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

. <u>ARCHITECT</u>

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:

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.

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. <u>ECOLOGY:</u>WETLANDS AND STATE WATERS ARE NOT PRESENT ON SITE, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- 11. <u>FLOODPLAIN:</u> 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. <u>UTILITIES:</u> 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. <u>FIRE PROTECTION:</u> 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 SENOIA 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. <u>SIGN PERMIT REQUIRED:</u> 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
Chaot Number	
Sheet Number	
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
L100	LANDSCAPE PLAN

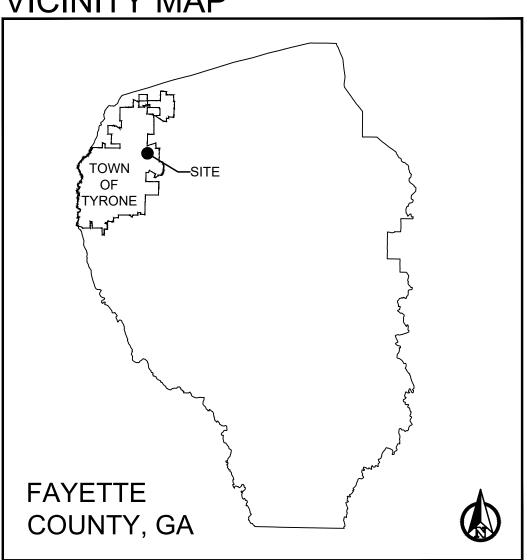
PLANS EXPIRE 12 MONTHS FROM APPROVAL DATE UNLESS A LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY DEVELOPMENT INSPECTOR.

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

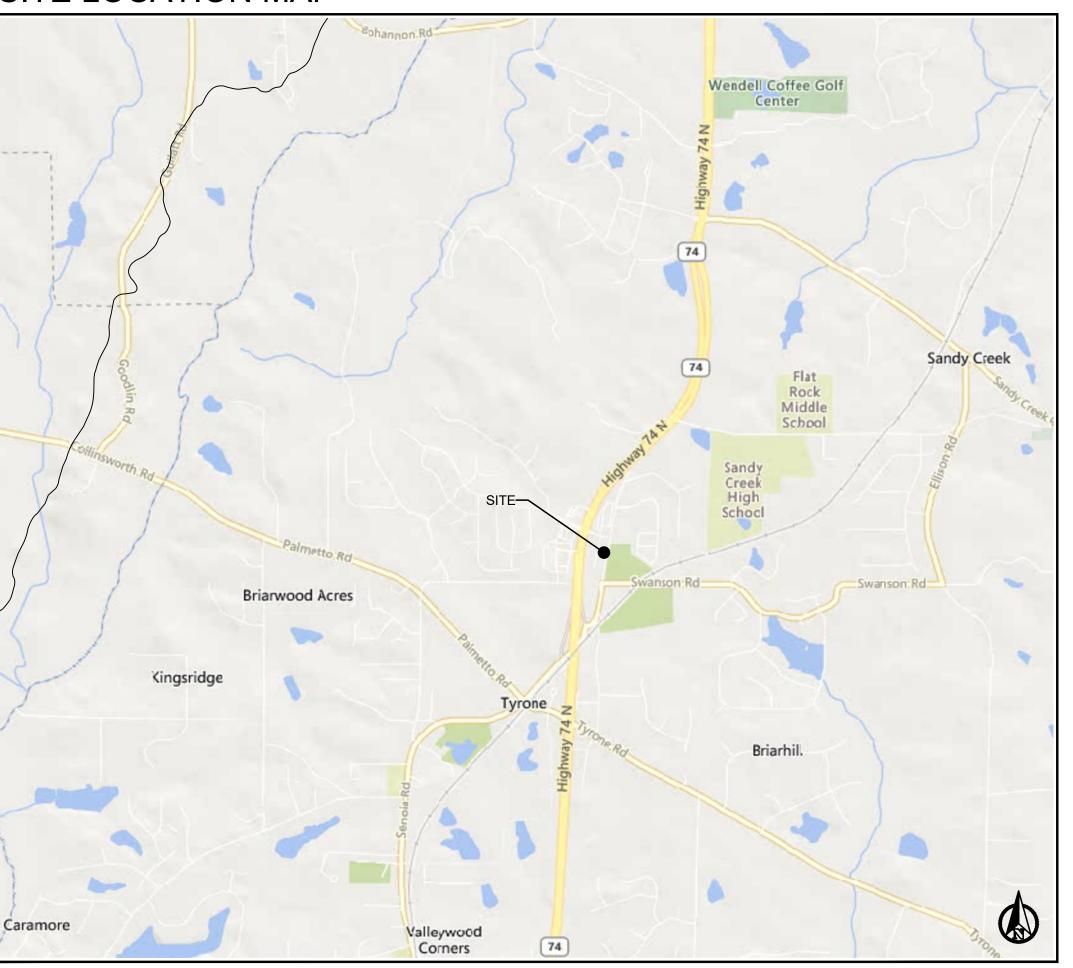


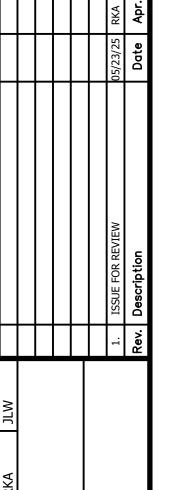
SITE DEVELOPMENT PLANS FOR DOGTOPIA

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





OVER

DOGTOPIANS

TOR

No 4 28 A

I G H L A N D

L A N D P L A N N I N G

SSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30269

(P) 770,631,0499





GENERAL NOTES:

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

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

EMAIL: LYNN.ORTMAN@DOGTOPIA.COM

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

4. <u>ZONING:</u> C2 (HIGHWAY COMMERCIAL)

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

FRONT = 50 F1 SIDE = 30 FT REAR = 20 FT BUFFER =20 FT

NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING 25 FOOT REAR SETBACK AT SENOIA ROAD.

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

- 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 #13113C0077E DATED: SEPTEMBER 26
- 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
- 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; MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE. BUT NOT BE LIMITED TO. REGRASSING, 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
- 25. CONTRACTOR TO COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTION.

- 26. CONTRACTOR IS TO COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH ARE
- 27. SIGNS SHALL BE PERMITTED THRU PLANNING AND ZONING DEPARTMENT.
- 28. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS OF LANDSCAPE AREAS SHOW CLEAR SPACE, AND ARE TYPICALLY BACK OF CURB UNLESS OTHERWISE NOTED.
- 29. ALL SITE LIGHTING TO BE BUILDING MOUNTED. NO PARKING LOT POLES REQUIRED

DEMOLITION NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- 4. ALL AREAS NOTED ON SHEET C100 SHALL BE DEMOLISHED AND REMOVED FROM THE SITE AFTER THE INSTALLATION OF EROSION CONTROL MEASURES AND PRIOR TO BEGINNING SITE WORK. CONTRACTOR SHALL COORDINATE DEMOLITION WITH OTHER SHEETS IN THIS PACKAGE. ITEMS REQUIRING DEMOLITION BASED ON NEW CONSTRUCTION AND NOT DETAILED ON THIS SHEET SHALL ALSO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH DEMOLITION REQUIREMENTS.
- SAWCUT EDGES OF ASPHALT DEMOLITION, PATCH AND REPAIR, AS NECESSARY.
- COMPLETELY REMOVE TREES EFFECTING NEW WORK ONLY. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES TAKEN OUT THAT ARE NOT IN CONFLICT WITH SITE IMPROVEMENTS. REFER TO SHEET C100 FOR LOCATION OF TREE PROTECTION FENCING.

GRADING/CONSTRUCTION NOTES:

- ALL CONTOURS ON PAVEMENT, OR ELSEWHERE, ARE TOP OF FINISHED PAVEMENT OR SURFACE.
- SLOPES AND DISTURBED AREAS NOT COVERED BY PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND COVERED WITH MATTING AS DESIGNATED ON EROSION CONTROL FERTILIZED AND WATERED TO PROVIDE A HEARTY, MOWABLE STAND OF GRASS. SMALL ROCKS AND DEBRIS MUST BE REMOVED. ISLANDS TO BE BACKFILLED TO TOP OF CURB WITH TOPSOIL AND GRADED TO DRAIN.
- EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS. IMPORTING AND EXPORTING OF SOIL MAY BE REQUIRED TO RAISE/LOWER SITE TO FINAL GRADES.
- MAXIMUM SLOPES ON CUT OR FILL SECTIONS SHALL NOT EXCEED 2:1 UNLESS OTHERWISE NOTED.
- 5. SEE SHEETS C500 C530 FOR SITE EROSION CONTROL MEASURES.
- 6. CLEARING LIMITS DETAILED ON THE TREE PROTECTION PLAN.
- 7. HDPE (HIGH DENSITY POLYETHYLENE) SHALL BE USED FOR ALL STORM PIPING UNLESS OTHERWISE NOTED.

UTILITY NOTES

- WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEMS, LOCATED AT 245 MCDONOUGH ROAD, FAYETTEVILLE, GEORGIA. FAYETTE COUNTY WATER SYSTEMS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WATER CONSTRUCTION.
- SEWER SERVICE PROVIDED BY TOWN OF TYRONE ENVIRONMENTAL MANAGEMENT, LOCATED AT 950 SENOIA ROAD, TYRONE GEORGIA, CONTACT SCOTT LANGFORD, (770) 487-4038.
- 2. ALL FIRE SERVICE WATER PIPE SHALL BE C900 UNLESS OTHERWISE INDICATED HEREIN. ALL DOMESTIC WATER SERVICE PIPE 3-INCHES AND SMALLER SHALL BE PVC SCH 80. LARGER DOMESTIC SERVICE PIPE SHALL BE C900.
- FAYETTE COUNTY WATER SYSTEMS STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER CONSTRUCTION.
- THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL PADS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER OR LOCAL UTILITY TO THE BUILDING.
- THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL TELEPHONE PEDESTALS FROM THE LOCAL UTILITY COMPANY AND PROVIDING SERVICE FROM THE LOCAL UTILITY TO THE BUILDING.
- 6. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- 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.
- SANITARY SEWER PIPE SHALL BE PVC SDR 26 ASTM 3034 FOR PIPES LESS THAN 16' DEEP AND GREATER THAN 4' DEEP UNLESS OTHERWISE NOTED. PVC PIPE SHALL BE BELL AND SPIGOT TYPE WITH INTEGRAL BELL AND RUBBER GASKETS. ALL OTHER PIPE SHALL BE DUCTILE IRON CLASS 50 AWA C150, ANSI: A21.S1 WITH PUSH ON OR MECHANICAL JOINTS.
- ALL SANITARY SEWER LATERALS SHALL BE PVC SDR26 AND SIZED AT 6-INCH MINIMUM. LATERALS SHALL BE INSTALLED AT A MINIMUM 1% SLOPE. SEE PLUMBING PLANS FOR CONTINUATION AT BUILDING.
- 10. ALL CONNECTIONS TO STRUCTURES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOTS.
- 11. ALL WATER PIPE 3" AND SMALLER SHALL BE PVC SCH 80.
- 12. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' COVER OVER ALL SEWER AND WATER LINES.
- 13. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH FAYETTE COUNTY WATER
- 14. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS EIGHTEEN INCHES (18").
- 15. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND SIZE BY THE CONTRACTOR.
- 16. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, SHALL BE CONNECTED AND INSTALLED BY THE CONTRACTOR. THIS INCLUDES ANY PERMITTING OR CONNECTION FEES THAT MAY BE REQUIRED. ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
- 17. ALL WATER AND SEWER LINES ARE TO BE LOCATABLE BY USE OF WIRE OR DETECTABLE TAPE.
- 18. FOR ALL UTILITY CROSSINGS UNDER EXISTING ROADS, USE DIRECTIONAL BORE OR JACK AND BORE UNLESS APPROVED BY THE CITY ENGINEER. IF PAVEMENT CUTS ARE PROPOSED PROVIDE DETAIL FOR

APPROVAL BY THE CITY ENGINEER.

- 17. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. ANY ACCIDENTAL BREAKS OR INTERRUPTIONS IN SERVICE TO EXISTING UTILITIES, WHETHER DETAILED ON THESE DRAWINGS OR NOT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR WORKING AROUND ALL UTILITIES, INCLUDING NOTIFYING ENGINEER OF ANY CONFLICTS BETWEEN NEW AND EXISTING UTILITIES PRIOR TO INSTALLATION.
- 18. CONTRACTOR MUST PROVIDE PROPER TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AT THE DRIVEWAY CONNECTION AT OLD SENOIA ROAD AND BARON'S COURT IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST ED.).

SIGNING AND MARKING NOTES:

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL MEET THE LATEST ADA, MUTCD, GDOT AND GA CODE.
- 2. ALL PAVEMENT MARKINGS WITHIN THE RIGHT OF WAY, STRIPES, ARROWS, WORDS, ETC., SHALL BE HOT APPLIED THERMOPLASTIC AND ALL SIGNS SHALL BE HIP UNLESS INDICATED OTHERWISE.
- ALL STANDARD HIGHWAY SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, THE GEORGIA STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND/OR SPECIAL
- 4. CONTRACTOR SHALL ERADICATE ALL STRIPING IN CONFLICT WITH THE TRAFFIC FLOW PLAN. UTILIZE BLASTING, SUCH AS SAND BLASTING OR WATER BLASTING, GRINDING, OR OTHER APPROVED METHODS TO COMPLETE REMOVE PAVEMENT MARKINGS WITHOUT MATERIALLY DAMAGING THE PAVEMENT SURFACE OR TEXTURE. REPAIR (AT THE CONTRACTOR'S EXPENSE) DAMAGE TO THE PAVEMENT OR OTHER SURFACE FROM REMOVING THE MARKINGS.
- ALL SIGNS SHALL BE MOUNTED 7' ABOVE GRADE.
- 6. STOP SIGNS MUST BE BREAK-A-WAY MOUNTED ON A SQUARE TUBE. ALL OTHER SIGNS MAY BE MOUNTED ON U-CHANNEL.

SOIL & EROSION CONTROL NOTES:

- 1. 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079
- 2. TOTAL DISTURBED AREA = .90
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- 4. EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT
- ALL EROSION CONTROL MEASURES ARE TO CONFORM TO THE STANDARDS SET FORTH IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" LATEST EDITION.
- EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DEVELOPER IMMEDIATELY!!
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- 8. SEDIMENT CONTROL MEASURES MUST BE INSTALLED BEFORE CLEARING AND GRADING BEGINS.
- INSPECTIONS BY CERTIFIED PERSONNEL PROVIDED BY PRIMARY PERMITEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH NPDES PERMIT NUMBER GAR 100001.
- 10. DISTURBED AREAS TO BE STABILIZED WITH MULCH WHERE SLOPES EXCEED 3%.
- 11. INSPECTION AND REPAIR OF EROSION CONTROL MEASURES IS REQUIRED ONCE A WEEK AND AFTER EACH RAIN EVENT. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 12. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE
- 13. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION.
- 14. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER IS INSTALLED.
- 15. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT COLLECTION AREAS WHEN REQUIRED BY THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" 5TH ED. OR THE TOWN OF TYRONE.
- 16. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED TO TOWN OF TYRONE STANDARDS.
- 17. A COPY OF THE APPROVED LAND DISTURBANCE AND NPDES PERMIT SHALL BE PRESENT ON THE JOB SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- 18. PROVIDE CONSTRUCTION EXIT AS SHOWN ON PLANS AND MAINTAIN DURING CONSTRUCTION.
- 19. NEWNAN ONLY ALLOWS THE USE OF TYPE C SILT FENCE OR APPROVED TYPE C ALTERNATIVE. SILT FENCE HAS A USEFUL LIFE OF SIX MONTHS GENERALLY.
- 20. NO ALTERNATIVE BMP'S WERE USED IN THE DESIGN OF THE ES&PC PLAN.
- 21. NO CONSTRUCTION ACTIVITY WILL DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT.

TREE PROTECTION NOTES:

- 1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING ACTIVITIES.
- 2. ALL TREE SAVE FENCE SHALL BE LOCATED OUTSIDE SILT FENCE IN APPLICABLE LOCATIONS. TREE SAVE FENCE SHALL BE INSTALLED BY CONTRACTOR AND APPROVED BY THE TOWN OF TYRONE.
- ALL TREES WITHIN LIMITS OF GRADING SHALL BE COMPLETELY REMOVED AND MULCHED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. ANY TREES DAMAGED OUTSIDE OF LIMITS OF CONSTRUCTION OR TREE PROTECTION FENCING SHALL BE REPLACED BY CONTRACTOR AT NO EXPENSE TO THE OWNER.

- 4. SEE SHEETS C510 C530 FOR SITE EROSION CONTROL MEASURES.
- CONTACT THE TOWN OF TYRONE ENVIRONMENTAL MANAGEMENT, AT 770-487-4038, TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN LANDSCAPE ARCHITECT PRIOR TO ANY LAND
- NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE
- REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
- DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER, UNLESS OTHERWISE NOTED HEREIN. FOR 2-INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
- TEMPORARY FENCING (4 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS
- 10. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
- 11. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
- 12. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
- 13. FOR PRUNING GUIDELINES, SEE ANSI #300.
- 14. CONSTRUCTION ENTRANCE, ROADS AND UTILITIES SHALL AVOID CRITICAL ROOT ZONES.
- 15. SEE SHEETS C510 C530 FOR SITE EROSION CONTROL MEASURES

ACCESSIBLE ROUTE NOTES (EXTERIOR)

- MAXIMUM CROSS SLOPE OF ACCESSIBLE ROUTES, SIDEWALKS, AND HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 2% (1/50).
- 2. THE MAXIMUM RUNNING SLOPE OF ACCESSIBLE ROUTE ALONG SIDEWALKS SHALL NOT EXCEED A SLOPE OF 5% (1:20). SEE RAMP NOTES BELOW.
- MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS INTERSECTING SIDEWALKS MEET THIS REQUIREMENT. LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
- FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
 - 0 TO 1/4": NO REQUIREMENTS - 1/4" TO 1/2": BEVEL WITH 1:2 SLOPE
 - LARGER THAN 1/2": CONFORM TO REQUIREMENTS FOR RAMP

- MAX RAMP SLOPE 8.33% (1:12).

- RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE. MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
- MAX CROSS SLOPE OF RAMP 2% (1:50)

- ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

- RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP. LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
- LANDING LENGTH SHALL BE MINIMUM 5' CLEAR IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.

- HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER
 - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSION AT TOP AND BOTTOM LANDINGS.
- PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS
- ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS. STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUT OR PART OF TENANT

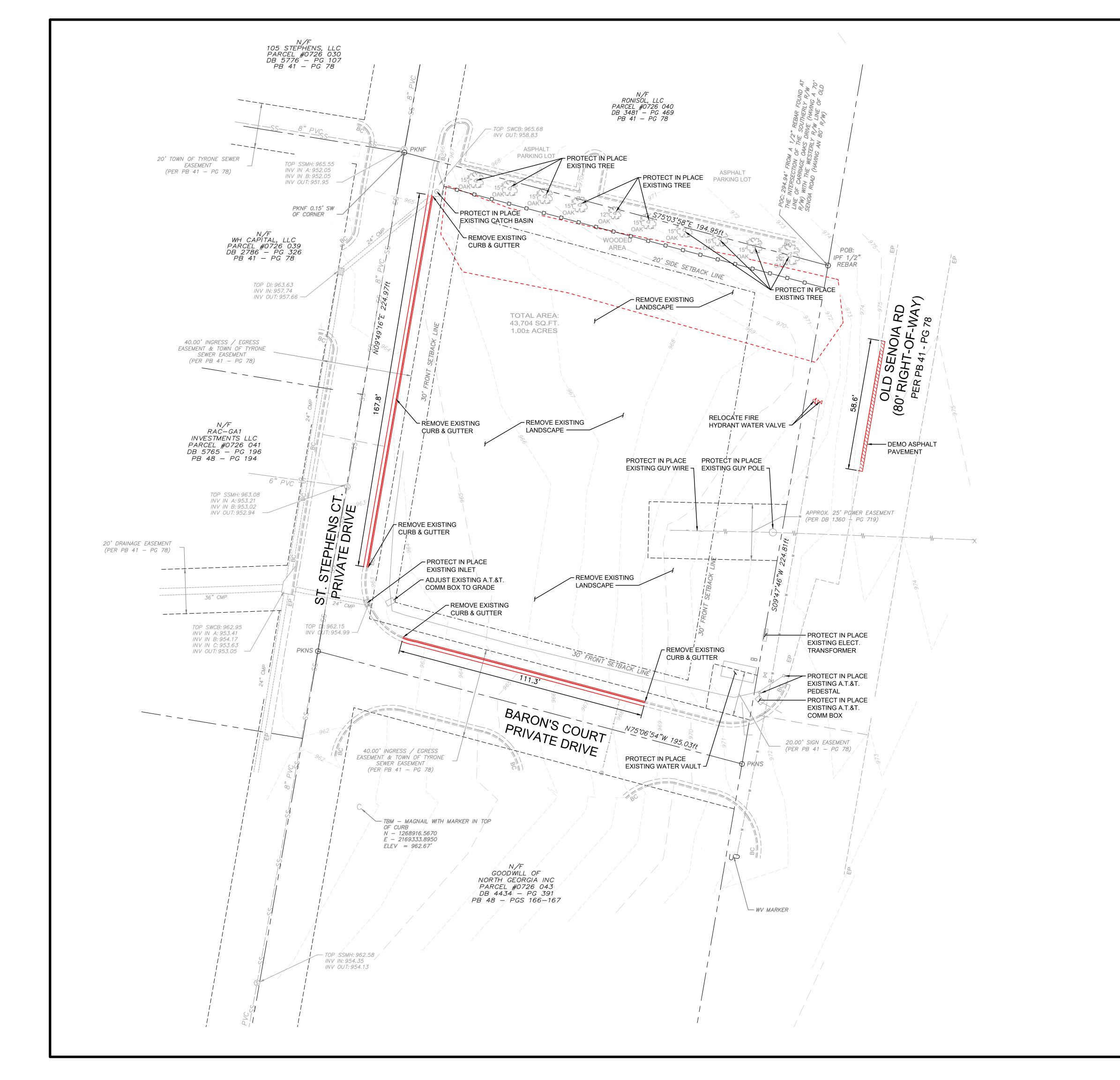
SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

- MAX SLOPE OF CURB RAMP 8.33%.
- MAX SLOPE OF SIDE FLARES 10%.
- MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
- MIN WIDTH 36" (NOT INCLUDING SIDE FLARES). DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE

BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED

AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE

- PARKING SPACES
- MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
- MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
- ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED
- IN THE SPACE (7' ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION). PAVEMENT MARKINGS
- ACCESSIBLE PEDESTRIAN ROUTE)
- MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003, OR LATEST EDITION.





SURVEY PLAN LEGEND:

----- = SETBACK

= PROPERTY LINE

———— = TREE PROTECTION FENCING

 $\equiv \equiv \equiv \equiv \equiv =$ Existing road to remain

- -100- - = EXIST. CONTOURS

= LIMITS OF ASPHALT DEMOLITION

= DEMO CURB/CURB &GUTTER

= EXISTING FIRE HYDRANT TO BE RELOCATED= EXISTING WATER VALVE TO BE RELOCATED

- A. SEE SHEET C001 FOR ADDITIONAL SITE PLAN NOTES.
- B. DEMO ALL BRUSH, STRUCTURES, FOOTINGS AND DEBRIS PILES. DEMO TREES THAT ARE NOT SURROUNDED BY TREE PROTECTION FENCING ONLY AS NECESSARY.
- C. PROPERTY SUMMARY: EXISTING PROPERTY: 1.0 AC (TOTAL)
- D. SURVEY NOTE: GA STATE PLANE, WEST ZONE, NAD 83
- E. NO PORTION OF THIS PROPERTY IS 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.
 F. NO WETLANDS OR STATE WATERS ARE PRESENT ON SITE, OR WITHIN 200

NOTES THIS PAGE AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

FEET OF THE PROPOSED DEVELOPMENT.

