

GENERAL NOTES:

- OWNER/PRIMARY PERMITTEE:
ORTMAN VENTURES LLC
624 MAGNOLIA LANE
PEACHTREE CITY, GA 30269
CONTACT: LYNN ORTMAN / OWNER
TELEPHONE: (512) 745-3079
EMAIL: lynn.ortman@dogtopia.com
2. ENGINEER:
HIGHLAND LAND PLANNING
201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K ALMAND, P.E.
EMAIL: REID.ALMAND@HIGHLANDLP.US
PHONE: (770) 631-0499
3. ARCHITECT:
JEFFERSON BROWNE ARCHITECTURE, INC
150 HUDDLESTON ROAD #1000
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWNE
PHONE: (770) 632-9545
4. SITE DATA:
ADDRESS : OLD SENIOA ROAD
FLOOD MAP: #13113C0077E DATED: SEPTEMBER 26, 2008
ZONING: C2 (HIGHWAY COMMERCIAL)
TOTAL SITE AREA = 1.0 AC.
DISTURBED AREA = .90 AC.
IMPERVIOUS SURFACE CALCULATIONS:
ALLOWED: 75% TOTAL SITE AREA
(.75 X 1 = 0.75 AC. MAX.)
EXISTING IMPERVIOUS AREA = 0.15 AC.
PROPOSED IMPERVIOUS AREA = 0.51 AC.
TOTAL IMPERVIOUS AREA = 0.66 AC.
5. PROPOSED DEVELOPMENT:
6. BUILDING SETBACKS:
FRONT = 50 FT
SIDE = 30 FT
REAR = 20 FT
BUFFER = 20 FT
NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING
25 FOOT REAR SETBACK AT SENIOA ROAD.
7. PARKING/VEHICLE STORAGE :
DOGTOPIA (OFFICE): 4 SPACES PER 1000 SF
REQUIRED SPACES: 20 SPACES
RETAIL: 5.5 SPACES PER 1000 SF
REQUIRED SPACES: 16.5 SPACES

TOTAL SPACES REQUIRED = 37 SPACES
TOTAL SPACES PROVIDED = 37 SPACES
- NOTE: ALL PARKING SPACES ARE 9 FT BY 18 FT MINIMUM. ALL PARKING LOT LANDSCAPE ISLANDS ARE 9 FEET MINIMUM WIDTH. ALL DRIVE AISLES ARE 24 FEET MINIMUM WIDTH, UNLESS OTHERWISE NOTED.
8. 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079
9. PROJECT NARRATIVE: THIS DEVELOPMENT IS LOCATED ON A PREVIOUSLY CLEARED LOT OF A COMMERCIAL SUBDIVISION AND WILL CONSIST OF AN 8,000 S.F. BUILDING WITH ASSOCIATED PARKING, UTILITIES, STORMWATER AND LANDSCAPING.
10. ECOLOGY: WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
11. FLOODPLAIN: NO PORTION OF THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0077E DATED: SEPTEMBER 26, 2008.
12. STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT PROVIDED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY LOCATED BEHIND THE PUBLIX SHOPPING CENTER, WITH ADDITIONAL WATER QUALITY TO BE TREATED ONSITE VIA HYDRO INTERNATIONAL FIRST DEFENSE WATER QUALITY STRUCTURE TREATING MOST OF THE PROPOSED IMPERVIOUS SURFACE AREAS ONSITE AS WELL AS AN AREA OF UNTREATED OFF SITE IMPERVIOUS AREAS.
13. UTILITIES: WATER SERVICES PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE PROVIDED BY THE TOWN OF TYRONE PUBLIC WORKS. BOTH ARE PROVIDED TO THE IMMEDIATE SITE AREA.
14. FIRE PROTECTION: FIRE HYDRANT SPACING SHALL MEET THE CRITERIA IN APPENDIX B AND C OF THE MOST RECENT INTERNATIONAL FIRE CODE APPROVED BY THE TOWN OF TYRONE. ALL WORK WILL BE COORDINATED WITH THE FAYETTE COUNTY FIRE MARSHAL. EXISTING FIRE HYDRANTS ON ST. STEPHENS COURT AND OLD SENIOA ROAD SATISFY HOSE LAY REQUIREMENTS.
15. ALL WORK SHALL CONFORM TO TOWN OF TYRONE STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.
16. SIGN PERMIT REQUIRED: APPROVAL OF FINAL SITE PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE OR SIGN LOCATION. ALL WALL AND MONUMENT SIGNS MUST BE SUBMITTED FOR REVIEW TO THE TOWN SEPARATELY.
17. NO GDOT PERMITS APPLICABLE TO THIS DEVELOPMENT.
18. NO ARMY CORPS PERMITS APPLICABLE TO THIS DEVELOPMENT.
19. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE M.U.T.C.D. (WITH SPECIFICATIONS PUT ON PLAN).

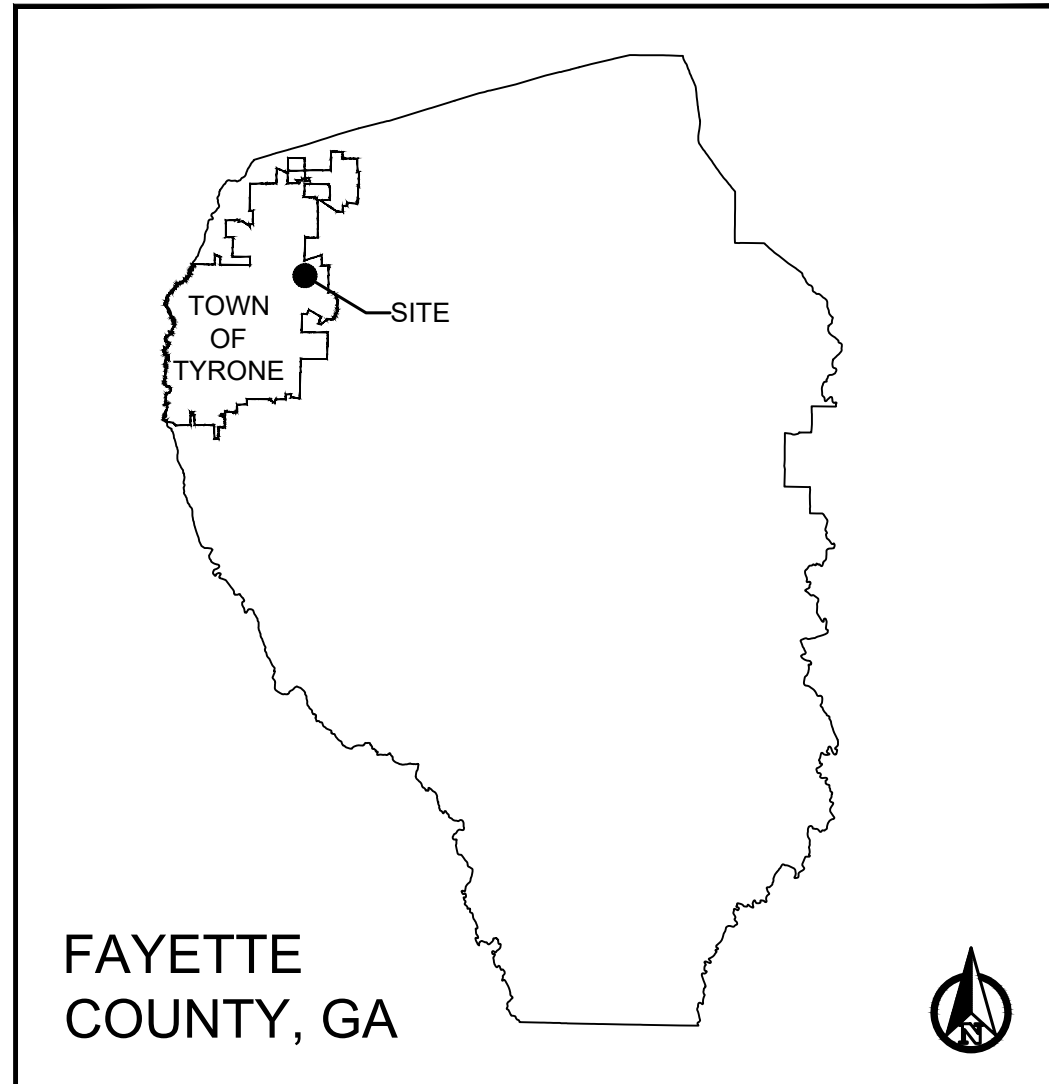
Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	GRADING AND DRAINAGE
C350	STORM PIPE PROFILES AND CHARTS
C400	UTILITY PLAN
C500	EROSION CONTROL COVER
C501	COMPREHENSIVE MONITORING PLAN
C502	N.P.D.E.S. CHECKLIST
C503	DRAINAGE BASINS
C510	THREE PHASE EROSION AND SEDIMENTATION CONTROL PLAN
C600	EROSION DETAILS
C601	EROSION DETAILS
C602	EROSION DETAILS
C700	CONSTRUCTION DETAILS
C701	CONSTRUCTION DETAILS
C702	CONSTRUCTION DETAILS
C703	CONSTRUCTION DETAILS
C704	CONSTRUCTION DETAILS
C705	CONSTRUCTION DETAILS
C706	CONSTRUCTION DETAILS
L 100	LANDSCAPE PLAN

PLANS EXPIRE 12 MONTHS FROM APPROVAL DATE UNLESS A
LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY
DEVELOPMENT INSPECTOR.

EXPIRATION DATE: _____

NOTE:
ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED
IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY
SOMEONE WHO IS.

VICINITY MAP

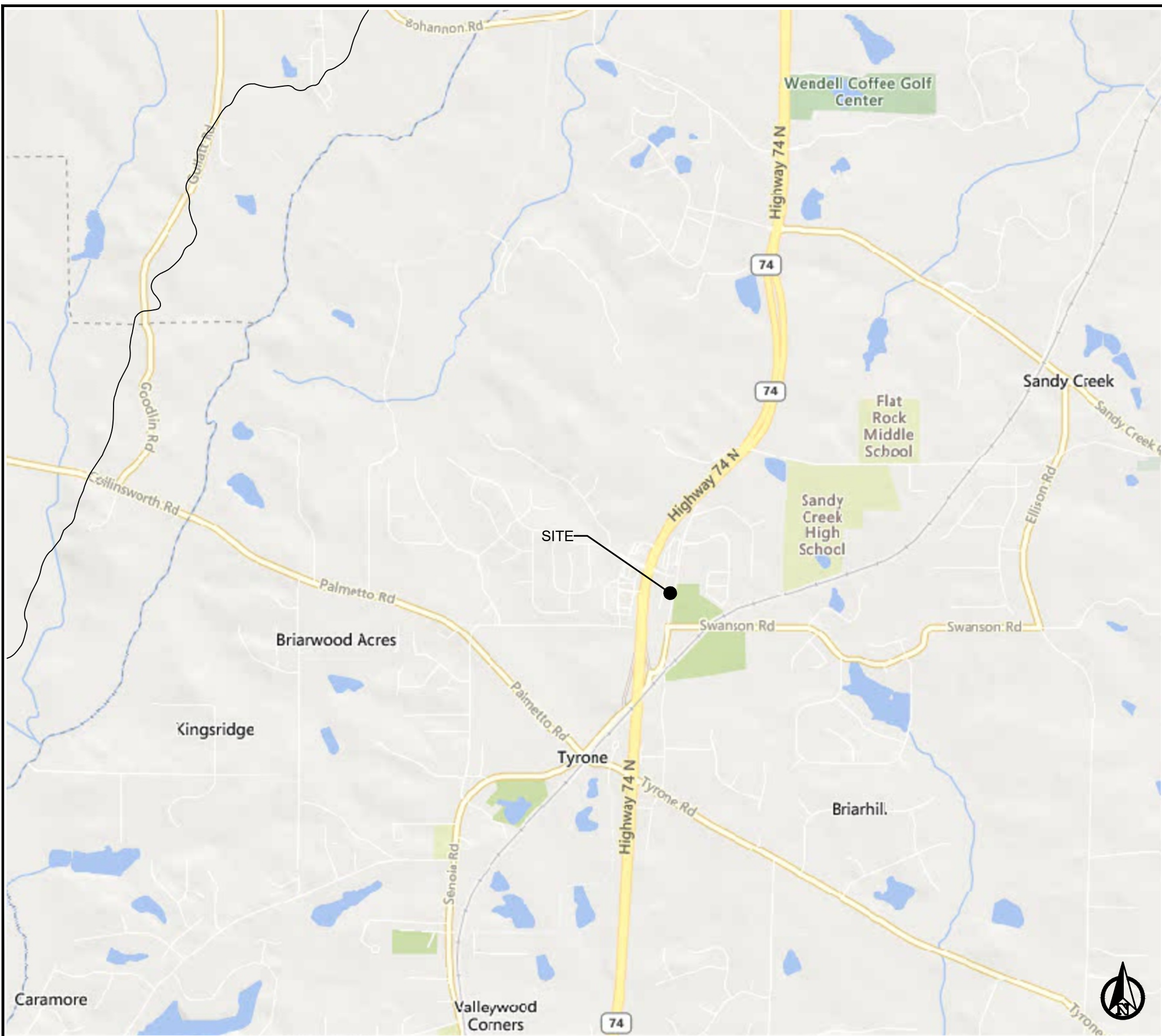


SITE DEVELOPMENT PLANS FOR DOGTOPIA

LAND LOT 116 OF THE 7th DISTRICT, TOWN OF TYRONE
FAYETTE COUNTY, GEORGIA
SITE ADDRESS: OLD SENOIA ROAD

GPS LOCATION OF
THE CONSTRUCTION EXIT
LAT: 33.291635°N
LONG: - 84.35132°W

SITE LOCATION MAP

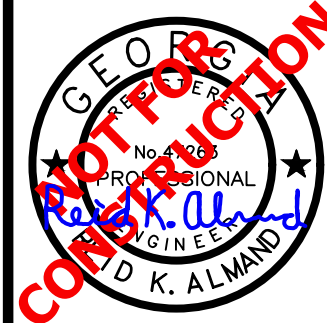


DRAWING NO.
C000

COVER

SITE DEVELOPMENT PLANS FOR DOGTOPIA

AND LOT 116 OF THE 7TH DISTRICT. TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA



 **HIGHLAND**
LAND PLANNING

2001 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269
COA No. PE1000381, EXP. 04/30/2026

[illegible]

OWNER/PRIMARY PERMITTEE:
ORTMAN VENTURES LLC
624 MAGNOLIA LANE
PEACHTREE CITY, GA 30269
CONTACT: LYNN ORTMAN / OWNER
TELEPHONE: (512) 745-3079
EMAIL: LYNN.ORTMAN@DOGTOPIA.COM

2. **ENGINEER:**
HIGHLAND LAND PLANNING
201 PROPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K ALMAND, P.E.
EMAIL: REID.ALMAND@HIGHLANDLP.US
PHONE: (770) 631-0499

3. **ARCHITECT:**
JEFFERSON BROWNE ARCHITECTURE, INC
150 HUDDLESTON ROAD #1000
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWNE
PHONE: (770) 632-9545

4. **ZONING:** C2 (HIGHWAY COMMERCIAL)

5. TOTAL SITE AREA = 1.0 ACRES
TOTAL DISTURBED AREA: .90 ACRES
IMPERVIOUS SURFACE CALCULATIONS:
ALLOWED: 75% TOTAL SITE AREA
(.75 X 1 = 0.75 AC. MAX.)
EXISTING IMPERVIOUS AREA = 0.15 AC.
PROPOSED IMPERVIOUS AREA = 0.61 AC.
TOTAL IMPERVIOUS AREA = 0.66 AC.)

6. 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079

7. **BUILDING SETBACKS:**
FRONT = 50 FT
SIDE = 30 FT
REAR = 20 FT
BUFFER =20 FT
NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING
25 FOOT REAR SETBACK AT SENOIA ROAD.

8. **PARKING/VEHICLE STORAGE:**
DOGTOPIA (OFFICE): 4 SPACES PER 1000 SF
REQUIRED SPACES: 20 SPACES
RETAIL: 5.5 SPACES PER 1000 SF
REQUIRED SPACES: 16.5 SPACES

TOTAL SPACES REQUIRED = 37 SPACES
TOTAL SPACES PROVIDED = 37 SPACES

9. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS OPERATIONS WITH ALL UTILITIES WHICH MAY BE IN CONFLICT WITH HIS WORK. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL SUCH UTILITIES, OR RELOCATE UTILITIES AS NEEDED.

10. ALL WORK SHALL CONFORM TO THE TOWN OF TYRONE STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.

11. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #3113C0077E DATED: SEPTEMBER 26 2008.

12. STATE WATERS ARE NOT PRESENT ON OR WITHIN 200 FT OF THIS PROJECT SITE.

13. WETLANDS DO NOT EXIST ON THE SITE.

14. HIGHLAND LAND PLANNING DOES NOT ACCEPT RESPONSIBILITY FOR THE DESIGN, PERMITTING, OR INSPECTION OF ANY RETAINING WALLS. CONTRACTOR TO COORDINATE WITH THE DEVELOPER ON DESIGN AND PERMITTING.

15. CIVIL PLANS DEPICT APPROXIMATE LOCATIONS OF STRUCTURES. CONTRACTOR SHALL UTILIZE ARCHITECTURAL PLANS TO LAYOUT ALL BUILDINGS, INCLUDING SITE WORK REQUIRING SPECIAL DETAILS ON ARCHITECTURAL PLANS. ANY SIGNIFICANT DEVIATION BETWEEN ARCHITECTURAL PLANS AND CIVIL LAYOUT SHOULD BE REPORTED TO THE SITE CIVIL ENGINEER AS SOON AS POSSIBLE.

16. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL. HOWEVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRESSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.

17. LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GADOT STANDARD SPECIFICATIONS AND DRAWINGS. TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON PROJECT.

18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES AND SHALL AT ALL TIMES TAKE ALL REASONABLE SAFETY PRECAUTIONS FOR THE SAFETY OF ITS EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CONSTRUCTION CODES.

19. CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK COURTS, TRENCHES, ETC. WILL NOT BE ALLOWED.

20. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES AND ADJUSTMENT OF EXISTING SANITARY SEWER CLEANOUTS, WATER METERS AND ANY OTHER APPURTENANCES TO FINAL GRADE AS REQUIRED.



21. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STORM WATER POLLUTION PREVENTION LAWS AND ORDINANCES.

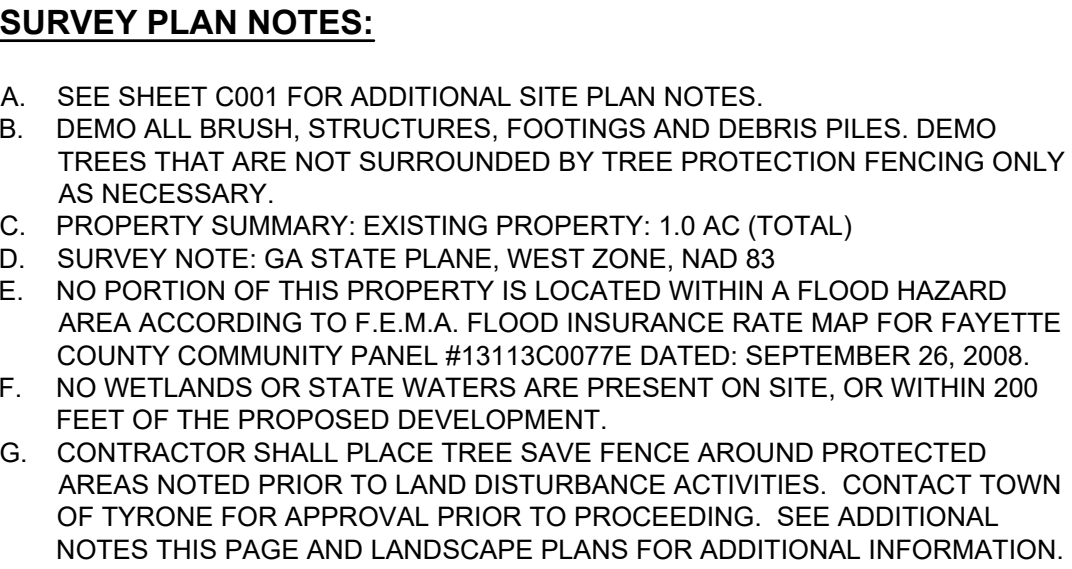
22. THE CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTAINING OPERATIONS THAT MEET OR EXCEED ANY LOCAL, STATE OR FEDERAL PERMIT REQUIREMENTS. ANY PERMIT VIOLATION OR VIOLATIONS OF STATE LAWS AND REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



23. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

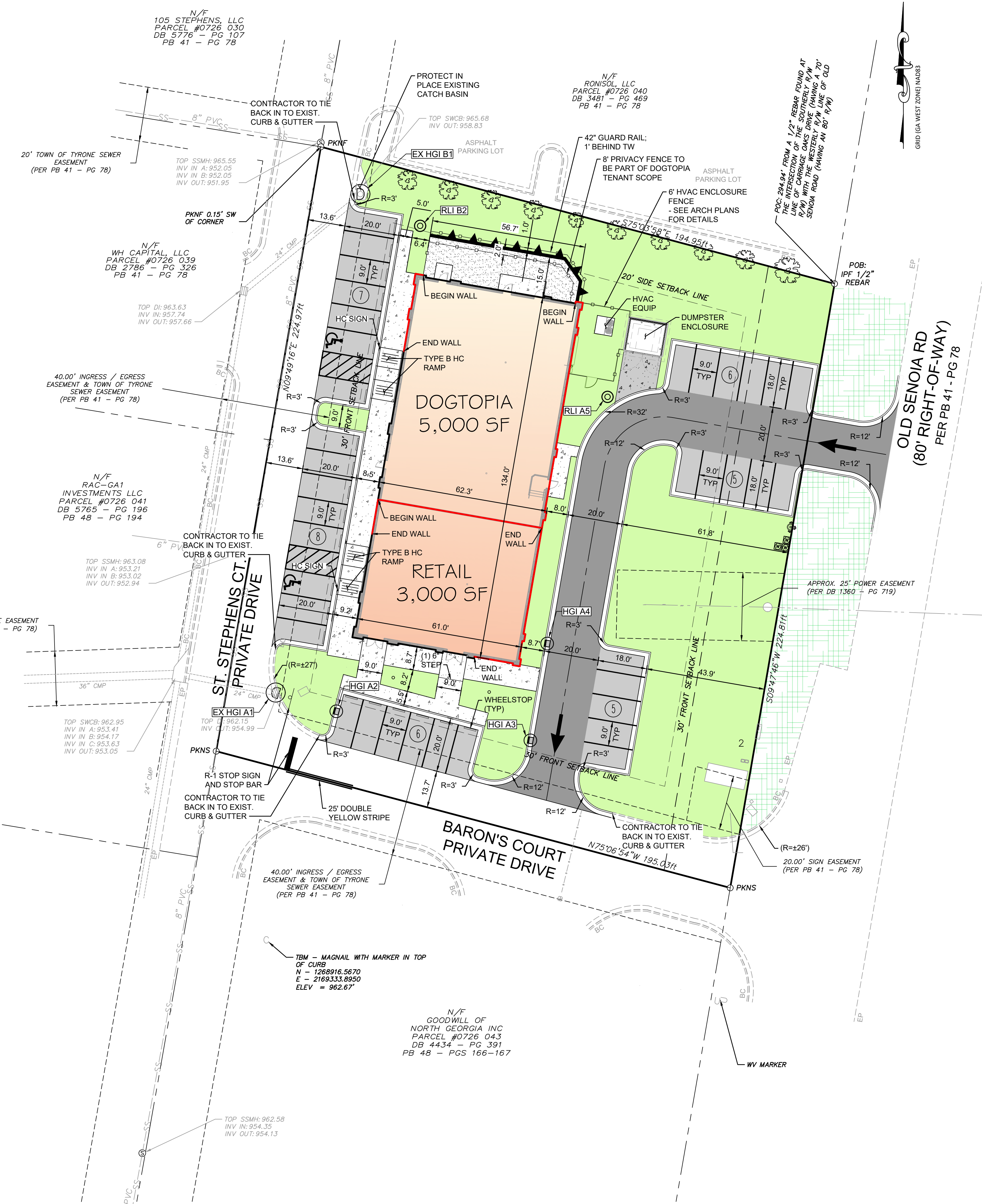
24. THE UTILITY PROTECTION AGENCY IS TO BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.

