HOME OF "THE BEST QUALITY OF LIFE IN GEORGIA"
MILTON
ESTABLISHED 2006

AGENDA #: 5a

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: JULY 9, 2024

TYPE OF REVIEW: FINAL √ **COURTESY** ____ **CASE #** ____

PROJECT INFORMATION

PROJECT NAME: KGC Properties, LLC

PROJECT ADDRESS: #1105 Birmingham Road, Milton, Georgia 30004 (Parcel I.D. 22 422003810223, & 22 422003810439)

OVERLAY/FORM BASED CODE: Rural Milton

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES ____ NO X

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

PROJECT DESCRIPTION: Demolition of existing house, pool house, barn, stable, shed and asphalt driveway.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Scott D. Reece

COMPANY: Brumbelow-Reese & Associates, Inc.

ADDRESS: 13685 Highway 9, Milton, Georgia 30004

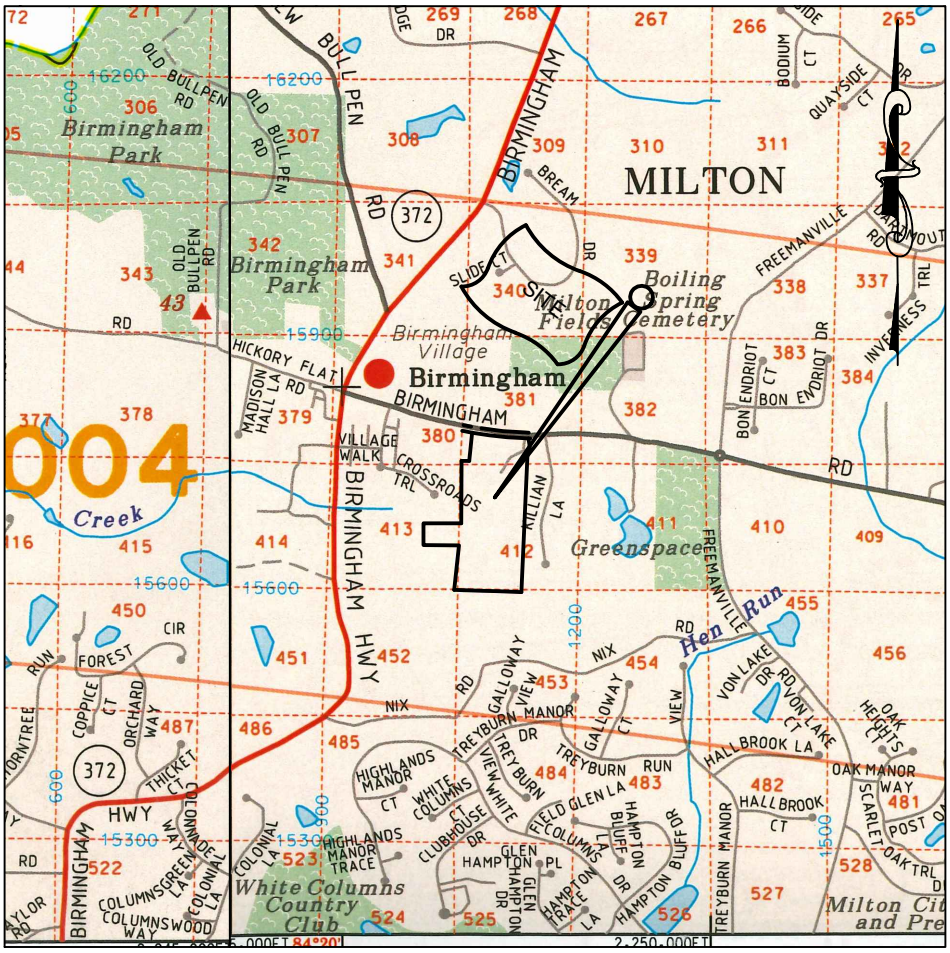
PHONE: 770-475-6817 FAX: 770-569-4948

EMAIL: office@brumbelow-reese.com

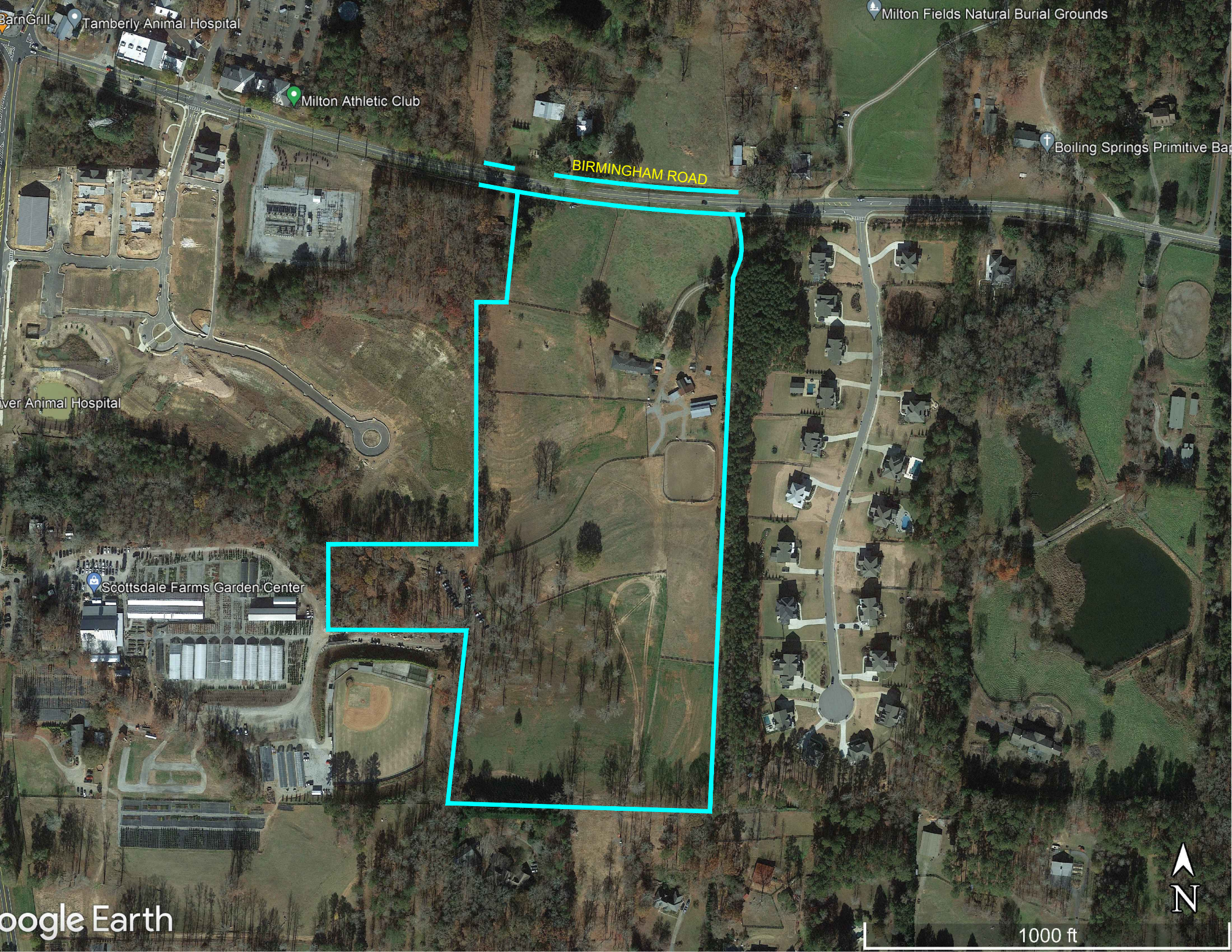
APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on* 7/9/2024, *at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable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

Applicant: ____ **Date** 04/26/2024

LOCATION MAP - 1"=2000'±



Atlanta Metropolitan Series October 2023 to October 2024


BarnGrill
Tamberly Animal Hospital
Milton Athletic Club
Milton Fields Natural Burial Grounds
Boiling Springs Primitive Bap
BIRMINGHAM ROAD
iver Animal Hospital
Scottsdale Farms Garden Center
oogle Earth
N
1000 ft

OWNER(S) SUBDIVIDER(S):

KGC PROPERTIES, LLC
15639 BIRMINGHAM HIGHWAY
MILTON, GEORGIA 30004
CONTACT: LUCA F. GIANTURCO

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL(S) NO. 13121C0015-G AS LAST REVISED ON JUNE 19, 2020.

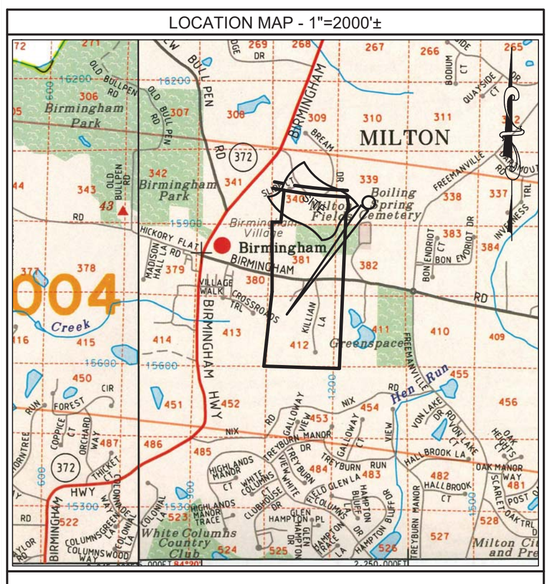
REFERENCE(S):

1. SURVEY FOR LUCA F. GIANTURCO, BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED AUGUST 14, 2013.
2. MINOR SUBDIVISION PLAT FOR KGC PROPERTIES, LLC, BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED MARCH 1, 2019, AS RECORDED IN PLAT BOOK 419, PAGES 125-126, FULTON COUNTY RECORDS.