G. CONTRACTOR SHALL PLACE TREE SAVE FENCE AROUND PROTECTED AREAS NOTED PRIOR TO LAND DISTURBANCE ACTIVITIES. CONTACT TOWN OF TYRONE FOR APPROVAL PRIOR TO PROCEEDING. SEE ADDITIONAL



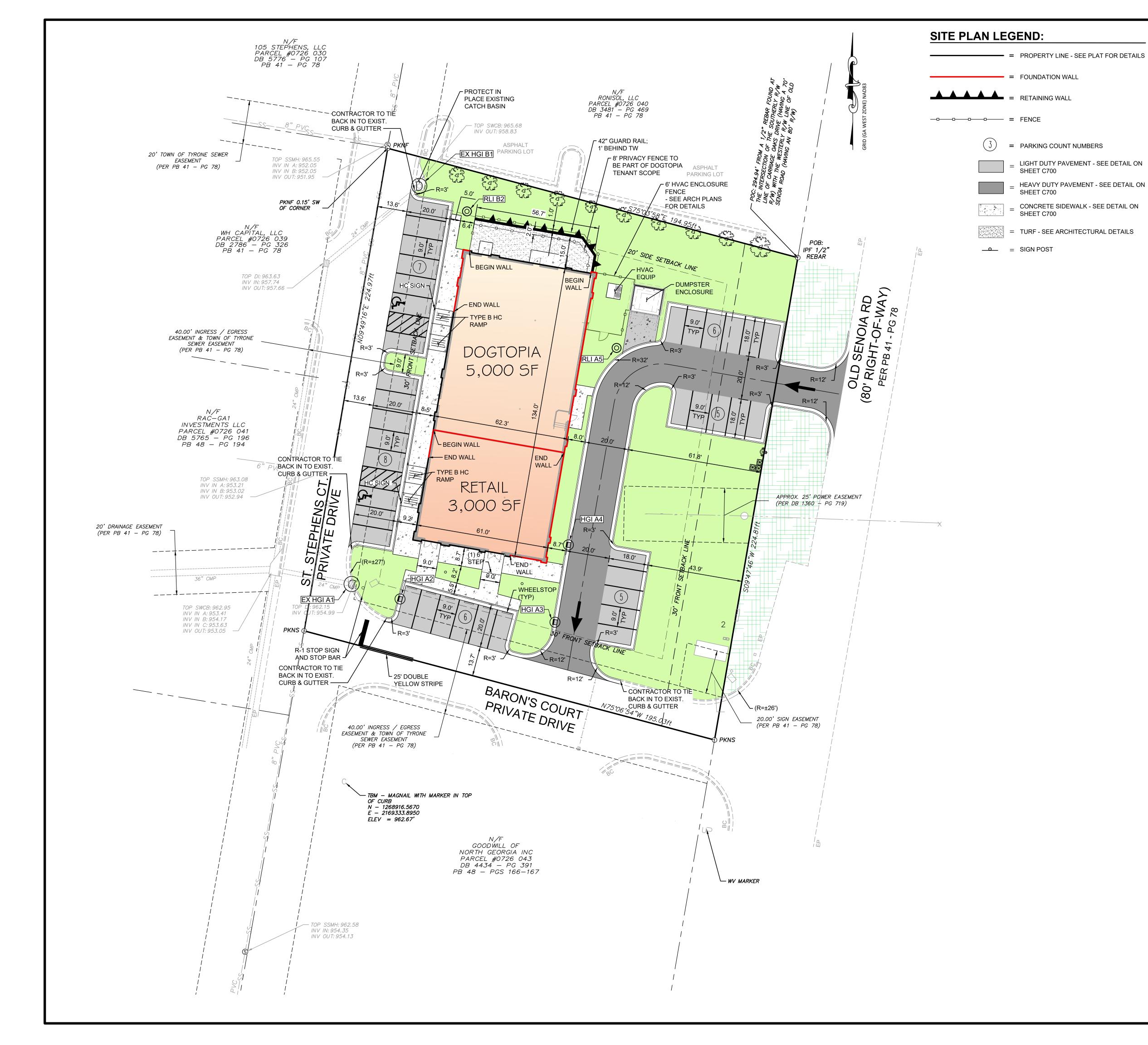
DEVELOPMENT FOR FOR DOGTOPIA

CONDITIONS

I G H L A N D

L A N D P L A N N I N G

COA NO. PEFO8858 | Exp. 06/30/2026



GENERAL NOTES:

1. 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

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

4. SURVEYOR:

W. S. BODKIN SURVEYING, LLC 315 CASTLEWOOD ROAD TYRONE, GA 30290 CONTACT: SCOTT BODKIN, R.L.S. PHONE: 770-312-5500

5. SITE DATA:

ADDRESS: OLD SENIOA ROAD SITE AREA: 1.0 ACRES TAX PARCEL ID: 0726 031 ZONING: C2 (HIGHWAY COMMERCIAL) USE: RETAIL

6. 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.

7. <u>BUILDING SETBACKS:</u> FRONT = 50 F1

SIDE = 30 FT REAR = 20 FT BUFFER = 20 FT

NOTE: SETBACKS FROM OVERALL PLAT APPLIED, THEREFORE USING 25 FOOT REAR SETBACK AT SENOIA ROAD.

OVERALL BUILDING = 8,000 SF

DOGTOPIA = 5,000 SF RETAIL = 3,000 SF

9. 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

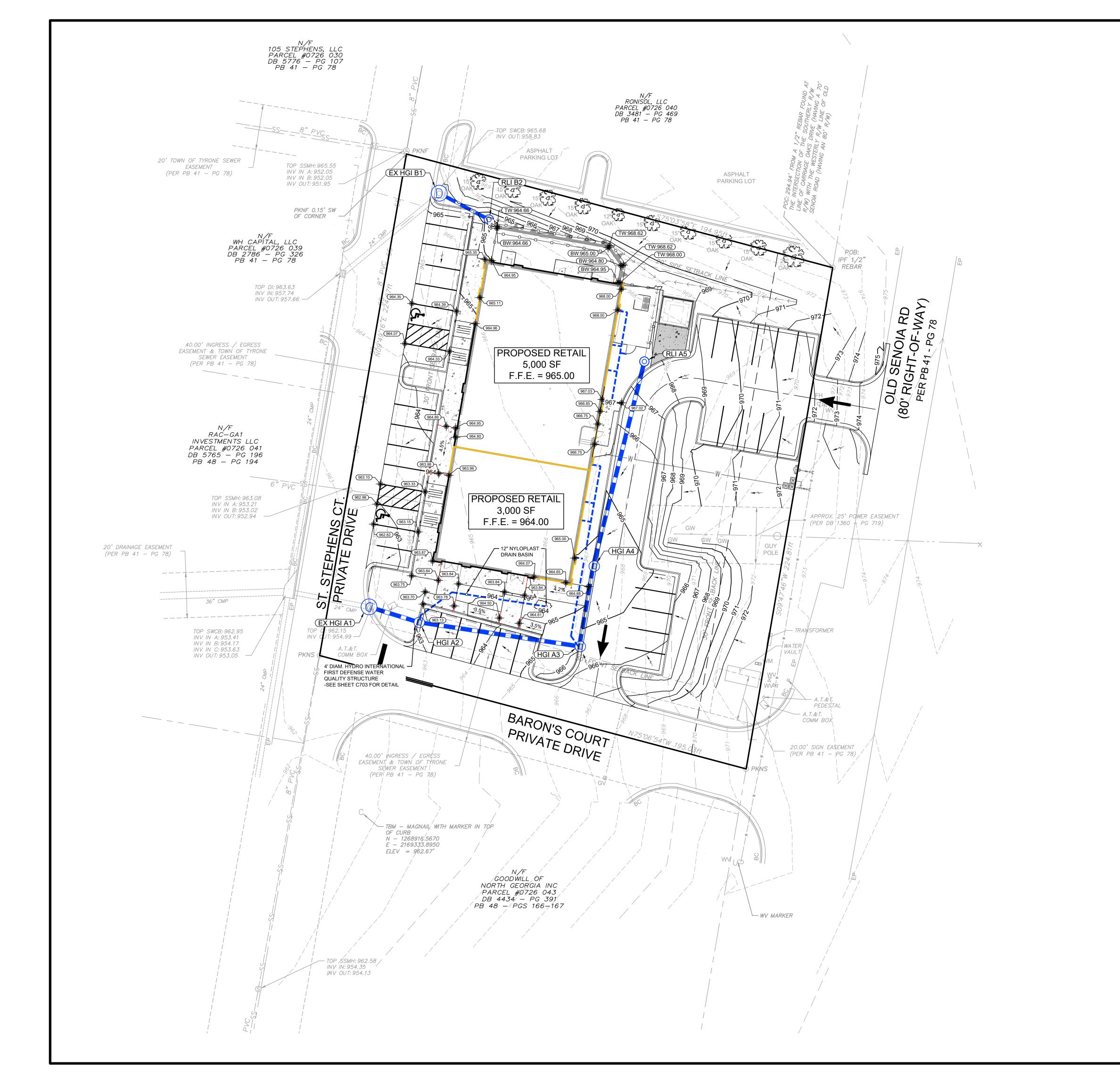
TOTAL PROVIDED = 37 SPACES (2 HANDICAP SPACES)

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.

10. 24 HOUR CONTACT: LYNN ORTMAN, 512-745-3079

- 12. <u>STORMWATER MANAGEMENT NARRATIVE:</u> 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.
- 13. <u>ECOLOGY:</u> WETLANDS WERE NOT IDENTIFIED WITHIN THE PROPERTY BOUNDARIES, OR WITHIN 200 FEET OF THE PROPOSED DEVELOPMENT.
- 14. 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.
- 15. UTILITIES: WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM . SEWER SERVICE TO BE PROVIDED BY TOWN OF TYRONE PUBLIC WORKS.
- 16. <u>SIGN PERMIT REQUIRED:</u> 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. 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.
- 18. <u>APPROVAL:</u> PLANS EXPIRE 12 MONTHS FROM APPROVAL DATE UNLESS A LAND DISTURBANCE PERMIT HAS BEEN ISSUED BY DEVELOPMENT INSPECTOR.
- 19. 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.
- 20. NO GDOT PERMITS APPLICABLE TO THIS DEVELOPMENT.
- 21. NO ARMY CORPS PERMITS APPLICABLE TO THIS DEVELOPMENT.





GRADING AND DRAINAGE NOTES

- 1. NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0077E
- 2. STORMWATER MANAGEMENT NARRATIVE: STORMWATER CENTER, WITH ADDITIONAL WATER QUALITY TREATMENT TO BE PROVIDED VIA RRV OR WQV, VIA HYDRO INTERNATIONAL FIRST DEFENSE PROPRIETARY WATER QUALITY STRUCTURE. A
- 3. WHEREVER DRAINAGE FLOWS AWAY FROM CURB AND GUTTER USE
- 4. ROOF DRAINAGE: ROOF DRAINS TO BE SIZED AS SHOWN AND PIPED TO EXISTING HGI AT MINIMUM 1% FALL. CONTRACTOR SHALL COORDINATE

NOTE: UNDISTURBED LANDSCAPE BUFFERS SHALL BE REPLANTED TO

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.



= STORM PIPE - SEE PROFILES ON DETAIL ON SHEET C703.

--900-- = EXISTING CONTOURS — 900— = PROPOSED CONTOURS

---- = GRADE BREAK

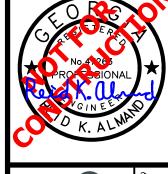
= FOUNDATION WALL

PROPOSED WEIGHTED CN VALUE: CN PERVIOUS: 0.34 AC x 61

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

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.



DEVELOPMENT FOR POGTOPIA

DRAWING NO. C300

DATED: SEPTEMBER 26, 2008.

MANAGEMENT PROVIDED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY LOCATED BEHIND THE PUBLIX SHOPPING STORMWATER MANAGEMENT REPORT DOCUMENTING THE SITE WILL BE PROVIDED AS PART OF THE ENGINEERING DESIGN.

THE "SPILLING CURB AND GUTTER". SEE SHEET C700.

WITH ENGINEER.

THE EXTENT POSSIBLE WHERE DISTURBED FOR GRADING PURPOSES.

PLAN LEGEND



SHEET C350 AND PIPE BEDDING

TOP OF PAVING/GUTTER

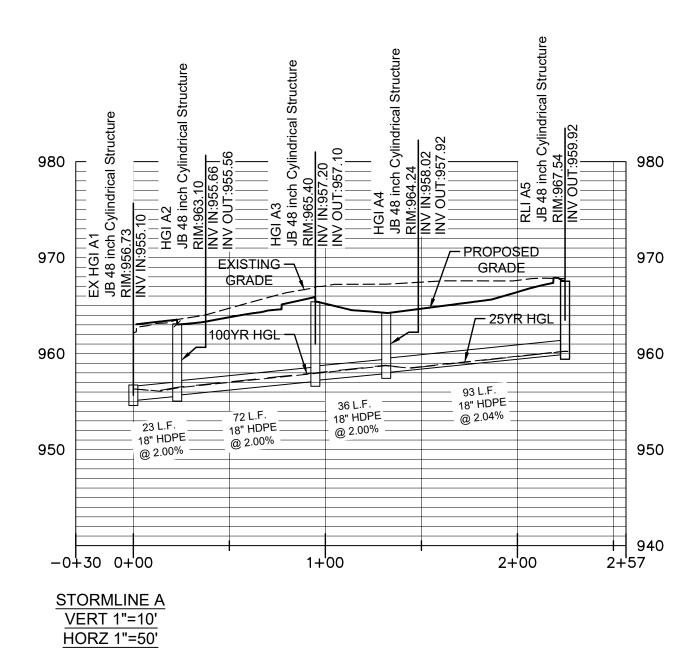
= RETAINING WALL

STORMWATER NOTES:

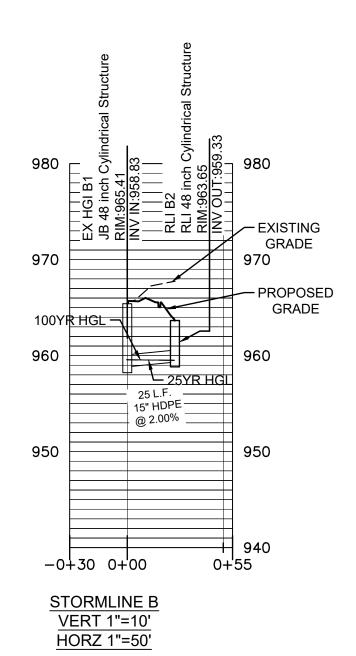
CN IMPERVIOUS 0.66 AC x 98 CN WEIGHTED: 85.4

17, 1998)

BMP & LID:



Storm Sewer Tabulation



Statio	n	Len	Drng A	rea	Rnoff coeff	Area x	C	Тс			Rain Total Cap (I) flow full		Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total	COEII	Incr	Total	Inlet	Syst	(")				Size	Slope	Dn	Up	Dn	Up	Dn Up		
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
_																						
5	End	24.832	0.05	0.05	0.25	0.01	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	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	0.51	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	0.56	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	0.62	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

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.

Statio	on	Len	Drng A	rea	Rnoff coeff	Area x	С	Тс	(I)		Total Cap flow full		Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	То		Incr	Total	COEII	Incr	Total	Inlet	Syst	ןייי 	liow	luii		Size	Slope	Dn	Up	Dn	Up	Dn	Up	
	Line	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
5	End	24.832	0.05	0.05	0.25	0.01	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	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	0.51	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	0.56	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	0.62	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
<u> </u>		_																		_		
Proj	ect File:	Dogtop	ia.stm													Numbe	r of lines: 5	i 		Run Da	te: 5/2/202	25
NOT	ES:Inte	nsity = 2	7.86 / (I	nlet time	+ 5.60)	^ 0.69;	Return p	eriod =Y	′rs. 2 ; (c = cir e	= ellip l	b = box										

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

Storm Sewer Tabulation

Storm Sewer Tabulation

Storm Sewers v2025.00

Storm Sewers v2025.00

Statio	n	Len	Drng A	rea	Rnoff coeff	Area x	С	Тс			Total flow	Cap full	Vel	Pipe		Invert Ele	ev	HGL Ele	v	Grnd / Ri	m Elev	Line ID
ine	То		Incr	Total		Incr	Total	Inlet	Syst	10)	liow	luli		Size	Slope	Dn	Up	Dn	Up	Dn	Up	
	Line	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
5	End	24.832	0.05	0.05	0.25	0.01	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	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	0.51	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	0.56	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	0.62	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
Drois	of File:	Dogtop	ia stm					L						<u> </u>		Numba	r of lines: 5			Dun Da	te: 5/2/202	

100 YR PIPE CHART

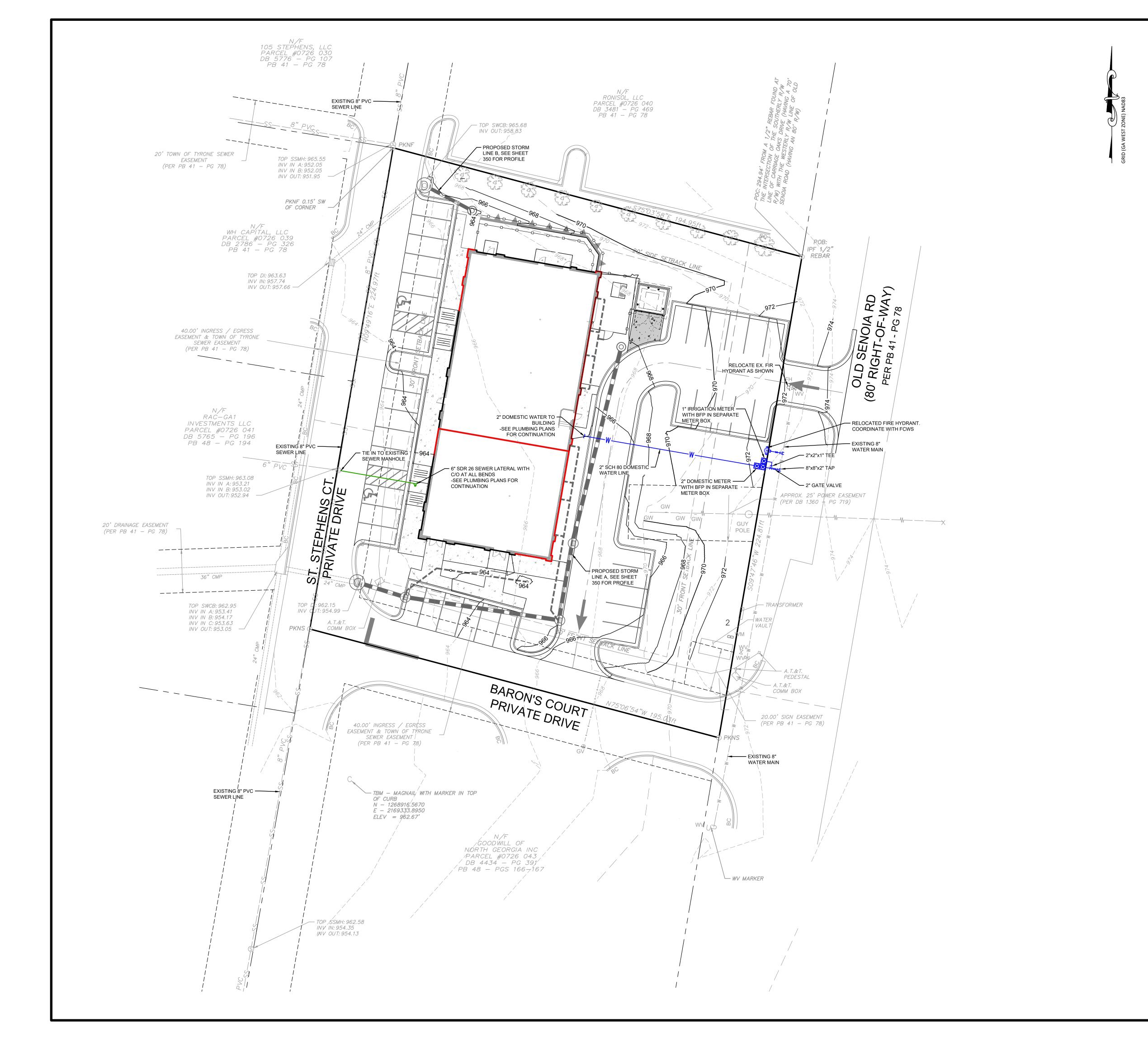
NOTES:Intensity = 48.63 / (Inlet time + 4.30) ^ 0.64; Return period =Yrs. 100 ; c = cir e = ellip b = box

SCALE: N.T.S.

DRAWING NO.

C350





UTILITY PLAN LEGEND:

= PROPOSED WATER METER - SEE DETAIL ON SHEET C706

= PROPOSED GATE VALVE



= PROPOSED WATER LINE



= PROPOSED FIRE HYDRANT = PROPOSED FITTING



= PROPOSED SANITARY SEWER LINE = PROPOSED SEWER CLEANOUT - SEE DETAIL

ON SHEET C705

— — w — — = EXISTING WATER LINE

= EXISTING SANITARY SEWER MANHOLE

= EXISTING FIRE HYDRANT TO BE RELOCATED

UTILITY PLAN NOTES:

- 1. SEE SHEET C001 FOR ADDITIONAL UTILITY PLAN NOTES.
- 2. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY.
- 3. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- 4. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS OPERATIONS WITH ALL UTILITIES WHICH MAY BE IN CONFLICT WITH HIS WORK.
- RELOCATE UTILITIES AS NEEDED. 6. ALL ON-SITE WATER AND SEWER FACILITIES ARE INTENDED TO BE OWNED,

5. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL SUCH UTILITIES, OR

- OPERATED, AND MAINTAINED BY THE OWNER. 7. WATER AND SEWER SERVICES SHALL HAVE MINIMUM 10 FT SEPARATION.
- 8. WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER
- SERVICE PROVIDED BY TOWN OF TYRONE PUBLIC WORKS. 9. INTERIOR FIRE PROTECTION SPRINKLERS REQUIRED. SEE PLUMBING PLANS FOR DETAILS.
- 10. ALL SEWER CLEANOUTS IN CONCRETE, PAVED, ECT. AREAS SHALL HAVE HEAVY CLEANOUT BOX
- 11. ALL SEWER CLEANOUTS IN GRASSED OR LANDSCAPED AREAS SHALL HAVE IRRIGATION BOX.
- 12. WATER/SEWER DETAILS ON SHEET C-702 AND C-703
- 13. CONTRACTOR RESPONSIBLE FOR SECONDARY TO TRANSFORMER
- 14. CONTRACTOR RESPONSIBLE FOR ANY COST DUE TO UNFORSEEN CONDITIONS (I.E. ROCK) IN ADDITION TO INSTALLING ELECTRICAL SERVICES.
- 15. SITE LIGHTING TO BE PROVIDED BY POWER PROVIDER.



GENERAL NOTES:

OWNER/DEVELOPER - 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 - QUALIFIED PERSONNEL HIGHLAND LAND PLANNING

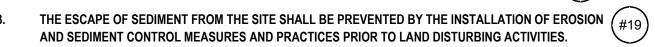
201 PROSPECT PARK, SUITE A PEACHTREE CITY, GA 30269 CONTACT: REID K ALMAND, P.E EMAIL: REID.ALMAND@HIGHLANDLP.US PHONE: (770) 631-0499

EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES:

24-HOUR CONTACT: LYNN ORTMAN, 512-745-3079 (EMAIL: lynn.ortman@dogtopia.com) (#4)



DISTURBED AREA: .90 AC.; TOTAL SITE AREA: 1.0 AC.; TOTAL IMPERVIOUS AREA: 0.66 AC.



EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND #20SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ALL EROSION CONTROL MEASURES ARE TO CONFORM TO THE STANDARDS SET FORTH IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" LATEST EDITION.

EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS. IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DEVELOPER IMMEDIATELY!

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED (#21



SEDIMENT CONTROL MEASURES MUST BE INSTALLED BEFORE CLEARING AND GRADING BEGINS.

INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY PRIMARY PERMITEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH NPDES PERMIT NUMBER GAR 100003.

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF

THE COASTAL MARSHI AND BLIEFER AS MEASURED BY THE COASTAL MARSHI AND BLIEFER AS MEASURED BY THE WESTER WAS ALLEGED AS MEASURED BY THE WESTER BY THE BY THE WESTER BY THE BY THE WESTER BY THE WESTER BY THE WESTER BY THE WESTER BY THE BY THE WESTER BY THE THE COASTAL MARSHLAND BUFFER AS MEASURED BY THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

AMENDMENTS / REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A #17 HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

THE PRIMARY PERMITTEE IS REQUIRED TO KEEP THE ES&PC PLAN UP-TO-DATE

STATE WATERS ARE NOT LOCATED ON OR WITHIN 200 FEET OF THE PROJECTS BOUNDARIES.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO STATE WATERS EXCEPT AS AUTHORIZED BY A (#18)

THE ES&PC PLAN IS IN COMPLIANCE WITH ALL CURRENT WASTE DISPOSAL, SANITARY SEWER, AND/OR

EROSION CONTROL MATTING. Ss. IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.

