



Agenda
City of Clarkesville
Planning Commission
Regular Meeting
5:30 PM July 11, 2023

1. Call to Order
2. Approval of Minutes
 - 2.a Approval of June 12, 2023 Minutes
 - 2.b Approval of June 12, 2023 Work Session Minutes.
3. Unfinished Business
 - 3.a Simply Clarkesville Phase One - Preliminary Plat
4. Sign(s) for Consideration:
 - 4.a 522 Monroe St - Top Flight Tap Room & Grill
 - 4.b 1442 Washington St - Rich & Savvy
 - 4.c 1349 Washington St - Man's Best Friend Cafe
5. New Business
 - 5.a 148 Jefferson St - Residential Demolition
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

June 12, 2023
Minutes
City of Clarkesville
Planning Commission Regular Meeting

The Planning Commission Regular Meeting of the Planning Commission was held on Monday, June 12, 2023 at 5:30 PM at Council Chambers. Those present were Chair Bruce Haglund, Member Jennifer Tench, Zoning Administrator Caleb Gaines, Member Zack Phillips, Member Leigh Johnston, Member Kevin McOmber.

Agenda Item #1: *Call to Order*

Chair, Bruce Haglund called the meeting to order.

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *Approval of April 14, 2023 Minutes.*

Member Kevin McOmber made a motion to approve

Seconded: Member Jennifer Tench

Passed (4 - 0)

Sub-Item #2.b: *Approval of April 14, 2023 Work Session Minutes.*

Member Zack Phillips made a motion to approve

Seconded: Member Jennifer Tench

Passed (4 - 0)

Agenda Item #3: *Unfinished Business*

There was no unfinished business.

Agenda Item #4: *Sign(s) for Consideration:*

Sub-Item #4.a: *1317 Washington St - Clarkesville Protein Place*

Member Kevin McOmber made a motion to approve

Seconded: Member Leigh Johnston

Passed (4 - 0)

Sub-Item #4.b: *604 Washington St - DuBose Law*

Member Jennifer Tench made a motion to approve

Seconded: Member Leigh Johnston

Passed (4 - 0)

Sub-Item #4.c: *1358 Washington St - Lake & Laurel*

Member Jennifer Tench made a motion to approve

Seconded: Member Zack Phillips

Passed (4 - 0)

Sub-Item #4.d: *1406 Washington St - Your Pie*

Member Kevin McOmber made a motion to approve

Seconded: Member Jennifer Tench

Passed (4 - 0)

Agenda Item #5: *New Business*

Sub-Item #5.a: *1050 Washington St - Charm House Carport Addition*

A motion was made to table this item. The applicant will need to submit a more detailed site plan/design for more clarity due to the historic nature of this property.

Member Leigh Johnston made a motion to table

Seconded: Member Jennifer Tench

Passed (4 - 0)

Sub-Item #5.b: *Simply Clarkesville Preliminary Plat*

This item was tabled because more detailed information is needed for the preliminary plat. These items are detailed information on utility easements, extra parking around greenspace and the density of Phase 1 is needed.

It was agreed upon that the front setbacks will be 7.5 feet and the sides will be 10 feet from eave to eave

Member Kevin McOmber made a motion to table

Seconded: Member Leigh Johnston

Passed (4 - 0)

Agenda Item #6: *Adjournment*

Member Zack Phillips made a motion to adjourn .

Seconded: Member Jennifer Tench

Passed (4 - 0)

Respectfully submitted,

Caleb Gaines, Zoning Administrator

OFFICIAL MINUTES
PLANNING COMMISSION WORK SESSION

June 12, 2023
Minutes
City of Clarkesville
Planning Commission Work Session

The Planning Commission Work Session of the Planning Commission Work Session was held on Monday, June 12, 2023 at 6:30 PM at Meeting Room. Those present were Chair Bruce Haglund, Member Jennifer Tench, Member Zack Phillips, Member Leigh Johnston, Member Kevin McOmber.

Agenda Item #1: *Call to order*

Chair, Bruce Haglund called the meeting to order.

Agenda Item #2: *Unfinished business*

The Planning Commission completed their discussion on short-term rentals. A list of comments and suggestions will be compiled and presented to the Mayor and Council.

Agenda Item #3: *New business*

There was no new business.

Agenda Item #4: *Adjournment*

Member Zack Phillips made a motion to adjourn .

Seconded: Member Jennifer Tench

Passed (4 - 0)

Respectfully submitted,

Caleb Gaines, Zoning Administrator



established 1823
CLARKESVILLE
— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

July 11, 2023

To: Planning Commission

Subject: Stanford Mill Rd / Map & Parcel 071 027 – Simply Clarkesville Phase One Preliminary Plat

Clarkesville Lifestyle Prop LLC has submitted a preliminary plat for the proposed subdivision located at the above location for your review and comments. This proposed subdivision will abut Leland Hills Subdivision.

Upon comments and approval of the preliminary plat, the developer shall apply for a Notice of Intent from the GA EPD and begin initial subdivision work. Once this phase is complete, then the applicant can request final approval of the phase one subdivision plat and after that, building permits can be issued.

Please note that Section 2809 of the zoning ordinance does not allow me to act or speak for the planning commission in approving or disapproving preliminary plat requests.

Respectfully submitted,

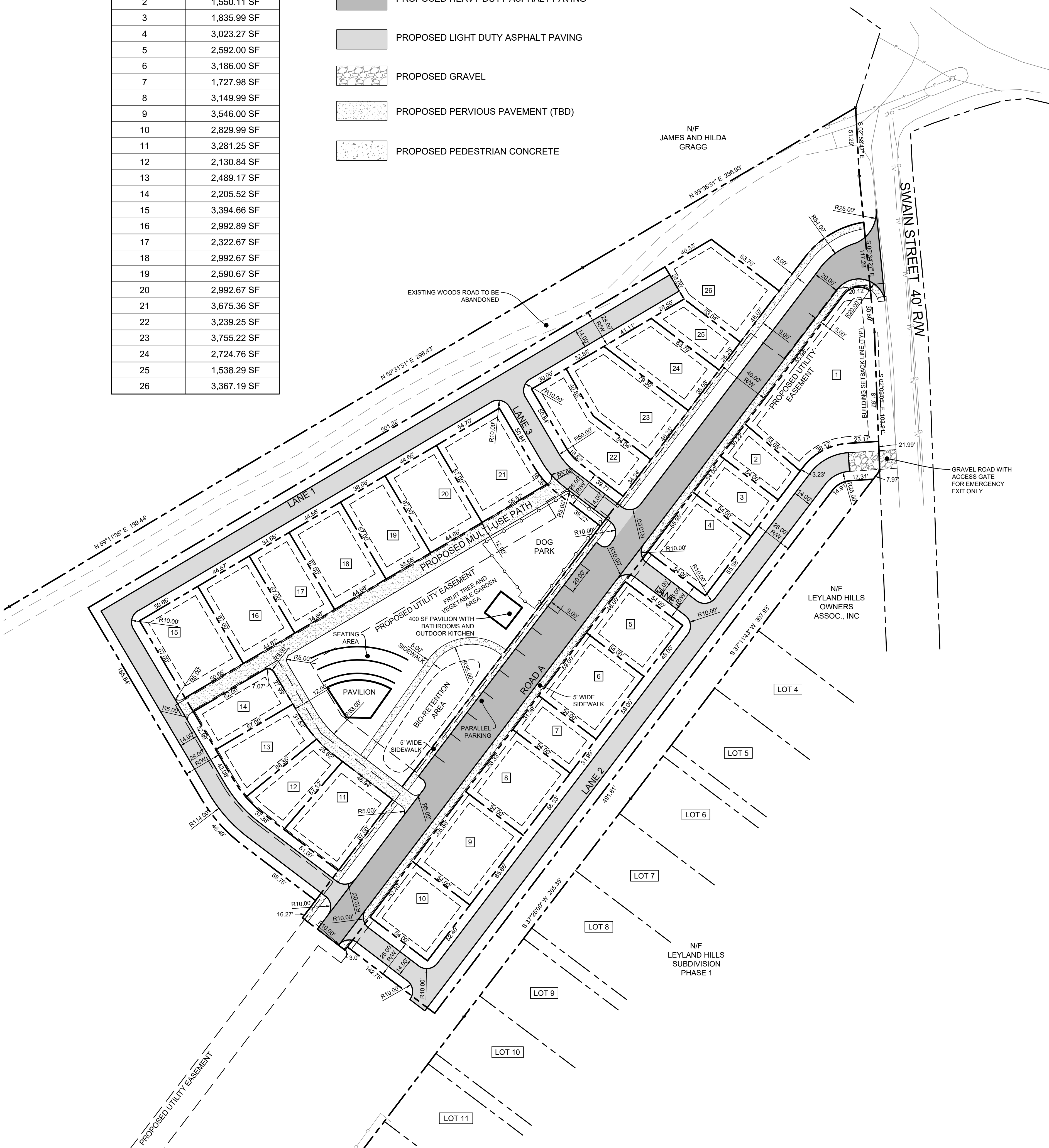
Caleb Gaines
Zoning Administrator

Please see attachments

LOT NUMBER	TOTAL SITE AREA
1	7,723.86 SF
2	1,550.11 SF
3	1,835.99 SF
4	3,023.27 SF
5	2,592.00 SF
6	3,186.00 SF
7	1,727.98 SF
8	3,149.99 SF
9	3,546.00 SF
10	2,829.99 SF
11	3,281.25 SF
12	2,130.84 SF
13	2,489.17 SF
14	2,205.52 SF
15	3,394.66 SF
16	2,992.89 SF
17	2,322.67 SF
18	2,992.67 SF
19	2,590.67 SF
20	2,992.67 SF
21	3,675.36 SF
22	3,239.25 SF
23	3,755.22 SF
24	2,724.76 SF
25	1,538.29 SF
26	3,367.19 SF

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT (TBD)
- PROPOSED PEDESTRIAN CONCRETE

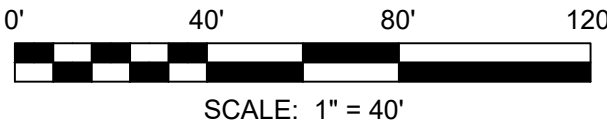


- GENERAL NOTES:
- PRIOR TO STARTING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - THE BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY A SURVEY FOR CLARKESVILLE LIFESTYLE PROPERTIES, INC., PREPARED BY DAVIDSON LAND SURVEYING, INC, DATED DECEMBER 1, 2022.
 - ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES.
 - ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF FOOTHILLS LAND DESIGN, LLC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.
 - ALL CONSTRUCTION SHALL CONFORM TO CURRENT APPLICABLE CITY OF CLARKESVILLE STANDARDS AND SPECIFICATIONS.
 - 24 HOUR CONTACT: RYAN BOWERSOX @ 678-851-5604
 - ENGINEERING CONTACT: JAMES IRVIN (706) 778-0067
 - THE INSTALLATION OF EROSION CONTROL MEASURES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
 - ZONING: R-2
 - PROPOSED BUILDING SETBACKS SHOWN:
FRONT: 7.5'
SIDE: 5.0'
REAR: 5.0'
 - DENSITY CALCULATIONS:
26 LOTS / 4.38 ACRES PHASE 1 = 5.94 UNITS/ACRE

PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF CLARKESVILLE, GEORGIA, ALL THE REQUIREMENTS OF PRELIMINARY PLAT APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN APPROVAL BY THE CLARKESVILLE PLANNING COMMISSION ON _____, 20____.

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. NO PROPERTY CAN BE SOLD BY USE OF THIS PRELIMINARY PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON _____, 20____.

DATE: CLARKESVILLE PLANNING COMMISSION



164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
FAX: (706) 778-0069
WWW.FOOTHILLSD.COM

OWNER/DEVELOPER:

SIMPLY CLARKESVILLE HOLDINGS, LLC
1353 RIVERSTONE PKWY,
SUITE 120-172
CANTON, GA 30114

PRELIMINARY PLAT

SIMPLY CLARKESVILLE PHASE 1
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

REVISIONS:	NO.	DESCRIPTION	DATE

GSWCC LEVEL II #9832

DATE: JUNE 21, 2023

SCALE: 1" = 40'

SHEET:
2

JOB #22035

SITE CONSTRUCTION PLANS

FOR:

SIMPLY CLARKESVILLE PHASE 1

LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA



PROJECT SUBMITTAL & REVISION SUMMARY

DATE	SUBMITTAL/ REVISION

OWNER/ PRIMARY PERMITTEE:
SIMPLY CLARKESVILLE HOLDINGS, LLC
1353 RIVERSTONE PKWY, SUITE 120-172
CANTON, GA 30114
PHONE: 404-822-7257

DRAWING INDEX

OVERALL SITE PLAN	1
PRELIMINARY PLAT	2
ROAD PLAN AND PROFILES	3-5
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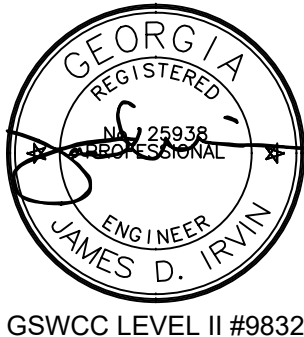
PROJECT CONSTRUCTION SCHEDULE

ACTIVITY DESCRIPTION	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
BMP INSTALLATION	■					
BMP MAINTENANCE	■	■	■	■	■	■
ROUGH GRADING	■	■	■	■	■	■
TEMP VEGETATION		■	■	■	■	■
PIPE INSTALLATIONS		■	■			
BUILDING CONSTRUCTION		■	■	■	■	■
FINAL GRADING					■	■
FINAL VEGETATION						■

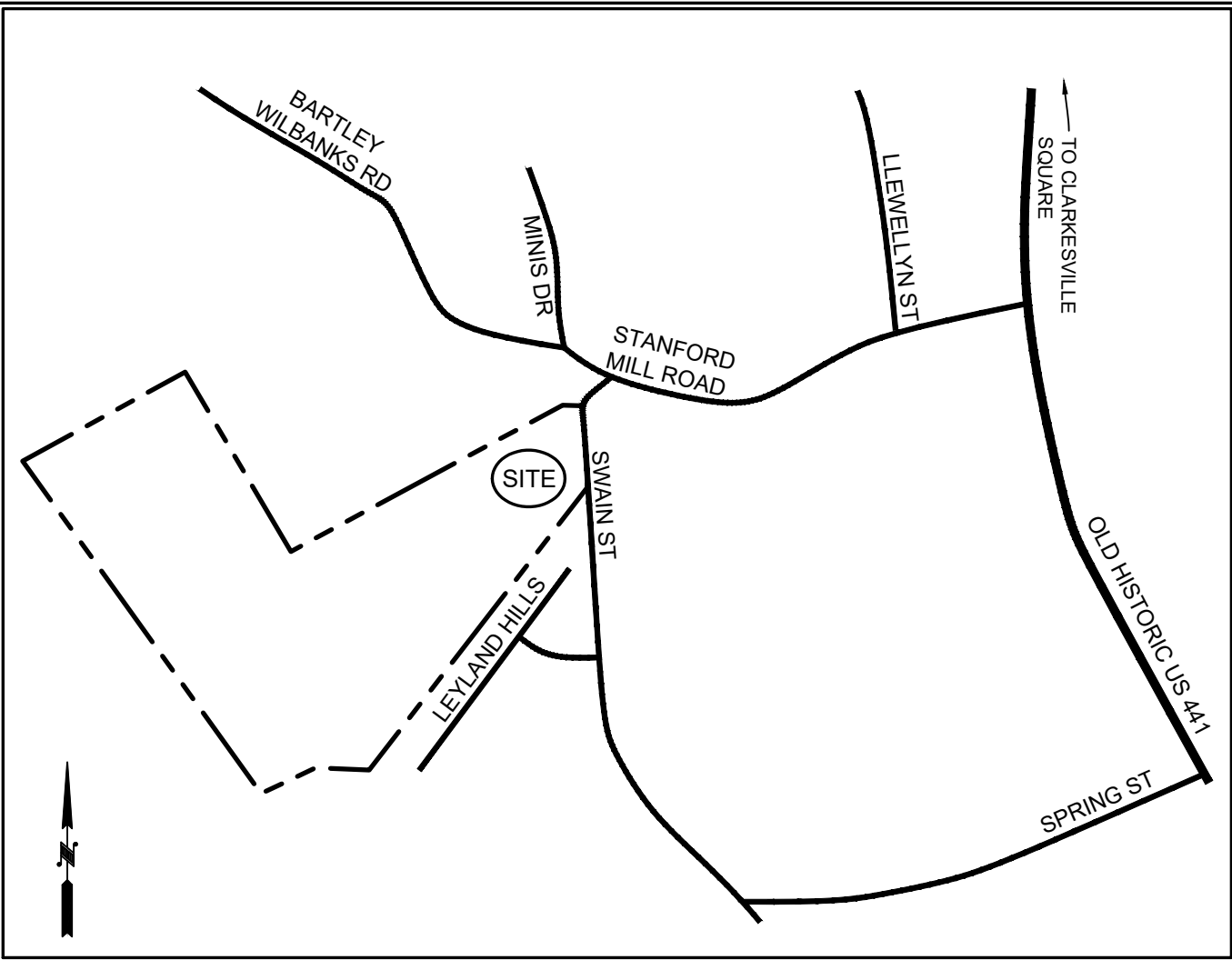
ENGINEER:
FOOTHILLS LAND DESIGN, LLC
164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
706-778-0067



JUNE 21, 2023



SITE LOCATION MAP (N.T.S.)