25. CONTRACTOR TO COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTION.

- | | | | | | | | | | | | |
|--|---|--|----------------------------|----------------------|--|-----------------------|----------------------|----------------------|--|-------------|-------------|
|  <p>HIGHLAND
LAND PLANNING</p> <p>201 PROSPECT PARK, SUITE 201, N. LENOIR STREET, GEORGIA 30209
 COASTAL PERMITS, INC. 1001 04/30/2026</p> |  | <p>SITE DEVELOPMENT PLANS
FOR
DOGTOPIA</p> | | <p>GENERAL NOTES</p> | | <p>Date: 05/23/25</p> | <p>Drawn by: RKA</p> | <p>Check by: JLV</p> | | | |
| | | <p>LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAVETTE COUNTY, GEORGIA</p> | | | | | | | | | |
| <p>DRAWING NO.
C001</p> | | | <p>1. ISSUE FOR REVIEW</p> | | | | | | | <p>Rev.</p> | <p>Date</p> |
| | | | <p>Description</p> | | | | | | | <p>Rev.</p> | <p>Date</p> |



 <p>HIGHLAND LAND PLANNING</p> <p>201 PROSPECT PARK, SUITE A, REACHESSE CITY, GEORGIA 30269 COA NO. 06H08828 / EEO 06/03/2026</p>	 <p>Copyrighted</p>	<p>SITE DEVELOPMENT PLANS FOR DOGTOPIA</p>		<p>DATE: 05/23/25 DRAWN BY: RKA CHECK BY: JLV</p>		<p>EXISTING CONDITIONS</p>		<p>0' 10' 0' 20'</p> <p>SCALE: 1" = 20'</p>		<p>1. ISSUE FOR REVIEW</p>		<p>Rev.</p>	<p>Date</p>	<p>RKA</p>
		<p>LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA</p>												



SITE PLAN LEGEND:

- PROPERTY LINE - SEE PLAT FOR DETAILS
- FOUNDATION WALL
- RETAINING WALL
- FENCE
- PARKING COUNT NUMBERS
- LIGHT DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- HEAVY DUTY PAVEMENT - SEE DETAIL ON SHEET C700
- CONCRETE SIDEWALK - SEE DETAIL ON SHEET C700
- TURF - SEE ARCHITECTURAL DETAILS
- SIGN POST

GENERAL NOTES:

- OWNER/PRIMARY PERMITTEE:**
ORTMAN VENTURES LLC
624 MAGNOLIA LANE
PEACHTREE CITY, GA 30269
CONTACT: LYNN ORTMAN / OWNER
TELEPHONE: (512) 745-3079
EMAIL: LYNN.ORTMAN@DOGTOPIA.COM
- ENGINEER:**
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201 PROSPECT PARK, SUITE A
PEACHTREE CITY, GA 30269
CONTACT: REID K. ALMAND, P.E.
EMAIL: REID.ALMAND@HIGHLANDLP.US
PHONE: (770) 631-0499
- ARCHITECT:**
JEFFERSON BROWNE ARCHITECTURE, INC
150 HUDDLESTON ROAD #1000
PEACHTREE CITY, GA 30269
CONTACT: JEFFERSON BROWNE
PHONE: (770) 632-9545
- SURVEYOR:**
W. S. BODKIN SURVEYING, LLC
315 CASTLEWOOD ROAD
TYRONE, GA 30290
CONTACT: SCOTT BODKIN, R.L.S.
PHONE: 770-312-5500
- SITE DATA:**
ADDRESS: OLD SENOIA ROAD
SITE AREA: 1.0 ACRES
TAX PARCEL ID: 0726 031
ZONING: C2 (HIGHWAY COMMERCIAL)
USE: RETAIL
- TOTAL SITE AREA = 1.0 AC.**
DISTURBED AREA = .90 AC.
IMPERVIOUS SURFACE CALCULATIONS:
EXISTING IMPERVIOUS AREA = 0.15 AC.
PROPOSED NEW IMPERVIOUS AREA = 0.51 AC.
TOTAL NEW IMPERVIOUS AREA = 0.66 AC.
- BUILDING SETBACKS:**
FRONT = 50 FT
SIDE = 30 FT
REAR = 20 FT
BUFFER = 20 FT
NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING 25 FOOT REAR SETBACK AT SENOIA ROAD.
- BUILDING AREA:**
OVERALL BUILDING = 8,000 SF
DOGTOPIA = 5,000 SF
RETAIL = 3,000 SF
- VEHICLE STORAGE SUMMARY:**
DOGTOPIA (OFFICE): 4 SPACES PER 1,000 SF @ 5,000 SF
REQUIRED SPACES: 20 SPACES
RETAIL: 5.5 SPACES PER 1,000 SF @ 3,000 SF
REQUIRED SPACES: 16.5 SPACES

TOTAL REQUIRED = 37 SPACES
TOTAL PROVIDED = 37 SPACES (2 HANDICAP SPACES)

NOTE: ALL PARKING SPACES ARE 9FT BY 18FT MINIMUM. ALL PARKING LOT LANDSCAPE ISLANDS ARE 9 FT MINIMUM WIDTH. ALL DRIVE AISLES ARE 24 FT MINIMUM IF TWO WAY AND 20 FT WIDTH IF ONE WAY, UNLESS OTHERWISE NOTED.
- 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079
- STORMWATER MANAGEMENT NARRATIVE:** STORMWATER MANAGEMENT PROVIDED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY LOCATED BEHIND THE PUBLIC SHOPPING CENTER, WITH ADDITIONAL WATER QUALITY TREATMENT TO BE PROVIDED VIA RRV OR WQV, VIA HYDRO INTERNATIONAL FIRST DEFENSE PROPRIETARY WATER QUALITY STRUCTURE. A STORMWATER MANAGEMENT REPORT DOCUMENTING THE SITE WILL BE PROVIDED AS PART OF THE ENGINEERING DESIGN.
- ECOLOGY:** WETLANDS WERE NOT IDENTIFIED WITHIN THE PROPERTY BOUNDARIES, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- FLOODPLAIN:** THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0077E DATED: SEPTEMBER 26, 2008.
- UTILITIES:** WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER SERVICE TO BE PROVIDED BY TOWN OF TYRONE PUBLIC WORKS.
- SIGN PERMIT REQUIRED:** APPROVAL OF FINAL SITE PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE OR SIGN LOCATION. ALL WALL AND MONUMENT SIGNS MUST BE SUBMITTED FOR REVIEW TO THE TOWN SEPARATELY.
- NPDES:** ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY SOMEONE WHO IS.
- APPROVAL:** PLANS EXPIRE 12 MONTHS FROM APPROVAL DATE UNLESS A LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY DEVELOPMENT INSPECTOR.
- ALL WORK SHALL CONFORM TO TOWN OF TYRONE STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.
- NO GDOT PERMITS APPLICABLE TO THIS DEVELOPMENT.
- NO ARMY CORPS PERMITS APPLICABLE TO THIS DEVELOPMENT.

DATE: 05/23/25
DRAWN BY: RKA
CHECK BY: JLV

1. ISSUE FOR REVIEW
2. APPROVAL FOR CONSTRUCTION
3. APPROVAL FOR RECORD

Rev. Description

0' 10' 20'
SCALE: 1" = 20'

SITE PLAN

SITE DEVELOPMENT PLANS
FOR
DOGTOPIA

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

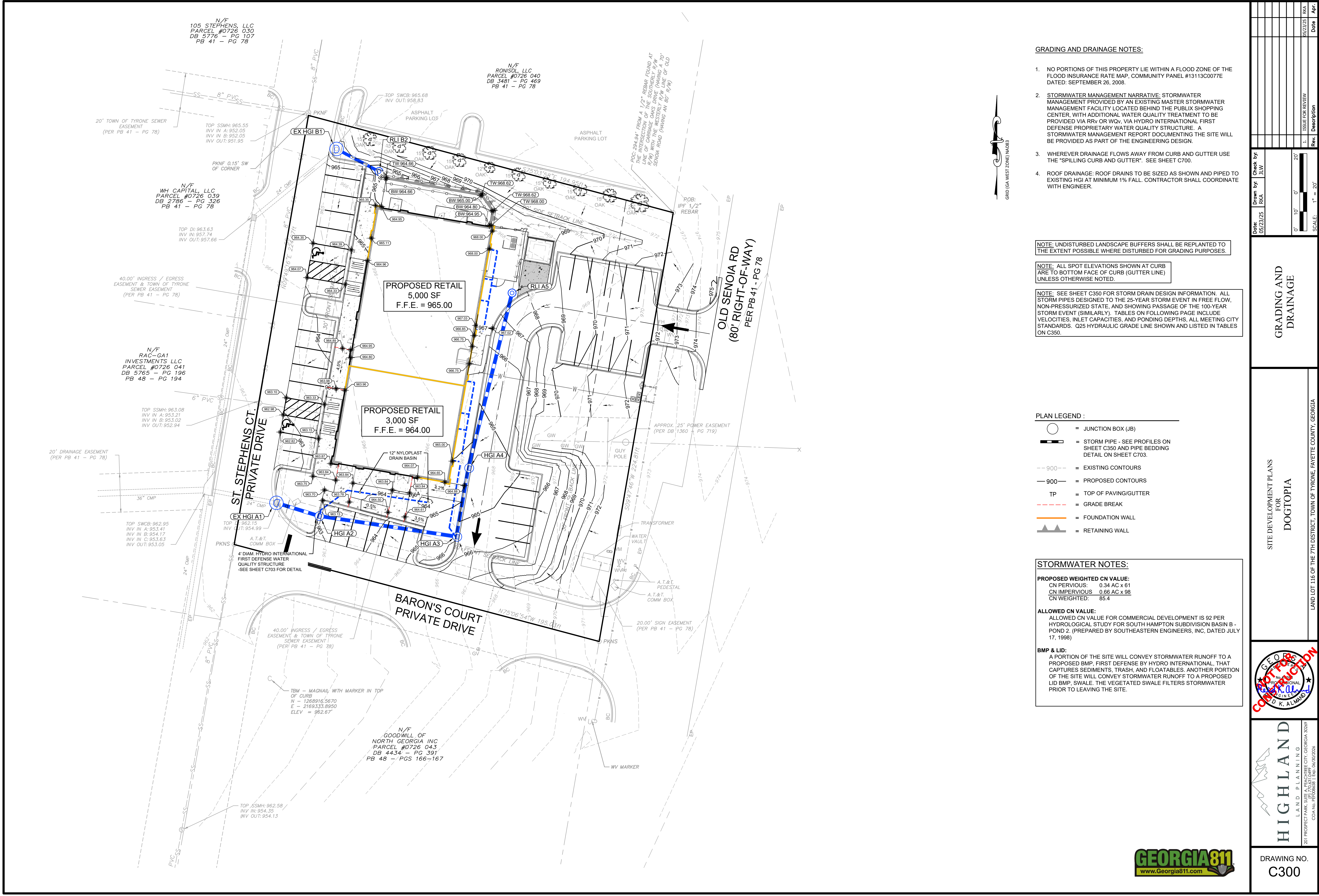
APPROVED FOR CONSTRUCTION

REID K. ALMAND

HIGHLAND LAND PLANNING

201 PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269
CONTACT: REID K. ALMAND, P.E.
PHONE: (770) 631-0499

DRAWING NO.
C200



GRADING AND DRAINAGE NOTES:

- NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0077E DATED: SEPTEMBER 26, 2008.
- STORMWATER MANAGEMENT NARRATIVE: STORMWATER MANAGEMENT PROVIDED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY LOCATED BEHIND THE PUBLIX SHOPPING CENTER, WITH ADDITIONAL WATER QUALITY TREATMENT TO BE PROVIDED VIA RRV OR WQV, VIA HYDRO INTERNATIONAL FIRST DEFENSE PROPRIETARY WATER QUALITY STRUCTURE. A STORMWATER MANAGEMENT REPORT DOCUMENTING THE SITE WILL BE PROVIDED AS PART OF THE ENGINEERING DESIGN.
- WHEREVER DRAINAGE FLOWS AWAY FROM CURB AND GUTTER USE THE "SPILLING CURB AND GUTTER". SEE SHEET C700.
- ROOF DRAINAGE: ROOF DRAINS TO BE SIZED AS SHOWN AND PIPED TO EXISTING HGI AT MINIMUM 1% FALL. CONTRACTOR SHALL COORDINATE WITH ENGINEER.

NOTE: UNDISTURBED LANDSCAPE BUFFERS SHALL BE REPLANTED TO THE EXTENT POSSIBLE WHERE DISTURBED FOR GRADING PURPOSES.

NOTE: ALL SPOT ELEVATIONS SHOWN AT CURB ARE TO BOTTOM FACE OF CURB (GUTTER LINE) UNLESS OTHERWISE NOTED.

NOTE: SEE SHEET C350 FOR STORM DRAIN DESIGN INFORMATION. ALL STORM PIPES DESIGNED TO THE 25-YEAR STORM EVENT IN FREE FLOW, NON-PRESSURIZED STATE, AND SHOWING PASSAGE OF THE 100-YEAR STORM EVENT (SIMILARLY). TABLES ON FOLLOWING PAGE INCLUDE VELOCITIES, INLET CAPACITIES, AND PONDING DEPTHS, ALL MEETING CITY STANDARDS. Q25 HYDRAULIC GRADE LINE SHOWN AND LISTED IN TABLES ON C350.

PLAN LEGEND :

- = JUNCTION BOX (JB)
- = STORM PIPE - SEE PROFILES ON SHEET C350 AND PIPE BEDDING DETAIL ON SHEET C703.
- = EXISTING CONTOURS
- = PROPOSED CONTOURS
- = TOP OF PAVING/GUTTER
- = GRADE BREAK
- = FOUNDATION WALL
- = RETAINING WALL

STORMWATER NOTES:

PROPOSED WEIGHTED CN VALUE:
CN PERVIOUS: 0.34 AC x 61
CN IMPERVIOUS 0.66 AC x 98
CN WEIGHTED: 85.4

ALLOWED CN VALUE:
ALLOWED CN VALUE FOR COMMERCIAL DEVELOPMENT IS 92 PER HYDROLOGICAL STUDY FOR SOUTH HAMPTON SUBDIVISION BASIN B - POND 2. (PREPARED BY SOUTHEASTERN ENGINEERS, INC, DATED JULY 17, 1998)

BMP & LID:
A PORTION OF THE SITE WILL CONVEY STORMWATER RUNOFF TO A PROPOSED BMP, FIRST DEFENSE BY HYDRO INTERNATIONAL, THAT CAPTURES SEDIMENTS, TRASH, AND FLOATABLES. ANOTHER PORTION OF THE SITE WILL CONVEY STORMWATER RUNOFF TO A PROPOSED LID BMP, SWALE. THE VEGETATED SWALE FILTERS STORMWATER PRIOR TO LEAVING THE SITE.



Date	Rev.	Description
05/23/25	1	ISSUE FOR REVIEW

DATE: 05/23/25

DRAWN BY: RKA

CHECK BY: JLV

SCALE: 1" = 20'

0' 10' 20'

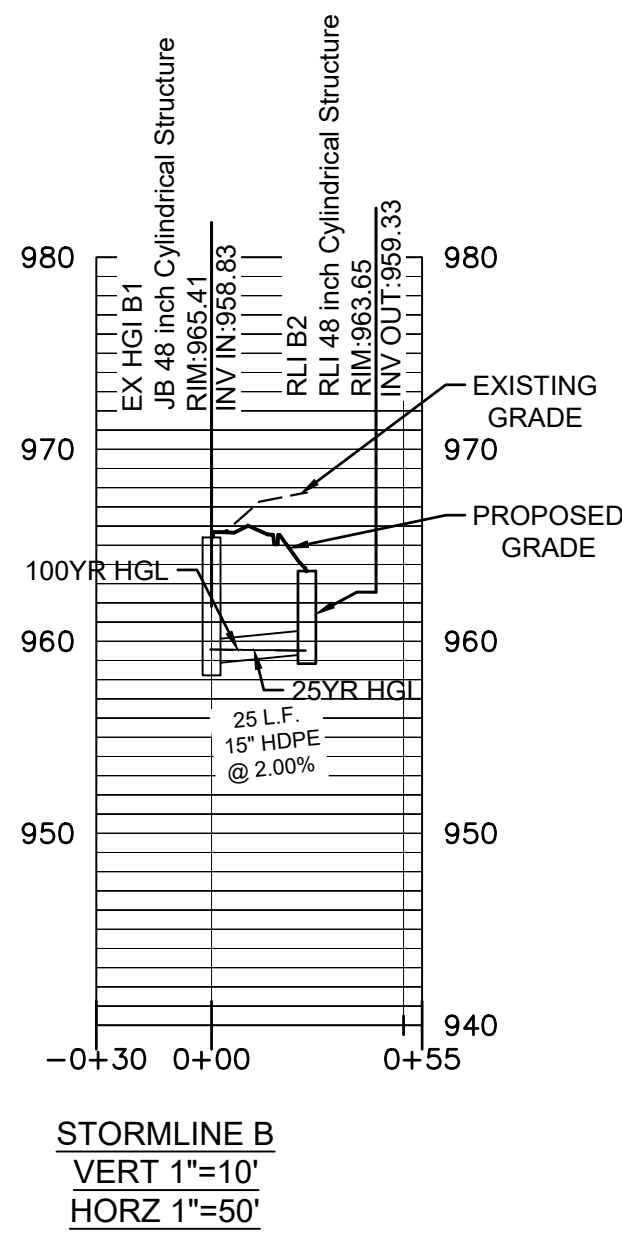
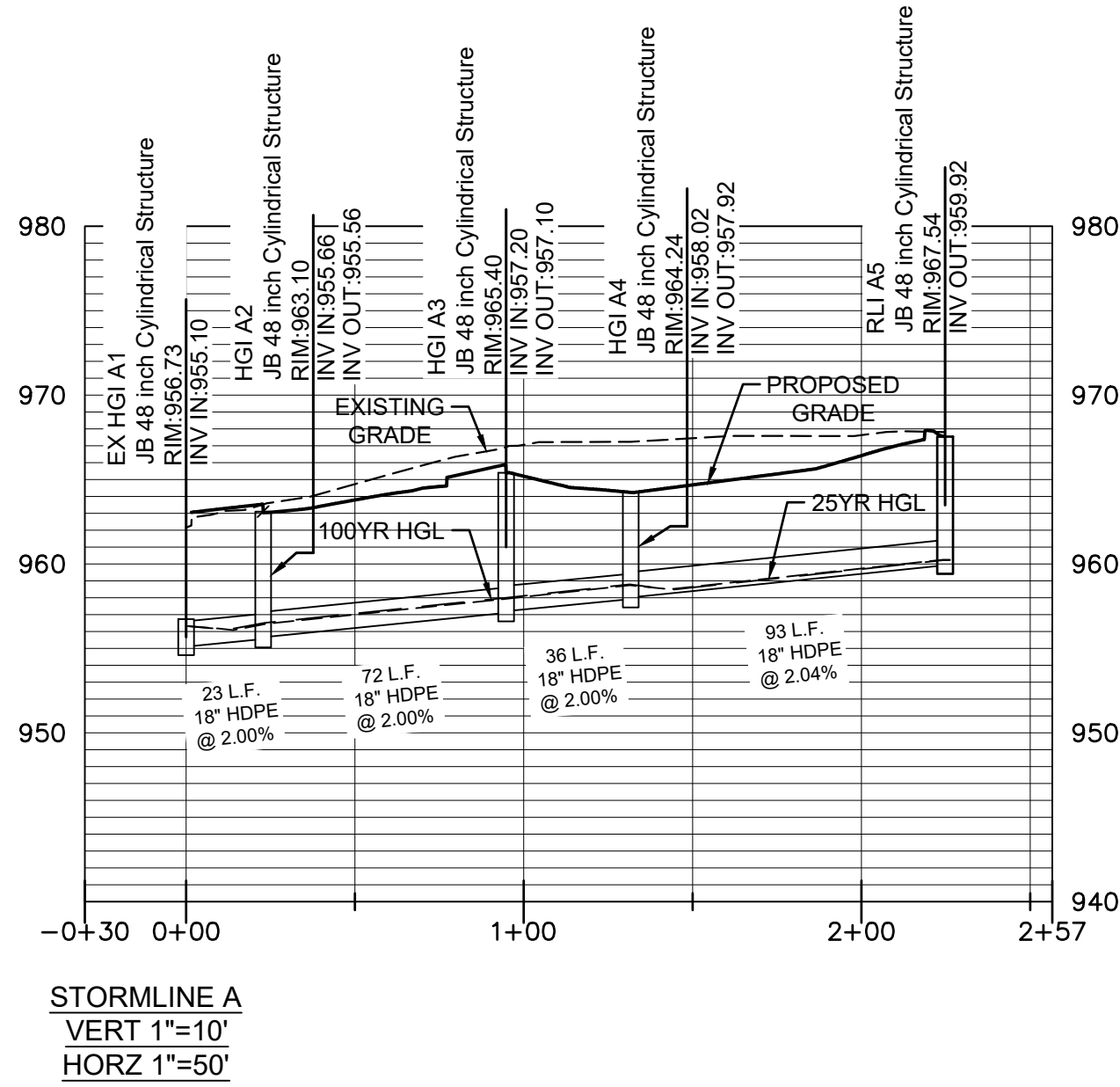
GRADING AND DRAINAGE

SITE DEVELOPMENT PLANS FOR DOGTIOPIA

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

201 PROSPECT PARK, SUITE A, PRICHARD CITY, GEORGIA 36207
770.333.1449
CO. NO. 15020251 | 150202026

DRAWING NO. C300



Storm Sewer Tabulation

Station	Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
		Incr	Total		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
5	End	24.832	0.05	0.05	0.25	0.01	3.0	3.0	5.5	0.07	9.93	0.79	15	2.01	958.83	959.33	959.51	959.43	965.41	963.64	B2-B1
4	3	94.850	0.17	0.17	0.37	0.06	3.0	3.0	5.5	0.35	16.10	1.50	18	2.00	958.02	959.92	958.46	960.14	964.24	967.00	A5-A4
3	2	36.032	0.66	0.83	0.68	0.45	3.0	11.1	4.0	2.06	16.08	4.02	18	2.00	957.20	957.92	957.66	958.46	965.40	964.24	A4-A3
2	1	71.953	0.05	0.88	0.95	0.05	3.0	11.5	4.0	2.22	16.09	4.07	18	2.00	955.66	957.10	956.15	957.66	963.10	965.40	A3-A2
1	End	22.809	0.08	0.96	0.78	0.06	3.0	12.1	3.9	2.40	16.16	2.79	18	2.02	955.10	955.56	956.14	956.15	956.73	963.10	A2-A1

Project File: Dogtopia.stm

Number of lines: 5

Run Date: 5/2/2025

NOTES: Intensity = 27.86 / (Inlet time + 5.60) ^ 0.69; Return period = Yrs. 2 ; c = cir e = ellip b = box

2 YR PIPE CHART
SCALE: N.T.S.

Storm Sewer Tabulation

Station	Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
		Incr	Total		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
5	End	24.832	0.05	0.05	0.25	0.01	3.0	3.0	9.3	0.12	9.93	0.93	15	2.01	958.83	959.33	959.52	959.46	965.41	963.64	B2-B1
4	3	94.850	0.17	0.17	0.37	0.06	3.0	3.0	9.3	0.58	16.10	1.64	18	2.00	958.02	959.92	958.69	960.20	964.24	967.00	A5-A4
3	2	36.032	0.66	0.83	0.68	0.45	3.0	7.8	7.9	4.04	16.08	4.71	18	2.00	957.20	957.92	957.90	958.69	965.40	964.24	A4-A3
2	1	71.953	0.05	0.88	0.95	0.05	3.0	8.0	7.8	4.37	16.09	4.80	18	2.00	955.66	957.10	956.40	957.90	963.10	965.40	A3-A2
1	End	22.809	0.08	0.96	0.78	0.06	3.0	8.4	7.7	4.76	16.16	3.96	18	2.02	955.10	955.56	956.27	956.40	956.73	963.10	A2-A1

Project File: Dogtopia.stm

Number of lines: 5

Run Date: 5/2/2025

NOTES: Intensity = 45.91 / (Inlet time + 5.50) ^ 0.68; Return period = Yrs. 25 ; c = cir e = ellip b = box

25 YR PIPE CHART
SCALE: N.T.S.

Storm Sewer Tabulation

Station	Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
		Incr	Total		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
5	End	24.832	0.05	0.05	0.25	0.01	3.0	3.0	11.7	0.15	9.93	1.00	15	2.01	958.83	959.33	959.53	959.48	965.41	963.64	B2-B1
4	3	94.850	0.17	0.17	0.37	0.06	3.0	3.0	11.7	0.74	16.10	1.73	18	2.00	958.02	959.92	958.81	960.24	964.24	967.00	A5-A4
3	2	36.032	0.66	0.83	0.68	0.45	3.0	6.8	10.4	5.35	16.08	5.12	18	2.00	957.20	957.92	958.03	958.81	965.40	964.24	A4-A3
2	1	71.953	0.05	0.88	0.95	0.05	3.0	7.0	10.3	5.78	16.09	5.24	18	2.00	955.66	957.10	956.53	958.03	963.10	965.40	A3-A2
1	End	22.809	0.08	0.96	0.78	0.06	3.0	7.3	10.2	6.31	16.16	4.64	18	2.02	955.10	955.56	956.34	956.53	956.73	963.10	A2-A1

Project File: Dogtopia.stm

Number of lines: 5

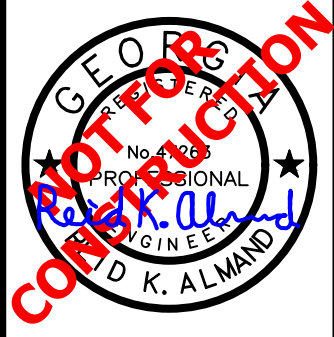
Run Date: 5/2/2025

NOTES: Intensity = 48.63 / (Inlet time + 4.30) ^ 0.64; Return period = Yrs. 100 ; c = cir e = ellip b = box

100 YR PIPE CHART
SCALE: N.T.S.



DRAWING NO.
C350



SITE DEVELOPMENT PLANS
FOR
DOGTOPIA

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

STORM PIPE PROFILES
AND CHARTS

Date: 05/23/25

Drawn by: RKA

Check by: JLV

0' 25' 0' 50'

1" = 50'

1. ISSUE FOR REVIEW

Rev.

