

AGENDA #:

5 F

DESIGN REVIEW BOARD APPLICATION

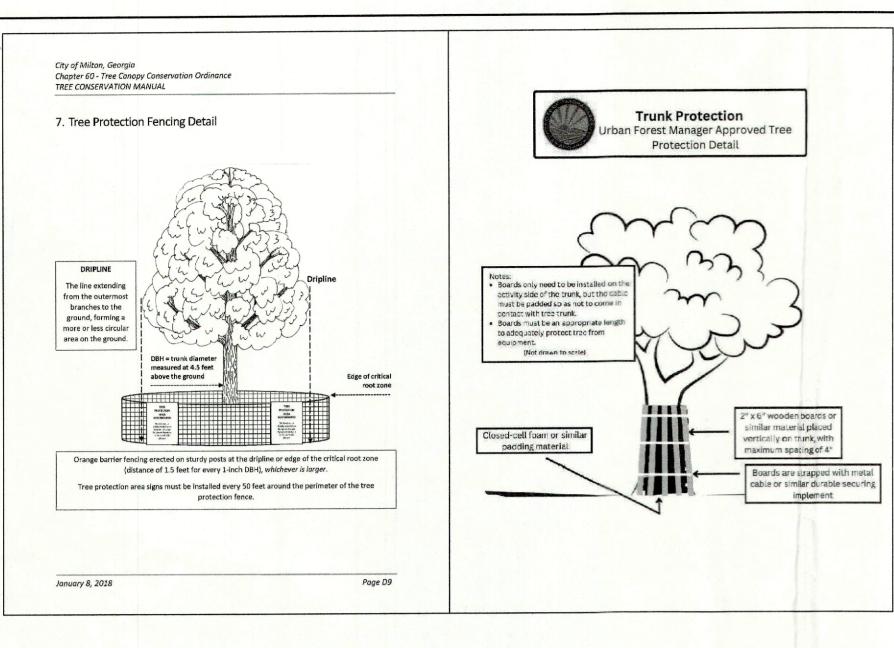
MEETING DATE:	May	+,2024				
TYPE OF REVIEW:	FINAL	COURTESY _	CASE #			
PROJECT INFORM	ATION					
PROJECT NAME:	12595 Broady	well Road Demolit	ion			
PROJECT ADDRES	SS:12595 Broa	dwell Road				
PROJECT ADDRES	BASED CODE	T4 - Open				
HAS LDP/BUILDING	G PERMIT BEE	EN SUBMITTED	FOR REVIEW?	YES NO)X	
PROJECT TYPE (C PROJECT DESCRIF APPLICANT/REPRE CONTACT PERSO	PTION: Exist Existi	BUILDING SALES TRAILE DEMOLITION ZONING/USE OTHER (EXPL ing house to be re ng gravel drivewa	ER	IANCE	pe capped	
COMPANY. MAS	SS Engineering a	and Consultants				
ADDRESS: 3459 Ad	cworth Due Wes	t Road, Suite 565	Acworth, GA 301	01		
PHONE:	5224		FAX:			
EMAIL:jeffm@mas	ss-eng.com					o
APPLICANT'S SIGN complete. I under Review Board me the best of my known (Hwy 9/Deerfield, Applicant:	erstand that eeting on owledge, I h	I, or my repre 5-7-2024 ave met all a , Crabapple,	sentative show , at a pplicable Ove	uld be in atte 6:00pm, to p	endance at t resent this pr ased Code c	the Design oject. To
2004 Horitago V	Walk Milton CA 30	0004 P- 478 242 25	SOO LE: 478 242 2499	into@citvofmilto	naa us Lwww.citva	ofmiltonaa.us

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DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

