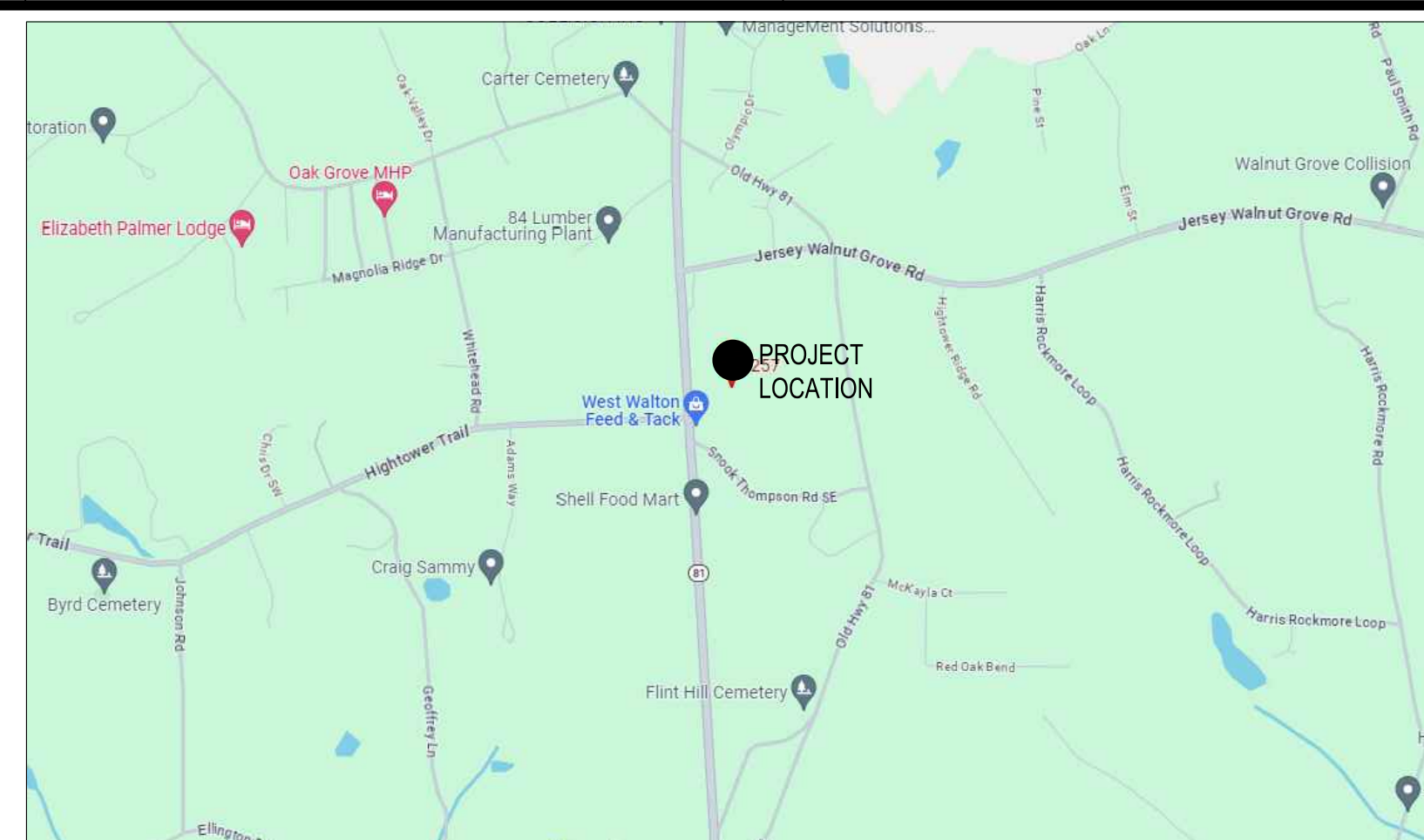


# SITE DEVELOPMENT PLANS FOR DRYWALL WAREHOUSE HWY 81

C0540258  
257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING - R1

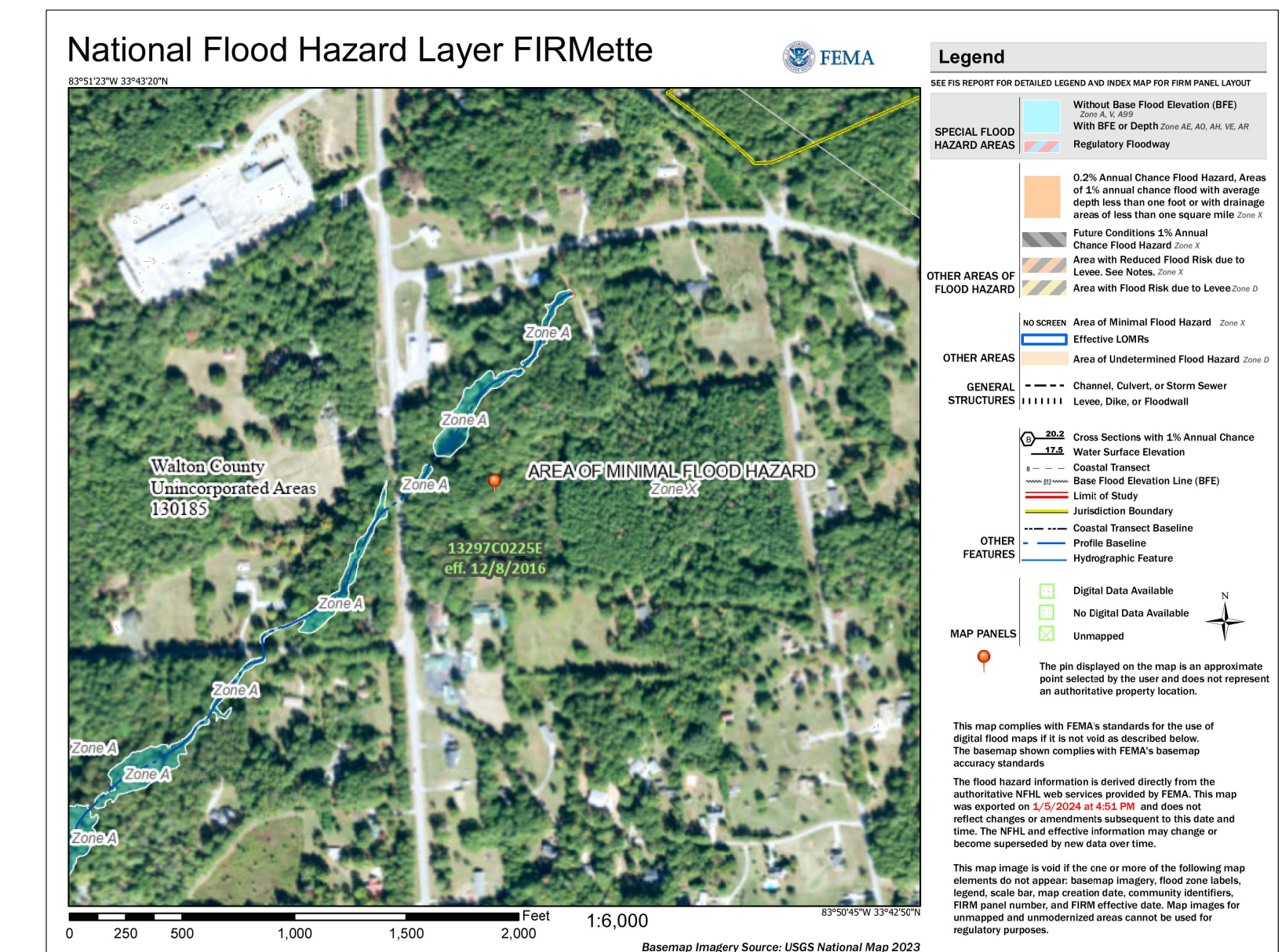
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VICINITY MAP  
NOT TO SCALE

GPS COORDINATES  
N 33°43'02.53" W -83°51'07.40"  
N 33.717371 W -83.852056



FLOOD MAP  
NOT TO SCALE

STANDARD ABBREVIATIONS		LEGEND	
APPROX = APPROXIMATE	DIA = DIMETER	GM = GAS METER	OHE = OVER HEAD POWER
BLDG = BUILDING	DS = DOWNSPOUT	GP = GUY POLE	PS = PLAT BOOK
BM = BENCH MARK	DWSB = DOUBLE WING CATCH BASIN	GV = GAS VALVE	PS = PACE
CAS = CURB AND GUTTER	ESPC = EROSION, SEDIMENTATION AND POLLUTION CONTROL	ICV = IRRIGATION CONTROL VALVE	PT = PROPERTY LINE
CI = CURB INLET	FCC = FINISH FLOOR CONNECTION	IMP = INVERT ELEVATION	PDB = POINT OF BEGINNING
CL = CHAIN LINK	FHC = FIRE DEPARTMENT CONNECTION	IMP = INVERT POINT	PI = PILE
CM = CORRUGATED METAL PIPE	FEE = FINISH FLOOR ELEVATION	IPF = IRON PIN FOUND	PVC = POLY(VINYL CHLORIDE) PIPE
CO = CLEAN OUT	FH = FIRE HYDRANT	J = JUNCTION BOX	RSB = REBAR FOUND
COP = CORRUGATED PLASTIC PIPE	FO = FIRE OPTIC	LA = LOCAL ISSUING AUTHORITY	RCR = REINFORCED CONCRETE PIPE
COP = CAMP TOP FOUND	FT = FEET	LP = LIGHT POLE	RN = RIGHT OF WAY
DB = DEED BOOK	GI = GRATE INLET	NTS = NOT TO SCALE	SM = STORM MANHOLE
DS = DEED BOOK	GI = GRATE INLET		

CONSTRUCTION SEQUENCE SCHEDULE						
MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7
LAND DISTURBING ACTIVITY SHALL NOT COMMENCE PRIOR TO A PRECONSTRUCTION MEETING WITH THE LOCAL ISSUING AUTHORITY.						
NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.						
INITIAL	PRECONSTRUCTION MEETING WITH LOCAL ISSUING AUTHORITY					
	PERFORM INITIAL MONITORING					
	INSTALL CONSTRUCTION EXIT					
	INSTALL INITIAL SILT FENCE (PERMETER SILT FENCE LOCATIONS FIRST)					
	PROVIDE ANY INITIAL MULCHING, GRASSING, OR OTHER GROUND COVER					
	INSTALL TOPSOIL LOCATION SILT FENCE					
	BEGIN CLEARING, GRUBBING, TOPSOILING AND GRADING OPERATIONS WITHIN LIMITS OF DETENTION POND					
	INSTALL REDEMPTION BARRIERS WITH SHIMMERS OUTLET PROTECTIVE STRUCTURES (SLOPE)					
	INSTALL APPROPRIATE VEGETATIVE AND STRUCTURAL BMPs (INLET, OUTLET PROTECTION, FENCE, ETC.)					
	INSTALL WHEEL WASH AND FUEL STORAGE LOCATION					
	COORDINATE SITE REVIEW MEETING WITH ENGINEER AND LOCAL ISSUING AUTHORITY					
INTERMEDIATE	INSTALL STORM PIPE SYSTEMS WITH PROTECTED INLETS (SDS)					
	THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMPs (VEGETATIVE AND STRUCTURAL)					
	THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE NPDES MONITORING AND REPORTING					
	BEGIN REMAINING CLEARING, GRUBBING, TOPSOILING AND GRADING OPERATIONS					
	PERFORM REMAINING GRADING (ADJUST STORM RESERS WITH GRADE CHANGE(S) AND ADJUST ALL SDS)					
	BEGINNING BROAD TOPSOILING, GRASSING, AND ADJUST ANY REMAINING SILT FENCES THAT WILL BE LEFT IN PLACE FOR TOPSOIL					
	EACH SLOPE SHALL HAVE A WALKWAY AT THE TOP THAT IS BUILT AND MAINTAINED AS THE SLOPE IS CONSTRUCTED					
	CONTINUE FLOODING (COAGULANT APPLICATIONS EVERY 7 DAYS THROUGHOUT PROJECT)					
	INSTALL REMAINING STORM SYSTEMS (IF GRASSES ARE ACQUIRED)					
	IMMEDIATELY INSTALL EACH STORM STRUCTURE WITH ASSOCIATED SDS AND ADD CLOSURE TO EACH STORM STRUCTURE					
	GRASS/ MULCH/ FLOC DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs					
	GRASS/ MULCH/ FLOC DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs					
	INSTALL WATER SYSTEM					
	GRASS/ MULCH/ FLOC DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs					
	INSTALL REMAINING UTILITIES (POWER, PHONE, CABLE, GAS, ETC.) WITH APPROPRIATE BMPs					
	INSTALL GAB THROUGHOUT PARKING AREA UP TO DESIGNATED LINE					
	INSTALL REMAINING GAB					
	BUILDING CONSTRUCTION					
	GRASS/ MULCH/ FLOC DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs					
	INSTALL CURB AND GUTTER					
	GRASS/ MULCH/ FLOC DISTURBED AREAS AND INSTALL ASSOCIATED INTERMEDIATE BMPs					
	INSTALL PAVEMENT					
	FINISH GRADE SHOULDERS AND STABILIZE DISTURBED AREAS WITH PERMANENT VEGETATION					
	CONTINUE TO APPLY FLOCCULANT (COAGULANT APPLICATIONS, MULCHING AND GRASSING) AT EACH STEP TO LIMIT SOIL EXPOSURE					
FINAL	THROUGHOUT LAND DISTURBANCE PROCESS, MAINTAIN EX. BMPs (VEGETATIVE AND STRUCTURAL)					
	THROUGHOUT LAND DISTURBANCE PROCESS, CONTINUE NPDES MONITORING AND REPORTING					
	COMPLETE PAVING OPERATIONS					
	ADHERE FINAL SITE DEMARCATION					
	COORDINATE SITE REVIEW MEETING WITH ENGINEER AND/OR LOCAL ISSUING AUTHORITY INSPECTOR					
	CLEAN SILT FROM ALL STORM SYSTEMS (DISTRIBUTE ON SITE AND STABILIZE)					
	REMOVE ANY TEMPORARY BMP PRACTICES (CHECK SITE STABILIZATION) AND BE OPENED OFF BY ENGINEER					
	COORDINATE SITE REVIEW MEETING WITH ENGINEER FOR FINAL SITE APPROVAL					

SITE INFORMATION	
THE TOTAL 7.06 ACRES OF EXISTING UNDEVELOPED WOODLAND WILL BE DEVELOPED FOR A DRYWALL WAREHOUSE WITH 2 MINI STORAGE UNITS, DETENTION POND, ASSOCIATED DRIVE, AND STORMWATER INFRASTRUCTURE.	
ZONING - (AS PER WALTON COUNTY ZONING)	R1
PROPERTY AREA	7.06 ACRES
DISTURBED AREA	5.15 AC
MINIMUM LOT SIZE	1 AC
MINIMUM LOT WIDTH	150'
MINIMUM FRONT SETBACK	50'
MINIMUM SIDE SETBACK	15'
MINIMUM REAR SETBACK	40'
MINIMUM OPEN SPACE	NA
MAXIMUM IMPERVIOUS %	NA
MISCELLANEOUS INFORMATION	
SIGNAGE	SIGNAGE SHALL BE HANDLED UNDER A SEPARATE PERMIT
SITE LIGHTING	SITE LIGHTING IS NOT A PART OF THE CIVIL PLANS (SITE WORK CONSTRUCTION DRAWINGS), SIGHT LIGHTING PROVIDED BY OTHERS UNDER SEPARATE COVER
SOIL SERIES	Ab-CHERWICK, CARTEWAY, AND TOCCOA SOILS, 0 TO 2% SLOPES, RESIDUALLY FLOODED, CLAY LOAM, 2% TO 8% SLOPES, SEVERELY ERODED COOL-CHEEK SANDY CLAY LOAM, 8% TO 10% SLOPES, SEVERELY ERODED COOL-CHEEK SANDY CLAY LOAM, 10% TO 15% SLOPES, SEVERELY ERODED COOL-CHEEK SANDY CLAY LOAM, 15% TO 20% SLOPES
FLOOD PLAIN	THERE IS SOME ZONE A FLOODPLAIN ON THIS PROPERTY AS PER FIRM PANEL 132070222E DATED 12/20/2016. NO WORK IS BEING DONE WITHIN THE FLOODPLAIN. THE PROPERTY SHOWN HEREON LIES PRIMARILY WITHIN ZONE X AND IS WITHIN A SPECIAL FLOOD HAZARD AREA.
STATE WATERS	THERE ARE STATE WATERS PRESENT ON THIS SITE. THERE ARE STATE WATERS PRESENT WITHIN 200' OF THIS SITE. THERE ARE STREAM BUFFERS ON THIS PROPERTY.
HYDROLOGY	THE PROPOSED SITE CONTAINS (1) POST DEVELOPMENT BASIN FOR WHICH THE DEVELOPER HAS GENERALLY DROPPED FROM EAST TO WEST TO A PROPOSED DRY DETENTION BASIN, RUNOFF WILL BE COLLECTED BY A STORMWATER MANAGEMENT SYSTEM TO THE POND TO REDUCE THE POST DEVELOPMENT PEAK FLOW FOR THE 1 YR THRU 100 YR STORM EVENTS FOR THE DELINEATED BASIN AT THE POND DISCHARGE. WATER QUALITY WILL BE PROVIDED THROUGH THE USE OF A PROPRIETARY HYDRODYNAMIC SEPARATION AND CHANNEL PROTECTION MEASURES ARE PROVIDED WITHIN THE POND AND OUTLET CONTROL STRUCTURE.
WETLAND	THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE. THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED AND, 2) THE APPROPRIATE PLAN SHEET DOES NOT INDICATE WETLANDS AS SHOWN ON THE MAP, AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED. IF WETLANDS ARE IMPACTED BY THIS DEVELOPMENT, A CORPS OF ENGINEERS PERMIT SHALL BE OBTAINED PRIOR TO DISTURBANCE. ONCE OBTAINED, A COPY OF THE WETLAND PERMIT SHALL BE KEPT ON SITE AT ALL TIMES. UPON THE CORPS OF ENGINEERS APPROVAL, A SEPARATE COPY OF THE PERMIT SHALL BE SUBMITTED TO THE LIA.

<b>OWNER/DEVELOPER</b> COMPANY: PABLO ZURITA ADDRESS: 80 PADEN ST CONVINGTON, GA 30016 PHONE: (478) 334-1855 CONTACT: ANGEL ZURITA EMAIL: ZURITAANGEL@GMAIL.COM	JASON P. BROWN LEVEL II CERTIFIED DESIGN PROFESSIONAL #53274 - EXP. 05.01.2029
<b>CONTRACTOR</b> COMPANY: SUNBELT BUILDERS ADDRESS: 10641 HWY 36 CONVINGTON, GA 30014 CONTACT: MIKE MCCROREY PHONE: 404.644.2939 EMAIL: MCMCCROREY@SUNBELTBUILDERS.COM	<b>24-HOUR CONTACT</b> MIKE MCCROREY 404.644.2939
<b>SURVEYOR</b> COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650 PHONE: 706.342.1104 C CONTACT: BRIAN SLATE EMAIL: BSLATE@GEORGIA CIVIL.COM	<b>GEORGIA811</b> www.Georgia811.com Contact 811 before you dig
<b>SITE DESIGNER</b> COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650 PHONE: 706.342.1104	Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protecting such utilities until the site design professional or any utility contractor prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or indicate, as necessary, any utilities damaged, whether shown or not. Rebar/point, elevation, etc. of utilities shall be coordinated with the respective utility company.

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Professional Seal

**DRYWALL WAREHOUSE HWY 81**  
 257 HIGHWAY 81  
 OXFORD, GA 30054  
 ZONING: R1

DRAWING DATE:	5/27/2026
DRAWN BY:	DLG
CHECKED BY:	JPB
DATE:	DESCRIPTION:

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Sheet Title

COVER SHEET

Sheet Number

CV-1.0



## GENERAL NOTES:

1. ALL UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH WALTON COUNTY WATER AND SEWER STANDARDS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND REVIEWING ALL STANDARDS AND SPECIFICATIONS.
2. NOTIFY WALTON COUNTY INSPECTION 24 HRS BEFORE BEGINNING OF CONSTRUCTION.
3. CONTRACTOR SHALL THOROUGHLY REVIEW CONSTRUCTION PLANS AND BE FAMILIAR WITH EXISTING CONDITIONS BY SITE VISITATION PRIOR TO FORMULATING BID.
4. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCY FOUND IN THIS SET SHALL BE REFERRED TO THE SITE DESIGN PROFESSIONAL BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
5. CONSTRUCTION SHALL MEET OR EXCEED WALTON COUNTY MINIMUM STANDARDS AND SPECIFICATIONS.
6. CONTRACTOR SHALL ADHERE TO NORMAL WORKING HOURS AS PER WALTON COUNTY ORDINANCES. CONSTRUCTION OUTSIDE OF NORMAL WORKING HOURS MAY BE ALLOWED PRIOR PRIOR APPROVAL FROM WALTON COUNTY.
7. THE CONTRACTOR SHALL DESIGN, CONTRACT AND MAINTAIN ALL SAFETY DEVICES INCLUDING SIGNING AND SHALL ADHERE TO FEDERAL, STATE, COUNTY AND LOCAL LAWS, ORDINANCES AND REGULATIONS WHICH IN ANY MANNER AFFECT THE CONDUCT OF WORK INCLUDING, BUT NOT LIMITED TO, INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK (I.E. THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR OBTAINING AND REVIEWING ALL STANDARDS AND SPECIFICATIONS OF THE PROJECT INCLUDING SAFETY OF PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DESIGN, OBTAIN AND HOLD WALTON COUNTY AND ITS AGENTS, THE OWNER AND THE SITE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPROVED WATER CREATES A HAZARDOUS CONDITION.
9. DO NOT BREAK THESE DOCUMENTS INTO PARTS AND SUB-PARTS. THE SITE DESIGN PROFESSIONAL AND OWNER ASSUMES NO RESPONSIBILITY FOR THE SEPARATION OF THESE DOCUMENTS BY ANY MEANS OF THE CONTRACTING UTILITY. EACH CONTRACTING ENTITY SHALL BE RESPONSIBLE FOR ALL OF THE WORK RELATED TO THEIR TRADES WHETHER IT BE SHOWN WITHIN THE CONTRACT DOCUMENT DOCUMENTS.
10. NO WORK SHALL BE PERFORMED WITH GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY IF APPLICABLE (UNTIL PERMITS) INCLUDING GEORGIA DEPARTMENT OF TRANSPORTATION UTILITY ENCROACHMENT PERMITS ARE OBTAINED FROM GEORGIA DEPARTMENT OF TRANSPORTATION AND ITS SITE.
11. BARRICADES, SUFFICIENT LIGHTS, TRAFFIC SAFETY SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS DEEMED NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION OR DURING ACCESS BY THE GENERAL PUBLIC.
12. SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
13. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL SITE IMPROVEMENTS ARE COMPLETE.
14. ACCESS TO BUILDINGS DURING CONSTRUCTION SHALL BE MAINTAINED AND OPEN TO EMERGENCY VEHICLES AT ALL TIMES THROUGH THE USE OF EXISTING OR TEMPORARY ROADS, DRIVES, AND/OR ALIACS.
15. SITE LIGHTING SHALL BE FULLY SHIELDED. SITE LIGHTING IS TO BE DESIGNED BY OTHERS.
16. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY CONTRACTOR.
17. CONTRACTORS ARE RESPONSIBLE FOR QUANTITY TAKE OFFS ESTIMATING ALL QUANTITIES FOUND WITHIN THE SITE WORK CONSTRUCTION DRAWINGS, ANY QUANTITY TAKE OFFS OR ESTIMATES PROVIDED BY OTHERS OR CONTRACTS PROVIDED BY THE CONTRACTOR OR PROFESSIONAL ENGINEER SHALL BE REVIEWED BY THE CONTRACTOR OR PROFESSIONAL ENGINEER PRIOR TO QUANTITY TAKE OFF AND/OR ESTIMATE. ANY COST FOR ANY DISCREPANCY IN QUANTITIES TAKE OFFS OR ESTIMATE PROVIDED BY THE CONTRACTOR AND/OR PROFESSIONAL ENGINEER SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND NOT ADDITIONAL COST TO THE SITE DESIGN PROFESSIONAL AND/OR OWNER AND/OR OWNERS REPRESENTATIVE.

## DEMOLITION REQUIREMENTS:

1. THE CONTRACTOR SHALL INSPECT ALL STRUCTURES, FACILITIES, AND AREAS SAVED FOR DEMOLITION AND GAIN A FULL UNDERSTANDING OF THE WORK REQUIRED. THE CONTRACTOR SHALL TAKE NECESSARY MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC, HIRED EMPLOYEES AND AGENTS DURING THE INSPECTION AND SUBSEQUENT WORK. THE OWNER, CLIENT AND SITE DESIGN PROFESSIONAL ARE NOT RESPONSIBLE FOR THE CONDITION OF THE BUILDINGS, FACILITIES, OR OTHER AREAS SAID FOR DEMOLITION.
2. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO DEMOLISH ANY STRUCTURE ON THE SITE BEFORE PROCEEDING WITH WORK.
3. ALL WORK PERFORMED ON THE SITE SHALL ADHERE TO ALL OSHA (OSHA) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION SAFETY STANDARDS.
4. ALL MATERIALS NOT SITED FOR REUSE SHALL BE DISPOSED OFF SITE IN A LEGAL MANNER. THE CONTRACTOR MAY SALVAGE ALL MATERIALS NOT DESIGNATED BY THE OWNER TO BE SAVED. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND STORE SAFELY ALL MATERIALS SAID TO BE SAVED OR REUSED. THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS USING PHOTOGRAPHS PRIOR TO START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR OR REPLACE MATERIALS DAMAGED DUE TO HIS WORK OR FAILURE TO PROTECT THROUGHOUT THE DURATION OF HIS CONTRACT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY OWNERS, OPERATORS AND USERS PRIOR TO DISCONNECTION AND DEMOLITION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTILITIES' REQUIREMENTS AND CAPS SHALL BE PER AGENTS REQUIREMENTS AND A NINE INCH DRAIN A 3000 PSI CONCRETE FUG WITH A THICKNESS EQUAL TO THE DIAMETER OF THE PIPE SHALL BE USED.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND STOP ALL WORK IN AREAS WHERE HAZARDOUS MATERIALS ARE DISCOVERED, WHEN REQUIRED. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ENVIRONMENTAL AND HEALTH AGENCIES. THE CONTRACTOR SHALL FLAG OFF ALL ACCESS WITH PROMINENT FLAGGING THAT THERE IS AN APPARENT WARNING OF THE PRESENCE OF HAZARDOUS MATERIALS.
7. NO BURNING, EXPLOSIONS OR OTHER POTENTIALLY DANGEROUS METHODS OF DEMOLITION SHALL BE ALLOWED UNLESS WRITTEN PERMISSION IS GRANTED BY THE OWNER AND ALL APPROPRIATE PERMITS ARE GRANTED.
8. THE CONTRACTOR SHALL PROVIDE WHAT EVER SAFETY EQUIPMENT AND DEVICES ARE NECESSARY TO PROTECT THE ADJACENT PROPERTIES, STRUCTURES AND OTHER AREAS SAID TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY HIS WORK THERE. THIS SHALL ALSO INCLUDE PROTECTION, DUST CONTROL AND SETTLEMENT.
9. ALL AREAS SHALL BE BROUGHT BACK TO THEIR ORIGINAL GRADE OR TO THAT OF THE SURROUNDING AREA, WHICH EVER IS CLOSER TO THE FINAL GRADES OF THE PROJECT FOR THAT AREA. TALL TEMPORARY SLOPES SHALL NOT EXCEED 3:1 HORIZONTAL TO 1 VERTICAL. ALL AREAS REQUIRED FILL SHALL BE COMPACTED TO THE REQUIREMENTS OF THE AREA BUT IN NO CASE LESS THAN 90% OF MODIFIED PROCTOR (ASTM D 1587).
10. THE CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROL MEASURES DURING THE DEMOLITION AND REMOVAL OF EXISTING SITE FEATURES.
11. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
12. EXISTING BUILDINGS, APPURTENANCES, CANPERS AND FOUNDATIONS ON THE PROPERTY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL MAINTAIN SAFE, CLEARLY MARKED PEDESTRIAN ACCESS ROUTES TO BUILDING ENTRANCES THROUGHOUT ALL PHASES OF CONSTRUCTION. ACCESS TO BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
14. SERVICES SHALL BE TO ASSIST CONTRACTOR IN LOCATING UTILITIES. ITEMS ARE SHOWN SCHEMATICALLY AND NEITHER THE ARCHITECT, SITE DESIGN PROFESSIONAL, NOR THE OWNER ASSUMES ANY RESPONSIBILITY FOR VARIANCES IN THE ACTUAL LOCATION OF THE EXISTING UTILITIES.
15. THE CONTRACTOR SHALL REPAIR OR REPLACE AS NECESSARY ANY UTILITIES DAMAGED, WHETHER SHOWN ON THESE PLANS OR NOT, AT AN ADDITIONAL COST TO THE CONTRACTOR.
16. EXISTING UTILITY APPURTENANCES (CLEAN CUTS, VALVE METER BOXES AND/OR COVERS, MANHOLES, ETC) LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL BE RELOCATED AS NECESSARY AND ADJUSTED TO NEAREST EXISTING CONDITION.
17. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY PROVIDER OF DAMAGE TO ANY ACTIVE UTILITY AND PROVIDE CORRECTIVE MEASURES AS DIRECTED BY THE UTILITY PROVIDER AT AN ADDITIONAL COST TO THE CONTRACTOR.
18. EXISTING ITEMS TO REMAIN WITHIN THE PROJECT LIMITS SHALL BE RETAINED IN PLACE AND PROTECTED FROM DAMAGE DURING CONSTRUCTION, UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
19. ALL DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES.
20. THERE SHALL BE NO ON SITE BURIAL.
21. WORK DONE AHEAD OF SCHEDULE OR FOR TEMPORARY PROVISIONS SHALL HAVE EXISTING DISTURBED SURFACES PATCHED TO MATCH ORIGINAL CONDITIONS UNTIL FINAL CONSTRUCTION REPAIRS ARE COMPLETED OR MODIFICATIONS.
22. PAVEMENT AREAS TO BE SAVED SHALL BE ABRASION SAUF PRIOR TO DEMOLITION. FAILURE TO PROVIDE A CLEAN EDGE MAY RESULT IN ADDITIONAL DEMOLITION AND NEW PAVEMENT INSTALLATION PAD FOR AND EXECUTED BY THE CONTRACTOR.
23. LIMITS OF CURBS AND GUTTER DEMOLITION ARE SUBJECT TO THE NEAREST CONSTRUCTION JOINT. CURBS AND GUTTERS AND WALLS SHALL BE PREPARED TO THE NEAREST CONSTRUCTION JOINT.
24. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE REMOVAL OF EXISTING LANDSCAPE MATERIALS AND SITE FEATURES WHICH THE OWNER ELECTS TO RETAIN.
25. DEMOLITION WITHIN THE DRAINAGE OF EXISTING SPECIMEN TREES SHALL BE COMPENSATED UTILIZING MANUAL PROCEDURES WITHOUT DAMAGING THE ROOT SYSTEM OF THE TREES.
26. THE CONTRACTOR SHALL NOT CONSIDER REMOVAL DESIGNATIONS AND NOTES TO BE ALL INCLUSIVE. I.E. THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO PERFORM THE DEMOLITION AS REQUIRED TO ACCOMMODATE THE SCHEDULED NEW CONSTRUCTION.