GAB SHOULD BE PLACED IN PARKING LOT AREA AND DRIVEWAY AREAS AS SOON AS POSSIBLE FOR

NO ALTERNATIVE BMP'S WERE USED IN THE DESIGN OF THE ES&PC PLAN. (#41)



MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE PROPERTY OWNER

VICINITY MAP (#10) TOWN OF TYRONE FAYETTE COUNTY, GA

Engineer Certification (#12) (#13) (#14)

"I certify under penalty of law that this plan was prepared after a site visity to the location described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia," (published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements designated in the General NPDES Permit No. GAR 100003."

The design professional who prepared the ES&PC Plan is to inspect and certify the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days of the construction date prior to that start date.

P.E. #: 47263 GSWCC#: 79754

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			ı	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														

(#22) **SECONDARY PERMITTEES**

NOTE: THIS MASTER LIST TO BE COMPLETE AND SIGNED. KEPT IN THE ONSITE CONSTRUCTON TRAILOR.

SECONDARY PERMITTEES SIGN WHEN RECEIVING PLANS. ALL SECONDARY

PERMITTES MUST SUBMIT SECONDA BEGINNING CONSTRUCTION ACTIVITY	RY NOI AT LEAST 14 DAYS PRIOR TO IY.
NAME:	PHONE:
COMPANY ADDRESS:	EMAIL:
GSWCC LEVEL IA CERT. #	
NAME:	PHONE:
COMPANY ADDRESS:	EMAIL:
GSWCC LEVEL IA CERT. #	
NAME:	PHONE:
COMPANY ADDRESS:	EMAIL:
GSWCC LEVEL IA CERT. #	
NAME:	PHONE:
COMPANY ADDRESS:	EMAIL:

GSWCC LEVEL IA CERT. #

EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS

FOR

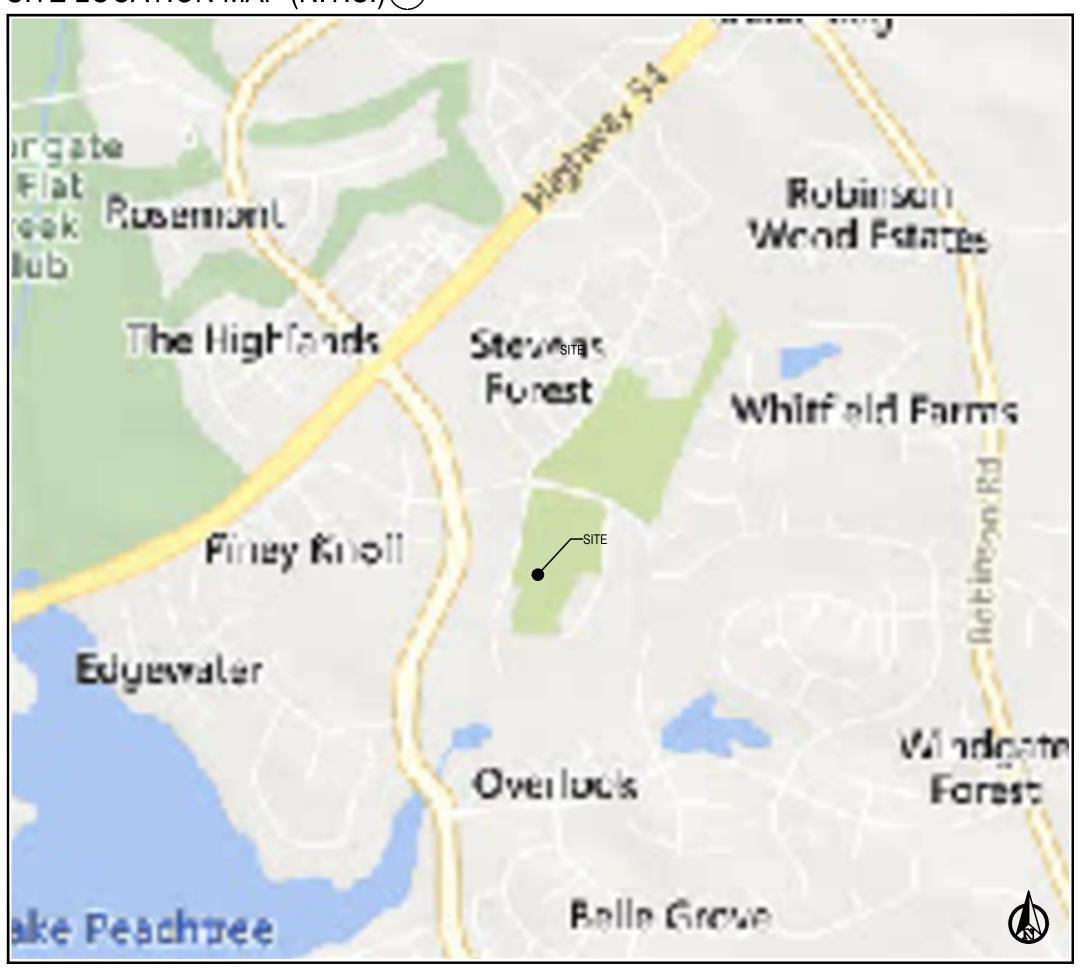
DOGTOPIA

LAND LOT 116 OF THE 7th DISTRICT, TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA PARCEL ID NUMBER: 0726 031



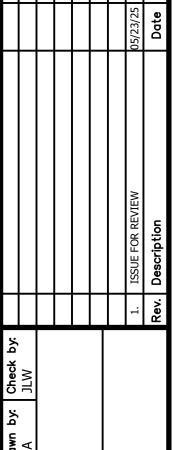
GPS LOCATION OF THE CONSTRUCTION EXIT LAT: 33.291635°N LONG: - 84.35132°W

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



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





DEVELOPMENT PI FOR DOGTOPIA

Site Description and Location:

THE SITE IS LOCATED ON THE EAST SIDE OF GATES ENTRY AT THE INTERSECTION OF GATES ENTRY AND JOEL COWAN PARKWAY (STATE HIGHWAY 74) IN PEACHTREE CITY, GEORGIA. IN THE PROPOSED, DEVELOPED CONDITION, THE PROJECT WILL CONSIST OF A SINGLE STORY MEDICAL OFFICE WITH ASSOCIATED PARKING, UTILITIES, LANDSCAPING AND STORMWATER MANAGEMENT.

Construction Site Area:

SITE AREA: 1.0 AC DISTURBED AREA: .90 AC



Wetlands: (#44)

THERE ARE NO WETLANDS LOCATED WITHIN 200 FEET OF THE BOUNDARIES OF THE PROJECT PROPERTY.

State Waters: (#44

NO STATE WATERS ARE LOCATED ON OR WITHIN 200 FEET OF THE BOUNDARIES OF THE PROJECT PROPERTY.

Drainage Description: (#11) #16) #41

DRAINAGE FROM THIS PROJECT FLOWS FROM EAST TO WEST. IN THE PROPOSED CONDITION, THE SITE WILL COLLECT STORMWATER INTO A SERIES OF STORM INLETS THAT TIE INTO THE LOCAL INFRASTRUCTURE. THE EXISTING PIPE NETWORKS CONVEY STORMWATER TO THE WEST UNDER HWY 74 TO AN EXISTING DETENTION FACILITY LOCATED IN THE SOUTH HAMPTON SUBDIVISION BEFORE ULTIMATELY DRAINING TO AN UNNAMED TRIBUTARY TO TRICKUM CREEK.

Slopes After Grading:

MAXIMUM CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V UNLESS OTHERWISE INDICATED.

Erosion Control Measures:

EROSION CONTROL MEASURES STRUCTURAL AND NONSTRUCTURAL CONTROLS WILL BE USED ONSITE TO PREVENT EROSION DURING CONSTRUCTION INCLUDING TEMPORARY GRASSING AND SOD, STORM DRAIN INLET AND OUTLET PROTECTION, SILT FENCING, SLOPE DRAINS, INLET SEDIMENT TRAPS, AND OTHER MEASURES AS NECESSARY TO LIMIT SEDIMENT DISCHARGE FROM THE SITE. PLEASE REFER TO THE EROSION CONTROL PLANS FOR SPECIFIC INFORMATION.

THE PRIMARY PERMITTEE SHALL MAKE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS AVAILABLE UPON REQUEST TO DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT. INSPECTIONS SHALL BE DONE BY CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON-SITE IN COMPLIANCE WITH GAR 100003."

1. Site Description (#9)

A. Existing Site Conditions

The site is a previously cleared lot of a commercial subdivision. B. Proposed Construction Activities

The proposed development will consist of an 8,000 s.f. building with associated parking, stormwater, landscaping and associated utilities.

- i. GRADING ii. DRAINAGE
- iii PAVING iv STORMWATER FACILITIES

C. Construction Sequence The proposed construction is estimated to take approximately 18 months. Sediment and erosion control will be maintained for the duration of construction. Perimeter silt fence and the construction exit will be installed prior to clearing of debris. Access to exposed soil will be limited to off-road construction equipment and construction material.

After the initial 2 weeks of clearing of debris, temporary vegetation will be provided. Rough grading will begin after clearing, along with structural controls for sediment storage, concrete work and silt fence as

needed. Permanent vegetation will be installed within two weeks of completion of grading activities.

Please refer to the Erosion and Sediment Control Plan, Sheet C500, for the activity schedule.

The Following runoff coefficients were calculated for the existing and proposed developed conditions of the contributing drainage basins.

Basin A - 1.00 ACS. (#47) Existing CN: Basin A - 66.55 Proposed CN: Basin A - 85.42

Controls (#37

The following controls will be implemented at the construction site:

1) Initial perimeter BMP controls will include silt fencing and stone pads to be used at the construction exit. 2) Intermediate grading and drainage BMPs will include silt fencing, stone pads, and sediment traps to be used at the construction exit, and temporary grassing.

3) Final BMPs will include permanent grassing by seed and additional landscaping as necessary.

A. <u>Erosion and Sediment Controls</u>

(1) Stabilization measures. Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or other adverse weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity will resume on a portion of the site within 21 days from when activities ceased, (i.e., the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14h day after construction activity

(2) <u>Structural Practices.</u> Structural practices will be implemented to divert flows from exposed soils or otherwise limit runoff and the discharge of pollutants from exposed areas of the site to the degree attainable. The practices, identified on Sheet C510, include but may not be limited to silt fences. (#28) earth dikes, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, temporary or permanent sediment basins and other measures design and implemented in accordance with the Manual for Erosion and Sediment Control in Georgia, latest edition. The

B. Storm Water Management

Structural measures should be placed on upland soils to the degree attainable. The installation of these devices may be subject to Section 404 of the CWA. This permit only addresses the installation of storm water management measures, and not the ultimate operation and maintenance of such structures after the construction activities have been completed and the site has undergone final stabilization. Operators are only responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site, and are not responsible for maintenance after storm water discharges associated with construction activity have been eliminated from the site.

installation of these devices may be subject to Section 404 of the CWA.

OTHER CONTROLS

- (1) Waste disposal. Solid materials, including building materials, will not be discharged to waters of the state, except as authorized
- Off-site vehicle tracking of dirt, solids, and sediments and the generation of dust will be minimized or eliminated to the maximum extent practical.
- The permittee is in compliance with the state and local waste disposal, sanitary sewer, and septic tank regulations.
- Petroleum Spills and Leaks a. Best management practices for prevention of petroleum spills: All onsite vehicles will be monitored for leaks and

sealed containers that are clearly labeled. Any petroleum to be stored in tanks will have be surrounded by an earthen berm as a secondary protective measure. Any Asphalt substances used onsite will be applied according to the manufacture's recommendations. All petroleum products shall be stored and used in area that provides a secondary containment feature, and shall be located in an area with the least foreseeable impact if a catastrophic event should occur. Emergency contact numbers and procedures for spills shall be available on-site.

receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly

b. Best management practices for remediation of petroleum spills:

Spill Cleanup and Control Practices • Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will

- be made available to site personnel.
- Materials and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers.
- Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future
- All spills will be cleaned up immediately upon discovery. Ail spills will be reported as required by local, State, and Federal regulations.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1 _ 800 - 424 - 8802 or 1 - 202 -
- 426 2675 FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE
- CONTACTED WITHIN 24 HOURS AT 1 800 424 8802 or 1 202 426 2675. • FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA E.P.D. WILL BE CONTACTED WITHIN 24 HOURS
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. The contractor shall notify the licensed professional who prepared this Plan if more than 1320 gallons of petroleum is

stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660

gallons. The contractor will need a Spill Prevention Containment and Countermeasurers Plan prepared by that licensed professional. (NOTE: CONTACT NUMBERS HAVE CHANGED. HIGHLIGHTED BOLD CONTACT NUMBERS ARE CORRECT)

(5) Product Specific Practices

- a. Petroleum Based Products Containers for products such as fuels, lubricants, and tars will be inspected daily for leaks and spills. This includes onsite vehicles and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from State Waters, natural drains, and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels, and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations. Petroleum storage shall be done in accordance with one of the two following methods to prevent storm water
 - discharges on the site. a. All petroleum storage containers shall be covered with plastic sheeting or be located under a
- b. All petroleum storage containers shall be located in a secondary containment area. Paints/Finishes/Solvents - All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products, and product containers will be disposed of according to manufacturer's specifications and
- recommendations. Concrete Truck Washing - NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum (#25) ^d
 - Fertilizer/Herbicides These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers. Building Materials - No building or construction materials will be buried or disposed of onsite. All such material will

similar to be kept in appropriate water tight containers to ensure no leakage or commingling with storm water will

be disposed of in proper waste disposal procedures. Cover - Building materials will be stored in a staging area and covered with appropriate tarps or lean-to, to ensure no pollution of storm water can occur. All materials to be stored on stone base. All liquids, solvents, fuels, or

3. Inspections. $(\#_{31})$

a. Permittee requirements

(1). Each day when any type of construction activity has taken place at a primary

permittee's site, certified personnel provided by the primary permittee shall inspect: (a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment and (b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted.

(2). Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3). Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For

areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.

(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination has been submitted) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to

ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5). of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction site that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.

4. Maintenance

- A. Inspections by a qualified personnel provided by the primary permittee and the associated records shall be kept on-site in compliance
- B. Inspections of erosion control measures will be performed and corrective action taken when needed as required by the plan.
- C. The permittee shall maintain all erosion control measures until permanent vegetation has been established. D. The permittee shall clean out all sediment storage areas when required by the "MANUAL FOR EROSION AND SEDIMENT
- CONTROL IN GEORGIA".
- E. Accumulated silt shall be removed when the silt is within 12" of the top of the silt fence utilized for erosion control.

5. Sampling Requirements.

A. <u>Sampling Requirements</u>

Sampling will occur at the outfall from the new detention pond. The unnamed tributary downstream of the proposed development is classified as state waters (supporting warm water fisheries). (See the Erosion and Sediment Control Plan, Sheet C520 for Sampling Location).

B. <u>Sample Type.</u> (#34)

All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001" and guidance documents that may be prepared by the EPD.

- (1). Sample containers should be labeled prior to collecting the samples.
- (2). Samples should be well mixed before transferring to a secondary container.

(3). Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination.

(4). Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be cooled.

(5). Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in Part IV.E.

C. <u>Sampling Points.</u>

(1). For construction activities the primary permittee must sample all receiving water(s), or all outfall(s), or a combination of receiving water(s) and outfall(s). Samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving water(s) and/or the stormwater outfalls using the following minimum

- (a). The upstream sample for each receiving water(s) must be taken immediately upstream of the confluence of the first stormwater discharge
- from the permitted activity (i.e., the discharge farthest upstream at the site) but downstream of any other stormwater discharges not associated with the permitted activity. Where appropriate, several upstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value.

(b). The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last stormwater discharge from the permitted activity (i.e., the discharge farthest downstream at the site) but upstream of any other stormwater discharge not associated with the permitted activity. Where appropriate, several downstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the downstream turbidity value.

- (c). Ideally the samples should be taken from the horizontal and vertical center of the receiving water(s) or the stormwater
- (d). Care should be taken to avoid stirring the bottom sediments in the receiving water(s) or in the outfall stormwater channel.
- (e). The sampling container should be held so that the opening faces upstream.

(f). The samples should be kept free from floating debris.

(g). Permittees do not have to sample sheet flow that flows onto undisturbed natural areas or areas stabilized by the project. For purposes of this section, stabilized shall mean, for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and a seeding of target crop perennials appropriate for the region).

(h). All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and frequency) as to accurately reflect whether stormwater runoff from the construction site is in compliance with the standard set forth in Parts III.D.3. or III.D.4., whichever is applicable.

D. Sampling Frequency. (#32)

(1). The primary permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any stormwater discharge to a monitored receiving water and/or from a monitored outfall location within in forty-five (45) minutes or as soon as possible.

(2). However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the stormwater discharge.

(3). Sampling by the permittee shall occur for the following qualifying events:

(a). For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or stormwater discharge that occurs during normal business hours as defined in this permit after all clearing and grubbing

completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling

(b). In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit either 90

days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location

selected as the sampling location, whichever comes first;

(c). At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs are properly designed, installed and

(d). Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6), must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and

(e). Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.

*Note that the permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.

E. <u>Turbidity Limitations</u> (#35)

1. In-stream discharge is not to increase turbidity in the receiving stream by more than twenty-five (25) nephelometric units (NTU) for waters supporting warm water fisheries, as stated in GAR 100003 Part III.C.3.

2. The outfall discharge from the NPDES Sample Location Point(s) is not to exceed the maximum allowable NTU

value shown below as stated in GAR 100003 Part III.C.4 and from Appendix B.

Turbidity Requirements:

SURFACE WATER DRAINAGE AREA: < 4.99 SQUARE MILES SITE SIZE: 0 to 10 ACRES

MAXIMUM ALLOWABLE NTU = 50

6. Non-Stormwater Discharges

It is anticipated that non-stormwater discharges will occur as part of the flushing and disinfection processes required for the potable water and fire service installed with this construction. This will include the main waterline and several hydrants. In all areas, the discharge is to be directed to the adjacent pavement to prevent scour. In addition, the location where this water exits the pavement will be observed during the discharge. If any evidence of erosion begins, the operation will be immediately stopped, and either altered to prevent erosion or delayed until completion of the installation of control measures.

7. Reporting. (#32)

1. The applicable permittees are required to submit the sampling results to the EPD at the address shown in Part II.C. by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any stormwater discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD using the electronic submittal service provided by EPD. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.

2. All sampling reports shall include the following information:

- The rainfall amount, date, exact place and time of sampling or measurements; b. The name(s) of the certified personnel who performed the sampling and measurements;
- The date(s) analyses were performed;
- The time(s) analyses were initiated: The name(s) of the certified personnel who performed the analyses;
- References and written procedures, when available, for the analytical techniques or methods used;
- The results of such analyses, including the bench sheets, instrument readouts, computer
- disks or tapes, etc., used to determine these results; Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU;" and
- Certification statement that sampling was conducted as per the Plan. 3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI.

8. Retention of Records. (#33)

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with

- A copy of all Notices of Intent submitted to EPD;
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by this permit; The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this
- d. A copy of all sampling information, results, and reports required by this permit;
- A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit; A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this

Daily rainfall information collected in accordance with Part IV.D.4.a.(2). of this permit

2. Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI. of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

9. Report Submittal

CARTERSVILLE, GA 30121

permit: and

All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD. See address below:

EPD MOUNTAIN DISTRICT OFFICE (CARTERSVILLE) P.O. BOX 3250 **16 CENTER ROAD**



REID K ALMAND, P.E.

GSWCC LEVEL II #79754

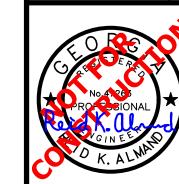
GA PE #47263

		OMM		MENTATION & POLLUTION CONTROL PLAN CHECKLIST ISTRUCTION PROJECTS (Primary and Tertiary Permittees) GAR100003	
		Civilvi	SWCD:	is the error in the second of thinking and referring terminates, danted	
Project	Name	:DO	GTOPIA_	Address: OLD SENOIA ROAD	
			ity: <u>TOWN OF TYRON</u>		
			rson filling out checklis	t: Reid K. Almand, P.E., reid.almand@highlandlp.us	
Plan	Include Y/I			TO BE SHOWN ON ES&PC PLAN	
Page # C502	Y	1 1	The applicable Frosion, Sec	dimentation and Pollution Control Plan Checklist established by the Commission as of January 1	of the year i
C302		-	which the land-disturbing ac		ortic year
			The completed Checklist mu	st be submitted with the ES&PC Plan or the Plan will not be reviewed. Permit IV.D.1. pg 28	
C500	Υ	2	Level II certification number	issued by the Commission, signature and seal of the certified design professional.	
			(Signature, seal and Level I	I number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed)	
C500	Υ	3		less than 50 acres at any one time without prior written authorization from the GAEPD District	
				est to disturb 50 acres or more at any one time, the Plan <u>must</u> include the GAEPD approval lette s checklist with at least 4 of the chosen BMPs. *	er and
				val by GAEPD must be attached to the Plan for the Plan to be reviewed.)	
		+ ,			
C500	Υ	4		per of the 24-hour contact responsible for erosion, sedimentation and pollution controls.	
C500	Υ	5		email address, and phone number of the Primary Permittee or Tertiary Permittee.	
C500	Υ	6	Note total and disturbed acr	eages of the project or phase under construction.	
C500	Υ	7	Provide the GPS location of	the construction exit for the site. Give the Latitude and Longitude in decimal degrees.	
C500	Υ	8	Initial date of the Plan and th	e dates of any revisions made to the Plan including the entity who requested the revisions.	1
C501	Υ	9	Descriptions of the nature of	construction activity and existing site conditions.	
C500	Υ	10	Provide vicinity map showin	g site's relation to surrounding areas. Include designation of specific phase, if necessary.	I
C501	Υ	1	Identify the project receiving	waters and describe all sensitive adjacent areas including streams, lakes, residential areas, w	etlands.
0001			marshlands, etc. which may		,
C500	Υ	12		ation statement and signature that the site was visited prior to development of the ES&PC Plan	as stated on
			Part IV page 22 of the perr	nit.	
C500	Υ	1:		ation statement and signature that the Permittee's ES&PC Plan provides for an appropriate and	I
				MPs and sampling to meet permit requirements as stated on Part IV page 22 of the permit.	
C500	Υ	14		nat "The design professional who prepared the ES&PC Plan is to inspect and certify the instal	lation of the
		_		irements and perimeter control BMPs within 7 days after installation." *	ı
C500	Υ	1		at "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream bu vrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisc	
				rstacquiring the necessary variances and permits."	IICIOITAI
C501	N/A	10	Provide a description of any	buffer encroachments and indicate whether a buffer variance is required.	
C500	V	1		nat "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a h	vdraulic
C500	T			by the design professional." *	yaradilo
C500	V	18		nat "Waste materials shall not be discharged to waters of the State, except as authorized by a So	ection 404
2300			permit" *	g	
C500	Υ	19	Clearly note statement that "	The escape of sediment from the site shall be prevented by the installation of erosion and sedin	nent control
- 2 2 3				or to land disturbing activities."	
C500	Υ	20	Clearly note statement that "	Erosion control measures will be maintained at all times. If full implementation of the approved F	Plan does no
			provide for effective erosion	control, additional erosion and sediment control measures shall be implemented to control or tr	
			sediment source."		
C500	Υ	2		Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch	or temporar
			seeding."		
C500	Υ	22		ttee conducting any construction activity, the applicable portion of the Primary Permittee's ES&P	
			provided. The Plan shall inc include the information requi	clude a section for each Secondary Permittee to sign the <u>Secondary Permittee Certification State</u> ired by Part II B 2 *	ement and
				ica by Fait II.D.E.	
C500	Υ	22-	For all Secondary Permittee	es, a <u>Final Stabilization Certification</u> must be signed when final stabilization has been achieved, s	
				teased, and temporary BMPs have been removed for their portion of the site. The Plan shall in	
			Section for each Secondary	Permittee to sign the Final Stabilization Certification and include the information required by Par	t VI.D.
N/A		23		ich discharges storm water into a Biota Impaired Stream Segment, or within 1 linear mile upstre	
				as any portion of a Biota Impaired Stream Segment, must comply with Part III.C. of the permit s checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which o	
			the Impaired Stream Segme		oniaige W
		24		lan for sediment has been finalized for the Biota Impaired Stream Segment (identified in Item 23	above) at
			least six months prior to sub	mittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements include	-
			TMDL Implementation Plan.	*	
C501	Υ	2	BMPs for concrete washdow	vn of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that	washout of
			the drum at the construction		

C501 Y 26 Provide BMPs for the remediation of all petroleum spills and leaks.