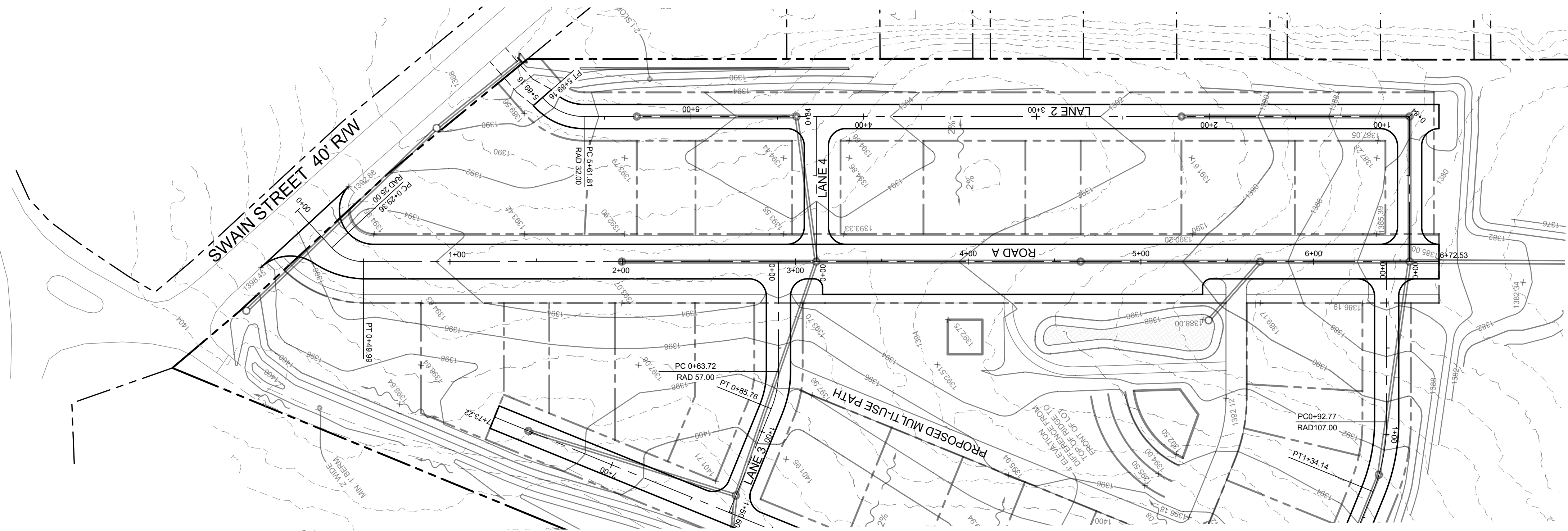


24 HOUR CONTACT: RYAN BOWERSOX @ 678-851-5604
THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES

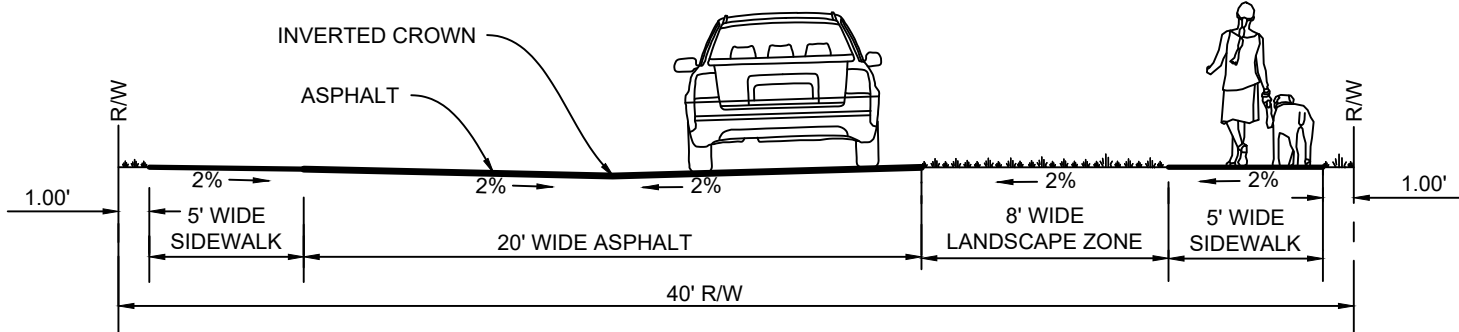


Centerline Report
Centerline File: ROAD A

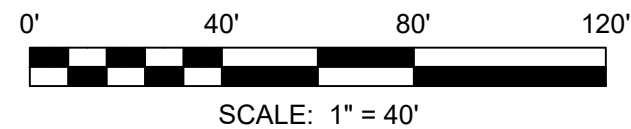
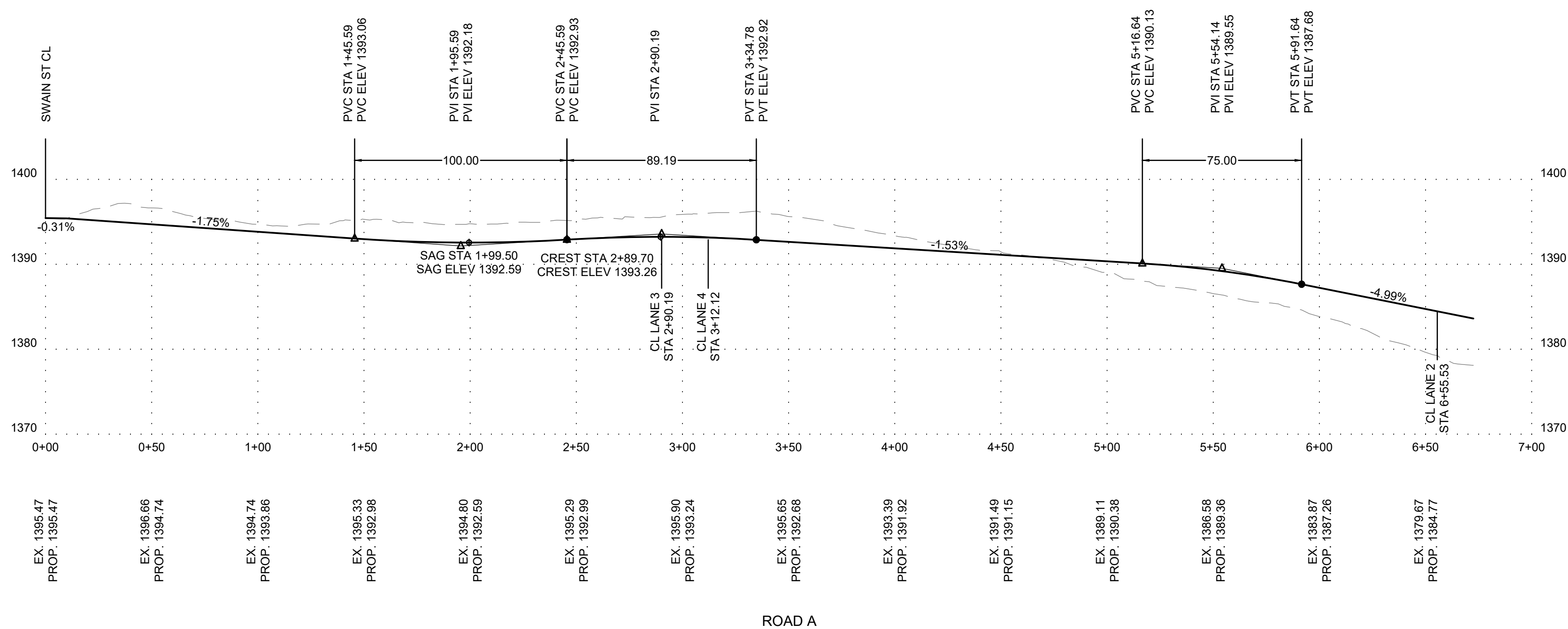
Station Northing Easting Bearing Distance
0+00.000 1676692.348 2489331.481 S 84°31'18" W 29.362'
0+29.362 1676699.544 2489302.253 PC
Radius: 1676664.659 2489304.640 Radius Length: 25.000'
Pt: 1676688.500 2489291.362 0+40.303 Tangent: 10.941'
Arc Len: 20.626' Delta: 47°16'18" Left Degree: 229°10'59"
Chord Len: 20.046' Chord Brg: S 60°53'08" W
Radial-In: S 05°28'42" E Radial-Out: S 52°46'01" E
Tangential-In, Tangential-Out
0+49.988 1676679.791 2489284.740 PT S 37°14'59" W 622.539'
6+72.527 1676184.247 2488907.922



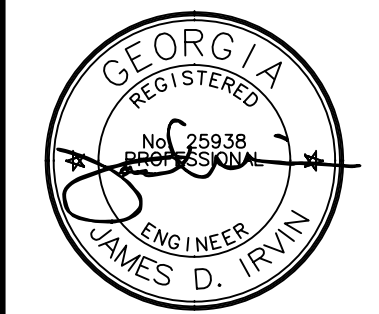
ROADS DESIGNED FOR 25 MPH SPEED LIMIT



ROAD CROSS SECTION



REVISIONS:	DATE
NO. DESCRIPTION	

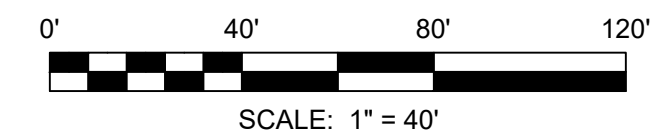
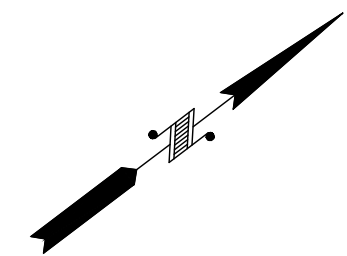


GSWCC LEVEL II #9832

DATE: JUNE 21, 2023

SCALE: 1" = 40'

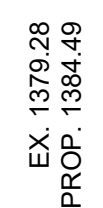
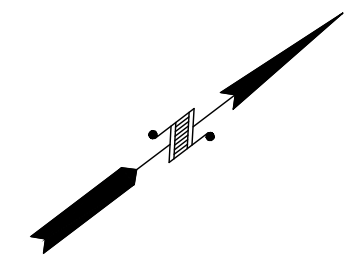
Station	Nothing	Easting	Bearing	Distance
0+00.00	1676208.349	2488926.250	N 52°45'01" N	92.68'
0+92.68	1676264.501	2488952.406	PC	
Radius:	1676349.673	2488991.172	Radius Length: 107.00'	
PI:	1676277.181	2488538.730	+1+3/17 Tangent: 29.05'	
Arc Len:	41.376'		Delta: 22°09'20" Right Degree: 53°32'51"	
Chord Len:	41.118'		Chord Bst: N 41°40'21" E	
Radial In:	37°14'51" E		E Radial Out: N 59°24'19" E	
Tangent-In, Tangent-Out:				
1+34.143	1676295.214	2488925.088	PT N 30°35'41" N	151.847'
2+85.90	1676425.923	2488747.784	Deflection: 90°00'00" Right	
		N 59°24'19" E	487.228'	
7+73.219	1676673.903	2489167.185		



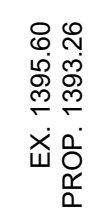
Station	Northing	Easting	Bearing	Distance
0+00.00	1676197.779	2488918.212	S 52°45'01" E	84.000'
0+84.00	1676146.935	2488985.076	Deflection: 90°00'00" Left	
		N 37°14'59" E	477.814'	
5+61.814	1676527.277	2489274.293	PC	
Radius:	1676507.908	2489299.765	Radius Length: 32.000'	
PI:	1676538.874	2489283.112	5+76.383 Tangent: 14.569'	
Arc Len: 27.343'	Delta: 48°57'28"	Right	Deflection: 179°02'58"	
Chord Len: 26.519'	Chord Brg: N 61°43'43" E			
Radial-In: S 52°45'01" E	Radial-Out: S 03°47'33" E			
Tangential-In				
5+89.157	1676539.838	2489297.649	PT	

Station	Northing	Easting	Bearing	Distance
0+00.000	1676488.589	2489139.347	N 45°45'01" W	63.717'
0+63.717	1676527.156	2489088.628	PC	
Radius:	1676572.528	2489123.130	Radius Length: 57.000'	
PI:	1676533.911	2489079.745	N 47°87.777 Tangent: 11.160'	
Arc Len: 22.041'			Delta: 22°09'20" Right	Degree: 100°31'08"
Chord Len: 21.904'			Chord Brg: N 41°40'21" W	
Radial-In: N 37°14'59" E			Radial-Out: N 59°24'19" E	
Tangent-In, Tangent-Out				
0+85.758	1676543.517	2489074.065	PT	
		N 30°35'41" W	64.840'	
1+50.598	1676599.331	2489041.064		

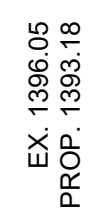
Station	Northing	Easting	Bearing	Distance
0+00.000	1676471.133	2489126.073	S 52°45'01" E	84.000'
0+84.000	1676420.288	2489192.938		



EX. 1381.56
PROP. 1385.54

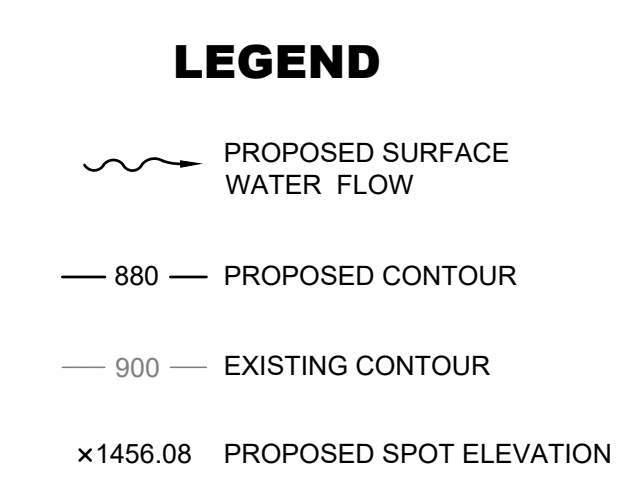


EX. 1399.13
PROP. 1396.11



0' 40' 80' 120'

SCALE: 1" = 40'



NOTES:

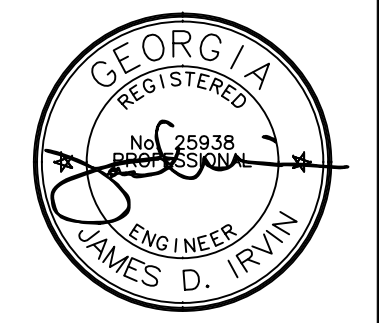
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. IF A SOILS REPORT IS AVAILABLE THEN RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 90% COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE DRP % BELOW OPTIMUM.
3. STORM DRAIN PIPES WILL BE CLASS II REINFORCED CONCRETE PIPE (RCP). TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) OR HDPE. (HCP) SHALL BE AUNCS N-12, HANCOCK H-0, OR SOUTHEAST CULVERT HDPE PIPE. BEDDING SHALL BE AS MANUFACTURER'S SPECIFICATIONS OR DIRECTION OF THE GEOTECHNICAL AND CONSTRUCTION MATERIALS TESTING CONSULTANT.