## STAKING REQUIREMENTS:

1. SURVEYING WORK PERFORMED BY THE CONTRACTOR SHALL BE SUFFICIENT AND ACCURATE TO CONTRACT THE WORK IN ACCORDANCE WITH THE SITE WORK CONSTRUCTION DRAWINGS. LAYOUT AND STAKING WORK SHALL BE IN ACCORDANCE WITH GENERAL ACCEPTED SURVEYING PRACTICES AND PROVISIONS OF THE CONTRACT.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS. CONTRACTOR SHALL NOT STAKE BUILDING DIMENSIONS FROM THE BUILDINGS SHOWN ON THE SITE WORK CONSTRUCTION DRAWINGS. REFERENCES IN THESE DOCUMENTS TO BUILDING SURFACE FOOTAGES ARE FOR CONVEYORS PURPOSES ONLY. DO NOT RELY ON THESE NUMBERS FOR OTHER OR OTHER PURPOSES.
3. CONTRACTOR SHALL STAKE BUILDING CORNERS AND HAVE APPROVAL FROM THE ARCHITECT AND/OR SITE DESIGN PROFESSIONAL BEFORE COMMENCING THE CONSTRUCTION OF ANY FOOTINGS.
4. DIMENSIONS SHOWN ARE TO THE FACE OF CURBS, UNLESS OTHERWISE NOTED. ANGLES ARE TO BE 90° INCLUDING STREET CENTER LINES UNLESS NOTED OTHERWISE.
5. CURBS AND GUTTER RAIM ARE 5.0 FT. UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND OR PRESERVATION OF DISTURBED RIGHT-OF-WAY MONUMENTS, BENCHMARKS, CONTROL POINTS AND REFERENCE MARKS (AS APPLICABLE) WITHIN THE CONTRACTOR'S AREA OF WORK. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN EXISTING RIGHT-OF-WAY MONUMENTS, BENCHMARKS, CONTROL POINTS AND REFERENCE MARKS WITHOUT THE PERMISSION OF WALTON COUNTY. THE CONTRACTOR SHALL BEAR THE EXPENSE OF RESETTING EXISTING RIGHT-OF-WAY MONUMENTS, BENCHMARKS, CONTROL POINTS AND REFERENCE MARKS WHICH MAY BE DISTURBED OR REMOVED OR CRITICAL REMOVAL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3 SURVEYING STATIONS NOTICE TO WALTON COUNTY PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING RIGHT-OF-WAY MONUMENTS, BENCHMARKS, CONTROL POINTS AND REFERENCE MARKS. THE CONTRACTOR SHALL UTILIZE THE SERVICES OF A GEORGIA LICENSED LAND SURVEYOR TO RESET (OBSOLETE OR REMOVED) RIGHT-OF-WAY MONUMENTS, BENCHMARKS, CONTROL POINTS AND REFERENCE MARKS OR PROVIDE WITNESS MONUMENTS, AND FILE THE REQUIRED DOCUMENTATION WITH WALTON COUNTY.
7. THE CONTRACTOR UNLESS OTHERWISE INSTRUCTED BY THE OWNER SHALL PROVIDE STAKING AND LAYOUT SERVICES, INCLUDING BUT NOT LIMITED TO, CENTERLINE STAKES, ADDITIONAL LINES, CONNECTIONS, SLOPES, STAKES GRADE STAKES, CONSTRUCTION BENCHMARKS AND REFERENCE STAKES (LOCATING DRAINAGE, ROADWAY, AND UTILITIES NECESSARY FOR THE PROJECT, ALIENATED CONTROL POINTS, SUBSTANCES BY THE CONTRACTOR SHALL BE RESPONSIBLE AND A COPY OF THE REFERENCES SHALL BE FURNISHED TO THE SITE DESIGN PROFESSIONAL.
8. THE CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING STORM AND SANITARY SEWER TRENDS AND ALL GRADES AT EXISTING PAVEMENT TRENDS BEFORE PROCEEDING WITH ANY SITE WORK.
9. ALL CONTROL SHALL BE VERIFIED BEFORE PROCEEDING. SURVEYOR SHALL VERIFY INVERTS AT ALL GRAVITY STORM AND SEWER TRENDS BEFORE PROCEEDING. SURVEYOR SHALL VERIFY THE POINT ELEVATIONS AT ALL ACCESS POINTS BEFORE PROCEEDING.

## CLEAR AND GRUB REQUIREMENTS:

1. THE CONTRACTOR SHALL REVIEW PLANS AND IDENTIFY AND SAFELY MARK ALL PLANTS AND TREES TO BE SAVED. THE CONTRACTOR SHALL PROTECT ALL PLANTS AND TREES TO BE SAVED THROUGHOUT THE CONTRACT. THIS SHALL INCLUDE PROTECTING ANY WORK WITHIN THE DRIP LINE OF THE TREE EXCEPT UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT. THIS INCLUDES NOT PARKING ANY EQUIPMENT OR HAVING ANY STORAGE AREAS WITHIN THE DRIP LINE OF THE TREE EXCEPT UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.
2. ALL AREAS TO BE CLEARED AND GRUBBED SHALL BE SURVEYED IN THE FIELD TO ESTABLISH THE APPROPRIATE LIMITS OF WORK.
3. THE CONTRACTOR SHALL TAKE WHAT EVER MEASURES NECESSARY TO LOCATE AND PROTECT EXISTING UTILITIES, STRUCTURES, AND OTHER FACILITIES TO REMAIN.
4. ALL TREES, SHRUBS, STAMPS, ROOTS AND OTHER DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
5. NO BURNING SHALL BE ALLOWED ON THE SITE.

## COMPACTION FOR UTILITY INSTALLATION:

1. ANALYTICAL COMPACTION RESULTS SHALL BE SUBMITTED TO WALTON COUNTY ENGINEERING DEPARTMENT (OR SIMILAR DEPARTMENT), THE FOLLOWING APPLIES TO STORMWATER, SANITARY SEWER, AND WATER.
  - a. BACKFILL UNDER PAVEMENT CONSTRUCTION OR OTHERWISE PLACED, AND AS IS OTHERWISE SPECIFIED OR INDICATED ON THE PLANS, SHALL BE APPROVED BANKRUN SAND OR GRAVEL OR CRUSHED STONE FREE FROM LARGE STONES AND CONTAINING NOT MORE THAN 15% (BY WEIGHT OR 10% BY VOLUME) OF FINER THAN #10. THIS BACKFILL SHALL BE COMPACTED TO ONE HUNDRED PERCENT (100%) AS DETERMINED BY THE MODIFIED PROCTOR TEST FROM PPE BEDDING TO TWO (2) FEET BELOW TRENCH TOP. MECHANICAL VIBRATING EQUIPMENT SHALL BE USED TO COMPACT THE SUBGRADE MATERIALS TO BE PLACED UNDER PAVEMENT AFTER THE BACKFILL IS COMPLETE.
  - b. BACKFILL UNDER GRAVEL OR CRUSHED STONE SURFACE ROADWAYS SHALL BE THE APPROVED SUIABLE EXCAVATED MATERIALS (SIX (6) INCH TOP LAYERS THOROUGHLY COMPACTED FOR THE FULL DEPTH AND WIDTH OF THE TRENCH, CONFORMING TO THE COMPACTION DENSITY COMPACTION METHOD AND MATERIALS AS SPECIFIED IN 7 ABOVE.
  - c. BACKFILL IN UNPAVED AREAS SHALL BE COMPACTED WITH MECHANICAL VIBRATING EQUIPMENT TO NINETY PERCENT (90%) AS DETERMINED BY THE MODIFIED PROCTOR TEST. BACKFILL MATERIAL FROM PIPE BEDDING TO GROUND SURFACE SHALL BE EXCAVATED FREE FROM LARGE STONES & OTHER DEBRIS.

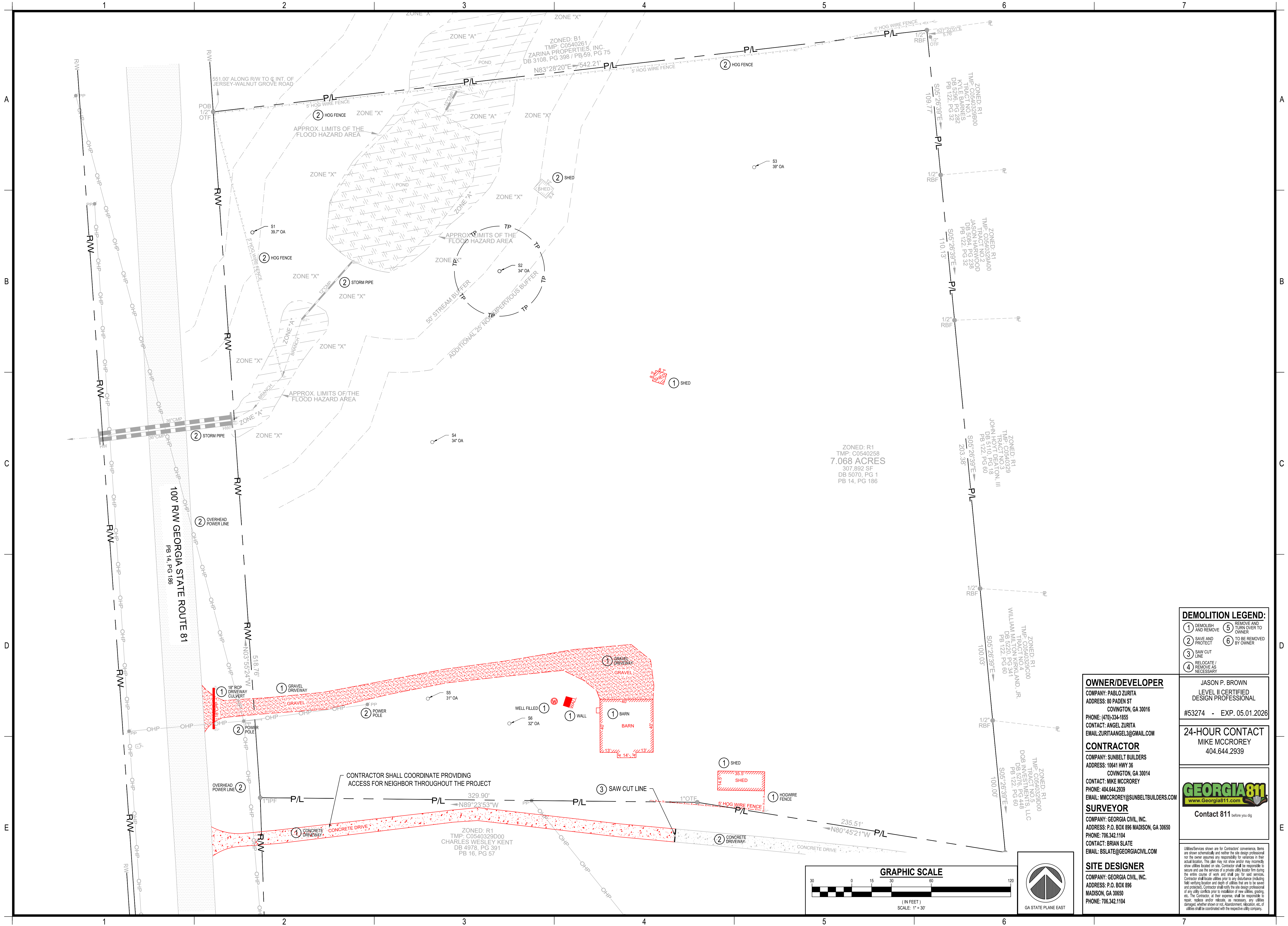
- ALL UTILITY MATERIALS, INSTALLATION, TESTING, AND PROCEDURES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE LOCAL AUTHORITY HAVING JURISDICTION. THERE IS A DISCREPANCY BETWEEN STATE STANDARDS AND SPECIFICATIONS ON THE PLANS AND THE STATE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL ADHERE TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, READING, UNDERSTANDING, AND ADHERING TO THE MANUAL OF STANDARDS FOR DESIGN AND CONSTRUCTION SPECIFICATIONS IF THIS DOCUMENT IS PROVIDED FOR AT THE AGENCY HAVING JURISDICTION.

## GRADING / EARTHWORK REQUIREMENTS:

1. PRIOR TO STARTING ANY CUTS OR FILLS, THE CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL. STRIPPING OF TOPSOIL CAN ONLY COMMENCE AFTER THE CLEAR AND GRUB OPERATIONS ARE COMPLETE IN THAT AREA. TOPSOIL SHALL BE STOCKPILED IN AREAS DESIGNATED ON THE PLANS OR APPROVED WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL REVIEW THE SOILS REPORTS, SOILING LOSS LOGS, AND/OR TEST REPORTS WHICH HIS OWN FIELD OBSERVATIONS SO AS TO BE FAMILIAR WITH THE DEPTH OF TOPSOIL. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT OVER AND UNDER REMOVAL.
2. UNLESS OTHERWISE NOTED, THE GRADES SHOWN ON THE PLANS ARE FINISHED GRADES. THEREFORE, PAVEMENT, FLOORS, SUBBASE AND OTHER IMPROVEMENTS MUST BE SUBTRACTED TO CALCULATE SUBGRADE ELEVATIONS. THE CONTRACTOR SHALL COORDINATE THE STAKING OF THE SITE GRADING WITH THE SURVEYOR AND ENGINEER OR BEFORE PROCEEDING WITH CONSTRUCTION STAKING.
3. THE CONTRACTOR SHALL MAINTAIN A SURVEY GRID OF NOT LESS THAN 10' X 10' OR OTHER MEASURES ACCEPTABLE TO THE OWNER'S REPRESENTATIVE THAT SHALL INDICATE LOCATION AND AMOUNT OF CUT OR FILLS REMAINING. AT SUBGRADE THIS GRID SHALL BE 30 X 30 WITH LOCATION AND FILL OR GRADE MARKED CLEARLY BY SURVEY SHALL BE COMPLETED DEMONSTRATING THAT THE SUBGRADE IS AT LEAST 2 FEET ABOVE THE SUBGRADE TO BE MAINTAINED.
4. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR ON THE DRAWINGS, THE ON SITE MATERIAL SHALL BE CLEAN AND FREE OF ALL CONTAMINATION. TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. FOR EACH CUT PLACE, COMPACTION TESTING SHALL BE DONE EVERY 200 SQUARE FEET. IN TRENCHES, COMPACTION TESTING SHALL BE DONE EVERY OTHER FOOT WITH AT LEAST 1 TEST EVERY 100 LINEAR FEET.
5. COMPACTION REQUIREMENTS SHALL BE THOSE OUTLINED IN THE GEOTECHNICAL EVALUATION. IF THE GEOTECHNICAL EVALUATION IS NOT CLEAR OR DOES NOT MEET REQUIREMENTS OF THE FOLLOWING, THE USE OF UNDERLYING MATERIALS SHALL BE LIMITED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY PER 1557 (MODIFIED PROCTOR). ALL LANDSCAPE AND LAWN AREAS SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY PER 1557 (MODIFIED PROCTOR). THE TESTING LAB SHALL TEST SOILS IN ACCORDANCE ASTM D 2002 (MAGNAR METHOD) WITH PROCTORS FOR EACH SOIL TYPE.
6. UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT OR ON THE DRAWINGS, THE ON SITE MATERIAL SHALL BE USED TO MAKE FILLS. ALL MATERIAL TO BE USED FOR FILL SHALL BE FREE OF FROZEN MATERIALS CONTAMINATED MATERIALS, DEBRIS AND ANY ROCKS LARGER THAN 4 INCHES FOR FILL PLACEMENT WITHIN 1 FOOT OF SURFACE. NO ROCK SHALL BE GREATER THAN 2 INCHES IN DIAMETER. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DRYING, SEGREGATING OR OTHER REQUIRED METHODS TO TREAT SOILS TO MEET COMPACTION AND OTHER REQUIREMENTS.
7. FILLS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN ALL AREAS.
8. IF IMPORTED MATERIAL IS USED, THE SOILS AND A RANDOM COMPOSITE SAMPLE SHALL BE REVIEWED BY THE TESTING LABORATORY PRIOR TO BEING BROUGHT TO SITE. THE TESTING LABORATORY SHALL BE NOTIFIED PRIOR TO THE START OF WORK AND THE TESTING LABORATORY SHALL BE NOTIFIED PRIOR TO THE START OF WORK. THE TESTING LABORATORY SHALL BE NOTIFIED PRIOR TO THE START OF WORK AND THE TESTING LABORATORY SHALL BE NOTIFIED PRIOR TO THE START OF WORK.
9. THE TESTING LAB MAY REQUEST ONE OR MORE MATERIALS FROM SITES AS FILL IN BUILDING OR PAVEMENT AREAS WHEN IT IS BY THE OWNER THAT THE MATERIAL WILL NOT MEET REQUIREMENTS STATED THEREIN IN THE GEOTECHNICAL REPORT. SUCH CONDITIONS DO NOT EXIST AND OTHER MATERIAL IS NOT AVAILABLE ON SITE. THE OWNER'S REPRESENTATIVE MUST AUTHORIZE IN WRITING THE USE OF IMPOR MATERIAL UNLESS THERE WILL BE NO ADDITIONAL COST TO THE CONTRACT.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EARTHWORK OPERATIONS FROM WEATHER AND GROUND WATER THROUGH KEEPING POSITIVE DRAINAGE, DIVERTING DRAINAGE, DRAINING AND/OR INCLOSURE DRAINAGE WITHIN THE TRENCHES AND TO PROTECT EXISTING UTILITIES FROM WEATHER DAMAGE.
11. PRIOR PLACEMENT OF FILLS IN AREAS WHERE THE FINAL FINISH SHALL BE LESS THAN 18 INCHES FROM THE AREA SHALL BE PROOF ROLLED WITH A 10 TON ROLLER OR A LOADED TO WHEEL DUMP TRUCK. SOFT AREAS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR. FILL TO BE PLACED PRIOR TO ALL FILL TO BE PLACED. RETRY BY PROOF ROLL AS NECESSARY.
12. ALL FILL SUBGRADE UNDER PROPOSED PAVEMENT, BUILDING OR OTHER STRUCTURE SHALL BE PROOF ROLLED AS DESCRIBED ABOVE FOR THE IDENTIFICATION OF SOFT AREAS. AREAS FOUND TO BE UNACCEPTABLE TO THE GEOTECHNICAL ENGINEER OR THE GEOTECHNICAL ENGINEER'S TECHNICIAN SHALL BE SCARIFIED, DRIED, AND RECOMPACTED. RETRY BY PROOF ROLL AS NECESSARY. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND STOP ALL WORK IN AREAS WHERE HAZARDOUS MATERIALS ARE DISCOVERED, WHEN REQUIRED. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ENVIRONMENTAL AND HEALTH AGENCIES. THE CONTRACTOR SHALL FLAG OFF ALL ACCESS WITH PROMINENT FLAGGING THAT THERE IS AN APPARENT WARNING OF THE PRESENCE OF HAZARDOUS MATERIALS.
13. TRENCH EXCAVATIONS SHALL BE MADE UNIFORM AND STRAIGHT TO 10 WIDTHS DETERMINED BY WALTON COUNTY. IF NO GUIDELINES FROM WALTON COUNTY ARE GIVEN, THE FOLLOWING SHALL BE USED: FOR TRENCHES 36 INCHES OR LESS, THE WIDTH SHALL BE THE DIAMETER PLUS 3 FEET; FOR TRENCHES 36 INCHES OR GREATER THE WIDTH SHALL BE THE DIAMETER PLUS 3 FEET; ADDITIONAL WIDTH SHALL ALSO BE ALLOWED WHEN COMPACTION EQUIPMENT LIMITATIONS REQUIRE AND ONLY AFTER APPROVAL OF THE ENGINEER OR RECORD. NO MORE TRENCH SHALL BE OPEN IN ONE DAY THAN CAN BE SAFELY MAINTAINED AND PROTECTED FROM PUBLIC ACCESS. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
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16. WHERE ROCKS ADJACENT TO A STRUCTURE UTILITY, THE ROCK SHALL BE REMOVED TO A MINIMUM OF 6 INCHES BELOW AND 1 TIMES THE DIAMETER, BUT NOT LESS THAN 1 FOOT OR GREATER THAN 1 FOOT IN ANY ONE SIDE.
17. NO EXPLOSIVES SHALL BE ALLOWED UNLESS ALL PERMITS ARE GRANTED AND THE AREA HAS BEEN SIGNED OFF. PRE AND POST BLAST REPORTS SHALL BE KEPT AND RECORDED. ALL STRUCTURES WITHIN THE AREA OF THE BLAST SHALL BE PROVIDED A RE-BLAST SURVEY. ALL BLASTING SHALL BE PERFORMED BY A LICENSED BLASTER.
18. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXCESS TOPSOIL, CUT MATERIAL, OR WASTE MATERIAL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
19. NO FILL SHALL BE PLACED ON EXISTING GROUND WITHIN THE LIMITS OF DISTURBANCE UNTIL THE GROUND HAS BEEN COVERED BY WEEDS, DEBRIS, TOPSOIL AND OTHER AESTHETIC MATERIAL, SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES OR TO A DEPTH RECOMMENDED BY THE GEOTECHNICAL REPORT AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACING OF FILL. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
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1. TOPSOIL SHALL BE REMOVED FROM STOCKPILES AND SPREAD IN THE AREAS SHOWN ON THE PLANS. THE DEPTH OF TOPSOIL SHALL BE AS SHOWN ON THE PLANS. IF THE DEPTH OF TOPSOIL IS NOT GIVEN THE FOLLOWING SHALL BE USED: A MINIMUM OF 4 INCHES IN LAWN AREAS AND A MINIMUM OF 2 INCHES IN LANDSCAPE PLANTING AREAS.
2. AFTER THE TOPSOIL IS IN PLACE, SHALL BE FINE GRADED REMOVED ALL ROOTS, STICKS AND DEBRIS GREATER THAN 2 INCHES IN ANY DIMENSION. THE TOPSOIL SHALL BE FINE GRADED TO THE LINE AND TO THE SURFACE OF THE PLANS.
3. THE TOPSOIL, SOIL SHALL HAVE A PHR OF 5.5 TO 6.0 AND AN ORGANIC CONTENT OF 3 TO 20%. THE GRADATION OF THE TOPSOIL SHALL BE 100% PASSING 2" SIEVE, 85 TO 100% PASSING THE 1/8" SIEVE, 65 TO 100% PASSING THE 3/16" SIEVE AND 20 TO 80% PASSING THE NO. 20 SIEVE.
4. LIME OF TYPE RECOMMENDED FOR SOIL CONDITIONING SHALL BE USED TO TREAT ADOIC SOILS.
5. LAWN FERTILIZER SHALL BE 55% NITROGEN, 10% PHOSPHORUS AND 10% POTASH WHEN 50% OF THE NITROGEN IS DERIVED FROM UREA-FORM SOURCE.
6. LAWN SEED (WHEN NOT GIVEN ON THE PLANS) SHALL BE 70% BY WEIGHT 80% PURITY 80% GERMINATION OF PENNINE PERENNIAL, RYE, 20% BY WEIGHT 80% PURITY 80% GERMINATION OF PENN LAWN PESTICIDES 20% BY WEIGHT 80% PURITY 80% GERMINATION OF PENN LAWN PESTICIDES 20% BY WEIGHT 80% PURITY 80% GERMINATION OF PENN LAWN PESTICIDES 20% BY WEIGHT 80% PURITY 80% GERMINATION OF PENN LAWN



**DEMOLITION LEGEND:**

① DEMOLISH AND REMOVE	⑤ REMOVE AND TURN OVER TO OWNER
② SAVE AND PROTECT	⑥ TO BE REMOVED BY OWNER
③ SAW CUT LINE	
④ RELOCATE / REMOVE AS NECESSARY	

**OWNER/DEVELOPER**  
 COMPANY: PABLO ZURITA  
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 EMAIL: ZURITAANGEL3@GMAIL.COM

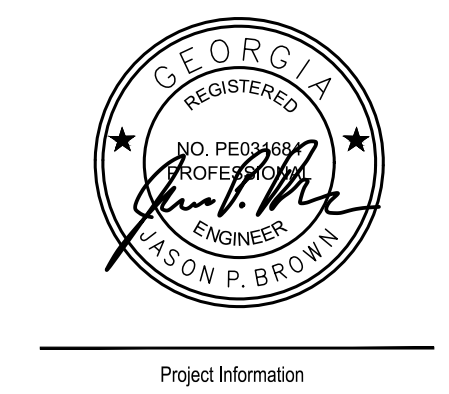
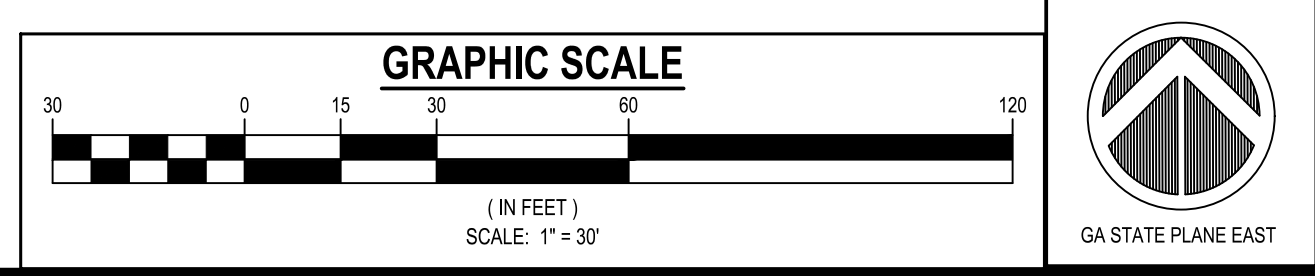
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 COMPANY: GEORGIA CIVIL, INC.  
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**SITE DESIGNER**  
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 ADDRESS: P.O. BOX 896  
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JASON P. BROWN  
 LEVEL II CERTIFIED  
 DESIGN PROFESSIONAL  
 #53274 - EXP. 05.01.2026

24-HOUR CONTACT  
 MIKE MCCROREY  
 404.644.2939



**DRYWALL WAREHOUSE HWY 81**  
 257 HIGHWAY 81  
 OXFORD, GA 30054  
 ZONING: R1

DRAWING DATE: 5/27/2026  
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 CHECKED BY: JPB

REVISIONS	
DATE	DESCRIPTION



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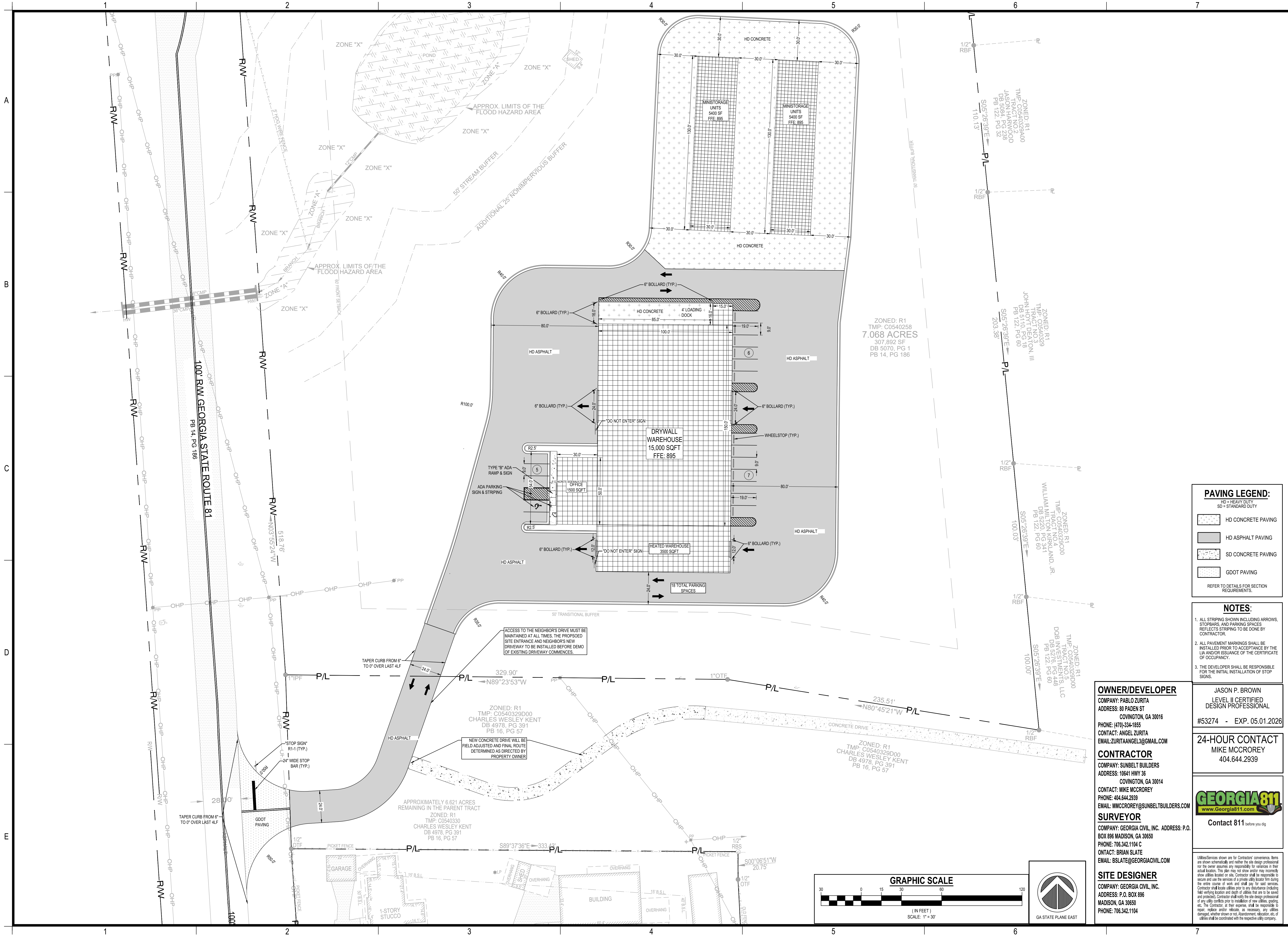
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Project Information

**DRYWALL WAREHOUSE HWY 81**  
 257 HIGHWAY 81  
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**PAVING LEGEND:**

- HD = HEAVY DUTY  
SD = STANDARD DUTY
- HD CONCRETE PAVING
- HD ASPHALT PAVING
- SD CONCRETE PAVING
- GDOT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

- NOTES:**
- ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
  - ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

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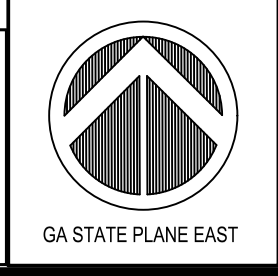
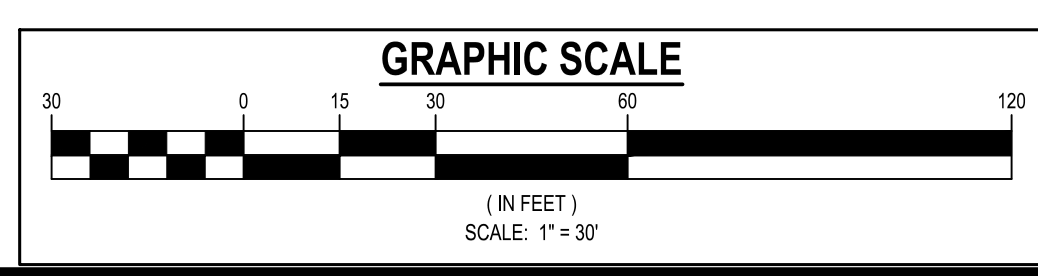
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Sheet Title  
**LAYOUT & STAKING PLAN**

