HOME OF "THE BEST QUALITY OF LIFE IN GEORGIA"

MILTON

ESTABLISHED 2006

AGENDA #:

5e

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: May 7, 2024

TYPE OF REVIEW: FINAL X **COURTESY** ____ **CASE #** _____

PROJECT INFORMATION

PROJECT NAME: Whisper Oaks

PROJECT ADDRESS: 14600 Cogburn Rd, Milton GA 30044

OVERLAY/FORM BASED CODE: _____

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES _NO Yes

PROJECT TYPE (CHECK ONE):
- SITE/LANDSCAPE _____
- BUILDING _____
- SALES TRAILER _____
- DEMOLITION X
- ZONING/USE PERMIT/VARIANCE _____
- OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: Minor Plat is already approved to construct 7 homes in this new subdivision. The intent here is to seek DRB approval prior to applying for a Demolition Permit of the existing house, barn and sheds on Lot #6.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Paul Nocharli

COMPANY: CCVH Cogburn, LLC

ADDRESS: 8565 North Point Pkwy, Suite 350, Alpharetta, GA 30022

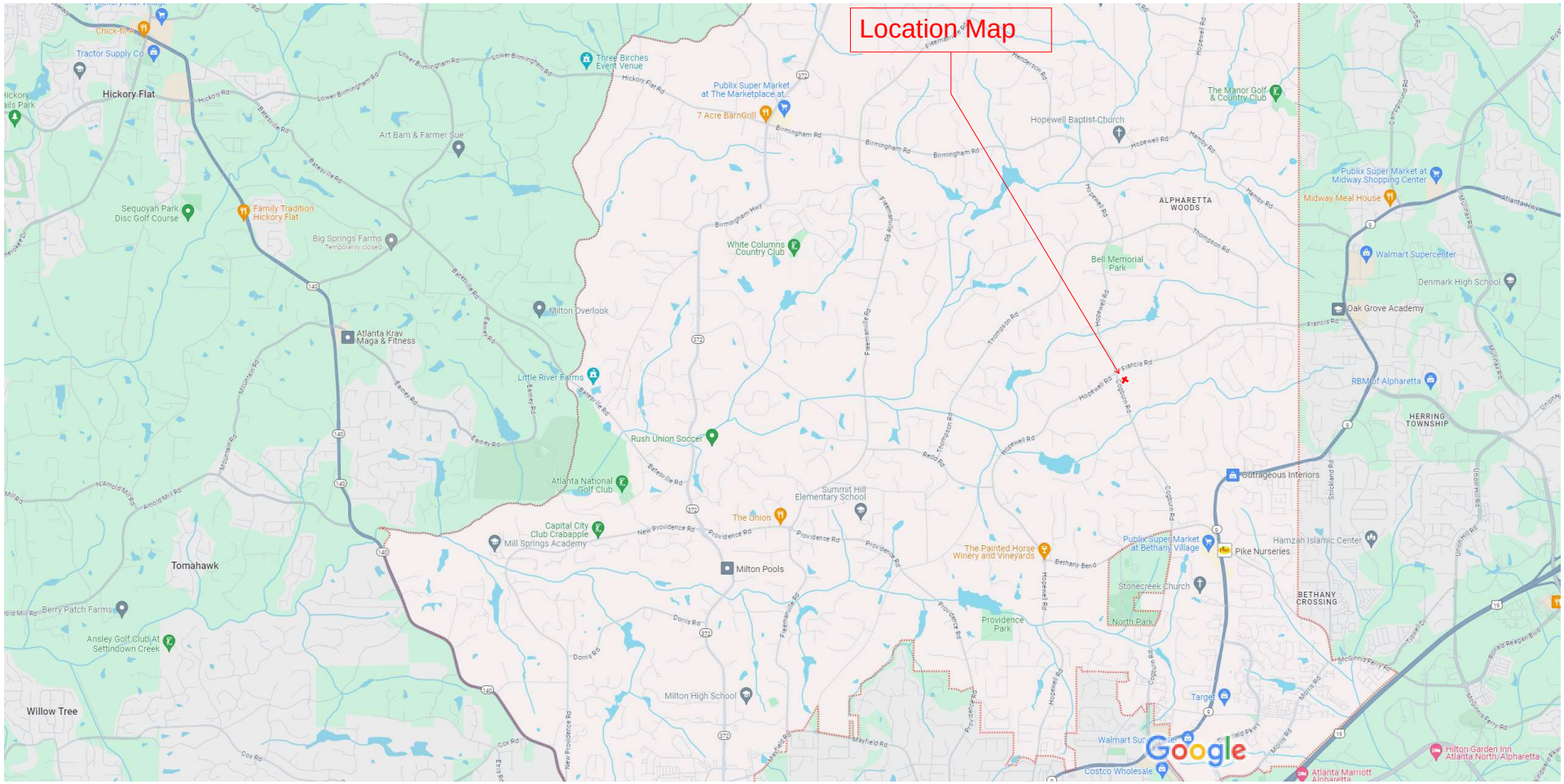
PHONE: 404 345 6075 FAX: _____

EMAIL: nocharli@octavebuilt.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on* May 7, 2024*, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant: Paul Nocharli P. Nocharli **Date** 3-20-2024