OWNER/DEVELOPER:
**SIMPLY
CLARKESVILLE
HOLDINGS, LLC**
1353 RIVERSTONE PKWY,
SUITE 120-172
CANTON, GA 30114

SIMPLY CLARKESVILLE
GRADING & DRAINAGE PLAN

PHASE 1

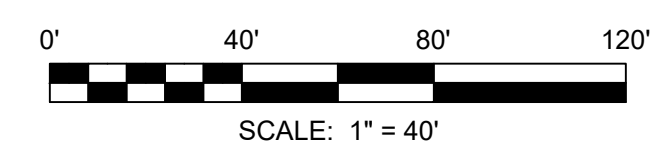
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

[illegible]

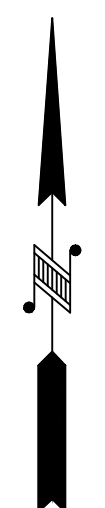
DATE: JUNE 21, 2023

SCALE: 1" = 40'

SHEET:
6
JOB #22035

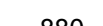






LEGEND

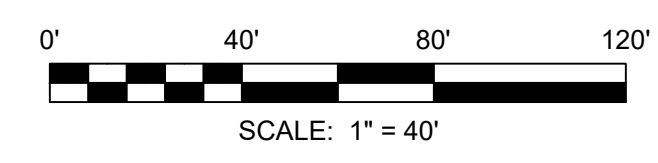
 PROPOSED SURFACE WATER FLOW

 880 PROPOSED CONTOUR

 900 EXISTING CONTOUR

 x1456.08 PROPOSED SPOT ELEVATION

- NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. IF A SOILS REPORT IS AVAILABLE THEN RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
 - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
 - STORM DRAIN PIPES WILL BE CLASS III REINFORCED CONCRETE PIPE (RCP), TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) OR HDPE. HDPE SHALL BE ADS N-12, HANCOR HI-Q, OR SOUTHEAST CULVERT NFLOW. PIPE BEDDING TO BE TO MANUFACTURER'S SPECIFICATIONS OR DIRECTION OF THE GEOTECHNICAL AND CONSTRUCTION MATERIALS TESTING CONSULTANT.





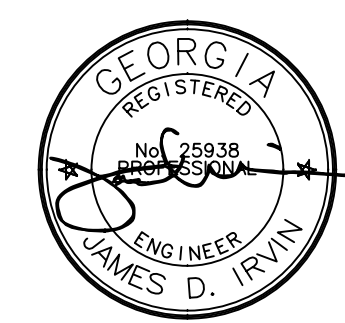
foothills
land
design

166 PROFESSIONAL DRIVE
CLARKESVILLE, TN 37040
PHONE: (706) 778-0087
FAX: (706) 778-0069
www.foothillslld.com

OWNER/DEVELOPER:
SIMPLY CLARKESVILLE HOLDINGS, LLC
1353 RIVERSTONE PKWY,
SUITE 120-72
CANTON, GA 30114

GRADING & DRAINAGE PLAN
SIMPLY CLARKESVILLE PHASE 1
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

REVISIONS:	NO.	DESCRIPTION	DATE



GSWCC LEVEL II #9832

DATE: JUNE 21, 2023

SCALE: 1" = 40'

SHEET:
7

JOB #22035



LEGEND

SOIL LIMITS

CONSTRUCTION LIMITS

GEOTEXTILE MATTING

Sd1-S

SEDIMENT BARRIER
(TYPE: SENSITIVE)

Co

CONSTRUCTION EXIT

Sd2-F

INLET SEDIMENT TRAP
(FILTER FABRIC W/ SUPPORTING FRAME)

Sd2-P

INLET SEDIMENT TRAP
(PIGS-IN-A-BLANKET)

Cd

CHECK DAM

Rt

RETROFIT

Ch-2

CHANNEL STABILIZATION
(CATEGORY 2)

St

OUTLET PROTECTION

Re

RETAINING WALL

Du

DUST CONTROL

Ds1

DISTURBED AREA STABILIZATION
(WITH MULCHING ONLY)

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY GRASSING)

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT GRASSING)

Ss

SLOPE STABILIZATION WITH
GEO-TEXTILE MATTING

CONSTRUCTION EXIT:
LAT 34.607393° LON -83.526163°

ff

foothills
land
design

166 PROFESSIONAL DRIVE
CANTON, GA 30114
PHONE: (706) 779-0087
FAX: (706) 779-0069
www.foothillsld.com

OWNER/DEVELOPER:

SIMPLY CLARKESVILLE HOLDINGS, LLC
1353 RIVERSTONE PKWY., SUITE 120-72
CANTON, GA 30114

PHASE 1 EROSION, SEDIMENT & POLLUTION CONTROL PLAN

**SIMPLY CLARKESVILLE
PHASE 1**
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

REVISIONS:

NO.	DESCRIPTION	DATE

GEORGIA
REGISTERED
ENGINEER
JAMES D. IRVIN

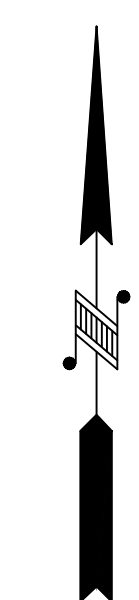
GSWCC LEVEL II #9832

DATE: JUNE 21, 2023

SCALE: 1" = 40'

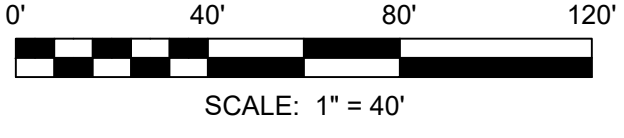
SHEET:
8

JOB #22035



- LEGEND**
- SOIL LIMITS
 - CONSTRUCTION LIMITS
 - GEOTEXTILE MATTING
 - Cd CHECK DAM
 - Rt RETROFIT
 - Ch-2 CHANNEL STABILIZATION (CATEGORY 2)
 - Sd1-S SEDIMENT BARRIER (TYPE: SENSITIVE)
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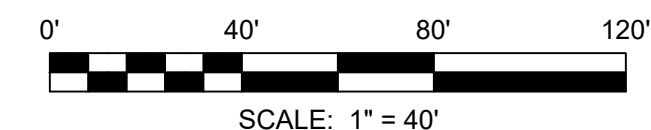
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CANTON, GA 30114

PHASE 2 EROSION, SEDIMENT & POLLUTION CONTROL PLAN

REVISIONS	NO.	DESCRIPTION	DATE

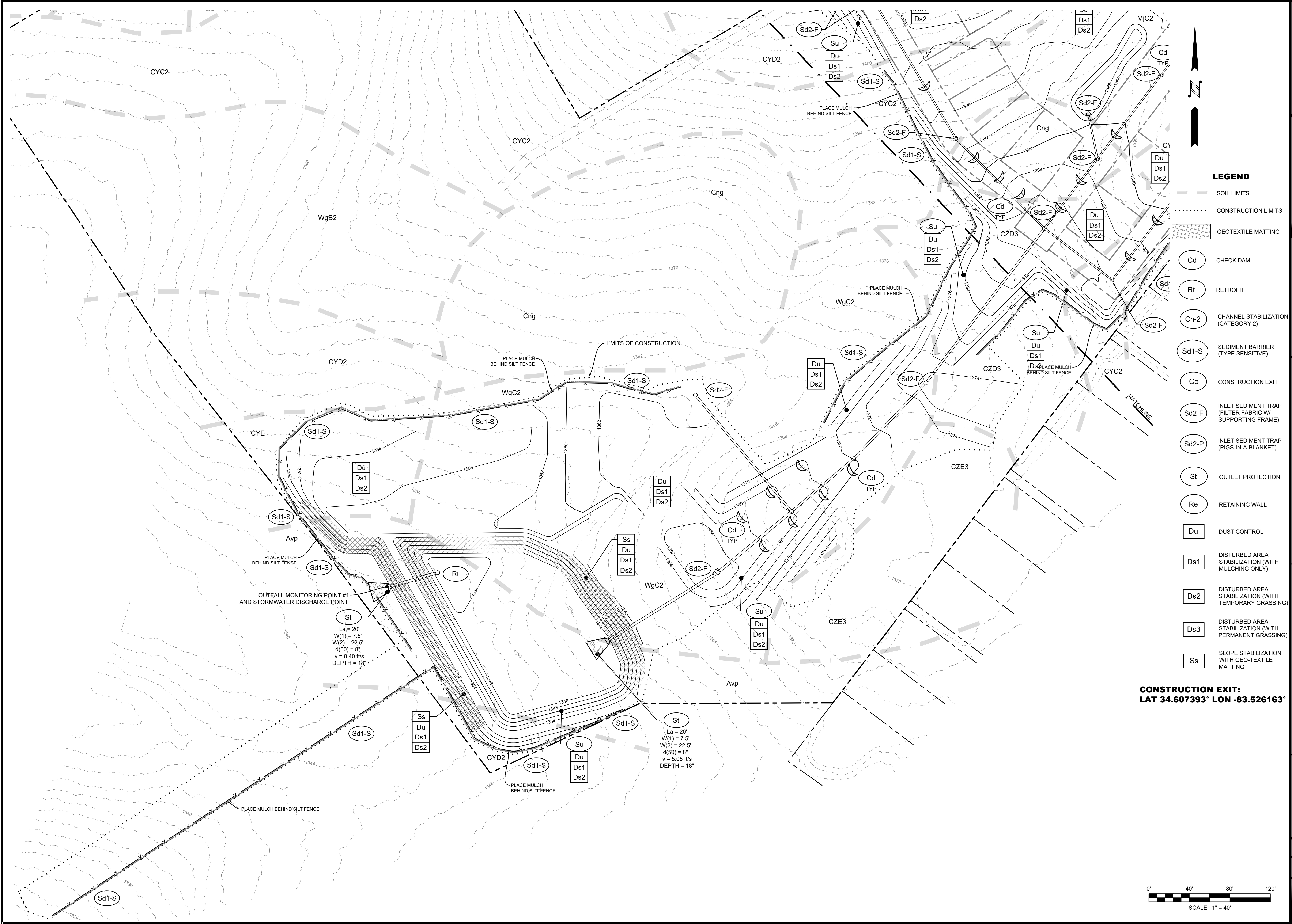
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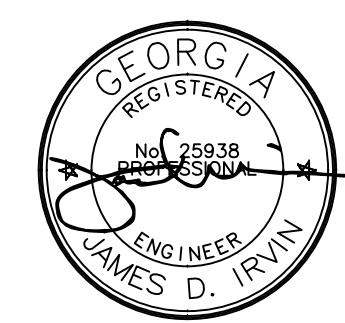
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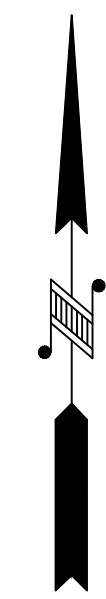
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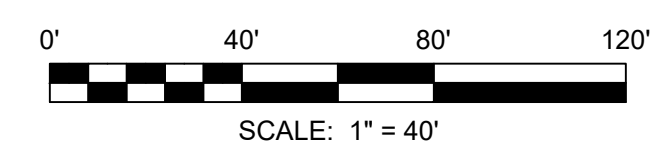
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1353 RIVERSTONE PKWY., SUITE 120-72
CANTON, GA 30114

PHASE 3 EROSION, SEDIMENT & POLLUTION CONTROL PLAN
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LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

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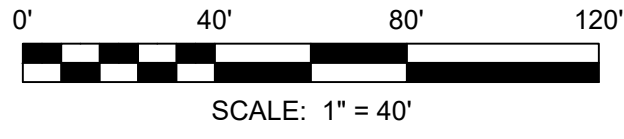
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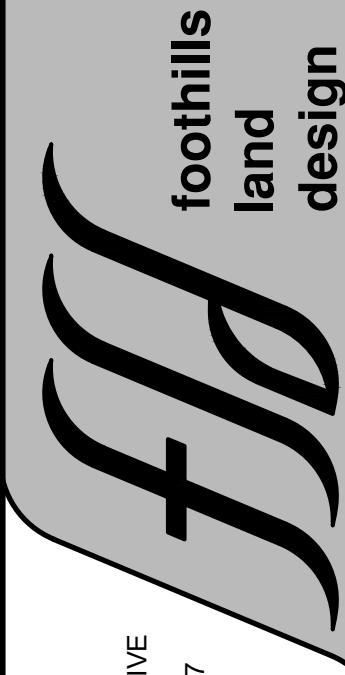
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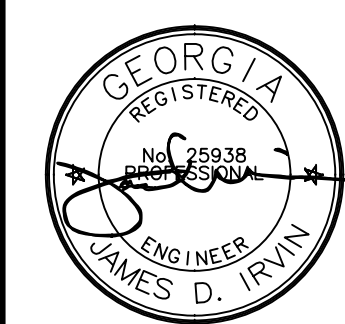


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JOB #22035

GENERAL NOTES

1.

24 HOUR EMERGENCY CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION, AND POLLUTION CONTROLS:
RYAN BOWERSOX @ 678-851-5604
2.

PRIMARY PERMITTEE: BOWERSOX & DEFOOR DEVELOPMENT INC
1353 RIVERSTONE PKWY, SUITE 120-172
CANTON, GA 30114
Phone: 404-822-7257
Email: ryan@bowersoxgroup.com

1.

TOTAL SITE AREA: 18.08 ACRES
ESTIMATED DISTURBED AREA: 9.06 ACRES
2.

THE NATURE OF THIS CONSTRUCTION ACTIVITY WILL BE FOR SINGLE FAMILY HOME CONSTRUCTION. THE EXISTING PROPERTY CONSISTS OF TREES AND SHRUBS.
3.

STORM WATER FLOWS FROM THIS SITE TO AN UNNAMED TRIBUTARY TO SOQUE RIVER.
6.

ENGINEER'S CERTIFICATE

"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" (MANUAL) 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 STORMWATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT No. GAR100003."

"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION."


GSWCC LEVEL II CERTIFICATION # 9832

DESIGN PROFESSIONAL: JAMES D. IRVIN, PE
164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: 706-778-0067
FAX: 706-778-0069

7.

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 AFTER INSTALLATION.
8.

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 MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS. NO STREAM BUFFERS ARE LOCATED WITHIN THE PROJECT LIMITS.
9.

AMENDMENTS/REVISIONS TO THE ES & PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
10.

WASTE MATERIALS:
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

- ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HAULED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE.

- ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.
11.

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.
12.

EROSION CONTROL MEASURES WILL 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 SOURCE.
13.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
14.

THE APPLICABLE PORTION OF THE EROSION CONTROL PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.
POSSIBLE SECONDARY PERMITEES:
CITY OF CLARKESVILLE WSA
HABERSHAM EMC
WINDSTREAM
15.

THE STORM WATER FROM THIS PROPERTY DOES DISCHARGE INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT. ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF AN BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III. C. OF THE PERMIT. THE ES&PC PLAN MUST INCLUDE THE COMPLETED APPENDIX 1* LISTING. THE BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT.

"IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN.

*APPENDIX 1 NOTES:

1. A LARGE SIGN (MINIMUM 4 FEET X 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL START DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (1) CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTED NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAS BEEN SUBMITTED.

2. CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS.

3. CONDUCT INSPECTIONS DURING THE INTERMEDIATE GRADING AND DRAINAGE BMP PHASE AND DURING THE FINAL BMP PHASE OF THE PROJECT BY THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN IN ACCORDANCE WITH PART IV.A.5. OF THE PERMIT.

4. USE MULCH FILTER BERMS, IN ADDITION TO A SILT FENCE, ON THE SITE PERIMETER WHEREVER CONSTRUCTION STORM WATER (INCLUDING SHEET FLOW) MAY BE DISCHARGED. MULCH FILTER BERMS CANNOT BE PLACED IN WATERWAYS OR AREAS OF CONCENTRATED FLOW.

16.

BMPs FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF VEHICLES SHALL BE PROVIDED BY CONCRETE WASHOUT LOCATIONS LOCATED ON THE SITE BY THE GENERAL CONTRACTOR OR DELINEATED ON THE PLANS.

NO CONCRETE TRUCK DRUMS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.

17.

BMP'S FOR REMEDIATION OF PETROLEUM SPILLS AND LEAKS:
LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
MATERIAL 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 SPILLS.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL 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 WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

FOR SPILLS OF AN UNKNOWN AMOUNT, THE NRC WILL BE ONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCEIS WILL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF 60 GALLONS OF PETROL OR DIESEL 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 COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

18.

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G. PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).
19.

THE PROPOSED STORMWATER POND WILL CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.
20.

PRACTICES USED TO REDUCE POLLUTANTS IN STORMWATER DISCHARGES:
- PETROLEUM BASED PRODUCTS:
CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS , AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, 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 STATE REGULATIONS.
- PAINTS/FINISHES/SOLVENTS:
ALL PRODUCTS WILL BE STOWED 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.
- 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 BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

21.

INSPECTION REQUIREMENTS
PRIMARY AND TERTIARY PERMITEES

INSPECTIONS MADE BY QUALIFIED PERSONNEL ONLY

DAILY INSPECTIONS:
- AREAS WHERE PETROLEUM PRODUCTS ARE STORED, USED OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT.
- VEHICLES ENTRANCES AND EXITS FOR OFF-SITE TRACKING.
- DAILY RAINFALL.