GENERAL NOTE(S):

ADJACENT PROPERTY OWNERS SHOWN HEREON BASED ON MINOR SUBDIVISION PLAT FOR KGC PROPERTIES, LLC, BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED MARCH 1, 2019, AS RECORDED IN PLAT BOOK 419, PAGES 125-126, FULTON COUNTY RECORDS.

LOCATION MAP - 1"=2000'±



Atlanta Metropolitan Series October 2023 to October 2024
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BIRMINGHAM ROAD
60' R/W 22' PAV'T
(PUBLIC)

L.L. 380 | L.L. 381 | L.L. 412 | L.L. 413 | L.L. 452 | L.L. 453

I.P.F. 1" O/T
N 05° 26' 00" E 59.88'
S 79°40'58" E CH=82.51' R=4371.11' ARC=82.51'
S 83°49'29" E CH=549.09' R=4371.11' ARC=549.45'
AT&T MARK
SAWNEE EMC MARKER
FH
S 87° 25' 33" E 41.65'
I.P.F. 1/2" R/B
0+01.99 I.P.F. - 3/8" R/B
C/L
30'
WOOD FENCE
TOTAL = 591.10'
WM
18" RCP
15' SOUTHERN BELL T&T CO. EASEMENT (AT&T EASEMENT) D.B. 13039:344
OUT NOT INCLUDED N/F "FLORA EBERHART" D.B. 22233:65
300.39'
N 05° 26' 31" E APPROXIMATE LAND LOT LINE
N 05° 53' 33" E 297.34'
WIRE FENCE
25' S.B.L.
60' B.L.
CONCRETE DRIVEWAY
S 09° 47' 31" E 62.35'
I.P.F. - 1/2" R/B
S 03° 00' 04" E 33.45'
I.P.F. 1/2" R/B
S 07° 35' 38" W 23.22'
I.P.F. 1/2" R/B
S 20° 49' 06" W 54.70'
I.P.F. 1/2" R/B
OGLETHORPE MONUMENT FOUND
I.P.F. 3/4" O/T
N 04° 54' 41" E 11.12'
S 89° 41' 45" E 80.09'
LAND LOT LINE
OGLETHORPE MONUMENT FOUND
APPROX. LAND LOT LINE
TP
PP
4' CONCRETE SIDEWALK
GRAVEL DRIVEWAY
SHED
POOL HOUSE
#1105 EXISTING 1 STORY BRICK RESIDENCE WITH BASEMENT
WELL
BARN
91.39'
SHED
STABLE
32.13'
32.09'
RIDING ARENA
OLD WIRE FENCE MEANDERS ALONG P/L
1431.27'
S 02° 29' 06" W
648.60'
N 00° 05' 49" E
3+72.98 I.P.F. 1/2" R/B ON LINE
N/F "OHC BIRMINGHAM, LLC" D.B. 56495:431
I.P.F. 1" C/T
395.20' (NOT TO SCALE)
P/L
233.25'
229.11'
N 06° 12' 54" E
(NOT TO SCALE) 370.35'
I.P.F. 1/2" R/B
REMOVED PORTION "OUT-NOT INCLUDED"
N/F "KGC PROPERTIES, LLC"
A PORTION OF D.B. 53446:50
2.025 ACRES (88,239 S.F.)
AREA= 24.617 ACRES 1072304 S.F.
N/F "LFG PROPERTIES, LLC" D.B. 49814:396 D.B. 53706:603
465.09'
N 06° 13' 54" E
WIRE FENCE ON OR NEAR P/L
GIS TIE
50' R.B.L.
LAND LOT LINE
N/F "KGC PROPERTIES, LLC" D.B. 53706:607
I.P.F. 1" C/T
N 88° 12' 56" W 304.15'
CHAIN LINK FENCE
N/F "GLYNDA M. CRAWFORD" D.B. 29258:211
I.P.F. 1/2" R/B
145.46' N 88° 18' 41" W
253.47' N 88° 12' 22" W
CHAIN LINK FENCE CLEARS P/L
A PORTION OF LOT
I.P.F. 1/2" R/B
0+02.10 I.P.F. - 3/4" C/T ON LINE (PROPERTY CORNERS OF TRACTS TO THE SOUTH)
LAND LOT LINE
N/F "DAVID J. BATEMAN & PAMELA J. BATEMAN" D.B. 9081:73 D.B. 38992:442
GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