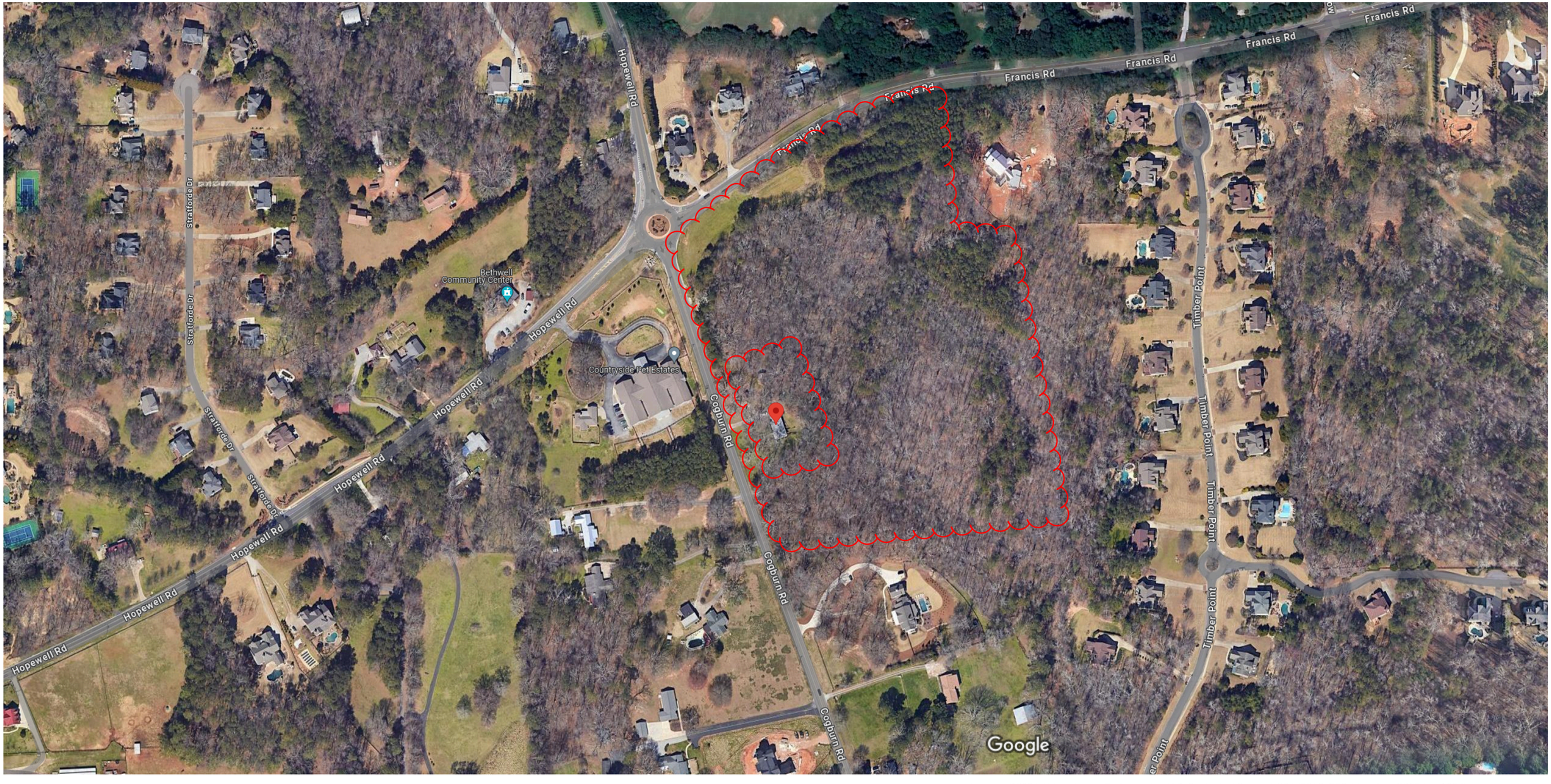
Google Maps Milton



Map data ©2024 2000 ft

Google Maps 14600 Cogburn Rd

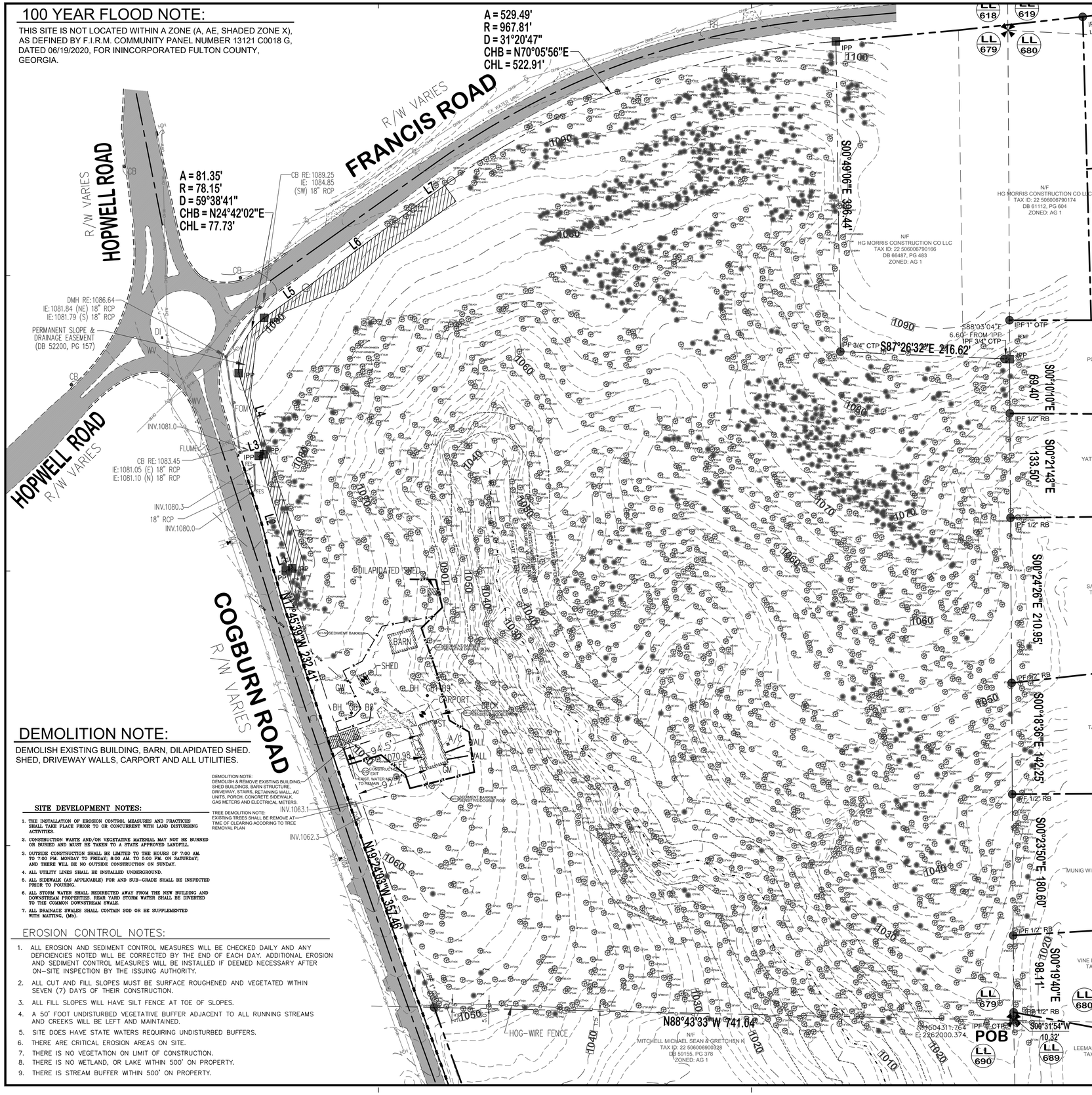
Milton, GA 30004

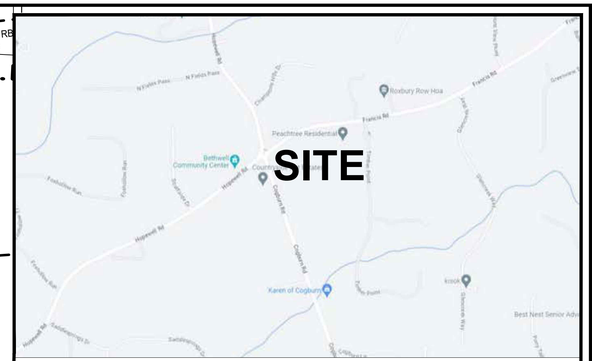


Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 100 ft

100 YEAR FLOOD NOTE:

THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X), AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0018 G, DATED 06/19/2020, FOR ININCORPORATED FULTON COUNTY, GEORGIA.





LOCATION MAP

NORTH

0 30' 60' 120'
1" = 60'-0"

GSWCC
24-HOUR CONTACT
JAN D. GUNNING
LEVEL IA CERTIFIED
NO. 0000010304
PH. 404-403-7627
EMAIL:
Doekes@octavebuilt.com

ENGINEER
HAMID GOLPAYEGANI
1150 LEA DRIVE
ROSWELL, GA. 30076
PHONE: 404-993-2829
EMAIL:
ldpdesign2000@gmail.com

GSWCC Georgia Soil and Water Conservation Commission
Hamid D Golpayegani
Level II Certified Design Professional
Certification Number 0000010336
Issued: 10/13/2021 Expires: 10/13/2024

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.