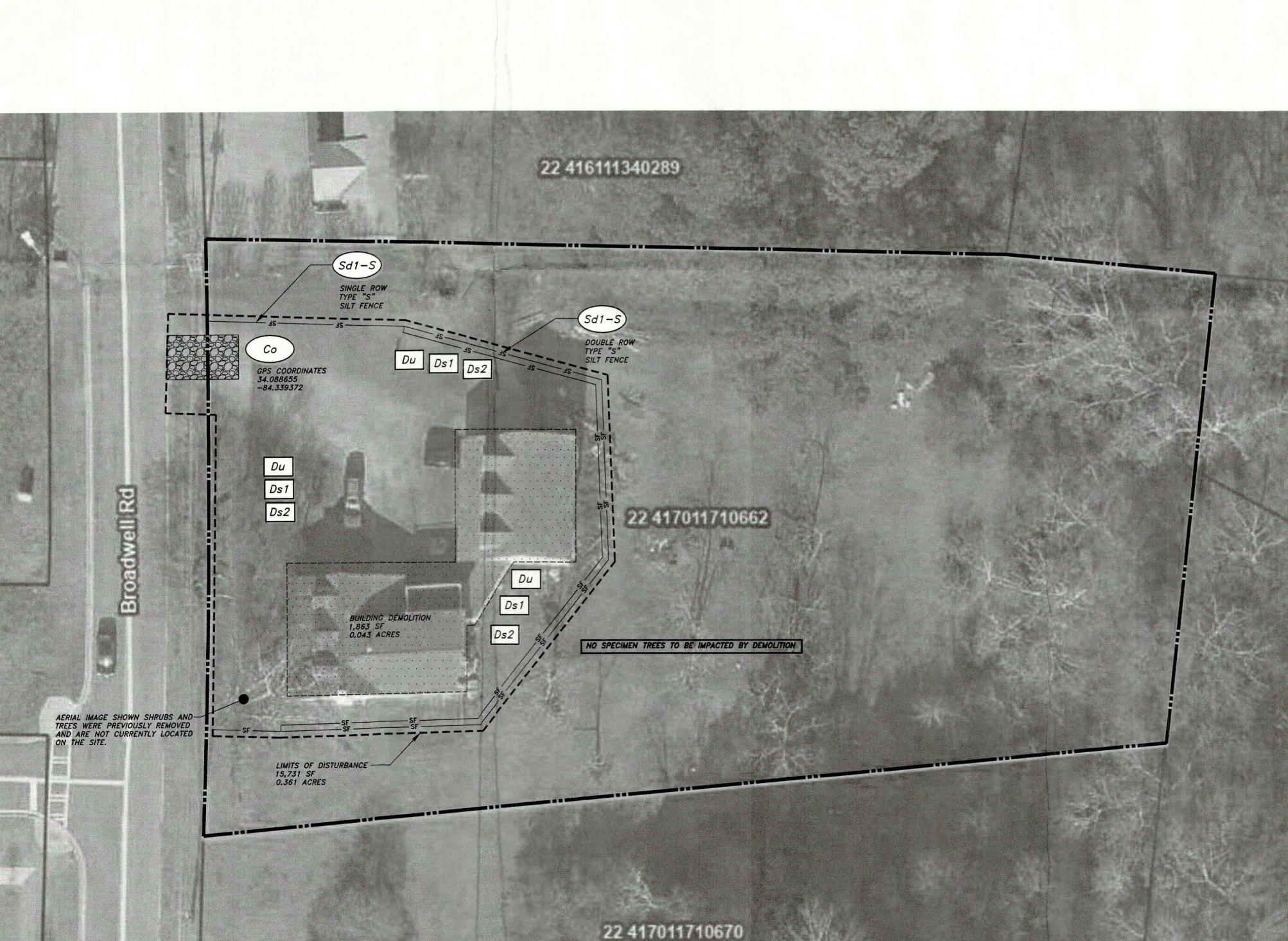
Please see the list below for materials required according to the type of review. All site plans and building plans shall be drawn to scale. Mounted drawings and sample boards showing materials, colors, etc. may be brought to the meeting for your presentation. Please fold all large drawings down to 81/2 by 11 size and collate all materials. 11x17 'booklets' are acceptable as well. Incomplete submittals will not be accepted for review. If you have any questions, please contact Cody Hendrix at 678 242 2513.

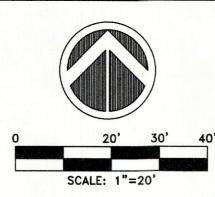
SITE PL	AN/LANDSCAPE PLAN REVIEW—9 sets
	Aerial map (Google) Acreage, density, adjacent zonings Zoning conditions (if any) Building footprint, square footage Grading, storm water plan, detention/retention areas Location of streams, stream buffers Roadways, parking areas, driveways, sidewalks, bike paths, pedestrian paths Dumpster enclosure detain/ location Landscape plan showing location, size and type of specimen and recompense trees, as well as other plantings Site lighting with photometric drawings, lighting fixture details
	Site location map(atlas map) Aerial map (Google) Site plan Colored renderings of all facades Line drawings of all elevations with heights, and materials labled Locations of roof top equipment, satellite dishes, antennas, vents, exhausts (as applicable) Site line study showing that rooftop units are not visible from adjoining roads (if applicable) Location, details of lighting fixtures Dumpster enclosure details (If applicable) Mail kiosk details (If applicable) Sample board showing materials, colors, etc. (Bring to the meeting)
SALEST	TRAILER—9 sets
	Site location map(atlas map) Aerial map (Google) Site plan showing location of sales trailer, setbacks, parking, etc. Landscape plan Picture and/or construction details of trailer
-	ITION REVIEW—9 sets
	Site location map(atlas map) Aerial map (Google) Site plan, indicating structure(s) to be demolished and the location of specimen trees, erosion control, tree save fencing Pictures of structure(s) to be demolished
/ARIAN	NCE/USE PEMIT/REZONING—9 sets
	Site location map(atlas map)
	Aerial map (Google) Acreage, density, existing site conditions
	Conceptual site plan showing location of buildings, detention areas, streams/stream buffers, specimen trees, roads
_	parking, driveways, sidewalks, etc.
	For commercial/multifamily/townhome uses: conceptual renderings of buildings, square footages For sign variance: site line study showing view of signs from adjacent roads
	For stream buffer variance: mitigation plan



DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING WHICH MIGHT INTERFERE WITH DEMOLITION. ANY DAMAGES TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.
- 3. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOW
- 4. TREE(S) TO BE DEMOLISHED SHALL BE CLEARED AND GRUBBED. NO BURNING SHALL BE ALLOWED ON OWNER'S PROPERTY.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
- 6. CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE (PER CITY STANDARD'S) AND SILT FENCE AROUND THE CONSTRUCTION AREA. ALL WORK, INCLUDING MATERIAL STORAGE, SHALL BE KEPT WITHIN THIS AREA. CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO A CONDITION ACCEPTABLE TO OWNER.







SITE LOCATION MAP

NOTE:
ADDITIONAL EROSION CONTROL DEVICES MAY BE
REQUIRED BASED ON THE EXISTING SITE CONDITIONS
IF DEEMED NECESSARY BY THE ON—SITE INSPECTOR

NOTE:
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT
678-242-2543 TO SCHEDULE A PRE-CONSTRUCTION
MEETING WITH THE SITE INSPECTOR PRIOR TO ANY
DISTURBANCE

NOTE:
THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M COMMUNITY FIRM PANEL 13121C0054F, DATED 9/18/2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

NOTE: THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

NOTE: THE EXISTING SEPTIC TANK FOR THIS SITE WILL BE DEMOLISHED IN-PLACE OR REMOVED FROM THE SITE AS PART DEMOLITION ACTIVITIES.

DEMO PERMIT WITH DRB APPROVAL REQUIRED PRIOR TO REMOVAL OF ANY STRUCUTRES

NOTE:
72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811
UTILITY PROTECTION CENTER BEFORE ANY LAND
DISTURBANCE ACTIVITIES CAN BEGIN

NOTE: ANY EXISTING WELL LOCATED ON SITE WILL BE CAPPED

PROJECT CRITERIA DATA:

PROJECT NAME: 12595 BROADWELL ROAD - DEMOLITION PLAN

PROJECT ADDRESS: 12595 BROADWELL ROAD MILTON, GA 30004

SITE AREA: 1.28 ACRES

ZONING: T4 OPEN - CRABAPPLE FORM BASED CODE

EXISTING SITE CONDITION: RESIDENTIAL LOT WITH ONE HOME AND GRASSED LAWN

 LAND LOT:
 1171

 DISTRICT:
 2ND

 PARCEL NO.:
 22 417011710662

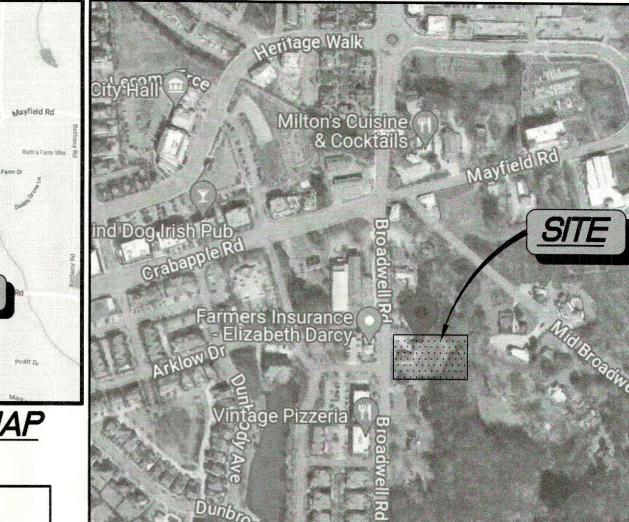
ENGINEERS CONTACT INFORMATION:

MASS ENGINEERING AND CONSULTING. LLC
CONTACT ENGINEER: JEFFREY MASISAK, PE, CPESC
EMAIL: JEFFM@MASS-ENG.COM
PHONE: 404-403-5224
ADDRESS: 3459 ACWORTH DUE WEST ROA

404-403-5224 3459 ACWORTH DUE WEST ROAD SUITE 565 ACWORTH, GA 30101

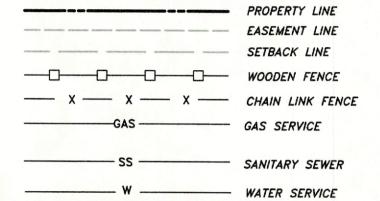
RECEIVED
FEB 2 7 2024
City of Milton

Community Developmen



AERIAL MAP

DEMOLITION LEGEND



STORM SEWER PIPE

CONCRETE SIDEWALK (SEE DETAIL)

CONCRETE CURB AND GUTTER (SEE DETAIL)