(1) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "LORI BETH HANCOCK & CHRISTOPHER BRANDON HANCOCK" D.B. 58102:211
(2) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "ROBERT NEAL KINSEY & JENNIFER LEIGH HENDERSON" D.B. 59105:254
(3) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "DONN KEATLEY" D.B. 57256:555
(4) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "HEATHER THOMAS WILLIAMS & BRANDON EDWARD WILLIAMS" D.B. 56062:165
(5) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "VITOR SOUSA" D.B. 57230:399
(6) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "TAYLOR P. MORGAN & ERIN K. MORGAN" D.B. 58561:412
(7) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "KRISTOPHER NIELL LIPTAK & JAMIE LINXWILER LIPTAK" D.B. 56334:131
(8) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "ARCHWAY CUSTOM HOMES, LLC" D.B. 56107:469
(9) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "COLE TYLER FLOWERS & NANCY E. FLOWERS" D.B. 56451:166
(10) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "JAVIER SALAZAR ESCALANTE & AMY ELIZABETH ESCALANTE" D.B. 58215:473
(11) "KILLIAN MANOR S/D" P.B. 383:96-98 N/F "MARK BRUNO & MEAGAN LEIGH BRUNO" D.B. 59455:115
(1) EXEMPTION PLAT FOR GARY B. NYLAND, MAGIE P. NYLAND, & CHARLES S. NYLAND P.B. 183:111 N/F "JOSEPH A. DeRARIO & KATIE N. DeRARIO" D.B. 53083:345
(2) EXEMPTION PLAT FOR GARY B. NYLAND, MAGIE P. NYLAND, & CHARLES S. NYLAND P.B. 183:111 N/F "JOSEPH A. DeRARIO & KATIE N. DeRARIO" D.B. 53083:410
(1) "EXEMPTION PLAT FOR S.P. CASEY CONSTRUCTION, INC." P.B. 217:132-133 N/F "GREGORY B. MELNIKOFF & ANNA P. MELNIKOFF" D.B. 33123:365
GRID-WEST ZONE

FROM SOUTHWEST PROPERTY CORNER TO G.I.S. MON. F300	
N 43°23'43" W	3429.59'
FROM G.I.S. MON. F300 TO AZIMUTH MON. F400	
N 81°37'38" W	1556.51'

1 / 3

REF: #2013-158, 2019-010

JOB #: 2024-009
DRAWING: LUCA-BR-DEMO1
CHECKED BY: RHR
DRAWN BY: MK
FIELD BY: SDR

OVERALL SITE LAYOUT FOR

KGC PROPERTIES LLC

#1105 BIRMINGHAM ROAD

DATE: ARIL 16, 2024

LOCATED IN:

LAND LOT(S): 381, 412
DISTRICT: 2, SECTION: 2

CITY OF: MILTON

COUNTY OF: FULTON
STATE OF GEORGIA

REVISIONS:
05-06-2024 - UPDATE REFERENCE SURVEY

Rodney H. Reese, Georgia R.L.S. 2072
Hydrology and Design Authorized
GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE

GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285] - EXPIRATION 6/30/2024

13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

OWNER(S) SUBDIVIDER(S):
KGC PROPERTIES, LLC
15639 BIRMINGHAM HIGHWAY
MILTON, GEORGIA 30004
CONTACT: LUCA F. GIANTURCO

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 13121C0015-G AS LAST REVISED ON JUNE 19, 2020.

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NOTES:
1. ZONING = AG-1 (AGRICULTURAL)
2. TOTAL AREA = 24.617 ACRES (1,072,304 S.F.)
3. AREA OF LAND DISTURBANCE = 0.776± ACRES (33,806± S.F.)
4. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.
5. THE PURPOSE OF THIS PLAN IS TO OBTAIN A PERMIT TO DEMOLISH THE EXISTING HOUSE, POOL HOUSE, BARN, STABLE, SHED & ASPHALT DRIVEWAY FOR CONSTRUCTION OF A NEW RESIDENCE. A SEPARATE SITE PLAN FOR INDIVIDUAL LOT IS REQUIRED.
6. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM FULTON COUNTY GIS TOPOGRAPHIC MAP(S) #T2541. CONTOUR INTERVAL = 2 FEET.
7. PROVIDE EROSION CONTROL STABILIZATION AFTER ALL STRUCTURE DEMOLITION, NO GRADING IS PROPOSED.
8. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

TREE NOTE(S):
1. SPECIMEN TREES LOCATED WITHIN FIFTY FEET OF THE PROPOSED DISTURBANCE SHOWN HEREON.
2. PROTECTED TREES WITHIN LIMITS OF DISTURBANCE SHOWN HEREON.

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

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

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

EXISTING ON-SITE SEPTIC ABSORPTION TRENCHES WILL BE ABANDONED IN PLACE.