CALL: 811 OR 800-282-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DEVELOPMENT DATA:

GENERAL:	
DEVELOPMENT TYPE:	SINGLE FAMILY RESIDENTIAL
ZONING:	RESIDENTIAL, AG-1 -AGRICULTURE
MINIMUM REQUIRED LOT AREA:	3 ACRE / 130,680 SF.
MINIMUM LOT WIDTH:	150 FT.
REFERENCE USE:	IRON STONE SURVEYING
DEED BOOK 59087, PAGE 1724,	PLAT BOOK 125, PAGE 65
PROJECT DATA:	
TOTAL AREA:	936,246 SF. = 21.493 ACRES
TOTAL DISTURBED AREA:	377,360 SF. = 8.663 ACRES
SANITARY SERVICE:	SEPTIC SYSTEM
WATER SERVICE:	FULTON COUNTY PUBLIC WATER.
BUILDING SETBACKS:	
PRIMARY STREET BUILDING SETBACK:	60 FT.
PREMETER BUILDING REAR SETBACK LINE:	50 FT.
COMMON LOT LINE SIDE BUILDING SETBACK:	25 FT.
SIDE NEW PROVIDENCE ROAD BUILDING LINE:	60 FT.
LOTS COVERAGE CALCULATIONS:	
ALLOWABLE MAXIMUM LOT COVERAGE	= 20%
SUBDIVISION ADDRESS:	
14600 COGBURN ROAD MILTON, GEORGIA.	

DEMOLITION NOTE:

DEMOLISH EXISTING BUILDING, BARN, DILAPIDATED SHED. SHED, DRIVEWAY WALLS, CARPORT AND ALL UTILITIES.

DEMOLITION NOTE:
DEMOLISH & REMOVE EXISTING BUILDING, SHED BUILDINGS, BARN STRUCTURE, DRIVEWAY, STAIRS, RETAINING WALL, AC UNITS, PORCH, CONCRETE SIDEWALK, GAS METERS AND ELECTRICAL METERS.

TREE DEMOLITION NOTE:
EXISTING TREES SHALL BE REMOVE AT TIME OF CLEARING ACCORING TO TREE REMOVAL PLAN

SITE DEVELOPMENT NOTES:

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
2. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
3. OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM. TO 7:00 PM. MONDAY TO FRIDAY; 8:00 AM. TO 5:00 PM. ON SATURDAY; AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
4. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. ALL SIDEWALK (AS APPLICABLE) FOR AND SUB-GRADE SHALL BE INSPECTED PRIOR TO POURING.
6. ALL STORM WATER SHALL REDIRECTED AWAY FROM THE NEW BUILDING AND DOWNSTREAM PROPERTIES. REAR YARD STORM WATER SHALL BE DIVERTED TO THE COMMON DOWNSTREAM SWALE.
7. ALL DRAINAGE SWALES SHALL CONTAIN SOD OR BE SUPPLEMENTED WITH MATTING. (Mb).