STOP BAR (PAVEMENT MARKING)

TRAFFIC FLOW ARROW (PAVEMENT MARKING)

"HANDICAP PARKING" SIGN

"STOP" SIGN (R1-1)

& HANDICAP STALL

→ WHEEL STOP

A.D.A. STD HANDICAP RAMP

RELOCATED LIGHT POLE

GROUP OF FOUR GUARD POSTS

RETAINING WALL

HEAVY DUTY PAVING

CONCRETE DUMPSTER PAD LOCATION

PARKING SPACE COUNT 9'x18'

"YIELD" BAR (PAVEMENT MARKING)

STORM SEWER GRATE

SITE LIGHTING FIXTURES

RIGHT-OF-WAY TO BE DEDICATED

GREASE TRAP 9'-0" x 5'-4"

ELECTRICAL TRANSFORMER

SANITARY SEWER CLEAN OUT

SANITARY SEWER MANHOLE

W WATER METER W/BACKFLOW PREVENTER

M GATE VALVE

DOUBLE DETECTOR CHECK

DOUBLE DETECTOR CHECK

FIRE DEPARTMENT CONNECTION

EROSION CONTROL 24-HR CONTACT: JEFFREY MASISAK - 404-403-5224



ARED FOR:

CONSULTANTS, LLC.
3459 ACWORTH DUE WEST ROAD, SUITI ACWORTH, GEORGIA 30101
PHONE: 404.850.7790 EXT.
WWW.MASS-ENG.COM

ENGINEERING AND CONSULTANTS, I

REVISIONS

DESCRIPTION

DEMOLITION PLAN

PROJECT NUMBER:

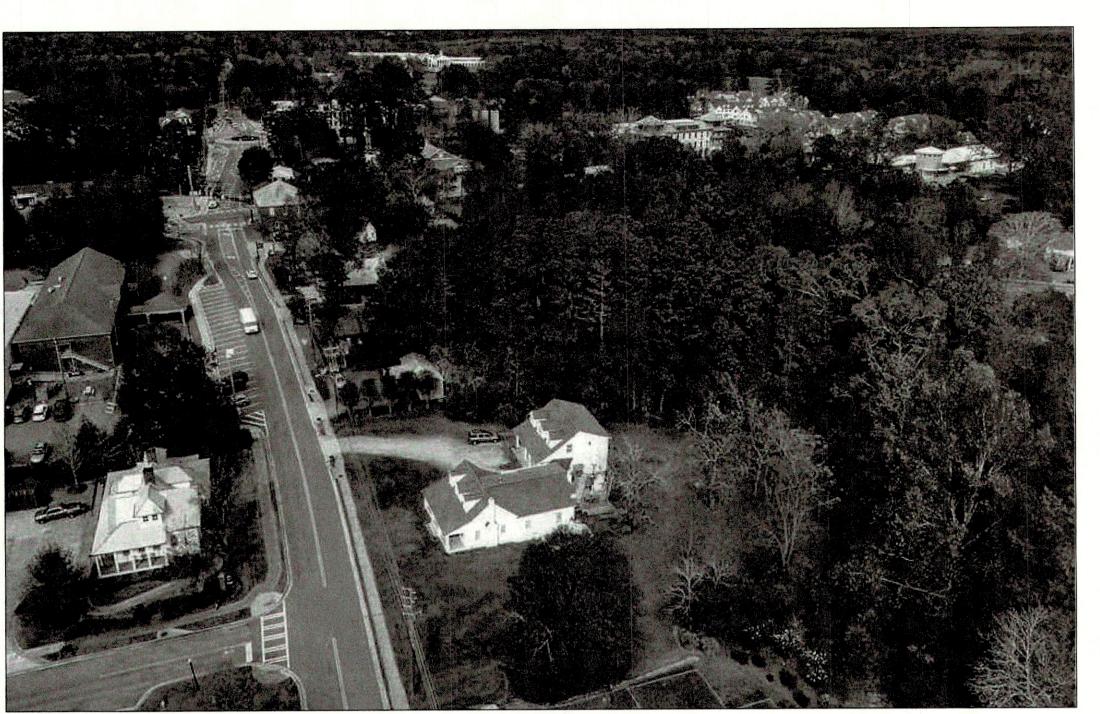
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DATE:

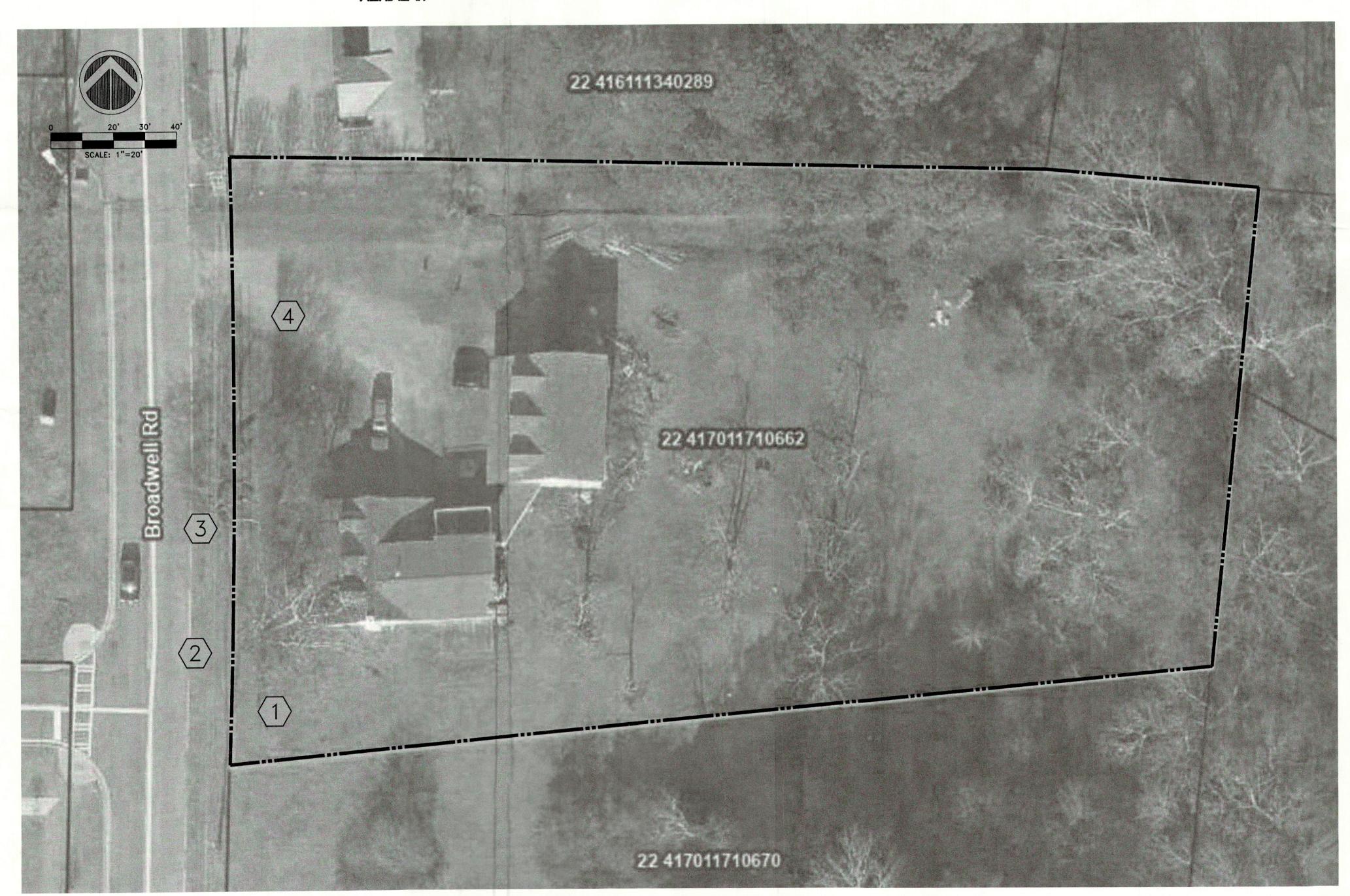
FEBRUARY 23, 2024

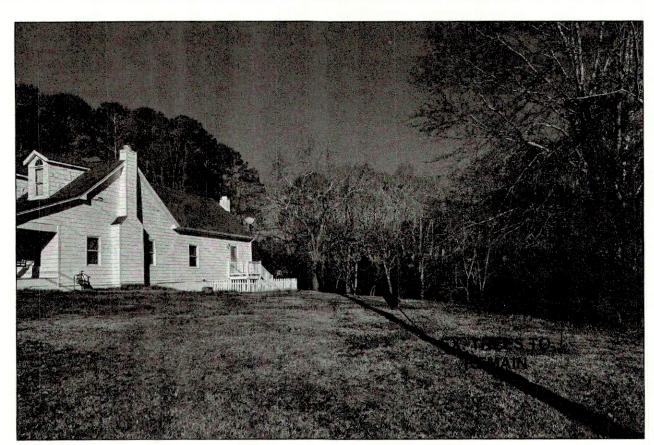
DM-1



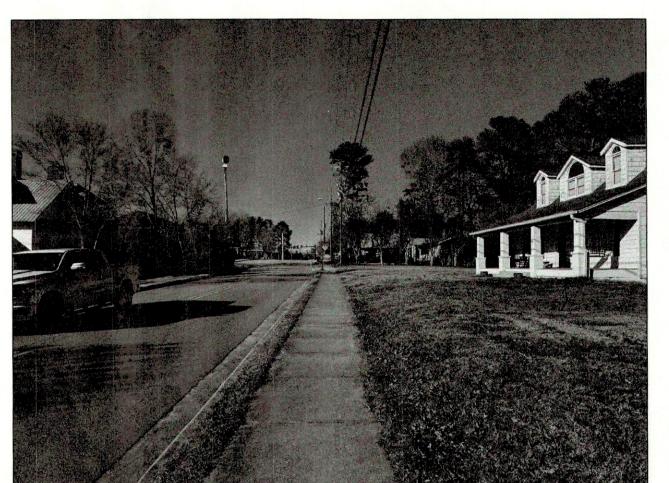


AERIAL #2





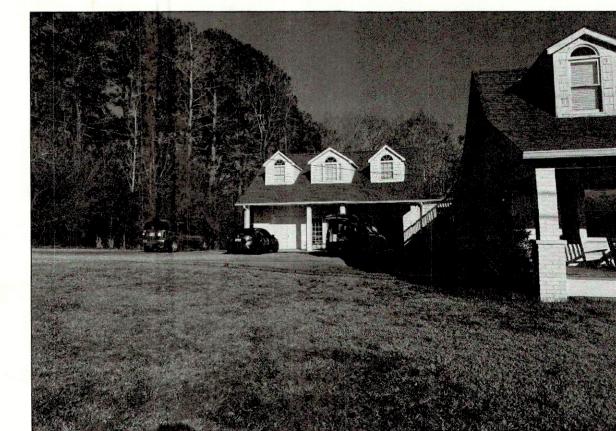
PICTURE #1 - EXISTING MAIN BUILDING TO BE RMEOVED



PICTURE #2 - EXISTING SIDEWALK AND GRASSED AREA TO REMAIN



3 PICTURE #3 - EXISTING MAIN BUILDING TO BE REMOVED



4 PICTURE #4 - EXISTING DETACHED GARAGE TO BE REMOVED

EROSION CONTROL 24-HR CONTACT: JEFFREY MASISAK - 404-403-5224



REVISIONS

DEMOLITION PLAN

DATE: FEBRUARY 23, 2024

DM-2

INSTALLATION

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE.

- IN CONCENTRATED FLOW AREAS, ENSURE MULCH IS PROPERLY ANCHORED O AVOID UTILIZING MULCH ALL TOGETHER.
- GRADE SITE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES.
- CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.

MULCHING MATERIALS

- DRY STRAW OR HAY DRIED STRAW OR HAY WITH THE ADVANTAGE OF EASY
- CUTBACK ASPHALT SLOW CURING SHALL BE USED FOR EROSION CONTROL
 APPLICATIONS.

- ADD MULCH AS NEEDED TO MAINTAIN THE SUGGESTED DEPTH.
- ENSURE MINIMUM OF 90% COVERAGE OF ALL EXPOSED EARTH. IF ORGANIC MULCH IS TO BE LEFT AND INCORPORATED INTO THE SOIL, APPLY 20-30 POUNDS OF NITROGEN IN ADDITION TO THE FERTILIZER REQUIRED FOR VEGETATION.

MULCHING APPLICATION REQUIREMENTS

ANCHORING MULCH

STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION

EMULSIFIED ASPHALT (GRADE AE-SOR 55-1) OR OTHER SUITABLE TACKIFIER. WOOD WASTE ON SLOPES FLATTER THAN 3:1 (33%) DO NOT NEED

STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DUIL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION.

BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE OR SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT

TACKIFERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT.
SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GOOT SHALL BE APPLIED IN
CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD.
SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO

POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

6 TO 9 TON/ACRE 2" TO 3"

DISTURBED AREA STABILIZATION

Ds1

EROSION CONTROL 24-HR CONTACT: JEFFREY MASISAK - 404-403-5224

(WITH MULCHING ONLY)

CRUSHED STONE CONSTRUCTION EXIT EXIT DIAGRAM ENTRANCE ELEVATION . AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.

- 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE. 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
- 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6". 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
- 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%. . INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES. 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT
- DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
- WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
- O.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN

METHOD AND MATERIALS

RECOMMENDATIONS.

- TEMPORARY METHODS MULCHES - COVER DISTURBED AREA WITH MULCHING ONLY.
- SYNTHETIC RESINS USED TO BIND MULCH MATERIAL, SUCH AS ASPHALT EMULSIONS.
- TACKIFIERS AND BINDERS RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S
- VEGETATIVE COVER COVER DISTURBED AREA WITH TEMPORARY SEEDING.
- SPRAY-ON ADHESIVES USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. APPLY PER RATE
- TILLAGE THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- IRRIGATION THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS
- BARRIERS SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING, BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING
- · CALCIUM CHLORIDE APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS

18" MIN.