C501	L	Υ	27	Description of practices to provide cover for building materials and building products on site. *
C501		Υ	28	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.
C501		Υ	29	Description of the practices that will be used to reduce the pollutants in storm water discharges.
C500		Υ	30	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization). *
C501		Υ	31	Provide complete requirements of Inspections and record keeping by the Primary or Tertiary Permittee.
C501		Υ	32	Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
C501		Υ	33	Provide complete details for Retention of Records as per Part IV.F. of the permit
C501		Υ	34	Description of analytical methods to be used to collect and analyze the samples from each location. *
C501		Υ	35	Appendix B rationale for NTU values at all outfall sampling points where applicable. *
C510		Υ	36	Delineate all sampling locations on all phases of the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged. *
C501		Υ	37	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan.
C510		Υ	38	Plan addresses BMPs for all phases of common development, including individual building lots and out-parcels, etc. regardless of who owns or operates the individual sites. Include typical and any applicable situational lot plans
C510		Υ	39	Graphic scale and North arrow.
C510		Υ	40	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:
				Map Scale Ground Slope Contour Intervals, ft.
				1 inch = 100ft or Flat 0 - 2% 0.5 or 1
C500	ı	N/A	41	Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified to a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.
N/A			42	Use of Alternative BMP for application to the Equivalent BMP List. Refer to Appendix A-2 of the Manual for Erosion & Sediment Contro Georgia 2016 Edition.
N/A			43	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers as required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
C501		Υ	44	Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
C510		Υ	45	Delineation and acreage of contributing drainage basins on the project site.
C503		Υ	46	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
C501		Υ	47	Estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. *
N/A			48	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate at storm water discharge points. ITEM IS N/A BECAUSE THERE ARE NO PROPOSED STORM PIPE OUTFALLS AS PART OF THIS DEVELOPMENT. RUNOFF FROM THE PROJECT AREA IS CAPTURED BY EXISTING PIPE NETWORK, OR VIA SHEETFLOW
C501		Υ	49	Soil series for the project site and their delineation.
C510	F	Y	50	The limits of disturbance for each phase of construction.
C510	F	Y	51	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pon
				and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and dur all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Workshe from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are required to utilize outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
C510		Υ	52	Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Contrin Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.
C600		Υ	53	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
C600		Υ	54	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertiliz lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

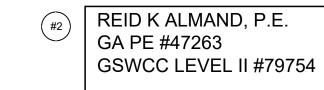
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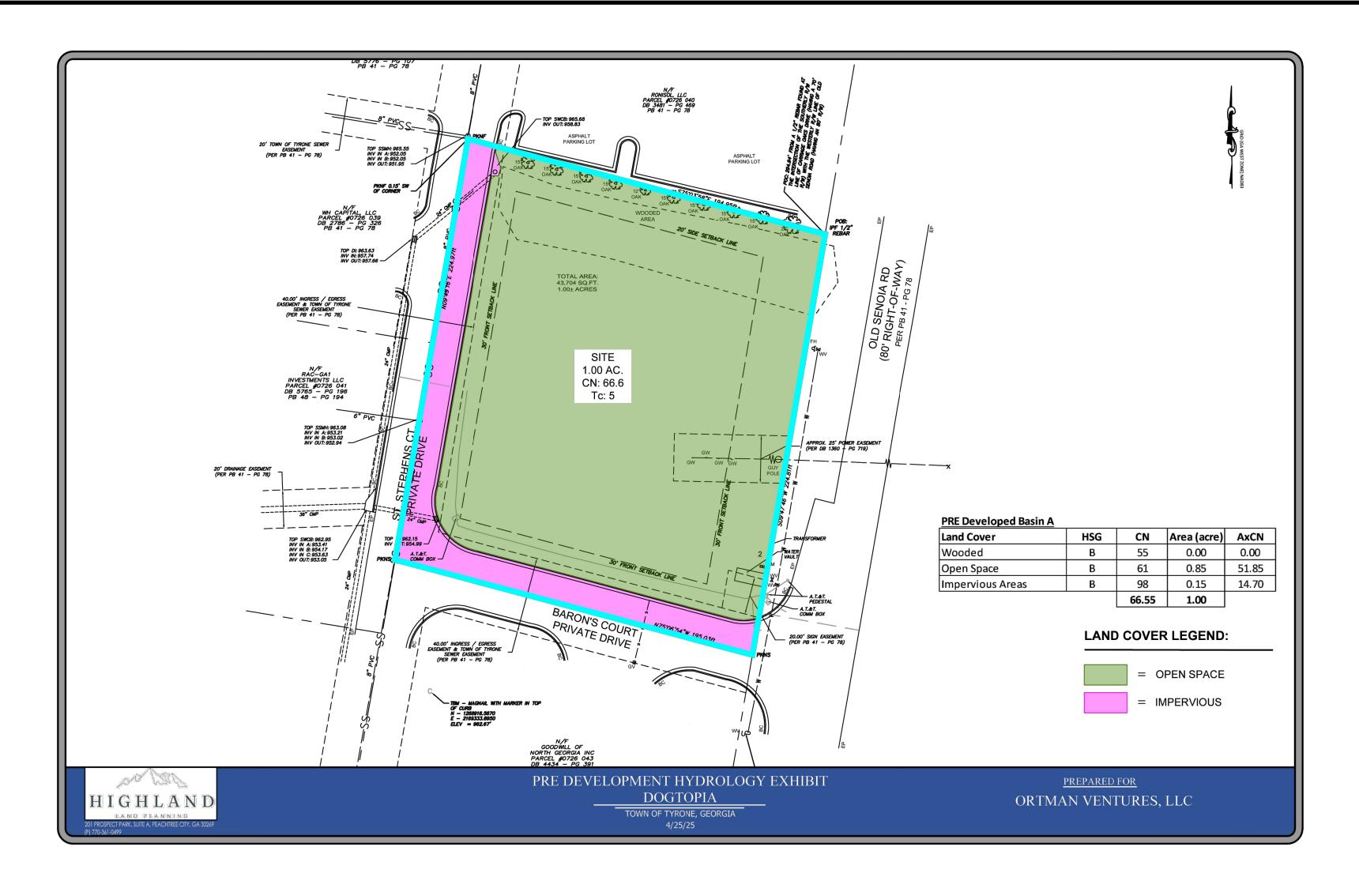
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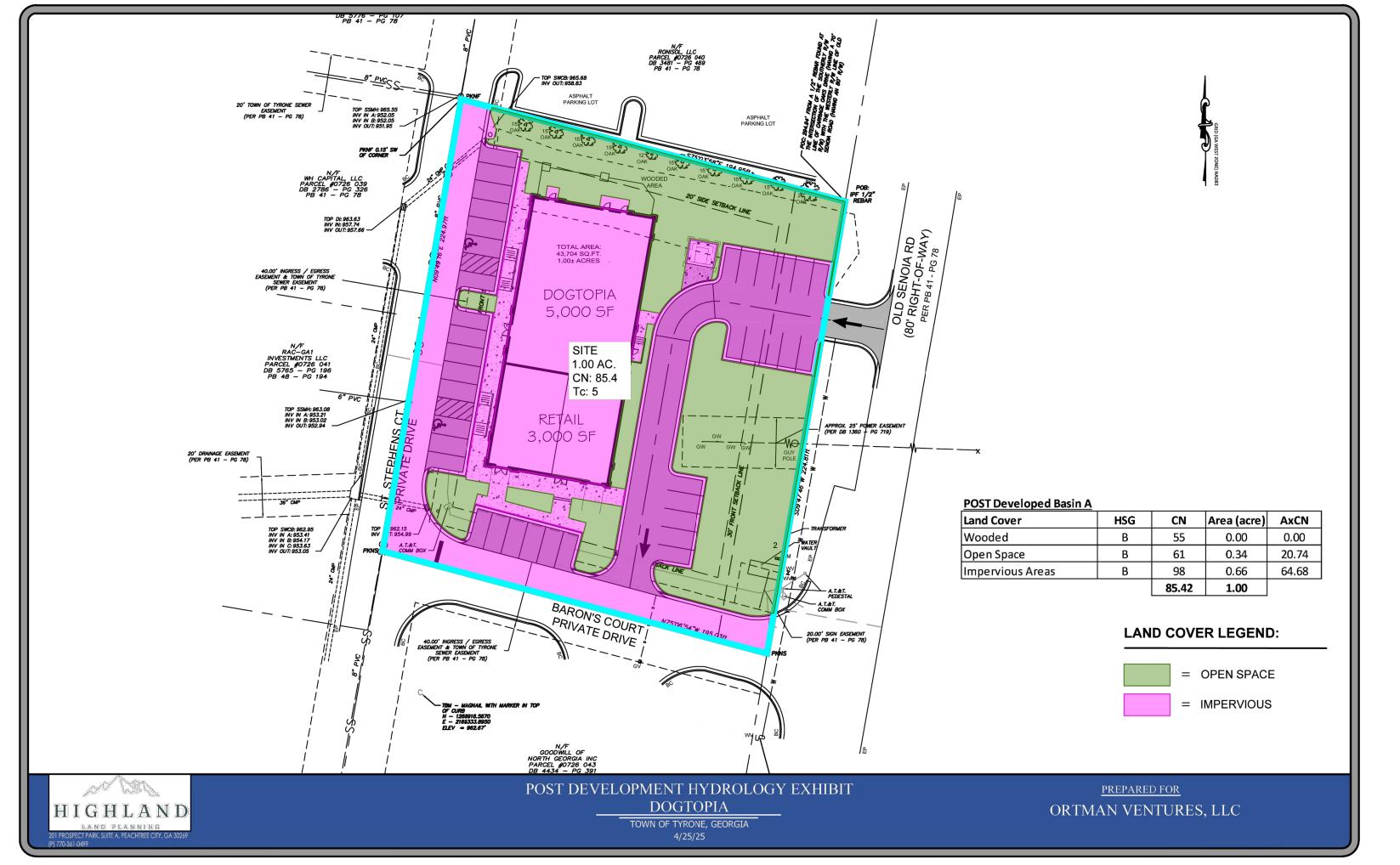
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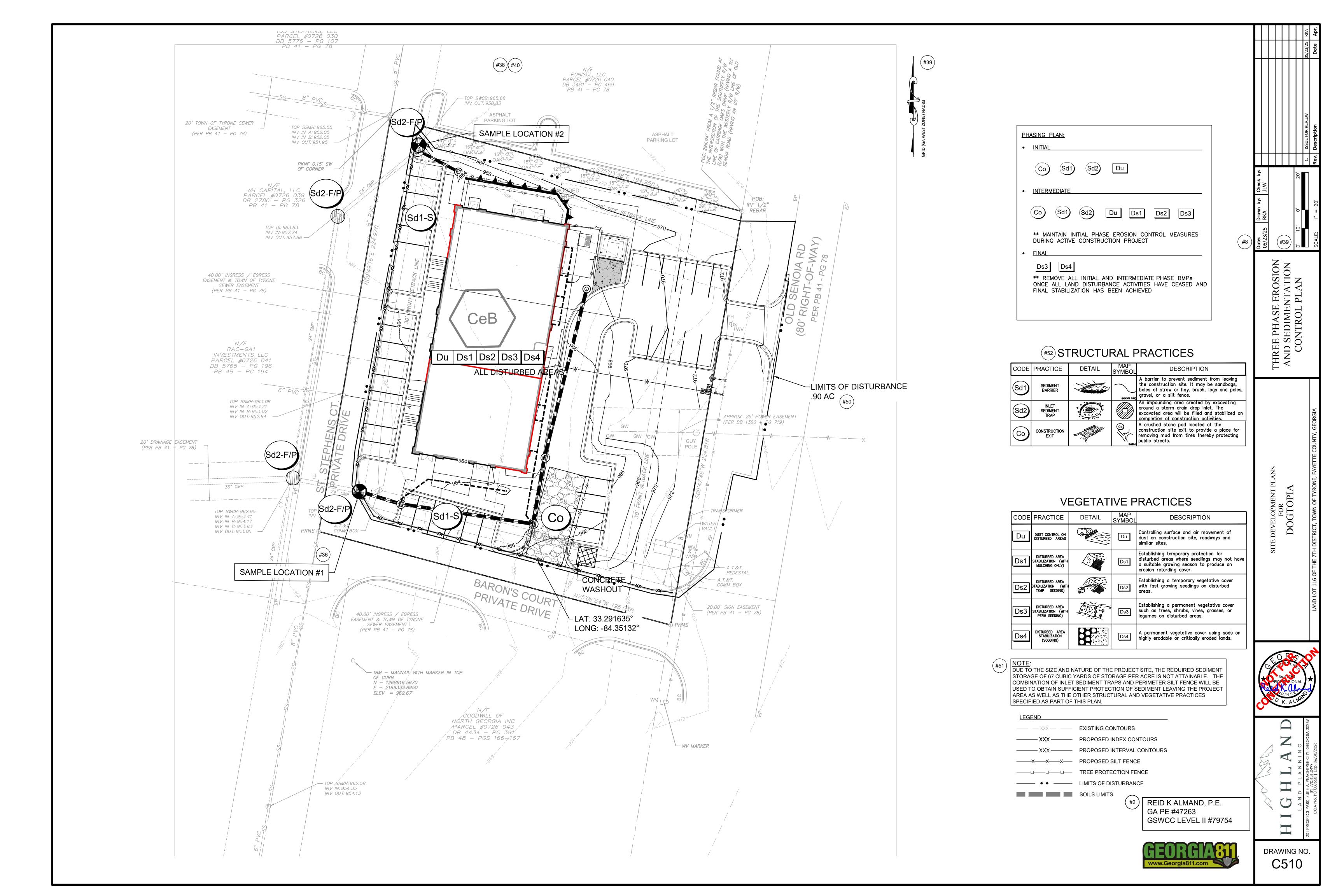
FOR

DOGTOPIA

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







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 SINGULAR 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

I. 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.

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.

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 Tb-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

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.

1. WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED.

SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

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

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.

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, CULTIPACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER).

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).

. 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 <u>MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA</u>.

DRILL OR CULTIPACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-HALF TO ONE INCH DEEP.

PERMANENT SEEDING SPECIFICATIONS: Ds3

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 I. 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

COMPATION; 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 THT 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.

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

D. A FERTILZER PELLET WILL BE PLACED AT ROOT DEPTH.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

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

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS)

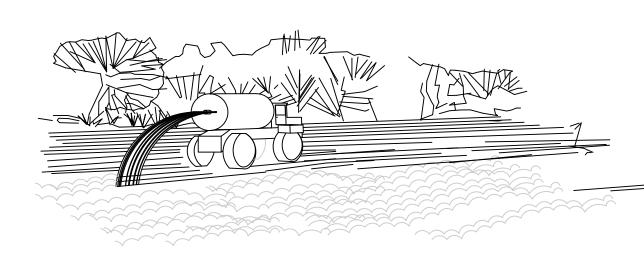
DIANTING DATES BY DESCRIBED

	RPO	ADCAST		PLANTING RAT AREA PLA							RCE	
SPECIES		– PLS 3/	RESOURCE		- OPT							REMARKS
	PER	PER	AREA		— PER │M│A			E BU	1			
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED ALONE WITH OTHER PERENNIALS	ACRE 10 LBS 6 LBS	0.2 LB 0.1 LB	P C	J F	MA	IM		J A	3		IN L	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED	0 LB3	0.1 LB	P C		-					_		
WITH TEMPORARY COVER WITH OTHER PERENNIALS	10 LBS 6 LBS	0.2 LB 0.1 LB										PLANT WITH WINTER ANNUALS. PLANT WITH TALL FESCUE.
CENTIPEDE (EREMOCHLOA OPHIUROIDES)	BLOCK	SOD ONLY	P C		_							DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENTTO 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) ALONE WITH OTHER PERENNIALS	50 LBS 30 LBS	1.1 LB 0.7 LB	M-L P					_				227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
LESPEDEZA, SERICEA (LESPEDEZA CUNEATA) SCARIFIED	60 LBS	1.4 LB	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.
UNSCARIFIED	75 LBS	1.7 LB	M-L P C									MIX WITH TALL FESCUE OR WINTER ANNUALS.
SEED-BEARING HAY	3 TONS	138 LB	M-L P C									CUT WHEN SEED IS MATURE. BUT BEFORE IT SHATTERS. TALL FESCUE OR WINTER ANNUALS.
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA) ALONE WITH OTHER PERENNIALS	4 LBS 2 LBS	0.1 LB 0.05 LB	M-L P C		_		_					1,500,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.

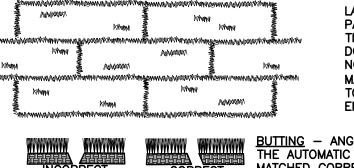
PERMANENT METHODS: PERMANENT VEGETATION - REFER TO Ds3 (DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION) TOPSOILING - COVERING THE SURFACE WITH A LESS **EROSIVE SOIL MATERIAL** STONE - SURFACE WITH CRUSHED STONE OR COARSE GRAVEL (SEE Cr - CONSTRUCTION ROAD STABILIZATION) TEMPORARY METHODS: MULCHES - 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 15 TIMES THEIR HEIGHT AND PERPENDICULAR TO AIR CURRENTS CALCIUM CHLORIDE - APPLY TO KEEP SURFACE WET. REPEAT AS NEEDED.

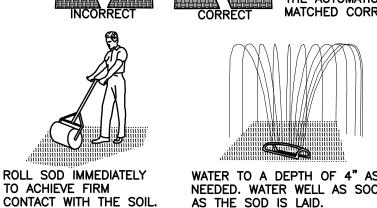


DUST CONTROL



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.



WATER TO A DEPTH OF 4" AS MOW WHEN THE SOD IS NEEDED. WATER WELL AS SOON ESTABLISHED - IN 2-3 WEEKS. AS THE SOD IS LAID. 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.

> <u>THATCH</u> – 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. MAINTENANCE: RE-SOD AREAS

			5 6 6 5	WILEDE AN ADEQUATE OTAND OF	
FER	TILIZER RI	EQUIREM	WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW		
PES OF	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/ACRE)	NITROGEN TOP DRESSING RATE (LBS/ACRE)	SOD SHOULD BE MOWED
COOL SEASON SRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30	THAN 2"-3" OR AS SPECIFIED. APPLY ONE TON OF
WARM SEASON SRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30	AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH
		SOIL TESTS OR TABLE TO THE			

GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE TO THE SODDING SCALE: NTS DATE: 1/24/04

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

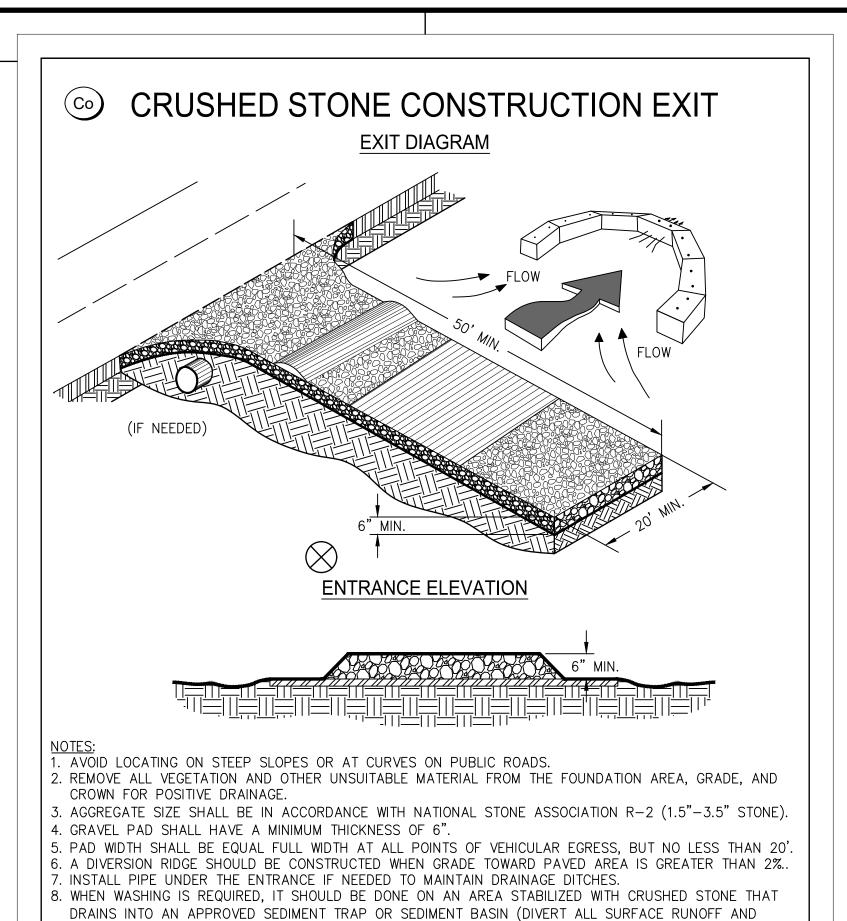


DRAWING NO. C600

DISTURBED AREA STABILIZATION WITH MULCHING, TEMPORARY SEEDINGS AND PERMANENT SEEDINGS

SCALE: NTS

DATE:1/24/04



9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT

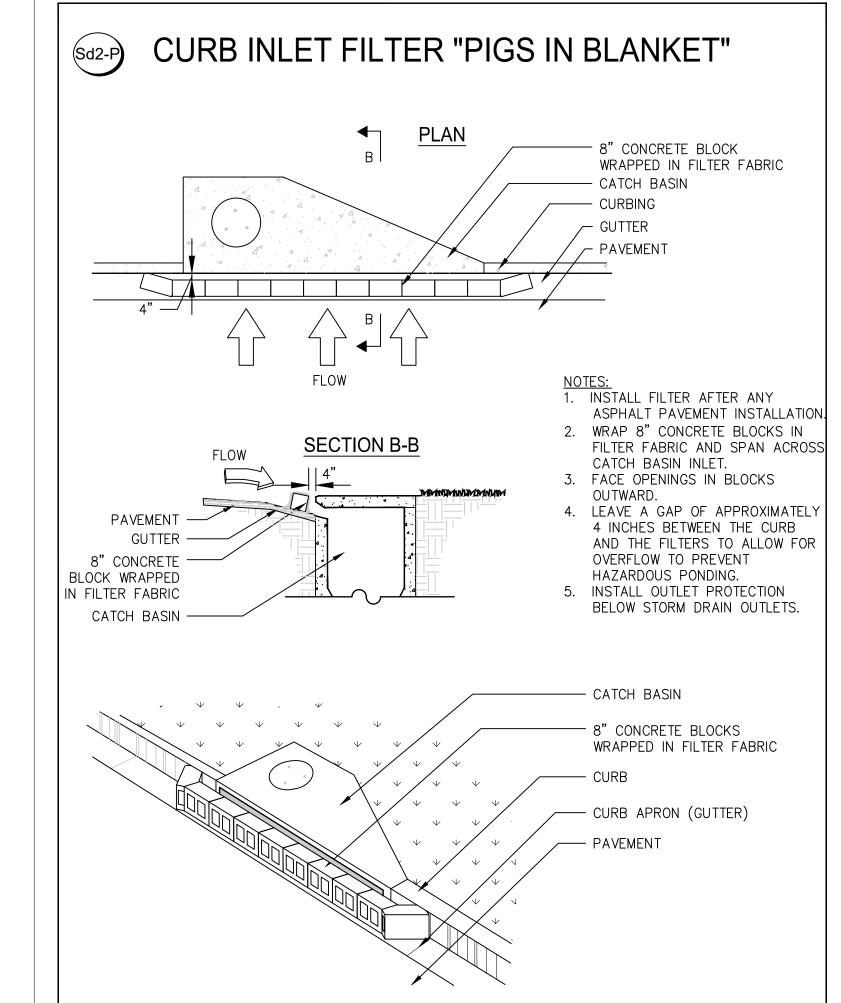
RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES

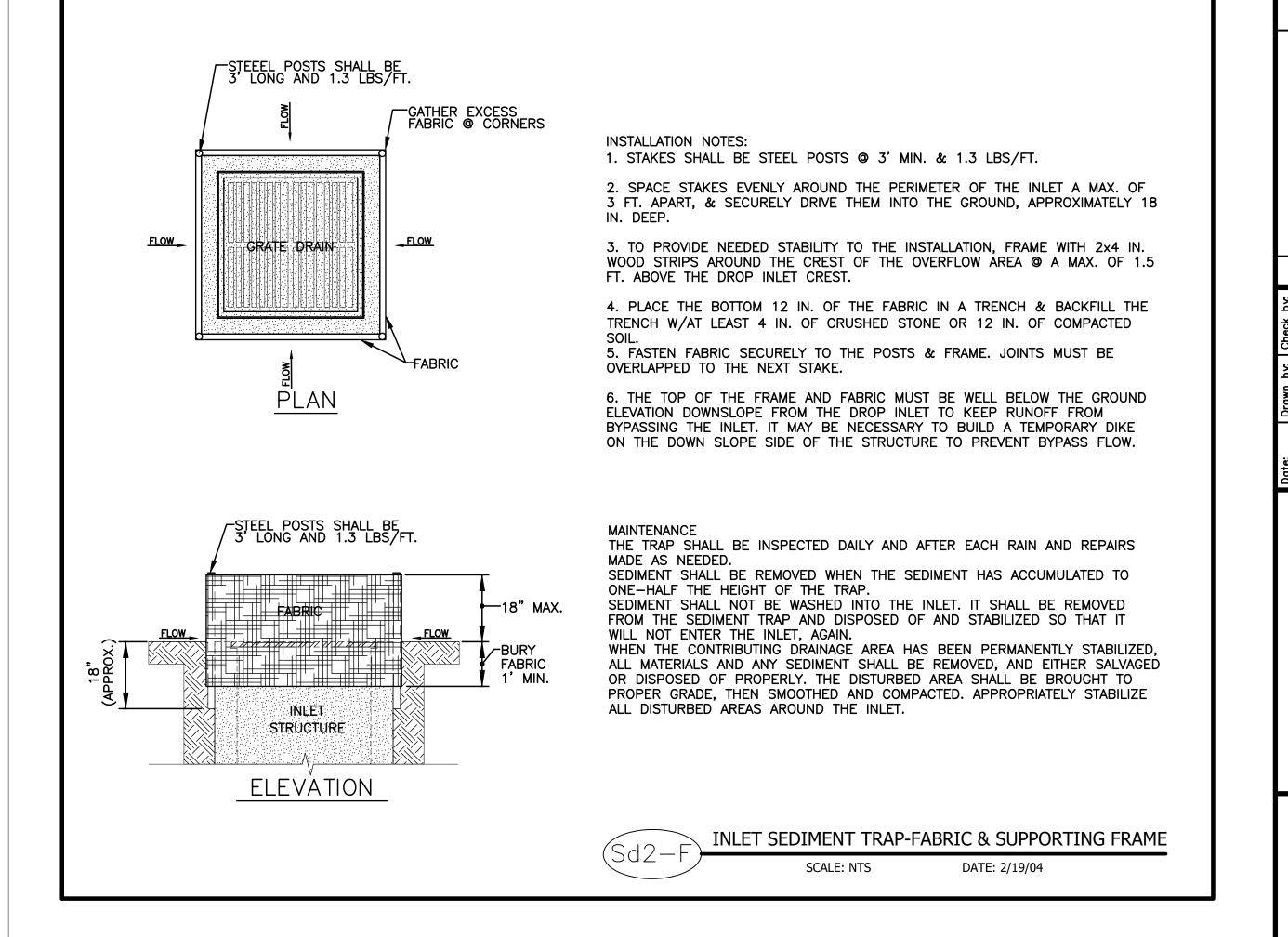
10.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC

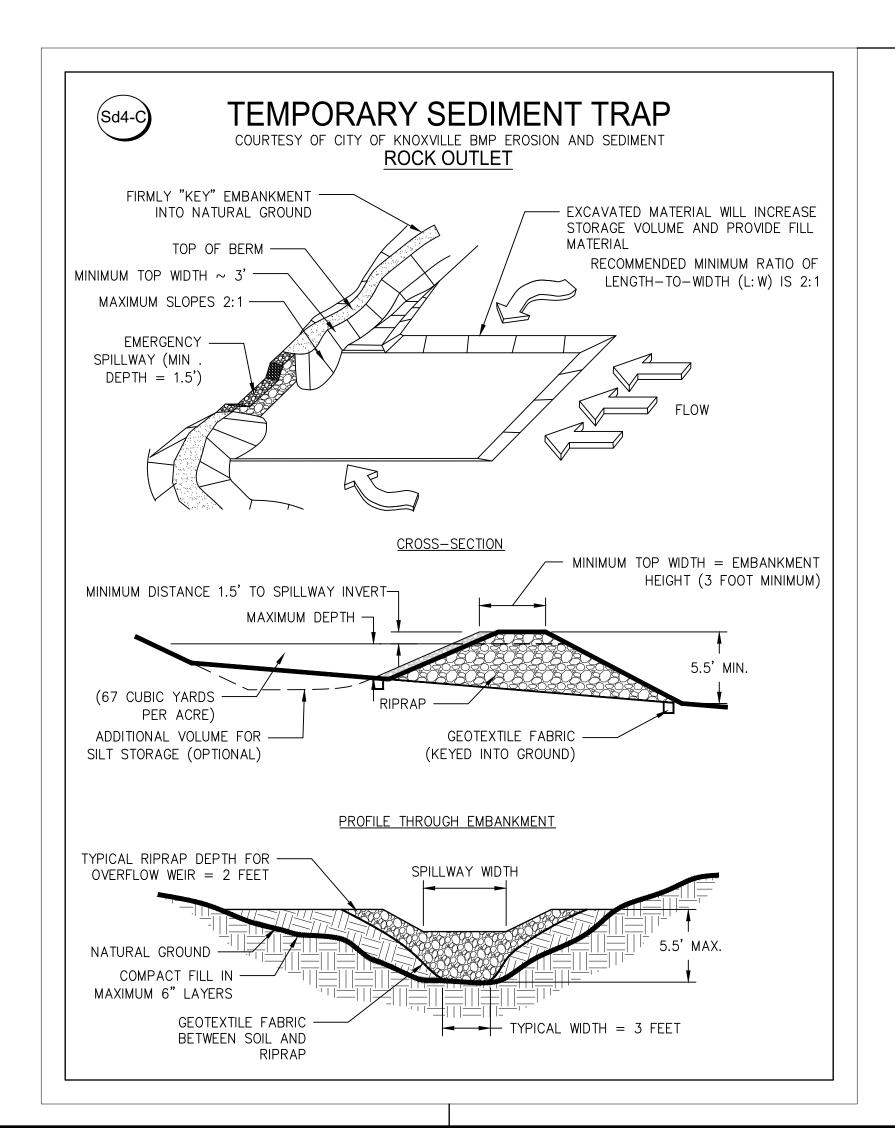
DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).

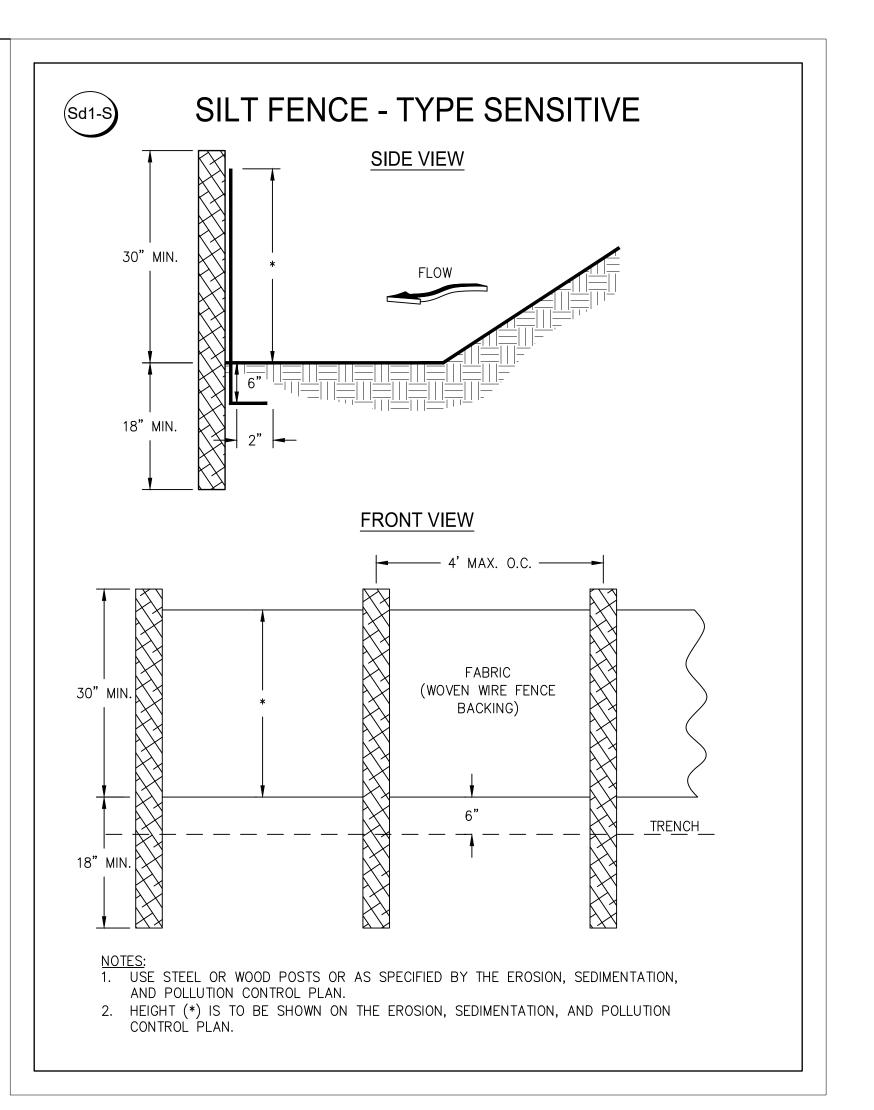
REMOVE MUD AND DIRT.

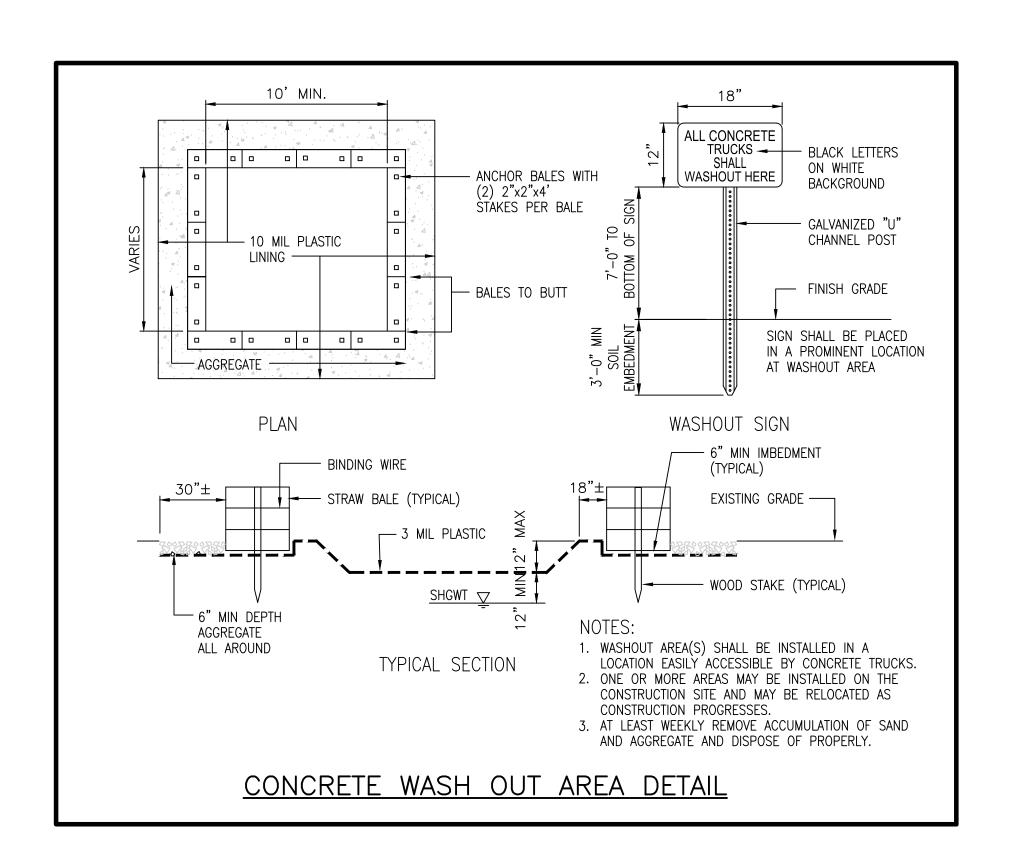
USED TO TRAP SEDIMENT.



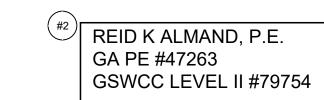








CONCRETE WASH OUT AREA DETAIL SCALE: N.T.S.