WEEKLY AND WITHIN 24 HOURS OF EACH RAINFALL > 0.5":
- DISTURBED AREAS NOT YET FINALLY STABILIZED.
- AREAS USED FOR STORAGE OF MATERIALS.
- STRUCTURAL CONTROL MEASURES.
- DISCHARGE POINTS AS ACCESSIBLE TO DETERMINE IF POLLUTANTS ARE LEAVING SITE.

MONTHLY:
- AREAS OF SITE THAT HAVE REACHED FINAL STABILIZATION FOR EVIDENCE OF IMPACTS TO STATE WATERS BY POLLUTANTS AND SEDIMENT.

INSPECTION REPORTS MUST INCLUDE THE NAME OF THE INSPECTOR(S), THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATION RELATING TO THE IMPLEMENTATION OF THE ES&PC PLAN AND ACTIONS TAKEN IN RESPONSE TO THE INSPECTION(S). THE REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. THE REPORT MUST CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE WITH THE PLAN. INSPECTION REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G OF THE PERMIT.

22.

STORM WATER SAMPLES ARE TO BE ANALYZED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 AND THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT. EPA 833-8-92-001."

STORM WATER IS TO BE SAMPLED FOR NEPHELOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE IS CHARGE EXCEEDING 75, THE VALUE THAT WAS SELECTED FROM APPENDIX B IN PERMIT NO. GAR 100001. THE NTU IS BASED UPON THE DISTURBED AREA OF 9.06 ACRES FOR THE PROJECT SITE. THE SURFACE WATER DRAINAGE AREA OF 0.1 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES.

APPENDIX B WARM WATER SURFACE WATER DRAINAGE AREA (SQUARE MILES)									
	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+	
1.00-10	75	150	200	400	750	750	750	750	
10.01-25	50	100	100	200	300	500	750	750	
25.01-50	50	50	100	100	200	300	750	750	
50.01-100	50	50	50	100	100	150	300	600	
100.01-249.99	50	50	50	50	50	100	200	100	

23.

RETENTION OF RECORDS
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 PART VI:
A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL P PLAN REQUIRED BY THIS PERMIT;
C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. EACH SECONDARY 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 PART VI:
A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT;
C. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.B. OF THIS PERMIT; AND
D. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT.

3. EACH TERTIARY 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 PART VI:
A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD
B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT
C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT
D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT
E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.C. OF THIS PERMIT
F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT
G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PARTIV.D.4.C.(2). OF THIS PERMIT.

4. 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 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.

24.

TO THE ENGINEER'S KNOWLEDGE, THERE ARE NO ON-SITE WETLANDS AND/OR STATE WATERS LOCATED ON AND/OR WITHIN 200 FEET OF THE PROJECT SITE.

25.

PRE-DEVELOPED CURVE NUMBER OF PROJECT AREA: 55
POST-DEVELOPED CURVE NUMBER OF PROJECT AREA: 77

26.

SOILS IN DISTURBED AREA:
Avg - ALLUVIAL LAND, WET
Cqg - CONGAREE SOILS, LOCAL ALLUVIUM
MqC2 - MADISON FINE SANDY LOAM, 6-10% SLOPES, ERODED
CYC2 - CECIL SANDY LOAM, 6-10% SLOPES, MODERATELY ERODED
CYD2 - CECIL SANDY LOAM, 10-15% SLOPES, ERODED
Cye - CECIL SANDY LOAM, 15-25% SLOPES
CD3D - CECIL SANDY CLAY LOAM, 10-15% SLOPES, SEVERELY ERODED
CZe3 - CECIL SANDY CLAY LOAM, 15-25% SLOPES, SEVERELY ERODED
WqB2 - WICKHAM FINE SANDY LOAM, 6-10% SLOPES, ERODED

INFORMATION WAS OBTAINED FROM THE USDA NRCS WEBSITE @ websoilsurvey.sc.egov.usda.gov

27.

SEDIMENT STORAGE:
9.06 ACRES OF DISTURBANCE
SEDIMENT STORAGE REQUIRED: 9.06 AC X 67 CY/AC = 607.02 CY
SEDIMENT STORAGE PROVIDED:
SEDIMENT STORAGE USING SILT FENCE = 0.17 CY/LF
SILT FENCE STORAGE PROVIDED = 0.17 CY/LF X 2050 LF = 348.50 CY
SEDIMENT STORAGE USING RT = 8012.22 CY
TOTAL SEDIMENT STORAGE PROVIDED = 348.50 CY + 8012.22 CY = 8360.72 CY

28.

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL IN THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESPCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HES/HE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPILLED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORM WATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORM WATER DISCHARGES WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORM WATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SITE SUPERINTENDENT TO PROPERLY TRAIN ALL PERSONNEL IN THE USE OF THE SPCC PLAN.

A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.

ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM STORM WATER DISCHARGE. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN, GRADING PHASE BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.

29.

THE APPLICABLE PORTION OF THE EROSION CONTROL PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.
30.

PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
31.

ADJACENT PROPERTIES CONSIST OF RESIDENTIAL PROPERTIES.
32.

A STABILIZED CONSTRUCTION EXIT HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT. THE PAVED STREET ADJACENT TO THE SITE EXIT WILL BE INSPECTED DAILY FOR TRACKING OF MUD, DIRT OR ROCK. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULIN.
33.

NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 50 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS 'TROUT STREAMS' EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED HOWEVER, THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS 'TROUT STREAMS' WHICH DISCHARGE AN AVERAGE ANNUAL FLOW OF 25 GALLONS PER MINUTE OR LESS SHALL HAVE A 25 FOOT BUFFER OR THEY MAY BE PIPED, AT THE DISCRETION OF THE PERMITTEE, PURSUANTTO THE TERMS OF A RULE PROVIDING FOR A GENERAL VARIANCE PROMULGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO EPD AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND EXTENT OF THE PIPING AND PRESCRIBED METHODOLOGY FOR MINIMIZING THE IMPACT OF SUCH PIPING AND FOR MEASURING THE VOLUME OF WATER DISCHARGED BY THE STREAM. ANY SUCH PIPE MUST STOP SHORT OF THE DOWNSTREAM PERMITTEE'S PROPERTY, AND THE PERMITTEE MUST COMPLY WITH THE BUFFER REQUIREMENT FOR ANY ADJACENT TROUT STREAMS. THE BUFFER SHALL NOT APPLY TO THE FOLLOWING LAND-DISTURBING ACTIVITIES, PROVIDED THAT THEY OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM; CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER; AND ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED: (1) STREAM CROSSINGS FOR WATER LINES OR (2) STREAM IMPLEMENTED: (1) STREAM CROSSINGS FOR WATER LINES OR (2) STREAM CROSSINGS FOR SEWER LINES.

34.

MAINTENANCE OF ALL EROSION CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE OWNER.
35.

ALL CUT AND FILL SLOPES SHALL BE SURFACE ROUGHENED AND VEGETATED WITHIN THREE DAYS AFTER GRADING IS COMPLETE.
36.

STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL.
37.

A DOUBLE ROW OF TYPE "S" SILT FENCE SHALL BE REQUIRED WHEN PLACED WITHIN 200' OF STATE WATERS AND AT THE TOE OF SLOPES GREATER THAN 10' IN HEIGHT.
38.

THE CLEARING LIMITS WILL BE CLEARLY LOCATED IN THE FIELD. NO CONSTRUCTION ACTIVITY WILL TAKE PLACE OUTSIDE OF THE CLEARING LIMITS.
39.

MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
-
- 164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
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www.foothillsland.com
- OWNER/DEVELOPER:
SIMPLY CLARKESVILLE HOLDINGS, LLC
1353 RIVERSTONE PKWY,
CANTON, GA 30114
- EROSION CONTROL NOTES
SIMPLY CLARKESVILLE PHASE 1
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA
- | NO. | REVISIONS:
DESCRIPTION | DATE | | | | | | | | | | | |
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- GSWCC LEVEL II #9832
- DATE: JUNE 21, 2023
- SHEET:
- 14
- JOB #22035

CLEARING PHASE EROSION CONTROL NOTES (PHASE 1)

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

NO STAGING AREAS OR MATERIAL STORAGE AREAS SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

1. THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 50 FEET WITH A MINIMUM OF 6" THICK STONE SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 1-1/2" & 3-1/2" IN DIAMETER AND OVERLAP ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF ASHTO M288-96, SECTION 7.3 SEPARATION REQUIREMENTS.
2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.
3. TYPE "C" SILT FENCE SHOULD BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-20.2. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.
4. INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN. SEE SEPARATE DETAILS FOR SPECIFICS ON TYPE OF INLET PROTECTION SPECIFIED.
5. STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.
6. TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHOULD BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTION.

AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT PONDS AND DIVERSION DIKES AS SHOWN ON THE CLEARING PHASE PLAN TO CONTROL EROSION AND STORMWATER RUNOFF.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL IN AREAS SHOWN ON PLAN WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

BURN OR BURY PITS SHALL BE PROHIBITED ON THE CONSTRUCTION SITE. STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL.

ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLAN AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL SILT BARRIER INSTALLATION AND SEDIMENT PONDS ARE CONSTRUCTED AS SHOWN ON THE EROSION CONTROL PLAN PHASE

1. ALL SILT FENCE MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.

ALL ITEMS IN THIS SECTION OF THE SPECIFICATIONS SHALL MEET THE REQUIREMENTS AS SET FORTH IN SECTION 161, 162, 163 & 164 OF THE GEORGIA DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

EROSION CONTROL MEASURES WILL 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 SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS

GRADING PHASE EROSION CONTROL NOTES (PHASE 2)

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED. NOTE SUB PHASES SHOWN ON PLANS.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE PRELIMINARY GRADING PHASE OF CONSTRUCTION:

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE 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 DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

TYPE "S" SILT FENCE SHOULD BE INSTALLED AT THE TOE OF ALL SLOPES 10 FEET OR GREATER IN HEIGHT. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.1. THE SILT FENCE SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED ON THE SLOPE. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/2 HEIGHT OF THE BARRIER. ADDITIONALLY, DIVERSION DIKES SHALL BE CONSTRUCTED ALONG THE TOP OF ALL SAID FILL SLOPES WITH THE USE OF ALL TEMPORARY DOWN DRAINS TO CONTROL STORM WATER RUNOFF AS SHOWN ON THE PLANS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AFTER THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIER SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.

CUT AND FILL SLOPES ARE NOT TO EXCEED "2H:1V".

ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

TYPE "NS" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION ON TYPE OF INLET PROTECTION SPECIFIED.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

AFTER PRELIMINARY GRADING ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS AND DIVERSION DIKES AS SHOWN ON PLAN. THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENTS SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE 1/3 DEPTH OF BASIN. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANGES HAVE DEVELOPED.

POND TO BE INSTALLED AND FUNCTIONING BEFORE ANY MAJOR GRADING OR IMPERVIOUS SURFACE INSTALLATION.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

EROSION CONTROL MEASURES WILL 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 SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

FINAL PHASE EROSION CONTROL NOTES (PHASE 3)

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL EROSION CONTROL PHASE OF CONSTRUCTION:

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

AFTER REACHING FINAL GRADE PROJECT AREA SHOULD RECEIVE PERMANENT VEGETATION AS NEEDED.

THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT PONDS AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE PONDS WHEN IT REACHES THE LEVEL AS NOTED ON SILT GAUGE.

FINAL PHASE EROSION CONTROL NOTES (PHASE 3) CONTINUED

AFTER CURBING, GRADING AGGREGATE BASE, AND PAVEMENT HAS BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER INLET PROTECTION. SEE SEPARATE DETAIL FOR ADDITIONAL INFORMATION.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

EROSION CONTROL MEASURES WILL 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 SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR CIVIL ENGINEER.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

NPDES PERMIT NO. GAR 100001 PART IV D

4. Inspections.

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.

5. Maintenance. The Plan shall include a description of procedures to ensure the timely maintenance of vegetation, erosion and sediment control measures and other protective measures identified in the site plan.

6. Sampling Requirements. This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a subdivision or planned common development unless five (5) acres or more will be disturbed. The following procedures constitute EPD's guidelines for sampling turbidity.

a. Sampling Requirements shall include the following:

(1) A USGS topographic map, a topographic map or a drawing (referred to as a topographic map) that is a scale equal to or more detailed than a 1:24000 map showing the location of the site or the stand alone construction; (a) the location of all perennial and intermittent streams and other water bodies as shown on a USGS topographic map, and all other perennial and intermittent streams and other water bodies located during mandatory field verification, into which the stormwater is discharged and (b) the receiving water and/or outfall sampling locations. When the permittee has chosen to use a USGS topographic map and the receiving water(s) is not shown on the USGS

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topographic map, the location of the receiving water(s) must be hand-drawn on the USGS topographic map from where the stormwater(s) enters the receiving water(s) to the point where the receiving water(s) combines with the first blue line stream shown on the USGS topographic map;

(2) A written narrative of site specific analytical methods used to collect, handle and analyze the samples including quality control/quality assurance procedures. This narrative must include precise sampling methodology for each sampling location; (3) When the permittee has determined that some or all outfalls will be sampled, a rationale must be included on the Plan for the NTU limit(s) selected from Appendix B. This rationale must include the size of the construction site, the calculation of the size of the surface water drainage area, and the type of receiving water(s) (i.e., trout stream or supporting warm water fisheries); and (4) Any additional information EPD determines necessary to be part of the Plan. EPD will provide written notice to the permittee of the information necessary and the time line for submittal.

b. Sample Type. 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. Sampling Points.

(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 guidelines:

(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 outfall channel(s).

(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.

(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, beyond the permittee's control, the permittee shall use 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 exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location;

(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 maintained;

(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 the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities

NPDES PERMIT NO. GAR 100001 PART IV D (CONTINUED)

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.

7. Non-stormwater discharges. Except for flows from fire fighting activities, sources of non-stormwater listed in Part IIIA.2. of this permit that are combined with stormwater discharges associated with construction activity must be identified in the Plan. The Plan shall identify and ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge.

E. Reporting.

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:

- a. 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;
- c. The date(s) analyses were performed;
- d. The time(s) analyses were initiated;
- e. The name(s) of the certified personnel who performed the analyses;
- f. References and written procedures, when available, for the analytical techniques or methods used;
- g. The results of such analyses, including the bench sheets, instrument readings, computer disks or tapes, etc., used to determine these results;
- h. Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU;" and
- i. 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.

F. Retention of Records.

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 Part VI:

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

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ftd

foothills
land
design

OWNER/DEVELOPER:
SIMPLY CLARKESVILLE HOLDINGS, LLC
1353 RIVERSTONE PKWY,
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CANTON, GA 30114

EROSION CONTROL NOTES

REVISIONS:

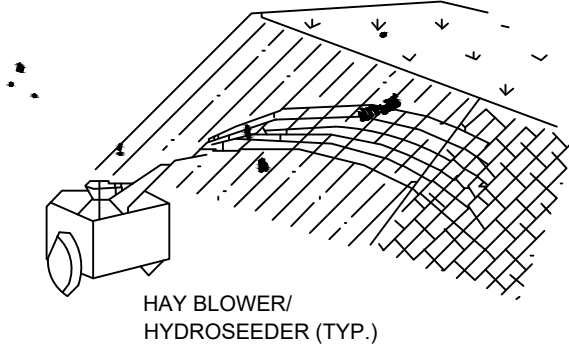
NO.	DESCRIPTION	DATE

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
JAMES D. IRVIN
No. 29338

GSWCC LEVEL II #9832

DATE: JUNE 21, 2023

SHEET:
15
JOB #22035



DEFINITION
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

PURPOSE

- TO REDUCE RUNOFF AND EROSION
- TO CONSERVE MOISTURE
- TO PREVENT SURFACE COMPACTION OR CRUSTING
- TO CONTROL UNDESIRABLE VEGETATION
- TO MODIFY SOIL TEMPERATURE
- TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL

REQUIREMENT FOR REGULATORY COMPLIANCE: 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 A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 80% 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 VEGETATIVE TECHNIQUES SHALL BE EMPLOYED. REFER TO DS2-DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING), DS3 - DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING), AND DS4 - DISTURBED AREA STABILIZATION (WITH SODDING).

SPECIFICATIONS:

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADES OR

CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH
2. INSTALL NEEDED EROSION CONTROL MEASURES AS RE-QUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND RE-USED.

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.

3. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH

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

2. 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 OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TS-TACKIFIERS AND BINDERS.
3. 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.
4. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

DS1 - DISTURBED AREA STABILIZATION, MULCHING ONLY

RATES FOR PERMANENT SEEDINGS

SPECIES	RATE/ACRE	DATES	FERTILIZER	RATE/ACRE
SERICEA LESPEDEZA OR SWEET HAY WITH OVER-SEEDED WEEPING LOVEGRASS	3 TONS/AC. 3-4 LBS/AC	OCTOBER 1 - MARCH 1	12 - 4 - 8	1500 LB 1500 LB
COMMON BERMUDA UNHULLED WITH RYEGRASS	10 LBS/AC. 15 LBS/AC			1500 LB 1500 LB
WEEPING LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA (SCARIFIED)	3-4 LBS/AC. 40-60 LBS/AC	MARCH 1 - MAY 15	12 - 4 - 8	1500 LB 7500 LB
COMMON BERMUDA HULLED W/ WHITE DUTCH CLOVER AND PENSACOLA BAHIA	4 LBS/AC 6 LBS/AC 50 LBS/AC	MARCH 1 - JUNE 15	12 - 4 - 8	1500 LB 1500 LB 1500 LB
60% CRIMSON CLOVER (TRIFOLIUM INCARNATUM) & 40% KENTUCK 31 FESCUE (FESTUCA ARUNDINACEA)	10 LBS/ 1000 SF	AUGUST 15 - NOV. 15	12 - 4 - 8	1500 LB 1500 LB
OR KENTUCKY 31 FESCUE W/ RYEGRASS	50 LBS/AC 15 LBS/AC			1500 LB 1500 LB
STRAW MULCH	2.5 TONS/AC	ANYTIME FOR TEMPORARY COVER		
AGRICULTURAL LIME	2 TONS/AC	AFTER SOIL IS PULVERIZED		

THE ABOVE LIST IS AN EXAMPLE OF EROSION CONTROL GRASSES. PLEASE SEE PAGES 6-35 TO 6-40 IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION, FOR A COMPLETE LIST OF ALL PLANTS AND SPECIFICATIONS.

DEFINITION
THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

PURPOSE

- TO PROTECT THE SOIL SURFACE FROM EROSION
- TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWN-STREAM AREAS
- TO IMPROVE WILDLIFE HABITAT AND VISUAL RESOURCES
- TO IMPROVE AESTHETICS

REQUIREMENT FOR REGULATORY COMPLIANCE
THIS PRACTICE SHALL BE APPLIED IMMEDIATELY TO ROUGH GRADED AREAS THAT WILL BE UNDISTURBED FOR LONGER THAN SIX MONTHS. THIS PRACTICE OR SODDING SHALL BE APPLIED IMMEDIATELY TO ALL AREAS AT FINAL GRADE. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND THAT FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, AT LEAST 70% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIP RAP, GABIONS, PERMANENT MULCHES OR GEOTEXTILES) HAVE BEEN EMPLOYED. PERMA-NENT VEGETATION SHALL CONSIST OF: PLANTED TREES, SHRUBS, PERENNIAL VINES, A CROP OF PERENNIAL VEGETATION APPROPRIATE FOR THE REGION, SUCH THAT WITHIN THE GROWING SEASON A 70% COVERAGE BY PERENNIAL VEGETATION SHALL BE ACHIEVED. FINAL STABILIZATION APPLIES TO EACH PHASE OF CONSTRUCTION. FOR LINEAR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL OR

SILVICULTURAL PURPOSES, FINAL STABILIZATION MAY BE ACCOMPLISHED BY STABILIZING THE DISTURBED LAND FOR ITS AGRICULTURAL OR SILVICULTURAL USE. UNTIL THIS STANDARD IS SATISFIED AND PERMANENT CONTROL MEASURES AND FACILITIES ARE OPERATIONAL, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL NOT BE REMOVED.

CONDITIONS

PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

PLANNING CONSIDERATIONS

1. USE CONVENTIONAL PLANTING METHODS WHERE POSSIBLE.
2. WHEN MIXED PLANTINGS ARE DONE DURING MAR-GINAL PLANTING PERIODS, COMPANION CROPS SHALL BE USED.
3. NO-TILL PLANTING IS PERMISSIBLE WHEN PLANTING IS DONE FOLLOWING A SUMMER OR WINTER ANNUAL COVER CROP. SERICEA LESPEDEZA PLANTED NO-TILL INTO STANDS OF RYE IS AN EXCELLENT PROCEDURE.
4. BLOCK SOD PROVIDES IMMEDIATE COVER. IT IS ES-PECIALLY EFFECTIVE IN CONTROLLING EROSION ADJACENT TO CONCRETE FLUMES AND OTHER STRUCTURES. REFER TO SPECIFICATION DS4-DISTURBED AREA STABILIZATION (WITH SODDING).
5. IRRIGATION SHOULD BE USED WHEN THE SOIL IS DRY OR WHEN SUMMER PLANTINGS ARE DONE.
6. LOW MAINTENANCE PLANTS, AS WELL AS NATIVES, SHOULD BE USED TO ENSURE LONG-LASTING EROSION CONTROL.
7. MOVING SHOULD NOT BE PERFORMED DURING THE QUAIL NESTING SEASON (MAY TO SEPTEMBER).
8. WILDLIFE PLANTINGS SHOULD BE INCLUDED IN CRITICAL AREA PLANTINGS (SEE PAGES 6-41 AND 6-42).

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING
GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HY-DRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.
WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAIN-TENANCE OF THE VEGETATION.
CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

LIME AND FERTILIZER RATES AND ANALYSIS
SEE PAGE 6-42 FOR SPECIFICATIONS

PLANT SPECIFICATIONS

SEE PAGE 6-42 AND TABLES 6-4.1, 6-5.2, 6-5.3 AND 6-5.4 FOR APPROVED SPECIES.

SEED QUALITY AND SEEDBED PREPARATION
SEE PAGE 6-43 FOR SPECIFICATIONS

INOCULANTS

ALL LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN-FIXING BACTERIA. THE INOCULANT SHALL BE A PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER.
A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANT TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANT RECOMMENDED BY THE MANUFACTURER. FOR HY-DRAULIC SEEDING, FOUR TIMES THE AMOUNT OF INOCULANT RECOMMENDED BY THE MANUFACTURER SHALL BE USED.
ALL INOCULATED SEED SHALL BE PROTECTED FROM THE SUN AND HIGH TEMPERATURES AND SHALL BE PLANTED THE SAME DAY INOCULATED. NO INOCULATED SEED SHALL REMAIN IN THE HYDROSEEDER LONGER THAN ONE HOUR.

PLANTING

HYDRAULIC SEEDING
MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.
CONVENTIONAL SEEDING
SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULT-PACKER-SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIP-MENT.

NO-TILL SEEDING
NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.
INDIVIDUAL PLANTS
SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPRO-PRIATE PLANTERS OR HAND TOOLS. PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS.
NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE. TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

MULCHING

SEE PAGES 6-44 AND 6-45 FOR SPECIFICATIONS.

RATES FOR TEMPORARY SEEDINGS

SPECIES	RATES PER 1000 SF	RATE/ACRE	PLANTING DATES		
			MOUNTAIN	PIEDMONT	COASTAL
RYE	3 LBS	2-3 BU	AUG. 1 - DEC. 1 OR MAR. 1 - APR. 1	SEPT. 1 - JAN. 1 OR MAR. 1 - APR. 1	OCT. 1 - MAR. 1
RYEGRASS	1 LB	40-50 LBS	AUG. 1 - DEC. 1	AUG. 15 - JAN. 1	AUG. 15 - MAR. 1
RYE AND ANNUAL LESPEDEZA	1.5 LBS 0.5 LBS	1-5 BU 20-25 LBS	MAR. 1 - APR. 1	MAR. 1 - APR. 1	FEB. 1 - MAR. 1
WEEPING LOVEGRASS	0.2 LBS	4-6 LBS	MAR. 15 - AUG. 1	MAR. 1 - AUG. 15	FEB. 15 - AUG. 15
SUDANGRASS	1 LB	35-45 LBS	APR. 1 - AUG. 1	APR. 1 - JUL. 15	APR. 1 - JUL. 15
BROWN TOP MILLET	1 LB	30-40 LBS	APR. 1 - JUL. 1	APR. 1 - JUL. 15	APR. 1 - JUL. 15
WHEAT	3 LBS	2-3 BU	OCT. 1 - DEC. 1	OCT. 15 - JAN. 1	NOV. 1 - JAN. 15
STRAW MULCH		2.5 TONS/AC	ANYTIME FOR TEMPORARY COVER		
AGRICULTURAL LIME		2 TONS/AC	AFTER SOIL IS PULVERIZED		

THE ABOVE LIST IS AN EXAMPLE OF EROSION CONTROL GRASSES. PLEASE SEE PAGES 6-35 TO 6-40 IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION, FOR A COMPLETE LIST OF ALL PLANTS AND SPECIFICATIONS.

DEFINITION
THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

PURPOSE

- TO REDUCE RUNOFF AND SEDIMENT DAMAGE OF DOWNSTREAM RESOURCES
- TO PROTECT THE SOIL SURFACE FROM EROSION
- TO IMPROVE WILDLIFE HABITAT
- TO IMPROVE AESTHETICS
- TO IMPROVE TILTH, INFILTRATION AND AERATION AS WELL AS ORGANIC MATTER FOR PERMANENT PLANTINGS.

REQUIREMENT FOR REGULATORY COMPLIANCE

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION SHALL BE USED. IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING, MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. REFER TO SPECIFICATION DS1-DISTURBED AREA STA-BILIZATION (WITH TEMPORARY SEEDING).

CONDITIONS

TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED. NOTE: SOME SPECIES OF TEMPORARY VEGETATION ARE NOT APPROPRIATE FOR COMPANION CROP PLANTINGS BECAUSE OF THEIR POTENTIAL TO OUT-COMPETE THE DESIRED SPECIES (E.G. ANNUAL RYEGRASS). CONTACT NRCS OR THE LOCAL SWCD FOR MORE INFORMATION.

SPECIFICATIONS

GRADING AND SHAPING
EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

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

LIME AND FERTILIZER

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULT-PACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS

SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING

TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION

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

SITE PREPARATION:

1. GRADING AND SHAPING
2. SEEDBED PREPARATION
3. APPLY LIME AND FERTILIZER
4. PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION
5. APPLY MULCHING MATERIAL IF NEEDED
6. IRRIGATE IF NEEDED BUT NOT AT RATE TO CAUSE EROSION.

OWNER/DEVELOPER:

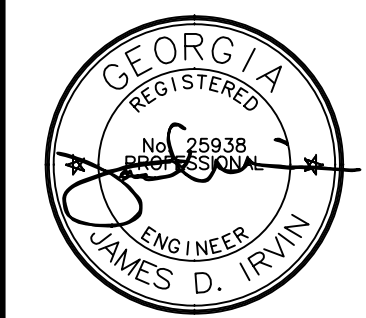
SIMPLY CLARKESVILLE HOLDINGS, LLC
1353 RIVERSTONE PKWY., SUITE 120-72
CANTON, GA 30114

EROSION CONTROL DETAILS

SIMPLY CLARKESVILLE PHASE 1

LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

REVISIONS:	NO.	DESCRIPTION	DATE



GSWCC LEVEL II #9832

DATE: JUNE 21, 2023

SHEET:

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JOB #22035



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Co - CRUSHED STONE CONSTRUCTION EXIT
* PAD TO BE MAINTAINED DAILY *

DS3 - DISTURBED GROUND STABILIZATION, PERMANENT VEGETATION

Dust Control on Disturbed Areas

Du



DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
*To prevent surface and air movement of dust from exposed soil surfaces.

*To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS
This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods

Mulches. See standard **Ds1 - Disturbed Area Stabilization (With Mulching Only)**. Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification **Tac - Tackifiers**. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification **Ds2 - Disturbed Area Stabilization (With Temporary Seeding)**.

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification **Tac - Tackifiers**.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency

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measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

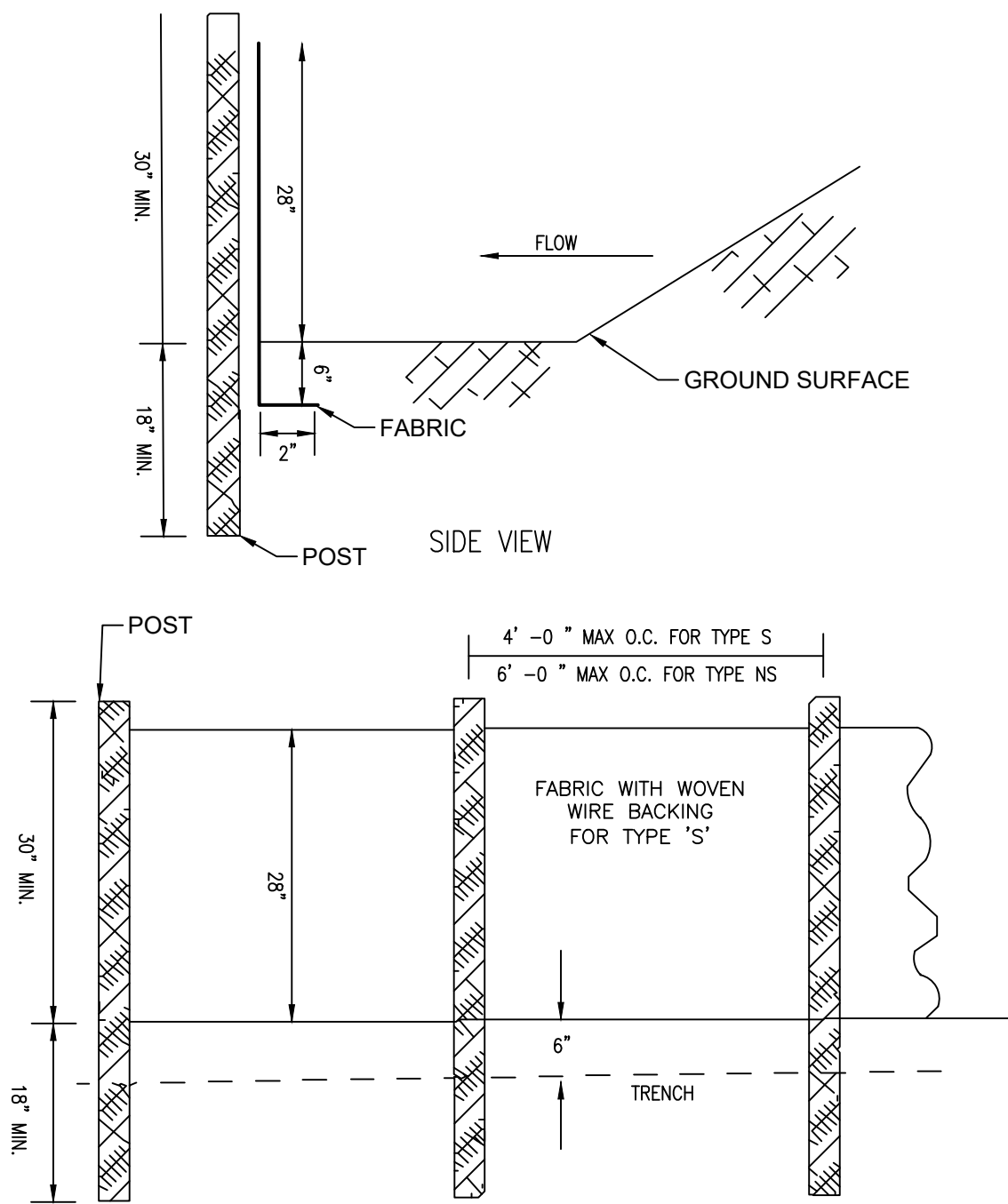
Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification **Ds3 - Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

Topsolling. This entails covering the surface with less erosive soil material. See specification **Tp - Topsolling**.