- AREA TO BE DEMOLISHED

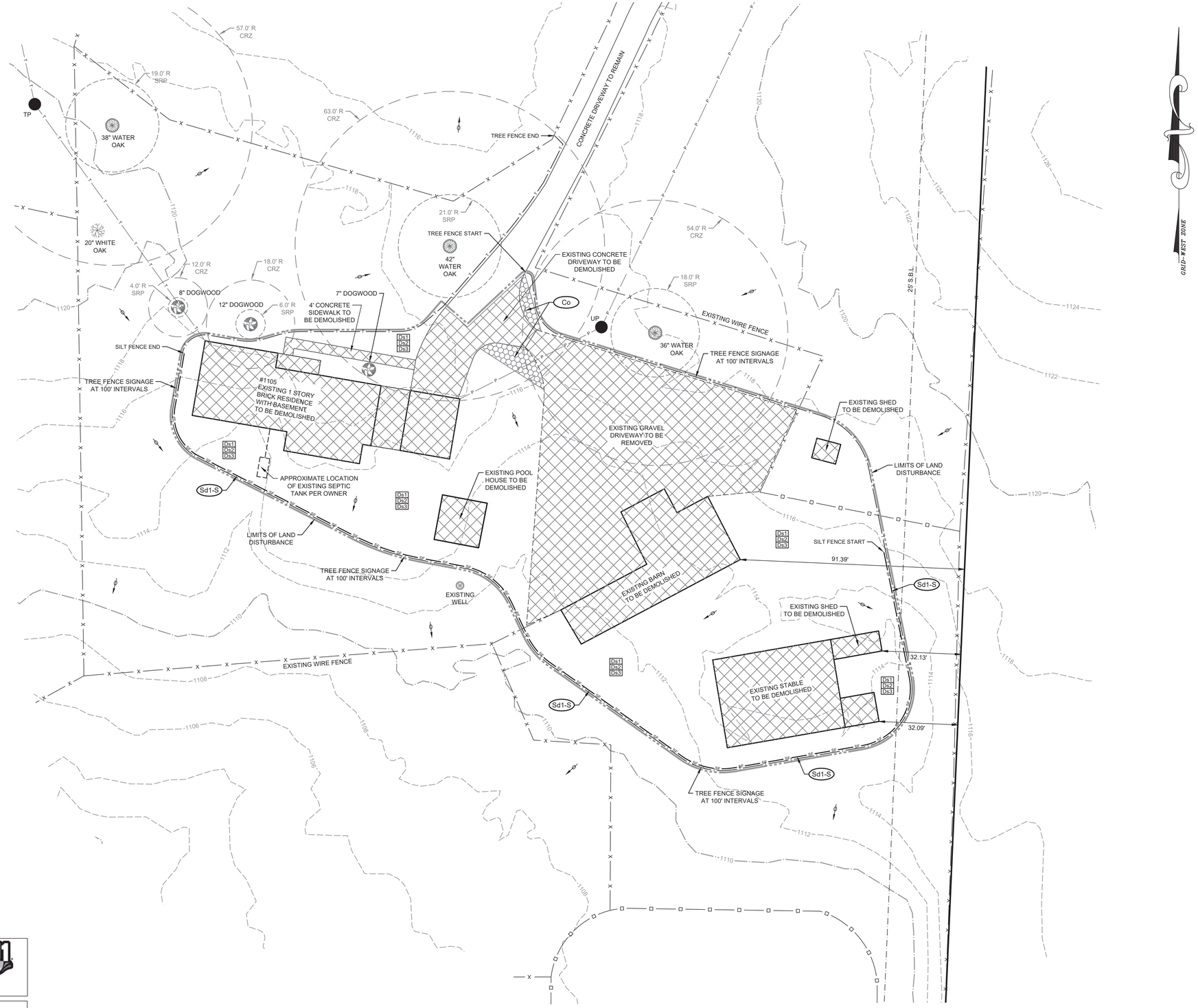
CRZ - CRITICAL ROOT ZONE
SRP - STRUCTURAL ROOT PLATE

CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY

EROSION CONTROL LEGEND
- Sd1-S — SEDIMENT BARRIER - SENSITIVE AREAS
- Sd1-Fs — COMPOST FILTER SOCK
- Sd2 — INLET SEDIMENT TRAP
- Su — SURFACE ROUGHENING
- Co — CONSTRUCTION EXIT
- Ss — EROSION CONTROL MATTING AND BLANKETS
- Ds1 — DISTURBED AREA STABILIZATION (WITH MULCHING)
- Ds2 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- CRITICAL AREA — AREAS REQUIRING SPECIAL ATTENTION. USE Ss OR Su WITH Ds1, Ds2, AND Ds3
- PROPOSED SWALE/DRAINAGE FLOW
- EXISTING DRAINAGE FLOW

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

CONTACT UTILITIES PROTECTION CENTER TO LOCATE UNDERGROUND UTILITIES 72 HOURS BEFORE CONSTRUCTION 1-800-282-7411 OR 811



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285] - EXPIRATION 6/30/2024
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE
GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