Description



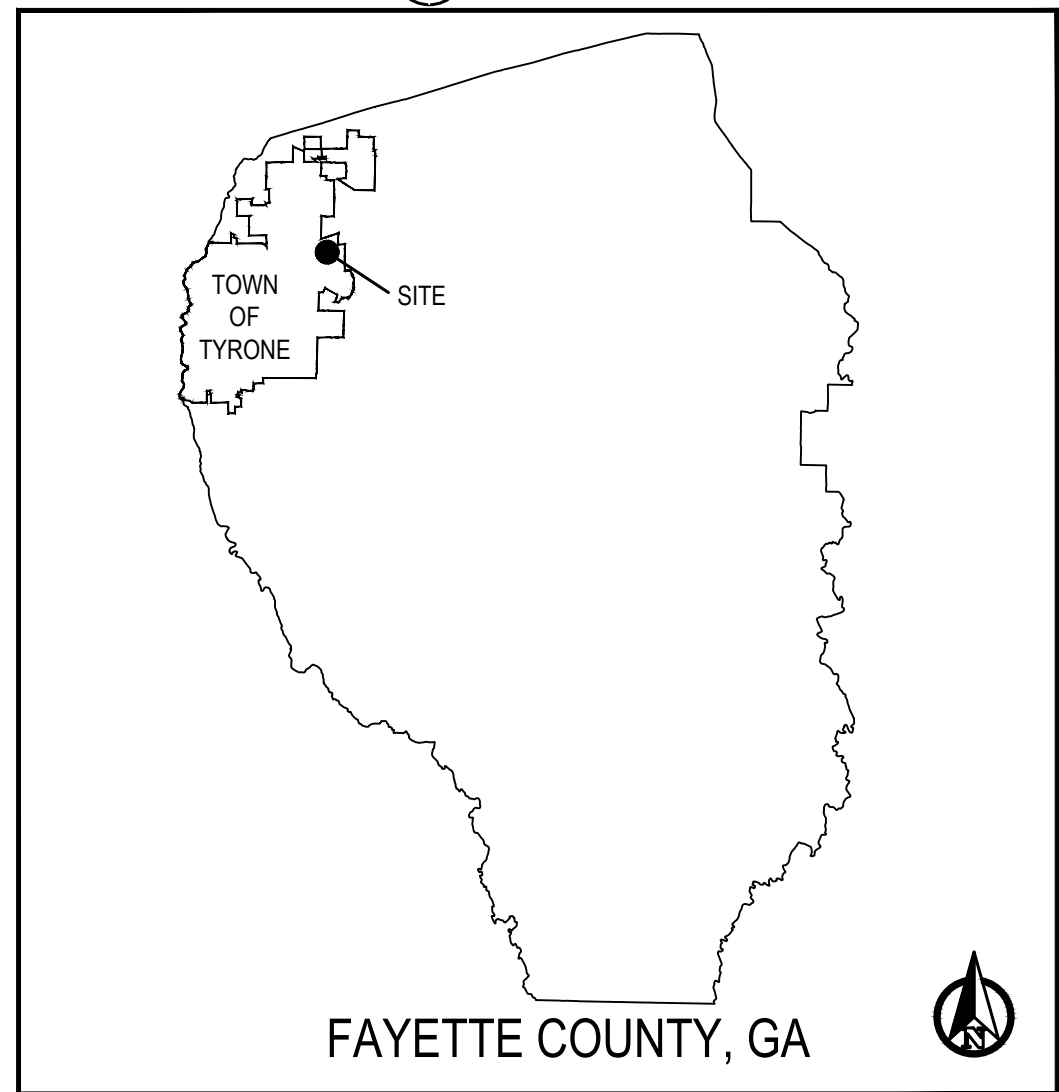
DRAWING NO.
C400



#5

- EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES:**

- VICINITY MAP #10



#12 #13 #14

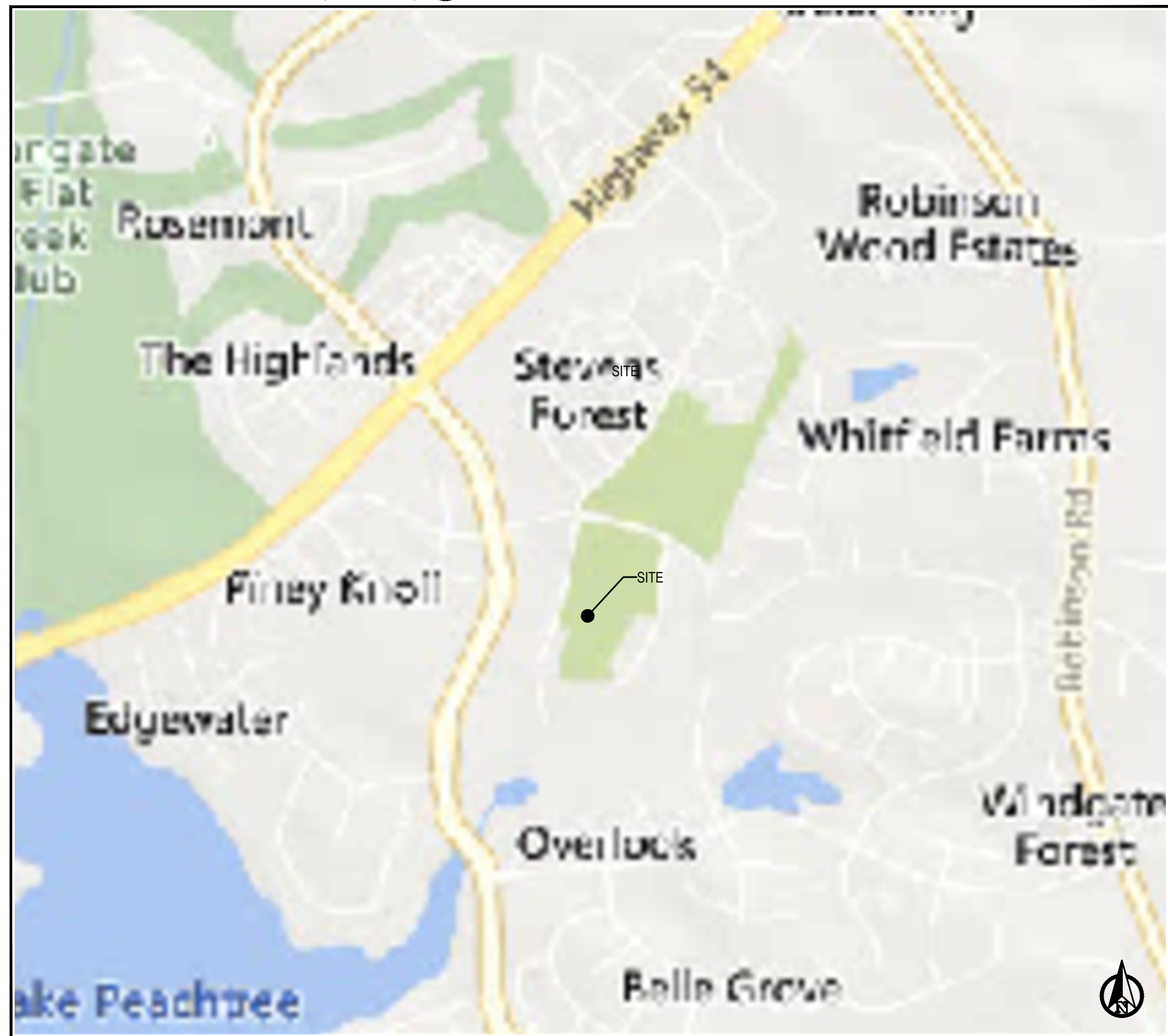
NOTE:
ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED IN EROSION AND SEDIMENT CONTROL BY THE GASWCC OR SUPERVISED BY SOMEONE WHO IS.

#30	SITEWORK ACTIVITY SCHEDULE (ANTICIPATED START DATE - JUNE 2025)						
ITEM	MONTH						
	1	3	9	12	15	18	
CLEARING/DEMO	■						
INSTALL SEDIMENT STORAGE BMP'S (SEDIMENT PONDS)	■						
GRADING/DRAINAGE	■	■	■				
PAVING			■	■		■	
TEMP. GRASSING	■	■	■	■	■	■	■
PERM. GRASSING					■	■	■
MAINTENANCE OF ES & PC BMP'S	■	■	■	■	■	■	■
EROS. CONT.	■	■	■	■	■	■	■
LANDSCAPING						■	■
TREE PROTECTION	■	■	■	■	■	■	■

MAC

NAME: _____ PHONE: _____
 COMPANY _____
 ADDRESS: _____ EMAIL: _____
 GSWCC LEVEL IA CERT. # _____

SITE LOCATION MAP (N.T.S.) (#10)

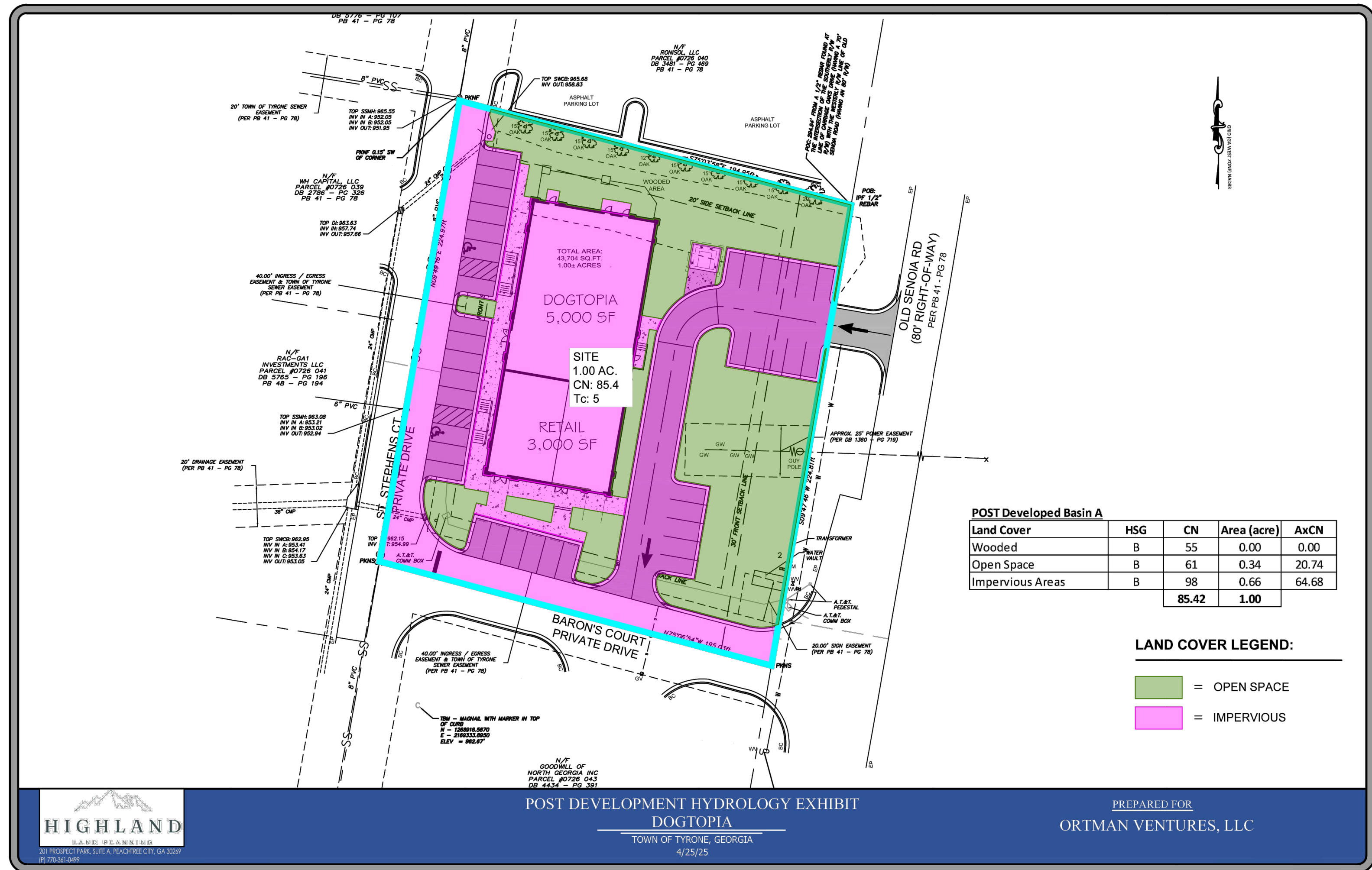
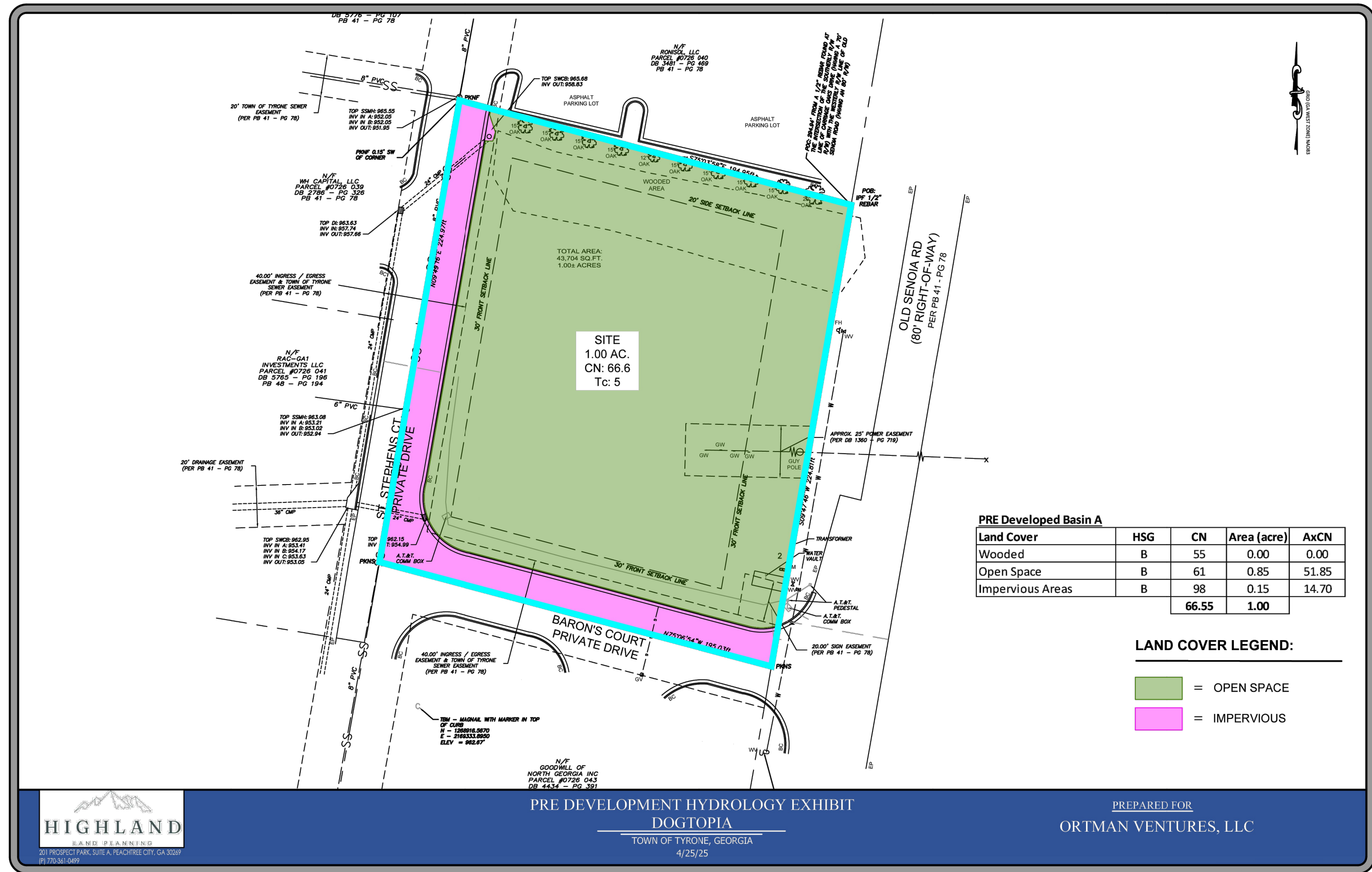


- GEORGIA 811**
www.Georgia811.com

DRAWING NO.
C500

[illegible]

#45
#46



#2
REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754

GEORGIA811
www.Georgia811.com

DATE: 05/23/25
DRAWN BY: RKA
CHECK BY: JLV

1. ISSUE FOR REVIEW
RKA
Date: 5/23/25
Rev: Description

DRAINAGE BASINS

SITE DEVELOPMENT PLANS
FOR
DOGTOPIA

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

GEORGIA811
www.Georgia811.com

DRAWING NO.
C503

REID K. ALMAND
PROFESSIONAL
ENGINEER
NO. 47263
STATE OF GEORGIA

NOT FOR CONSTRUCTION



** REMOVE ALL INITIAL AND INTERMEDIATE PHASE BMPs
ONCE ALL LAND DISTURBANCE ACTIVITIES HAVE CEASED AND
FINAL STABILIZATION HAS BEEN ACHIEVED

Ds1 MULCHING SPECIFICATIONS:

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGLE EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATION TECHNIQUES SHALL BE EMPLOYED.

SITE PREPARATION

1. GRADE 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. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

APPLYING MULCH

- WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
 2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
 3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY . CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OF DAMAGE TO SHOES, CLOTHING, ETC.
 4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH

1. 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 DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY 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. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OR WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION T6-TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds2 TEMPORARY SEEDING SPECIFICATIONS:

A. GRADING AND SHAPING

1. EXCESSIVE WATER RUNOFF MUST BE CONTROLLED BY PLANNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BASINS, AND OTHERS.

B. SEEDBED PREPARATION

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

C. LIME AND FERTILIZER

1. AGRICULTURAL LIME IS NOT REQUIRED.
2. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED.
3. ON SOILS OF VERY LOW FERTILITY, USE 500 TO 700 POUNDS 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 lbs./1000 sq. ft.). IF THE SITE WILL PERMIT, APPLY BEFORE LAND PREPARATION AND DISK, RIP, OR CHISEL TO INCORPORATE.

D. SEEDING

1. SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR.
2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTPACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER).
- DRILL OR CULTPACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-HALF TO ONE INCH DEEP.

E. MULCHING

- TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. SEE Ds1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

F. IRRIGATION

- IF WATER IS APPLIED, IT MUST BE AT A RATE NOT CAUSING RUNOFF AND EROSION. THOROUGHLY WET THE SOIL TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

* REVISED 7/01 PER 5TH EDITION OF MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA.

Ds3 PERMANENT SEEDING SPECIFICATIONS:

A. GRADING AND SHAPING

1. GRADING AND SHAPING IS NOT NORMALLY REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENTS.

B. SEEDBED PREPARATION

1. SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED.
2. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

A. BROADCAST PLANTING

1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.

C. LIME AND FERTILIZER - RATES AND ANALYSIS

1. WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED, AGRICULTURAL LIME SHALL BE APPLIED AS INDICATED BY SOIL TEST OR AT THE RATE OF 1 TO 2 TONS PER ACRE. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.
2. LIME SPREAD BY CONVENTIONAL EQUIPMENT WILL BE "GROUND LIMESTONE". GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 90 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10-MESH SIEVE AND NOT LESS THAN 25 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.
3. AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT WILL BE "FINELY GROUND LIMESTONE." FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98 PERCENT OF THE MATERIAL WILL PASS THROUGH A 20-MESH SIEVE AND NOT LESS THAN 70 PERCENT WILL PASS THROUGH A 100-MESH SIEVE.

D. LIME AND FERTILIZER - APPLICATION

1. WHEN HYDRAULIC SEEDING EQUIPMENT IS USED:

- A. THE INITIAL FERTILIZER WILL BE MIXED WITH SEED, INOCULANT (IF NEEDED) AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE SLURRY WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER.

- B. FINELY GROUND LIMESTONE WILL BE MIXED WITH WATER AND APPLIED IMMEDIATELY AFTER MULCHING IS COMPLETED OR IN COMBINATION WITH THE TOP DRESSING.

2. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER WILL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:

- A. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION; OR,
- B. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS; OR,
- C. BROADCAST AFTER STEEP SURFACES AND SCARIFIED, PITTED OR TRENCHED.

- D. A FERTILIZER PELLET WILL BE PLACED AT ROOT DEPTH.