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
4. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
5. SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
6. THERE ARE CRITICAL EROSION AREAS ON SITE.
7. THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
8. THERE IS NO WETLAND, OR LAKE WITHIN 500' ON PROPERTY.
9. THERE IS STREAM BUFFER WITHIN 500' ON PROPERTY.

DEMOLITION NOTES:

1. ALL DEMOLITION MATERIAL FROM EXISTING BUILDING, CONCRETE DRIVEWAY AND SIDEWALK SHALL BE REMOVED FROM THE SITE AND HULL OUT TO CLOSEST LANDFILL.
2. BEFORE STARTING THE DEMOLITION, THE CONTRACTOR HAS TO CONTACT ALL UTILITY AGENCIES TO DIS-CONNECT THE UTILITIES.
3. CONTRACTOR SHALL CONTACT THE POWER COMPANY TO DIS-CONNECT THE POWER.
4. CONTRACTOR SHALL CONTACT THE GAS COMPANY TO DIS-CONNECT THE GAS LINE AND PLUG THE END OF THE LINE FOR NEW CONNECTION.
5. CONTRACTOR SHALL CONTACT FULTON COUNTY WATER AND SEWER DEPARTMENT TO DIS- CONNECT THE WATER LINE, AND PLUG IT FOR NEW CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE PHONE AND CABLE COMPANY TO DIS-CONNECT THEIR LINE.
7. CONTRACTOR SHALL CONTACT CITY OF MILTON INSPECTOR AND ARBORIST FOR INSTALLING THE EROSION CONTROL DEVICE AND REMOVAL OF EXISTING TREES.

SPECIMEN TREES:

THERE ARE 4-SPECIMEN TREES IN-SIDE DEMOLITION AREA.
THESE TREES TO BE SAVE AT THIS STAGE OF CONSTRUCTION.

DRAWING ISSUE RECORD

DATE	DESCRIPTION
PRELIMINARY REVIEW	11/22/2023
PRELIMINARY REVIEW	02/20/2024
DEMOLITION SUBMITTAL	03/15/2024

PROJECT NAME:
WHISPER OAKS
14600 COGBURN ROAD
MILTON, GA. 30004
LAND LOT 679, 2ND DISTRICT, 2ND SECTION
CITY OF MILTON, GEORGIA

SHEET TITLE:
DEMOLITION PLAN

LDP Design Group
LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
1150 LEA DRIVE
ROSWELL, GEORGIA 30076
CONTACT: HAMID D. GOLPAYEGANI
PHONE: (404) 993-2829
EMAIL: ldpdesign2000@gmail.com

SURVEYOR
IRONSTONE SURVEYING
96 ERNEST BILES DRIVE
JACKSON, GA. 30233
CONTACT
JONATHAN B. PRINCE
PHONE: (770) 957-4614
EMAIL:
office@ironstonesurveying.com

OWNER/DEVELOPER
CCVH
COGBURN, LLC
CONTACT:
PAUL NOCHARLI
COO
5865 NORTH POINT PWY.
SUITE 150
ALPHARETTA, GA. 30022
PHONE: (404) 345-4075

SEAL
GEORGIA REGISTERED NO. 19334 PROFESSIONAL ENGINEER HAMID D. GOLPAYEGANI 03/15/24

Date: 08/25/2023

PROJECT NUMBER: 23-157
Scale: AS SHOWN

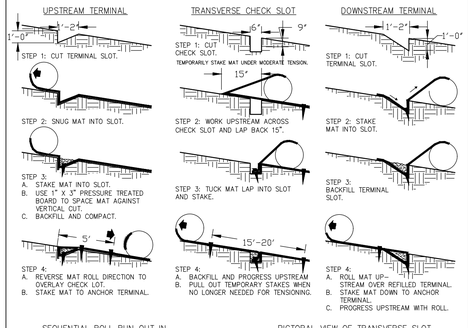
DRAWN : M.G.
CHECKED: H.G.
ISSUED:

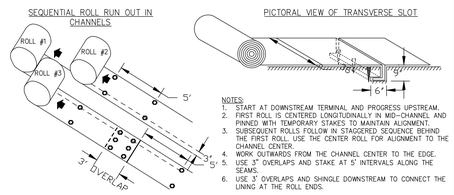
SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"
C-1.1

