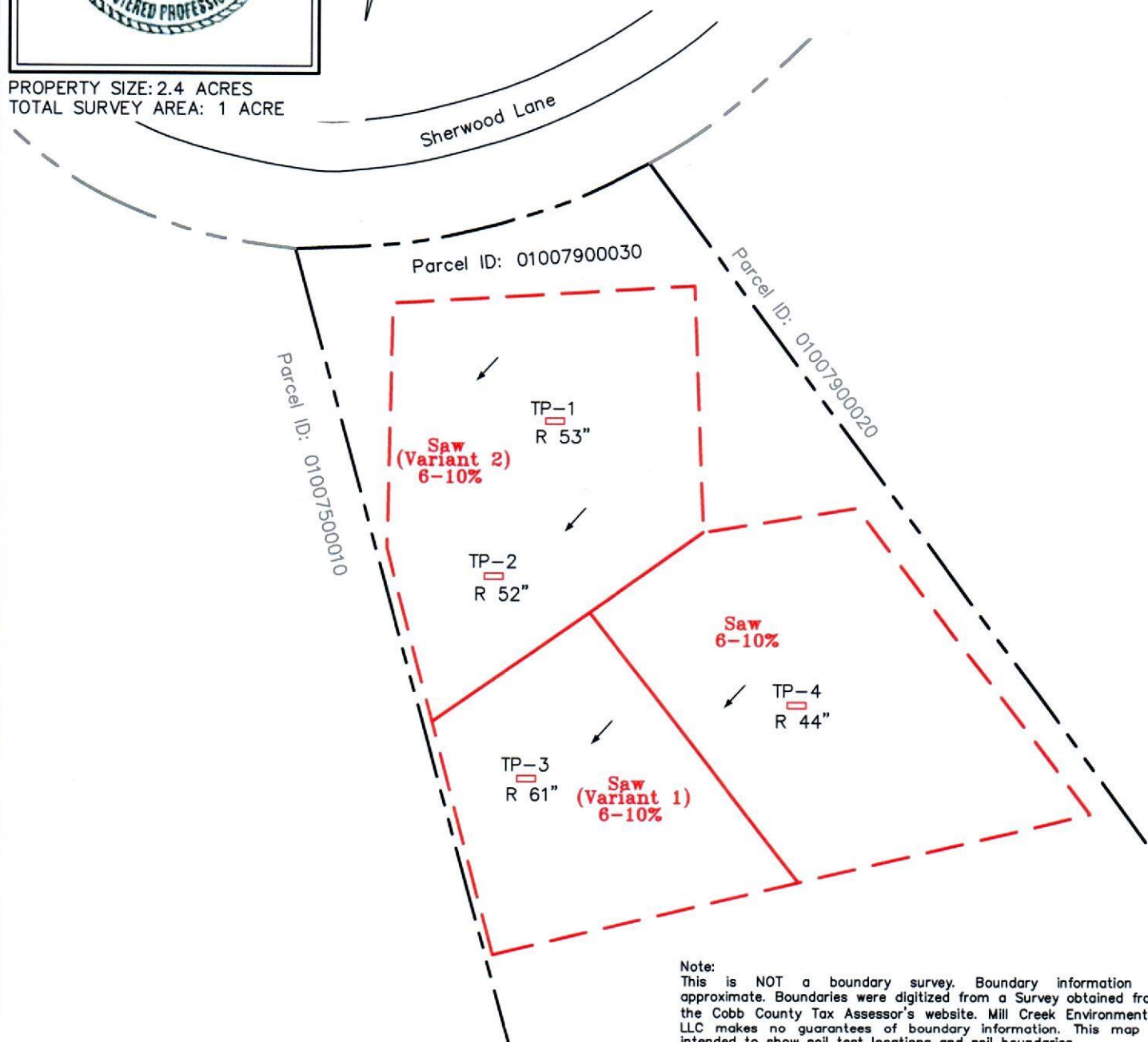
PROPERTY SIZE: 2.4 ACRES
TOTAL SURVEY AREA: 1 ACRE

GRAPHIC SCALE



LEGEND

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



Note:

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



LEVEL 4 SOIL SURVEY

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

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

HALL ENVIRONMENTAL, LLC.

3319 FREEDOM LANDING

KENNESAW, GA. 30144

PHONE: 770.757.0361 EMAIL: brentdth@gmail.com

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

SOIL PROPERTIES

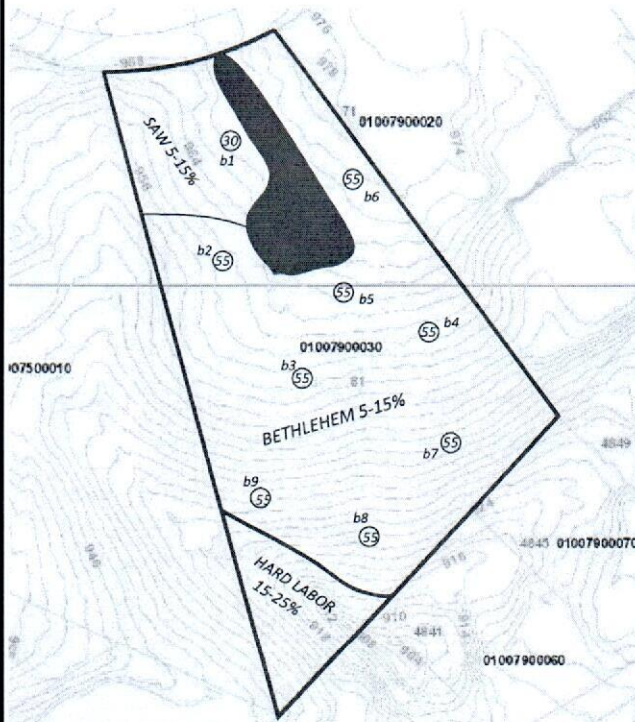
SOIL SERIES SEE SUITABILITY CODES DEFINITIONS	SLOPE % (RANGES)	DEPTH TO BEDROCK	DEPTH TO SEASONAL HIGH H ₂ O TABLE (INCHES)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (MIN. / IN.)	RECOMMENDED TRENCH DEPTH	SUITABILITY CODE
BETHLEHEM	0-15%	>55"	>55"	55	24-31"	A
HARD LABOR	0-25%	>50"	>50"	N/R	N/R	C
		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

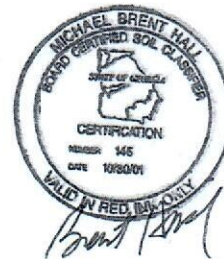
A	SUITABILITY CODE = SOIL SERIES SHOULD HAVE THE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.
C	SUITABILITY CODE = DUE TO WATER TABLE AND / OR DRAINAGE PROBLEMS, THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS. (YOUR HEALTH DEPARTMENT 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