REVISIONS:
05-06-2024 - UPDATE REFERENCE SURVEY

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DEMOLITION PLAN FOR
KGC PROPERTIES LLC
#1105 BIRMINGHAM ROAD
DATE: ARIL 16, 2024

REF: #2013-158, 2019-010

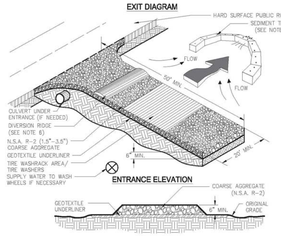
FIELD BY: SDR
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: LUCA-BR-DEMO1
JOB #: 2024-009

Co

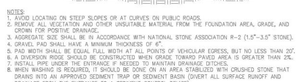
MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

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 8".
5. GRAVEL PAD SHALL BE 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.

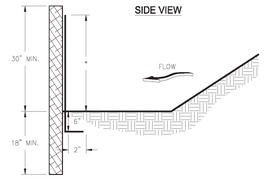
Figure 6-14.1

GSWCC 2016 Edition 6-90

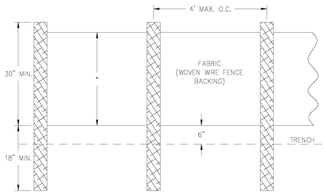
Sd1-S

SILT FENCE - TYPE SENSITIVE

SIDE VIEW

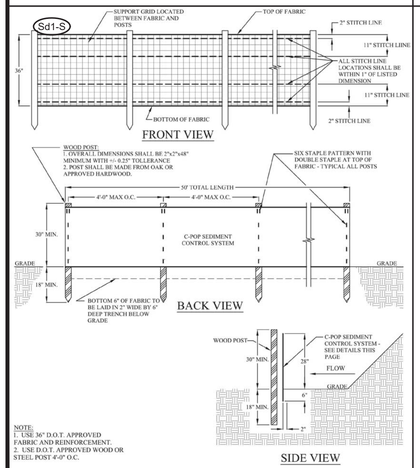


FRONT VIEW



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



FRONT VIEW

BACK VIEW

SIDE VIEW

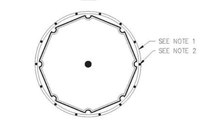
NOTE:
1. USE 36" D.O.T. APPROVED FABRIC AND REINFORCEMENT.
2. USE D.O.T. APPROVED WOOD OR STEEL POST 4'-0" O.C.

C-Pop Systems, LLC - "The One and Only"
940 Harlow Ave. Griffin, GA 30223

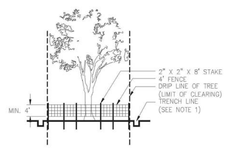
TREE PROTECTION

"SNOW" FENCE

PLAN



CROSS-SECTION

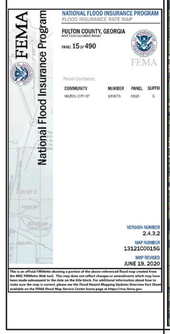


NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER--REBAR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

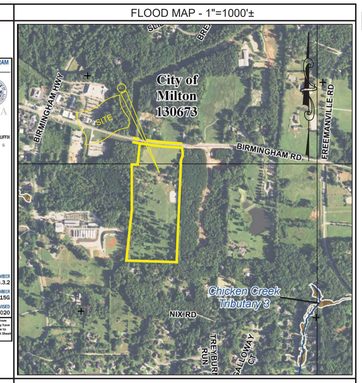
Figure 6-38.1

GSWCC 2016 Edition 6-227

FIRM PANEL COVER



FLOOD MAP - 1"=1000'±



"ACCORDING TO THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) OF FULTON COUNTY, PANEL NUMBERS 13121C0015 G, DATED JUNE 19, 2020, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA"

Ds1 Ds2 Ds3 Ds4

CONTROLLING EROSION WITH VEGETATION
Reference: A Georgia Guide to Controlling Erosion With Vegetation by Georgia Soil and Water Conservation Commission, September 1994.

SEEDBED PREPARATION
Apply lime and fertilizer before beginning seedbed preparation. See Lime and Fertilizer for rates and types of materials. Loosen the top 4-6 inches of soil, using a disk harrow, rake, or other suitable equipment. Work on the contour where feasible. Where slopes are too steep for safe operation of tillage equipment, the soil surface can be pitted or trenched across the slope every 6-8 inches with appropriate hand tools. This treatment will provide indentations where seed can lodge and germinate.