5/31/2021 11:28:06 AM

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

BLANKET AND MATTING CROSS-SECTIONS





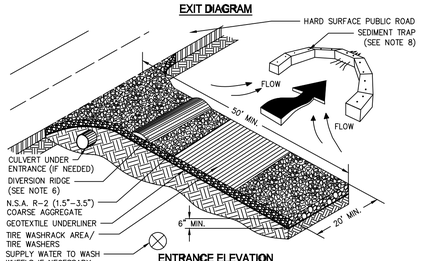
NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.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

SLOPE STABILIZATION MATTING/BLANKET INSTALLATION

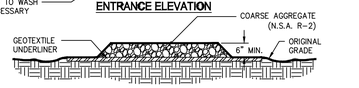
1 / C3.4 — SCALE: NTS — Mb — Ss

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



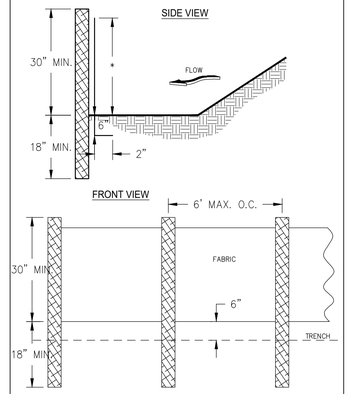
ENTRANCE ELEVATION



NOTES:
1. 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%.
7. 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).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. 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.

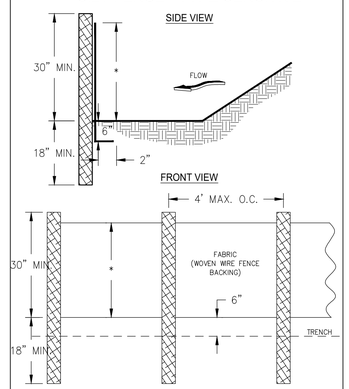
2 / C3.4 — CONSTRUCTION EXIT — SCALE: NTS — Co

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE



NOTES:
1. 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.

Sd1-S SILT FENCE - TYPE SENSITIVE



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

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT		Co (LABEL)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr	A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Dn1 (LABEL)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Dn2 (LABEL)	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gr (LABEL)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL		Re (LABEL)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING		Rt (LABEL)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER		(MAGUE TYPE)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN		Sd3 (LABEL)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER		Sk (LABEL)	A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM		Spb (LABEL)	Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING		Sr (LABEL)	A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su	A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN		Tc	A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING		Tp (SHOW STRIPPING AND STORAGE AREAS)	The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		Tr (SHOWS TREE COVERS)	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

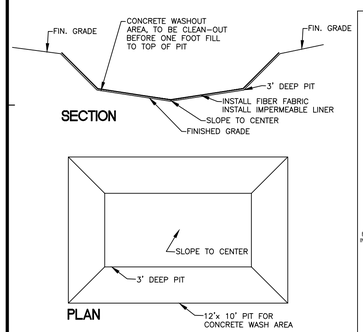
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (LABEL)	Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		Cs	Planting vegetation on dunes that are denuded artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS		Fl-Co	Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)		Sb	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.

GoSWCC (Amended – 2013)

EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENTATION CONTROL "BMP'S" SHALL BE ACCORDING TO CITY OF MILTON ORDINANCE.

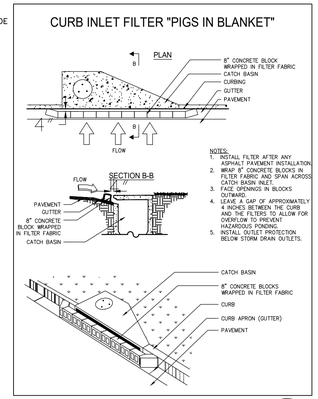
CONCRETE WASHOUT



BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.

3 / C3.4 — CONCRETE WASHOUT — SCALE: NTS

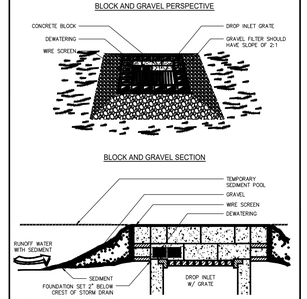
CURB INLET FILTER "PIGS IN BLANKET"



NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 3" BETWEEN THE CURB AND THE FILTERED FLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