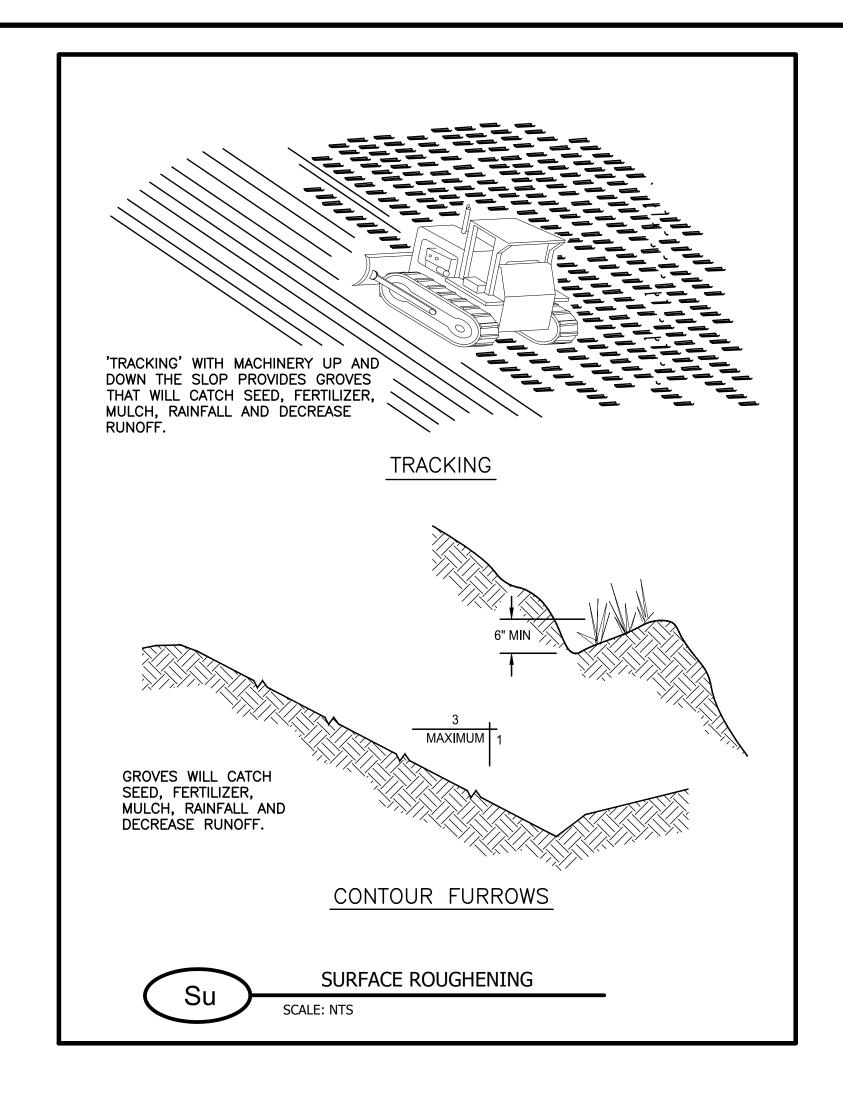


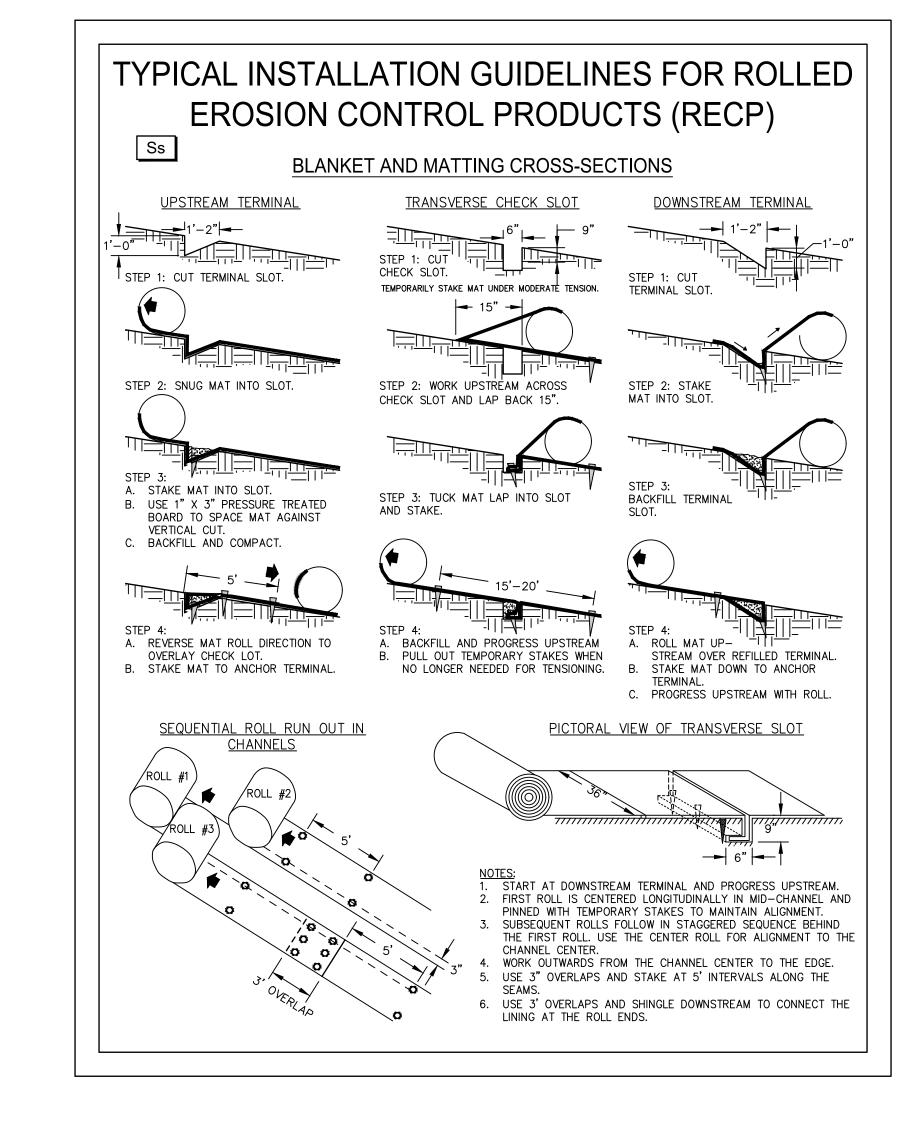
E, FAYETTE COUNTY, GEORGIA

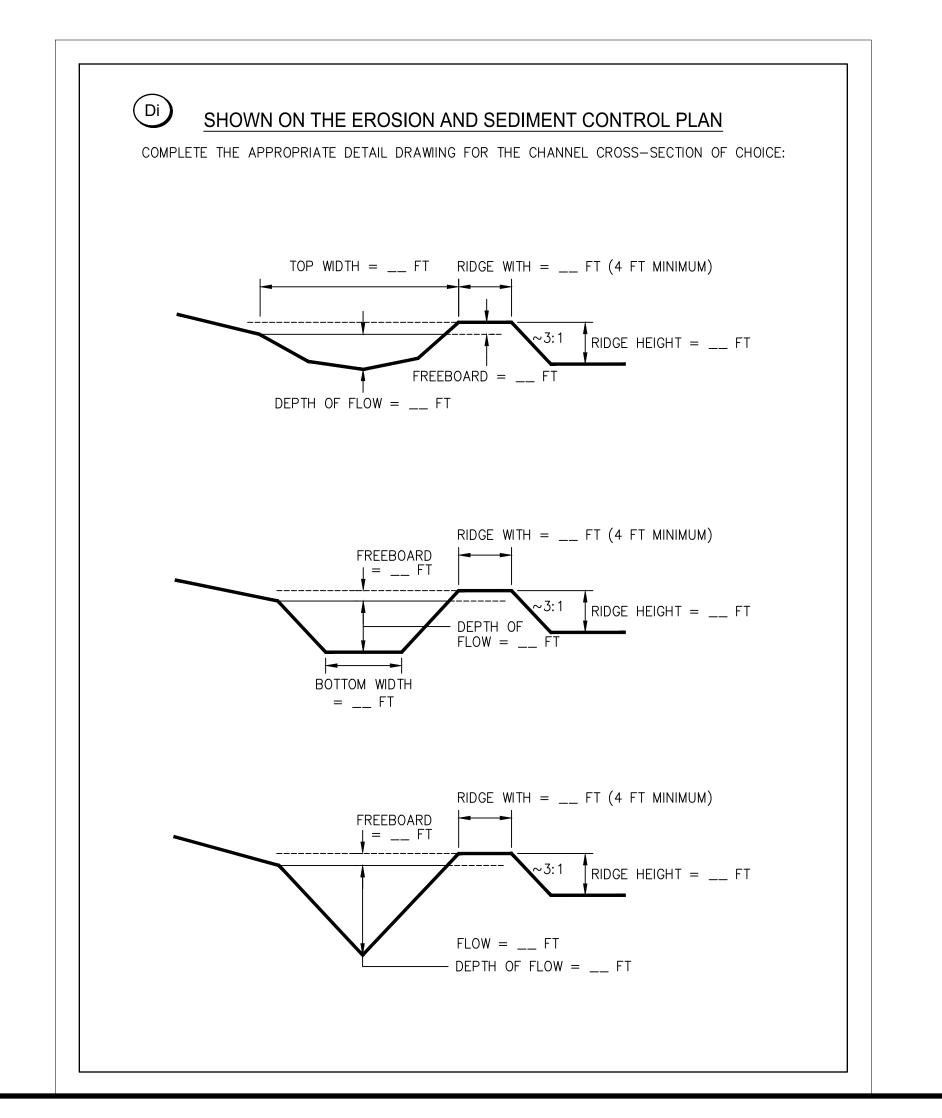
No 4 26 PROFESIONAL

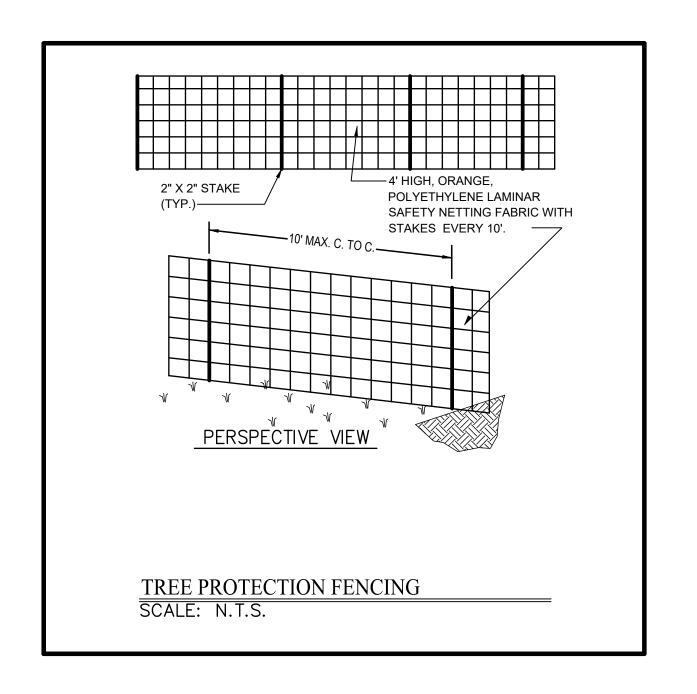
DEVELOPMENT FOR POGTOPIA

HIGHLAN LAND PLANNING PROSPECT PARK, SUITE A, PEACHTREE CITY, GEORG









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



EROSION DETAI

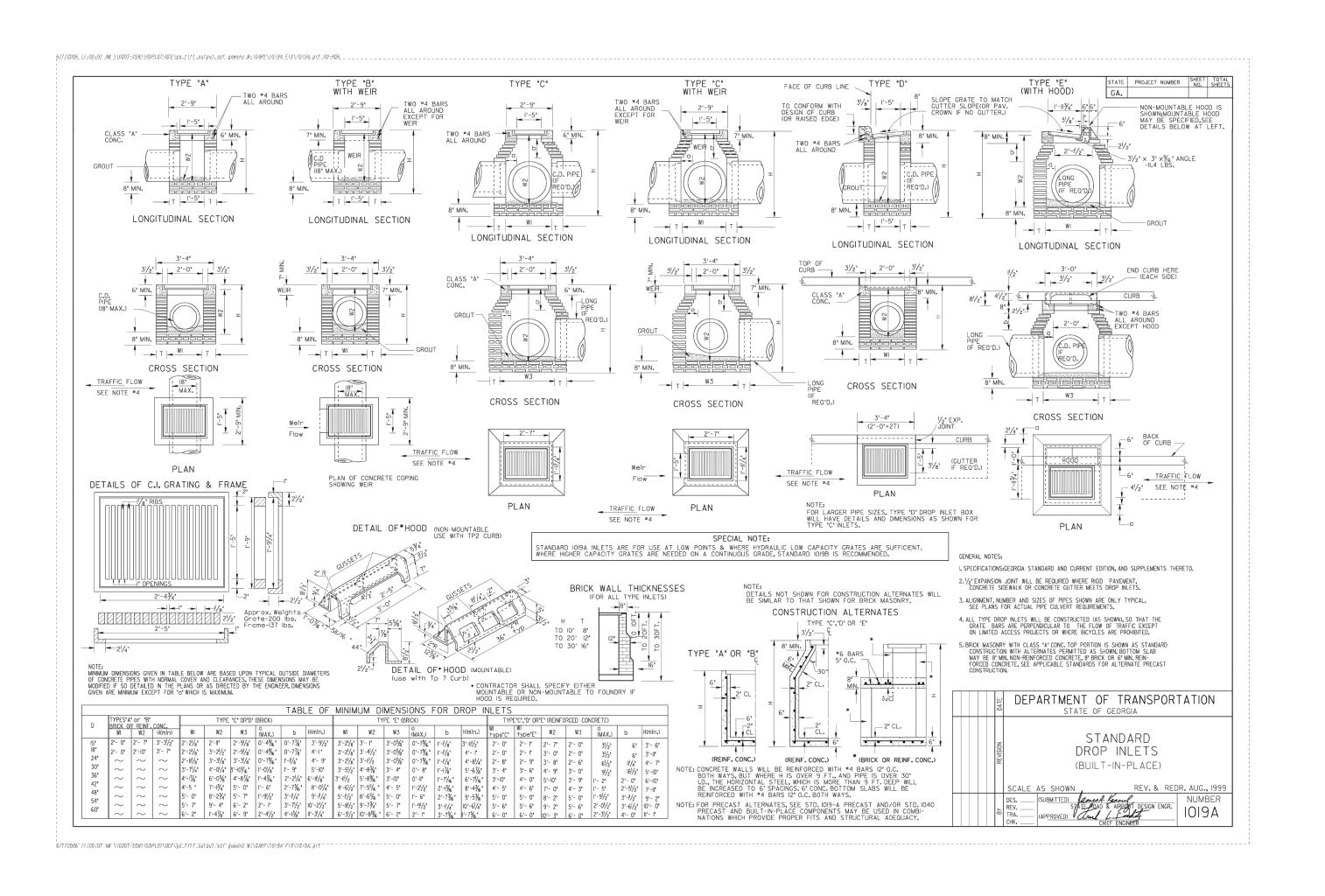
SITE DEVELOPMENT PLANS FOR DOGTOPIA

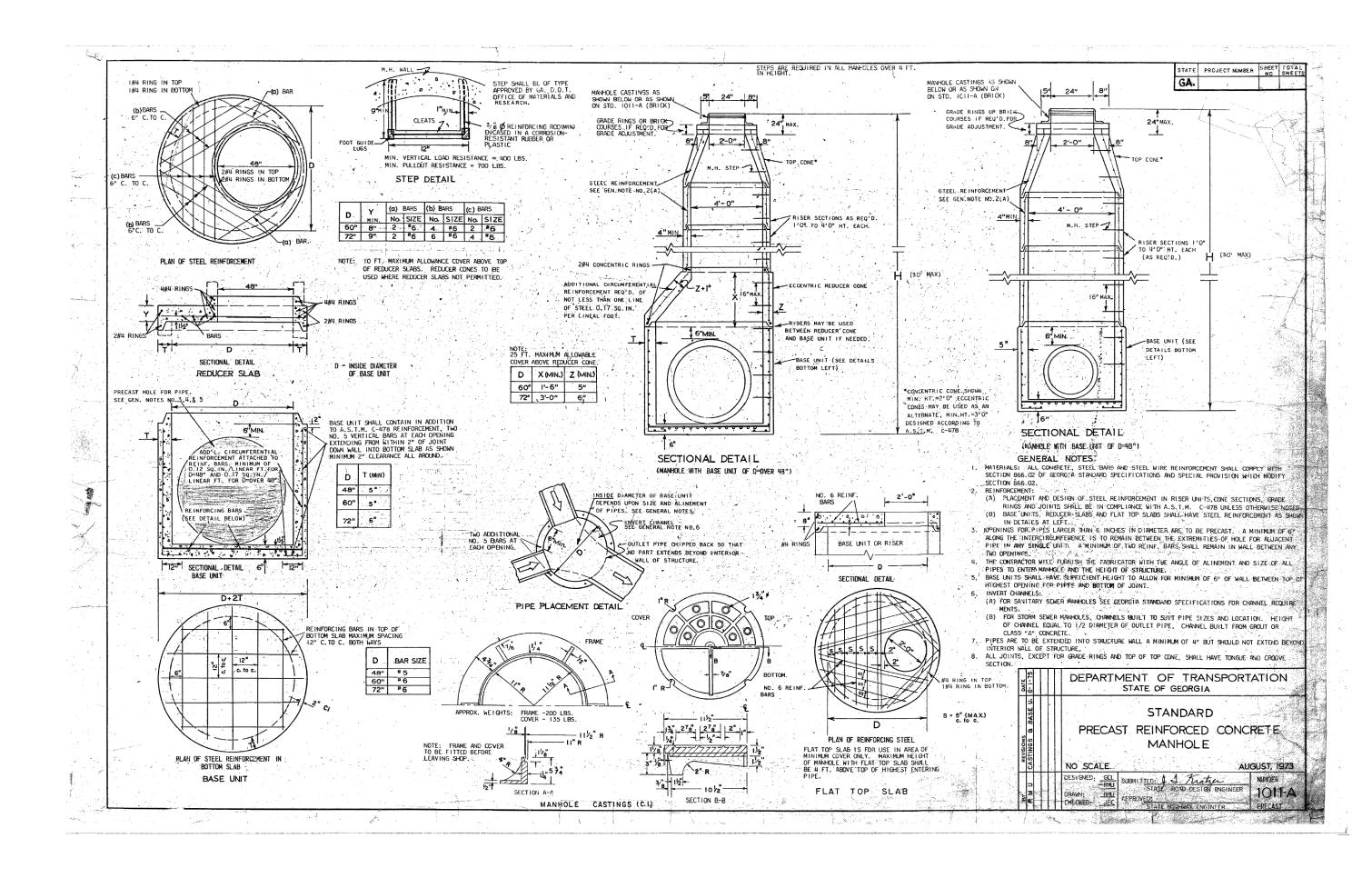
No 4 200 PROFESIONAL

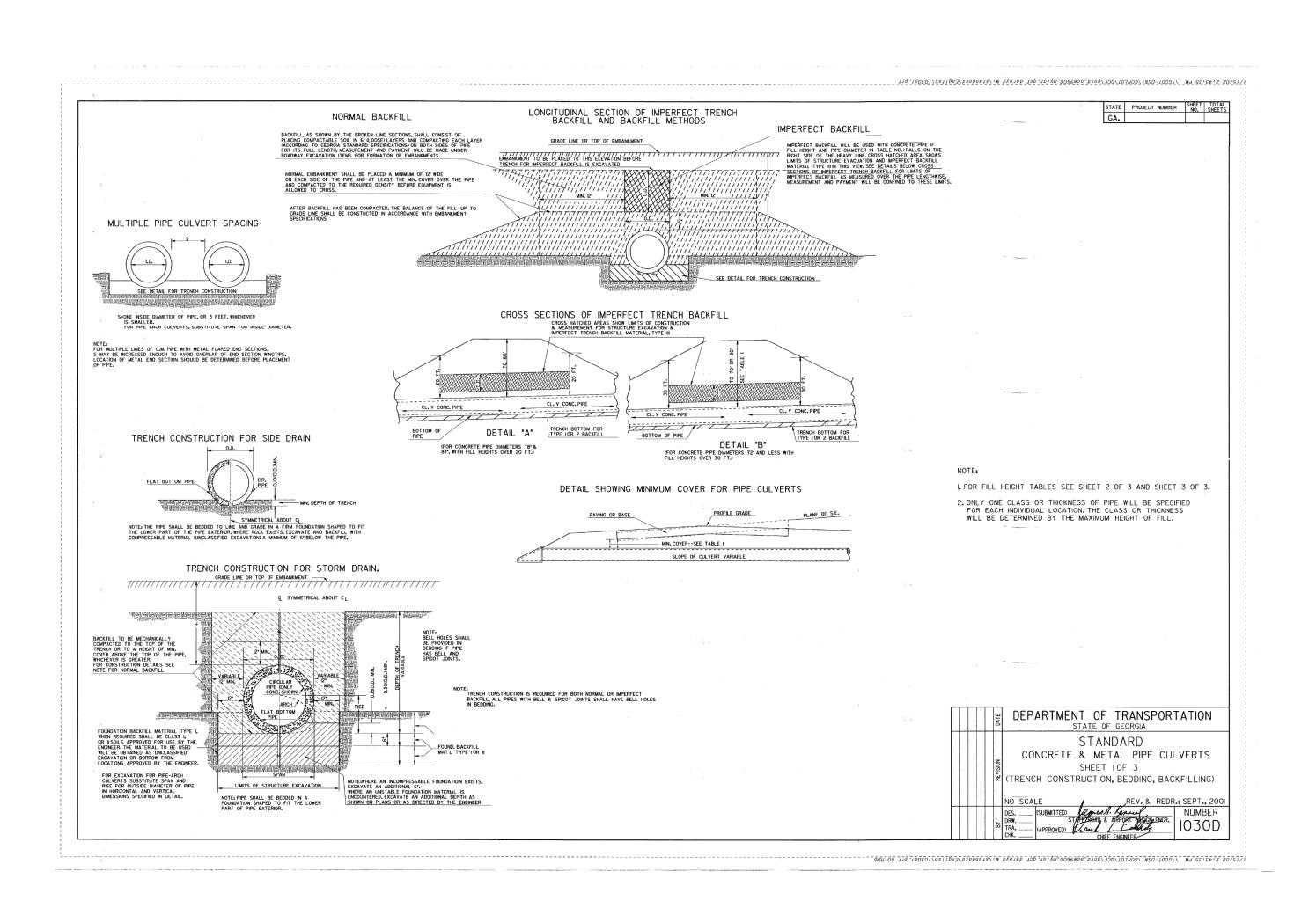
I I G H L A N I N G

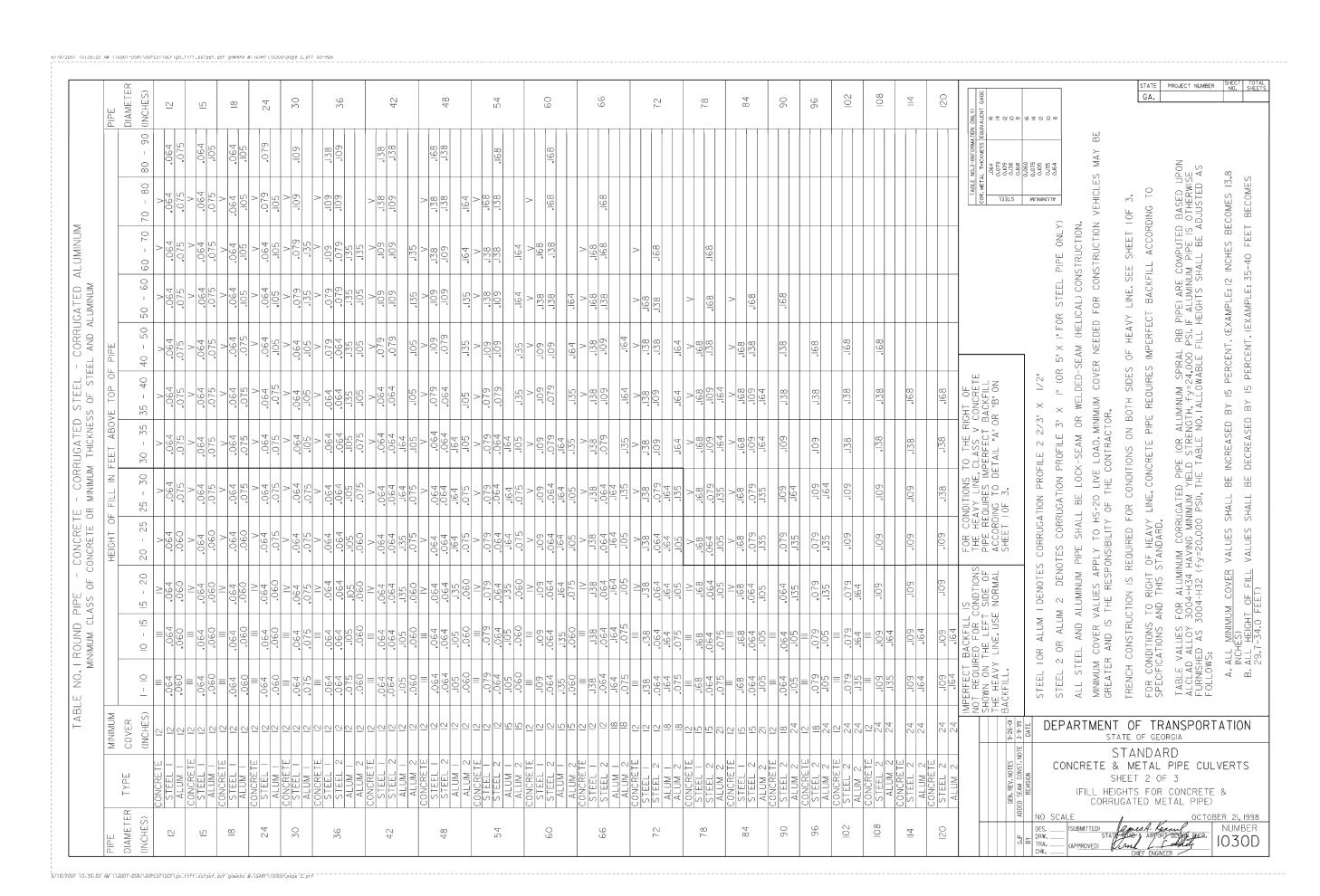
ROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30

COA NO. PEF008658 | Exc. 06/30/2026





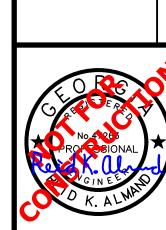


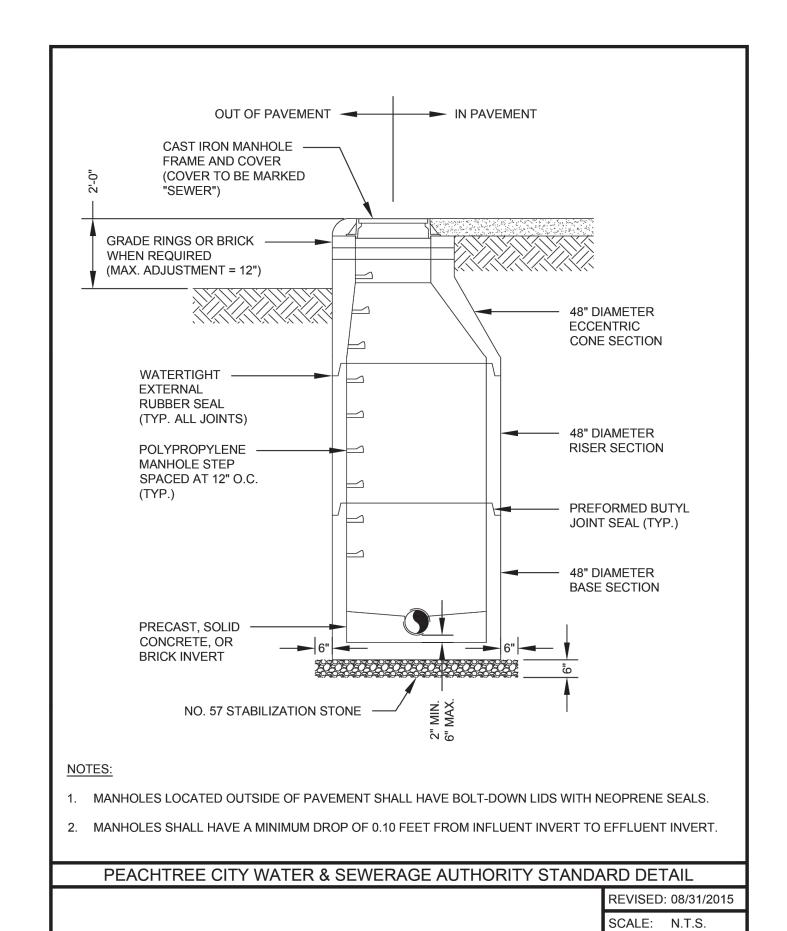




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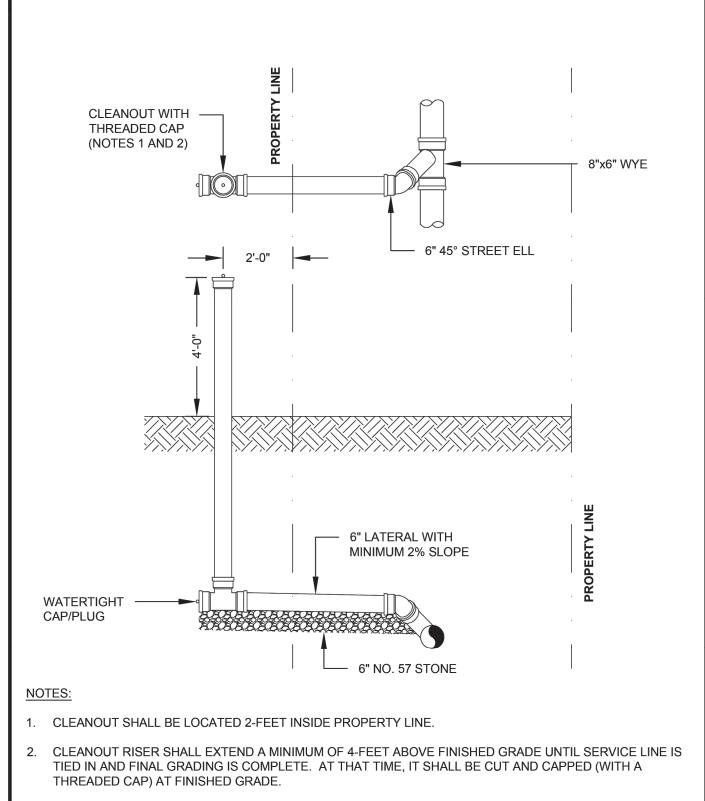
G Co





STANDARD PRECAST MANHOLE

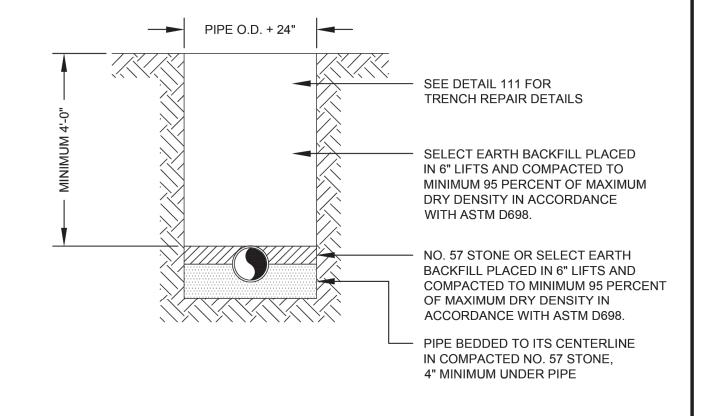
DETAIL NO.



PEACHTREE CITY WATER & SEWERAGE AUTHORITY STANDARD DETAIL

SEWER SERVICE LATERAL AND CLEANOUT DETAIL

REVISED: 08/31/2015
SCALE: N.T.S.
DETAIL NO.
107



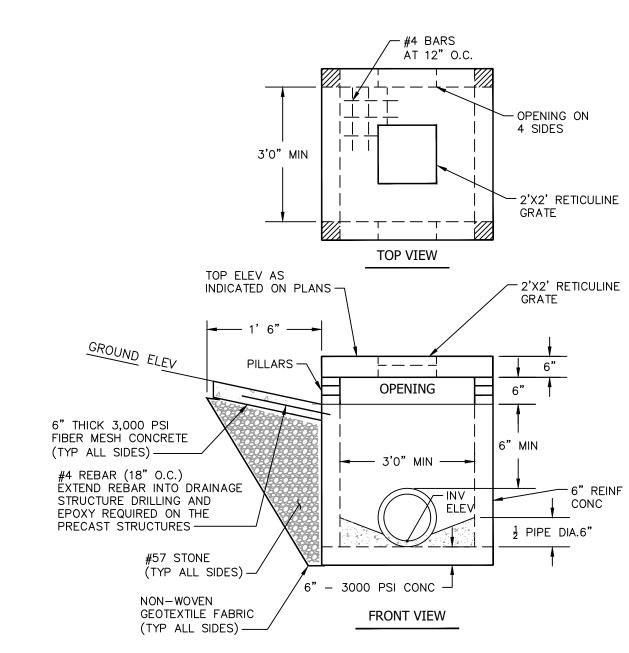
NOTES:

- 1. 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.
- 2. POLYVINYL CHLORIDE (PVC) AND HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE BEDDED IN ACCORDANCE WITH AWWA C605, TYPE 5 LAYING CONDITION.
- 3. 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.
- 5. 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.
- 6. 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

PIPE BEDDING DETAIL

REVISED: 08/31/2015
SCALE: N.T.S.
DETAIL NO.



NOTE: CONCRETE INVERT REQUIRED.