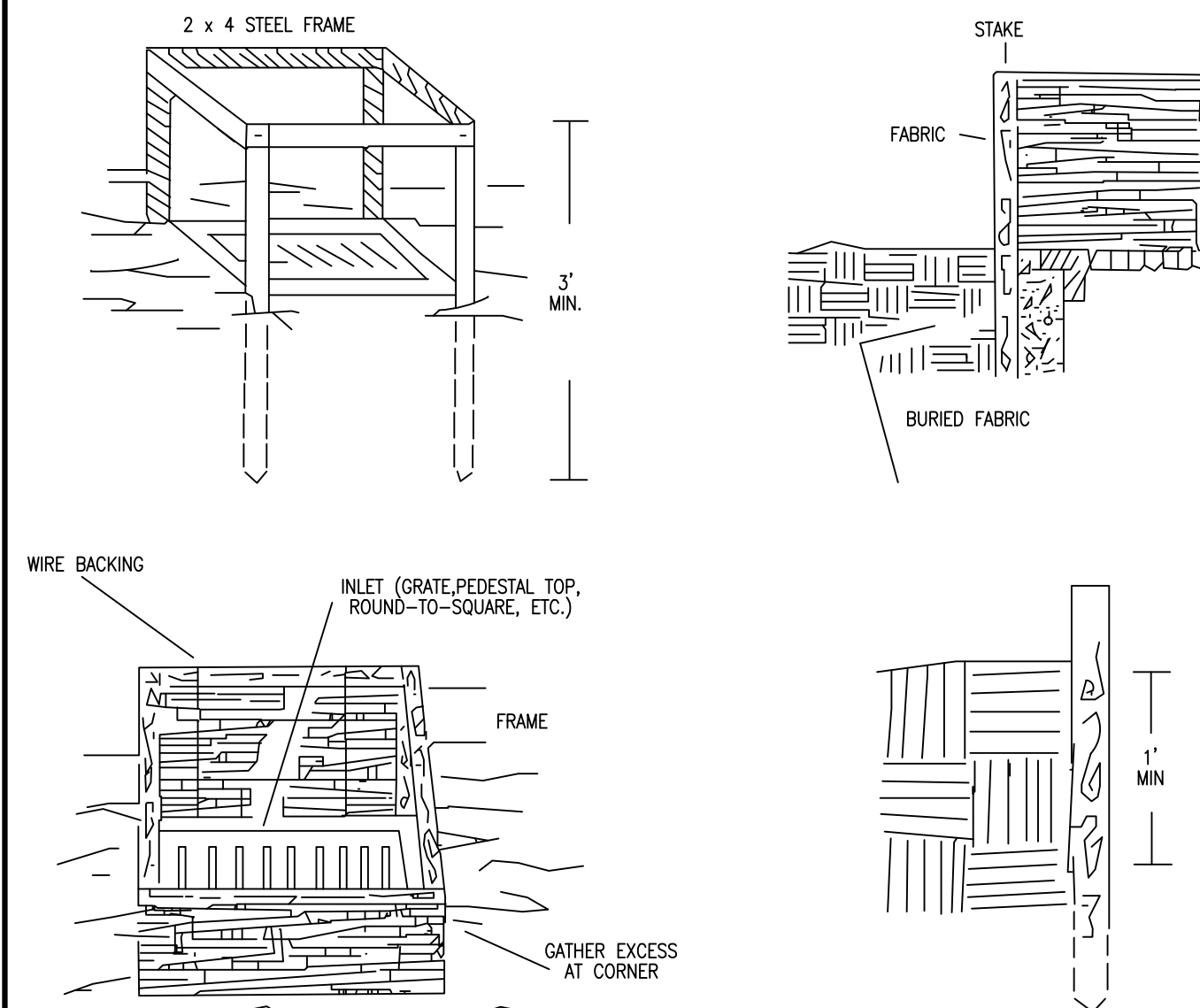
Stone. Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization**.



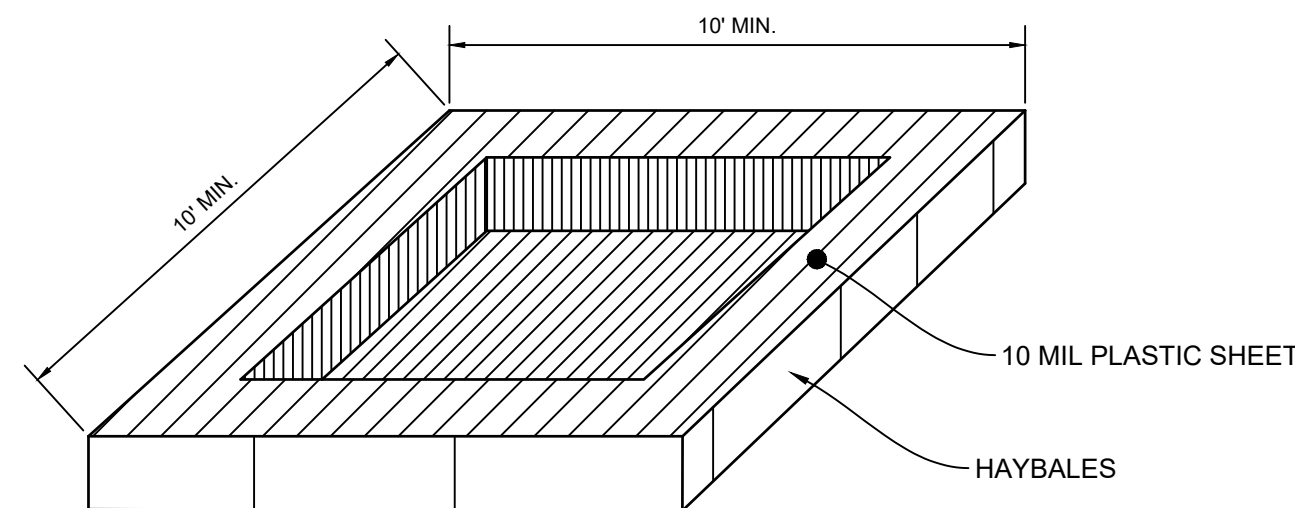
NOTE:
USE 3/8\"/>

**Sd1-S - SILT FENCE SEDIMENT BARRIER
- TYPE (SENSITIVE)**

**Sd1-NS - SILT FENCE SEDIMENT BARRIER
- TYPE (NON-SENSITIVE)**



**Sd2-F - TEMPORARY SEDIMENT TRAP
(WITH GEOTEXTILE FABRIC)**



OPERATION

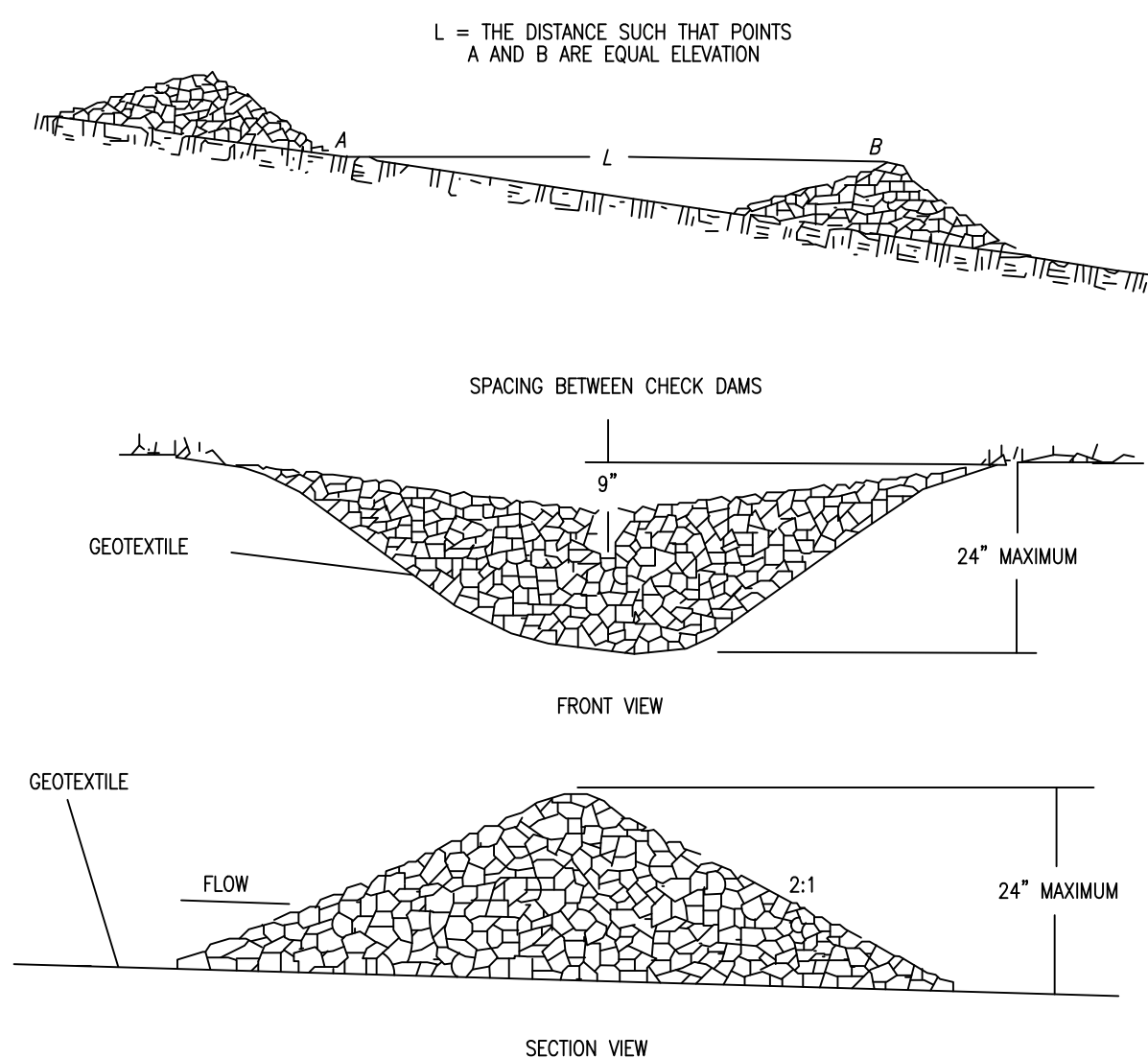
INSPECTION: CHECK ALL CONCRETE WASHOUT FACILITIES DAILY TO DETERMINE IF THEY HAVE BEEN FILLED TO 75% CAPACITY. THE FACILITY NEEDS TO BE CLEANED OR CHANGED WHEN 75% FULL. INSPECT WASHOUTS DAILY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES.

MATERIAL REMOVAL: IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER. DO NOT DISCHARGE LIQUIDS TO WATERWAYS, STORM DRAINS, OR DIRECTLY ONTO GROUND. DO NOT USE SANITARY SEWER WITHOUT LOCAL APPROVAL. REMOVE LIQUIDS OR COVER THE STRUCTURES BEFORE PREDICTED STORMS TO PREVENT OVERFLOWS.

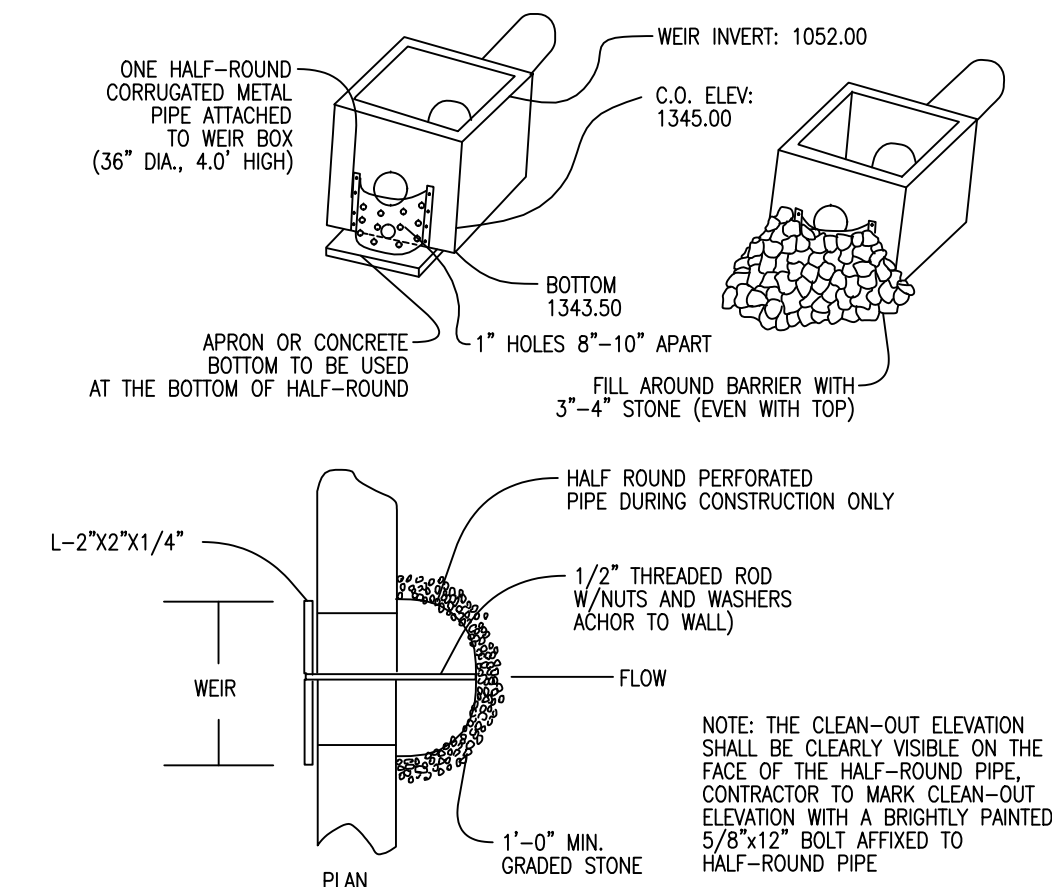
YOU CAN REMOVE HARDENED CONCRETE WHOLE OR YOU CAN BREAK IT UP FIRST, DEPENDING ON THE TYPE OF EQUIPMENT AVAILABLE AT YOUR SITE. HAUL IT AWAY FOR DISPOSAL OR RECYCLING. WHEN YOU REMOVE MATERIALS FROM THE CONCRETE WASHOUT, INSPECT FOR SIGNS OF WEAKENING OR DAMAGE, AND REBUILD STRUCTURE OR MAKE NECESSARY REPAIRS. INSTALL A NEW PLASTIC LINER AFTER EVERY CLEANING.

CONCRETE WASHOUT AREA DETAIL

N.T.S.



Cd - STONE CHECK DAM

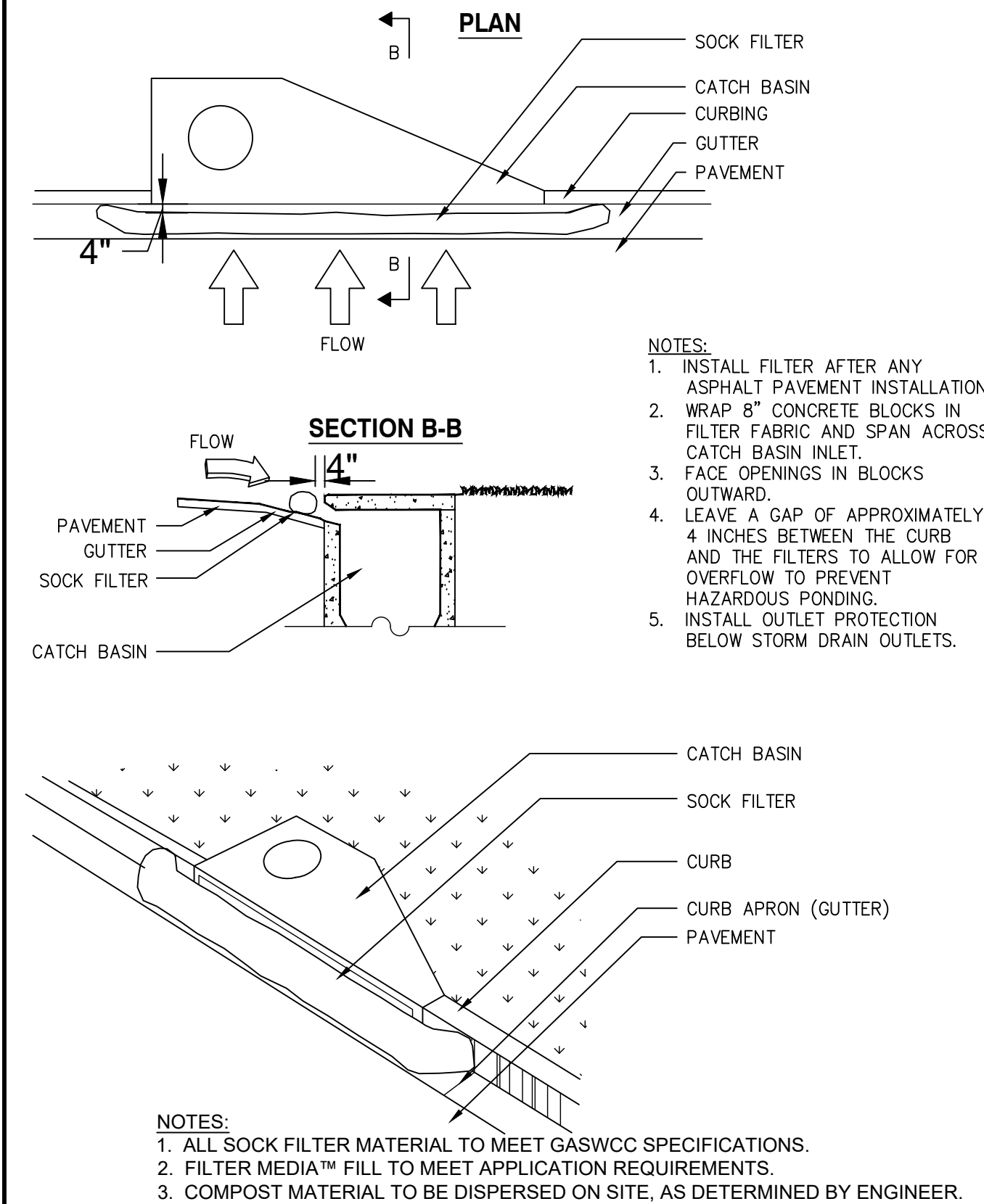


Project Name: **SIMPLY CLARKESVILLE PHASE 1**
Basin No. Initial No. 2 & Intermediate & Final Phase Sd3 Structure No. A2