4 / C3.4 — INLET PROTECTION — SCALE: NTS — Sd2-P

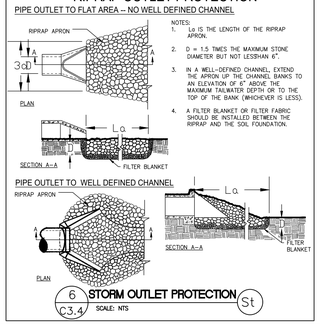
BLOCK AND GRAVEL DROP INLET PROTECTION



NOTE:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

5 / C3.4 — DROP INLET PROTECTION — SCALE: NTS — Sd2

RIPRAP OUTLET PROTECTION



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSTHAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

6 / C3.4 — STORM OUTLET PROTECTION — SCALE: NTS — St

Ds2 TEMPORARY SEEDING SPECIFICATIONS – LBS/ACRE

CONDITION 1 – FLAT TO MODERATE SLOPES 0% – 3%

GRASS	SPRING	SUMMER	FALL	WINTER
RYE GRASS	–	–	30	40
RYE GRAIN	–	–	60	56
WHEAT	–	–	50	60
WEEPING LOVEGRASS	2	–	–	–
BROWNTOP MILLET	20	20	–	–
FESCUE	–	–	10	–

CONDITION 2 – MODERATE TO STEEP SLOPE 3% – 25%

GRASS	SPRING	SUMMER	FALL	WINTER
RYE GRASS	–	–	20	20
RYE GRAIN	–	–	60	60
WHEAT	–	–	56	56
LESPEDEZA ANNUAL	–	–	–	10
WEEPING LOVEGRASS	4	–	–	–
BROWNTOP MILLET	10	20	–	–
SUDANGRASS	20	–	–	–
FESCUE	–	–	20	–

CONDITION 3 – CONCENTRATED WATER AREAS

GRASS	SPRING	SUMMER	FALL	WINTER
RYE GRASS	–	–	10	10
RYE GRAIN	–	–	112	112
WHEAT	–	–	120	120
LESPEDEZA ANNUAL	4	–	–	–
BROWNTOP MILLET	20	20	–	–
SUDANGRASS	30	10	–	–
PEARL MILLET	–	20	–	–
FESCUE	–	–	30	–

Ds3 PERMANENT GRASSING SPECIFICATIONS – LBS/ACRE

FEB. 1 TO AUG. 31

COMMON BERMUDA GRASS (HULLED)	4 LBS/ACRE
COMMON BERMUDA GRASS (UNHULLED)	4 LBS/ACRE

SEPT. 1 TO NOV. 15

ANNUAL RYEGRASS	15 LBS/ACRE
COMMON BERMUDA GRASS (HULLED)	8 LBS/ACRE
WEEPING LOVEGRASS	20 LBS/ACRE

MAR. 15 TO AUG. 15

COMMON BERMUDA GRASS (HULLED)	8 LBS/ACRE
CENTIPEDE	15 LBS/ACRE

FERTILIZER RATE–(PERM.)

N–P–K	6–12–12	1500 LBS/ACRE
N TOP DRESS		50 – 100 LBS/ACRE
LIME		1 TO 2 TONS/ACRE

FERTILIZER RATE–(TEMP.)

N–P–K	10–10–10 (IF NEEDED UPON TESTING) 500–700 LBS/AC.
LIME	1 TON/ACRE

NOTE:
ALL SEEDING RATES FOR SINGLE SPECIES, MIXTURES CAN RESULT IN LOWER RATES, CONSULT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR MIXING RATES.

Ds4

GSWCC 2016 Edition

DISTURBED AREA STABILIZATION (WITH SODDING)

Table 6-6.3 Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
cool season grasses	first second maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
warm season grasses	first second maintenance	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

Table 6-6.2 Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L,P,C P,C P,C P,C	warm weather
Bahiagrass	Pensacola	P,C	warm weather
Centipede	_	P,C	warm weather
St. Augustine	Common Bitterblue Raleigh	C	warm weather
Zoysia	Emerald Myer	P,C	warm weather
Tall Fescue	Kentucky	M-L,P	cool weather

Ds1 MULCH STABILZATION

1. USE AS AN OPTION IN LIEU OF TEMPORARY SEEDING.
2. APPLY STRAY OR HAY 2 TO 4" DEEP OVER THE AREA (2 TO 3" IF WOOD CHIPS ARE USED).
3. SPRAY SLOW CURING CUTBACK INTO THE STRAW/CHIPS TO HELP STABILIZE THEM WHEN WIND OR RAIN OCCUR.