Sheet Number  
**C-2.1**



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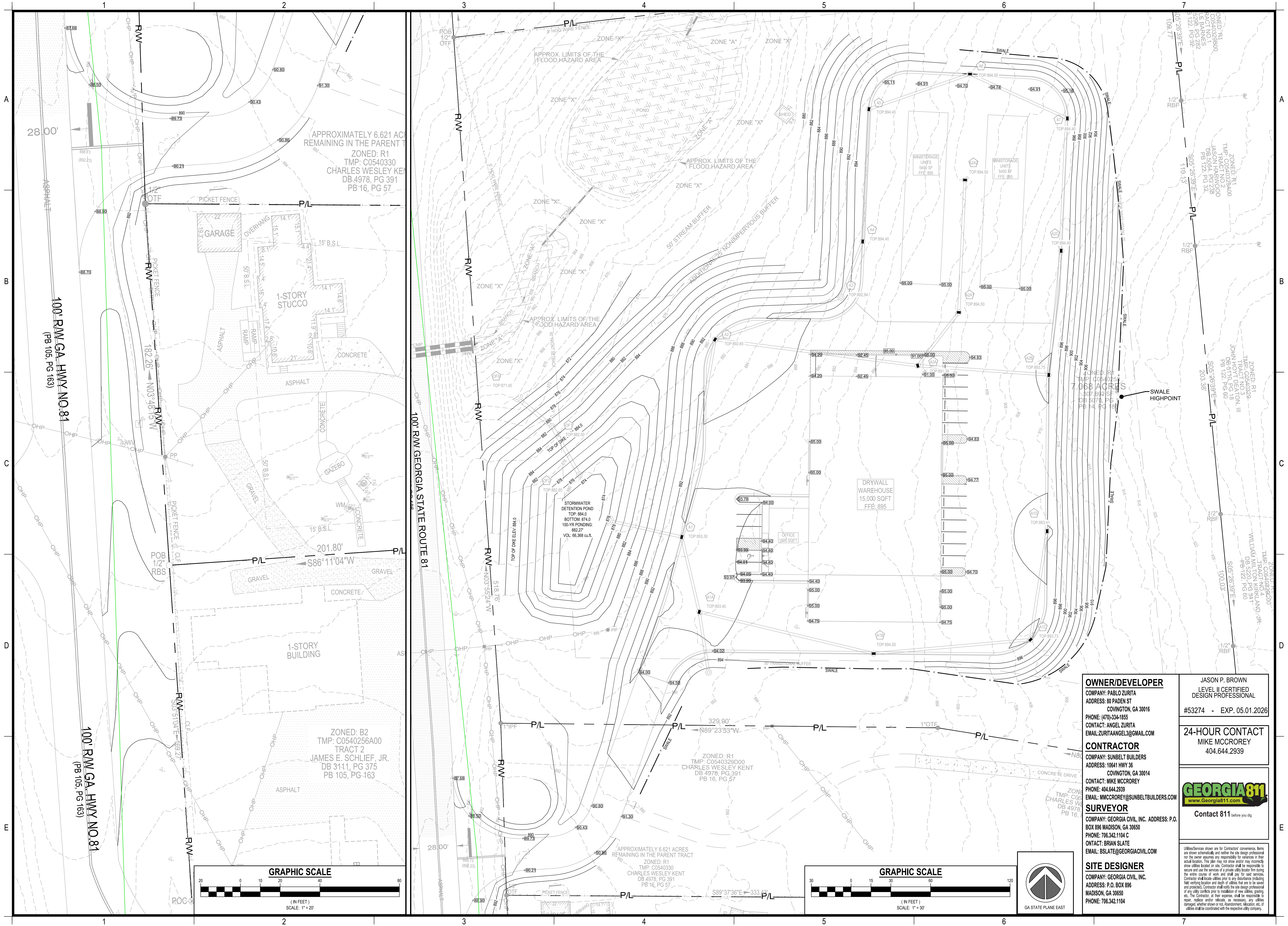
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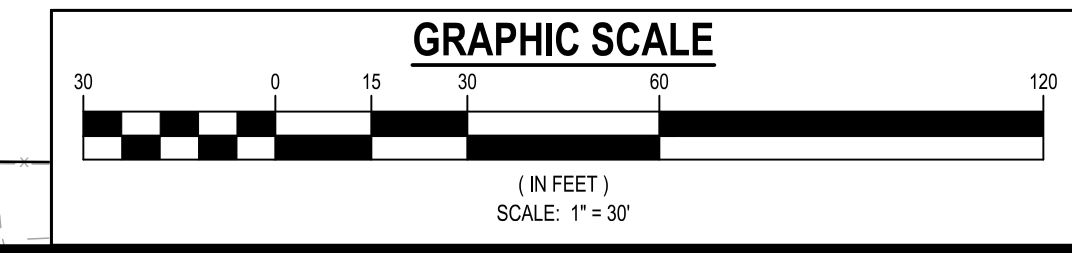
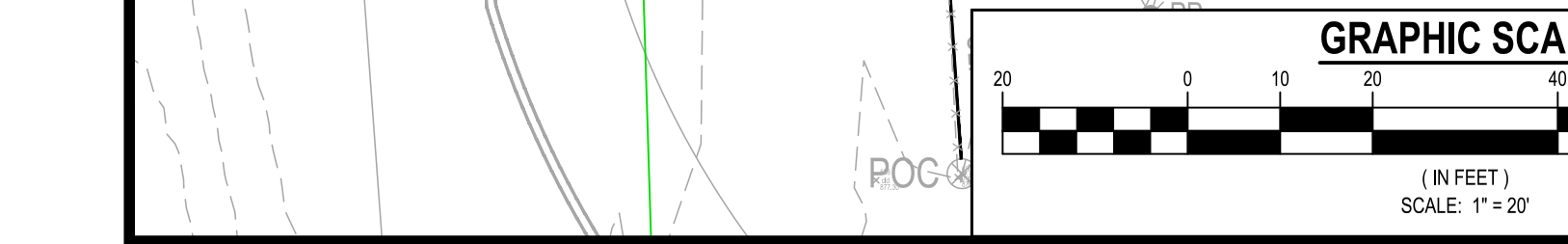


Project Information

**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
OXFORD, GA 30054  
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Sheet Title

GRADING PLAN

Sheet Number

C-3.0



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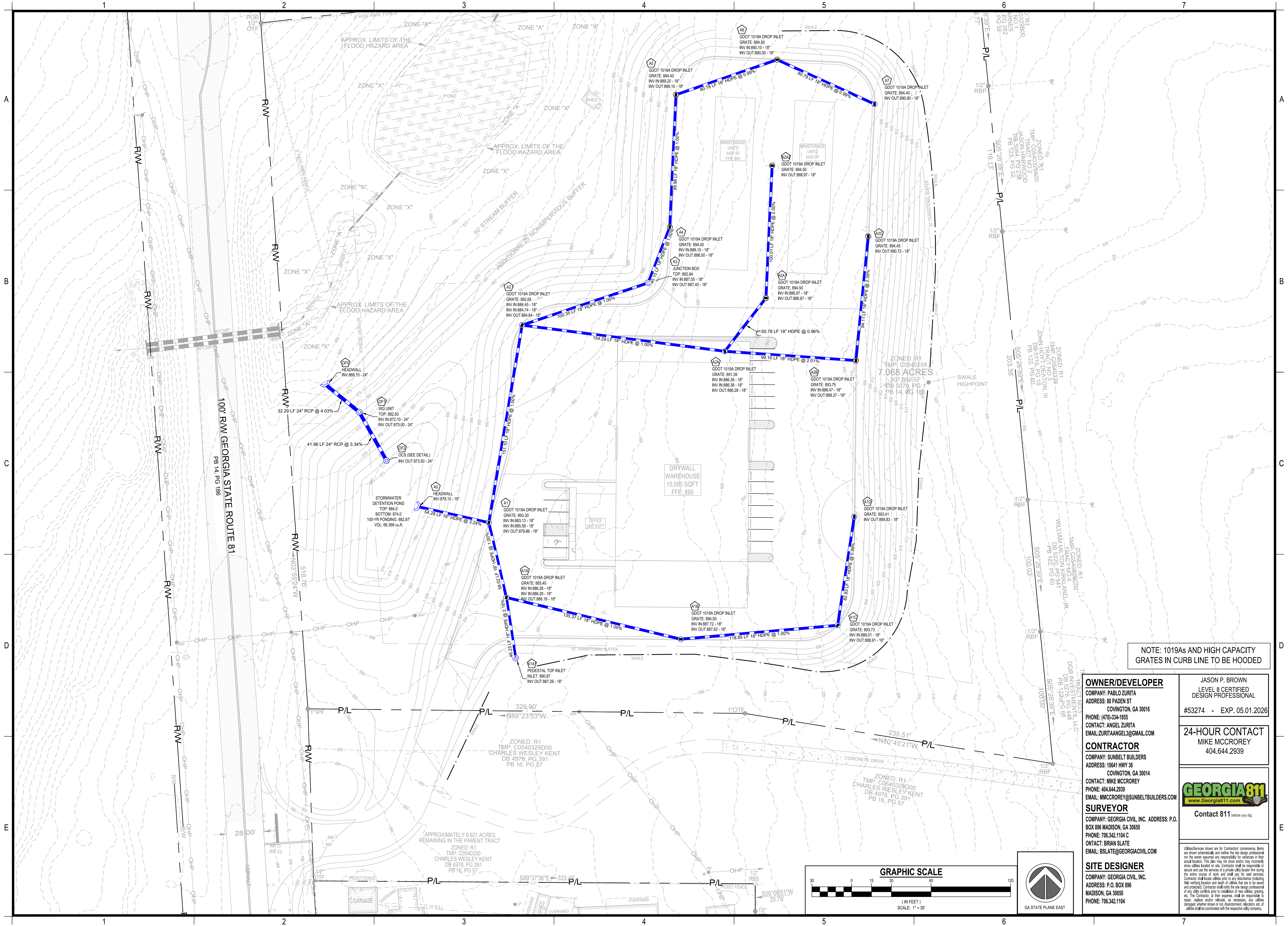
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Project Information

**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
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NOTE: 1019As AND HIGH CAPACITY GRATES IN CURB LINE TO BE HOODED

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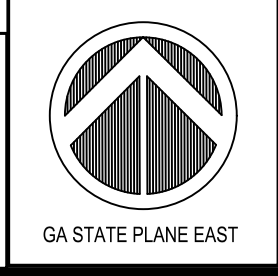
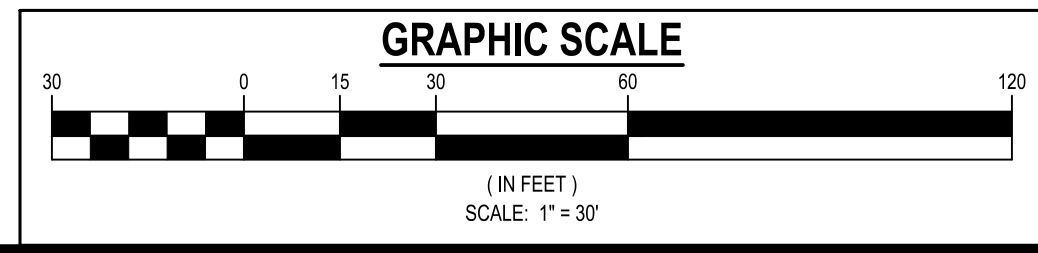
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DESIGN PROFESSIONAL  
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Contact 811 before you dig

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STORMWATER MANAGEMENT PLAN

Sheet Number  
**C-4.0**



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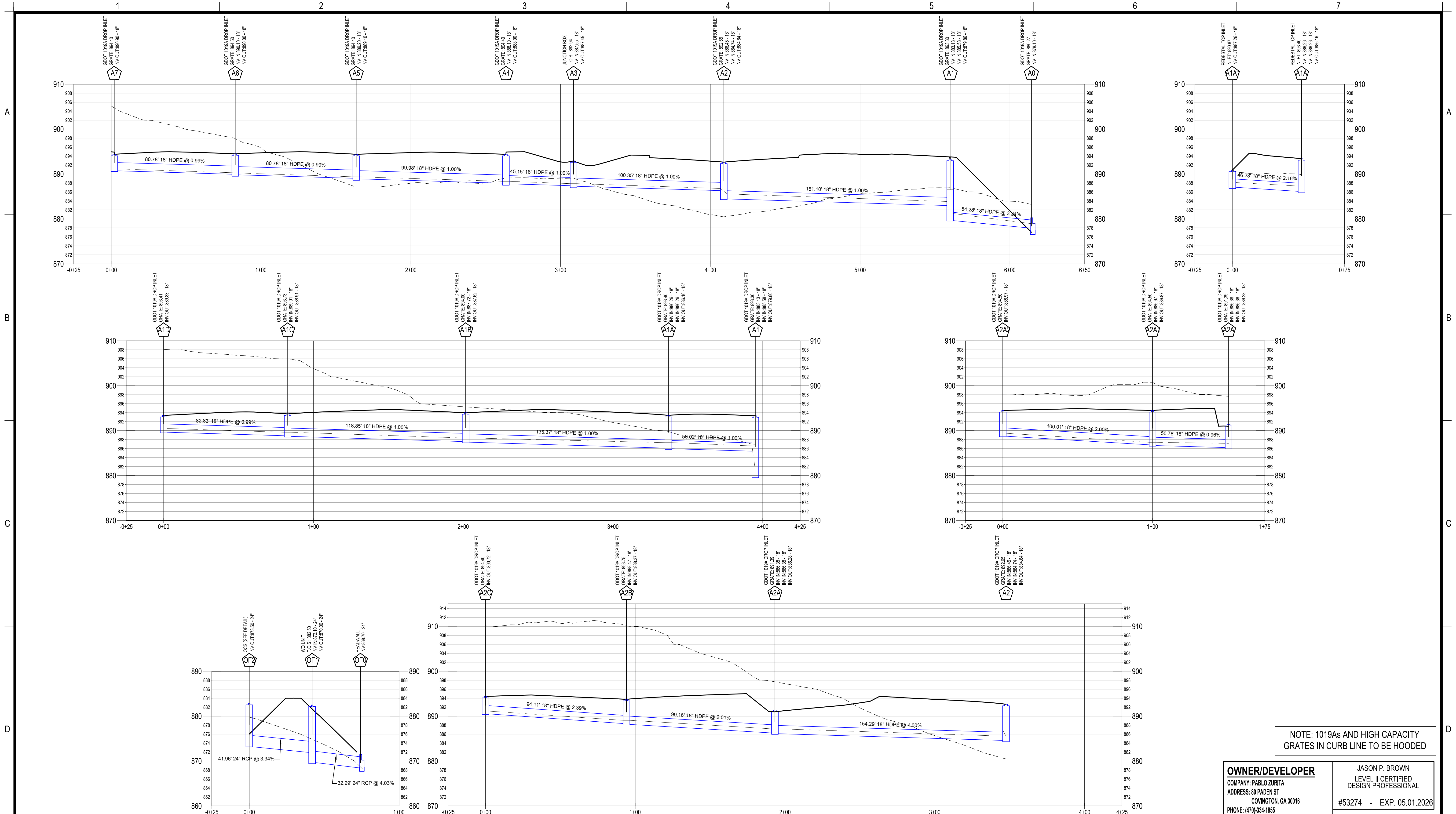
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Project Information

**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING: R1



Line	ToLine	LineLength	IncrArea	TotalArea	RunoffCoeff	IncrCx A	TotalCx A	InletTime	TimeConc	Rnfallnt	TotalRunoff	AdnFlow	TotalFlow	CapacFull	Veloc	PipeSize	PipeSlope	Inv ElevDn	Inv ElevUp	HGLDn	HGLUp	Grnd/RimDn	Grnd/RimUp	Line ID
(#)	(#)	(ft)	(sq)	(sq)	(C)	(ft)	(ft)	(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
1	Outfall	54.279	0.31	4.80	0.91	0.28	2.68	5.0	22.2	4.6	12.40	0.00	12.40	20.49	9.81	18	3.24	878.10	879.86	878.94	881.19	880.27	893.30	A1-A0
2	1	151.099	0.28	1.55	0.95	0.27	1.22	5.0	21.8	4.7	5.72	0.00	5.72	11.37	5.73	18	1.00	883.13	884.64	883.88	885.56	893.30	892.65	AB-A1
3	2	100.350	0.04	0.31	0.95	0.04	0.25	5.0	20.3	4.9	1.19	0.00	1.19	11.36	3.62	18	1.00	886.45	887.45	886.78	887.86	892.65	892.94	A3-A2
4	3	45.151	0.12	0.27	0.95	0.11	0.21	5.0	19.5	5.0	1.03	0.00	1.03	11.36	3.44	18	1.00	887.55	888.00	887.86	888.38	892.94	894.40	A4-A3
5	4	99.976	0.04	0.15	0.95	0.04	0.09	5.0	15.9	5.6	0.52	0.00	0.52	11.38	2.37	18	1.00	888.10	889.10	888.38	889.37	894.40	894.40	A5-A4
6	5	80.778	0.02	0.11	0.60	0.01	0.06	5.0	11.0	6.7	0.37	0.00	0.37	11.32	2.58	18	0.99	889.20	890.00	889.39	890.22	894.40	894.50	A6-A5
7	6	80.777	0.09	0.09	0.48	0.04	0.04	5.0	5.0	9.2	0.40	0.00	0.40	11.32	2.64	18	0.99	890.10	890.90	890.29	891.13	894.50	894.40	A7-A6
8	1	58.025	0.18	2.94	0.95	0.17	1.18	5.0	7.7	7.8	9.15	0.00	9.15	11.37	6.68	18	1.00	885.58	886.16	886.60	887.33	893.30	893.40	A1A-A1
9	8	135.367	0.06	0.66	0.95	0.06	0.48	5.0	6.8	8.2	3.94	0.00	3.94	11.40	3.66	18	1.00	886.26	887.62	887.33	888.38	893.40	894.00	A1B-A1A
10	9	118.854	0.16	0.60	0.64	0.1	0.42	5.0	5.8	8.7	3.68	0.00	3.68	11.38	4.60	18	1.00	887.72	888.91	888.38	889.64	894.00	893.73	A1C-A1B
11	10	82.826	0.44	0.44	0.73	0.32	0.32	5.0	5.0	9.2	2.94	0.00	2.94	11.32	4.08	18	0.99	889.01	889.83	889.64	890.48	893.73	893.41	A1D-A1C
12	2	154.287	0.04	0.96	0.95	0.04	0.71	5.0	8.2	7.6	5.39	0.00	5.39	11.37	5.17	18	1.00	884.74	886.28	885.56	887.17	892.65	891.39	A2A-A2
13	12	99.159	0.44	0.66	0.68	0.3	0.42	5.0	7.4	7.9	3.36	0.00	3.36	16.12	3.85	18	2.01	886.38	888.37	887.17	889.07	891.39	893.75	A2B-A2A
14	13	94.115	0.22	0.22	0.57	0.13	0.13	5.0	5.0	9.2	1.15	0.00	1.15	17.59	2.39	18	2.39	888.47	890.72	889.07	891.12	893.75	894.40	A2C-A2B
15	12	50.784	0.10	0.26	0.95	0.1	0.25	5.0	7.1	8.0	1.99	0.00	1.99	11.17	2.82	18	0.96	886.38	886.87	887.17	887.40	891.39	894.50	A2A1-A2A
16	15	100.011	0.16	0.16	0.95	0.15	0.15	5.0	5.0	9.2	1.39	0.00	1.39	16.09	3.26	18	2.00	886.97	888.97	887.40	889.41	894.50	894.50	A2A2-A2A1
17	8	49.788	2.10	2.10	0.25	0.53	0.53	5.0	5.0	9.2	4.80	0.00	4.80	16.12	4.14	18	2.01	886.26	887.26	887.33	888.10	893.40	891.47	A1A1-A1A

25 YEAR PIPE CHART

NOTE: 1019As AND HIGH CAPACITY GRATES IN CURB LINE TO BE HOODED

NOTE: 1019As AND HIGH CAPACITY GRATES IN CURB LINE TO BE HOODED

**LEGEND**

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

**SCALE:**  
HORIZONTAL: 1" = 30'  
VERTICAL: 1" = 10'

**GRAPHIC SCALE**  
(IN FEET)  
SCALE: 1" = 30'

**OWNER/DEVELOPER**  
COMPANY: PABLO ZURITA  
ADDRESS: 80 PADEN ST  
COVINGTON, GA 30016  
PHONE: (478) 334-1855  
CONTACT: ANGEL ZURITA  
EMAIL: ZURITAANGEL@GMAIL.COM

**CONTRACTOR**  
COMPANY: SUNBELT BUILDERS  
ADDRESS: 10641 HWY 36  
COVINGTON, GA 30014  
CONTACT: MIKE MCCROREY  
PHONE: 404.644.2939  
EMAIL: MCMCCROREY@SUNBELTBUILDERS.COM

**SURVEYOR**  
COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O.  
BOX 896 MADISON, GA 30650  
PHONE: 706.342.1104  
CONTACT: BRIAN SLATE  
EMAIL: BSLATE@GEORGIA CIVIL.COM

**SITE DESIGNER**  
COMPANY: GEORGIA CIVIL, INC.  
ADDRESS: P.O. BOX 896  
MADISON, GA 30650  
PHONE: 706.342.1104

JASON P. BROWN  
LEVEL II CERTIFIED  
DESIGN PROFESSIONAL  
#53274 - EXP. 05.01.2026

**24-HOUR CONTACT**  
MIKE MCCROREY  
404.644.2939

**GEORGIA811**  
www.Georgia811.com  
Contact 811 before you dig

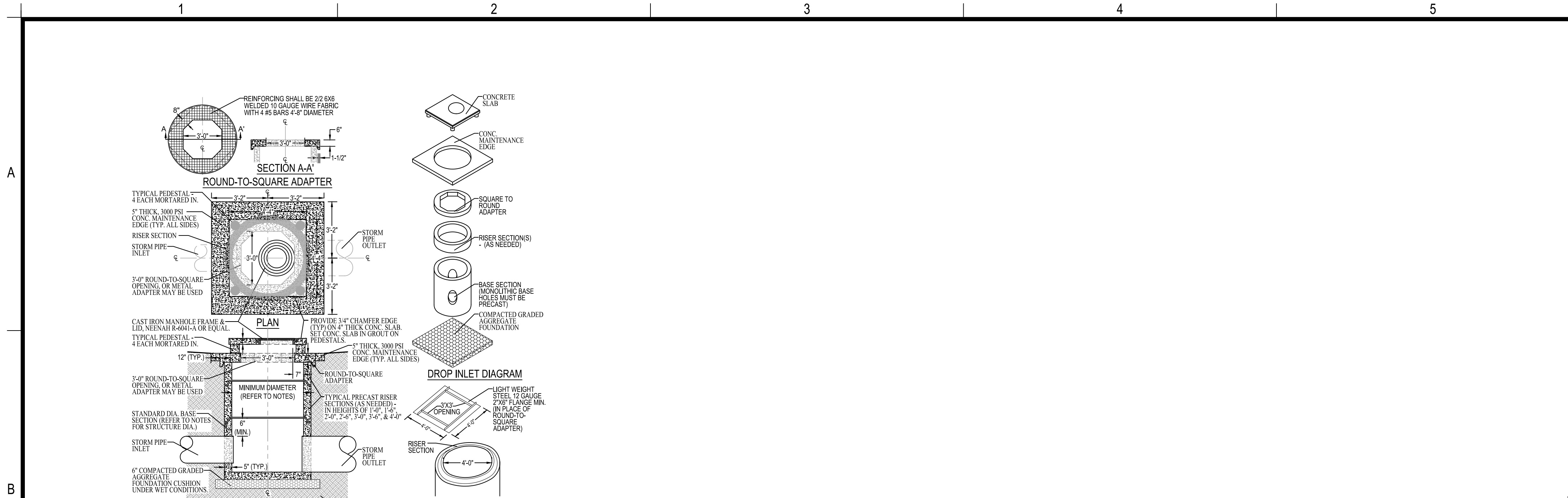
Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for utilities in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional if any utility conflicts prior to installation of new utilities, grading, etc. The Contractor at their expense shall be responsible to report, replace and/or indicate, as necessary, any utilities damaged, whether shown or not. Agreement, relocation, etc. of utilities shall be coordinated with the respective utility company.

DRAWING DATE:	5/27/2026
DRAWN BY:	DLG
CHECKED BY:	JPB
REVISIONS	
DATE:	DESCRIPTION:

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STORMWATER MANAGEMENT PROFILES

Sheet Number  
**C-4.1**



**CLASSES OF EMBEDMENT AND BACKFILL MATERIALS**

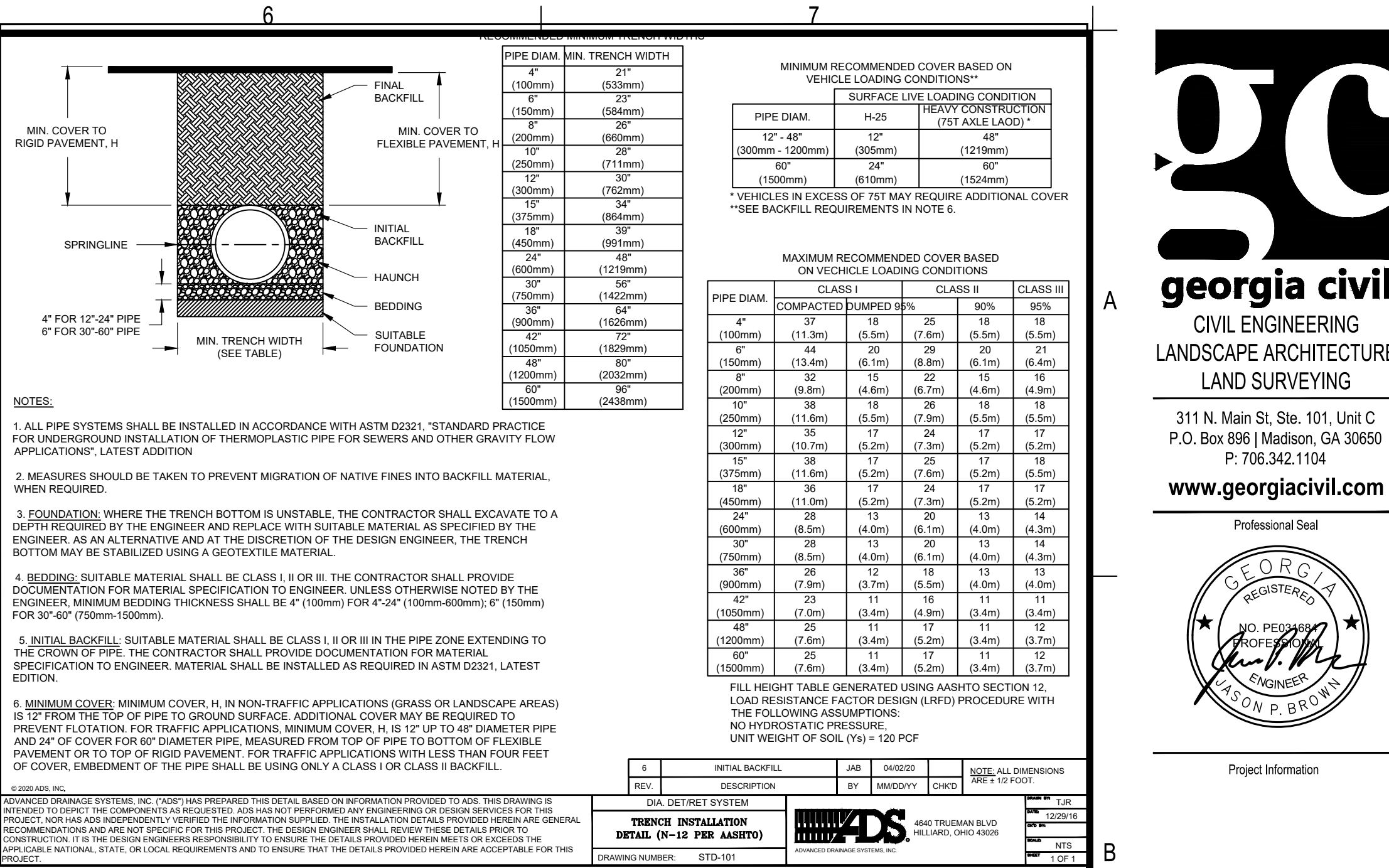
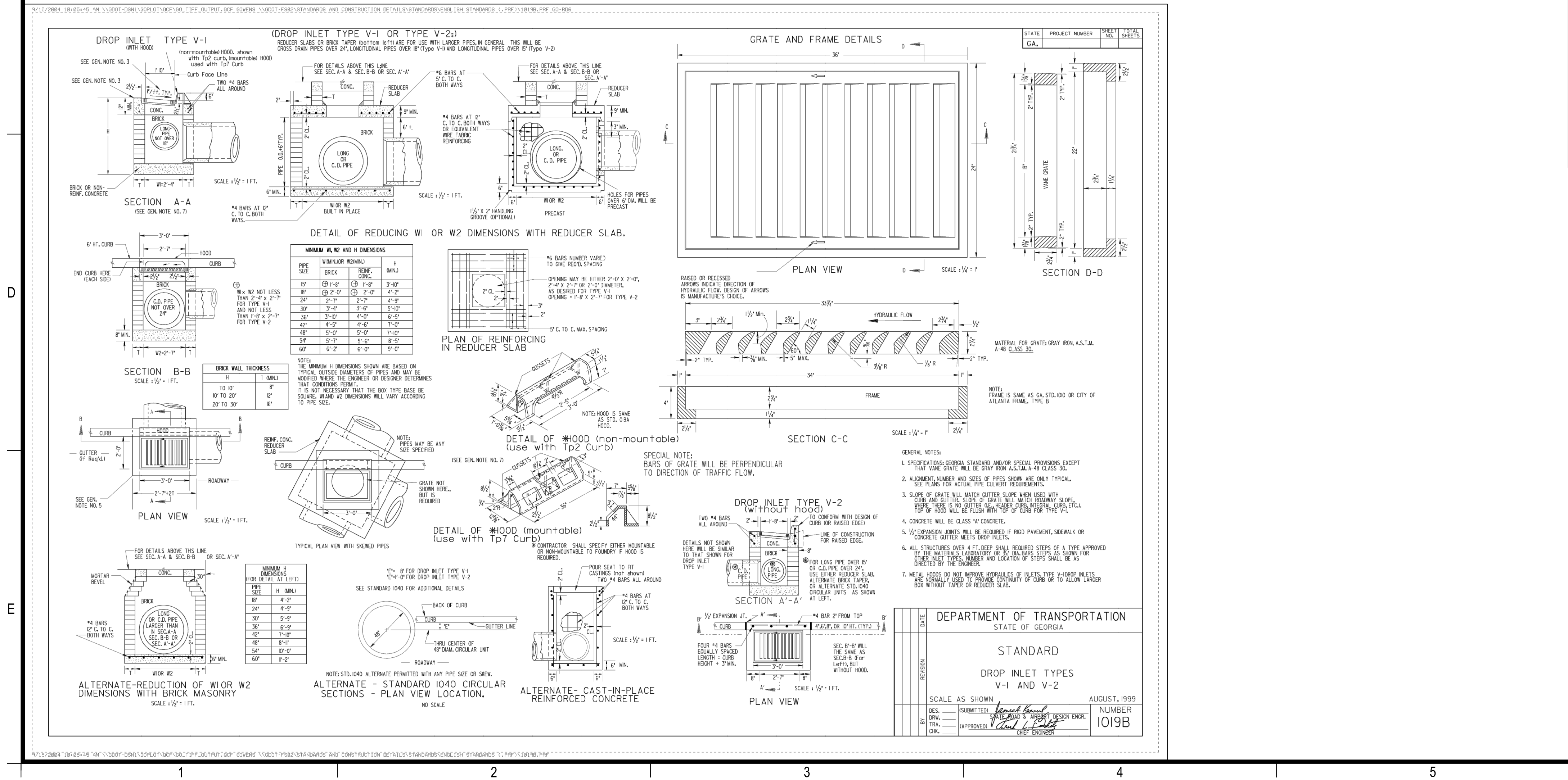
CLASS	DESCRIPTION	MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS*		MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS		
		CLASS I	CLASS II	CLASS I	CLASS II	CLASS III
1	CLASS I (11.3m)	12"	18"	12"	18"	18"
2	CLASS II (5.5m)	12"	18"	12"	18"	18"
3	CLASS III (2.7m)	12"	18"	12"	18"	18"

**MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS\***

PIPE DIAM.	A-25	A-20	A-15
12" - 48"	12"	12"	12"
300mm - 1200mm	12"	12"	12"

**MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	CLASS I	CLASS II	CLASS III
4"	18"	18"	18"
6"	20"	20"	20"
8"	22"	22"	22"
10"	24"	24"	24"
12"	26"	26"	26"
14"	28"	28"	28"
16"	30"	30"	30"
18"	32"	32"	32"
20"	34"	34"	34"
22"	36"	36"	36"
24"	38"	38"	38"
26"	40"	40"	40"
28"	42"	42"	42"
30"	44"	44"	44"
32"	46"	46"	46"
34"	48"	48"	48"
36"	50"	50"	50"
38"	52"	52"	52"
40"	54"	54"	54"
42"	56"	56"	56"
44"	58"	58"	58"
46"	60"	60"	60"
48"	62"	62"	62"
50"	64"	64"	64"
52"	66"	66"	66"
54"	68"	68"	68"
56"	70"	70"	70"
58"	72"	72"	72"
60"	74"	74"	74"
62"	76"	76"	76"
64"	78"	78"	78"
66"	80"	80"	80"
68"	82"	82"	82"
70"	84"	84"	84"
72"	86"	86"	86"
74"	88"	88"	88"
76"	90"	90"	90"
78"	92"	92"	92"
80"	94"	94"	94"
82"	96"	96"	96"
84"	98"	98"	98"
86"	100"	100"	100"
88"	102"	102"	102"
90"	104"	104"	104"
92"	106"	106"	106"
94"	108"	108"	108"
96"	110"	110"	110"
98"	112"	112"	112"
100"	114"	114"	114"



**CLASSES OF EMBEDMENT AND BACKFILL MATERIALS**

CLASS	DESCRIPTION	MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS*		MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS		
		CLASS I	CLASS II	CLASS I	CLASS II	CLASS III
1	CLASS I (11.3m)	12"	18"	12"	18"	18"
2	CLASS II (5.5m)	12"	18"	12"	18"	18"
3	CLASS III (2.7m)	12"	18"	12"	18"	18"

**MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS\***

PIPE DIAM.	A-25	A-20	A-15
12" - 48"	12"	12"	12"
300mm - 1200mm	12"	12"	12"

**MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	CLASS I	CLASS II	CLASS III
4"	18"	18"	18"
6"	20"	20"	20"
8"	22"	22"	22"
10"	24"	24"	24"
12"	26"	26"	26"
14"	28"	28"	28"
16"	30"	30"	30"
18"	32"	32"	32"
20"	34"	34"	34"
22"	36"	36"	36"
24"	38"	38"	38"
26"	40"	40"	40"
28"	42"	42"	42"
30"	44"	44"	44"
32"	46"	46"	46"
34"	48"	48"	48"
36"	50"	50"	50"
38"	52"	52"	52"
40"	54"	54"	54"
42"	56"	56"	56"
44"	58"	58"	58"
46"	60"	60"	60"
48"	62"	62"	62"
50"	64"	64"	64"
52"	66"	66"	66"
54"	68"	68"	68"
56"	70"	70"	70"
58"	72"	72"	72"
60"	74"	74"	74"
62"	76"	76"	76"
64"	78"	78"	78"
66"	80"	80"	80"
68"	82"	82"	82"
70"	84"	84"	84"
72"	86"	86"	86"
74"	88"	88"	88"
76"	90"	90"	90"
78"	92"	92"	92"
80"	94"	94"	94"
82"	96"	96"	96"
84"	98"	98"	98"
86"	100"	100"	100"
88"	102"	102"	102"
90"	104"	104"	104"
92"	106"	106"	106"
94"	108"	108"	108"
96"	110"	110"	110"
98"	112"	112"	112"
100"	114"	114"	114"

**ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO SUPPLY THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC TO THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER'S RESPONSIBILITY IS TO ENSURE THE DETAILS PROVIDED HEREIN MEET THE REQUIREMENTS OF THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.**

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	INITIAL BACKFILL	08/15/2026
2	REV. DETAIL SYSTEM	08/15/2026

**CLASSIFICATION:** TYPICAL  
**DATE:** 5/27/2026  
**DRAWN BY:** DLD  
**CHECKED BY:** JPB  
**DATE:** 5/27/2026  
**DESCRIPTION:**

**GEORGIA CIVIL**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

311 N. Main St., Ste. 101, Unit C  
P.O. Box 896 | Madison, GA 30650  
P: 706.342.1104  
www.georgiacivil.com

**Professional Seal**

**Project Information**

**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING: R-1

**DRAWING DATE:** 5/27/2026  
**DRAWN BY:** DLD  
**CHECKED BY:** JPB  
**DATE:** 5/27/2026  
**DESCRIPTION:**

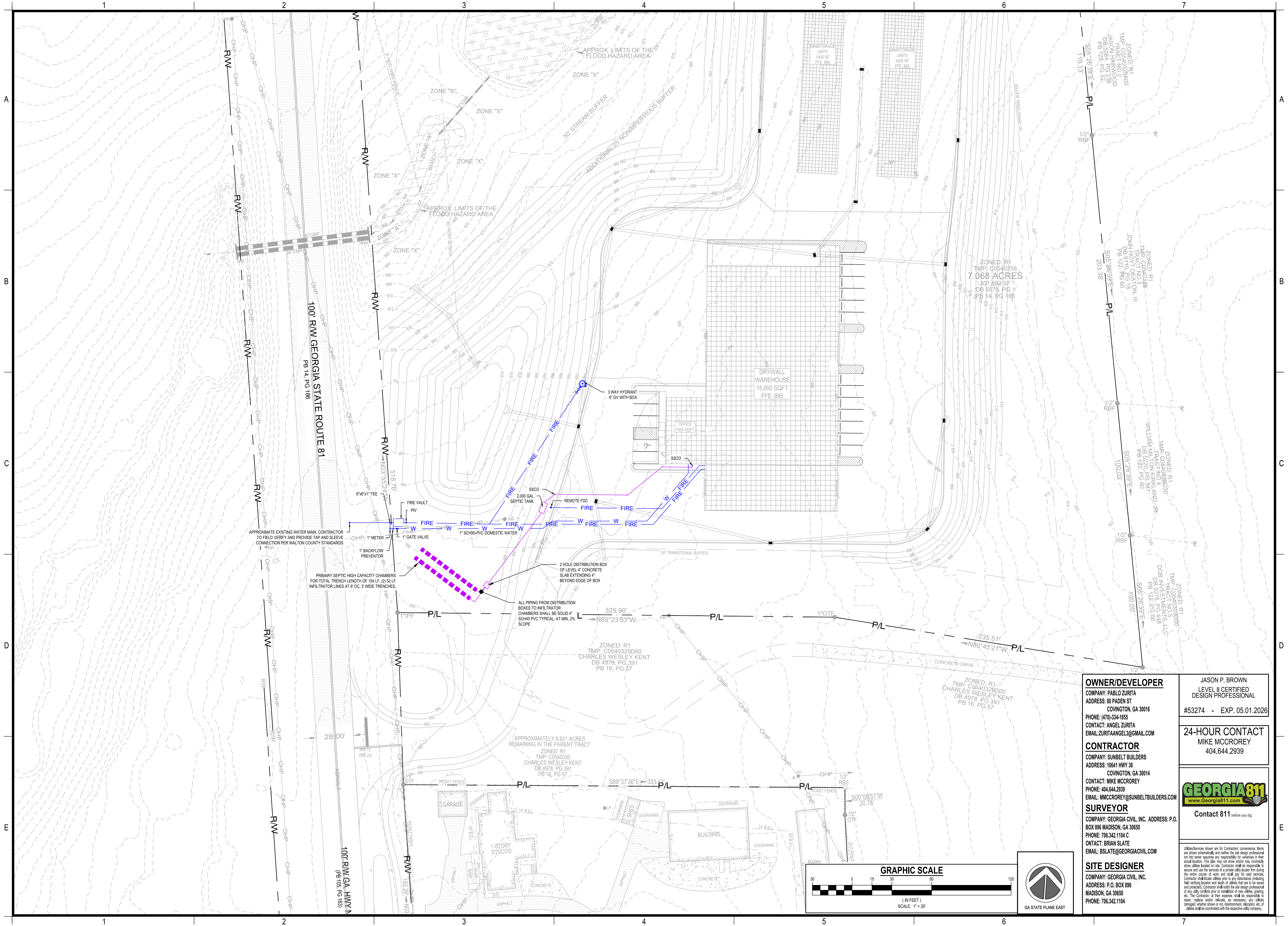
**REVISIONS**

**UTILITIES:** Services shown are for Contractor's convenience. Items are shown schematically and neither the design professional nor the owner assumes any responsibility for utilities in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities impacted, whether shown or not. Reconnect, relocation, etc. of utilities shall be coordinated with the respective utility company.

**STORMWATER MANAGEMENT DETAILS**

Sheet Number  
**C-4.2**





Project Information

**DRYWALL WAREHOUSE HWY 81**  
 257 HIGHWAY 81  
 OXFORD, GA 30054  
 ZONING: R1

**OWNER/DEVELOPER**  
 COMPANY: PABLO ZURITA  
 ADDRESS: 80 PADEN ST  
 COVINGTON, GA 30016  
 PHONE: (478) 334-1855  
 CONTACT: ANGEL ZURITA  
 EMAIL: ZURITAANGEL@gmail.com

**CONTRACTOR**  
 COMPANY: SUNBELT BUILDERS  
 ADDRESS: 10641 HWY 36  
 COVINGTON, GA 30014  
 CONTACT: MIKE MCCROREY  
 PHONE: 404.644.2939  
 EMAIL: MCCROREY@SUNBELTBUILDERS.COM

**SURVEYOR**  
 COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O.  
 BOX 896 MADISON, GA 30650  
 PHONE: 706.342.1104 C  
 CONTACT: BRIAN SLATE  
 EMAIL: BSLATE@GEORGIA-CIVIL.COM

**SITE DESIGNER**  
 COMPANY: GEORGIA CIVIL, INC.  
 ADDRESS: P.O. BOX 896  
 MADISON, GA 30650  
 PHONE: 706.342.1104

JASON P. BROWN  
 LEVEL II CERTIFIED  
 DESIGN PROFESSIONAL  
 #53274 - EXP. 05.01.2026

**24-HOUR CONTACT**  
 MIKE MCCROREY  
 404.644.2939



Utilities shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor at their expense shall be responsible to repair, replace and/or indicate, as necessary, any utilities damaged, whether shown or not. Reclamation, relocation, etc. of utilities shall be coordinated with the respective utility company.

DRAWING DATE:	5/27/2026
DRAWN BY:	DLG
CHECKED BY:	JPB
REVISIONS	
DATE:	DESCRIPTION:

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**REQUIRED INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE:**

- 4. PERMITTEE REQUIREMENTS.**
- (1) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE EXISTING PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
- (2) MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IN ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
- (3) CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS: (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST. POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS; FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
- (4) CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (E. UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERS; EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- (5) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
- (6) REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL, MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (E. INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.
- 5. MAINTENANCE.** THE PLAN SHALL INCLUDE A DESCRIPTION OF PROCEDURES TO ENSURE THE TIMELY MAINTENANCE OF VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN.
- 6. SAMPLING REQUIREMENTS.** THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATERS OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.
- a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:**
- (1) A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE STAGNOLINE AND CONSTRUCTION: (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING HANDBOOK DEVELOPMENT, INTO WHICH THE STORMWATER IS DISCHARGED; AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATERS IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATERS MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORMWATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP.
- (2) A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION.
- (3) WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATERS (E. TROUT STREAM OR SUPPORTING WARM WATER FISHES); AND
- (4) ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIMELINE FOR SUBMITTAL.
- b. SAMPLE TYPE.**
- ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-82-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.
- (1) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
- (2) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
- (3) LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
- (4) MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS USED AT THE SITE BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, THESE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATERS(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
- (5) THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATERS(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (E. THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORMWATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATERS(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
- (6) IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATERS(S) OR THE STORMWATER OUTFALL CHANNEL(S).
- (7) CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATERS(S) OR IN THE OUTFALL STORMWATER CHANNEL.
- (8) THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.
- (9) THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
- (10) PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE OF THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 10% OF THE SOIL SURFACE IS UNFORMALLY COVERED BY PERMANENT VEGETATION WITH A DENSITY OF 7% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN UNFORMALLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS, OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL, EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION.
- (11) ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.4 OR III.D.5, WHICHEVER IS APPLICABLE.
- d. SAMPLING FREQUENCY.**
- (1) THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR SOON AS POSSIBLE.
- (2) HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE LATER THAN FIVE (5) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.
- (3) SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
- (A) FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;
- (B) IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;
- (C) AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMP'S IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-RAIN EVENT INSPECTIONS DETERMINE THAT BMP'S ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
- (D) WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.(B), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND
- (E) EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (C) ABOVE.
- (F) THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.
- NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.
7. NON-STORMWATER DISCHARGES, EXCEPT FOR FLOWS FROM FREE-FLOWING ACTIVITIES, SOURCES OF NON-STORMWATER LISTED IN PART III.A.2 OF THIS PERMIT THAT ARE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE.

**E. REPORTING.**

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

**F. RETENTION OF RECORDS.**

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

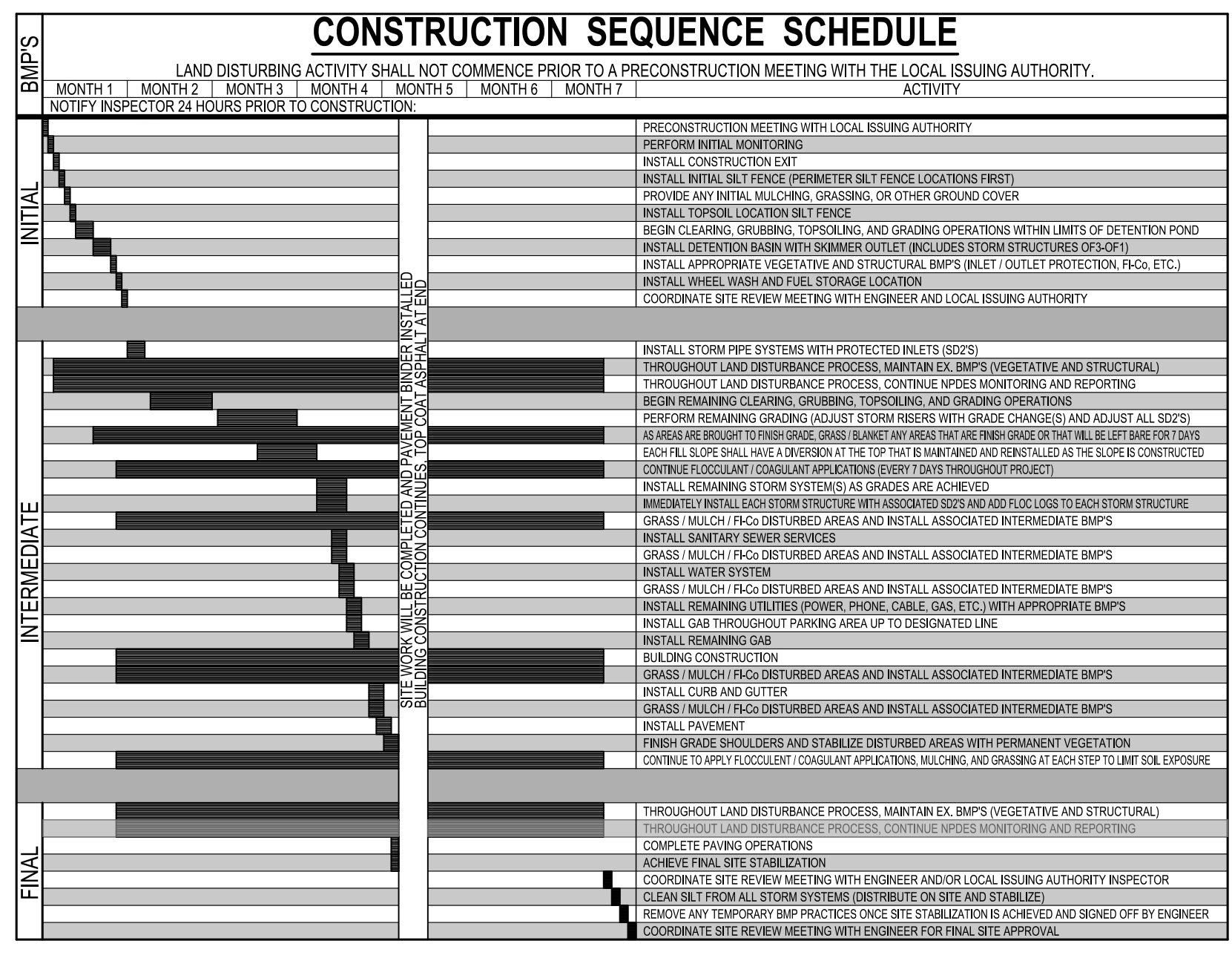
**INITIAL INSPECTION AND REPORTING:**

FOR COMMON DEVELOPMENTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WHICH THE DESIGN PROFESSIONAL, DESIGNER WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMP'S HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL, UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

**MINIMUM QUALIFICATIONS OF INSPECTORS:**

"DESIGN PROFESSIONAL" MEANS A PROFESSIONAL LICENSED BY THE STATE OF GA IN THE FIELD OF: ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, FORESTRY, GEOLOGY, OR LAND SURVEYING; OR A PERSON THAT IS A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) WITH A CURRENT CERTIFICATION BY ENVIROCERT INTERNATIONAL, INC. DESIGN PROFESSIONALS SHALL PRACTICE IN A MANNER THAT COMPLIES WITH APPLICABLE GA LAW GOVERNING PROFESSIONAL LICENSEURE.

"CERTIFIED PERSONNEL" MEANS A PERSON WHO HAS SUCCESSFULLY COMPLETED THE APPROPRIATE CERTIFICATION COURSE APPROVED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.



**EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST**

**STAND ALONE CONSTRUCTION PROJECTS**

SWCD: UPPER OCMULGEE REGION 4

Project Name: DRYWALL WAREHOUSE HWY 81 Address: 257 HIGHWAY 81, OXFORD, GA 30054

City/County: OXFORD, WALTON COUNTY Date on Plans: 5/27/2026

Name & email of person filling out checklist: JASON@GEORGIA CIVIL.COM

Plan Included Page # Y/N	TO BE SHOWN ON ES&PC PLAN
C-6.2 Y	1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
C-6.3 Y	2 Signature, seal and level # number must be on each sheet pertaining to es&pc plan or the plan will not be reviewed. The level # certification must be issued to the design professional, AFTER COMPLETION OF A GSUCC APPROVED COURSE, and whose signature and seal are on the plan.
N/A N	3 Limits of disturbance shall LESS than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include at least 4 of the BMP's listed in Appendix 1 of this checklist and the GAEPD approval letter. * (A copy of the written approval by GAEPD must be attached to the plan for the Plan to be reviewed.)
C-6.4 Y	4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
C-6.1 Y	5 Provide the name, address, email address, and phone number of primary permittee.
C-6.1 Y	6 Note total and disturbed acreages of the project or phase under construction.
C-6.1 Y	7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
ALL Y	8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C-6.1 Y	9 Description of the nature of construction activity and existing site conditions.
C-6.1 Y	10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C-6.1 Y	11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
C-6.1 Y	12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit.
C-6.1 Y	13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMP's and sampling to meet permit requirements as stated on Part IV page 19 of the permit. *
C-6.1 Y	14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect AND CERTIFY the installation of the initial sediment storage requirements and perimeter control BMP's within 7 days after installation." in accordance with Part IV.A.5 page 25 of the permit. *
C-6.1 Y	15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25- or 50-foot undisturbed stream buffers as measured from the point of vested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C-6.1 Y	16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
C-6.1 Y	17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMP's with a hydraulic component must be certified by the design professional.">*
C-6.1 Y	18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit. **
C-6.1 Y	19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C-6.1 Y	20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C-6.1 Y	21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
C-6.1 Y	22 Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of a Blot Impaired Stream Segment must comply with Part III. C. of the permit. Include the completed Appendix 1 listing all the BMP's that will be used for those areas of the site which discharge to the Impaired Stream Segment."
C-6.1 Y	23 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
C-6.1 Y	24 BMP's for concrete washdown of tools, concrete mixer trucks, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited. *
C-6.1 Y	25 Provide BMP's for the remediation of all petroleum spills and leaks.
C-6.1 Y	26 Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
C-6.1 Y	27 Description of practices to provide cover for building materials and building products on site. *
C-6.1 Y	28 Description of the practices that will be used to reduce the pollutants in storm water discharges. *
C-6.1 Y	29 Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMP's, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization).
C-6.2 Y	30 Provide complete requirements of Inspections and record keeping by the primary permittee. *
C-6.2 Y	31 Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
C-6.2 Y	32 Provide complete details for Retention of Records as per Part IV.F. of the permit. *
C-6.2 Y	33 Description of analytical methods to be used to collect and analyze the samples from each location. *
C-6.2 Y	34 Appendix B rationale for NTU values at all outfall sampling points where applicable. *
C-6.2 Y	35 Delineate all sampling locations ON ALL PHASES OF THE PLAN, and perennial and intermittent streams and other water bodies into which storm water is discharged. *

**NPDES GENERAL PERMIT NO. GAR100001 - APPENDIX B RATIONALE:**

THE TOTAL ACREAGE ON THE SITE IS 7.08 ACRES WITH A SURFACE WATER DRAINAGE AREA BETWEEN 0 AND 4.99 SQUARE MILES. THIS AN NTU VALUE OF 75 SHALL BE APPLIED. ONE SAMPLING POINT(S) IS SHOWN ON THE SITE. REFER TO SHEET C-6.1 FOR SAMPLING FREQUENCY AND METHODOLOGY. REFER TO SHEETS C-6.3 TO C-6.5 FOR SAMPLING POINT LOCATIONS.

**Nephelemetric Turbidity Unit (NTU) TABLE**

Warm Water (Supporting Warm Water Fisheries)

Surface Water Drainage Area, square miles

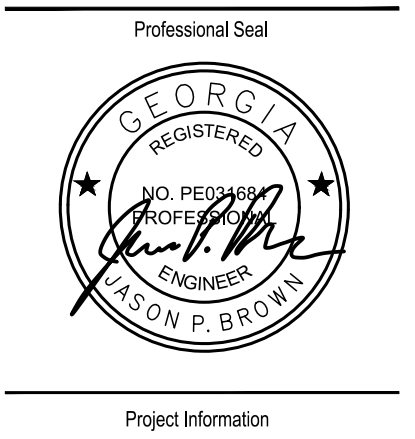
SIZE, ACRES	0 - 4.99	5 - 9.99	10 - 24.99	25 - 49.99	50 - 99.99	100 - 249.99	250 - 499.99	500+
1.00 - 10	75	150	200	400	750	750	750	750
10.01 - 25	50	100	100	200	300	500	750	750
25.01 - 50	50	50	100	100	200	300	750	750
50.01 - 100	50	50	50	100	100	150	300	600



311 N. Main St., Ste. 101, Unit C  
P.O. Box 896 | Madison, GA 30650  
P: 706.342.1104

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Project Information

**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING: R1

DRAWING DATE:	5/27/2026
DRAWN BY:	DLG
CHECKED BY:	JPB
REVISONS	
DATE:	DESCRIPTION:

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Sheet Title

**EROSION SEDIMENTATION AND POLLUTION CONTROL NOTES**

Sheet Number



**georgia civil**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

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Project Information

**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING: R1

**Sd4 TYPE C - TEMPORARY SEDIMENT TRAP NO. 3**

Drainage Area	55660	SF	=	1.28	AC
Req. Sediment Storage	2312	CF	=	86	CY
Side Slope	= 2:1 max				
Top of embankment	= 890 FT				
Bottom of excavation	= 888 FT				
Spillway invert elevation	= 889 FT				
Excavation Depth	= 2.0 FT				
Storage Depth	= 1.0 FT				
Req. Surface Area	2312	SF	Volume / Depth		
Sed. Trap dimensions:	L = 150	FT	W = 40	FT	
Provided Area	= 6000 SF				
Provided Storage	6000	CF	=	222	CY
Cleanout Volume	2000	CF	(0.83	FT)	

**SEDIMENT STORAGE CALCULATIONS (BASIN 1)**

- 1) REQUIRED STORMWATER STORAGE = 334 CY
- 2) AVAILABLE STORAGE = 2,458 CY
- 3) IS THE AVAILABLE STORAGE (4) GREATER THAN THE REQUIRED STORAGE (3)?  
X YES NO
- 4) IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:  
\_\_\_ RAISE THE INVERT OF THE OUTLET STRUCTURE \_\_\_ INCHES.  
\_\_\_ UNDERCUT THE POND \_\_\_ FEET.  
\_\_\_ OTHER
- 5) CLEAN-OUT ELEVATION = 877.00 FT.  
(ELEVATION CORRESPONDING TO 22 CY/D x 4.98 AC DRAINED AREA)
- 6) IS THE LENGTH-WIDTH RATIO 2:1 OR GREATER?  
X YES NO
- 7) IF "NO", THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:  
\_\_\_ BAFFLES (TYPE OF BAFFLE: \_\_\_)  
\_\_\_ OTHER

Maintenance of all soil erosion and sedimentation control measures and practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.

**REFER TO SHEET C-1.1 AND C-6.1 FOR EROSION, SEDIMENTATION, AND POLLUTION CONTROL NOTES**

**GSWCC EROSION CONTROL NOTES:**

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 14 days shall be stabilized with mulch or temporary seeding.

Any amendments/revisions to the ESDPC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional.

**OWNER/DEVELOPER**  
COMPANY: PABLO ZURITA  
ADDRESS: 80 PADEN ST  
CONVINGTON, GA 30016  
PHONE: (478) 334-1855  
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JASON P. BROWN  
LEVEL II CERTIFIED  
DESIGN PROFESSIONAL  
#53274 - EXP. 05.01.2026

**CONTRACTOR**  
COMPANY: SUNBELT BUILDERS  
ADDRESS: 10641 HWY 36  
CONVINGTON, GA 30014  
CONTACT: MIKE MCCORREY  
PHONE: 404.644.2939  
EMAIL: MIMCCORREY@SUNBELTBUILDERS.COM

**24-HOUR CONTACT**  
MIKE MCCORREY  
404.644.2939

**SURVEYOR**  
COMPANY: GEORGIA CIVIL, INC. ADDRESS: P.O. BOX 896 MADISON, GA 30650  
PHONE: 706.342.1104 C  
CONTACT: BRIAN SLATE  
EMAIL: BSLATE@GEORGIA-CIVIL.COM

**GEORGIA811**  
www.Georgia811.com  
Contact 811 before you dig

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for utilities in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to locate and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance, including, but not limited to, the installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Abandonment, relocation, etc. of utilities shall be coordinated with the respective utility company.