LIME AND FERTILIZER
Most critical areas have steep slopes, are severely eroded, or are otherwise inhospitable sites for plant growth. The soils usually have a low pH (or acid condition) and are infertile. The lime and fertilizer you provide at planting - as topdressing and in maintenance applications - are important for optimum plant growth and survival of the desired plant species.
At Planting. Apply dolomitic or calcitic ground limestone by soil test recommendation, or at the rate of 1-2 tons per acre (50 to 100 pounds per 1,000 square feet). Apply fertilizer at the rate shown in Table 3. Lime and fertilizer should be uniformly spread over the areas to be seeded, before seedbed preparation. Tillage operations will incorporate these materials into the top few inches of soil for a fertile seedbed. Where slopes are too steep for tillage, lime and fertilizer should be broadcast after the surface has been trenched or pitted. When working in exposed subsoil due to excessive cuts (greater than 2 feet) a minimum application of 2 tons lime per acre is advisable.
Topdressing. Additional nitrogen is needed once seedlings are 2-4 inches tall. Ammonium nitrate is the most commonly available type of nitrogen fertilizer used for topdressing. If other material is used, topdressing rates specified in Table 3 should be converted, based on the analysis of the material used. To avoid foliage burns, nitrogen topdressing should be split into two separate applications and spread when foliage is dry. Rates shown in Table 3 represent a total topdressing rate for one growing season.

PLANT SELECTION
All plant species, except centipede, listed Tables 1 and 2 can be established by seed. To increase the chance of success, selections may include several species, both permanent and temporary.

The temporary species will serve as companion crops to stabilize the treatment area until the permanent species can become established. Recommended planting dates and seeding rates for temporary plants such as browntop millet, rye grain, ryegrass, or wheat are listed in Table 1.

Recommendations on planting dates and seeding rates for permanent and temporary mixes are listed in Table 2. Most species included in Table 2 require occasional mowing for proper maintenance. Where mowing is impractical because of steep slopes, other plant choices such as trees or shrubs should be considered.

Additional options and more detailed guidelines for establishing and maintaining these plants are available in Soil Conservation Service Standards & Specifications for Critical Area Planting (#342).

PLANTING
Apply seed to a freshly prepared and firmed seedbed. Weighted push type hand rollers are typically used to firm soil before planting. Spread seed uniformly over the area to be seeded, using a cultipacker seeder, rotary seeder, or by hand seeding. Cover seed lightly with soil, using a rake or cultipacker. Very small seed, such as weeping lovegrass and common bermuda grass, are difficult to spread uniformly. For best results, mix one part seed with ten parts coarse sand before putting into seeder or attempting to spread seeds by hand.

Hydrosetting is a method of applying seed, fertilizer, and mulch in a single spray application. Ingredients are all mixed with water and sprayed onto the treatment area. Since the availability of water is essential during the first 10 days of establishment, this method quickly initiates the germination process. Because of special equipment requirements, hydroseeding is usually done by contractors. More detailed guidelines for hydroseeding are available in Soil Conservation Standards and Specifications for Critical Area Planting (#342).

MULCHING
Site Preparation:
1. Grade, as needed and feasible, to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. As needed and feasible, loosen compact soil to a minimum depth of 3 inches.

Mulching Materials:
1. Dry straw or hay - spread at a rate of 2-1/2 tons per acre.
2. Wood waste, chips, sawdust or bark - spread 2 to 3 inches deep (about 6 to 9 tons per acre.)
3. Erosion control matting or netting, such as excelsior, jute, textile and plastic matting and netting - applied in accordance with manufacturer's recommendations.
4. Cutback asphalt, slow curing - applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.)
5. Polyethylene film - secured over banks or stockpiled soil materials for temporary protection.

Applying and Anchoring Mulch:
1. Apply straw or hay mulch uniformly by hand or mechanically. Anchor as appropriate and feasible. It may be pressed into the soil with a disk harrow with the disk set straight or with special "packer disk". The disk 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 dull enough not to cut the mulch but to press it into the soil, leaving much of it in an erect position.

Straw hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion must be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of water per ton of mulch.

2. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
3. Commercial matting and netting. Follow manufacturer's specification included with the material.
4. Apply asphalt so area has uniform appearance. (note: Use in areas of pedestrian traffic could cause problems of "tracking in" or damage to shoes, clothing, etc.)

Mulching Materials:
Use one of the materials given below and apply at thickness indicated.

Material:	Depth
1. Grain straw or grass hay	6"-10"
2. Pine needles	4"-6"
3. Wood waste (sawdust, bark, chips)	4"-8"
4. Shredded residues (crops, leaves, etc.)	4"-8"
5. Completely cover area with black polyethylene film and hold in place by placing on the outer edge.	

When using organic mulches, apply 20-30 pounds of nitrogen in addition to the normal amount needed for plant growth to offset the tie up of N by decomposition of mulch.