* REVISED 7/01 PER 5TH EDITION OF MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

SPECIES	BROADCAST		RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES												REMARKS
	RATES 2/ - PLS 3/			OPTIMUM												
	PER ACRE	PER 1000 SQ. FT.		PERMISSIBLE BUT MARGINAL												
				J	F	M	A	M	J	J	A	S	O	N	D	
MILLET, PEARL (PENNESETUM GLAUCUM)			M-L P C													88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE	50 LBS	1.1 LB														
RYEGRESS, ANNUAL (LOLIUM TEMULENTUM)			M-L P C													227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES
ALONE	40 LBS	0.9 LB														
SUDANGRASS (SORGHUM SUDANESE)			M-L P C													55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT RECOMMENDED FOR MIXTURES.
ALONE	60 LBS	1.4 LB														
MILLET, BROWNTOP (PANICUM FASCICULATUM)			M-L P C													137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
ALONE IN MIXTURES	40 LBS 10 LBS	0.9 LB 0.2 LB														

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS)

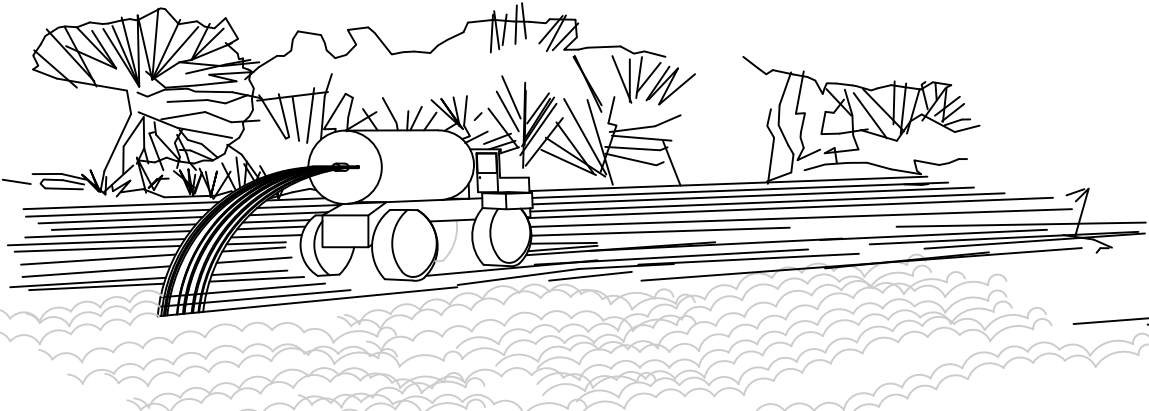
SPECIES	BROADCAST RATES 2/ - PLS 3/		RESOURCE AREA	PLANTING RATES BY RESOURCE AREA PLANTING DATES												REMARKS
	PER ACRE	PER 1000 SQ. FT.		OPTIMUM PERMISSIBLE BUT MARGINAL												
				J	F	M	A	M	J	J	A	S	O	N	D	
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED			P C													1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
ALONE WITH OTHER PERENNIALS	10 LBS 6 LBS	0.2 LB 0.1 LB														
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED			P C													PLANT WITH WINTER ANNUALS. PLANT WITH TALL FESCUE.
WITH TEMPORARY COVER WITH OTHER PERENNIALS	10 LBS 6 LBS	0.2 LB 0.1 LB														
CENTPEDE (EREMOCHLOA OPHIUROIDES)		BLOCK SOD ONLY	P C													DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION AS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.
FESCUE, TALL (FESTUCA ARUNDINACEA)			M-L P													
ALONE	50 LBS	1.1 LB														227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWN VETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
WITH OTHER PERENNIALS	30 LBS	0.7 LB														
LESPEDEZA, SERICEA (LESPEDEZA CUNEATA)			M-L P C													350,000 SEED PER POUND. WIDELY ADAPTED. LOW MAINTENANCE. MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE. TAKES 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED. EXCELLENT ON ROAD BANKS. INOCULATE SEED WITH EL INOCULANT.
SCARIFIED	60 LBS	1.4 LB														
UNSCARIFIED	75 LBS	1.7 LB	M-L P C P C													MIX WITH TALL FESCUE OR WINTER ANNUALS.
SEED-BEARING HAY	3 TONS	138 LB	M-L P C													
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)			M-L P C													1,500,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.
ALONE	4 LBS	0.1 LB														
WITH OTHER PERENNIALS	2 LBS	0.05 LB														

PERMANENT METHODS:

PERMANENT VEGETATION - REFER TO Ds3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION)
TOPSOILING - COVERING THE SURFACE WITH A LESS EROSION SOIL MATERIAL
STONE - SURFACE WITH CRUSHED STONE OR COARSE GRAVEL (SEE C7 - CONSTRUCTION ROAD STABILIZATION)

TEMPORARY METHODS:

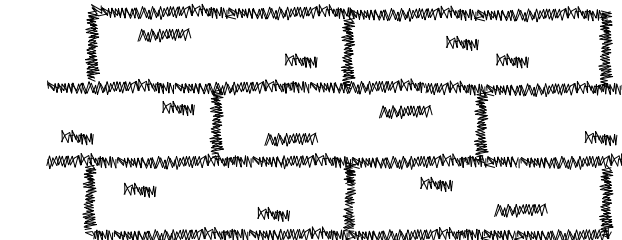
MULCHES - REFER TO Ds1 (DISTURBED AREA STABILIZATION)
VEGETATIVE COVER - REFER TO Ds2 (DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING)
TILLAGE - ROUGHEN AND BRING CLODS TO THE SURFACE BY USE OF CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART
IRRIGATION - SITE SPRINKLED WITH WATER UNTIL WET. REPEAT AS NEEDED
BARRIERS - FENCES, HAY BALES, AND CRATE WALLS PLACED AT INTERVALS 16 TIMES THEIR HEIGHT AND PERPENDICULAR TO AIR CURRENTS
CALCIUM CHLORIDE - APPLY TO KEEP SURFACE WET. REPEAT AS NEEDED.



DUST CONTROL

N.T.S.

Du



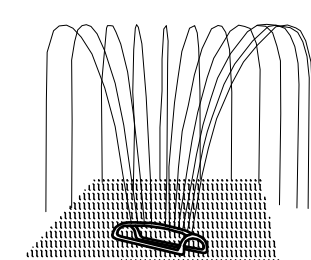
LAY SOD IN A STAGGERED PATTERN, BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.



BUTTING - ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

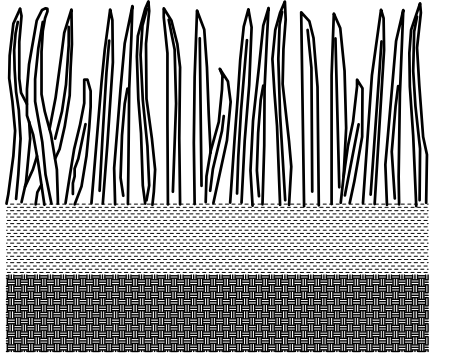


WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.



NOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY. MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK. ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

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	6-12-12	1500	50-100
	SECOND	6-12-12	1000	30
	MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30

MAINTENANCE: RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOWED SPARINGLY. GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED.

APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE TO THE LEFT.

Ds4

SODDING

SCALE: NTS DATE: 1/24/04

#54

Ds1

Ds2

Ds3

DISTURBED AREA STABILIZATION WITH MULCHING, TEMPORARY SEEDINGS AND PERMANENT SEEDINGS

SCALE: NTS

DATE: 1/24/04

#2

REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754

GEORGIA811
www.Georgia811.com

DRAWING NO.

C600

EROSION DETAILS

SITE DEVELOPMENT PLANS FOR DOGTOPIA

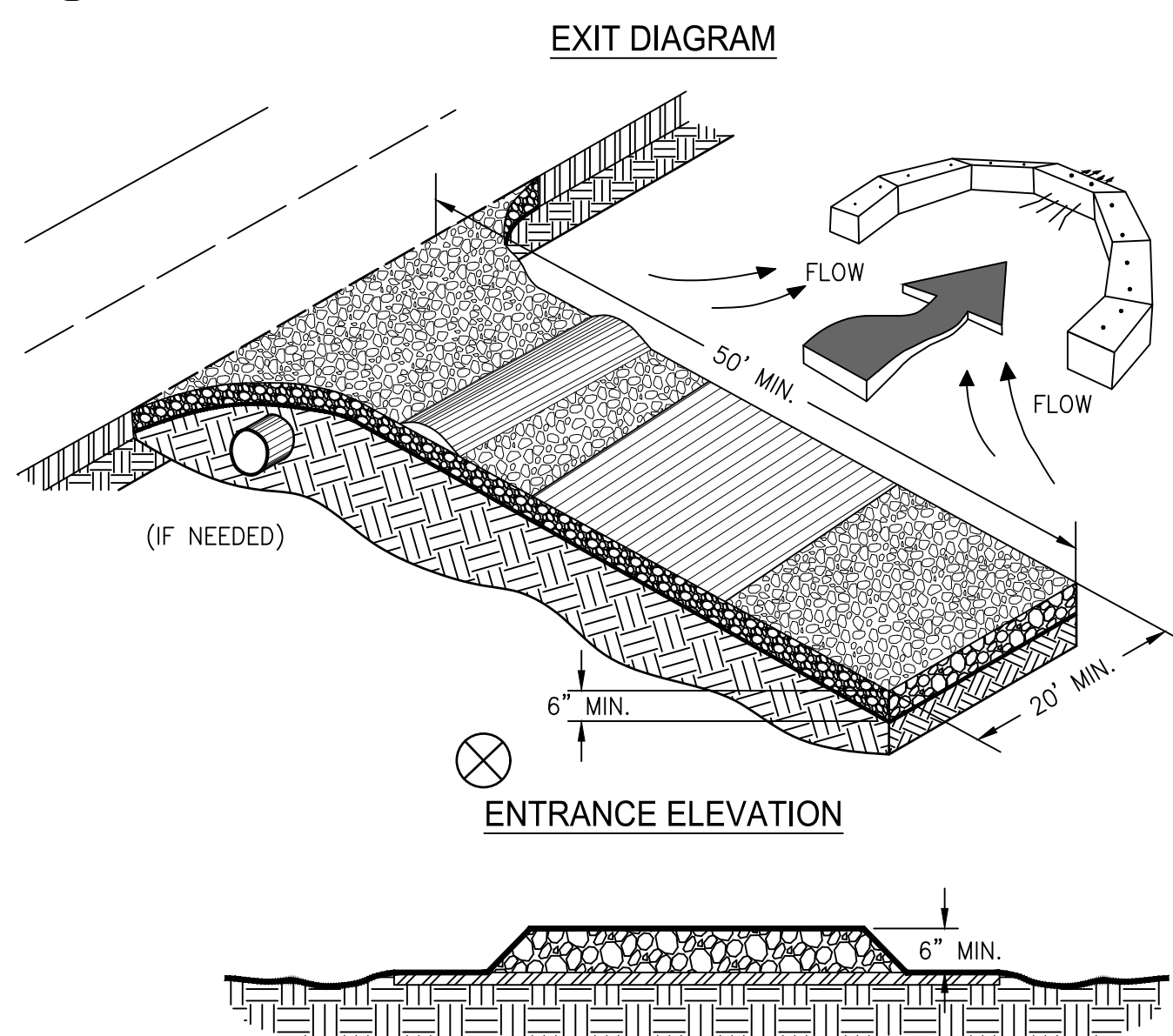
GEORGIA 811
PROFESSIONAL
LAND PLANNING
REID K. ALMAND
P.E.
GA PE #47263
GSWCC LEVEL II #79754

201 PROJECT PARK, SUITE 100, PEACHTREE CITY, GEORGIA 30329
COA No. 15028551 | Exp. 06/30/2024

LAND LOT 116 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

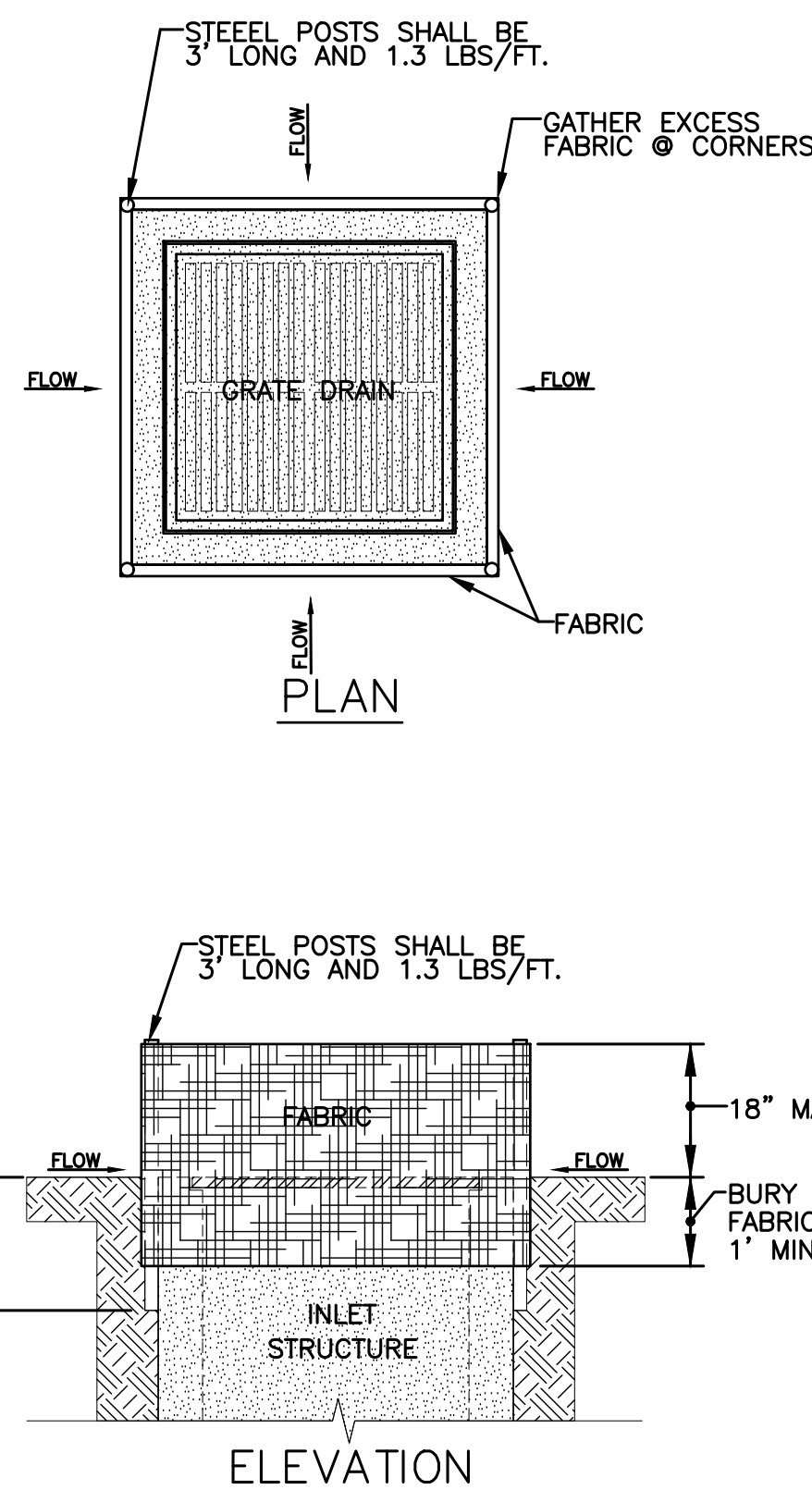
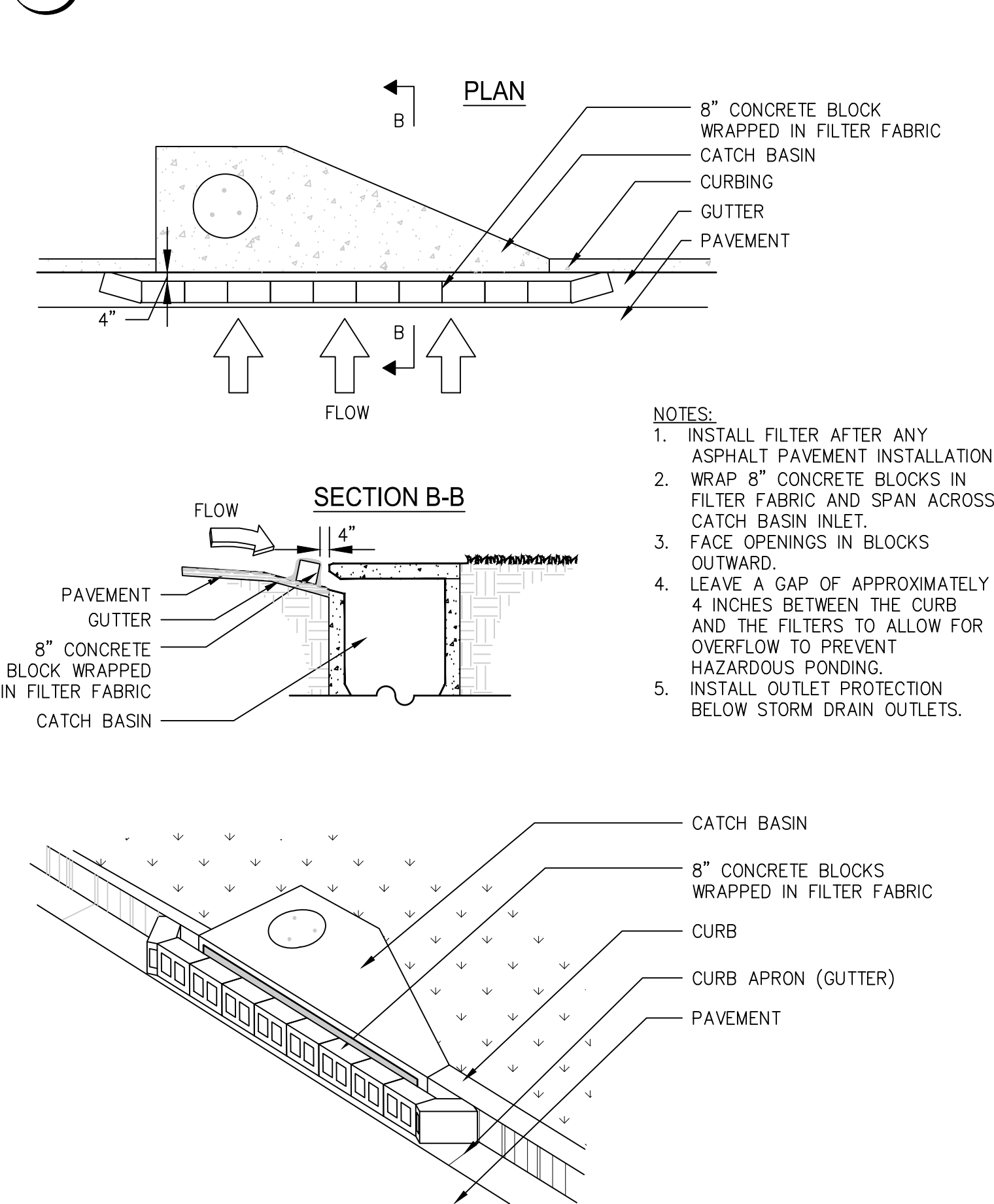
1. ISSUE FOR REVIEW
Rev. Description
Date
05/23/25

Co CRUSHED STONE CONSTRUCTION EXIT



- 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.

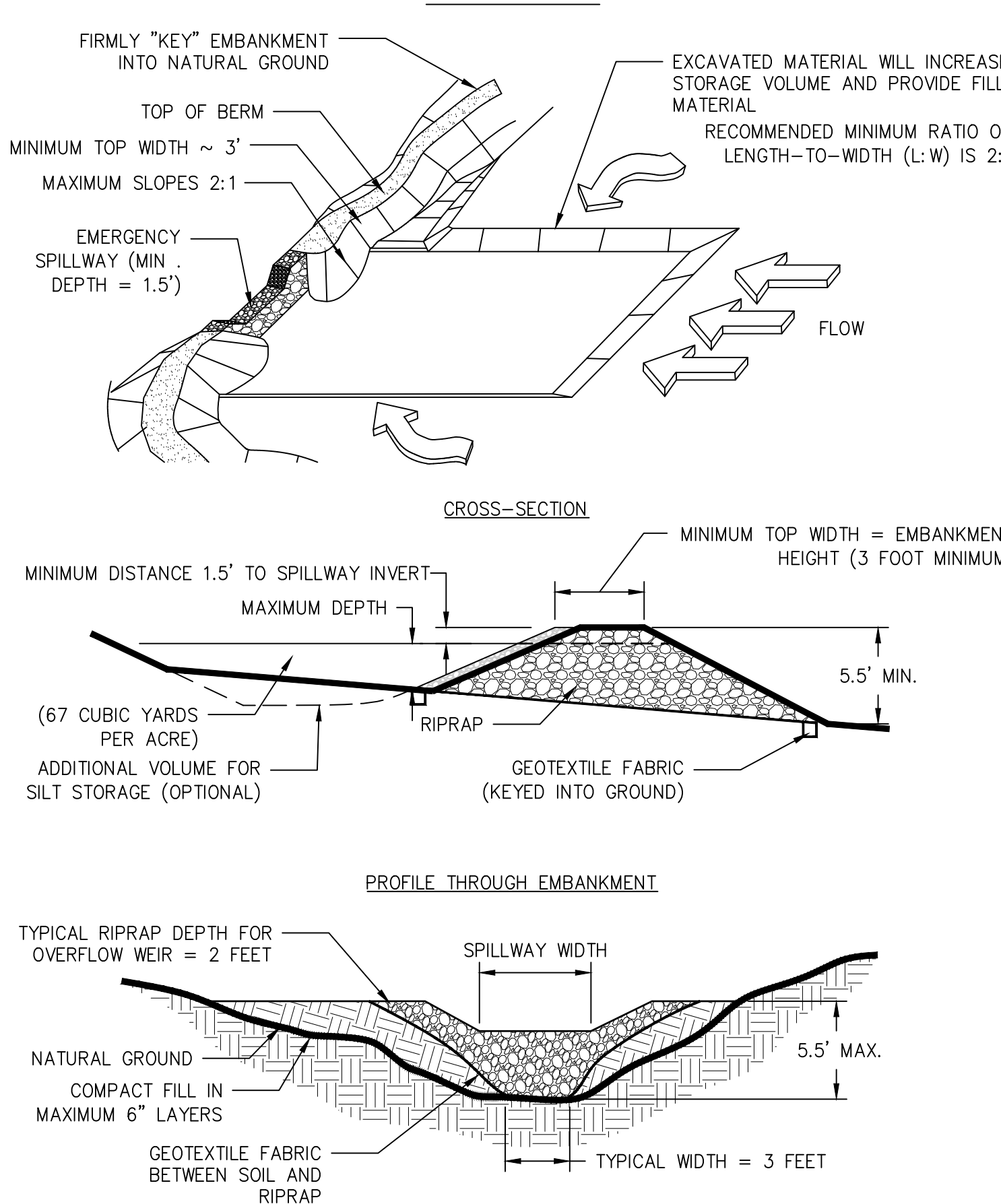
Sd2-P CURB INLET FILTER "PIGS IN BLANKET"