**SITE DESIGNER**  
COMPANY: GEORGIA CIVIL, INC.  
ADDRESS: P.O. BOX 896  
MADISON, GA 30650  
PHONE: 706.342.1104

DRAWING DATE:	5/27/2026
DRAWN BY:	DLG
CHECKED BY:	JPB

REVISIONS	
DATE:	DESCRIPTION:

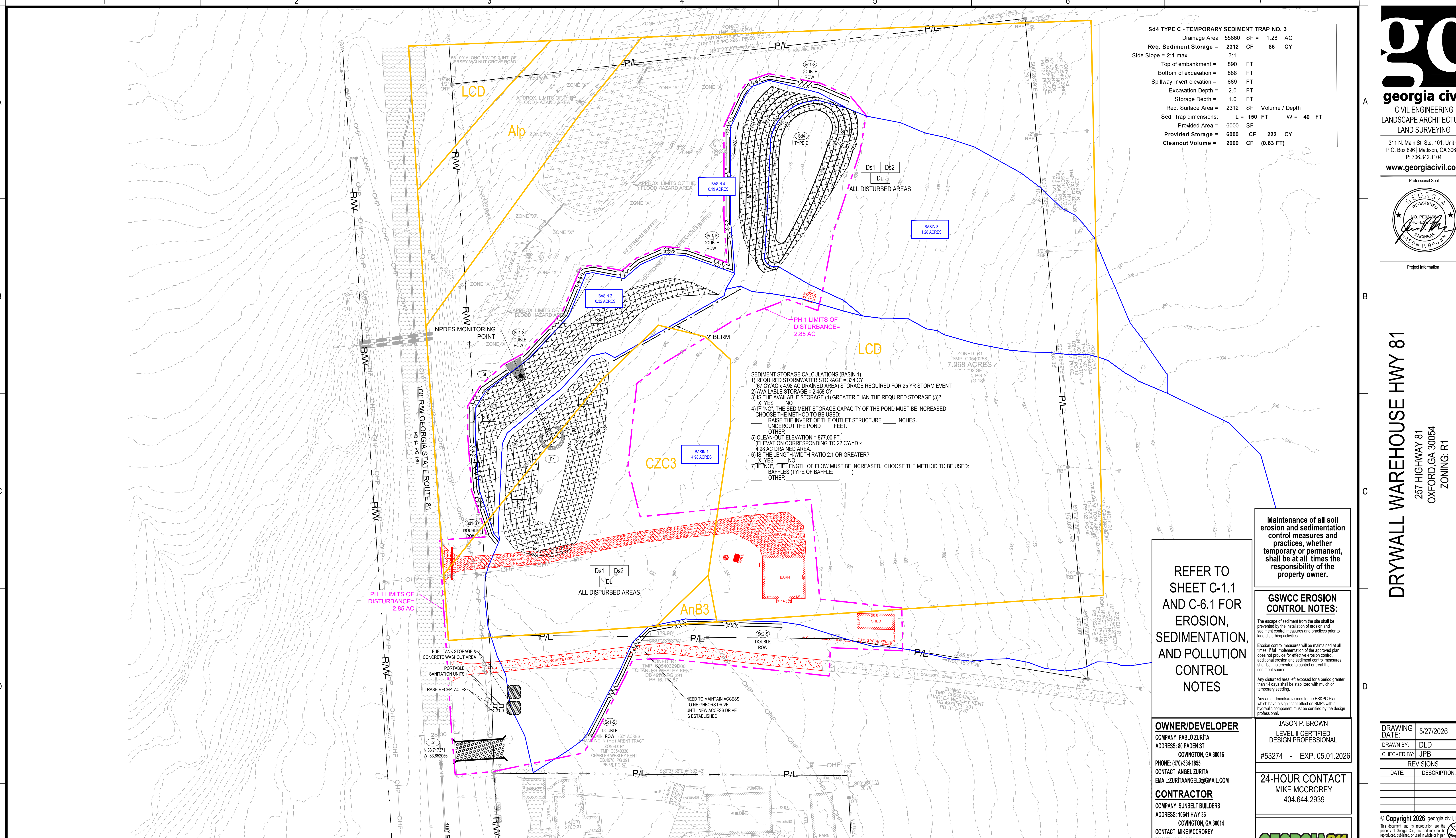
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Sheet Title

INITIAL EROSION  
SEDIMENTATION AND  
POLLUTION CONTROL  
PLAN

Sheet Number

**C-6.3**



GEORGIA UNIFORM CODING SYSTEM SOIL EROSION & SEDIMENT CONTROL																																			
STRUCTURAL PRACTICES																																			
Code	Practice	Symbol	Code	Practice	Symbol	Code	Practice	Symbol	Code	Practice	Symbol	Code	Practice	Symbol	Code	Practice	Symbol	Code	Practice	Symbol	Code	Practice	Symbol												
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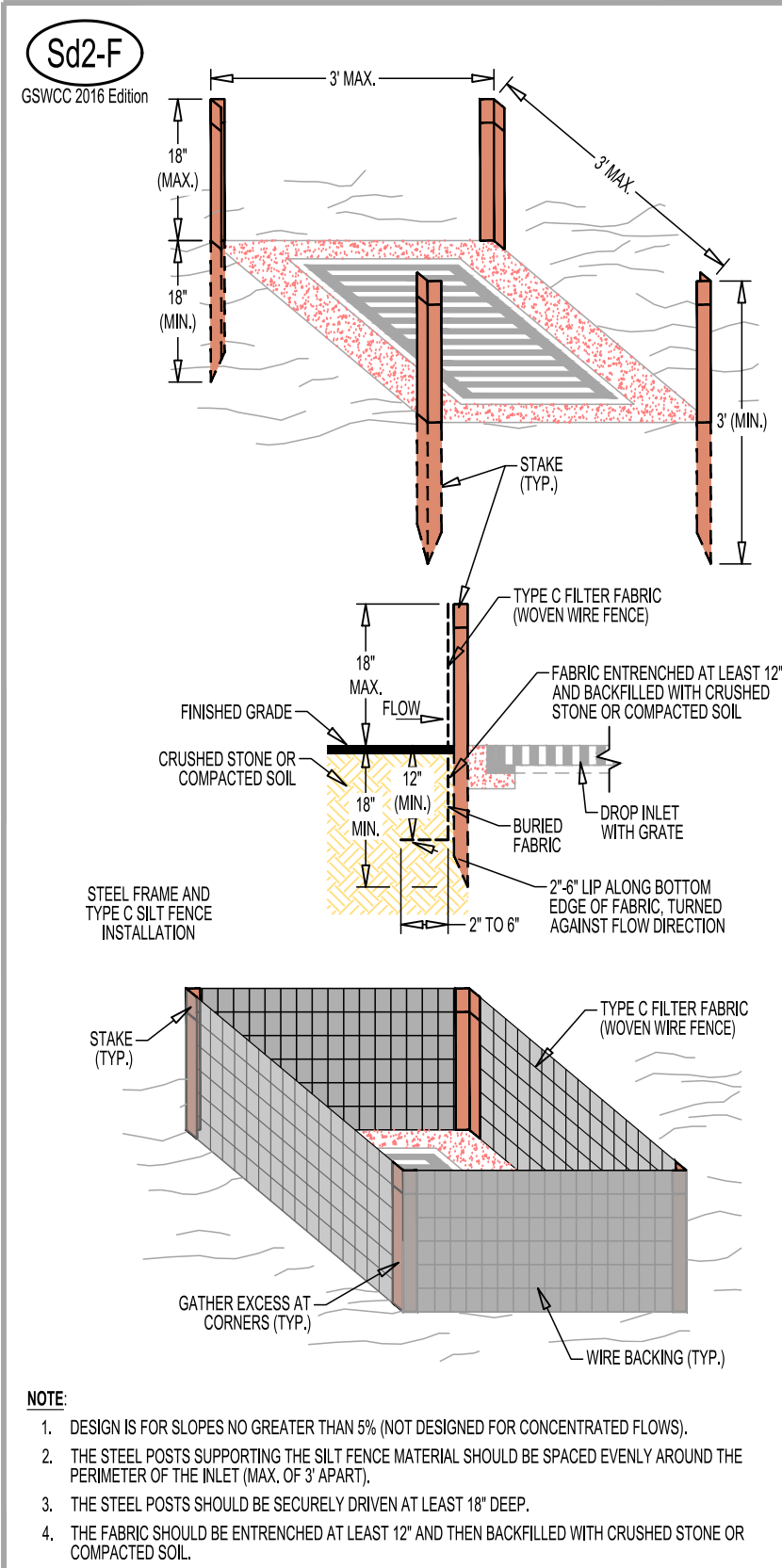


Figure 6-28.1 - Fabric and Supporting Frame For Inlet Projection

**PURPOSE**  
To prevent sediment from entering a storm drainage system prior to permanent stabilization of the disturbed area draining to the inlet.

**CONDITIONS**  
All storm drain drops that receive runoff from disturbed areas.

**DESIGN CRITERIA**  
Through holes are 2 different categories: high retention and high flow. Supported. In areas where BMPs are being used on paved surfaces, or safety is a concern, the potentially negative effects of ponding should be taken into account. In such cases, a high flow BMP is preferred. On unpaved areas where ponding will not cause a safety hazard, high retention shall be taken into account. If high retention is not used in this situation a rationale shall be given on the plan and an approved application should apply. Sediment traps must be self-draining unless they are otherwise protected in an approved location that will not present a safety hazard. The drainage area entering the inlet sediment trap shall be no greater than 1 acre. If runoff may bypass the protection, a temporary site should be constructed on the down slope side of the structure. Also, a stone filter ring may be used on the up slope side of the inlet's slow smooth and filter larger soil particles. Refer to 16-0000 Filter Ring.

**CONSTRUCTION SPECIFICATIONS**  
Filter Fabric with Supporting Frame  
The method of inlet protection is applicable where the inlet drains a relatively flat area (slope no greater than 5%) and shall not apply to inlets receiving concentrated flows, such as in street or highway medians. As shown in Figure 6-28.1, Type S silt fence supported by steel posts should be used. The stakes shall be spaced evenly around the perimeter of the inlet a maximum of 2' apart, and securely driven into the ground, approximately 18" deep. The fabric shall be 36" tall and embedded 12" and backfilled with crushed stone or compacted soil. Fabric and wire shall be securely fastened to the posts, and fabric ends must be overlapped a minimum of 18" or wrapped together around a post to provide a continuous fabric barrier around the inlet.

**MAINTENANCE**  
The trap shall be inspected daily and after each rain, and repairs made as needed. Sediment shall be removed when the sediment has accumulated to one-half the height of the trap. Sediment shall be removed from curb inlet protection immediately. For excavated inlet sediment traps, sediment shall be removed when one-half of the sediment storage capacity has been used. Sediment accumulation. Sediment shall be maintained as specified in D-04 - Disturbed Area Stabilization (With Sodding). Sediment shall not be washed into the inlet. It shall be removed from the sediment trap, disposed of and stabilized so that it will not enter the inlet again. When the contributing drainage area has been permanently stabilized, all materials and any sediment shall be removed, and either salvaged or disposed of properly. The disturbed area shall be brought to proper grade, then smoothed and compacted. Appropriately stabilize all disturbed areas around the inlet.

**INLET SEDIMENT TRAP (FILTER FABRIC W/ SUPPORTING FRAME) - (Sd2-F)**  
N.T.S.

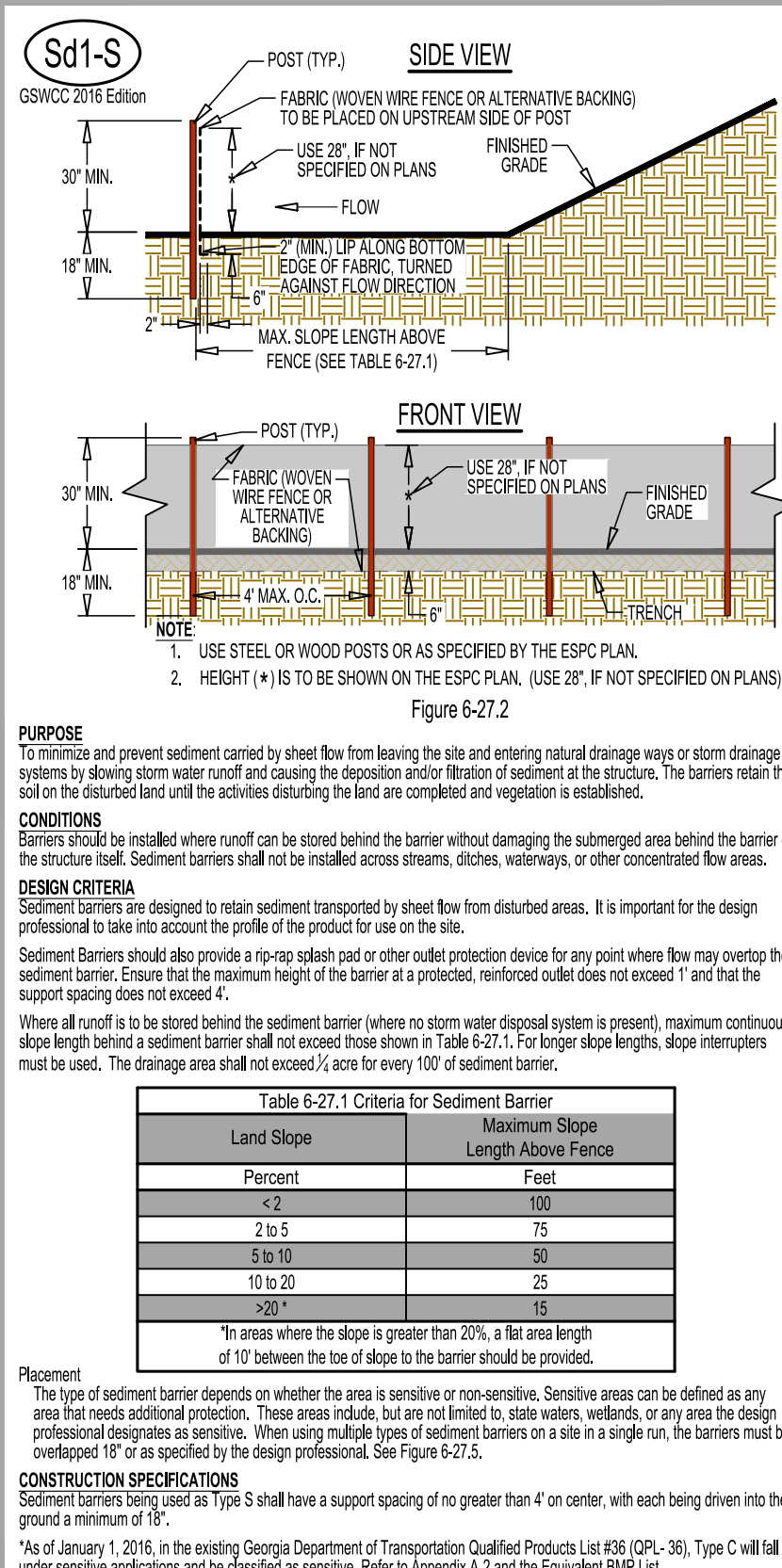


Figure 6-27.1 - Criteria for Sediment Barrier

**PURPOSE**  
To minimize and prevent sediment carried by sheet flow from leaving the site and entering natural drainage ways or storm drainage systems by slowing storm water runoff and causing the deposition and/or filtration of sediment at the structure. The barriers retain the soil on the disturbed land until the activities disturbing the land are completed and vegetation is established.

**CONDITIONS**  
Barriers should be installed where runoff can be stored behind the barrier without damaging the submerged area behind the barrier or the structure itself. Sediment barriers shall not be installed across streams, ditches, waterways, or other concentrated flow areas.

**DESIGN CRITERIA**  
Sediment barriers are designed to retain sediment transported by sheet flow from disturbed areas. It is important for the design professional to take into account the profile of the product for use on the site. Sediment Barriers should also provide a rip-rap apron and/or other outlet protection device for any point where flow may occur over the sediment barrier. Ensure that the maximum height of the barrier at a protected, reinforced outlet does not exceed 1' and that the support spacing does not exceed 4'.

**CONSTRUCTION SPECIFICATIONS**  
Sediment barriers using used as Type S shall have a support spacing of no greater than 4' on center, with each being driven into the ground a minimum of 18".

**MAINTENANCE**  
When all runoff is to be stored behind the sediment barrier (where no storm water disposal system is present), maximum continuous slope length behind a sediment barrier shall not exceed those shown in Table 6-27.1. For longer slope lengths, slope interrupters must be used. The drainage area shall not exceed 1/2 acre for every 100' of sediment barrier.

**SENSITIVE AREA(S) SEDIMENT BARRIER (TYPE C SILT FENCE) - (Sd1-S)**  
N.T.S.

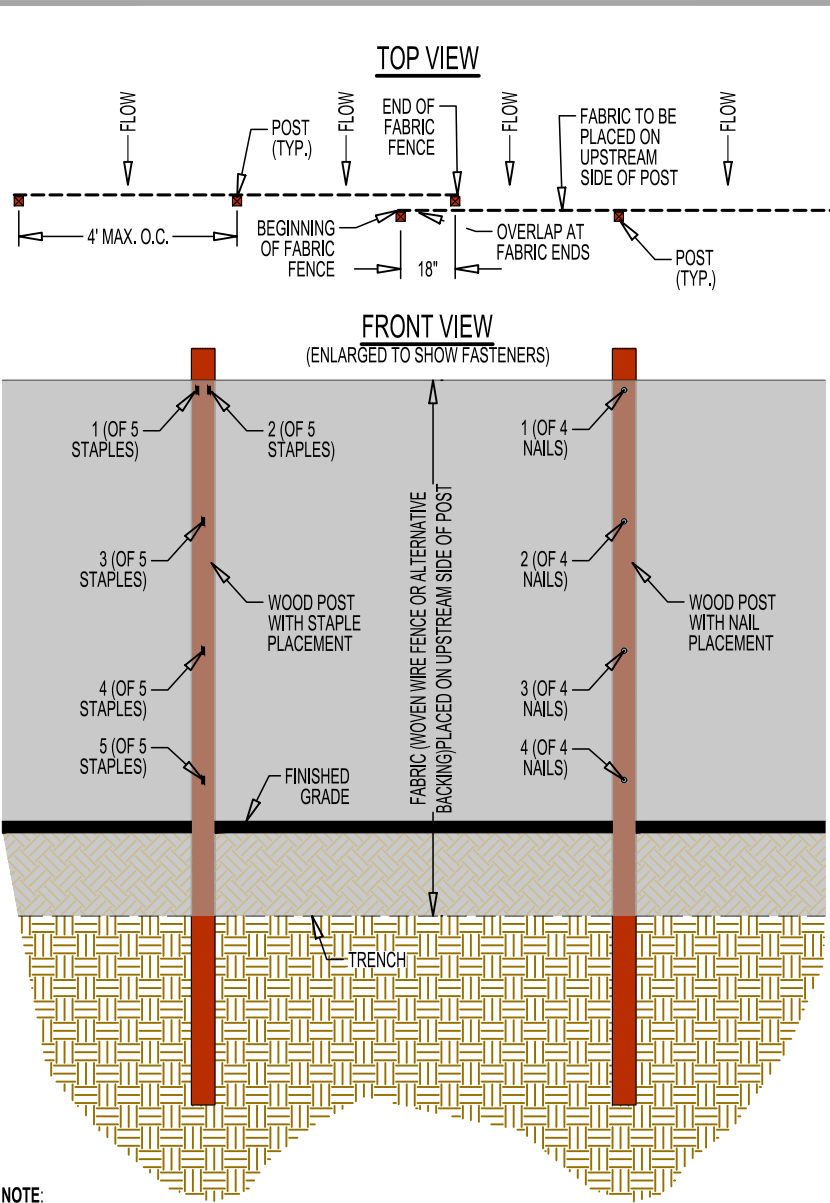


Figure 6-34.3 - Rip-rap Outlet Protection

**Table 6-27.1 Criteria for Sediment Barrier**

Land Slope	Maximum Slope	Length of Fabric
Percent	Feet	
<2	100	
2 to 5	75	
5 to 8	50	
10 to 20	25	
>20*	15	

\*In areas where the slope is greater than 20%, a flat area length of 10' between the top of slope to the barrier shall be provided.

**Table 6-27.2 Post Size**

Type	Min. Length	Type of Post	Size of Post
S	4'	Steel	1.15-1.25 lb./ft. min. Oak

**Table 6-27.3 Fasteners for Wood Posts**

Type	Gauge	Crown	Legs	Staples per Post
Wire Staples	17 min.	3/2" wide	3/2" long	5 min.
Nails	14 min.	1"	3/2"	4 min.

**Table 6-27.4 Type C Fabric Fence**

Tensile Strength (Lbs. Min.) <sup>1</sup> (ASTM D-4632)	Warp - 260 Fill - 180
Elongation (% Max.) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30
Flow Rate (Gal/Min/Sq. Ft.) (GD7-87)	70
Ultraviolet Stability <sup>2</sup> (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Duopharm Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

<sup>1</sup> Minimum roll weight of the specimens.  
<sup>2</sup> Percent of required initial minimum tensile strength.

**NOTE**  
1. THE FABRIC AND WIRE SHALL BE SECURELY FASTENED TO POSTS AND FABRIC ENDS.  
2. MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE CONTINUOUS FABRIC BARRIER.

**CONSTRUCTION SPECIFICATIONS**  
The type of sediment barrier depends on whether the area is sensitive or non-sensitive. Sensitive areas can be defined as any area that needs additional protection. These areas include, but are not limited to, stable waters, wetlands, or any area the design professional deems as sensitive. When using multiple types of sediment barriers on a site in a single run, the barriers must be overlapped 18" as specified by the design professional. See Figure 6-27.1.

**MAINTENANCE**  
The type of sediment barrier depends on whether the area is sensitive or non-sensitive. Sensitive areas can be defined as any area that needs additional protection. These areas include, but are not limited to, stable waters, wetlands, or any area the design professional deems as sensitive. When using multiple types of sediment barriers on a site in a single run, the barriers must be overlapped 18" as specified by the design professional. See Figure 6-27.1.

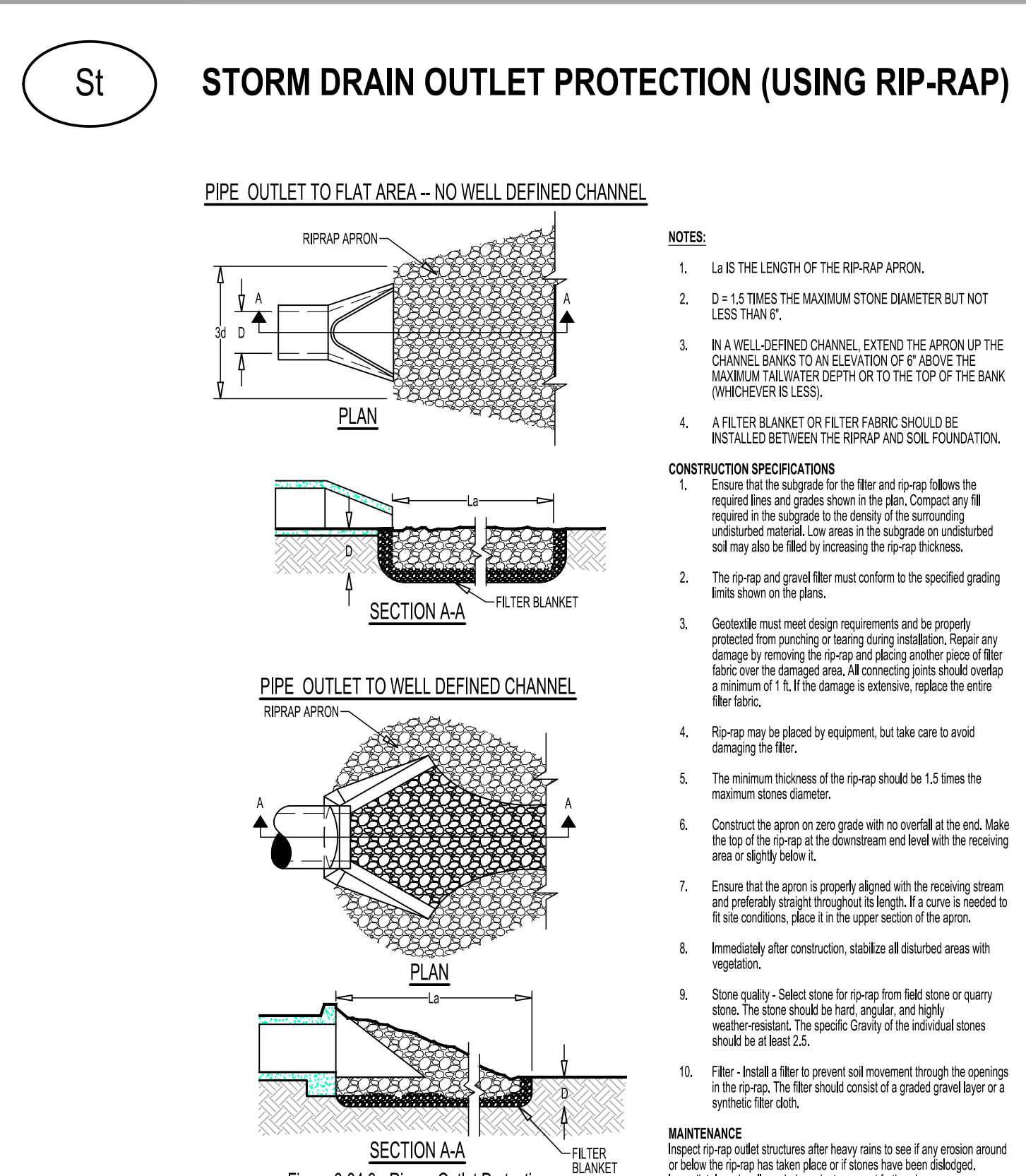


Figure 6-34.3 - Rip-rap Outlet Protection

**CONSTRUCTION SPECIFICATIONS**  
1. Ensure that the subgrade for the filter and rip-rap follows the required lines and grades shown in the plan. Compact any fill required in the subgrade to the density of the surrounding undisturbed material. Low areas in the subgrade on undisturbed soil may be filled by increasing the rip-rap thickness.  
2. The rip-rap and gravel filter must conform to the specified grading limits shown on the plans.  
3. Geotextile must meet design requirements and be properly protected from punching or tearing during installation. Repair any damage by removing the rip-rap and placing another piece of filter fabric over the damaged area. All connecting joints should overlap a minimum of 18". If the damage is extensive, replace the entire filter fabric.  
4. Rip-rap may be placed by equipment, but take care to avoid damaging the filter.  
5. The minimum thickness of the rip-rap should be 1.5 times the maximum stone diameter.  
6. Construct the apron on zero grade with no overlap at the end. Make the top of the apron at the downstream end with the remaining area or slightly below it.  
7. Ensure that the apron is properly aligned with the moving stream and preferably straight throughout its length. If a curve is needed to fit site conditions, place it in the upper section of the apron.  
8. Immediately after construction, stabilize all disturbed areas with vegetation.  
9. Stone quality - Select stone for rip-rap from field stone or quarry stone. The stone should be hard, angular, and highly weather-resistant. The specific gravity of the individual stones should be at least 2.5.  
10. Filter - Install a filter to prevent soil movement through the openings in the rip-rap. The filter should consist of a graded gravel layer or a synthetic filter cloth.

**MAINTENANCE**  
Inspect rip-rap outlet structures after heavy rains to see if any erosion around or below the rip-rap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage.

**SKIMMER PERSPECTIVE**  
**SKIMMER FRONTAL SECTION VIEW**  
**SKIMMER SIDE SECTION VIEW**  
Figure 6-31.4

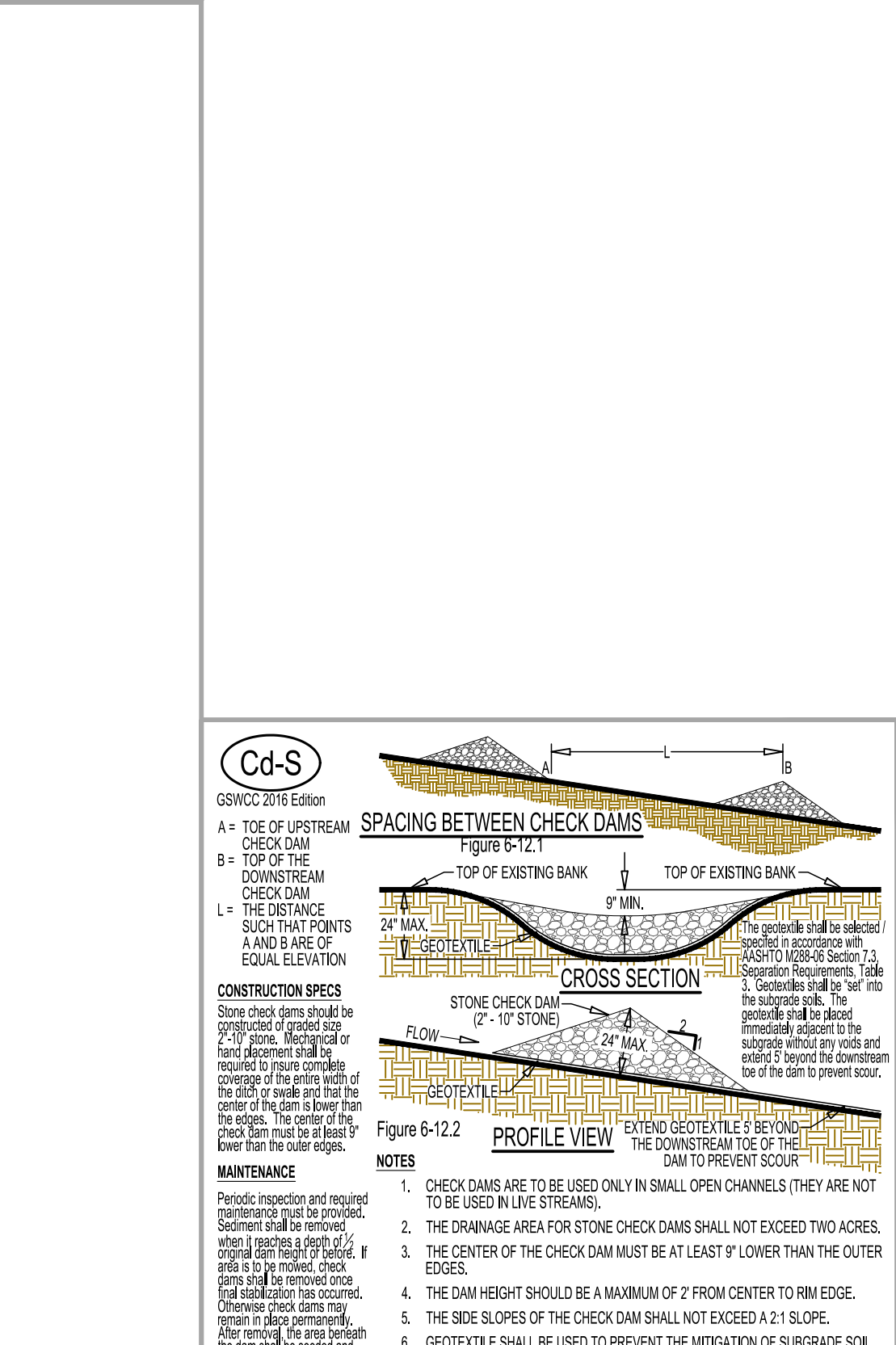


Figure 6-12.2

**CONSTRUCTION SPECIFICATIONS**  
1. Check dams are to be used only in small open channels (they are not to be used in live streams).  
2. The drainage area for stone check dams shall not exceed two acres.  
3. The center of the check dam must be at least 1' lower than the outer edges.  
4. The dam height should be a maximum of 2' from center to rim edge.  
5. The side slopes of the check dam shall not exceed a 2:1 slope.  
6. Geotextile shall be used to prevent the migration of subgrade soil particles into the stones. Refer to AASHTO M288-86, SECTION 1.3, TABLE 3.

**MAINTENANCE**  
Periodic inspection and repair of check dams is required. Check dams should be inspected after heavy rains to see if any erosion around or below the check dam has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage.