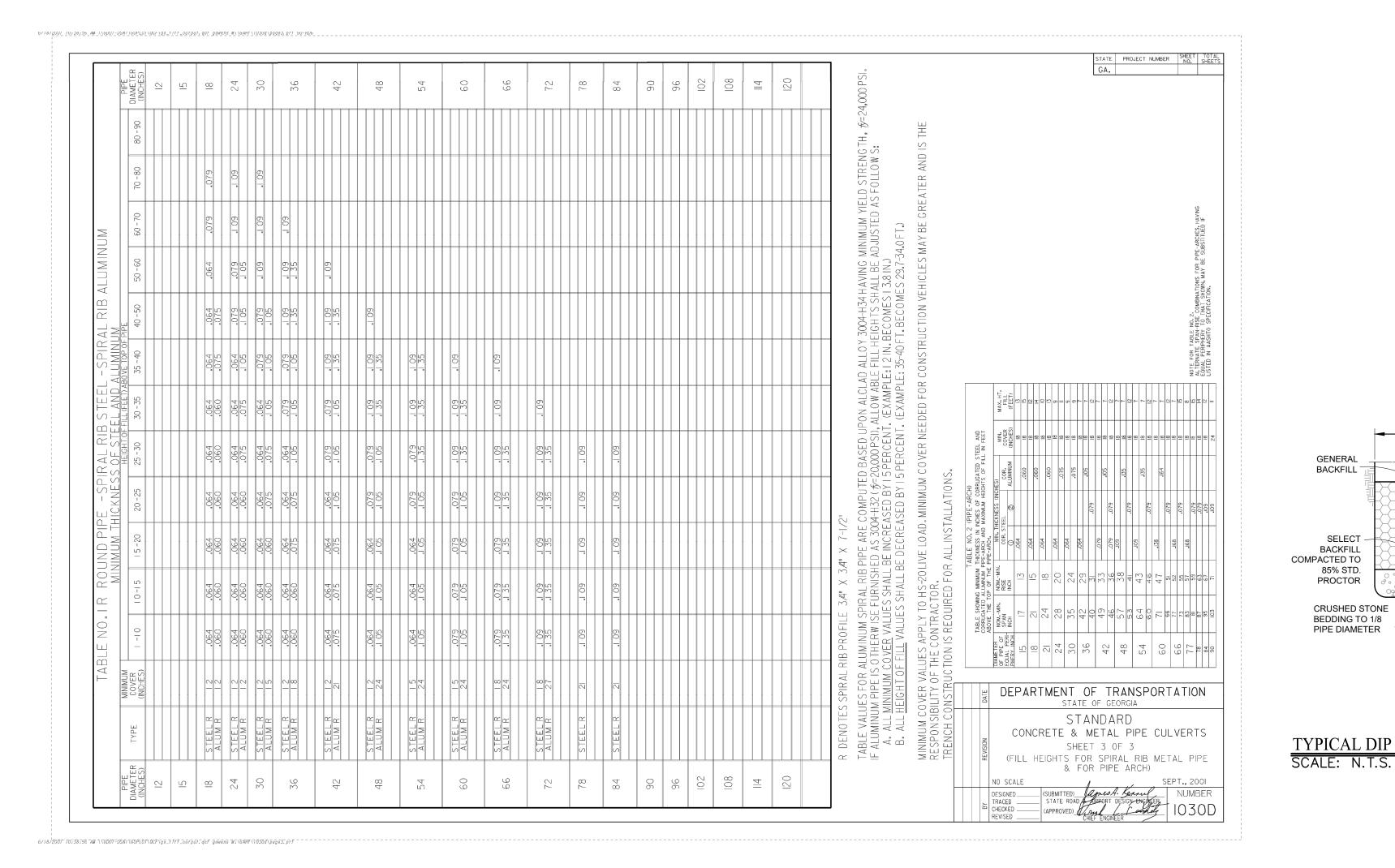
NOTES:

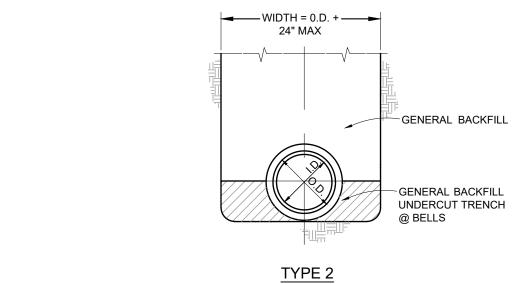
1. ALL STRUCTURES SHALL BE PRECAST CONCRETE.

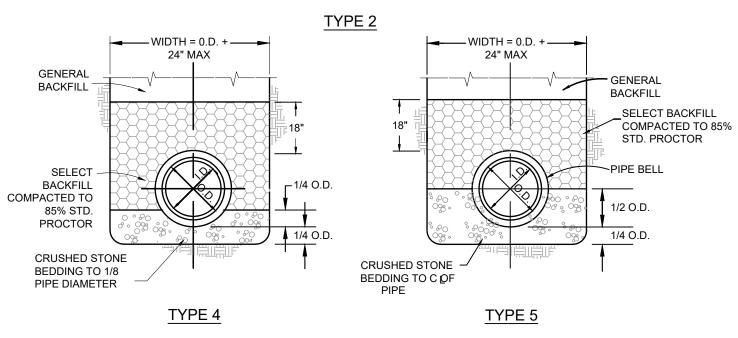
2. LADDER BARS ARE REQUIRED IN ALL BASINS GREATER
THAN 4'-0" DEEP.

RAISED LID INLET (PEDESTAL TOP)

SCALE: N.T.S.





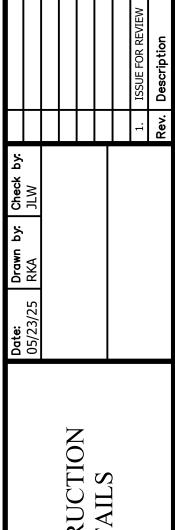


NOTE: TYPE 1 AND TYPE 3 ARE NOT FOR USE

IN CONSTRUCTION.

TYPICAL DIP BEDDING DETAIL



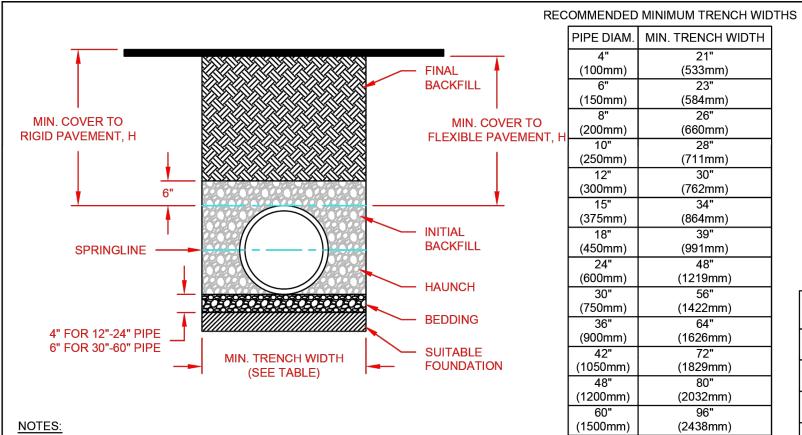


DOGTOPIA

No.4308
PROFESIONAL
OF N. E. S. OF N. E. S

I I G H L A N I N G

ROSPECT PARK, SUITE A, PEACHTREE CITY, GEORGIA 30



1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. <u>MINIMUM COVER</u>: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

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MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

	SURFACE LIVE LOADING CONDITION							
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *						
12" - 48"	12"	48"						
(300mm - 1200mm)	(305mm)	(1219mm)						
60"	24"	60"						
(1500mm)	(610mm)	(1524mm)						
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVE								
**SEE BACKFILL REQUIREMENTS IN NOTE 6.								

MAXIMUM RECOMMENDED COVER BASED

ON VECHICLE LOADING CONDITIONS								
PIPE DIAM.	CLAS	SI	CLA	CLASS III				
PIPE DIAIVI.	COMPACTED	DUMPED	95%	90%	95%			
4"	37	18	25	18	18			
(100mm)	(11.3m)	(5.5m)	(7.6m)	(5.5m)	(5.5m)			
6"	44	20	29	20	21			
(150mm)	(13.4m)	(6.1m)	(8.8m)	(6.1m)	(6.4m)			
8"	32	15	22	15	16			
(200mm)	(9.8m)	(4.6m)	(6.7m)	(4.6m)	(4.9m)			
10"	38	18	26 18		18			
(250mm)	(11.6m)	(5.5m)	(7.9m)	(5.5m)	(5.5m)			
12"	35	17	24	17	17			
(300mm)	(10.7m)	(5.2m)	(7.3m)	(5.2m)	(5.2m)			
15"	38	17	25	17	18			
(375mm)	(11.6m)	(5.2m)	(7.6m)	(5.2m)	(5.5m)			
18"	36	17	24	17	17			
(450mm)	(11.0m)	(5.2m)	(7.3m)	(5.2m)	(5.2m)			
24"	28	13	20	13	14			
(600mm)	(8.5m)	(4.0m)	(6.1m)	(4.0m)	(4.3m)			
30"	28	13	20	13	14			
(750mm)	(8.5m)	(4.0m)	(6.1m)	(4.0m)	(4.3m)			
36"	26	12	18	13	13			
(900mm)	(7.9m)	(3.7m)	(5.5m)	(4.0m)	(4.0m)			
42"	23	11	16	11	11			
(1050mm)	(7.0m)	(3.4m)	(4.9m)	(3.4m)	(3.4m)			
48"	25	11	17	11	12			
(1200mm)	(7.6m)	(3.4m)	(5.2m)	(3.4m)	(3.7m)			
60"	25	11	17	11	12			
(1500mm)	(7.6m)	(3.4m)	(5.2m)	(3.4m)	(3.7m)			

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS: NO HYDROSTATIC PRESSURE, UNIT WEIGHT OF SOIL (Ys) = 120 PCF

COVER HEIGHTS TO MATCH TN 2.01 AGC 09/28/17 TRENCH INSTALLATION 4640 TRUEMAN BLVD DETAIL (N-12 PER AASHTO)

CLASSES OF EMBEDMENT AND BACKFILL MATERIALS PERCENTAGE PASSING SIEVE SIZES ATTERBERG LIMITS COFFFICIENTS

(CSA B182.11) CLASS DESCRIPTION		NOTATION DESCRIPTION		M43 NOTATION	M145 NOTATION	2560	PERC	PERCENTAGE PASSING SIEVE SIZES ATTERBERG LIM			RG LIMITS	COEFF	EFFICIENTS		
				NOTATION	NOTATION		1 1/2 IN. 3/8" (40mm) (9.5mm)		No. 4 (4.75mm)	NO. 200 (0.075mm)	LL	PI	Cu	Cc	
I ⁽²⁾	CRUSHED ROCK, ANGULAR ³	N/A	ANGULAR CRUSHED STONE OR ROCK, CRUSHED GRAVEL, CRUSHED SLAG; LARGE VOIDS WITH LITTLE OR NO FINES	5, 56, 57 ⁽⁴⁾ 6, 67 ⁽⁴⁾	N/A		100%	<25%	<15%	<12%	NON P	LASTIC	N	/A	
	CLEAN, COARSE-GRAINED , SOILS	GW	WELL-GRADED GRAVEL, GRAVEL-SAND MIXTURES; LITTLE OR NO FINES	5, 6		CG-14, MG-20	100%		<50% of "COARSE FRACTION"	<5%	NON PLASTIC NON PLASTIC S		>4	1 to 3	
		GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES; LITTLE OR NO FINES	56, 57, 67									4	<1 or >3	
II		sw	WELL-GRADED SANDS, GRAVELLY SANDS; LITTLE OR NO FINES		A1, A3				>50% of "COARSE				>6	1 to 3	
		SP ⁶	POORLY-GRADED SANDS, GRAVELLY SAND; LITTLE OR NO FINES						FRACTION"				<6	<1 or>3	
	COARSE-GRAINED SOILS, BODERLINE CLEAN TO W/FINES	GW-GC, SP-SM	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES	N/A			100%		VARIES	5% TO 12%			SAME AS FOR GW, GP SW AND SP		
	COURSE-GRAINED SOILS WITH FINES INORGANIC FINE-GRAINED SOILS	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	GRAVEL & SAND WITH <10% FINES					<50% of "COARSE	-12% TO 50%	6 N/A	<4 OR <"A" LINE			
		GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		A-2-4, A-2-5, A-2-6, OR A-4 OR A-6 SOILS WITH MORE THAN 30% RETAINED ON #200 SIEVE		100%		>50% of "COARSE FRACTION"			<7 & >"A" LINE	N/A		
		SM	SILTY SANDS, SAND-CLAY MIXTURES									>4 OR <"A" LINE			
III		sc	CLAYEY SANDS, SAND-CLAY MIXTURES INORGANIC SILTS AND									>7 & >"A" LINE			
		ML	VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, SILTS WITH SLIGHT PLASTICITY						100%	> 30% (RETAINED)	<50	<4 OR <"A" LINE			
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY; GRAVELLY, SANDY, OR SILTY CLAYS; LEAN CLAYS							> 30% (RETAINED)		>7 & >"A" LINE			
IV ⁽⁵⁾	INORGANICS FINE-GRAINED SOILS	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, SILTS WITH SLIGHT PLASTICITY	N/A	A-2-7 OR A-4 OR A-6 SOILS WITH 30% OR LESS RETAINED ON #200 SIEVE		100%	4009/		100%	< 30%	<50	<4 or <"A" LINE	N/A	
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY; GRAVELLY, SANDY, OR SILTY CLAYS; LEAN CLAYS	N/A					100%	(Retained)	<50	>7 & >"A" LINE	N/A		
Vω	INORGANIC FINE-GRAINED SOILS	МН	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	N/A				100%		100%	>50%	>50	<"A" LINE	N	/A
		СН	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	N/A								>"A" LINE			
	ORGANIC SOILS OR HIGHLY ORGANIC SOILS	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	N/A	A5, A7		100%				<50	<4 OR <"A" LINE			
		ОН	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	N/A					100%	>50%	>50 <"A" LINE	N	/A		
		PT	PEAT AND OTHER HIGH ORGANIC SOILS	N/A											

REFER TO ASTM D2321 / CSA B182.11 / BNQ 2560 FOR MORE COMPLETE SOIL DESCRIPTIONS.
CLASS I MATERIALS ALLOW FOR A BROADER RANGE OF FINES THAN PREVIOUS VERSIONS OF D2321 / B182.11. WHEN SPECIFYING CLASS I MATERIAL FOR INFILTRATION SYSTEMS, THE ENGINEERING SHALL INCLUDE A REQUIREMENT FOR AN ACCEPTABLE LEVEL OF FINES.

ENGINEERING SHALL INCLUDE A REQUIREMENT FOR AN ACCEPTABLE LEVEL OF FINES.

ALL PARTICLE FACES SHALL BE FRACTURED.

ASSUMES LESS THAN 25% PASSES THE 3/8" SIEVE.

CLASS IV MATERIALS REQUIRE A GEOTECHNICAL EVALUATION PRIOR TO USE AND SHOULD ONLY BE USED AS BACKFILL UNDER THE GUIDANCE OF A QUALIFIED ENGINEER.

UNIFORM FINE SANDS (SP) WITH MORE THAN 50% PASSING A 100 SIEVE BEHAVE LIKE SILTS AND SHOULD BE TREATED AS CLASS III SOILS IF ALLOWED.

CLASS V MATERIALS SHALL NOT BE PERMITTED AS BEDDING AND BACKFILL MATERIAL.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS

PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL

APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS

RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO

CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE

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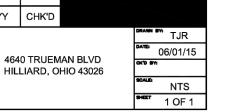
CLASSES OF EMBEDMENT AND AND BACKFILL MATERIALS DRAWING NUMBER: STD-109

REV. DRAWING NAME OR NUMBER

DESCRIPTION

TJR 01/28/16

BY MM/DD/YY CHK'



HP STORM TRENCH INSTALLATION DETAIL MIN. COVER TO MIN. COVER TO RIGID PAVEMENT, H FLEXIBLE PAVEMENT, H BACKFILL

BACKFILL

HAUNCH

SUITABLE

FOUNDATION

INVERT OUT: 955.56-

SUMP ELEV: 950.59-

SPRINGLINE -

4" FOR 12"-24" PIPE

6" FOR 30"-60" PIPE

I. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.

MIN TRENCH WIDTH

(SEE TABLE)

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED. 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND

AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL

- 4. <u>BEDDING:</u> SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS; CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04. © 2016 ADS, INC.

18" HDPE: 955.56

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PH: 770-868-5599

PIPE DIAM.

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION						
DIDE DIAM	H-25	HEAVY CONSTRUCTION					
PIPE DIAM.	H-25	(75T AXLE LOAD) *					
12" - 48"	12"	48"					
(300mm - 1200mm)	(305mm)	(1219mm)					
60"	24"	60"					
(1500mm)	(610mm)	(1524mm)					
* VELUCI EC IN EVOECO DE ZET MAY DECLUDE ADDITIONAL COVED							

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER TABLE 3, MAXIMUM COVER FOR ADS HP STORM PIPE, ft

	CLASS I	CLASS II			CLA	CLASS IV	
PIPE DIA	COMPACTED	95%	90%	85%	95%	90%	95%
12"	41	28	21	16	20	16	16
(300mm)	(12.5m)	(8.5m)	(6.4m)	(4.9m)	(6.1m)	(4.9m)	(4.9m)
15"	42	29	21	16	21	16	16
(375mm)	(12.8m)	(8.8m)	(6.4m)	(4.9m)	(6.4m)	(4.9m)	(4.9m)
18"	44	30	21	16	22	17	16
(450mm)	(13.4m)	(9.1m)	(6.4m)	(4.9m)	(6.7m)	(5.2m)	(4.9m)
24"	37	26	18	14	19	14	14
(600mm)	(11.3m)	(7.9m)	(5.5m)	(4.3m)	(5.8m)	(4.3m)	(4.3m)
30"	39	27	19	14	19	15	14
(750mm)	(11.9m)	(8.2m)	(5.8m)	(4.3m)	(5.8m)	(4.6m)	(4.3m)
36"	28	20	14	10	14	11	10
(900mm)	(8.5m)	(6.1m)	(4.3m)	(3.0m)	(4.3m)	(3.4m)	(3.0m)
42"	30	21	14	10	15	11	10
(1050mm)	(9.1m)	(6.4m)	(4.3m)	(3.0m)	(4.6m)	(3.4m)	(3.0m)
48"	29	20	14	9	14	10	10
(1200mm)	(8.8m)	(6.1m)	(4.3m)	(2.7m)	(4.3m)	(3.0m)	(3.0m)
60"	29	20	14	9	14	10	9
(1500mm)	(8.8m)	(6.1m)	(4.3m)	(2.7m)	(4.3m)	(3.0m)	(2.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:

NO HYDROSTATIC PRESSURE UNIT WEIGHT OF SOIL (ys) = 120 PCF

REV. MAXIMUM COVER HEIGHTS RWD 01/11/17 DESCRIPTION

TRENCH INSTALLATION DETAIL (HP STORM)

DRAWING NUMBER: STD-101D

SECTION A-A

DESCRIPTION

. PRECAST MANHOLE INTERNAL COMPONENTS (PRE-INSTALLED)

GDOT 1019A TYPE E OUTLET PIPE (HDPE)

INLET PIPE (HDPE)

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTO OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST

PROJECTION (

FIRST DEFENSE OPTIMUM

HYDRO INTERNATIONAL

IF IN DOUBT ASK

DEFENSE MANHOLE. 3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO

FABRICATION.

4-ft DIAMETER

TYRONE, GA



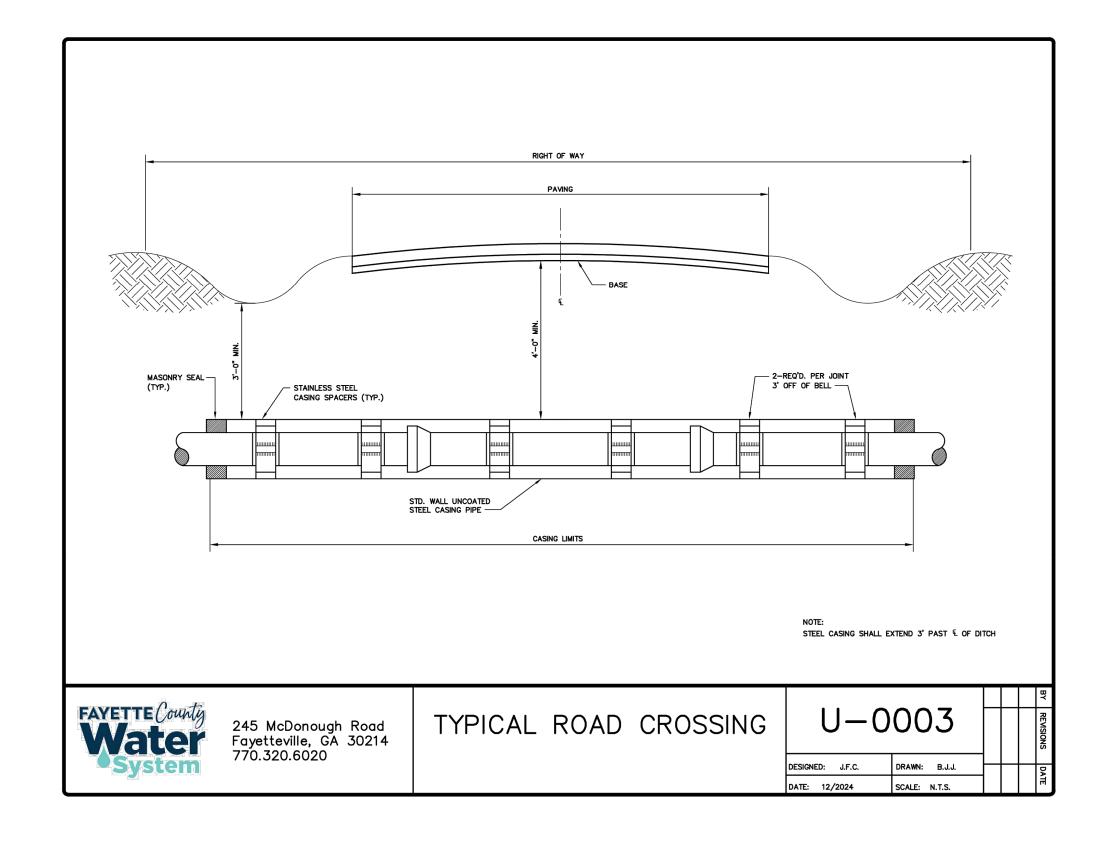


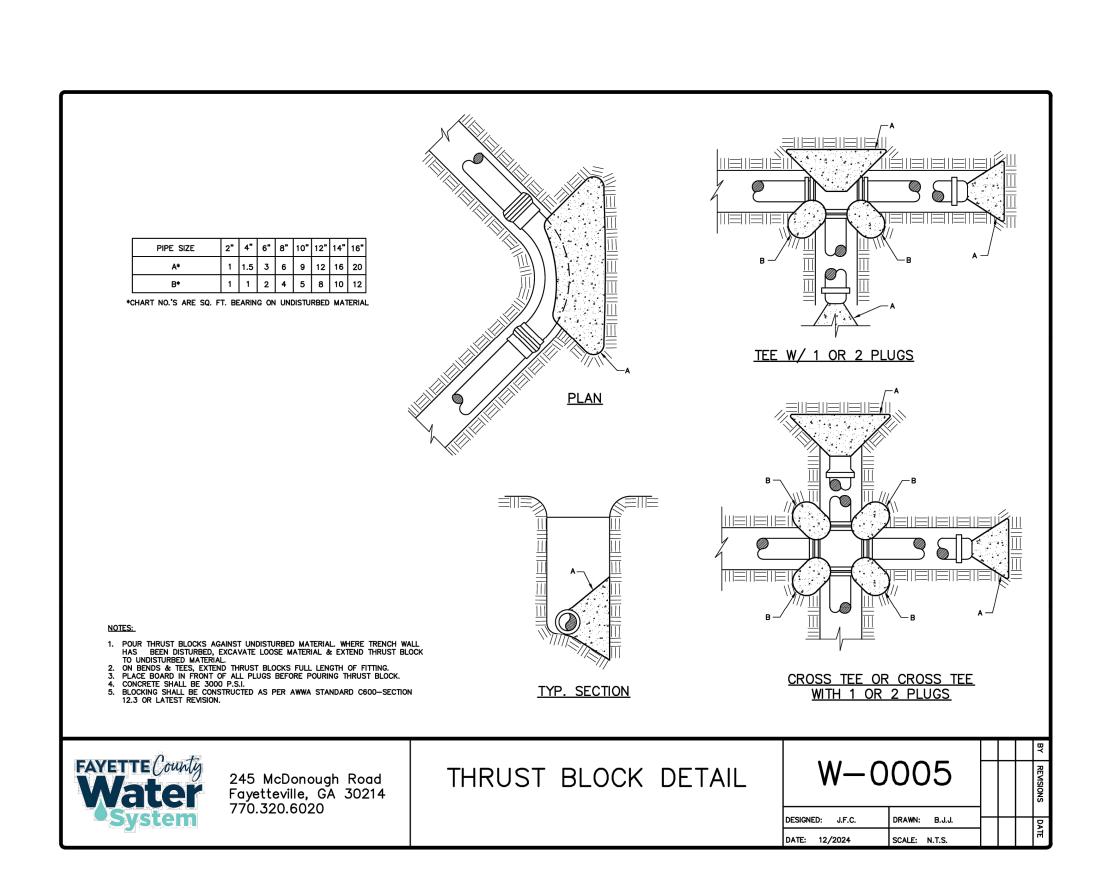
TYPICAL FAYETTE COUNTY WATER SYSTEM CONSTRUCTION NOTES:

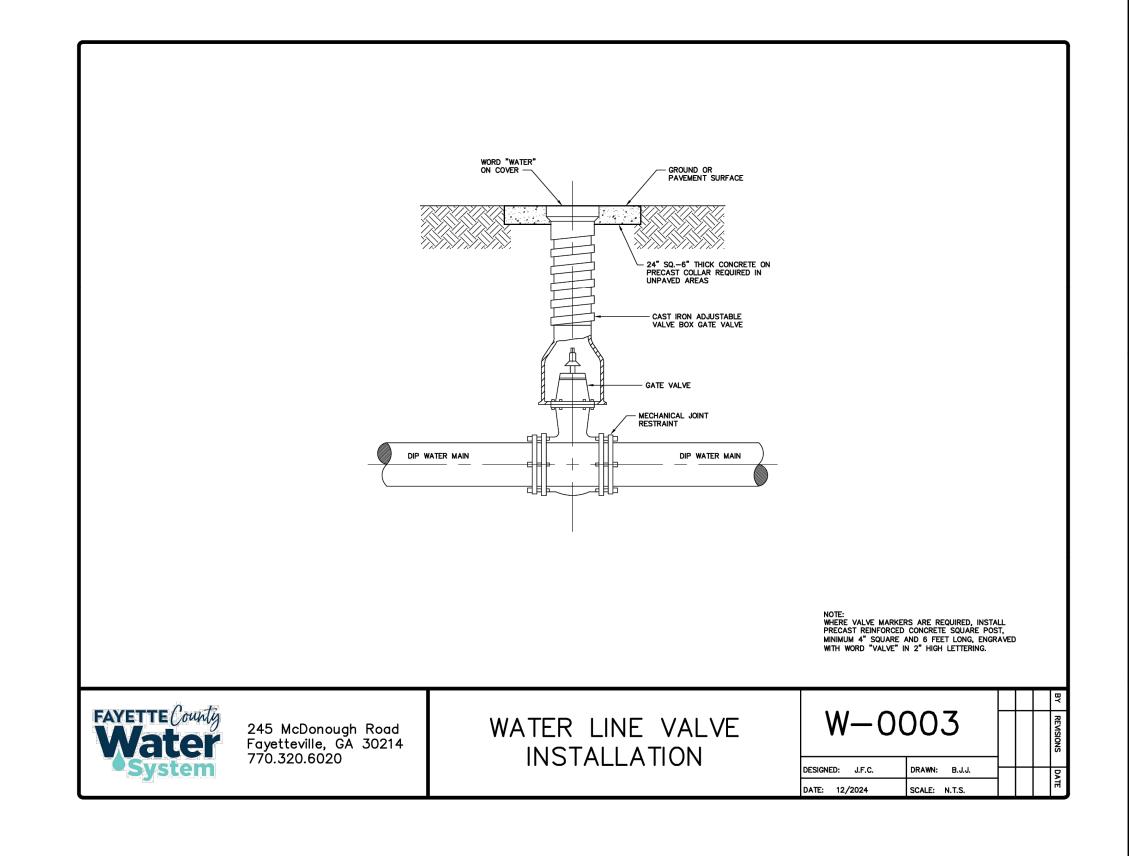
- 1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH FAYETTE COUNTY WATER SYSTEM (FCWS) SPECIFICATIONS.
- 2. ALL NEWLY INSTALLED WATER MAIN SHALL BE DUCTILE IRON PIPE.
- 3. ALL MATERIALS SHALL CONFORM TO FAYETTE COUNTY DEVELOPMENT SPECIFICATIONS.
- 4. THE CONTRACTOR SHALL PROVIDE FCWS SUBMITTALS ON 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).
- 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.