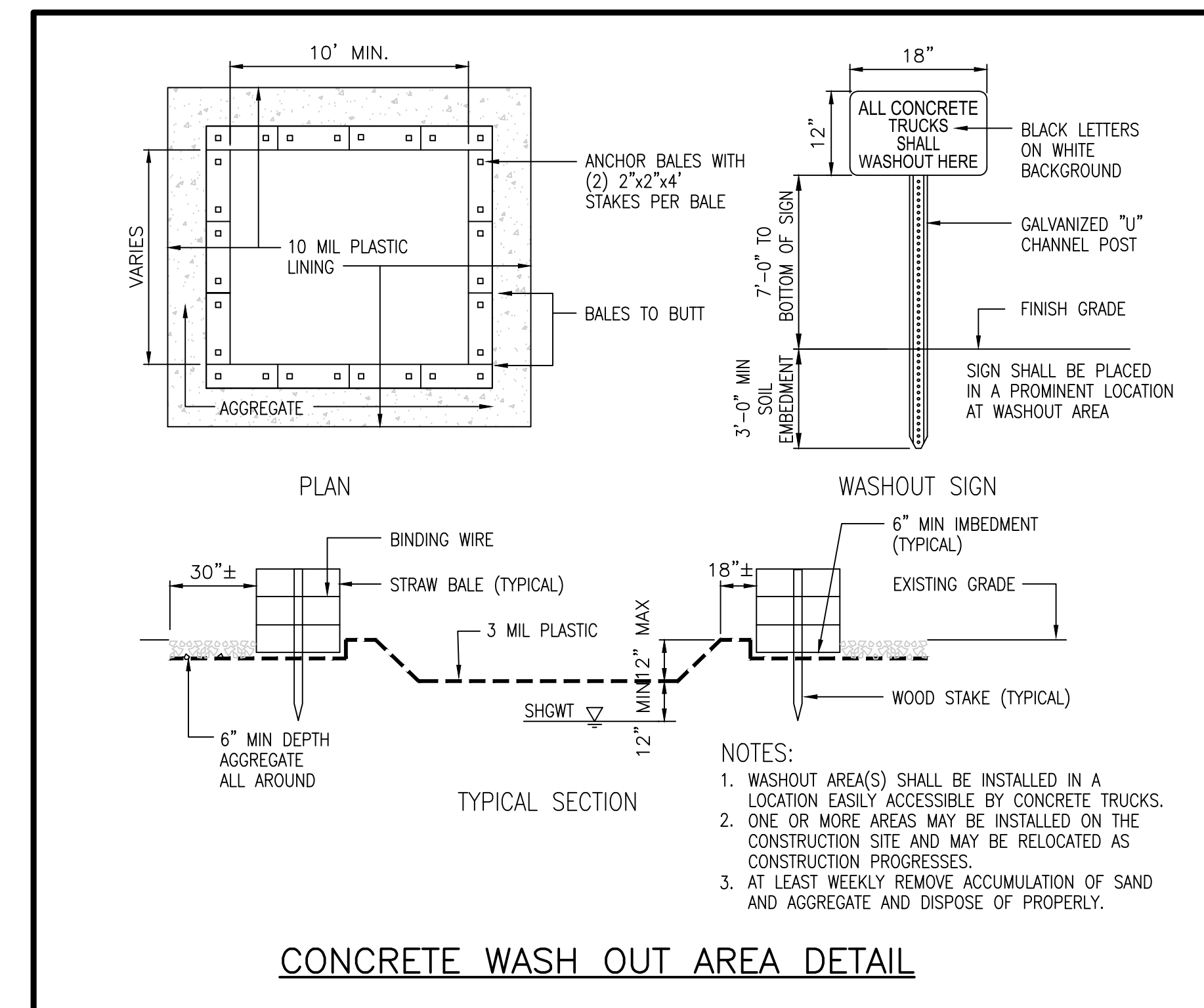
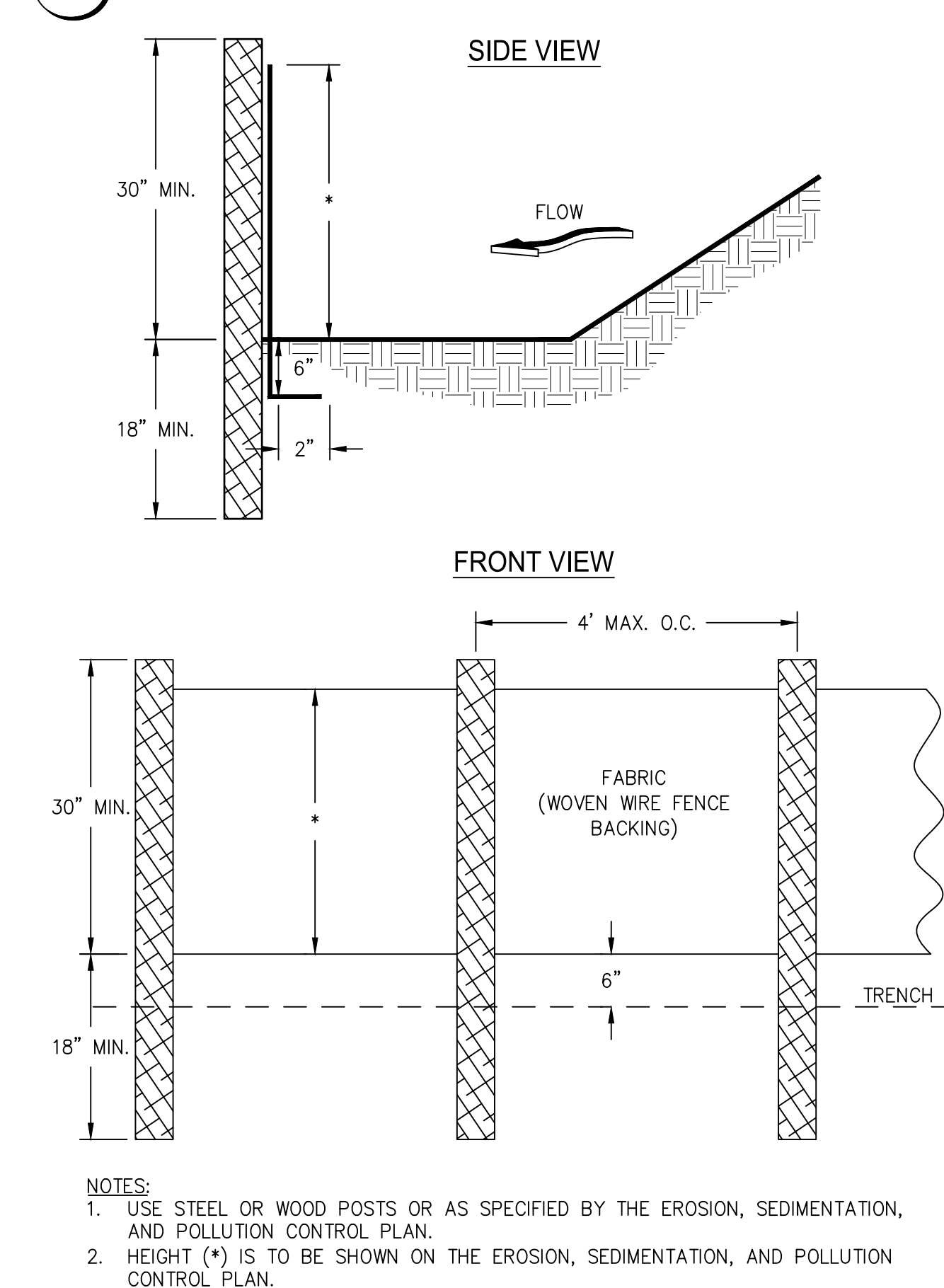
Sd2-F INLET SEDIMENT TRAP-FABRIC & SUPPORTING FRAME

SCALE: NTS DATE: 2/19/04

Sd4-C TEMPORARY SEDIMENT TRAP

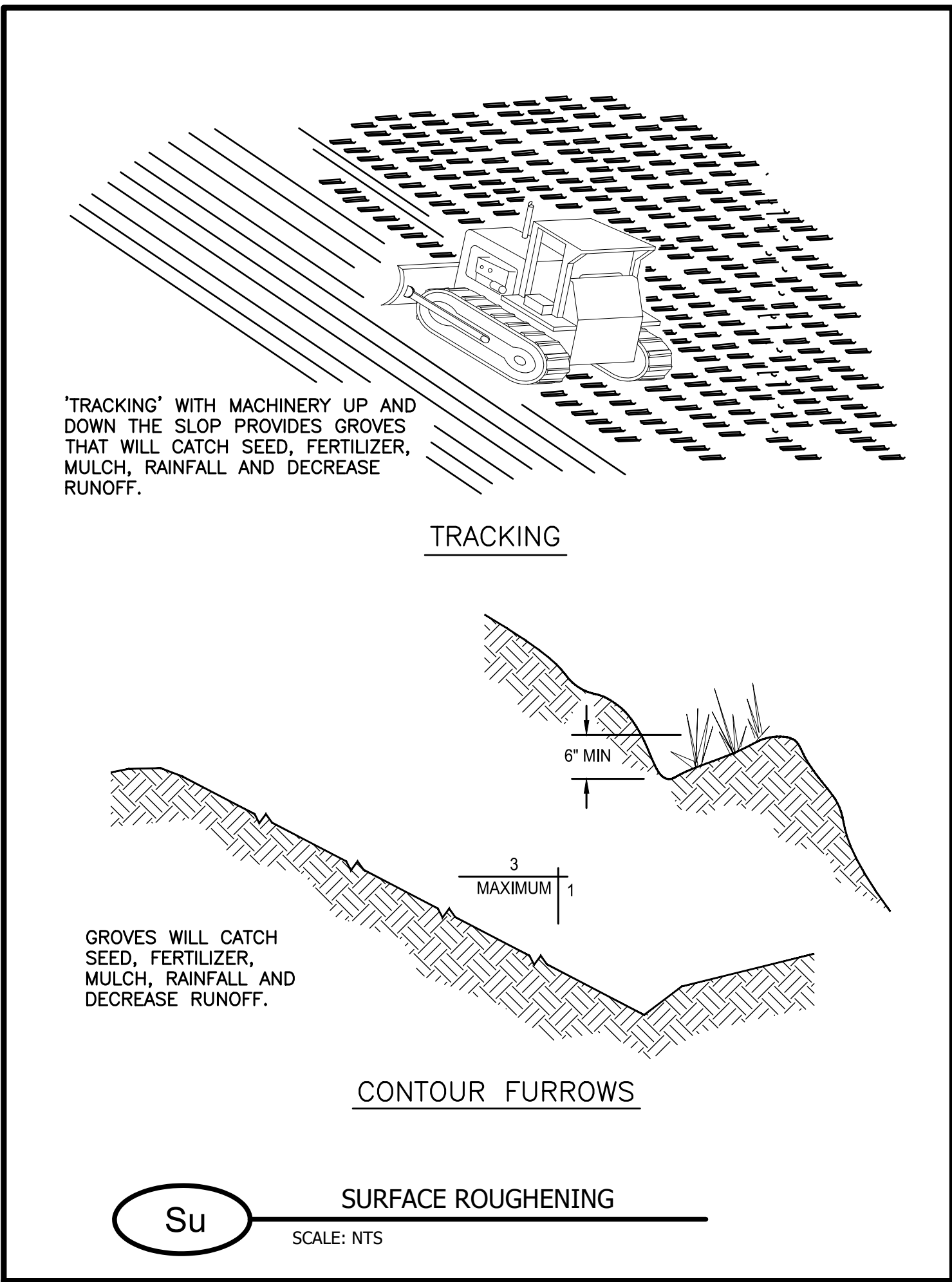


Sd1-S SILT FENCE - TYPE SENSITIVE

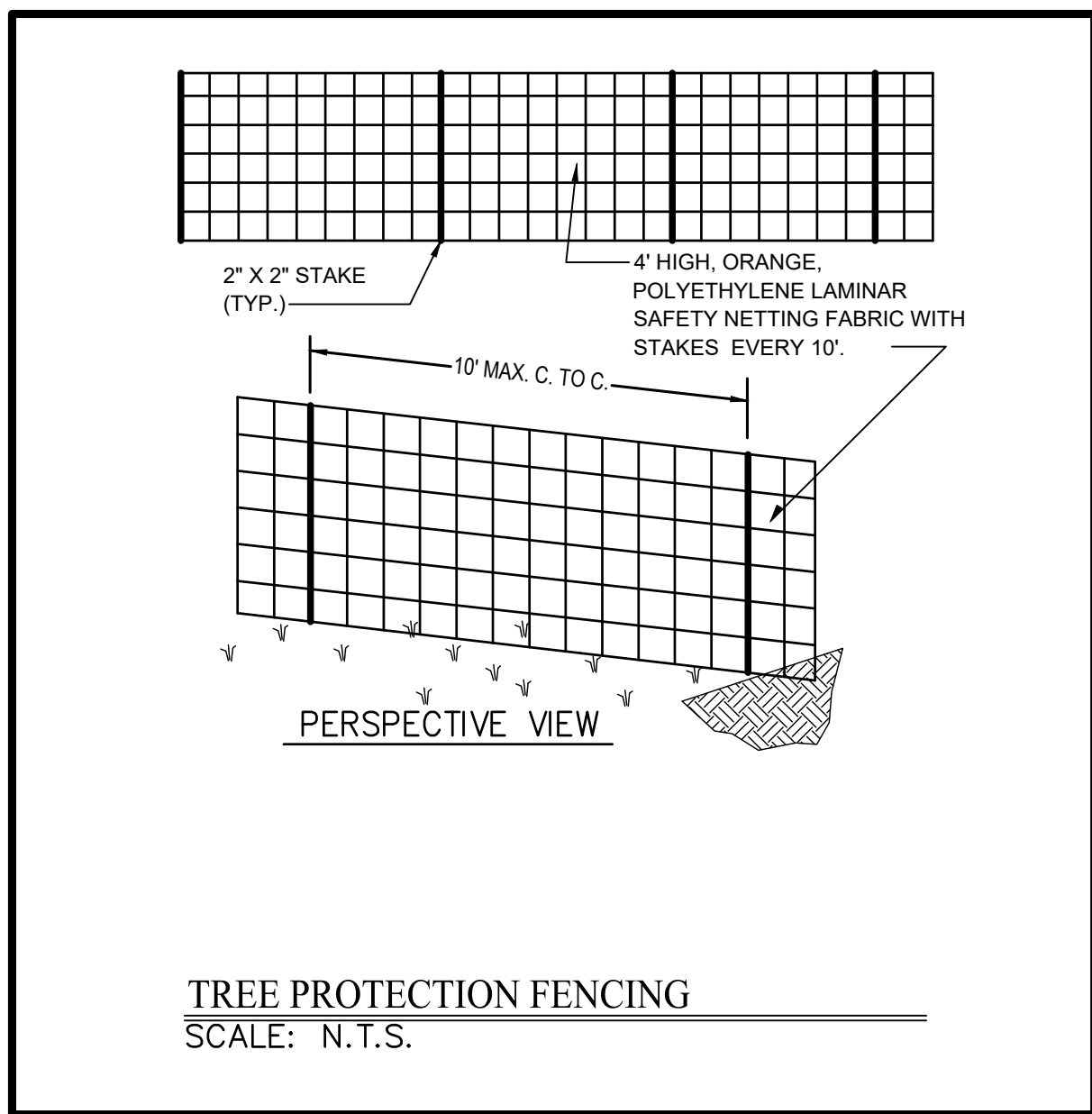
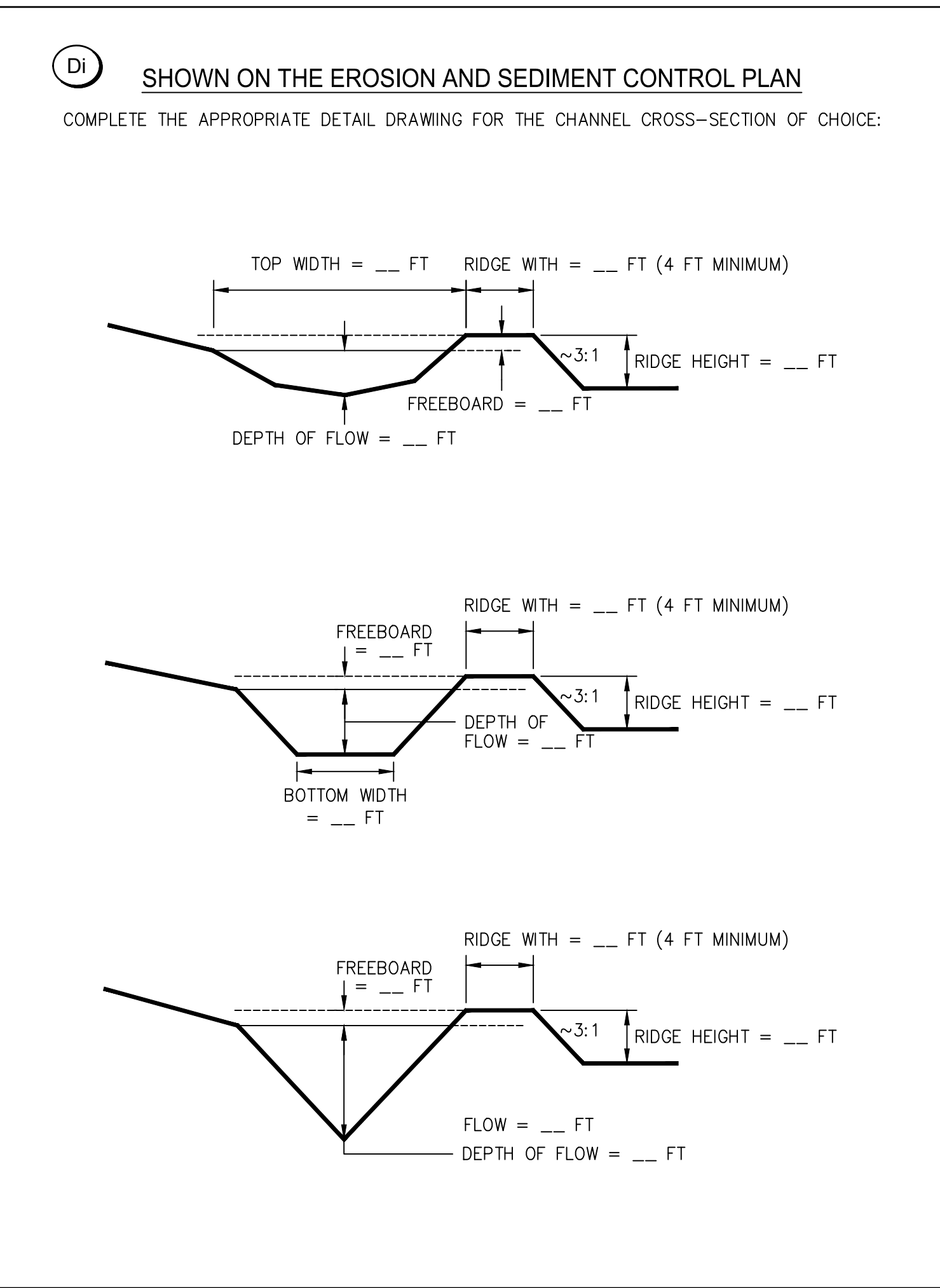
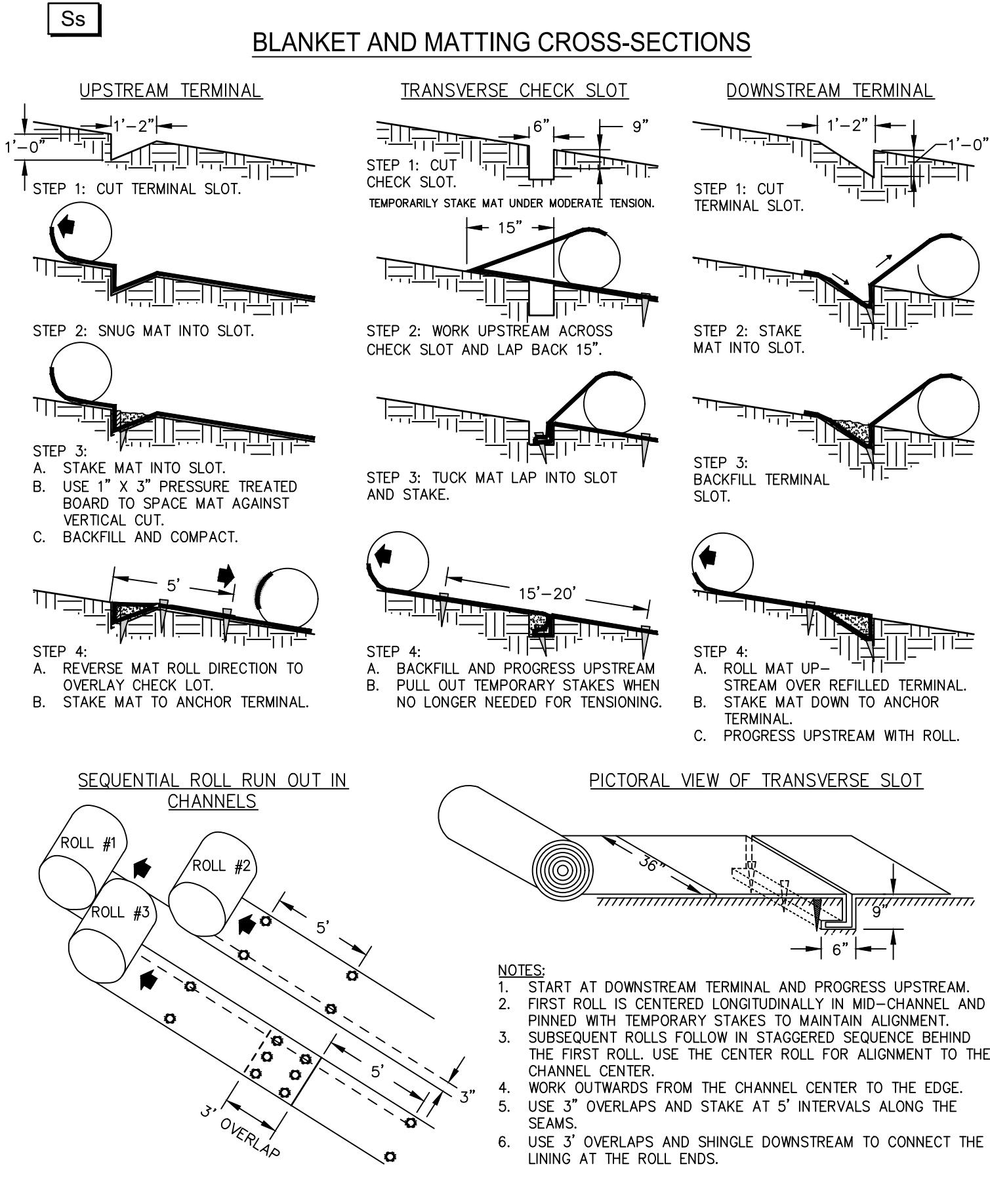


#2 REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754

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TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)



#2 REID K ALMAND, P.E.
GA PE #47263
GSWCC LEVEL II #79754



DRAWING NO.
C602

SITE DEVELOPMENT PLANS
FOR
DOGTIOPIA



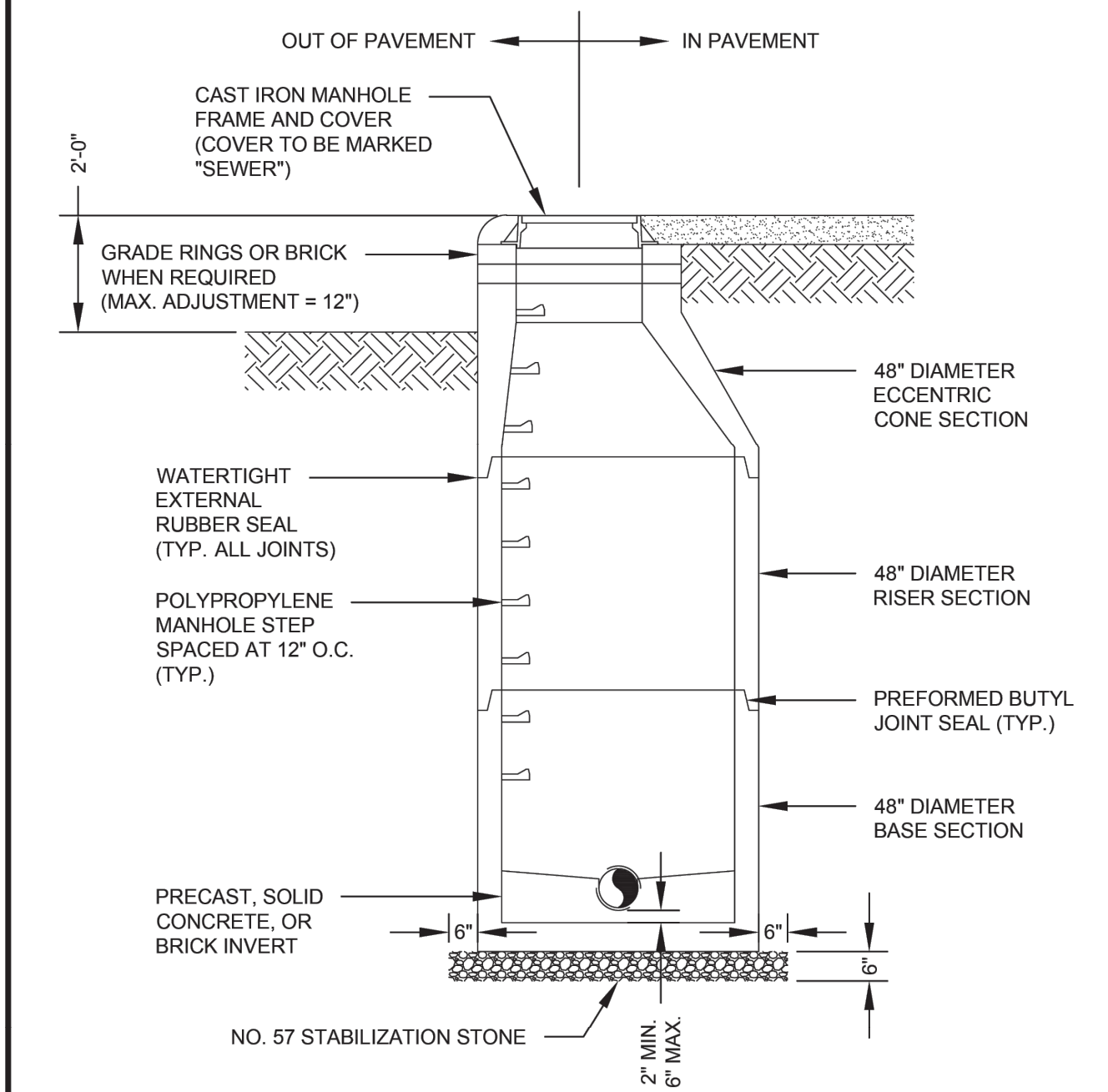
HIGHLAND
LAND PLANNING
201 PROSPECT PARK SUITE A PEACHTREE CITY, GEORGIA 30029
770.331.0499
COA No. 18-0000551 | Exp. 06/30/2026

LAND LOT 11.6 OF THE 7TH DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA

EROSION DETAILS

Date: 05/23/25
Drawn by: RKA
Check by: JLV

Rev.	Description	Date
1.	ISSUE FOR REVIEW	05/23/25



NOTES:

- MANHOLES LOCATED OUTSIDE OF PAVEMENT SHALL HAVE BOLT-DOWN LIDS WITH NEOPRENE SEALS.
- MANHOLES SHALL HAVE A MINIMUM DROP OF 0.10 FEET FROM INFLUENT INVERT TO EFFLUENT INVERT.