**STONE CHECK DAMS - (Cd-S)**  
N.T.S.

**TO BE SHOWN ON THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN WHEN A FLOATING SURFACE SKIMMER IS USED, SHOW THE FOLLOWING INFORMATION ALONG WITH EACH SEDIMENT POND, TRAP OR BASIN BEING USED ON SITE**

1. POND TRAP OR BASIN SIZE, LENGTH\* (TOP AND BOTTOM), WIDTH\* (TOP AND BOTTOM) AND DEPTH =  
BASIN SIZE - 66,368 CUBIC FEET

2. TIME TO DRAIN (HRS) = 72 HOURS

3. SKIMMER DIMENSIONS (ORIFICE AND HEAD SIZE)\*\* 75% ORIFICE PERCENTAGE

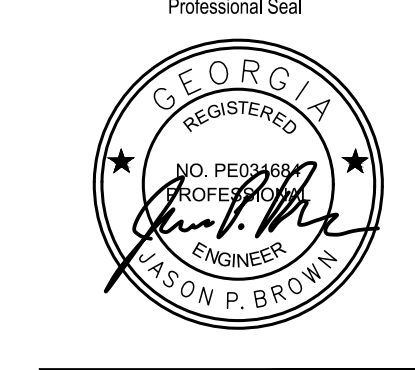
4. MANUFACTURER'S NAME FAIRCLOTH SKIMMERS

\*FEET, \*\*INCHES



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Project Information

**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING: R-1

DRAWING DATE:	5/27/2026
DRAWN BY:	DLD
CHECKED BY:	JPB
REVISIONS	
DATE:	DESCRIPTION:

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Sheet Title  
**EROSION  
SEDIMENTATION AND  
POLLUTION CONTROL  
DETAILS**

Sheet Number

**C-6.7**



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Sheet Title

LANDSCAPE PLAN

Sheet Number

C-7.0

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
<b>TREES</b>						
	CRY JAP	8	Cryptomeria japonica / Japanese Cedar	B&B		6'-8" H
	PIN TAE	3	Pinus taeda / Loblolly Pine	B&B		6'-8" H
	QUE LYR	5	Quercus lyrata / Overcup Oak	B&B	2" Cal.	
	QOU NUT	5	Quercus nuttallii / Nuttall Oak	B&B	2" Cal.	
<b>SHRUBS</b>						
	ILE SA2	18	Ilex x attenuata 'Savannah' / Savannah Holly	5 Gallon		
	OSM FRA	14	Osmanthus fragrans / Sweet Olive	5 Gallon		
	POD MAC	24	Podocarpus macrophyllus / Yew Podocarpus	5 Gallon		

EXISTING TREE TEST PLOTS			PLOT 2 - 50' X 50'			PLOT 3 - 50' X 50'			PLOT 4 - 50' X 50'		
TYPE	DBH	UNITS	TYPE	DBH	UNITS	TYPE	DBH	UNITS	TYPE	DBH	UNITS
DECIDUOUS	11	1.6	DECIDUOUS	10	1.6	DECIDUOUS	17	2.4	DECIDUOUS	2	0.4
DECIDUOUS	2	0.4	DECIDUOUS	5	0.8	DECIDUOUS	22	3.0	DECIDUOUS	22	3.0
DECIDUOUS	5	0.8	DECIDUOUS	2	0.4	DECIDUOUS	5	0.8	DECIDUOUS	5	0.8
DECIDUOUS	4	0.8	DECIDUOUS	10	1.6	DECIDUOUS	12	1.6	DECIDUOUS	4	0.8
DECIDUOUS	6	0.8	DECIDUOUS	7	1.2	DECIDUOUS	8	1.2	DECIDUOUS	11	1.6
DECIDUOUS	7	1.2	DECIDUOUS	10	1.6	DECIDUOUS	10	1.6	DECIDUOUS	2	0.4
DECIDUOUS	5	0.8	DECIDUOUS	7	1.2	DECIDUOUS	12	1.6	DECIDUOUS	2	0.4
DECIDUOUS	4	0.8	DECIDUOUS	5	0.8	DECIDUOUS	16	2.4	DECIDUOUS	5	0.8
DECIDUOUS	11	1.6	DECIDUOUS	7	1.2	DECIDUOUS	7	1.2	DECIDUOUS	8	1.2
DECIDUOUS	10	1.2	DECIDUOUS	7	1.2	DECIDUOUS	7	1.2	DECIDUOUS	2	0.4
DECIDUOUS	6	0.8	DECIDUOUS	7	1.2	DECIDUOUS	2	0.4	DECIDUOUS	2	0.4
DECIDUOUS	3	0.4	DECIDUOUS	5	0.8	DECIDUOUS	2	0.4	DECIDUOUS	5	0.8
DECIDUOUS	5	0.8	DECIDUOUS	10	1.6	DECIDUOUS	10	1.6	DECIDUOUS	5	0.8
DECIDUOUS	6	0.8	DECIDUOUS	8	1.2	DECIDUOUS	4	0.8	DECIDUOUS	4	0.8
DECIDUOUS	4	0.8	DECIDUOUS	8	1.2	DECIDUOUS	2	0.4	DECIDUOUS	2	0.4
DECIDUOUS	8	1.2	DECIDUOUS	1.2	1.2	DECIDUOUS	5	0.8	DECIDUOUS	4	0.8
DECIDUOUS	4	0.8	DECIDUOUS	5	0.8	DECIDUOUS	5	0.8	DECIDUOUS	8	1.2
DECIDUOUS	4	0.8	EVERGREEN	16.8	2.4	DECIDUOUS	16.8	2.4	EVERGREEN	16.8	2.4
DECIDUOUS	5	0.8	EVERGREEN	5	0.8	EVERGREEN	12	1.5	EVERGREEN	27.6	4.0
DECIDUOUS	5	0.8	TOTAL TDU = 22.7			TOTAL TDU = 14.6			TOTAL TDU = 19.2		
DECIDUOUS	7	1.2	TOTAL TDU = 22								
DECIDUOUS	16	2.4									

**TREE PROTECTION CALCULATIONS:**  
EXISTING TREE PLOT DENSITY: 75.5 TDU/10,000 SF = 341.95 TDU PER ACRE  
EXISTING UNDISTURBED AREA: 82,568 SF (1.8955 ACRES)  
EXISTING TREES TO REMAIN: 648.15 TDU  
SITE AREA: 7,068 ACRES  
REQUIRED TREE DENSITY: 106.02 TDU (15 UNITS PER ACRE)  
TREE DENSITY PROVIDED: 643.19 TDU (91 UNITS PER ACRE)

**SPECIMEN TREES:**  
S1 OAK 38.7 DBH 8.7 TDU RETAIN  
S2 OAK 34" DBH 6.3 TDU RETAIN  
S3 OAK 39" DBH 6.3 TDU REMOVE  
S4 OAK 34" DBH 6.3 TDU REMOVE  
S5 OAK 31" DBH 5.2 TDU REMOVE  
S6 OAK 32" DBH 5.6 TDU REMOVE  
REPLACEMENT TREES REQUIRED: 8  
REPLACEMENT TREES PROVIDED: 8  
5 QUERCUS LYRATA - OVERCUP OAK - 2" CALIPER  
5 QUERCUS NUTTALLII - NUTTALL OAK - 2" CALIPER

**TREE PROTECTION NOTES:**  
TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER. ALL REQUIRED VEGETATION SHALL BE MAINTAINED FOR ONE YEAR AFTER DATE OF FINAL INSPECTION.

NO TRENCHING OR DIGGING WITH MACHINES IS ALLOWED WITHIN THE TREE DRIP LINES. WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE (1) INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.

TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. ALL TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

TREE PROTECTION FENCE SHALL BE INSTALLED AT THE EDGE OF THE TREE DRIP LINE, WHERE POSSIBLE. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO COUNTY STANDARDS.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (SEE ANSI A300-1995).

PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED-ON PLANKING OR SIMILAR PROTECTIVE DEVICE.

NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES TO OCCUR WITHIN TREE PROTECTION AREAS OR WITHIN SIX (6) FEET OF THE TREE DRIPLINE.

ANY TREES THAT INCUR SIGNIFICANT DAMAGE OR DISTURBANCE SHALL BE EVALUATED FOR HEALTH AND VIABILITY PRIOR TO RESUMING CONSTRUCTION.

**OWNER/DEVELOPER**

COMPANY: PABLO ZURITA  
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CONTACT: ANGEL ZURITA  
EMAIL: ZURITAANGEL@GMAIL.COM

**CONTRACTOR**

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MADISON, GA 30650  
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JASON P. BROWN  
LEVEL II CERTIFIED  
DESIGN PROFESSIONAL

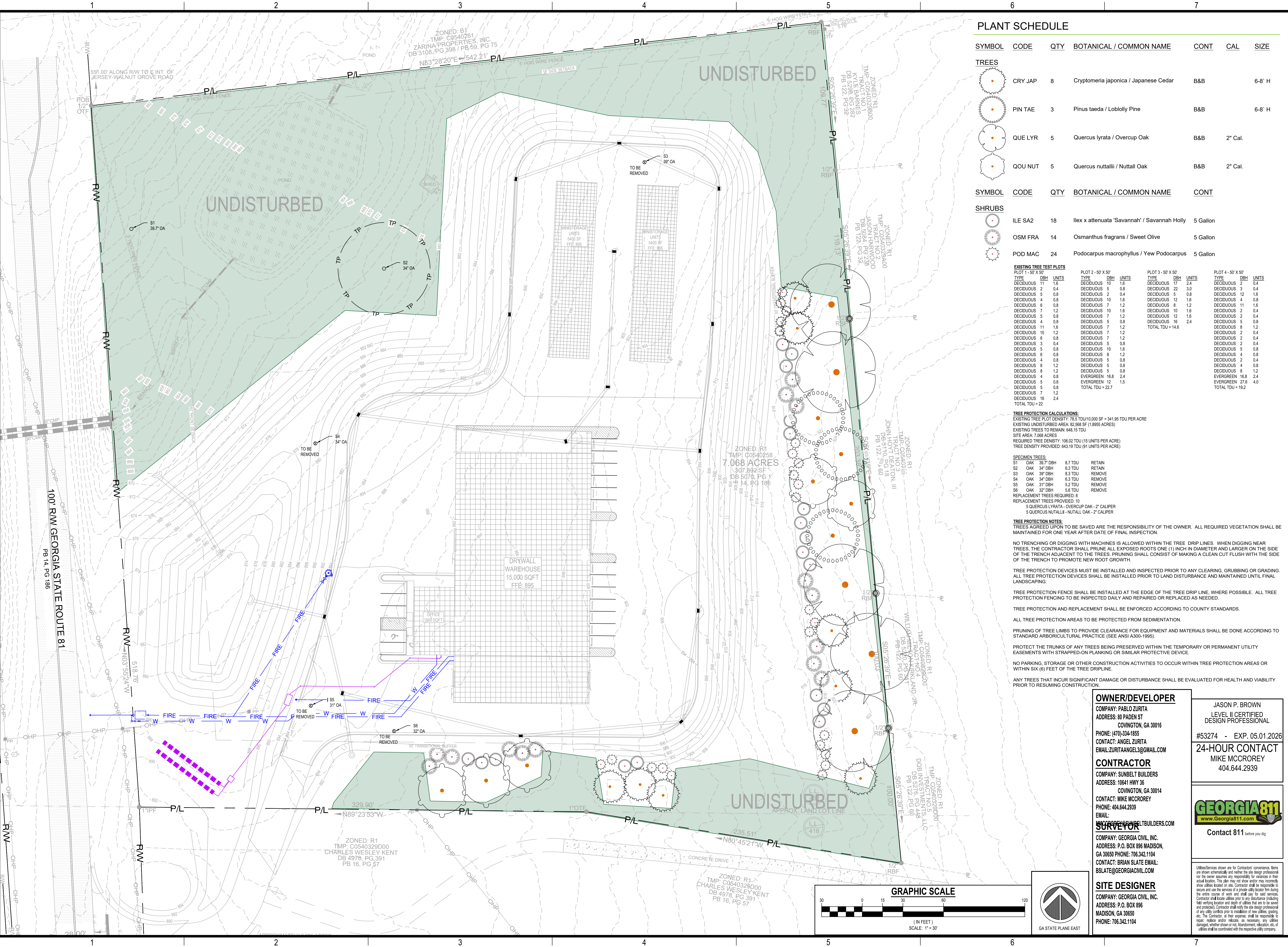
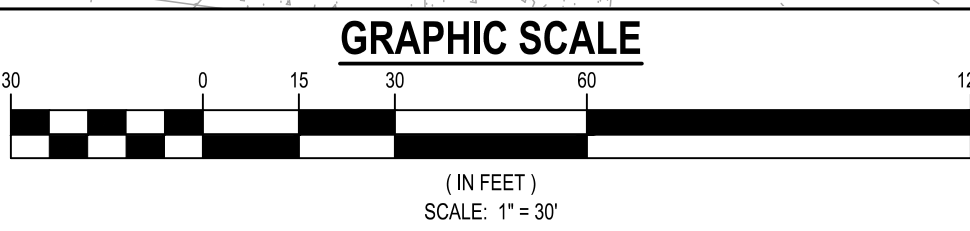
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**24-HOUR CONTACT**  
MIKE MCCROREY  
404.644.2939



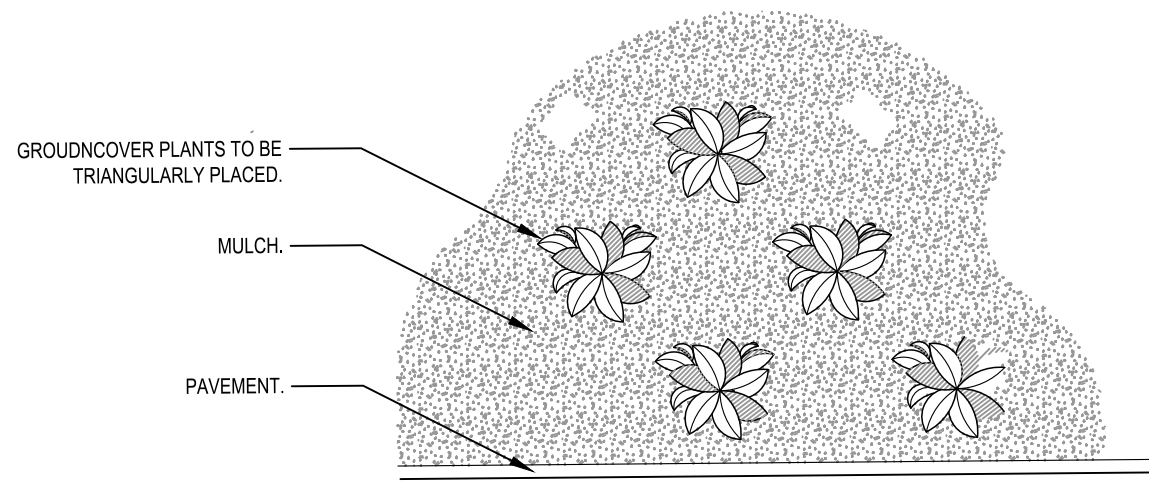
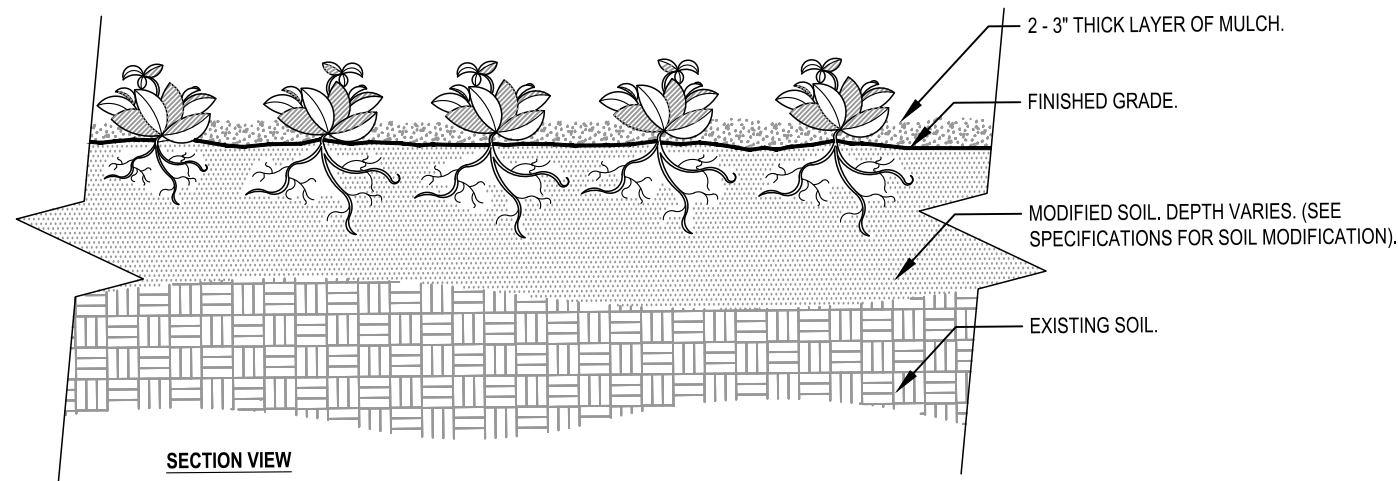
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Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor at their expense shall be responsible to repair, replace and/or indicate, as necessary, any utilities damaged, whether shown or not. Agreement, relocation, etc. of utilities shall be coordinated with the respective utility company.



**GENERAL PLANTING NOTES**

- SELECTION:**
  - ALL PLANT MATERIALS TO BE (GEORGIA \*) OR BETTER (GEORGIA FANCY) DEFINED AND SPECIFIED ACCORDING TO GRADES AND STANDARDS FOR NURSERY STOCK PUBLISHED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION UTILIZING LATEST EDITION.
  - ALL PLANT MATERIAL SHALL MEET THE MINIMAL SIZE REQUIREMENT AS STATED ON THE PLANT LIST.
  - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY LOCATION. LANDSCAPE ARCHITECT WILL DECIDE FINAL APPROVAL OF ALL PLANT MATERIAL DELIVERED TO THE PROJECT SITE.
  - THE LANDSCAPE ARCHITECT MAY MAKE SELECTION OF PLANT MATERIAL PROCURED UNDER THIS PROJECT AT THE PLACE OF CULTIVATION BEFORE THE CONTRACTOR PURCHASES AND PREPARES FOR DELIVERY TO PROJECT SITE. THE CONTRACTOR IS TO RETAIN AND SUBMIT CERTIFICATION TAGS VERIFYING TYPE AND PURITY OF LANDSCAPE MATERIAL.
  - ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY UNLESS OTHERWISE NOTED. PLANTS SHALL BE EXCEPTIONALLY DENSE WITH A NATURALISTIC BRANCHING CHARACTER AS INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
  - LANDSCAPE CONTRACTOR SHALL REFER TO PLANTING PLAN AND PLANT LIST FOR MATERIAL PROCUREMENT. QUANTITY ESTIMATES ON THE PLANTING PLAN AND PLANT LIST ARE FOR REFERENCE ONLY.
  - CONTRACTOR SHALL FURNISH ALL QUANTITIES NECESSARY TO COMPLETE THE PLANTING AREAS AS SHOWN ON THE DRAWING TO ACCEPTANCE AND SATISFACTION AT THE LANDSCAPE ARCHITECT'S OFFICE.
  - THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT SHOULD THERE BE CHANGES IN THE PLANTING AREAS ON SITE RESULTING IN SUBSTANTIAL DIFFERENCE IN QUANTITIES AND SPECIES REQUIRED.
  - WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE AND HEALTHY AND IN VIGOROUSLY THRIVING CONDITION FOR PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.



- Notes:
- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE AND SPACING DIMENSION.
  - SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
  - SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

- EXECUTION:**
  - THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS AND INSTRUCTIONS PROVIDED BY LANDSCAPE ARCHITECT.
  - CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AS NECESSARY TO EXECUTE AND COMPLETE PROPOSED LANDSCAPE IRRIGATION INSTALLATION IN A TIMELY MANNER COMPLYING WITH THE SCHEDULED COMPLETION DATE.
  - WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE INTENTIONS OF THE SPECIFIED DRAWINGS. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE OF BEST QUALITY AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
  - PLANTING PLANS INDICATE DIAGRAMMATIC LOCATION ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO LANDSCAPE ARCHITECT APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER.
  - LANDSCAPE CONTRACTOR SHALL STAKE AND/OR MARK ALL TREE AND PLANT LOCATIONS AT SITE AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANT INSTALLATION.
  - UTILITIES: THE LANDSCAPE CONTRACTOR SHALL DETERMINE LOCATION OF ALL ABOVE GRADE AND UNDERGROUND UTILITIES PERFORM WORK THAT WILL AVOID DAMAGE TO UTILITIES. THE CONTRACTOR SHALL MAKE GOOD ALL DAMAGED UTILITIES AT NO COST TO OWNER.
  - DRAINAGE: CONTRACTOR SHALL CONDUCT PERCOLATION TEST IN AREAS TO BE PLANTED. NOTIFY LANDSCAPE ARCHITECT OF ANY POOR DRAINAGE PROVIDE SUPPLEMENTAL PIT DRAINAGE AS REQUIRED TO ENSURE HEALTHY PLANT MATERIALS (SEE SPECIFICATIONS FOR DETAILS). IF DRAINAGE IS NOT SUKED AND LANDSCAPE ARCHITECT BEFORE INSTALLING THE PLANTS. OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

- GENERAL PLANTING:**
  - THE CONTRACTOR'S FIELD SUPERVISOR SHALL ACCOMPANY LANDSCAPE ARCHITECT ON ALL PLANT TAGGING AND SITE VISITS.
  - CONTRACTOR SHALL PLACE 2" DEPTH OF AGED MUSHROOM COMPOST IN ALL PLANTING BEDS THAT ARE WELL DRAINED. MUSHROOM COMPOST SHALL THEN BE THOROUGHLY TILLED INTO EXISTING SOIL TO A DEPTH OF 10"-12" PRIOR TO PLANTING.
  - PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE VIEWED.
  - PROVIDE 1" THICK MULCH (MEASURED AFTER WATERING IN) AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE DOUBLE SHREDDED OR FINE HARDWOOD UNLESS OTHERWISE NOTED ON THE PLANS OR DETAILS.
  - PROVIDE A CLEAN SHARP EDGING OF LANDSCAPE BEDS ADJACENT TO LAWN AREAS UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR "ROLLING" ALL SOD THAT IS INSTALLED ON THE DAY THE SOD IS INSTALLED; HOWEVER, NO SOD SHALL BE LAID WHERE THE GRADE IS NOT CORRECT.

- TREE PLANTING:**
  - REMOVE FIRST 8-10" OF WIRE BASKET FROM ROOTBALLS. IF REMOVAL WILL RESULT IN ROOTBALL INJURY, CUT AND REMOVE WIRES ONCE IN HOLE TO ALLOW FOR ROOT EXPANSION.
  - MULCH SAUERS TO BE 8" (MIN.) DIAMETER FOR ALL TREES NOT INCLUDED WITH A MULCH BED.
  - STAKING AND GUYING DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ADAPT STAKING AND GUYING METHOD ACCORDING TO SITE CONDITIONS.
  - THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE STAKING AND GUYING PERIODICALLY AS NECESSARY OR AS INSTRUCTED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL IN AN UPRIGHT POSITION AT ALL TIMES DURING THE CONTRACT PERIOD.
  - STAKING AND GUYING OF TREES SHALL BE FOR THE PURPOSE OF ESTABLISHMENT ONLY. STAKING AND GUYING DETAILS ARE NOT DESIGNED OR ENGINEERED TO WITHSTAND STRONG WIND OR WINDSTORM CONDITIONS.
  - IF CONTRACTOR SEES ANY SITUATION ON THE SITE WHERE A TREE IS TO BE STAKED WITH ARBORIES, BUT IT APPEARS TO PRESENT A SAFETY HAZARD TO RESIDENCE OF THE PROPERTY, THEIR CHILDREN OR THEIR GUESTS, THE TREE SHALL NOT BE STAKED AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED.
  - SPECIMEN TRANSPANTED TREE PROTECTION IS THE OWNER'S RESPONSIBILITY.
  - PROPER DRAINAGE FROM ROOTBALL IS THE RESPONSIBILITY OF THE CONTRACTOR.
  - USE ARBORIARD WEBBING TO SECURE PLANT. SPACE STAKES EQUALLY AT 120° ANGLES AROUND TREE.
  - NYLON WEBBING SHOULD BE SECURED IN SUCH A WAY AS TO ALLOW SOME MOVEMENT OF TREE.
  - PLANT TREE 2" ABOVE FINISHED GRADE IF MIXING SOIL TYPES, OTHERWISE PLANT AT FINISHED GRADE.

- PRUNING AND MAINTENANCE:**
  - PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS AS A RESULT OF TRANSPORTING OPERATION AND TO MAINTAIN SAFETY IN VEHICULAR AREAS.
  - PRUNING SHALL BE DONE IN SUCH A MANNER AS TO NOT CHANGE THE NATURAL HABIT OR SHAPE OF THE PLANT. ALL CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS ACCORDING TO A.N.A. STANDARDS.
  - THE LANDSCAPE ARCHITECT SHALL BE THE SOLE PARTY TO APPROVE ALL APPROPRIATE PRUNING.
  - MAINTENANCE WORK AS DESCRIBED IN THE SPECIFICATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND UNTIL DATE OF THE FINAL ACCEPTANCE BY OWNER AND LANDSCAPE ARCHITECT.

**MEADOW AND STORMWATER PLANTING SEED MIXES**

- SITE PREPARATION:**
  - PRIOR TO PLANTING, SITE SHALL BE INSPECTED FOR PROPER ELEVATION AND SUITABILITY OF SOILS.
  - UNCULTIVATED AND CULTIVATED SITES WITH FEW OR NO NATIVES REQUIRE THE USE OF BROAD-SPECTRUM SYSTEMIC HERBICIDE GLYPHOSATE. THIS SHOULD BE APPLIED AS SOON AS THE SITE IS ACCESSIBLE. THE MOST COMMON GRASS-SPECIFIC HERBICIDES USED IN RESTORATION WORK ARE FLUAZIFOP (FUSILADE), SETHOXYDIM (POST), AND CLETHODIM (ENVOY). SELECT ZEC AND SECTION.
  - SUGGESTED APPLICATION RATES ARE 2 QUARTS/ACRE IN COOL WEATHER AND 1 QUART/ACRE IN WARM WEATHER (1-2% GLYPHOSATE SOLUTION). TIMING OF THE APPLICATION IS CRUCIAL. IT IS DESIRABLE TO ELIMINATE WEEDS BEFORE THEY FLOWER.
  - HARD TO KILL PERENNIAL FORBS CAN BE TREATED WITH A BROADLEAF HERBICIDE SUCH AS TRICLOPYR (GARLON).
  - DISC OR DRAG HARROW THE TOP 1-2" OF SOIL ONLY (DO NOT TILL DEEPLY AS THIS WILL BRING ADDITIONAL WEED SEEDS IN THE SOIL TO THE SURFACE).
  - DO NOT ADD LIME. LIME CAN BURN SEEDLINGS OR IMPACT GERMINATION RATES.
  - GAMMENTMENTS ARE GENERALLY NOT NECESSARY, BUT MAY BE USED IF YOUNG PLANTS.

- PLANTING:**
  - PLANT MATERIAL SHOULD BE LIFTED AS CLOSE TO THE PLANTING DATE AS POSSIBLE. FURTHERMORE, PLANT MATERIALS SHALL NOT BE STORED BEYOND THE TIME LIMITS SPECIFIED BY THE SUPPLIER. PLANTS SHALL BE STORED PER THE SUPPLIER'S SPECIFICATIONS AND IN SUCH A MANNER AS TO PROTECT THEIR INTEGRITY AND VIABILITY. PLANTS LOST DURING STORAGE SHALL BE REPLACED WITH FRESH STOCK UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
  - IT IS RECOMMENDED THAT PLANTING COMMENCE IN THE FALL SEASON CONCURRENT WITH OR AFTER PROJECT CONSTRUCTION HAS TAKEN PLACE. FALL PLANTINGS ARE "DORMANT SEEDINGS" IN WHICH THE SEED OVER-WINTERS IN THE SOIL AND GERMINATES THE FOLLOWING SPRING.
  - FALL (SEPT. TO SOIL FREEZE UP): IN GENERAL, WILDFLOWER SEEDS HAVE INCREASED GERMINATION RATES DURING THE SPRING AFTER A FALL PLANTING THAN WHEN PLANTED IN THE SPRING. FALL PLANTINGS TAKE ADVANTAGE OF COLD, MOIST WINTER CONDITIONS, BREAKING SEED DORMANCIES AND PROMOTING EARLIER GERMINATION AND FASTER SEEDLING ESTABLISHMENT THE FOLLOWING SPRING.
  - SPRING (MARCH-MAY): IN GENERAL, WARM SEASON GRASSES (GRASSES SUCH AS LITTLE BLUESTEM, BIG BLUESTEM, AND INDIANGRASS WHICH DO MOST OF THEIR GROWING DURING THE WARM SUMMER MONTHS) SHOW HIGHER GERMINATION RATES WHEN PLANTED IN LATE SPRING/EARLY SUMMER COMPARED TO FALL SEEDINGS. SPRING PLANTING IS ALSO GENERALLY RECOMMENDED FOR PRAIRIE WILDFLOWERS AND GRASS TRANSPLANTS TO AVOID "FROST HEAVING." TRANSPLANTING IN SPRING ALSO ALLOWS SUBSTANTIAL TIME FOR ROOT ESTABLISHMENT BEFORE THE COLD WINTER MONTHS.
  - WHERE BARE SOIL IS A CONCERN AND WHERE THE SITE WILL REMAIN DISTURBED FOR AN EXTENDED PERIOD OF TIME, A SEASONAL COVER CROP IS RECOMMENDED.
  - OPTIMAL TIME TO SOW NATIVE GRASS SPECIES IS IN THE FALL (SEPT. - NOV.). THIS WILL ALLOW STRATIFICATION (MOISTURE AND COLD SO SEED WILL IMBIBE WATER AND GERMINATE) REQUIREMENTS TO BE MET. MAY SPECIES OF ANNUALS AND SOME PERENNIALS DO NOT NEED LONG STRATIFICATION.
  - BEST TO SEED BEFORE RAIN EVENT OR ENSURE SITE IS WELL IRRIGATED AFTER SEEDING (IRRIGATION GENERALLY NOT NEEDED A/F GERMINATION UNLESS RAIN EVENT HAS NOT OCCURRED WITHIN 2-3 WKS). WATCH SEEDLINGS TO DETERMINE IF IRRIGATION IS NEEDED. SEED SHOULD HAVE GERMINATED AFTER TWO WEEKS.
  - BROADCAST THE SEED AT A RATE OF 10 LB./1,000 SQ. FT. OR 20 LB./ACRE. CROSS-CROSSING THE AREA IN A NORTH-SOUTH DIRECTION FOLLOWED BY AN EAST-WEST DIRECTION TO DETERMINE EXTENT OF AREA TO BE SEED.
  - USE ONLY REPUTABLE SEED SOURCES WITH PURE LIVE SEED, WHICH ACCOUNT FOR THE WILDFLOWERS SPECIFIED ARE TO BE NATIVE TO THE UPPER PIEDMONT REGION OF GEORGIA.
  - LAY DOWN STRAW AFTER SEEDING. USE WHEAT STRAW ONLY SO AS TO MINIMIZE INTRODUCTION OF FOREIGN OR UNDESIRABLE SPECIES. DO NOT USE HAY AS IT CONTAINS A VARIETY OF PLANT MATTER AND SEEDS THAT CAN POTENTIALLY COMPOUND EFFORTS AT ERADICATING FOREIGN AND UNDESIRABLE SPECIES.

- SITE MAINTENANCE:**
  - AVOID TO NOT DISTURB SEEDLINGS DURING FIRST GROWING SEASON. IF MOWING IS DESIRED TO MAINTAIN "TIDY" APPEARANCE, MOW AT HEIGHT NO LOWER THAN 6-8" NOTE: HEAVY MACHINERY MAY DISTURB OR DAMAGE YOUNG SEEDLINGS. NATIVE MEADOW SEEDLINGS MAY ONLY GROW 1-2" IN THE FIRST GROWING SEASON AS MOST OF THE ENERGY IS BEING PUT INTO THE ROOT SYSTEM.