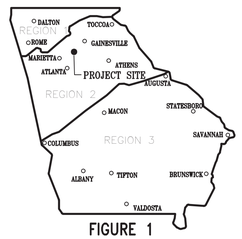


FIGURE 1

Site Grassing and Vegetative Planting Schedule:

TABLE 1 – PLANTING DATES AND SEED RATES FOR TEMPORARY VEGETATION

VEGETATIVE TYPE (Pure Live Seed)	PLANTING DATES [1] REGION 1	REGION 2	REGION 3	SEED RATES POUNDS PER ACRE [2]
Brown Millet	4/1–7/1	4/1–7/15	4/15–7/15	40
Rye Grain [3]	7/15–11/30	8/15–12/30	9/1–2/18	168 (3 bushels)
Ryegrass	8/15–11/15	9/1–12/15	9/15–1/1	40
Wheat	9/1–12/30	9/1–12/30	9/15–1/30	180 (3 bushels)

NOTES
1 Planting dates may need to be altered to fit temperature variations/local conditions.
2 Unusual site conditions may require heavier seeding rates.
3 Rye Grain is not the same as Ryegrass.

TABLE 2 – PLANTING DATES AND PLANTING OPTIONS

VEGETATIVE TYPE	PLANTING DATES [1] REGION 1	REGION 2	REGION 3	SEED RATES POUNDS PER ACRE [2]
+Tall Fescue Common Bermuda (unhulled) Rye Grain	---	9/1–10/15	---	30 6 28
+Tall Fescue "Appalow" Lespedeza (unscarified)* Rye Grain	8/15–10/15	9/1–10/15	---	30 75 28
Tall Fescue Rye Grain	8/15–10/15	9/1–10/15	---	30 28
Crownvetch* Rye Grain	9/1–10/15	9/1–10/15	---	15 28
+Common Bermuda (hulled) "Appalow" Lespedeza (scarified)* Browntop Millet	---	4/1–6/1	3/15–6/1	6 60 4
+Weeping Lovegrass "Appalow" Lespedeza (scarified)* Browntop Millet	4/1–6/1	3/1–6/1	3/1–6/1	2 60 10
Sunflower "Aztec Maximilian" Weeping Lovegrass	4/15–6/1	4/15–6/1	4/1–6/1	10 2
Common Bermuda (hulled) Browntop Millet	---	4/1–6/1	3/15–6/1	10 10
Weeping Lovegrass	4/1–6/1	3/15–6/1	3/1–6/1	4
Tall Fescue	8/15–10/15	9/1–10/15	---	50
Pensacola Bahiagrassn [3]	---	4/1–6/1	3/1–6/1	60
Common Bermuda (hulled)	---	4/1–6/1	3/15–6/1	10
Centipede [4]	---	5/1–7/1	4/15–6/15	Block Sod Only
Common Bermuda (unhulled) Wheat	---	10/1–3/1	11/1–2/1	10 30

NOTES
+ Preferred seed mixes that include two permanent and one temporary species.
* Use seed innoculant according to manufacturer's directions at double the recommended rate.
1 See Figure 1 to select appropriate region.
2 Seed rates are higher when one species is seeded alone.
3 Highly competitive grass that will spread into sodded lawns and bermuda pastures.
4 Use soil test recommendations for lime and fertilizer.

TABLE 3 – FERTILIZER RATES

PLANTING OPTION	BASIC FERTILIZATION POUNDS PER 1000 SQUARE FEET [1]	TOP DRESSING POUNDS PER 1000 SQUARE FEET [2]
+Tall Fescue Common Bermuda (unhulled) Rye Grain	35	1.2–2.3
+Tall Fescue "Appalow" Lespedeza (unscarified)* Rye Grain	35	1.2–2.3
Tall Fescue Rye Grain	35	0.0–1.2
Crownvetch* Rye Grain	35	1.2–2.3
+Common Bermuda (hulled) "Appalow" Lespedeza (scarified)* Browntop Millet	35	1.2–2.3
+Weeping Lovegrass "Appalow" Lespedeza (scarified)* Browntop Millet	35	1.2–2.3
Sunflower "Aztec Maximilian" Weeping Lovegrass	35	1.2–2.3
Common Bermuda (hulled) Browntop Millet	35	1.2–2.3
Weeping Lovegrass	35	1.2–2.3
Tall Fescue	35	1.2–2.3
Pensacola Bahiagrassn [3]	35	1.2–2.3
Common Bermuda (hulled)	35	1.2–2.3
Centipede [4]	10	1.2–2.3
Common Bermuda (unhulled) Wheat	35	1.2–2.3

NOTES
1 FERTILIZER ANALYSIS SHALL BE 6–12–12.
2 AMMONIUM NITRATE ANALYSIS SHALL BE 34–0–0.

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CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

REF: #2013-168, 2019-010

EROSION CONTROL DETAILS, VEGETATIVE STABILIZATION FOR

KGC PROPERTIES LLC

#1105 BIRMINGHAM ROAD

DATE: ARIL 16, 2024

FIELD BY: SDR
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: LUCA-BR-DEMO1
JOB #: 2024-009

3/3