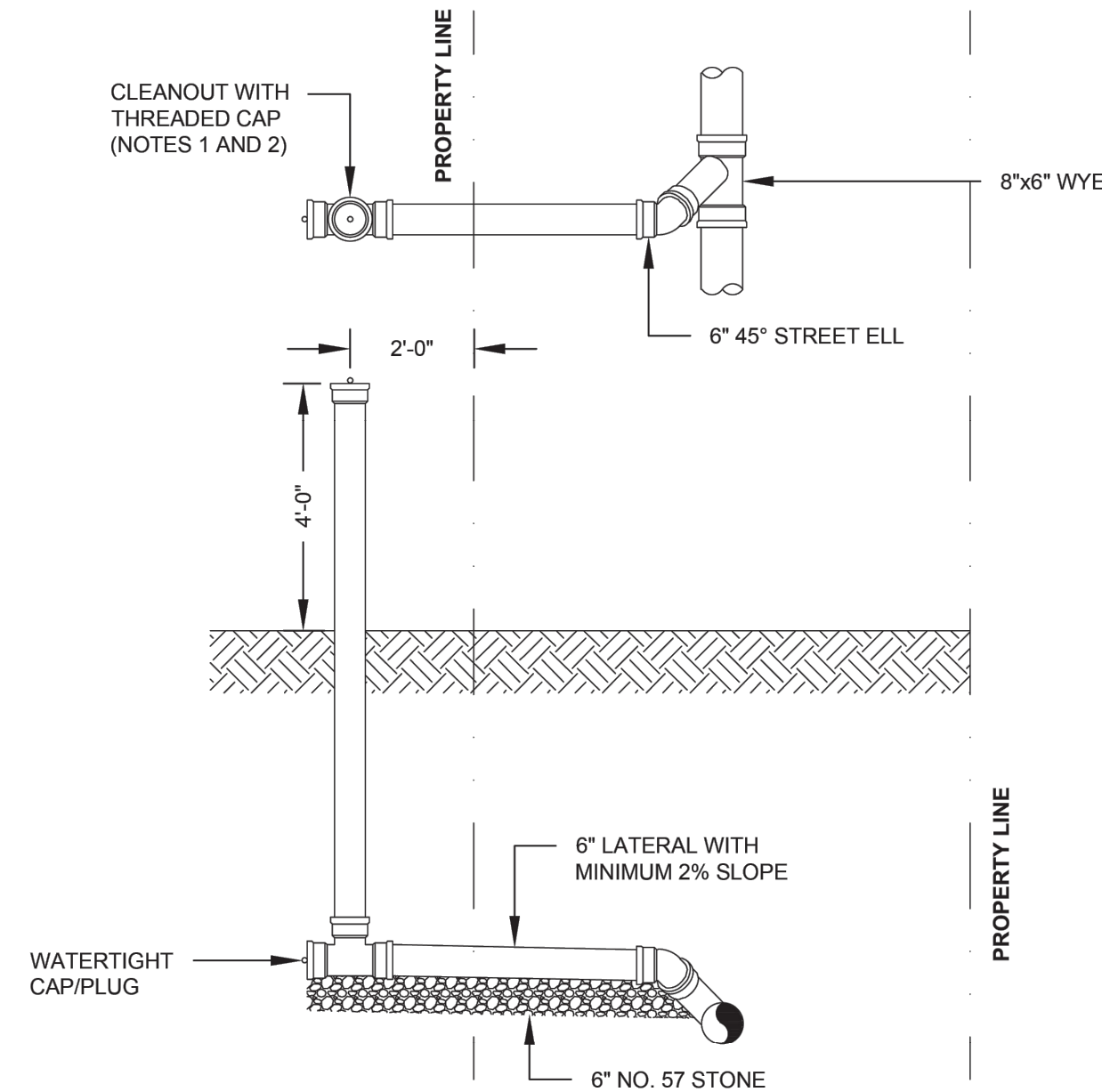
PEACHTREE CITY WATER & SEWERAGE AUTHORITY STANDARD DETAIL

REVISED: 08/31/2015

SCALE: N.T.S.

DETAIL NO.

101



NOTES:

- CLEANOUT SHALL BE LOCATED 2-FEET INSIDE PROPERTY LINE.
- CLEANOUT RISER SHALL EXTEND A MINIMUM OF 4-FEET ABOVE FINISHED GRADE UNTIL SERVICE LINE IS TIED IN AND FINAL GRADING IS COMPLETE. AT THAT TIME, IT SHALL BE CUT AND CAPPED (WITH A THREADED CAP) AT FINISHED GRADE.

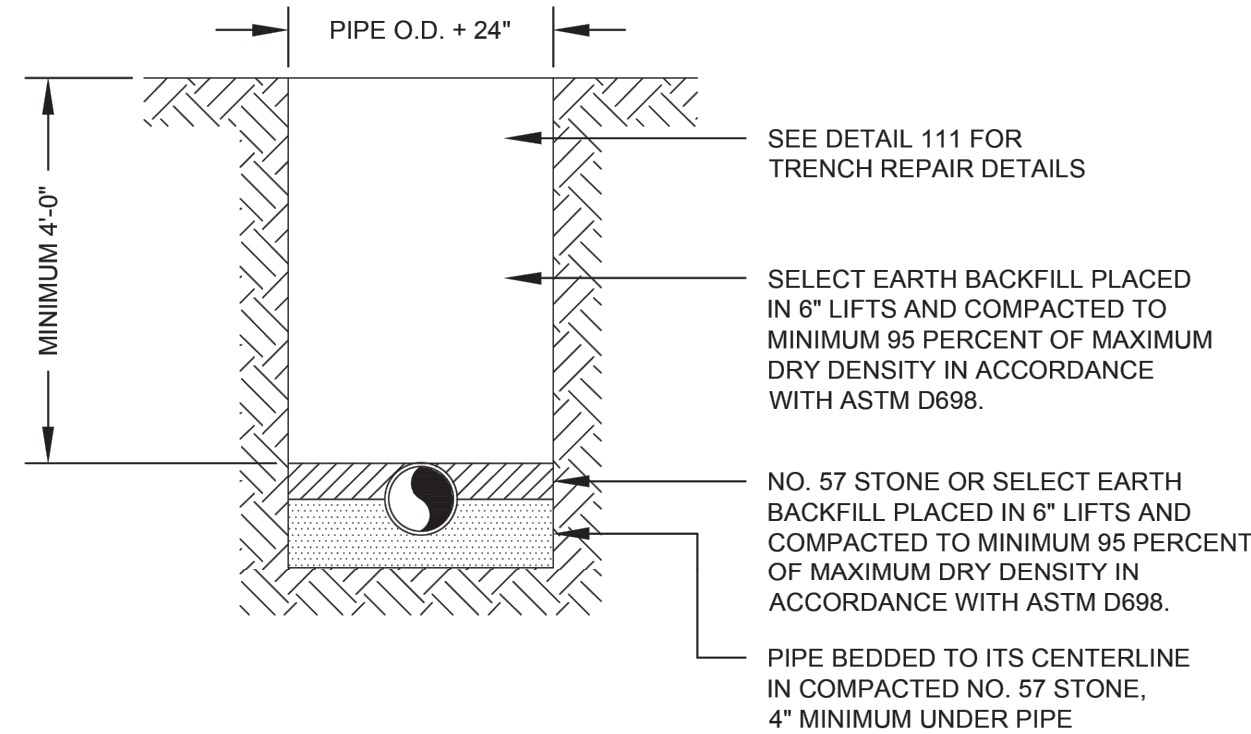
PEACHTREE CITY WATER & SEWERAGE AUTHORITY STANDARD DETAIL

REVISED: 08/31/2015

SCALE: N.T.S.

DETAIL NO.

107



NOTES:

- DUCTILE IRON PIPE SHALL BE BEDDED IN ACCORDANCE WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51, TYPE 5 LAYING CONDITION UNLESS OTHERWISE APPROVED BY PEACHTREE CITY WATER AND SEWERAGE AUTHORITY.
- POLYVINYL CHLORIDE (PVC) AND HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE BEDDED IN ACCORDANCE WITH AWWA C605, TYPE 5 LAYING CONDITION.
- SELECT EARTH BACKFILL SHALL BE EXCAVATED SILTY SAND (SM) AND SILT (ML) MATERIAL THAT IS FREE FROM ROCKS LARGER THAN 3-INCHES IN DIAMETER, ASHES, CINDERS, REFUSE, ORGANIC MATERIAL, FROZEN SOIL, AND OTHER DELETERIOUS MATERIAL.
- MINIMUM DEPTH OF COVER SHALL BE 4'-0" UNLESS OTHERWISE APPROVED BY THE PEACHTREE CITY WATER AND SEWERAGE AUTHORITY.
- IF THE BOTTOM OF THE TRENCH IS ROCK, THE TRENCH SHALL BE EXCAVATED TO THE DEPTH BELOW THE BOTTOM OF THE PIPE SPECIFIED IN THE STANDARD SPECIFICATIONS AND BACKFILLED TO THE BOTTOM OF THE PIPE WITH NO. 57 STABILIZATION STONE.
- IF THE SOIL IN THE BOTTOM OF THE TRENCH IS DETERMINED TO BE UNSUITABLE, THE TRENCH SHALL BE OVER EXCAVATED TO A DEPTH DETERMINED BY THE PEACHTREE CITY WATER AND SEWERAGE AUTHORITY AND BACKFILLED TO THE BOTTOM OF THE PIPE WITH NO. 57 STABILIZATION STONE.

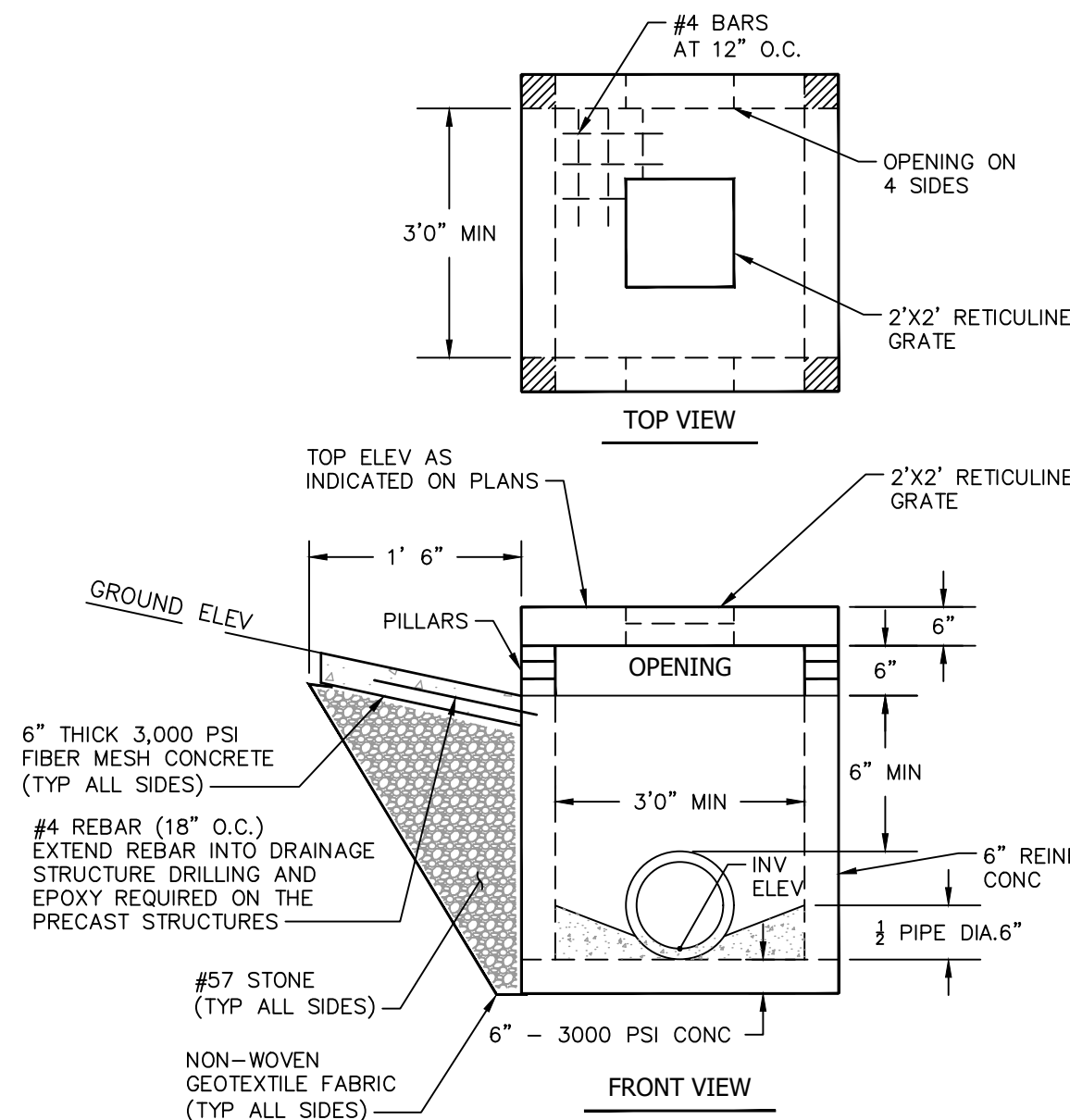
PEACHTREE CITY WATER & SEWERAGE AUTHORITY STANDARD DETAIL

REVISED: 08/31/2015

SCALE: N.T.S.

DETAIL NO.

110



NOTE: CONCRETE INVERT REQUIRED.

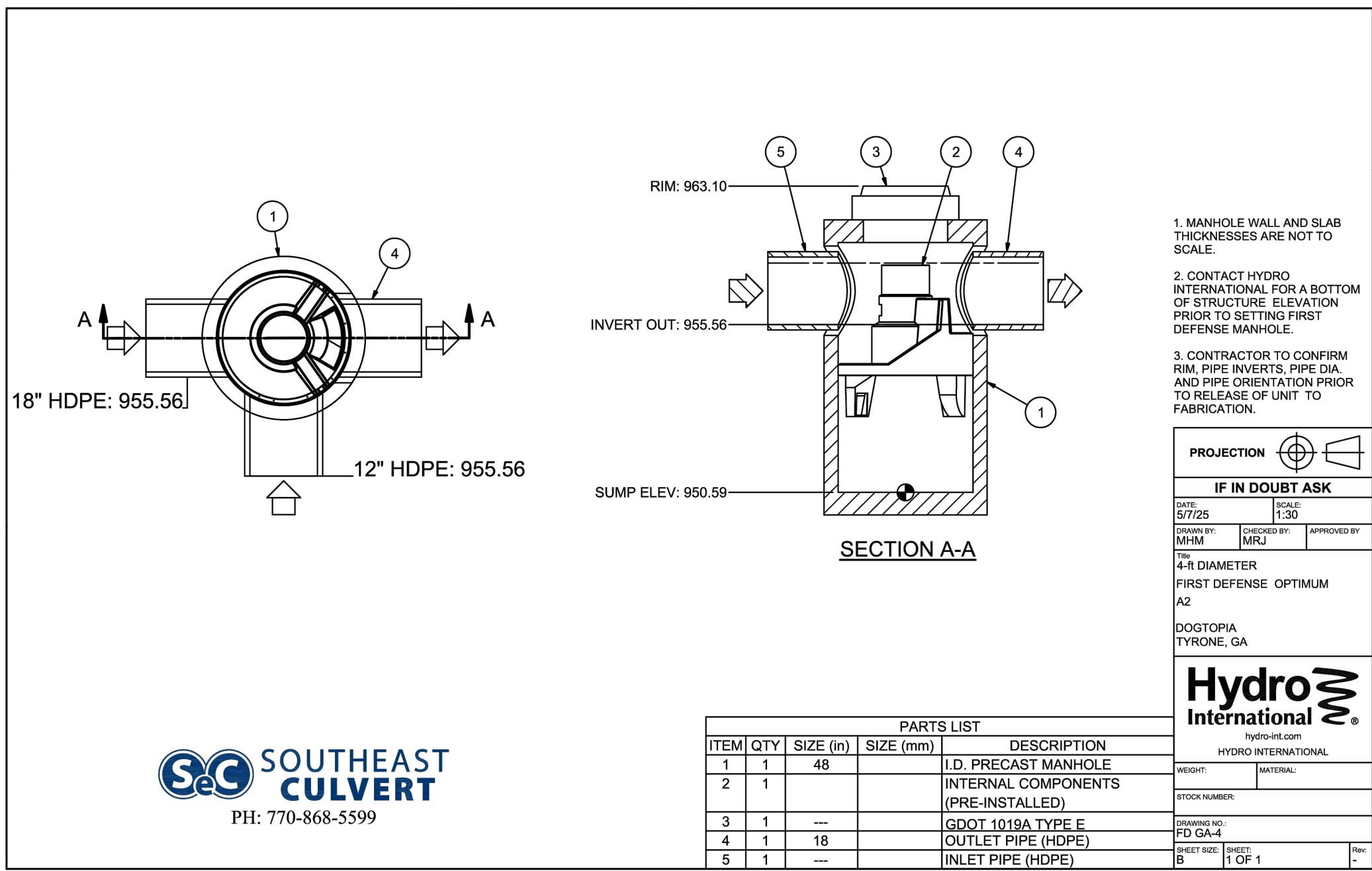
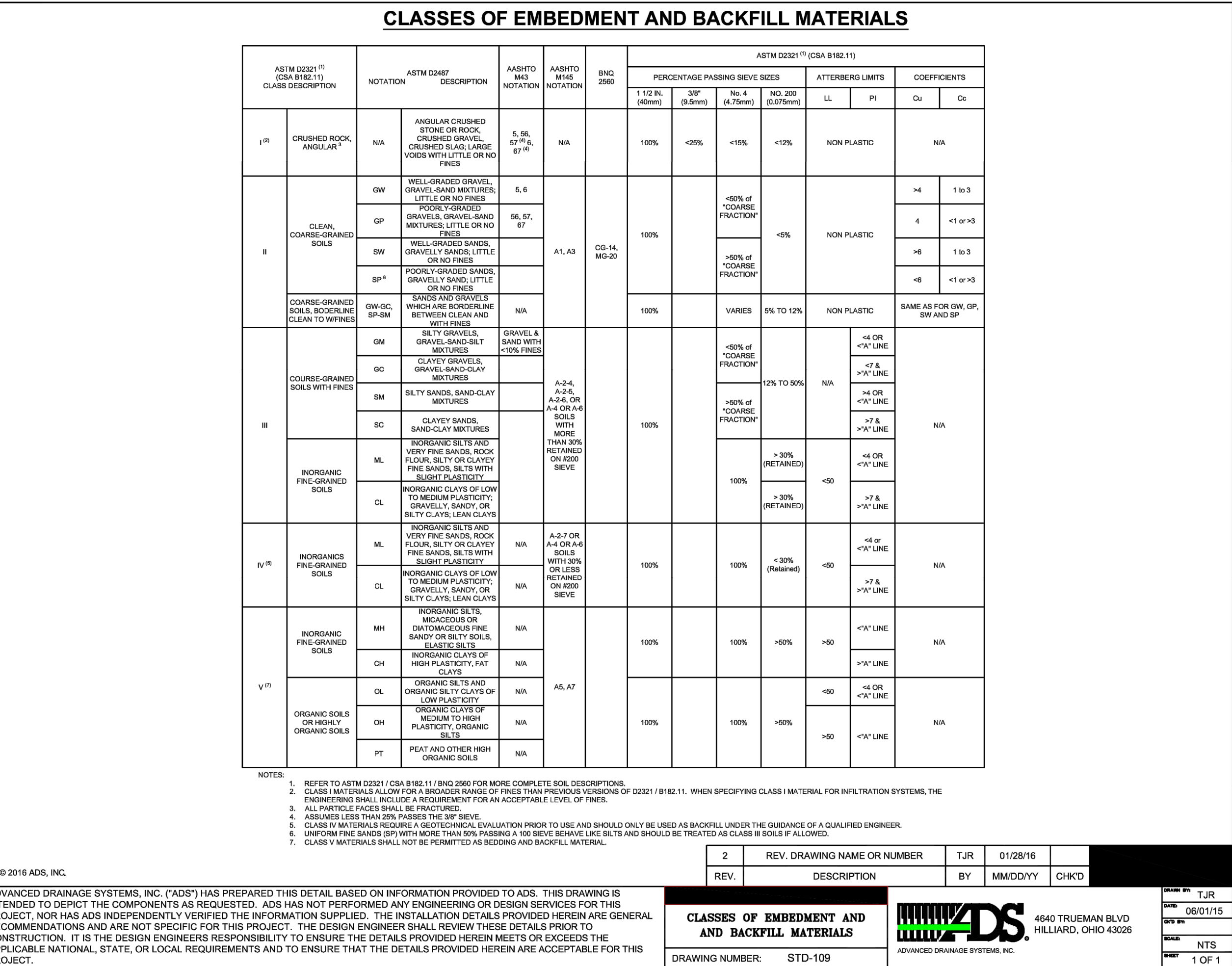
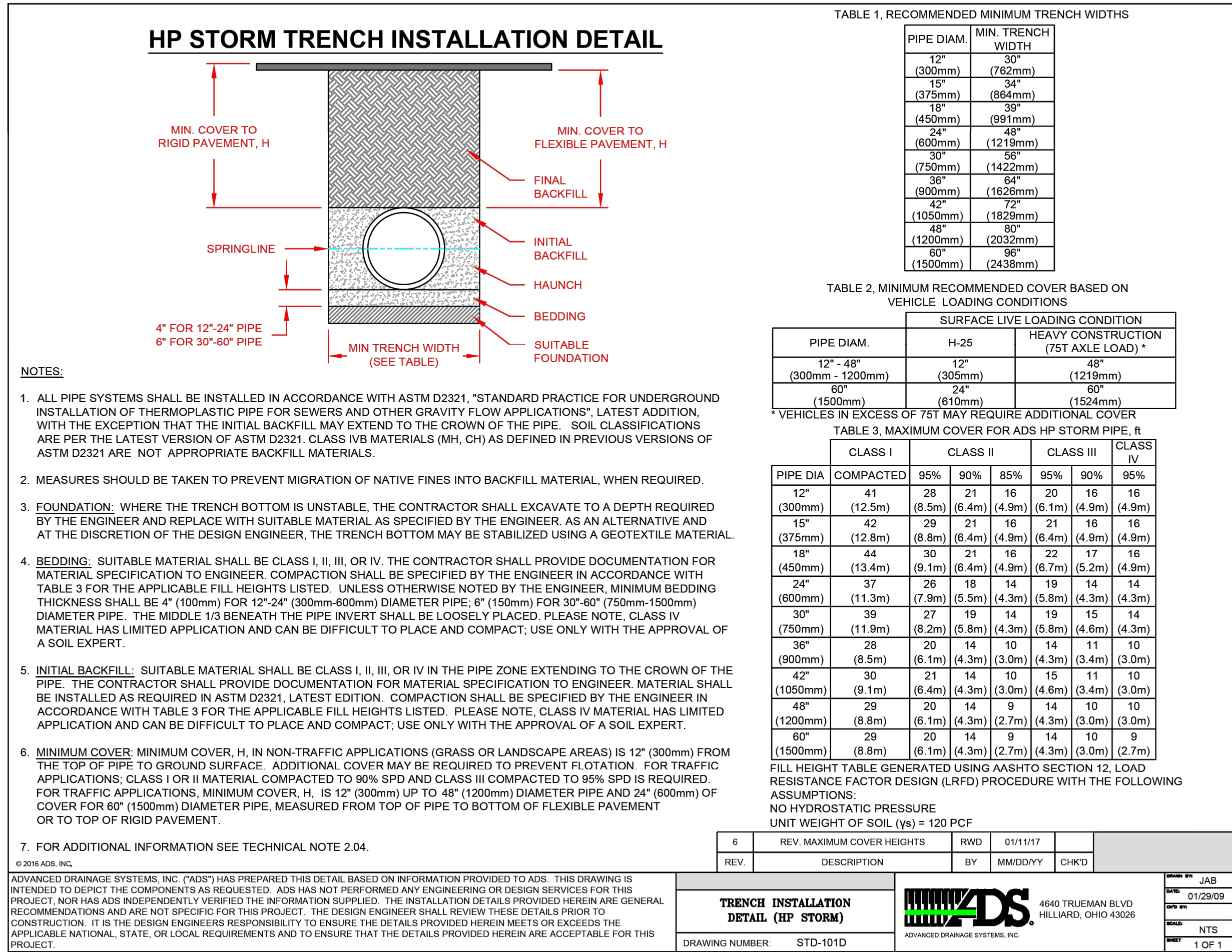
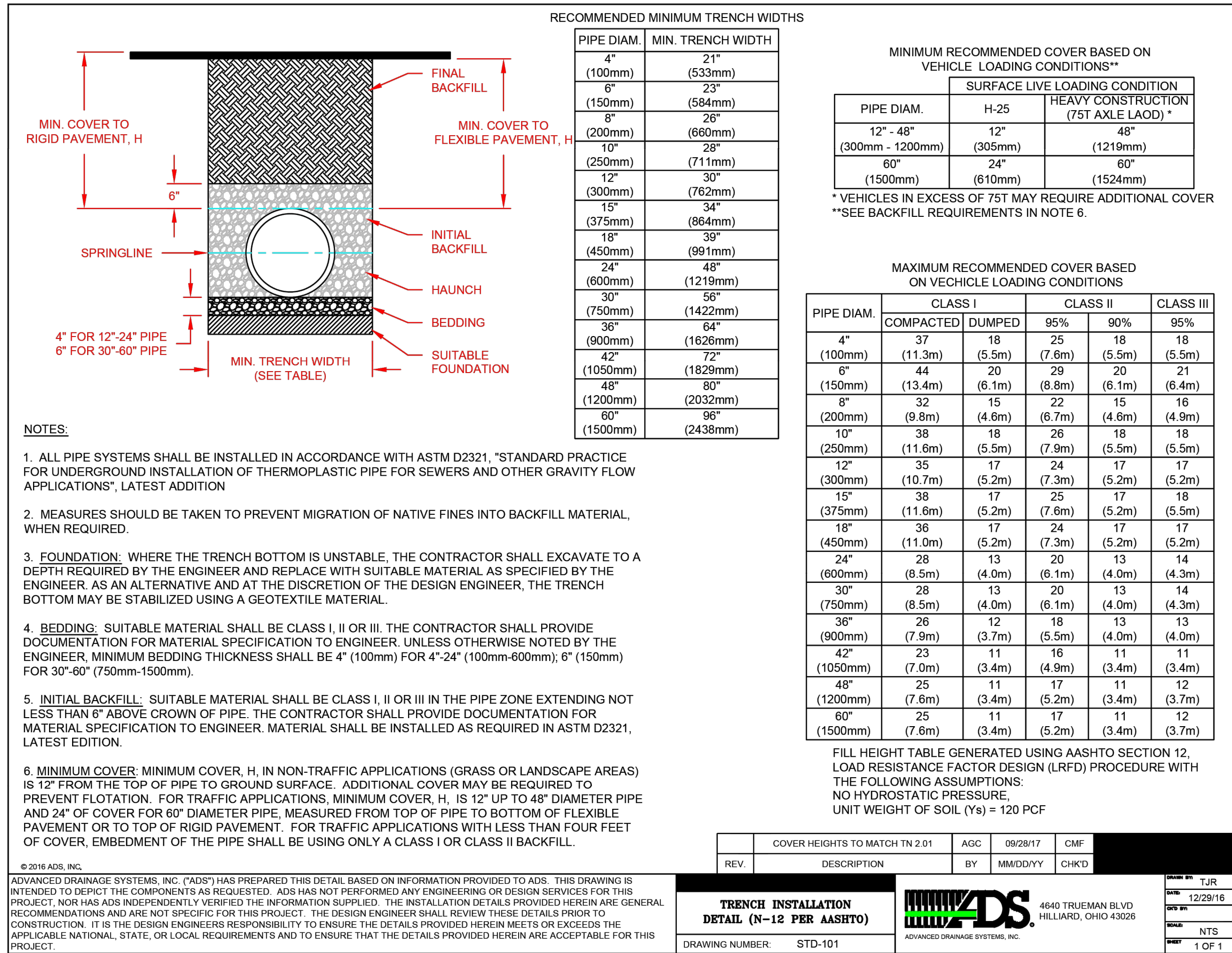
NOTES:

- ALL STRUCTURES SHALL BE PRECAST CONCRETE.
- LADDER BARS ARE REQUIRED IN ALL BASINS GREATER THAN 4'-0" DEEP.

RAISED LID INLET (PEDESTAL TOP)

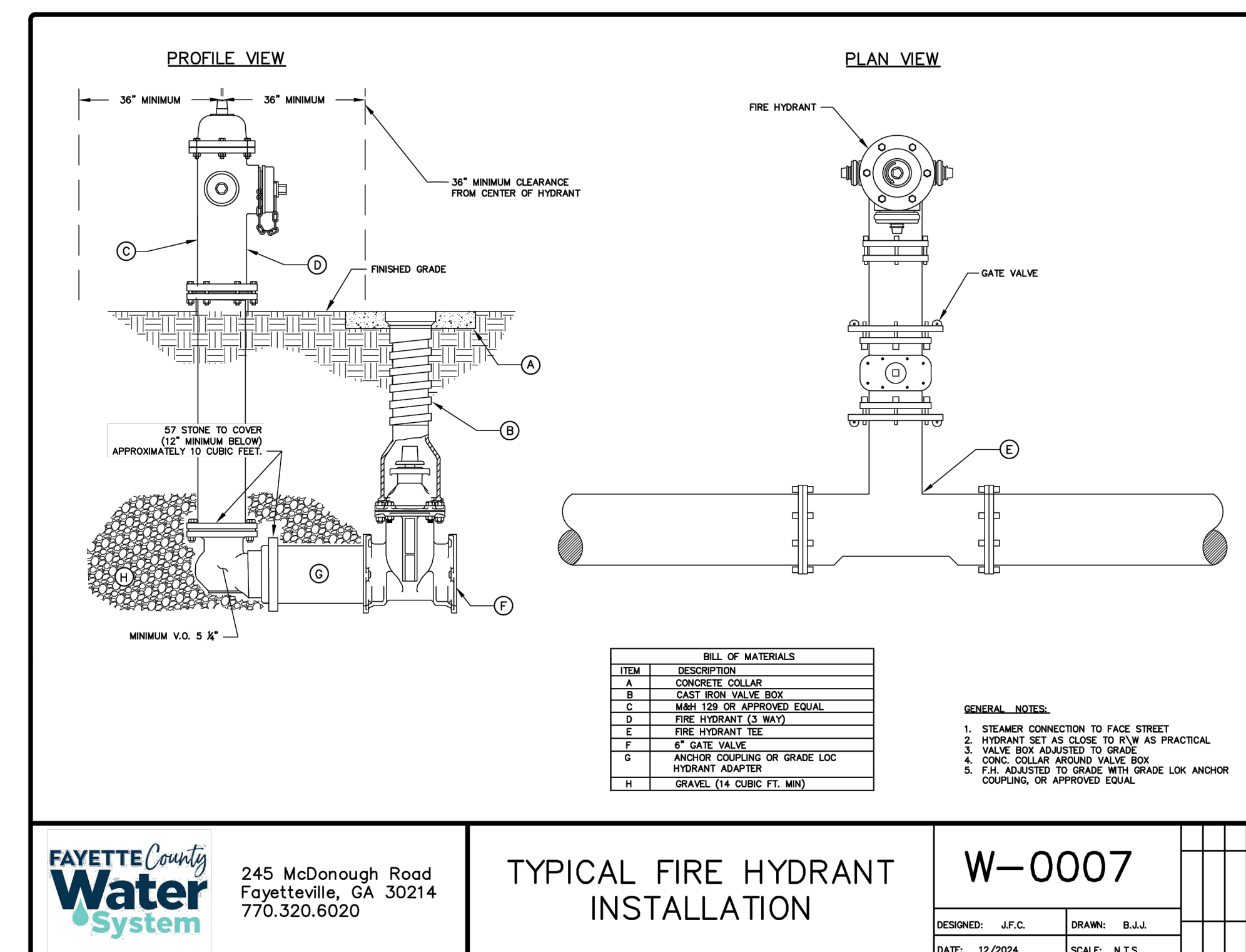
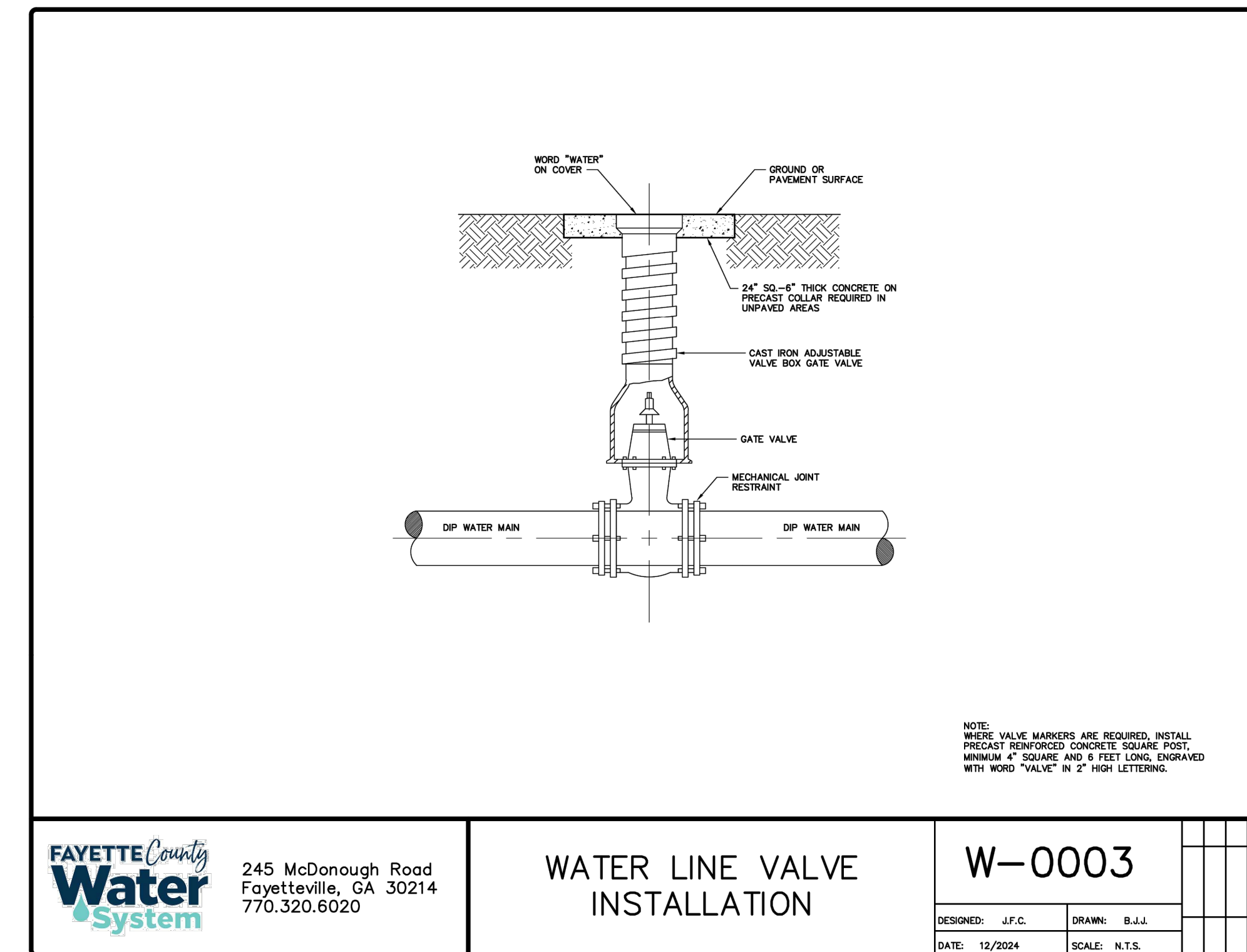
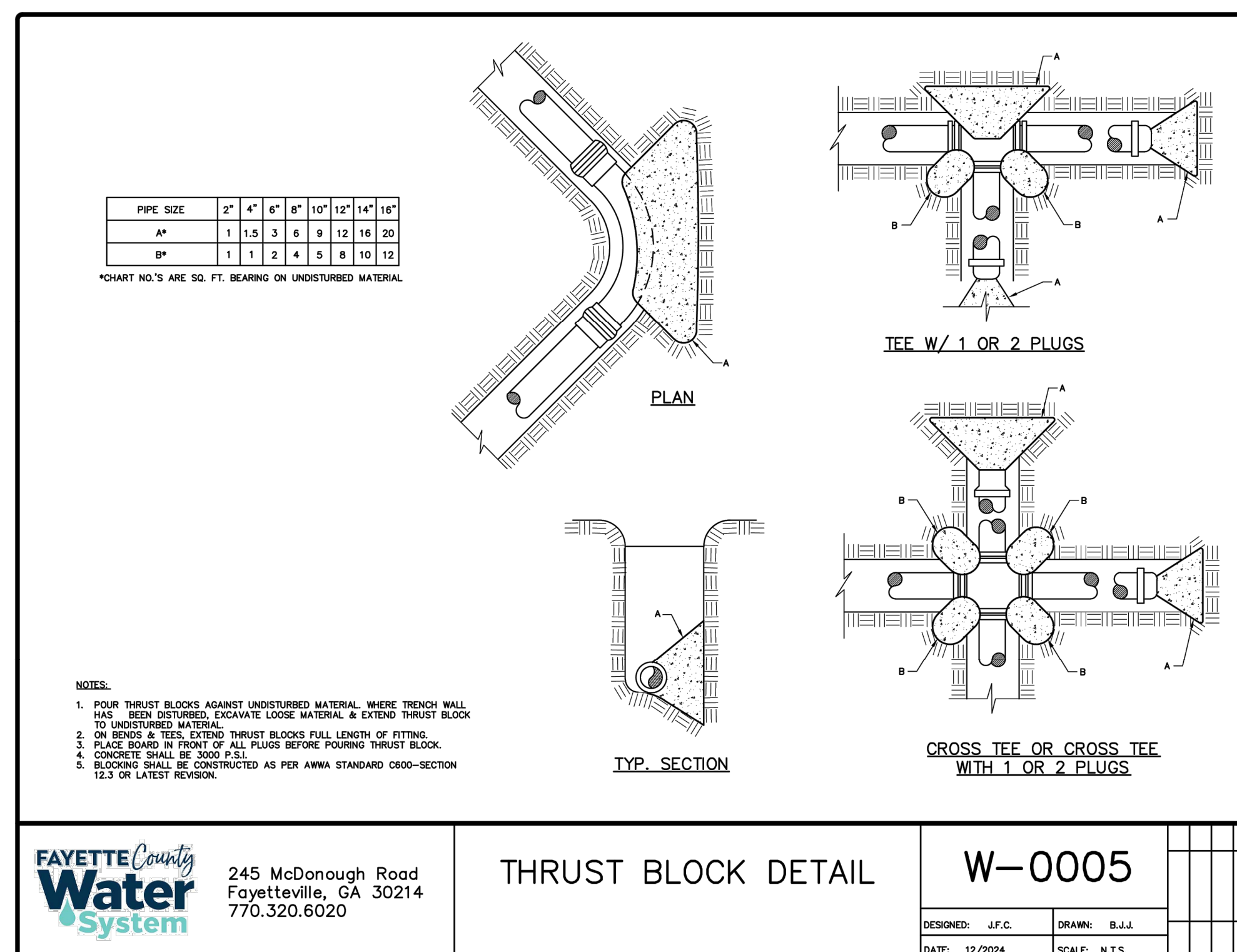
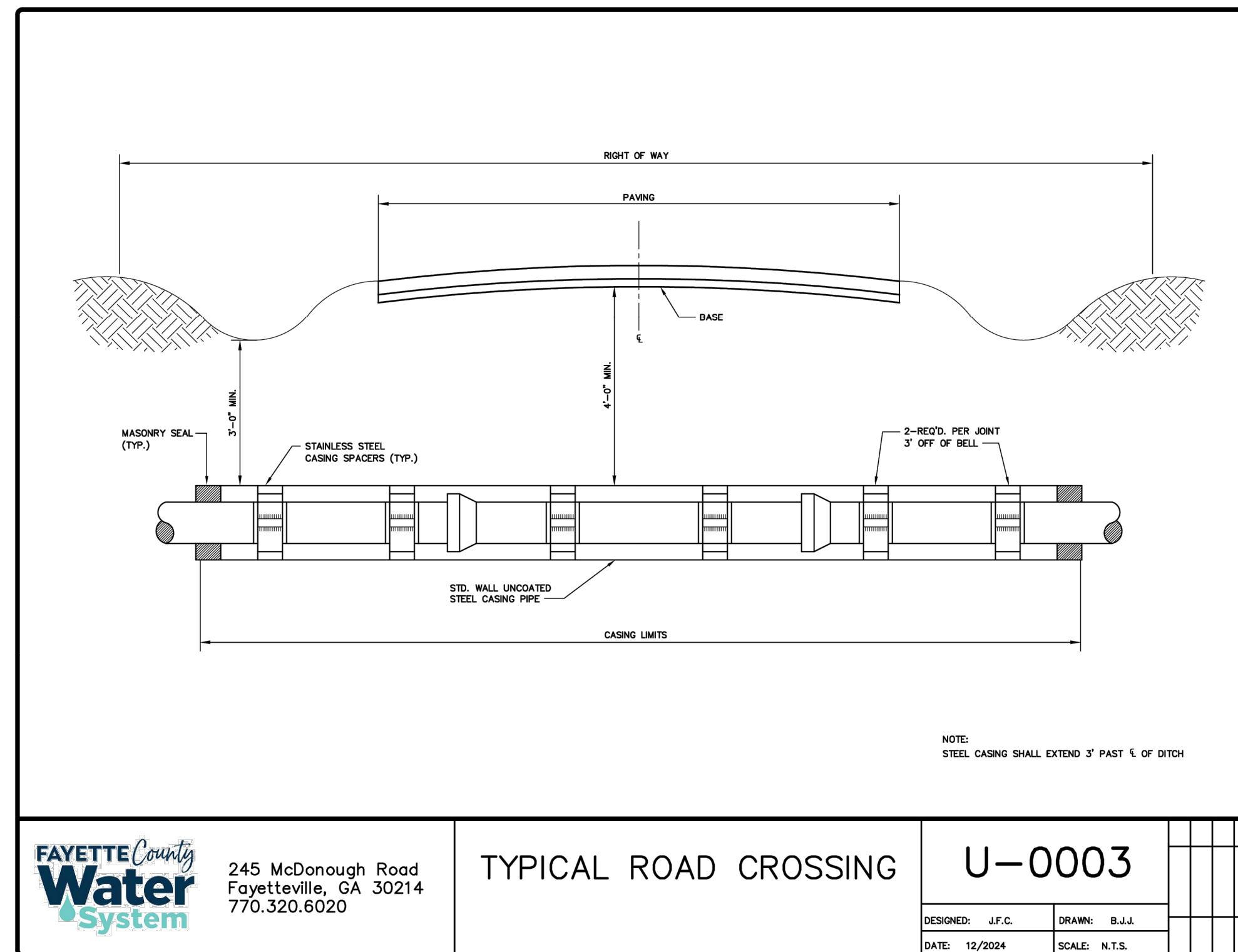
SCALE: N.T.S.