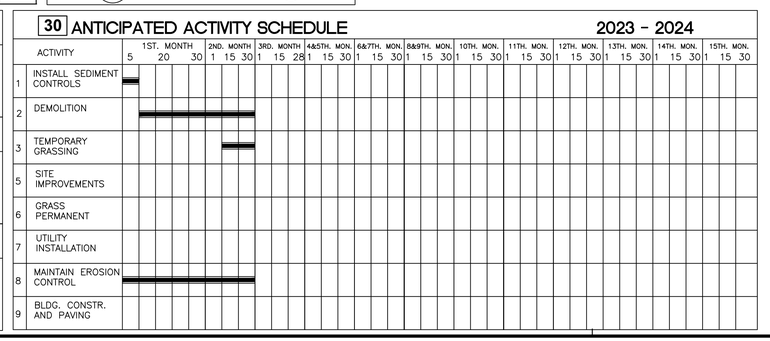
Du DUST CONTROL

1. USE WATER DURING DRY & DUSTY PERIODS TO MINIMIZE DUST IN THE TRAVELED AREAS NOT COVERED WITH MULCH.
2. USE CALCIUM CHLORIDE AS REQUIRED AS AN ALTERNATE TO WATER TRUCKS, SUPPLEMENTING ON AS NEEDED.
2. USE CURASOL OR TERRATACK RESINS IF 1&2 INEFFECTIVE

Rt RETROFIT (STONE FILTER)

1. REFER TO POND CALCULATIONS ON SHEET C4.0 FOR Ø, ELEVATIONS, ETC.
2. USE 16 GAGE GALVANIZED CSP W/ 3"X1" CORRUGATIONS.
3. REFER TO DETAIL 5, SHEET C–6.3 FOR RETROFITTING INFO.

30 ANTICIPATED ACTIVITY SCHEDULE — 2023 – 2024



GSWCC 24-HOUR CONTACT JAN D. GUNNING LEVEL IA CERTIFIED NO. 0000010304 PH. 404-403-7627 EMAIL: Doekes@octavebuilt.com

GSWCC — Georgia Soil and Water Conservation Commission
Hamid D Golpayegani
Level II Certified Design Professional
Certification Number 0000019338
Issued: 10/13/2021 Expires: 10/13/2024

ENGINEER
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1150 LEA DRIVE
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GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.
CALL: 811 OR 800-282-7411
THE UTILITIES SHOWN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES DUE TO THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DRAWING ISSUE RECORD

DATE	DESCRIPTION
PRELIMINARY REVIEW	11/22/2023
PRELIMINARY REVIEW	02/20/2024
DEMOLITION SUBMITTAL	03/15/2024

PROJECT NAME:
WHISPER OAKS
14600 COGBURN ROAD
MILTON, GA. 30004
LAND LOT 679, 2ND DISTRICT, 2ND SECTION
CITY OF MILTON, GEORGIA

SHEET TITLE:
SITE EROSION CONTROL DETAILS & NOTES DEMOLITION

LDP Design Group
LAND DEVELOPMENT & PLANNING ENGINEERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS
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CONTACT: HAMID D. GOLPAYEGANI
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SURVEYOR
IRONSTONE SURVEYING
96 ERNEST HILES DRIVE
JACKSON, GA. 30233
CONTACT: JONATHAN B. PRINCE
PHONE: (770) 957-4614
EMAIL: office@ironstonesurveying.com

OWNER/DEVELOPER
CCVH COGBURN, LLC
CONTACT: PAUL NOCHARLI
COO
5865 NORTH POINT PWY. SUITE 150
ALPHARETTA, GA. 30022
PHONE: (404) 345-6075

SEAL
GEORGIA REGISTERED NO. 19334 PROFESSIONAL ENGINEER HAMID D. GOLPAYEGANI 03/15/24

Date: 08/25/2023
PROJECT NUMBER: 23-157
Scale: AS SHOWN
DRAWN: M.G.
CHECKED: H.G.
ISSUED:
SHEET NUMBER:
ORIGINAL DRAWINGS SIZES 24"x36"
C-3.4D

5/31/2021 11:28:06 AM

1.Existing House - North Side (Back)

2.Existing House - South Side (Front)

3.Existing House - East Side

4.Existing House - West Side

5.Existing Barn - North Side

6.Existing Barn - South Side

7.Existing Barn - East Side

8.Existing Barn - West Side

9.Existing Shed - North Side

10.Existing Shed - South Side

11.Existing Shed - East Side

12.Existing Shed - West Side

13.Existing Small Shed - North Side

14.Existing Small Shed - South Side

15.Existing Small Shed - East Side

16.Existing Small Shed - West Side