Storage Calculations:

- Required stormwater storage = **590.49** cy
- Required sediment storage = **1465.29** cy
- Total required storage (1) + (2) = (3) = **2055.78** cy
- Available Storage = **8012.22** cy
- Is the available storage greater than the total required storage?
XXX YES NO
- If "NO", the sediment storage capacity of the pond must be increased.
Choose the method to be used:
Raise the invert of the outlet structure in (L)
Undercut the pond (W)* **Depth =** D ft
- Clean-out elevation = **1345.50** ft **XXX YES** NO
- Is the length-width ratio 2:1 or greater?
If "NO", the length of flow must be increased.
Choose the method to be used:
Baffles Type: plywood
Other
- Note: the CMP diameter and height if a half-round CMP retrofit is used.
Diameter = **30** in Height = **4** ft

**Rt - PERFORATED HALF-ROUND
PIPE WITH STONE FILTER**



**Sd2-P - CURB INLET FILTER
"PIGS IN A BLANKET"**

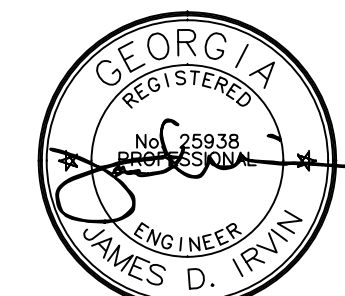
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OWNER/DEVELOPER:
**SIMPLY CLARKESVILLE
HOLDINGS, LLC**
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CANTON, GA 30114

EROSION CONTROL DETAILS
**SIMPLY CLARKESVILLE
PHASE 1**
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

REVISIONS:	DATE
NO. DESCRIPTION	



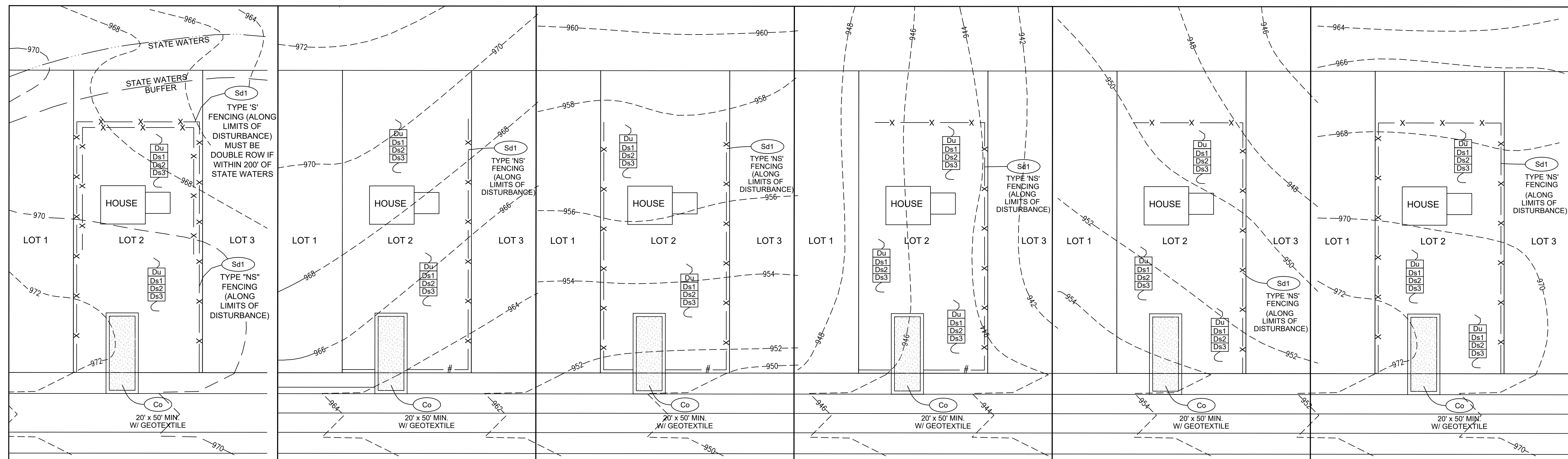
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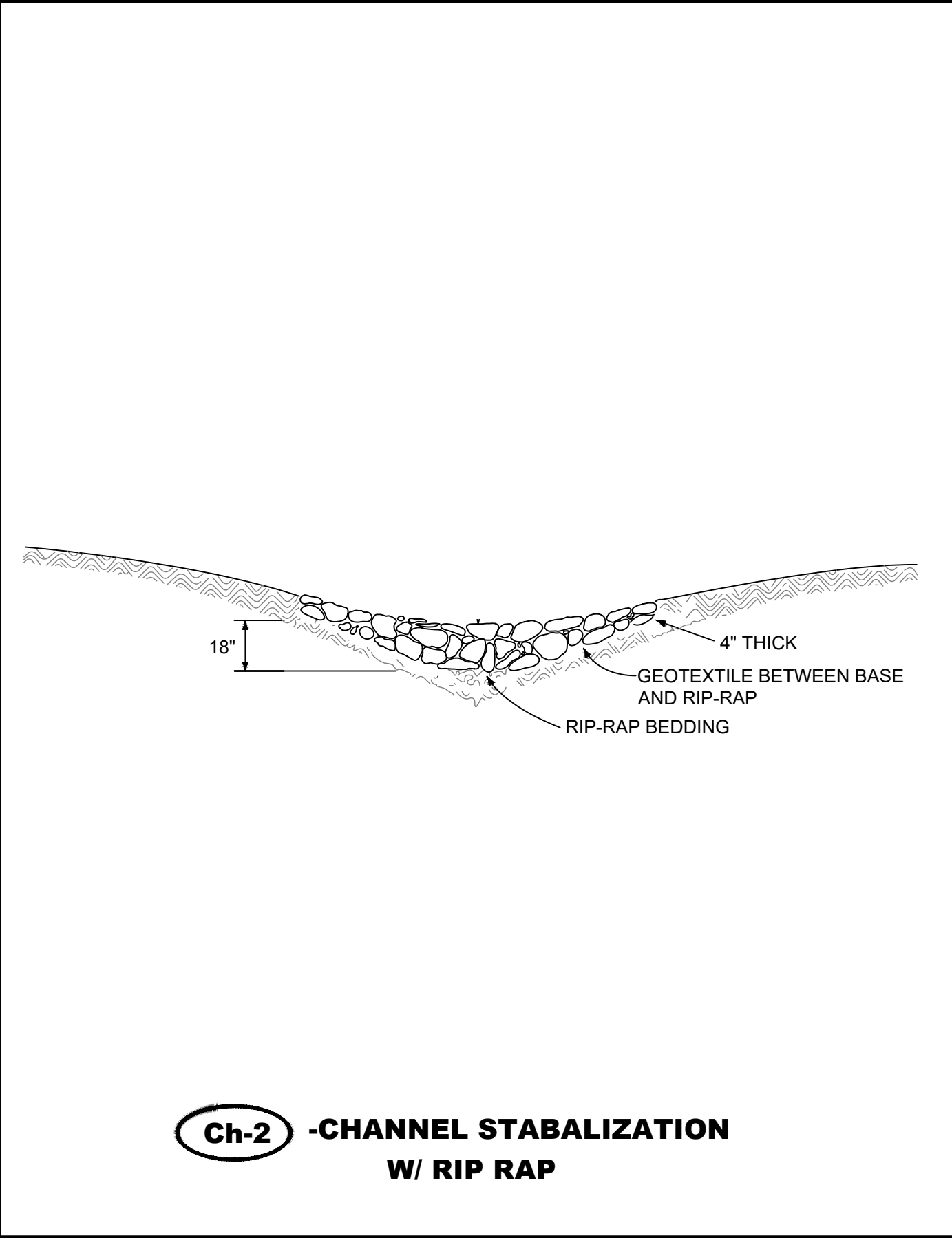
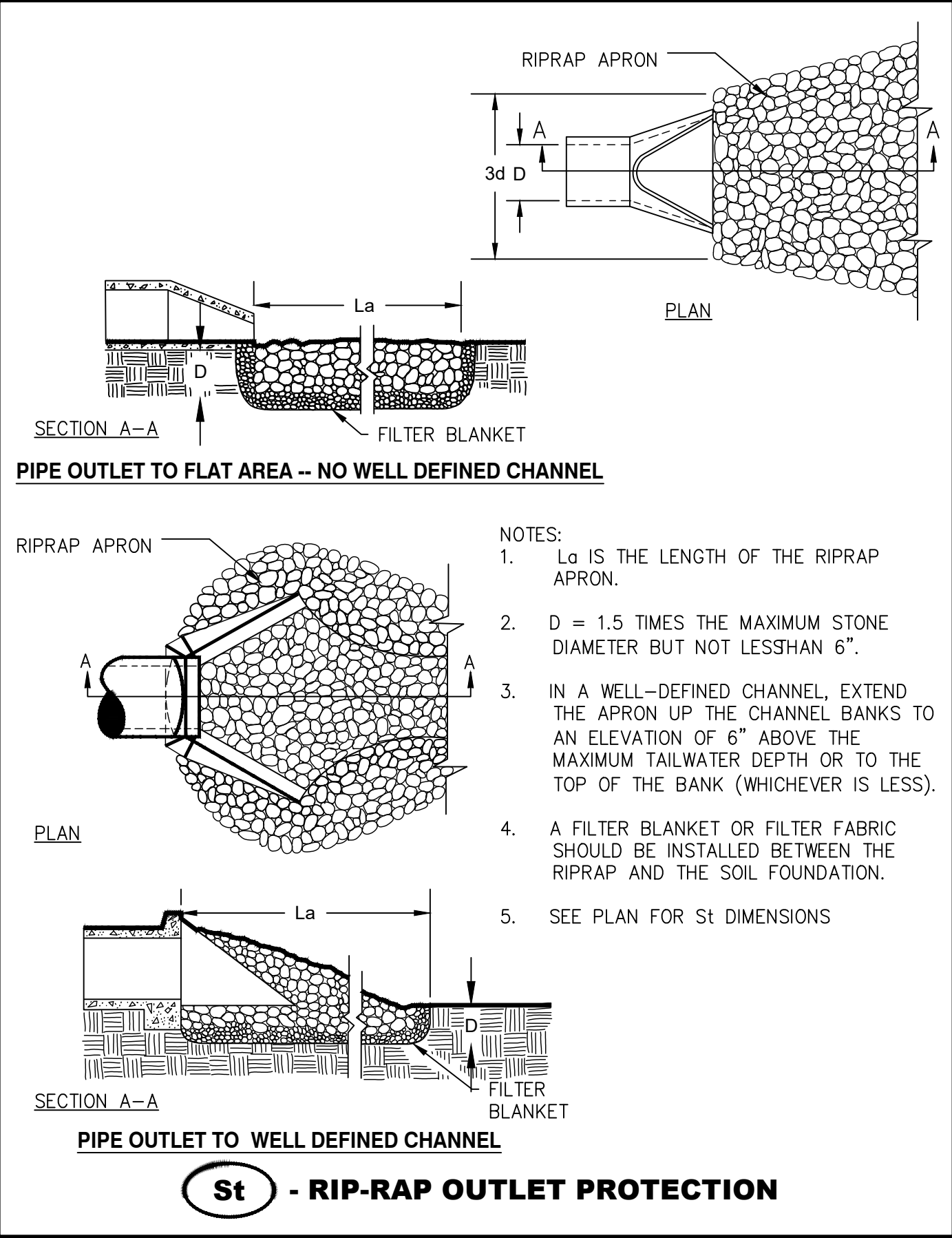
DATE: JUNE 21, 2023

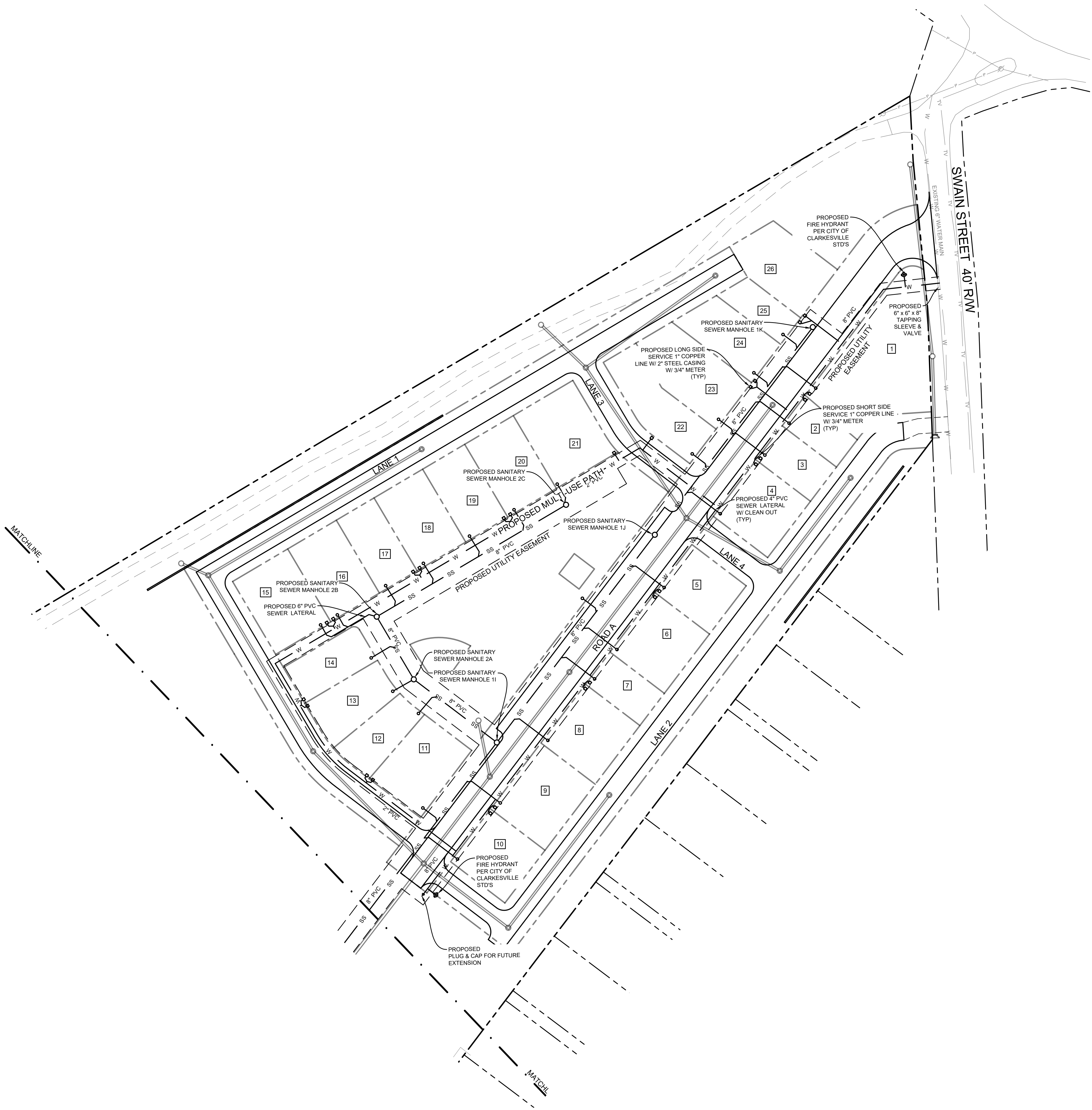
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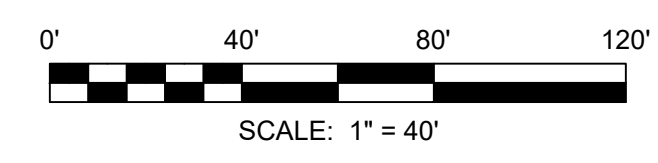
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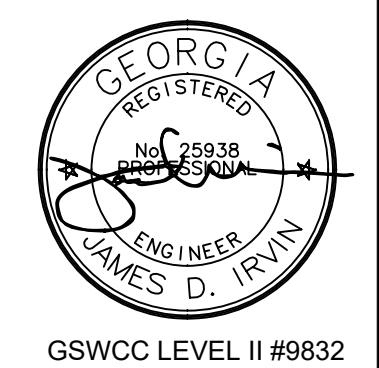




PLEASE NOTE:
WATER AND SEWER SERVICE TO BE INSTALLED PER CITY OF
CLARKESVILLE STANDARDS AND SPECIFICATIONS.