- PERMANENT VEGETATION COVER DISTURBED AREA WITH PERMANENT VEGETATION. EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL.
- STONE COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL, SUCH AS A CONSTRUCTION

INSTALLATION

- . APPLY AS NEEDED ON ALL SITES.
- PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.
- REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY BE HARMFUL OR INJURIOUS TO HUMAN

HEALTH, WELFARE, OR SAFETY, OR TO ANIMALS OR

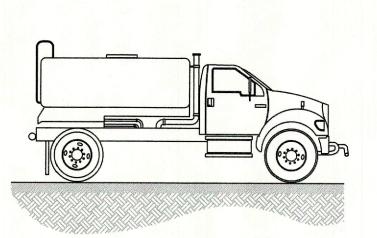
 APPLY TEMPORARY OR PERMANENT CONTROL MEASURES AS NEEDED.

<u>SPRAY—ON ADHESIVE APPLICATION</u>

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC			
ASPHALT	7:1	COARSE	1,200
EMULSION		SPRAY	
LATEX	12.5:1	FINE	235
EMULSION		SPRAY	
RESIN-IN-			
WATER	4:1	FINE	300
EMULSION		SPRAY	

MAINTENANCE

- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING
- . SUPPLEMENT SURFACE COVERING AS NEEDED.
- RE-APPLY AS NEEDED.



DUST CONTROL ON DISTURBED AREA



SILT FENCE - TYPE SENSITIVE (Sd1-S) SIDE VIEW 30" MIN. 18" MIN. FRONT VIEW 4' MAX. O.C. —— WOVEN WIRE FENCE BACKING)

. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

APPLICATION

ALONE

IN MIXTURE

ALONE

IN MIXTURE

ALONE

IN MIXTURE

ALONE

IN MIXTURE

ALONE

ALONE

IN MIXTURE

ALONE

IN MIXTURE

ALONE

ALONE

ALONE

IN MIXTURE

IN MIXTURE

ACRE

(3 bu.)

24 lbs.

 $(\frac{1}{2} bu.)$

10 lbs.

4 lbs.

2 lbs.

40 lbs.

10 lbs.

50 lbs.

(4 bu.)

32 lbs.

(1 bu.)

168 lbs.

(3 bu.)

28 lbs.

(½ bu.)

24 lbs.

(3 bu.)

30 lbs.

(bu.)

0.2 lbs.

0.05 lbs.

0.2 lbs.

1.1 lbs.

2.9 lbs.

1.4 lbs.

3.3 lbs.

0.6 lbs.

TYPE OF SPECIES

BARLEY

(Hordeum Vulgare)

LEPEDEZA, ANNUAL

(Lespedeza Striata)

LOVEGRASS, WEEPING

(Eragrostis Curvula)

MILLET BROWNTOP

Panicum fasciculatum)

MILLET, PEARL

(Pennesetum

Glaucum)

OATS

(Avena Sativa)

(Secale Cereale)

RYEGRASS ANNUAL

(Lolium Temulentum)

SUDANGRASS

TRITICALE

(X-Triticosecale)

WHEAT

(Triticum Aestivum)

(Sorghum Sudanese)

- INSTALLATION MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF
- TEMPORARY GRASSING IS NOT SUITABLE FOR USE ON AREAS THAT WILL BE EXPOSED FOR SIX MONTHS OR LONGER. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION IS REQUIRED.
- MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING.
- GRADE SITE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING TEMPORARY SEEDING.
- GRADING OR SHAPING ARE NOT REQUIRED IF SLOPES CAN BE PLANTED WITH A HYDROSEEDER OR BY
- SEEDBED PREPARATION IS NOT REQUIRED IF SOIL IS LOOSE AND NOT SEALED BY RAIN.
- INSTALL OTHER NEEDED/REQUIRED EROSION CONTROL MEASURE BMPS PRIOR TO APPLYING SEED TO AREA. COORDINATE TEMPORARY VEGETATIVE MEASURES WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION.
- SOME SPECIES OF TEMPORARY VEGETATION ARE NOT APPROPRIATE FOR COMPANION CROP PLANTINGS BECAUSE OF THEIR POTENTIAL TO OUT-COMPETE THE DESIRED PERMANENT SPECIES (E.G. ANNUAL RYEGRASS). CONTACT NRCS OR THE LOCAL SWCD FOR MORE INFORMATION.
- UNDER-SEEDING REDUCES THE STAND, WHILE OVER-SEEDING CREATES EXCESSIVE DEMAND FOR MOISTURE, NUTRIENTS, LIGHT, AND SPACE. BOTH PRACTICES WILL RESULT IN LESS THAN 90% COVERAGE AS REQUIRED.
- IT IS IMPERATIVE THAT YOU CHECK THE TAG ON THE BAG OF SEED TO VERIFY THE TYPE, PURE SEED AND GERMINATION PERCENT OF THE SEED TO BE PLANTED. CALCULATE PURE LIVE SEED (PLS) TO COMPENSATE FOR PERCENT OF BAG THAT WILL NOT PRODUCE GRASS IN THE APPLICATION RATES. APPLICATION RATES DO NOT REFLECT ANY INCREASE FOR PLS
- REDUCE SEEDING RATES BY 50% WHEN DRILLED.
- TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF SEEDED TOO

<u>MAINTENANCE</u>

GA-Ds2

TRENCH

- RE-SEED AREAS WHERE AN ADEQUATE STAND OF TEMPORARY VEGETATION FAILS TO EMERGE OR WHERE A POOR STAND EXISTS.
- ENSURE MINIMUM OF 90% COVERAGE OF ALL EXPOSED

GRADING AND SHAPING

EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.