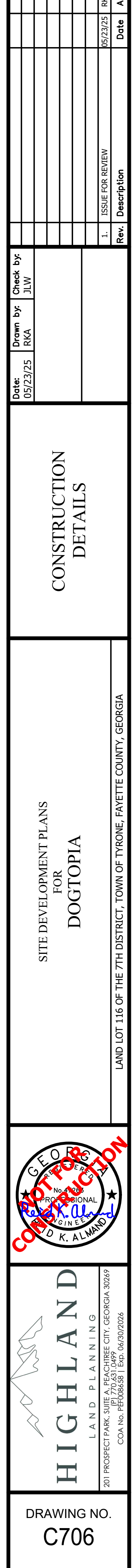
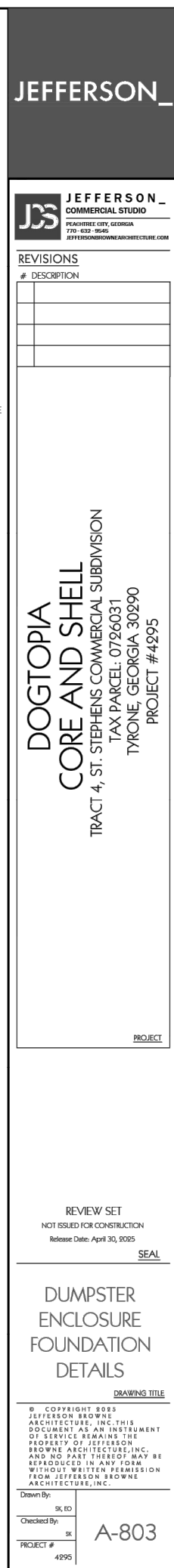
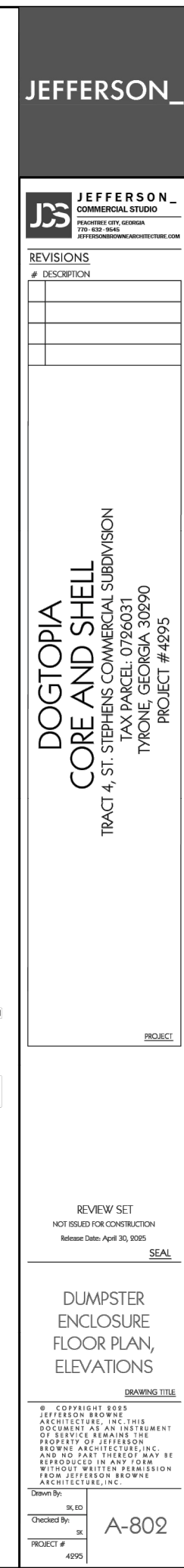
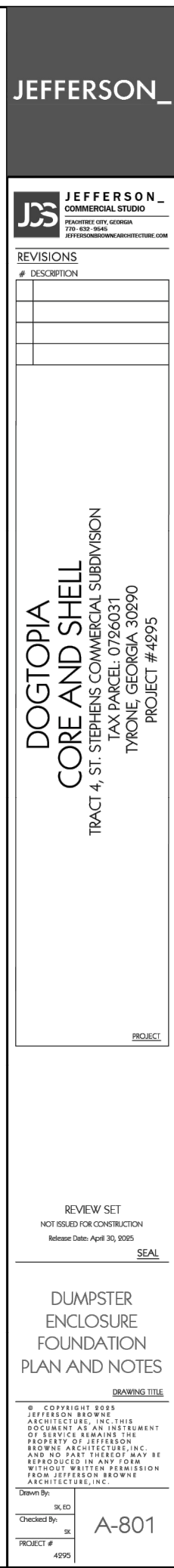
PIPE DIAMETER (INCHES)	TYPE	MINIMUM THICKNESS OF STEEL AND ALUMINUM															
		1-10	15-20	20-25	25-30	30-35	35-40	40-50	50-60	60-70	70-80	80-90	90-100	100-110	110-120	120-130	
12																	
15																	
18	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
24	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
30	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
36	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
42	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
48	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
54	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
60	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
66	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
72	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
78	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
84	STEEL R	1.2	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	.064	
90																	
96																	
102																	
108																	
114																	
120																	

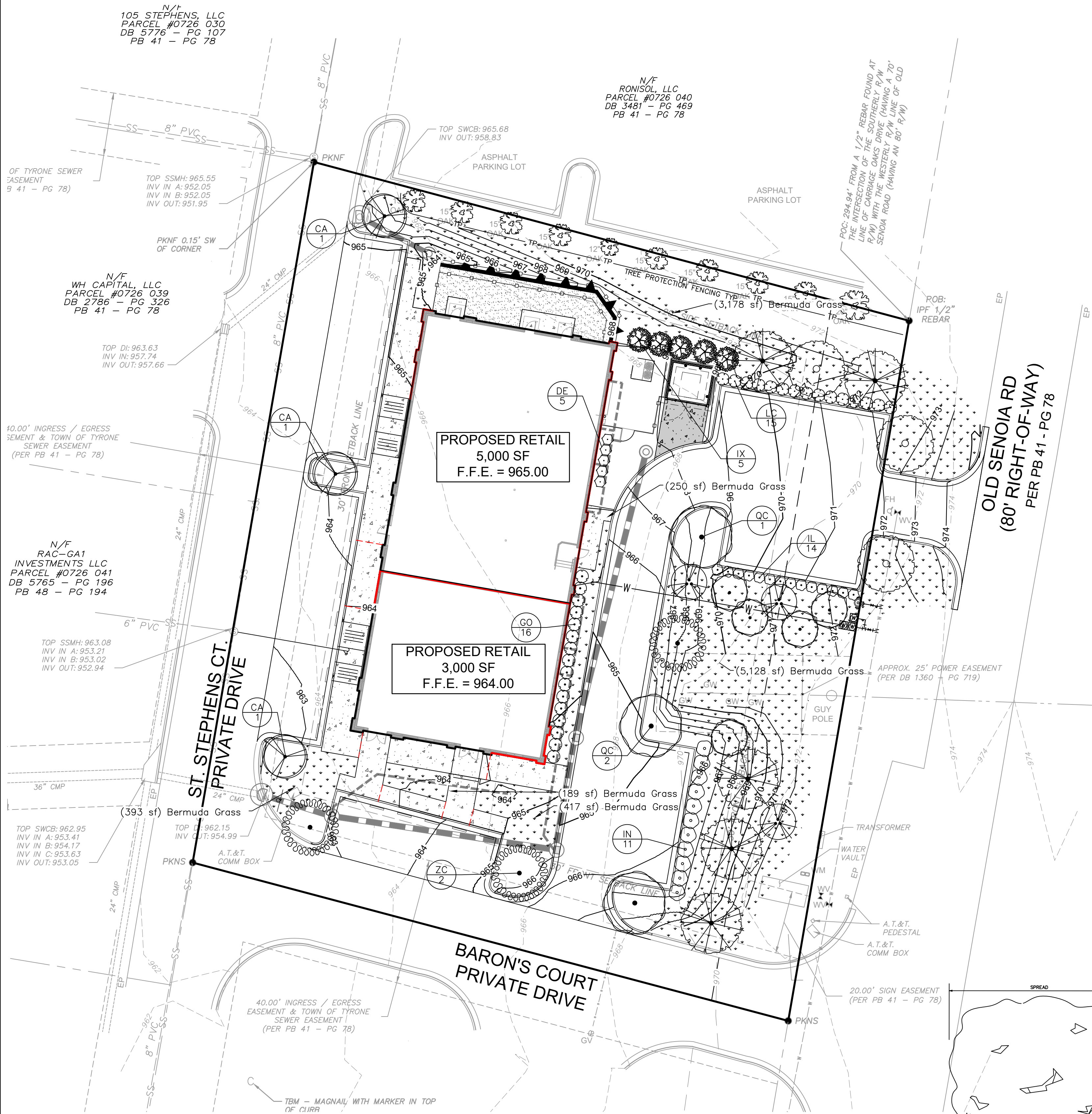


TYPICAL FAYETTE COUNTY WATER SYSTEM CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH FAYETTE COUNTY WATER SYSTEM (FCWS) SPECIFICATIONS.
2. ALL NEWLY INSTALLED WATER MAIN SHALL BE DUCTILE IRON PIPE.
3. ALL MATERIALS SHALL CONFORM TO FAYETTE COUNTY DEVELOPMENT SPECIFICATIONS.
4. THE CONTRACTOR SHALL PROVIDE FCWS SUBMITTALS ON ALL PIPE AND MATERIALS USED FOR APPROVAL. ANY WORK DONE BY THE CONTRACTOR SHALL BE AT HIS OWN RISK UNTIL REVIEW AND APPROVAL OF THESE SUBMITTALS ARE COMPLETE.
5. CONTRACTORS SHALL ADHERE TO ALL APPLICABLE OSHA REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE FCWS FIELD OPERATIONS SPECIALIST (770) 320-6020 TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL SCHEDULE TIE-IN, BLOCKING, BACTERIAL, AND PRESSURE & CHLORINATION TESTING INSPECTIONS THROUGH SAGESGOV PORTAL ([HTTPS://WWW.SAGESGOV.COM/FAYETTECOUNTY-GA](https://www.sagesgov.com/fayettecounty-ga)).
8. THE CONTRACTOR SHALL NOTIFY THE FCWS FIELD OPERATIONS SPECIALIST (770) 320-6020 TO SCHEDULE ADDITIONAL SITE VISITS FOR INSPECTIONS BEFORE ANY WORK IS HIDDEN FROM VIEW.
9. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING THE LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
10. ALL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRING RELOCATION OR ADJUSTMENT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS SHALL BE RELOCATED OR ADJUSTED AT THE CONTRACTOR'S EXPENSE.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE HIS WORK WITH EXISTING UTILITIES WHICH CONFLICT WITH HIS WORK. CONTRACTOR SHALL MAINTAIN SUCH UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN.
12. WATER LINES SHALL HAVE A MINIMUM COVER OF 4 FEET FROM FINISHED GRADE.
13. ALL WATER MAIN CROSSING UNDER A ROADWAY (PAVED OR UNPAVED) INTENDED FOR VEHICULAR PASSAGE SHALL BE IN STEEL CASING AS PER FCWS SPECIFICATIONS.
14. ALL VALVES AND FITTINGS ARE TO BE RESTRAINED WITH APPROPRIATE TYPE AND NUMBER OF EBBA IRON OR UNIFLANGE RESTRAINT SYSTEM APPURTENANCES APPROVED BY THE FCWS PRIOR TO CONSTRUCTION. ANY CONCRETE BLOCKING THAT IS ALLOWED SHALL BE INSTALLED TO UNDISTURBED EARTH.
15. ALL VALVE BOXES ARE TO HAVE COLLARS AND MARKERS AS REQUIRED BY THE FCWS. IN ADDITION, ALL VALVES SHALL BE MARKED WITH A SAWED "V" NOTCH PAINTED BLUE ON THE CURB.
16. MINIMUM HORIZONTAL AND VERTICAL DISTANCES BETWEEN WATER LINES AND OTHER UNDERGROUND UTILITIES OR STRUCTURES SHALL BE 2 FEET.
17. WATER LINES SHALL BE INSTALLED AFTER CURB AND GUTTER AND 7 FEET FROM THE BACK OF THE CURB OR PER AS APPROVED UTILITY PLACEMENT DETAIL. END OF MAIN SHALL HAVE HYDRANT.
18. NO SERVICE TAPS SHALL BE INSTALLED BENEATH PAVEMENT.
19. ALL SERVICE LINES CROSSING UNDER PAVEMENT OR IN FRONT OF LOTS SHALL BE ENCASED IN 2 INCH CONDUIT MATERIAL APPROVED BY FAYETTE COUNTY WATER SYSTEM.
20. ALL WATER SERVICES SHALL BE MARKED WITH A SAWED "W" NOTCH PAINTED BLUE ON THE CURB.
21. SINGLE AND DOUBLE WATER SERVICE LINES SHALL BE MINIMUM OF 1 INCH TYPE K COPPER. FOR DOUBLE SERVICES 3/4 INCH COPPER AFTER WYE WILL BE ALLOWED AND SHALL BE NO MORE THAN 4 FEET IN LENGTH. SERVICE SHALL TERMINATE WITH CURB STOP AND METER BOX. METER BOX LOCATION SHALL BE APPROVED BY FCWS.
22. METER BOXES SHALL BE PLASTIC/COMPOSITE WITH 1-7/8" DIAMETER OPENING TO ALLOW FOR ATTACHMENT OF CELLULAR METER ENDPOINT.
23. CURB STOP SHALL BE HORIZONTAL WITH A DEPTH BETWEEN 9-11 INCHES CENTER OF FLOW FROM FINAL GRADE.
24. ALL FIRE HYDRANTS SHALL BE 5 1/4 INCH VALVE OPENING M&H STYLE 129.
25. NEW WATER LINE SHALL BE PRESSURE TESTED FOR 2 HOURS AT 200 PSI. UNACCEPTABLE LEAKAGE SHALL BE REPAIRED AND WATER LINE SHALL BE RETESTED PRIOR TO ACCEPTANCE BY FAYETTE COUNTY WATER SYSTEM. MAIN MUST BE DISINFECTED PRIOR TO BEING PLACED IN SERVICE AND HAVE PASS BACTERIAL TEST.





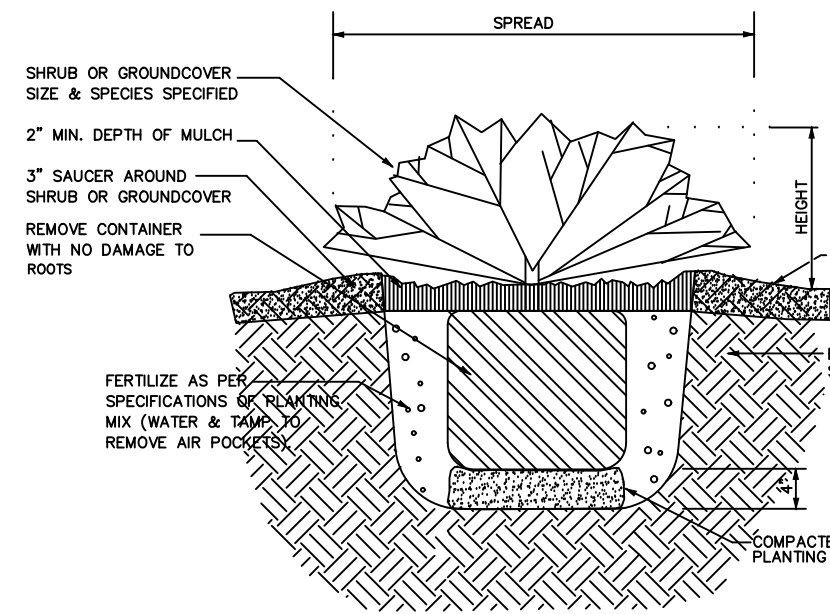


landscape calculations
REQUIRED 1 canopy tree min (2.5" cal) per 1,000 sf of permanently disturbed area & 1 understory tree (1" cal) per 1,000 sf of permanently disturbed area

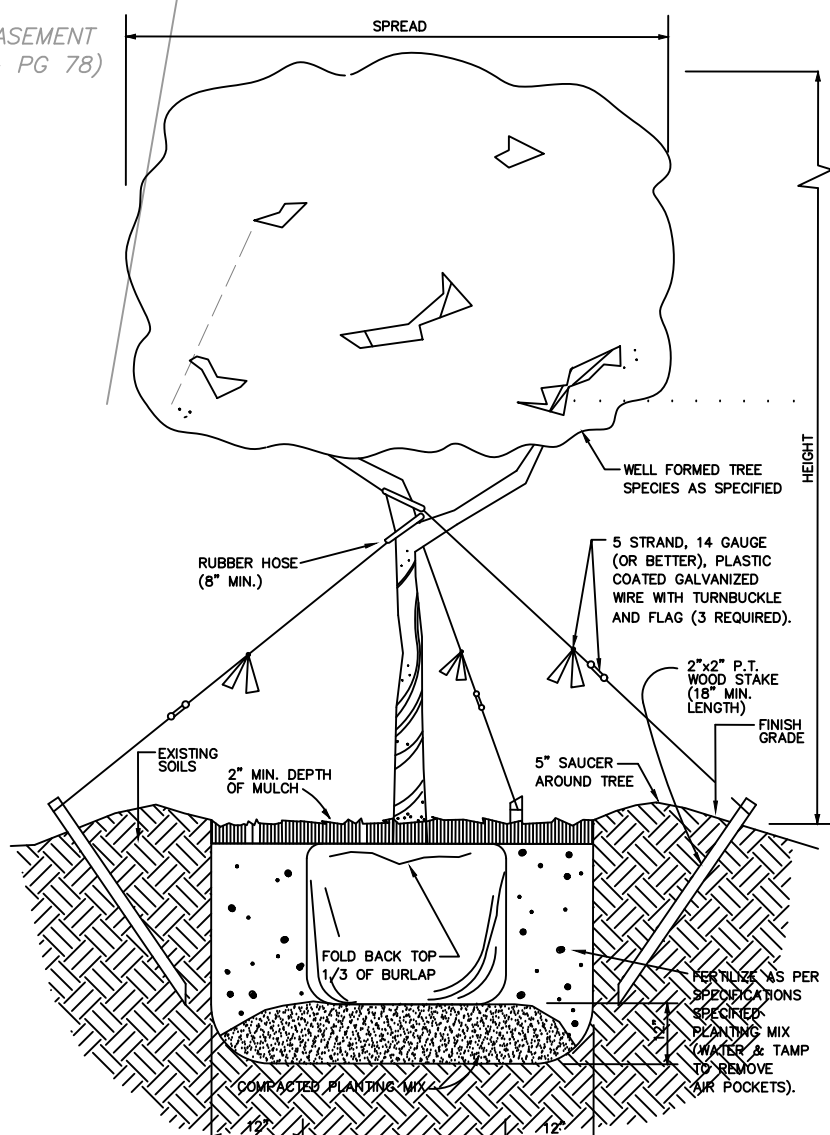
total sf of permanently disturbed area : 22,215 sf
22,215 / 1000 x 2.5 (required overstory inches) = 55.5" required overstory inches
22,215 / 1000 x 1 (required understory inches) = 22" required understory inches
total required inches: 77.5"

PROVIDED
14 OVERSTORY TREES @ 4" CAL = 56"
11 UNDERSTORY TREES @ 2" CAL = 22"
TOTAL PROVIDED ON SITE : 78"

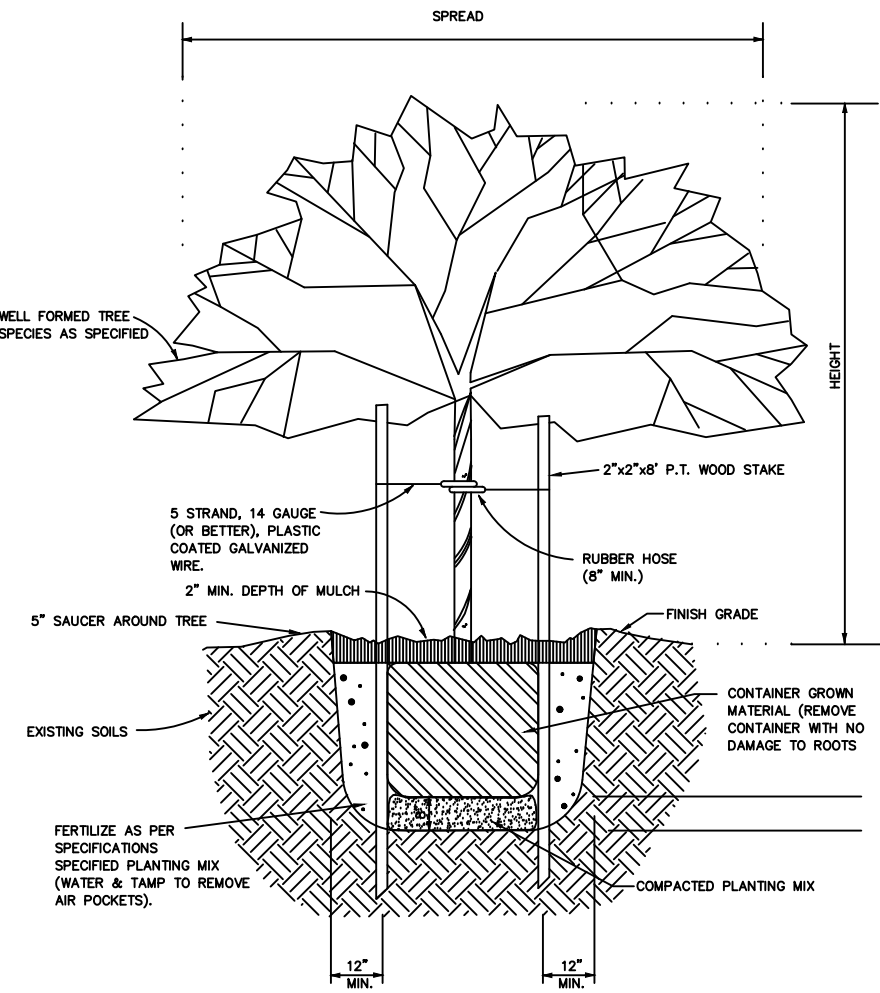
TREE DENSITY UNITS
REQUIRED 100 UNITS PER ACRE
site ac : 1.0 ac
EXISTING DENSITY FACTOR:
8: 15" OAKS @ 40 EA = 320 EDU
1: 12" OAKS @ 35 EA = 35 EDU
TOTAL EDU : 355 EDU
0.79 x 100 = 79 SDF REQUIRED
79 SDF = 355 EDU - 0 RDU REQUIR
REQUIREMENT MET



SHRUB AND GROUNDCOVER DETAIL



LARGE TREE PLANTING DETAIL



SMALL TREE PLANTING DETAIL

PLANT_SCHEDULE_SITE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
TREES							
	CA	3	Carpinus caroliniana	American Hornbeam	2" Cal.	B&B	MIN 8' HT
	KD	3	Cornus kousa 'Dwarf Pink'	Kousa Dogwood	2" Cal.	B&B	MIN 8' HT
	IX	5	Ilex x 'Magland'	Oakland™ Holly	4' Ht.	B&B	MIN 4' HT
	PC	5	Pistacia chinensis	Chinese Pistache	2" Cal.	B&B	MIN 8' HT
	QC	3	Quercus coccinea	Scarlet Oak	4" CAL	B&B	MIN 12' HT
	NUT	5	Quercus nuttallii	Nuttall Oak	4" CAL	B&B	MIN 12' HT
	UP	3	Ulmus parvifolia	Chinese Elm	4" CAL	B&B	MIN 12' HT
	ZC	3	Zelkova carpinifolia	Zelkova	4" CAL	B&B	MIN 12' HT
SHRUBS							
	DE	5	Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal.	Pot	
	GO	16	Gardenia jasminoides 'Leetwo'	ScentAmazing Gardenia	3 gal.	POT	
	IN	11	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	Pot	
	IL	14	Itea virginica 'Little Henry'™	Virginia Sweetspire	3 gal.	Pot	
	LC	15	Loropetalum chinense 'Crimson Fire'	Crimson Fire Loropetalum	3 gal.	Pot	
GROUND COVERS							
	CT2	9,564 sf	Cynodon dactylon 'Tif 419'	Bermuda Grass	sod		

TREE PROTECTION NOTES

COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE TREE REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.

WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL PLATTED LOTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSERYMEN.

TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.

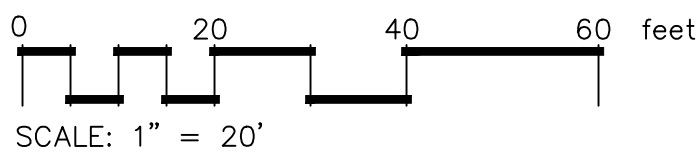
TREE PROTECTION SHALL BE ENFORCED ACCORDING TO STANDARDS ESTABLISHED IN ARTICLE V OF THE TOWN OF TYRONE LAND DEVELOPMENT ORDINANCE.

COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.

WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

LANDSCAPE PLAN NOTES:

- TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.
- TREE PROTECTION SHALL BE ENFORCED ACCORDING TO STANDARDS ESTABLISHED IN ARTICLE V OF THE TOWN OF TYRONE LAND DEVELOPMENT ORDINANCE.
- COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.
- WITH THE EXCEPTION OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSERYMEN.
- ANY TREE SPECIES NOT INCLUDED IN THE TOWN'S ORDINANCE ARE SUITABLE FOR THE SITE, EXPECTED TO THRIVE IN THE APPLICABLE USDA PLANT HARDINESS ZONE, AND WILL NOT HAVE A NEGATIVE ECOLOGICAL IMPACT ON LOCAL, NATIVE TREE SPECIES (I.E. THESE TREES THEY ARE NOT CONSIDERED INVASIVE SPECIES).
- THE DEVELOPER SHALL GUARANTEE ALL PLANT MATERIALS AND PROVIDE ADEQUATE MAINTENANCE OF THE ABOVE IMPROVEMENTS FOR A MINIMUM OF ONE YEAR FROM IMPLEMENTATION. THE TOWN SHALL INSPECT SAID IMPROVEMENTS DURING THAT PERIOD TO ENSURE THAT THE APPROVED PLAN HAS BEEN FULLY IMPLEMENTED AND MAINTAINED. IF THE IMPROVEMENTS HAVE DETERIORATED WITHIN THAT ONE-YEAR PERIOD, SUCH LANDSCAPING SHALL BE REPLACED BY THE DEVELOPER.
- AN APPROVED LANDSCAPE PLAN MUST BE IMPLEMENTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, OR THE DEVELOPER MAY CHOOSE TO PROVIDE THE TOWN CLERK WITH A PERFORMANCE BOND OR OTHER ACCEPTABLE SECURITY IN AN AMOUNT EQUAL TO 110 PERCENT OF THE TOWN'S ESTIMATED COST OF THE REQUIRED IMPROVEMENTS WHICH HAVE NOT BEEN INSTALLED OR ARE NOT INSTALLED IN A SATISFACTORY MANNER.
- UPON POSTING THIS BOND OR SECURITY, THE DEVELOPER SHALL HAVE A ONE-YEAR PERIOD IN WHICH TO COMPLETE THE REQUIRED IMPROVEMENTS IN A SATISFACTORY MANNER. OR THE BOND OR OTHER SECURITY SHALL BE FORFEITED AND REVOKED, AND THE TOWN SHALL THEN TAKE WHATEVER ACTION IS NECESSARY TO HAVE THE DEVELOPER COMPLETE THE REQUIRED IMPROVEMENTS AS SOON AS POSSIBLE THEREAFTER.



LANDSCAPE PLAN / TREE PROTECTION PLAN

REVISIONS

1	2	3	4
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DATE:	5/19/2025
SCALE:	1"=20'
FILE NUMBER:	
DRAWN BY:	WRE
REVIEWED BY:	WRE



5/19/2025
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LS 1.0