- NURSERY RECOMMENDATIONS:**
  - BAKER ENVIRONMENTAL NURSERY  
949 MARSHALL CLARK ROAD  
HOSCHTON, GA 30048

- GROWILD, INC.**  
7190 HILL HUGHES ROAD  
FAIRVIEW, TN 37062

- HOFFMAN NURSERY**  
5520 BAHAMA ROAD  
ROUGE MONT, NC 27572

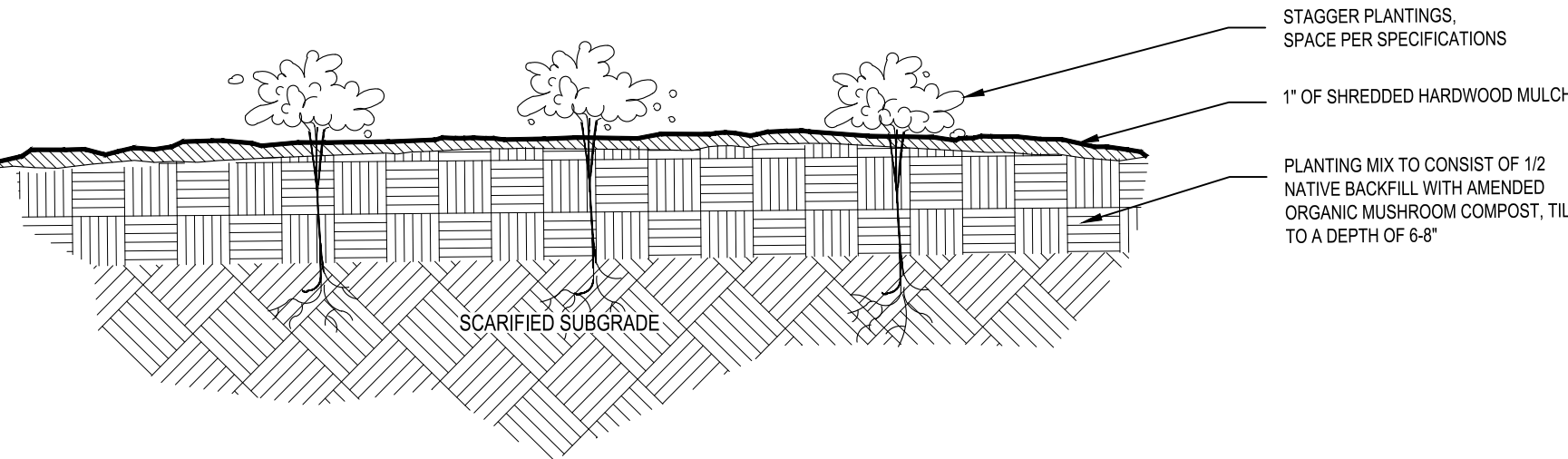
- NORTH CREEK NURSERIES**  
388 NORTH CREEK RD  
LANDENBERG, PA 19350

- ROCKSPRING RESTORATIONS**  
12 PACES WEST DRIVE, NW  
ATLANTA, GA 30327

- WOODLANDERS, INC.**  
1128 COLLETON AVE. SE  
AIKEN, SC 29801

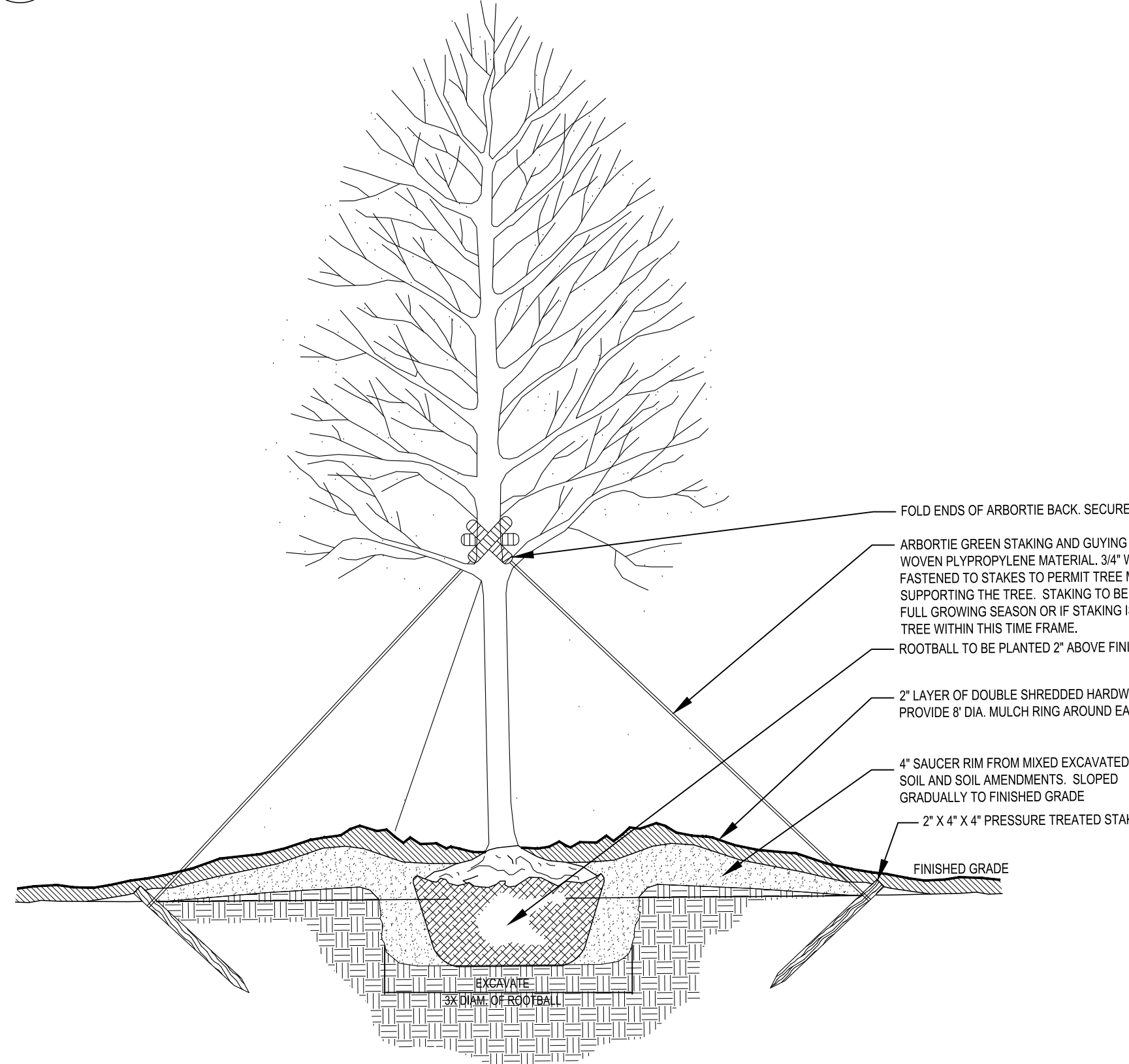
**1 GROUND COVER**

C-7.1 SCALE: NTS



**3 TYPICAL PLANTING DETAIL - CONTAINER OR PLUG**

C-7.1 SCALE: NTS

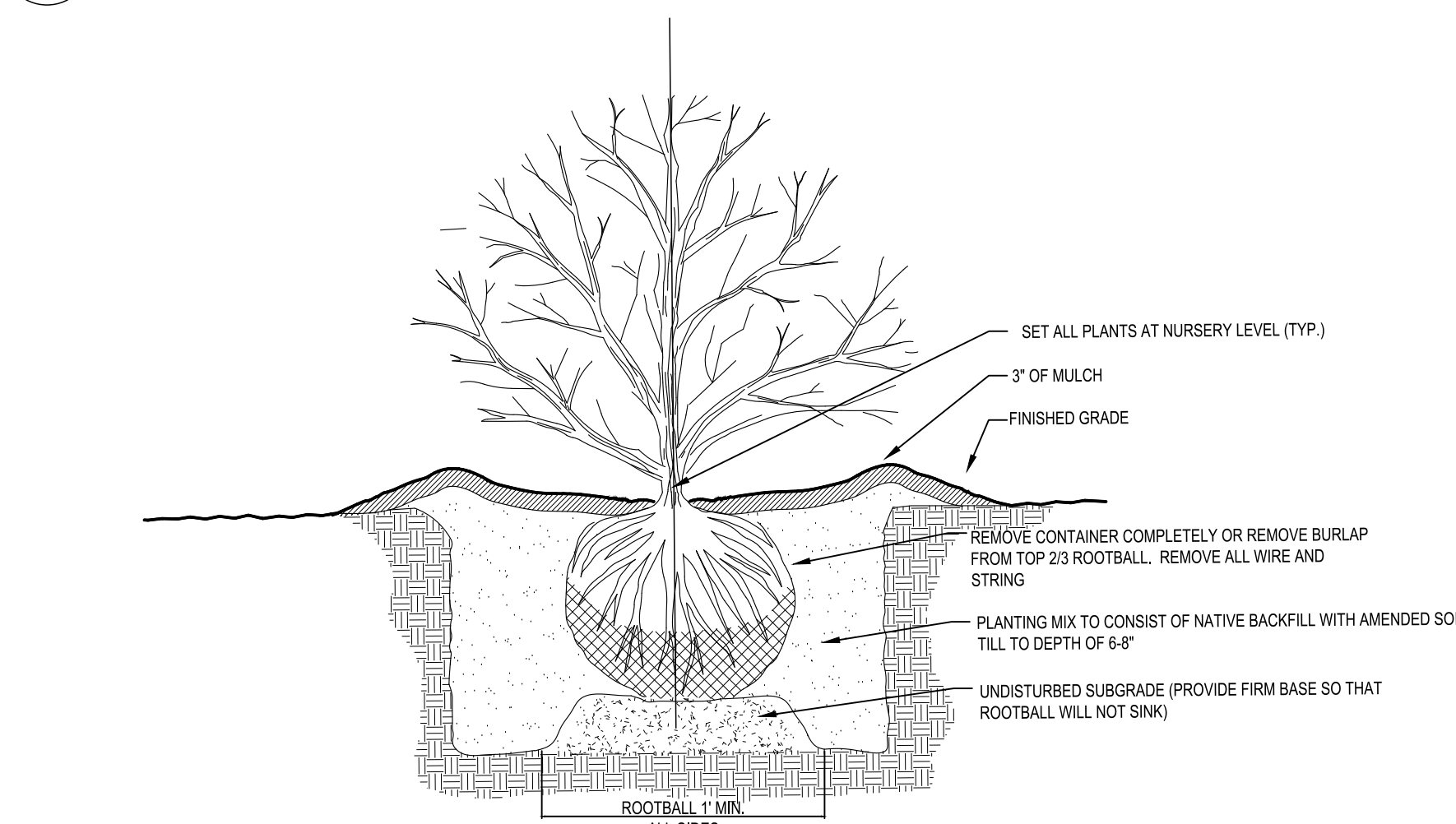


**5 TYPICAL TREE PLANTING DETAIL - BALL AND BURLAP**

C-7.1 SCALE: NTS

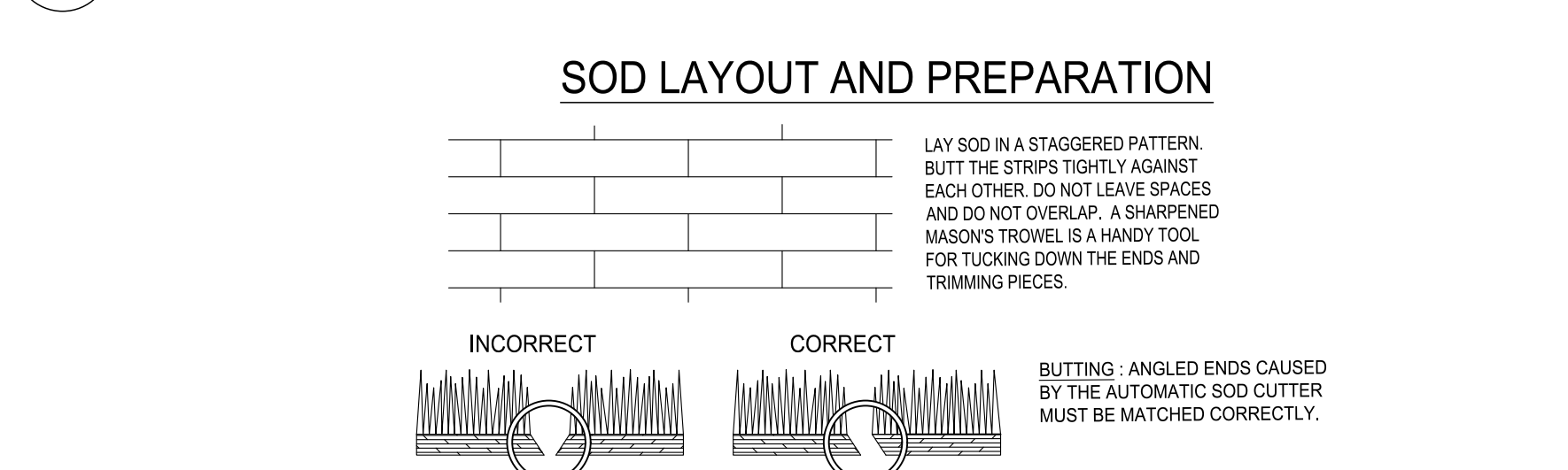
**2 CROWN OBSERVATIONS - HIGH BRANCHED**

C-7.1 SCALE: NTS

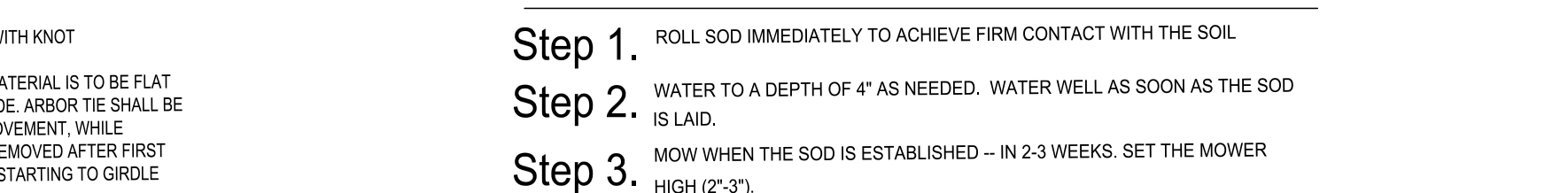


**4 TYPICAL SHRUB PLANTING DETAIL - BALL AND BURLAP**

C-7.1 SCALE: NTS



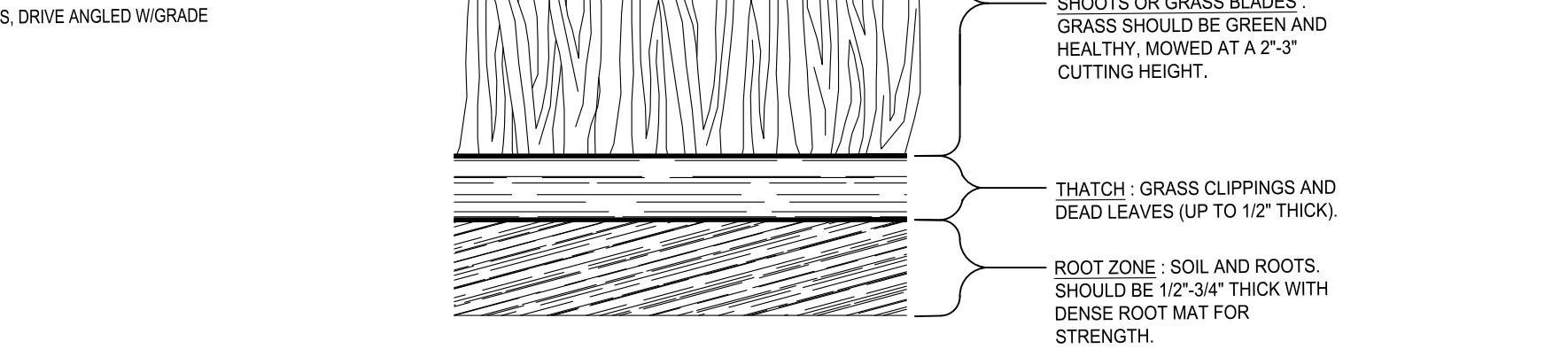
**SOD LAYOUT AND PREPARATION**



**DIRECTIONS FOR INITIAL MAINTENANCE**

- Step 1.** ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
- Step 2.** WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
- Step 3.** MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

**APPEARANCE OF GOOD SOD**



**5 SOD MAINTENANCE AND INSTALLATION**

C-7.1 SCALE: NTS

**OWNER/DEVELOPER**

COMPANY: PABLO ZURITA  
ADDRESS: 80 PADEN ST  
CONVINGTON, GA 30016

PHONE: (478) 334-1855  
CONTACT: ANGEL ZURITA  
EMAIL: ZURITAANGEL@GMAIL.COM

**CONTRACTOR**

COMPANY: SUNBELT BUILDERS  
ADDRESS: 10641 HWY 36  
CONVINGTON, GA 30014

CONTACT: MIKE MCCROREY  
PHONE: 404.644.2939

**SURVEYOR**

COMPANY: GEORGIA CIVIL, INC.  
ADDRESS: P.O. BOX 896 MADISON,  
GA 30650 PHONE: 706.342.1104  
CONTACT: BRIAN SLATE EMAIL:  
BSLATE@GEORGIA CIVIL.COM

**SITE DESIGNER**

COMPANY: GEORGIA CIVIL, INC.  
ADDRESS: P.O. BOX 896  
MADISON, GA 30650  
PHONE: 706.342.1104

**OWNER/DEVELOPER**

JASON P. BROWN  
LEVEL II CERTIFIED  
DESIGN PROFESSIONAL

#53274 - EXP. 05.01.2026

**24-HOUR CONTACT**

MIKE MCCROREY  
404.644.2939

**GEORGIA811**

www.Georgia811.com

Contact 811 before you dig

**UTILITIES**

Utilities shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for accuracy in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor at their expense shall be responsible to repair, replace and/or indicate, as necessary, any utilities impacted, whether shown or not. Rebar/anchors, rebar/anchors, etc. of utilities shall be coordinated with the respective utility company.



**georgia civil**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

311 N. Main St., Ste. 101, Unit C  
P.O. Box 896 | Madison, GA 30650  
P: 706.342.1104

www.georgiacivil.com

Professional Seal



Project Information

**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING: R1

**DRAWING DATE:** 5/27/2026

**DRAWN BY:** DLD  
**CHECKED BY:** JPB

**REVISIONS**  
DATE: DESCRIPTION:

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Sheet Title

LANDSCAPE DETAILS

Sheet Number

**C-7.1**



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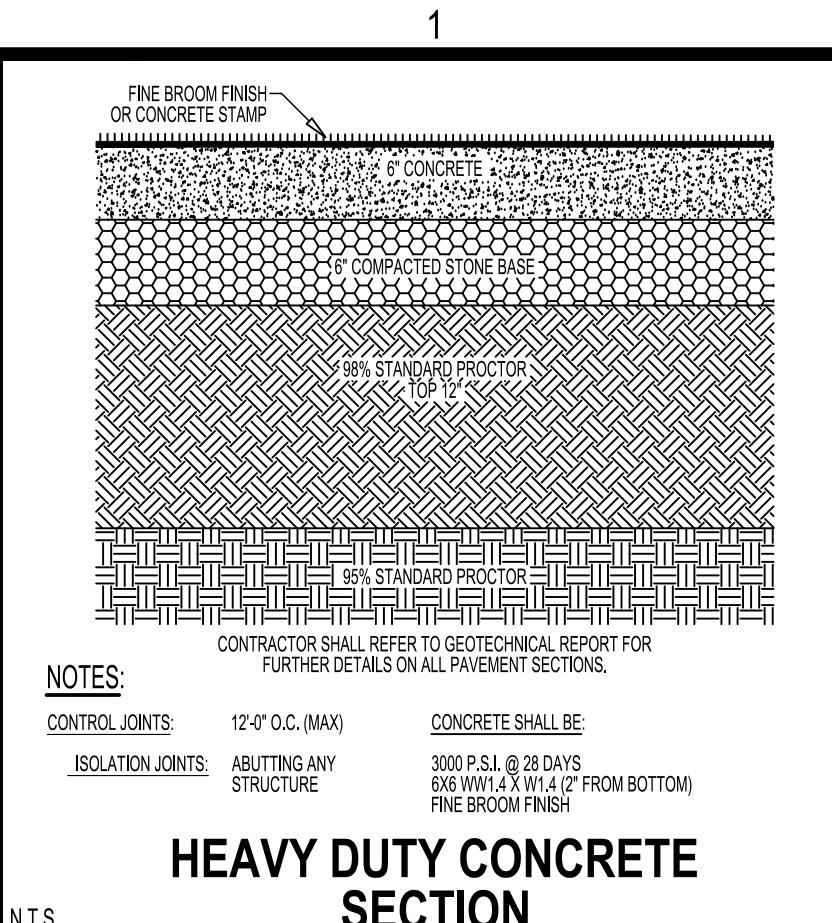
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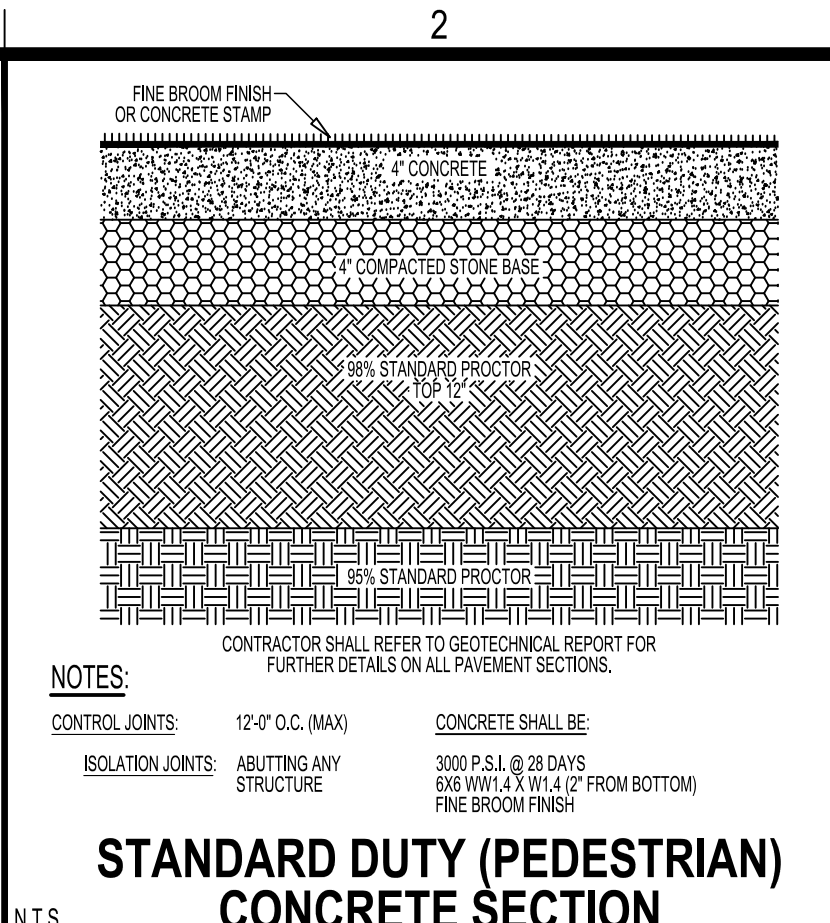


Project Information

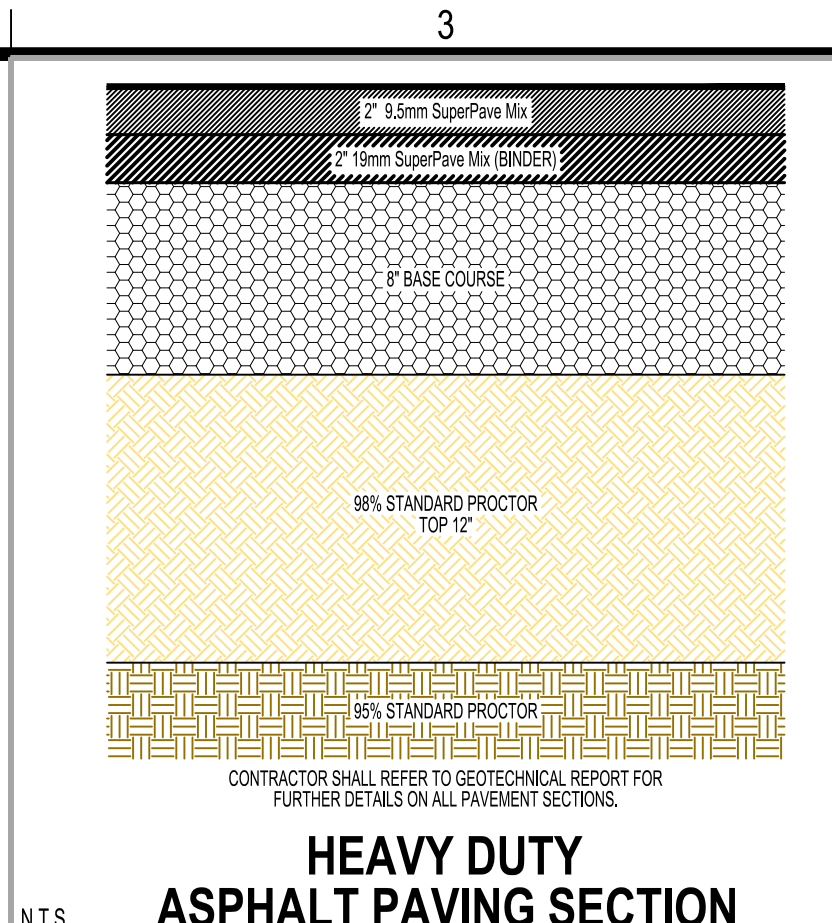
**DRYWALL WAREHOUSE HWY 81**  
257 HIGHWAY 81  
OXFORD, GA 30054  
ZONING: R1



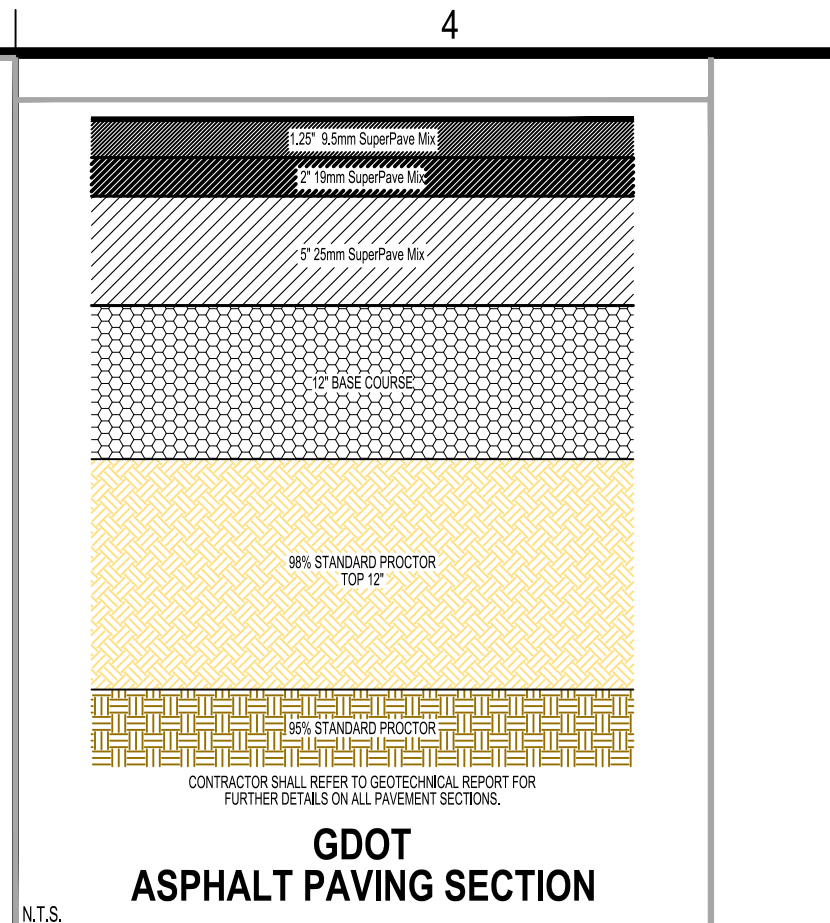
**HEAVY DUTY CONCRETE SECTION**  
CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR FURTHER DETAILS ON ALL PAVEMENT SECTIONS.  
NOTES:  
CONTROL JOINTS: 12'-0" O.C. (MAX)  
ISOLATION JOINTS: ABUTTING ANY STRUCTURE  
CONCRETE SHALL BE: 3000 P.S.I. @ 28 DAYS  
6X6 W/1.5 W/1.4 (2" FROM BOTTOM)  
FINE BROOM FINISH



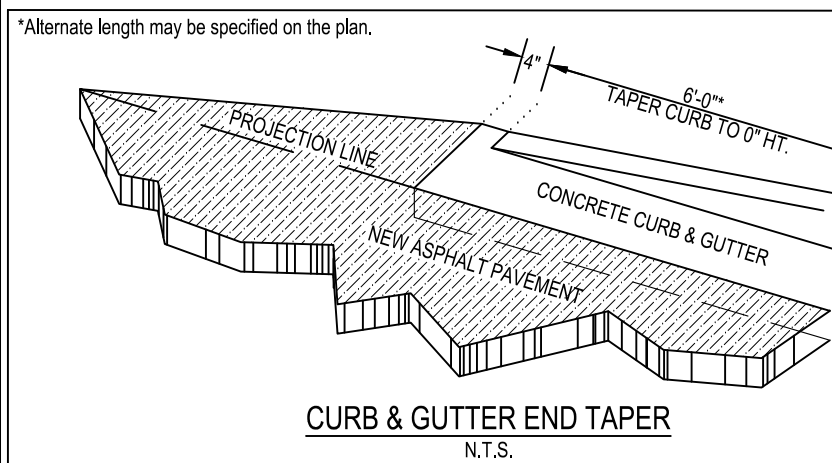
**STANDARD DUTY (PEDESTRIAN) CONCRETE SECTION**  
CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR FURTHER DETAILS ON ALL PAVEMENT SECTIONS.  
NOTES:  
CONTROL JOINTS: 12'-0" O.C. (MAX)  
ISOLATION JOINTS: ABUTTING ANY STRUCTURE  
CONCRETE SHALL BE: 3000 P.S.I. @ 28 DAYS  
6X6 W/1.5 W/1.4 (2" FROM BOTTOM)  
FINE BROOM FINISH



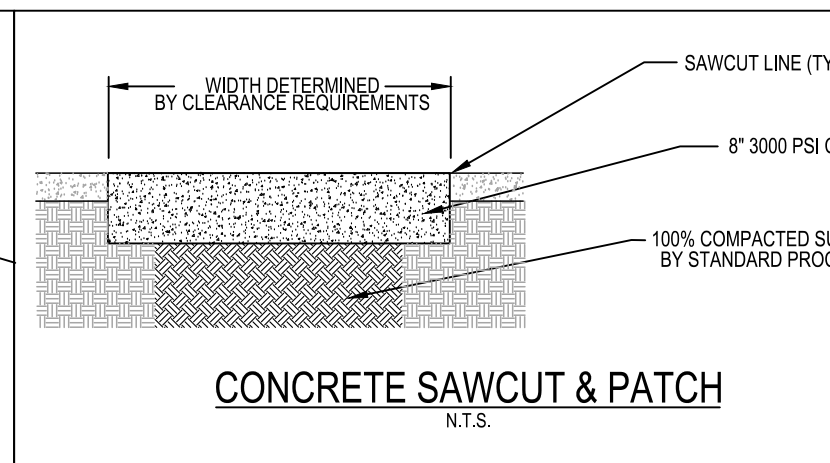
**HEAVY DUTY ASPHALT PAVING SECTION**  
CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR FURTHER DETAILS ON ALL PAVEMENT SECTIONS.  
NOTES:  
CONTROL JOINTS: 12'-0" O.C. (MAX)  
ISOLATION JOINTS: ABUTTING ANY STRUCTURE  
CONCRETE SHALL BE: 3000 P.S.I. @ 28 DAYS  
6X6 W/1.5 W/1.4 (2" FROM BOTTOM)  
FINE BROOM FINISH



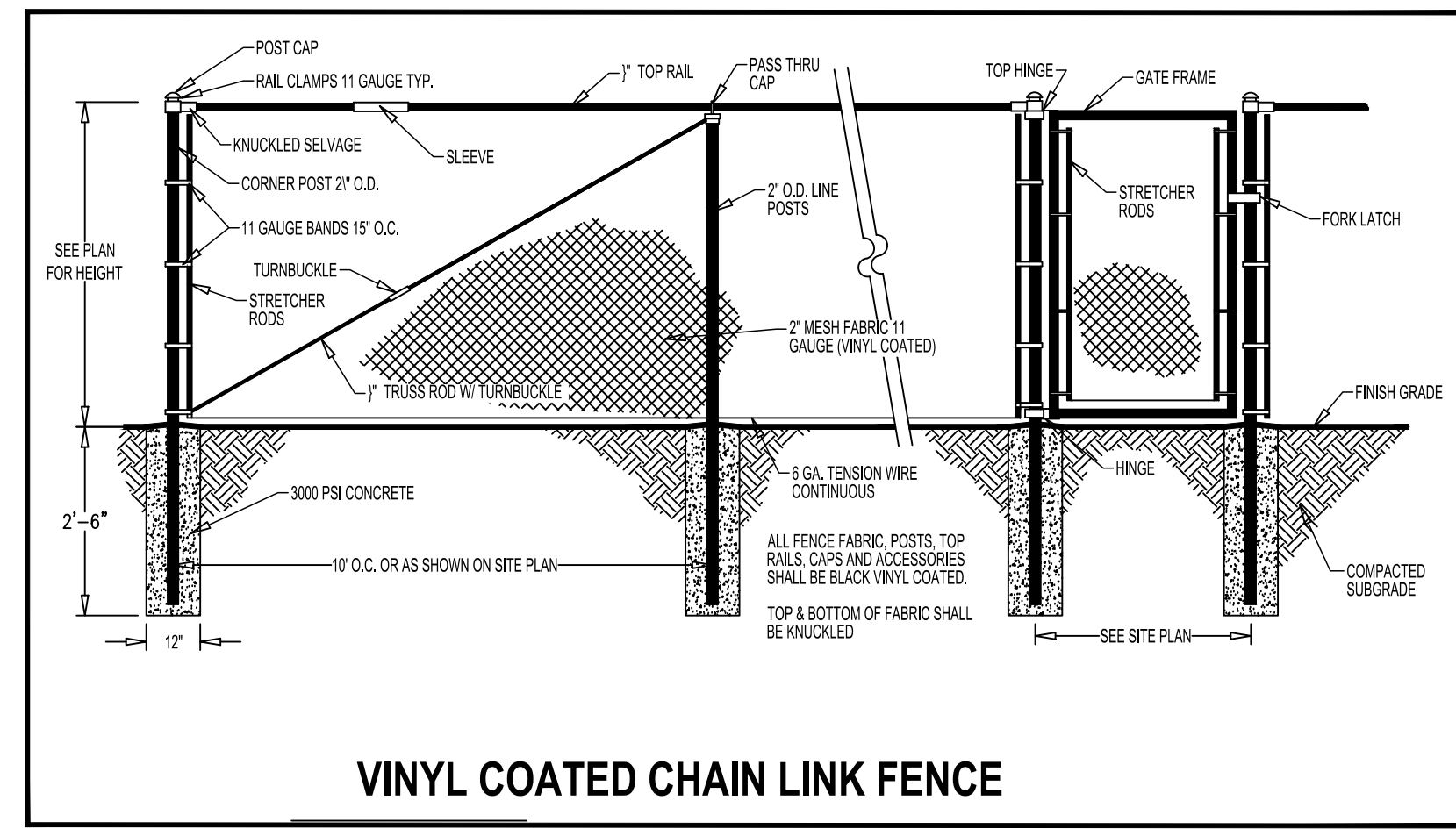
**GDOT ASPHALT PAVING SECTION**  
CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR FURTHER DETAILS ON ALL PAVEMENT SECTIONS.  
NOTES:  
CONTROL JOINTS: 12'-0" O.C. (MAX)  
ISOLATION JOINTS: ABUTTING ANY STRUCTURE  
CONCRETE SHALL BE: 3000 P.S.I. @ 28 DAYS  
6X6 W/1.5 W/1.4 (2" FROM BOTTOM)  
FINE BROOM FINISH



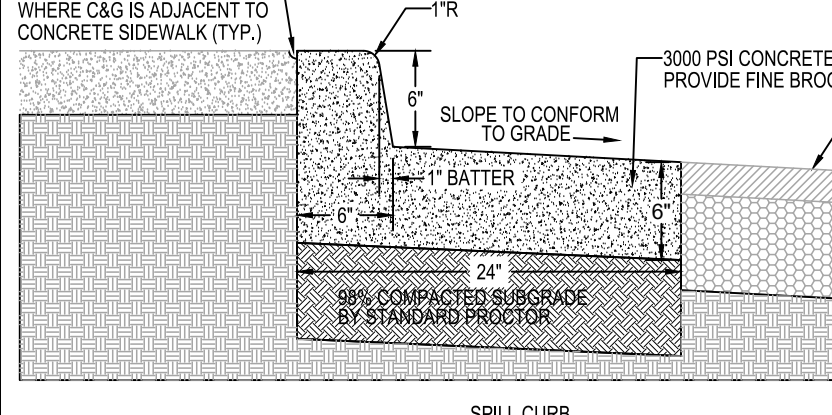
**CURB & GUTTER END TAPER**  
N.T.S.