(ONLY)

TEMPORARY GROUND COVER

TABLE 6-4.1 COMPANION CROPS

RESOURCE

AREA

RESOURCE AREAS

[mm]mm(mm) | | | | | | | | |

FMAMJJASOND

FMAMJJASOND

FIMIAIMIJIJIAISIOINID

JFMAMJJASOND

PLANTING

3/1 - 3/31

3/1 - 3/31

4/1 - 5/31

3/1 - 5/31

4/15 - 6/15

4/15 - 6/30

4/15 - 6/30

5/15 - 7/15

5/1 - 7/31

4/15 - 8/15

9/15 - 11/15

9/15 - 11/15

9/15 - 11/15

5/1 - 7/31

5/1 - 7/31

4/1 - 7/31

8/15 - 10/31 9/15 - 11/30

10/1 - 12/31

9/1 - 12/15

9/15 - 12/3

9/15 - 11/30

10/15 - 12/31

10/1 - 12/15

2/1 - 2/28

REMARKS

14,000 SEED PER POUND.

WINTERHARDY.

USE ON PRODUCTIVE SOILS.

200,000 SEED PER POUND.

MAY VOLUNTEER FOR SEVERAL

USE INCULCATE EL.

1,500,000 SEED PER POUND.

MAY LAST FOR SEVERAL YEARS.

MIX WITH SERICEA LESPEDEZA.

QUICK DENSE COVER.

WILL PROVIDE TOO MUCH

COMPETITION IN MIXTURES IF SEEDED

AT HIGH RATES.

88,000 SEED PER POUND.

QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT.

NOT RECOMMENDED FOR MIXTURES

3,000 SEED PER POUND

18.000 SEED PER POUND

DROUGHT TOLERANT AND

WINTERHARDY.

227,000 SEED PER POUND.

VERY COMPETITIVE AND IS NOT

55,000 SEED PER POUND.

GOOD ON DROUGHTY SITES.

NOT RECOMMENDED FOR MIXTURES

USE ON LOWER PART OF SOUTHERN

COASTAL PLAIN AND IN ATLANTIC

COASTAL FLATWOODS ONLY.

15.000 SEED PER POUND.

WINTERHARDY.

TO BE USED IN MIXTURES.

DENSE COVER.

QUICK COVER.

USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE O

NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

<u>SEEDBED PREPARATION</u>

- . WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED.
- WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.
- WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND

IME AND FERTILIZER

- AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.
- . APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE.
- GRADED AREAS REQUIRE LIME APPLICATION.

FERTILIZER IS NOT REQUIRED.

- . SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL,
- FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED.

FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH DISK, RIPPER OR CHISEL.

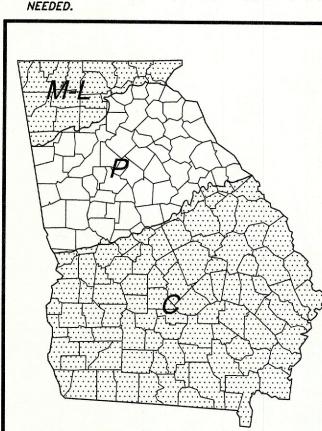
- SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR.
- SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTI-PACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND
- · DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP.
- APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER.
- SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

<u>MULCHING</u>

- TEMPORARY VEGETATION CAN, IN MOST CASES, I ESTABLISHED WITHOUT THE USE OF MULCH. BUT IT IS RECOMMENDED TO UTILIZE MULCH ON TOP OF TEMPORARY VEGETATION WHENEVER POSSIBLE.
- MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION ONLY.

<u>IRRIGATION</u>

- . DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND
- THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN



- RESOURCE AREA INDEX
- C REPRESENTS THE SOUTHERN COASTAL PLAIN, SAND HILLS, BLACK LANDS, AND ATLANTIC COAST FLATWOODS MLRAS.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds2

DM-3

ROJECT NUMBER:

DEMOLITION PLAN

FEBRUARY 23, 2024

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DEMOLITION

REVISIONS

RESOURCE AREA MAP

 M-L - REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES AND VALLEYS MLRAS.

P - REPRESENTS THE SOUTHERN PIEDMONT MLRA.