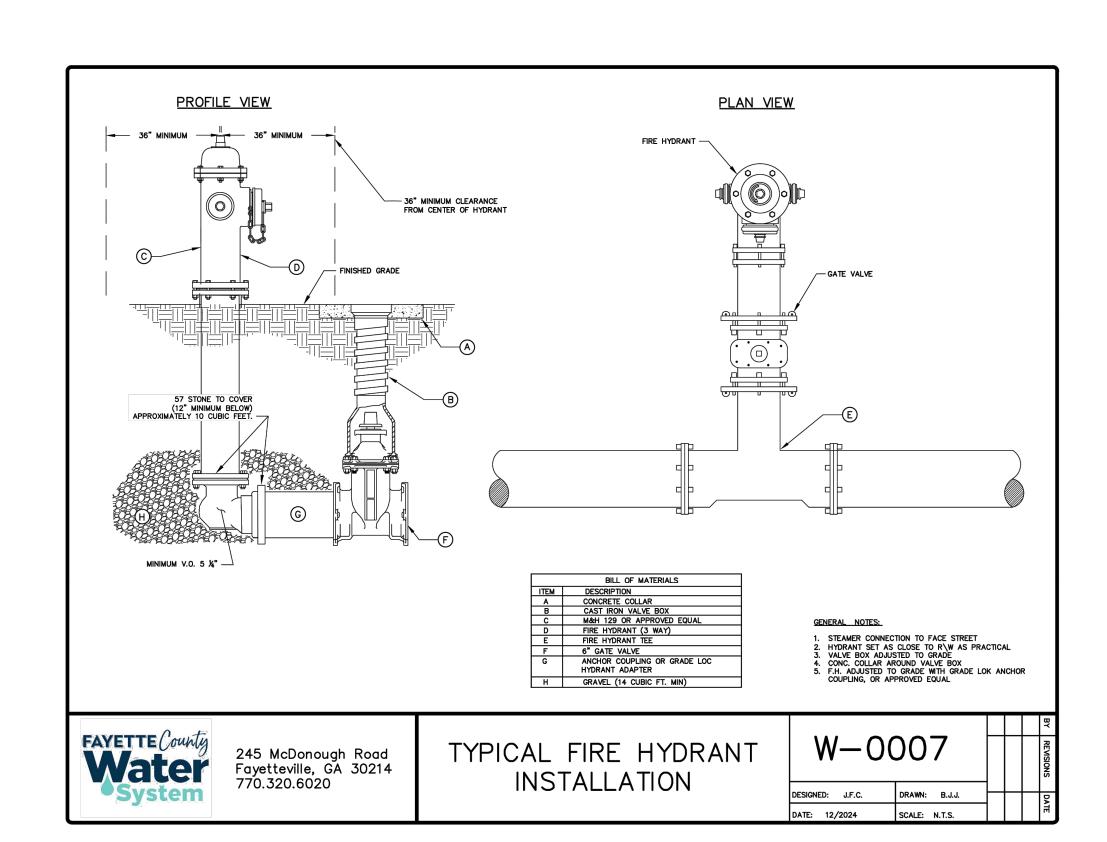
 19. ALL SERVICE LINES CROSSING UNDER PAVEMENT OR IN FRONT OF LOTS SHALL BE ENCASED IN 2 INCH CONDUIT MATERIAL
- APPROVED BY FAYETTE COUNTY WATER SYSTEM.

 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 ¼ 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.

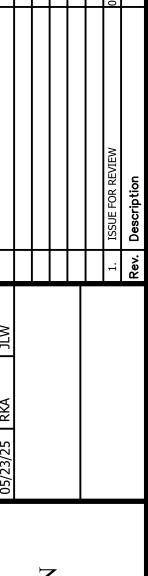










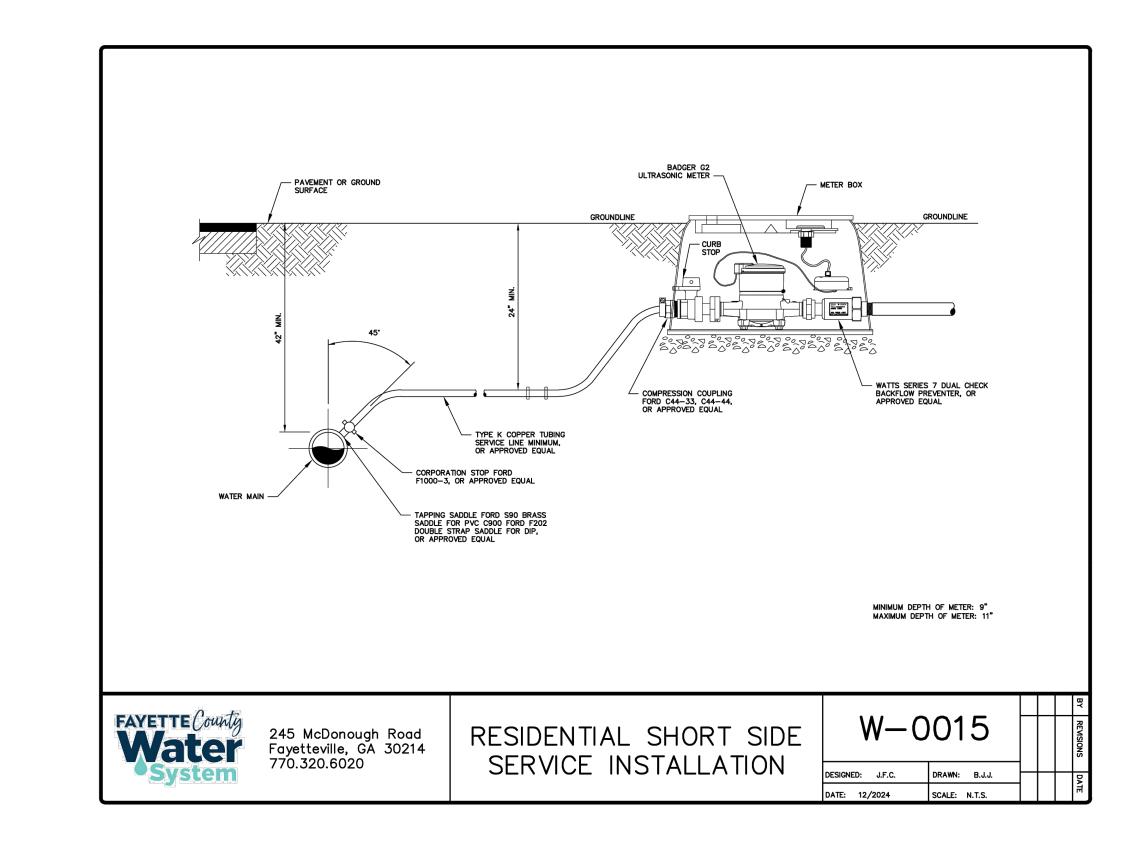


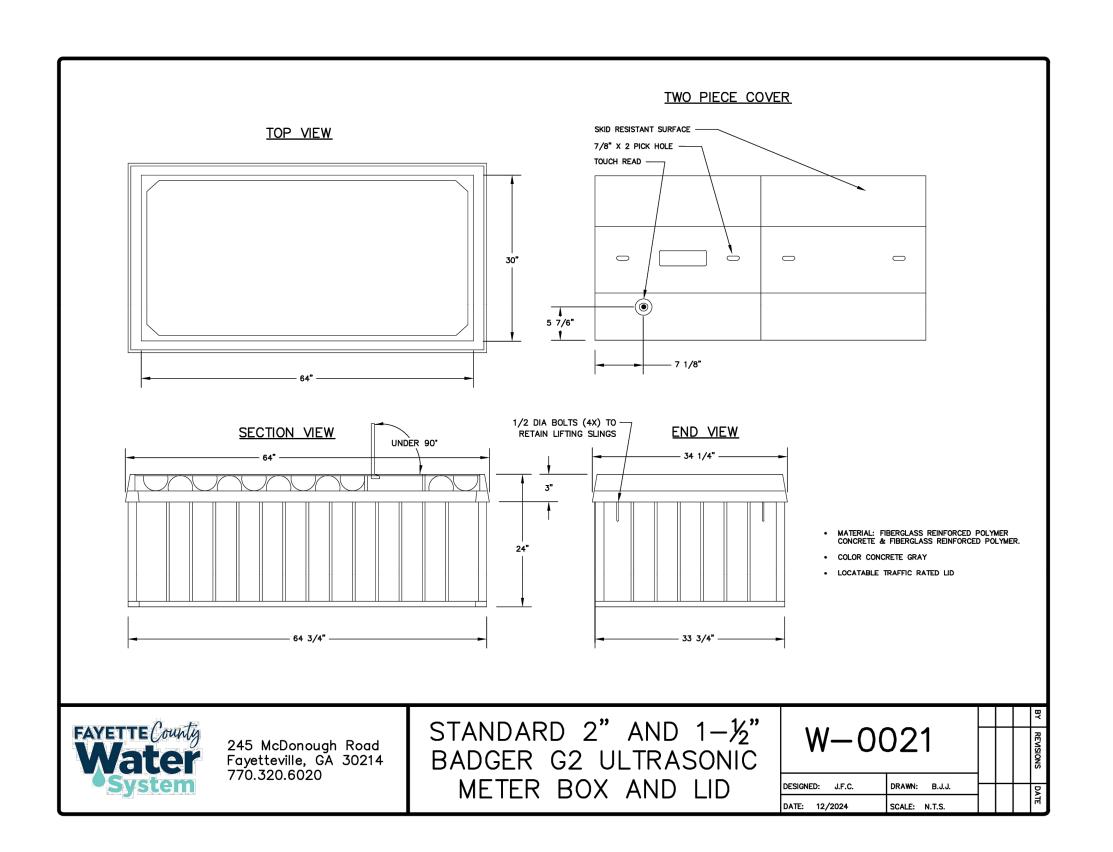
CONSTRUCTION DETAILS

/ELOPMENT PLANS FOR OGTOPIA

No 4 98 PROFESIONAL

I G H L A N D

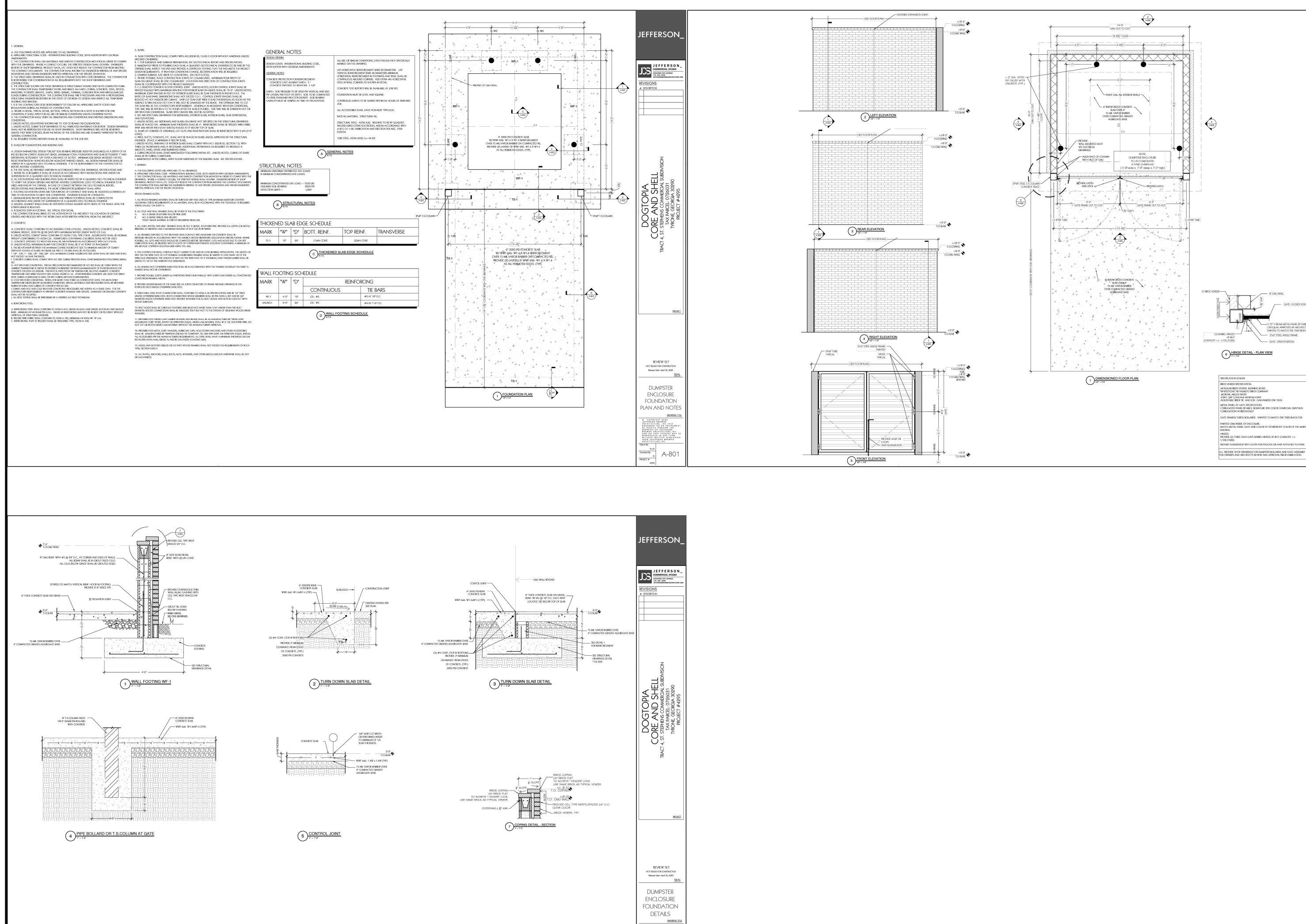






SITE DEVELOPMENT PLANS FOR DOGTOPIA

No.4 28 PROFESIONAL X



A-803



JEFFERSON_

JEFFERSON_
COMMERCIAL STUDIO
PRANTIES CITY, CERRGIA
770-832-945
FUTO-832-945
FUTO-8

REVIEW SET NOT ISSUED FOR CONSTRUCTION Release Date: April 30, 2025

DUMPSTER

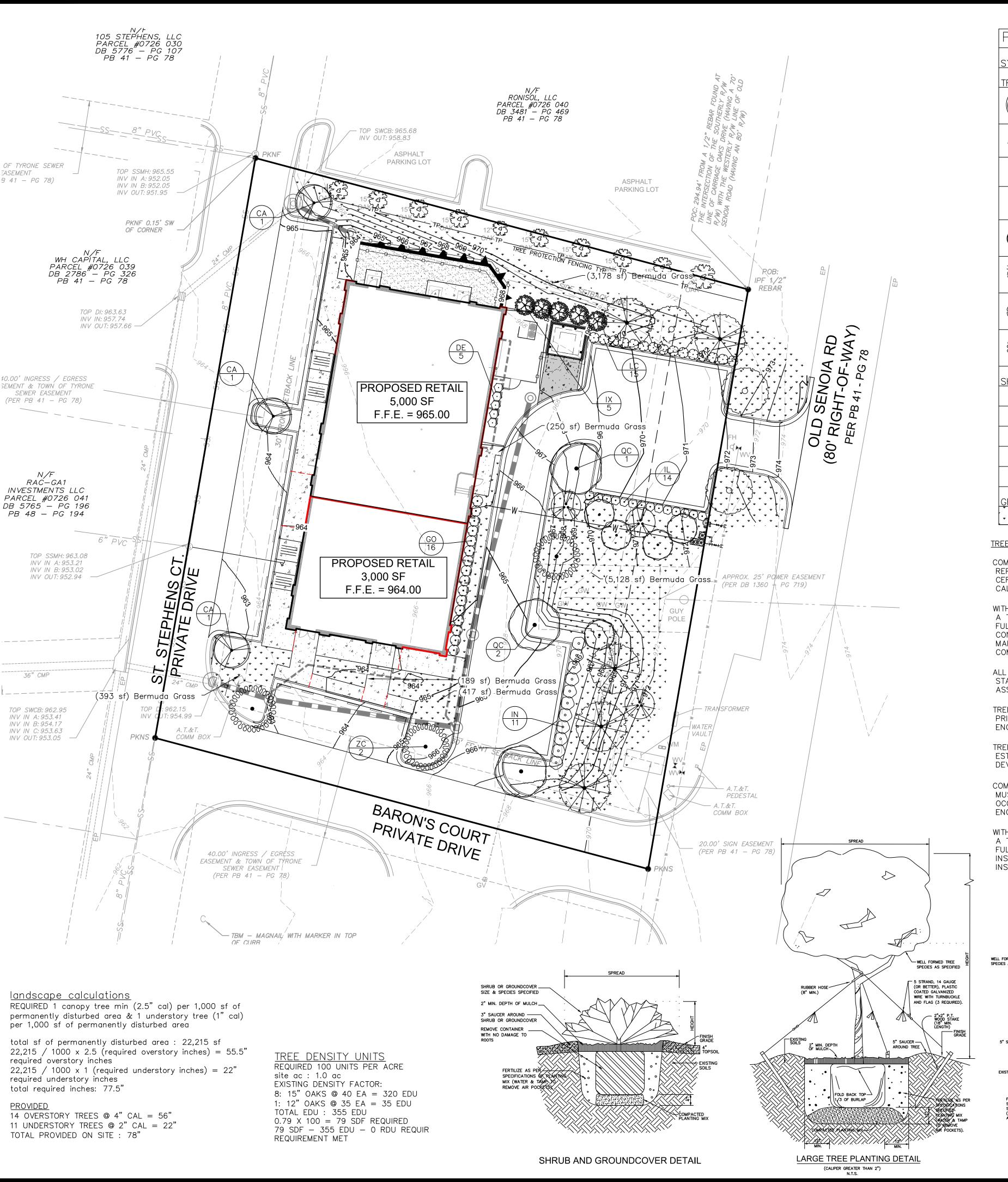
ENCLOSURE

FLOOR PLAN,

ELEVATIONS

A-802

DESCRIPTION



|PLANT_SCHEDULE_SITE CODE QTY BOTANICAL NAME Carpinus caroliniana 2" Cal. |B&B American Hornbeam MIN 8' HT Kousa Dogwood 2" Cal. |B&B MIN 8' HT Cornus kousa 'Dwarf Pink' Oakland™ Holly |llex x 'Magland' ŀ'Ht. |B&B MIN 4' HT MIN 8, HI Pistacia chinensis Chinese Pistache 2" Cal. |B&B 4" CAL |B&B MIN 12`HT Scarlet Oak Quercus coccinea Nuttall Oak 4" CAL |B&B MIN 12`HT NUT |Quercus nuttallii Ulmus parvifolia Chinese Elm 4" CAL B&B MIN 12' HT Zelkova carpinifolia ¦" CAL |B&B MIN 12`HT Zelkova Distylium x 'Vintage Jade' Vintage Jade Distylium 3 gal. Gardenia jasminoides `Leetwo` ScentAmazing Gardenia |3 gal. |POT Owarf Yaupon Holly gal. lex vomitoria 'Nana' Itea virginica 'Little Henry' TM | Virginia Sweetspire gal. Crimson Fire Loropetalum chinense gal. Loropetalum 'Crimson Fire' 9,564 Cynodon dactylon 'Tif 419' Bermuda Grass

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.

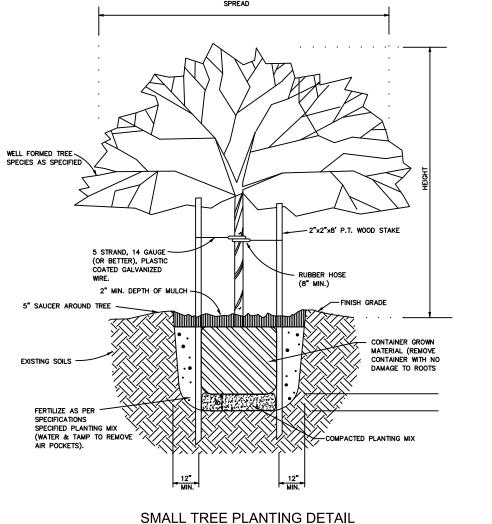
ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSERYMEN.

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.

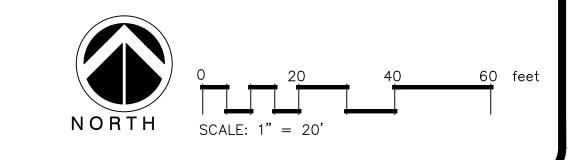
COMPLIANCE WITH SITE DENSITY STANDARDS SHOWN ON THE PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE TOWN ENGINEER AT 770.487.4038 FOR AN INSPECTION.

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:

- 1. 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.
- 2. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO STANDARDS ESTABLISHED IN ARTICLE V OF THE TOWN OF TYRONE LAND DEVELOPMENT ORDINANCE.
- 3. 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.
- 4. 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.
- 5. ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSERYMEN.
- 6. 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).
- 7. 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.
- 8. 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.
- 9. 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.



P.O. BOX 2290 PEACHTREE CITY, C

TOWN OF TYRONE, GA

LANDSCAPE PLAN

TREE PROTECTION PLAN

REVISIONS

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DATE:	5/19/2025
SCALE:	1"=20'
FILE NUMBER:	
DRAWN BY:	WRE
REVIEWED BY:	WRE
THIS DOCUMENT IS	1692 SSIONAL
ORIGINAL SIGNATURE	E OF THE REGISTRANT

SHEET NUMBER

ACROSS THE REGISTRANT'S SEA