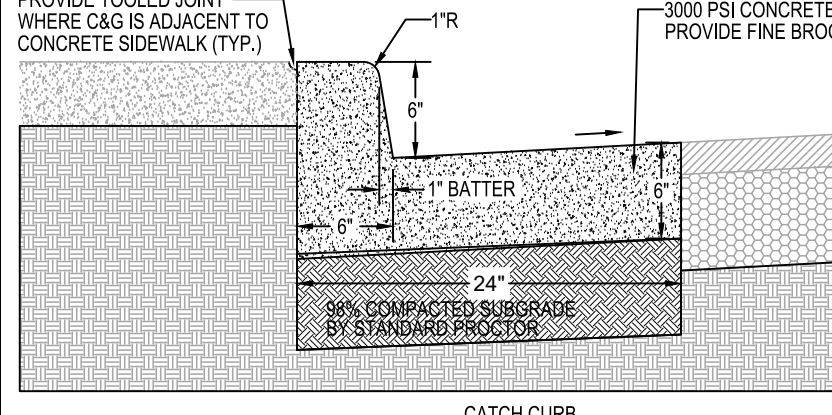
**CONCRETE SAWCUT & PATCH**  
N.T.S.



**VINYL COATED CHAIN LINK FENCE**



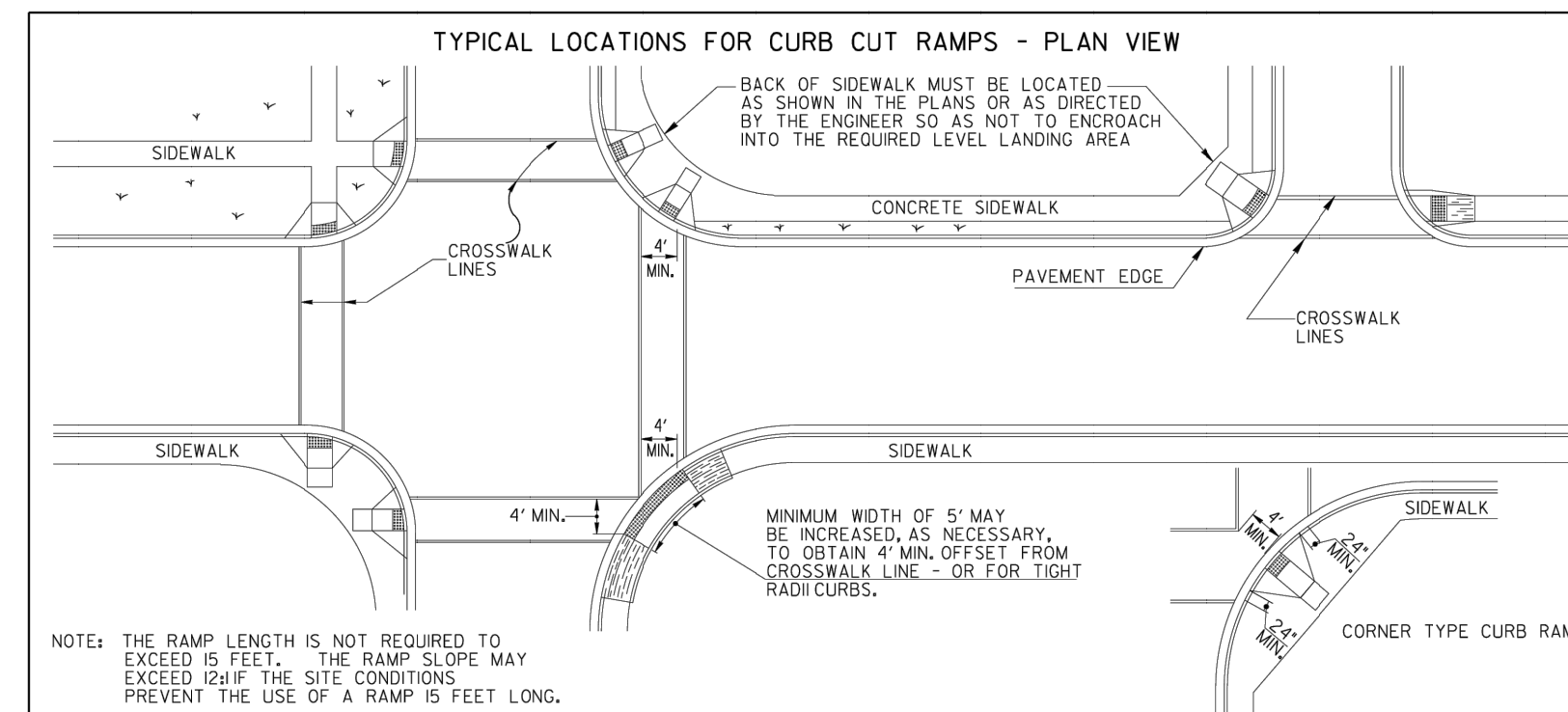
**SPILL CURB**



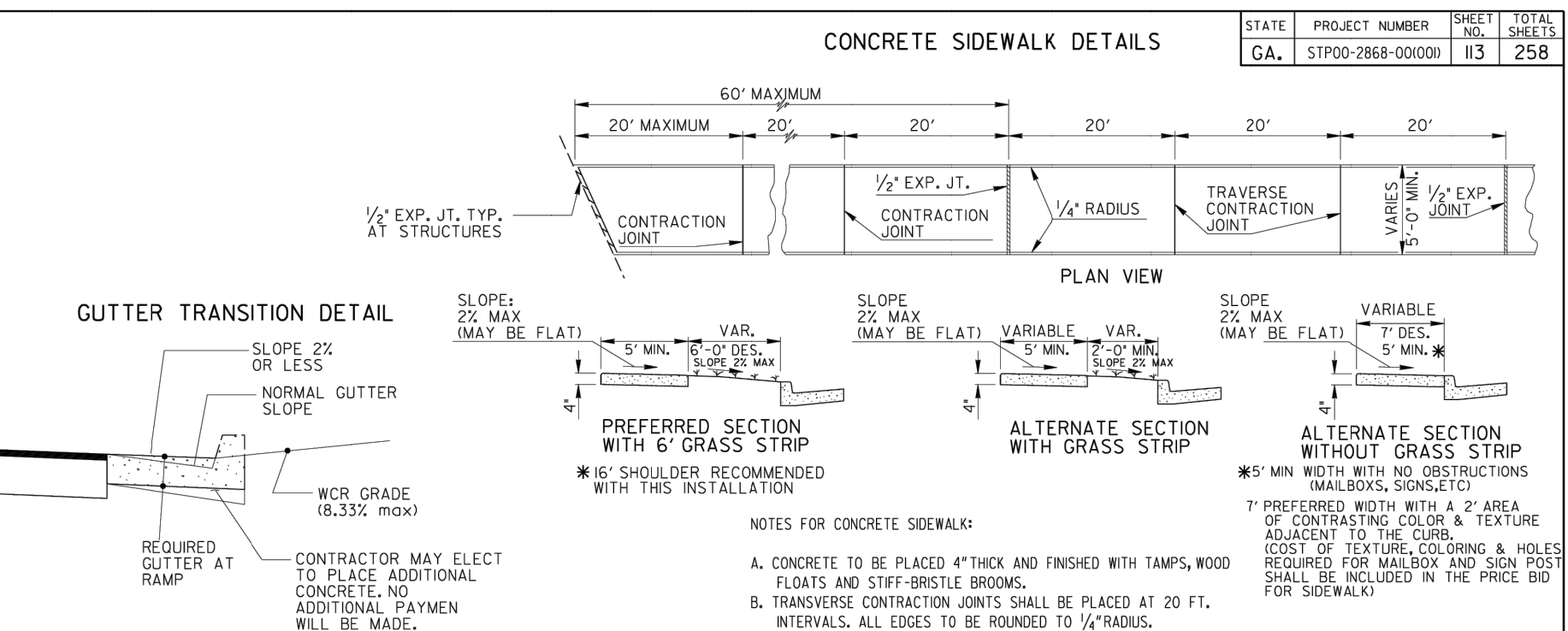
**CATCH CURB**

CONTRACTOR SHALL PROVIDE MIN. 6" COMPACTED SUBBASE BENEATH ALL C&G SECTIONS.  
CONTRACTOR SHALL PROVIDE A SCORED CONTROL JOINT AT 10'-0" O.C. (TYP) AND AN EXPANSION JOINT AT 40'-0" O.C. (TYP). CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AT ALL CORNER RETURNS AND AT THE MIDPOINT OF THE CURB. CURB & GUTTER SHALL BE ACCURATELY FORMED TO THE RADII AS INDICATED ON THE SITE LAYOUT PLAN.

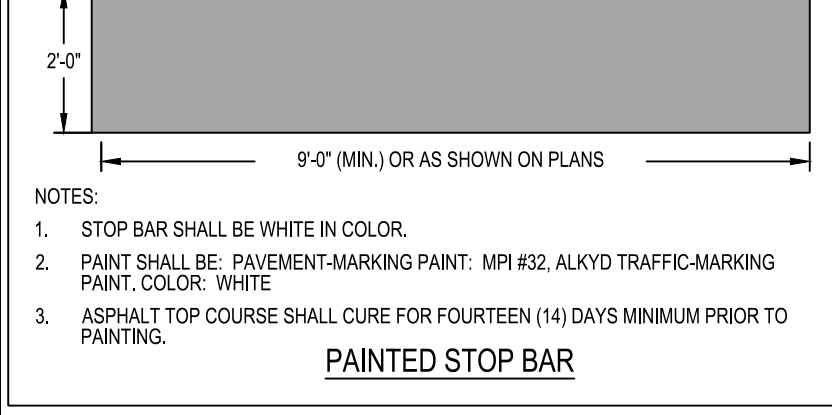
**24" CONCRETE CURB & GUTTER**  
N.T.S.



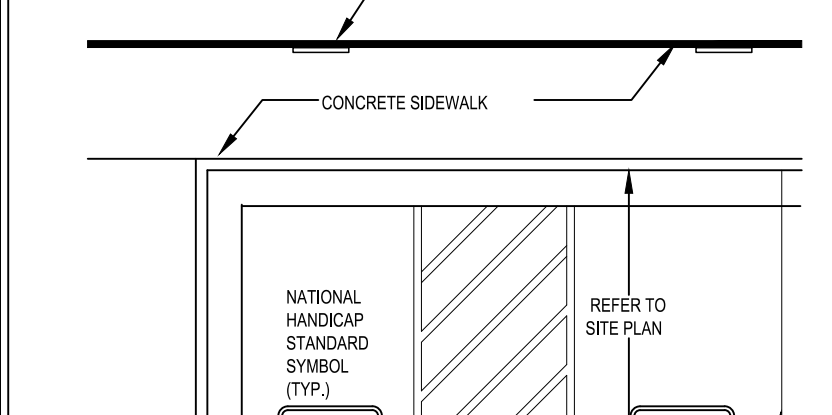
NOTE: THE RAMP LENGTH IS NOT REQUIRED TO EXCEED 15 FEET. THE RAMP SLOPE MAY EXCEED 10% IF THE SITE CONDITIONS PREVENT THE USE OF A RAMP 15 FEET LONG.



NOTES FOR CONCRETE SIDEWALK:  
A. CONCRETE TO BE PLACED 4" THICK AND FINISHED WITH TAMPS, WOOD FLOATS AND STIFF-BRISTLE BROOMS.  
B. TRANSVERSE CONTRACTION JOINTS SHALL BE PLACED AT 20 FT. INTERVALS. ALL EDGES TO BE ROUNDED TO 1/4" RADIUS.  
C. 1/2" EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK TIES INTO A STRUCTURE OR TERMINATE AT CURB, RAMPS OR DRIVEWAYS AND AT 60' INTERVALS.



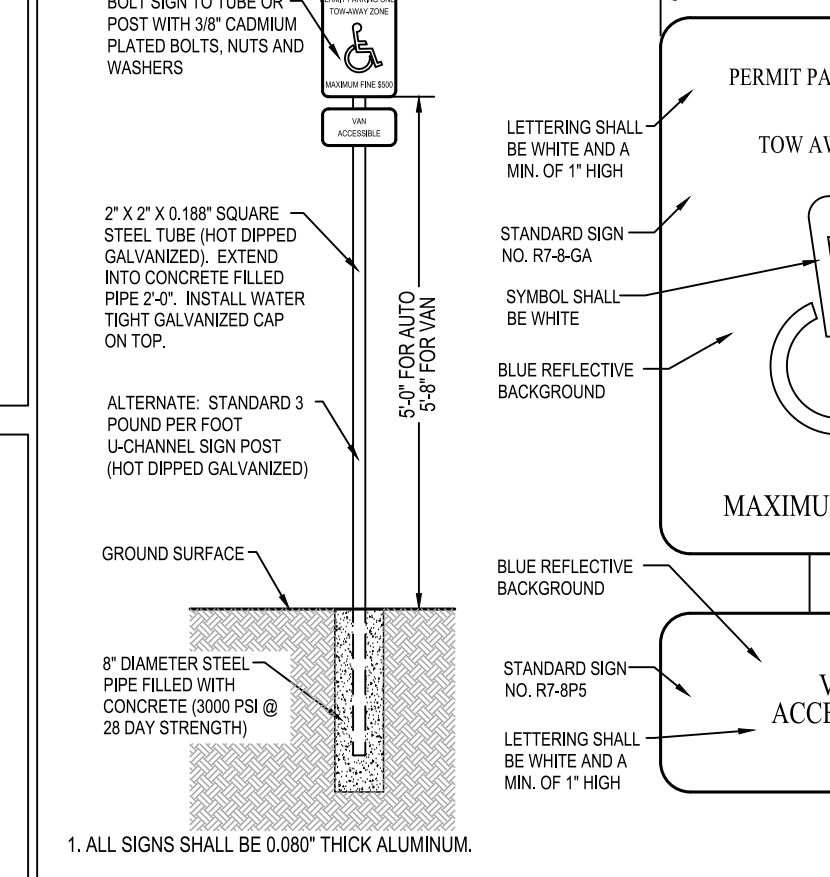
**PAINTED STOP BAR**



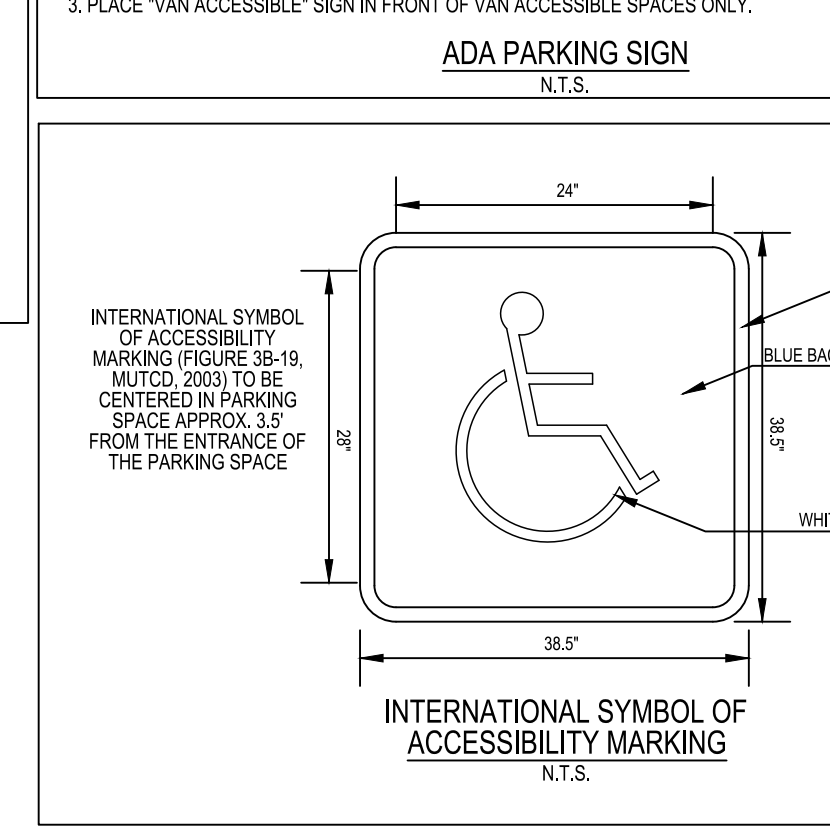
**HANDICAP PARKING SIGNS (TYP)**



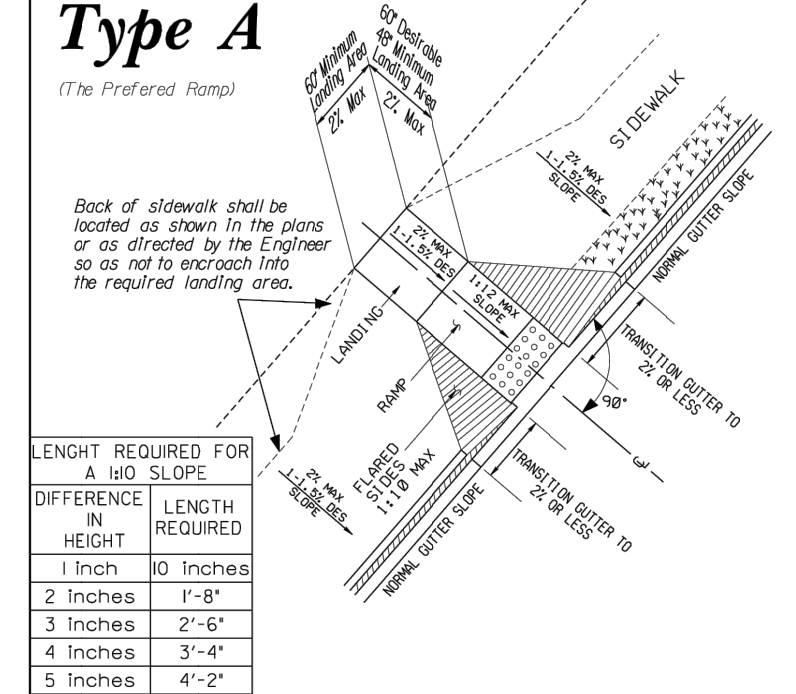
**HANDICAP PARKING STRIPING**  
N.T.S.



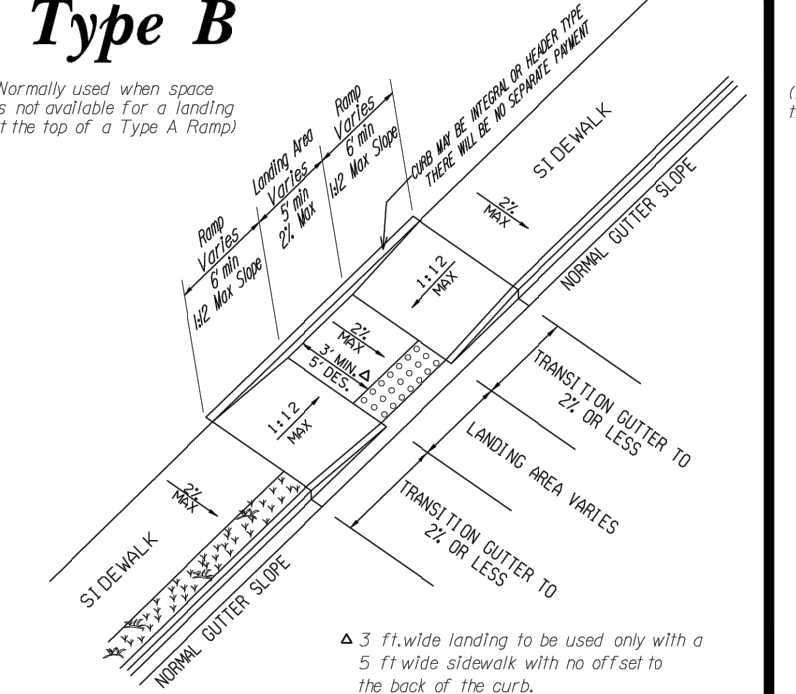
**ADA PARKING SIGN**  
N.T.S.



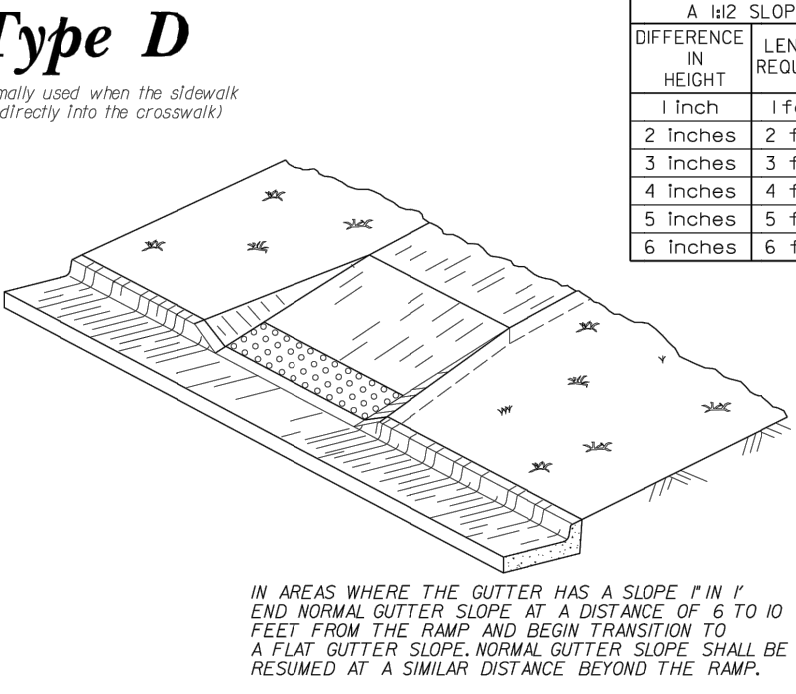
**INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING**  
N.T.S.



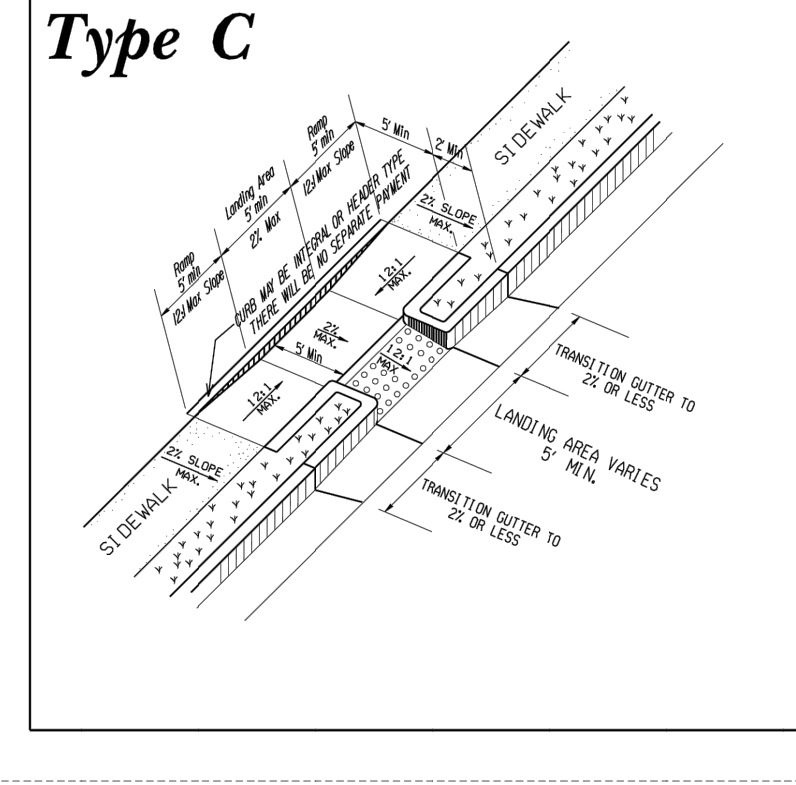
**Type A**  
(The Preferred Ramp)



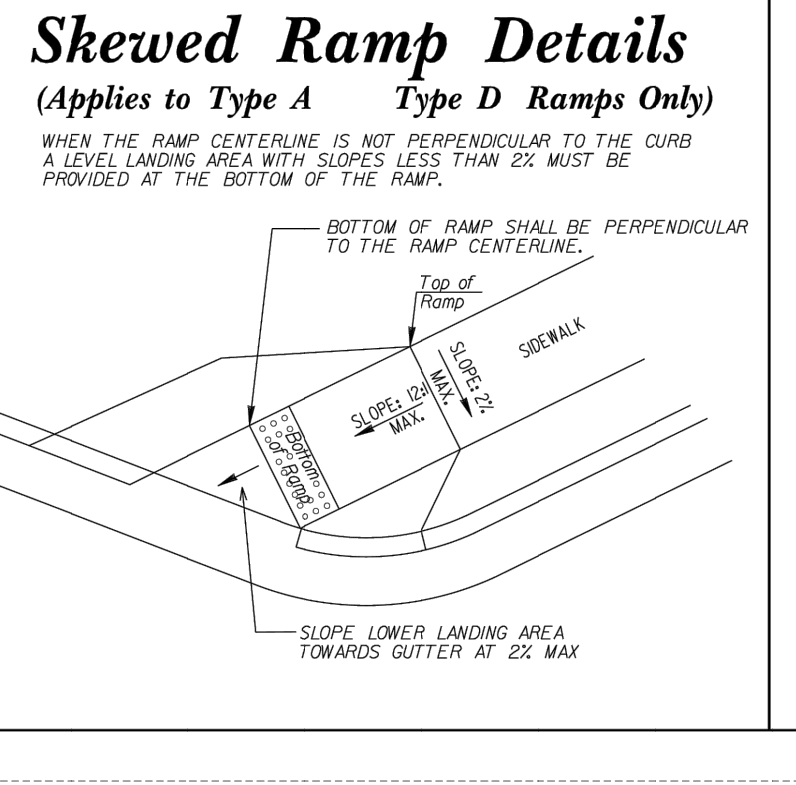
**Type B**  
(Normally used when space is not available for a landing at the top of a Type A Ramp)



**Type D**  
(Normally used when the sidewalk ties directly into the crosswalk)



**Type C**



**Skewed Ramp Details**  
(Applies to Type A Type D Ramps Only)

DIFFERENCE IN HEIGHT	LENGTH REQUIRED
1 inch	1 foot
2 inches	2 feet
3 inches	3 feet
4 inches	4 feet
5 inches	5 feet
6 inches	6 feet

NO.	REVISION	DATE
1	REVISED TO PERMIT	5/2/2026
2	REVISED TO PERMIT	5/2/2026
3	REVISED TO PERMIT	5/2/2026
4	REVISED TO PERMIT	5/2/2026
5	REVISED TO PERMIT	5/2/2026
6	REVISED TO PERMIT	5/2/2026
7	REVISED TO PERMIT	5/2/2026
8	REVISED TO PERMIT	5/2/2026
9	REVISED TO PERMIT	5/2/2026
10	REVISED TO PERMIT	5/2/2026

DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA  
SPECIAL DETAIL  
CONCRETE SIDEWALK DETAILS  
CURB CUT (WHEELCHAIR) RAMPS  
NO SCALE  
MARCH 02, 2002  
A3

DRAWING DATE: 5/2/2026  
DRAWN BY: DLD  
CHECKED BY: JPB

REVISIONS  
DATE: DESCRIPTION:

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UTILITIES: Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for utilities in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any excavation including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities (sanitary, whether shown or not, Abandoned, relocation, etc.) of utilities shall be coordinated with the respective utility company.

C-8.0