REVISIONS:	
NO.	DESCRIPTION



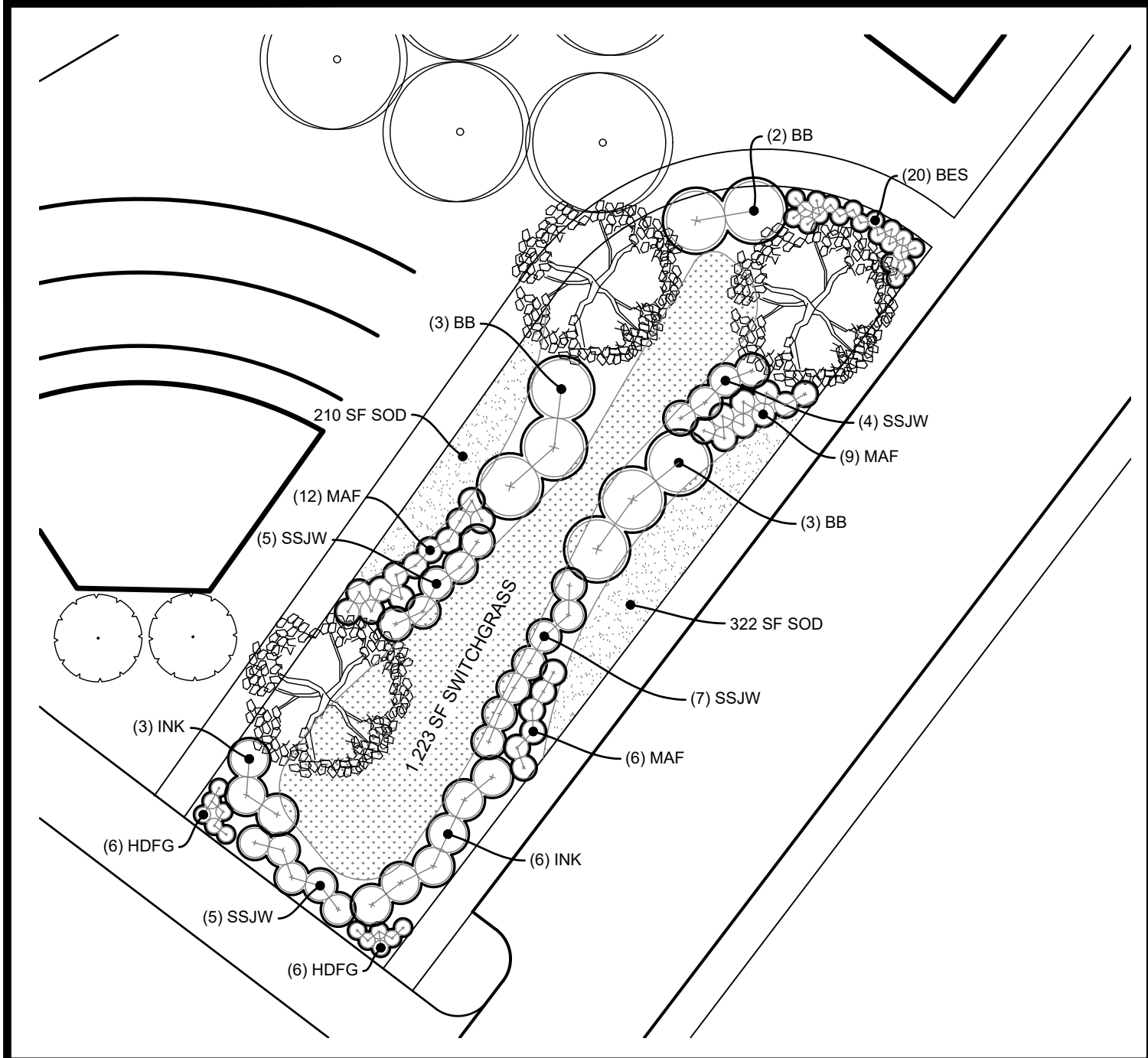
GSWCC LEVEL II #9832
DATE: JUNE 21, 2023
SCALE: 1" = 40'
SHEET:
20
JOB #22035

UTILITY PLAN
**SIMPLY CLARKESVILLE
PHASE 1**
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

OWNER/DEVELOPER:
**SIMPLY
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BIORETENTION LANDSCAPE PLAN
SCALE: 1" = 20'

SHRUB LIST				
QTY	CODE	COMMON AND BOTANICAL NAME	SIZE	NOTES
8	BB	BUTTONBUSH CEPHALANTHUS OCCIDENTALIS	3 GAL.	PLANT 8" ON CENTER
9	INK	INKBERRY ILEX GLABRA	3 GAL.	PLANT 5" ON CENTER
32	MAF	FOTHERGILLA GARDENII 'MOUNT AIRY' MOUNT AIRY FOTHERGILLA	3 GAL.	PLANT 3" ON CENTER
21	SSJW	SUNBURST ST. JOHN'S WORT HYPERIUM FRONDOSUM 'SUNBURST'	3 GAL.	PLANT 4" ON CENTER
20	BES	BLACK EYED SUSAN RUBBEKIA FULGIDA	1 GAL.	PLANT 2" ON CENTER
12	HDFG	HAMELN DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL.	PLANT 2" ON CENTER

GRASS LIST		
SWITCHGRASS	1,223 SF	APPROX. 1/4 LB OF SEED
SOD	532 SF	



GENERAL NOTES:

- 4.76 AC PHASE 1 SITE AREA X 16 UNITS/ACRE = **76.2 UNITS REQUIRED**
76.7 UNITS PROVIDED
- UPON PLANTING, NEW TREES AND SHRUBS MAY BE PLANTED AT REGULAR INTERVALS OR CLUSTERED FOR DECORATIVE EFFECT FOLLOWING PROFESSIONAL LANDSCAPING STANDARDS FOR SPACING, LOCATION, AND DESIGN AND AS APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- NO TREE PLANTING IS ALLOWED IN DRAINAGE OR ACCESS EASEMENTS.
- ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

PROPOSED TREE LIST

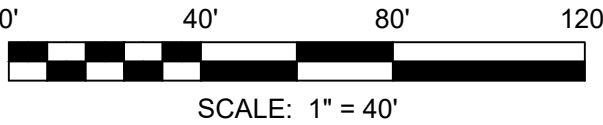
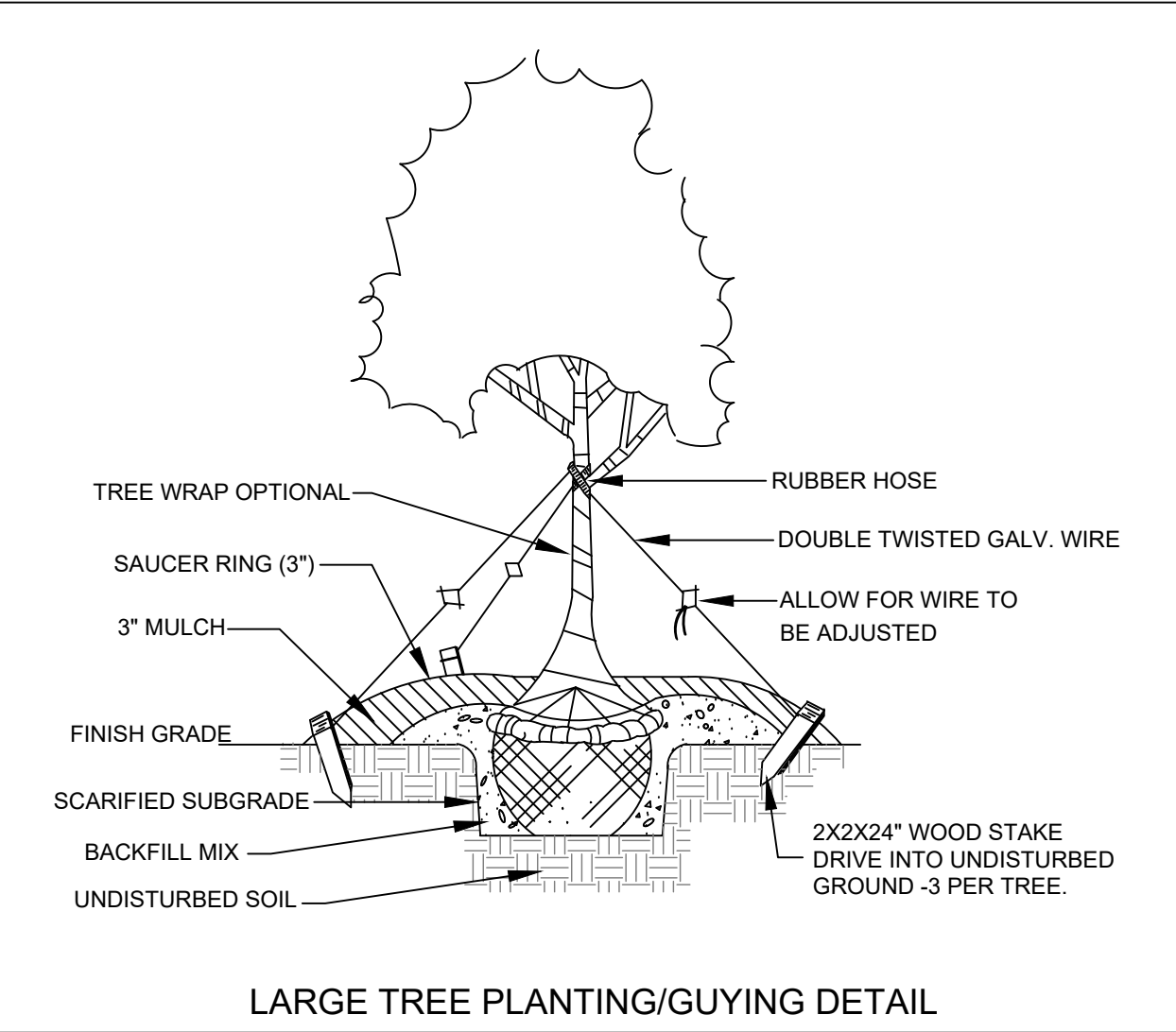
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY	UNITS	TOTAL UNITS
	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3" CAL.	9	0.6	5.4
	LACEBARK ELM	ULMUS PARVIFOLIA	3" CAL.	15	0.6	9.0
	APPLE TREES (RED & YELLOW DELICIOUS)*	MALUS DOMESTICA	2" CAL.	9	0.5	4.5
	DOGWOOD	CORNUS FLORIDA	2" CAL.	21	0.5	10.5
	WEeping WILLOW	SALIX BABYLONICA	3" CAL.	3	0.6	1.8
	GREEN GIANT ARBORVITAE	THUJA PLICATA X STANDISHII	2" CAL.	43	0.5	21.5
	EASTERN WHITE PINE	PINUS STROBUS	3" CAL.	31	0.6	18.6
	PIN OAK	QUERCUS PALUSTRIS	3" CAL.	9	0.6	5.4
			TOTAL	140		76.7

* (5) RED DELICIOUS AND (4) YELLOW DELICIOUS APPLE TREES SHALL BE PLANTED

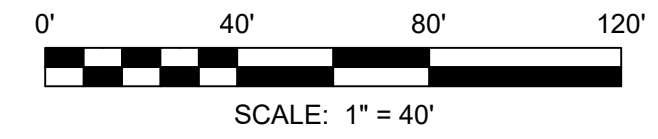
PROPOSED SHRUB LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	ROYAL STAR MAGNOLIA	MAGNOLIA STELLATA 'ROYAL STAR'	10 GAL.	8
	CHASTE TREE	ULMUS PARVIFOLIA	10 GAL.	8
			TOTAL	16

A MAINTENANCE INSPECTION FOR TREES WILL BE PERFORMED AFTER ONE (1) FULL GROWING SEASON FROM THE DATE OF THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO). ANY PLANT MATERIAL FOUND TO BE DEAD, DYING OR DISEASED DURING THE MAINTENANCE INSPECTION SHALL BE REPLACED.



REVISIONS:	NO.	DESCRIPTION	DATE



REVISIONS:	
NO.	DESCRIPTION

GSWCC LEVEL II #9832

DATE: JUNE 21, 2023

SCALE: 1" = 40'

SHEET:
23

JOB #22035

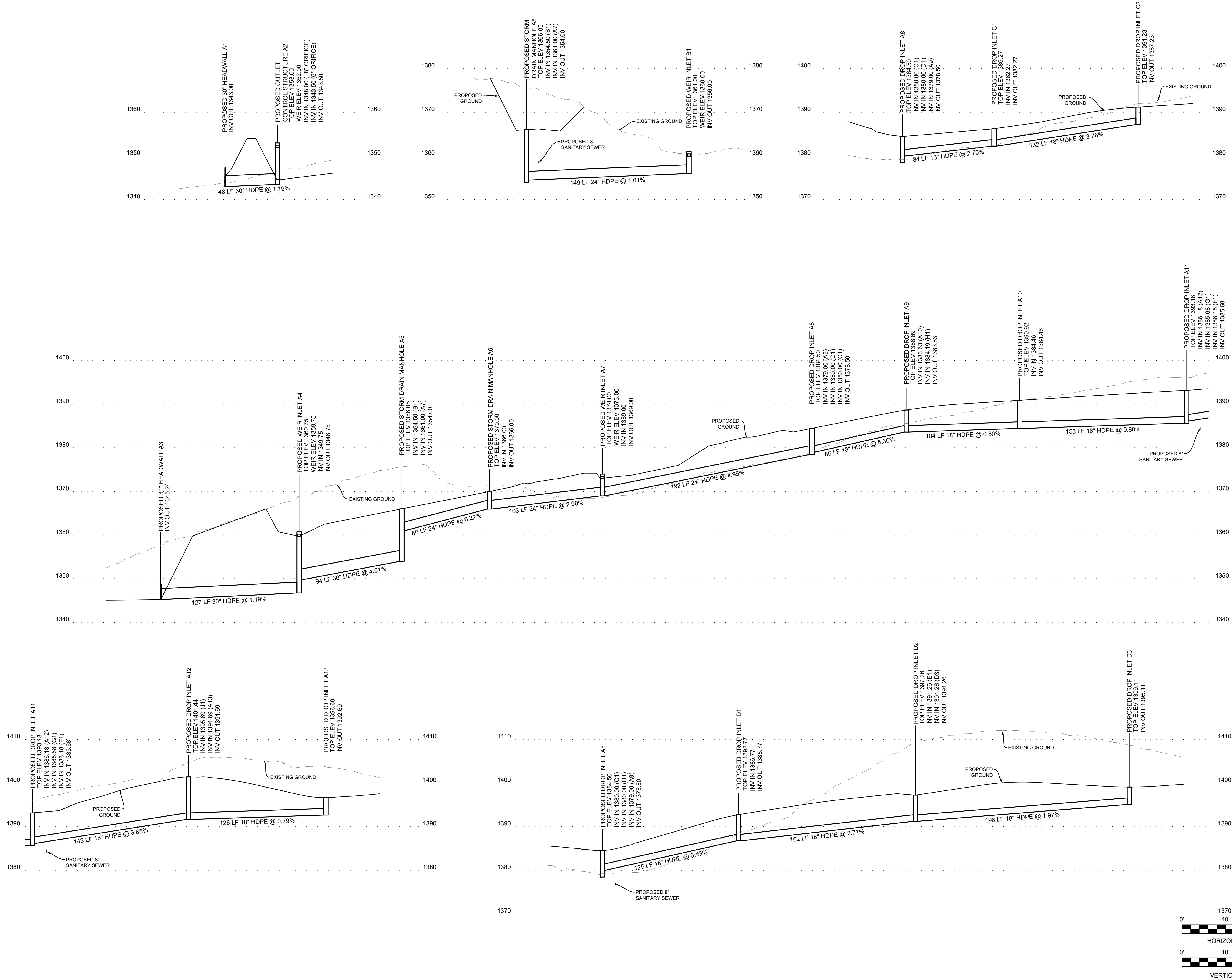
TREE PROTECTION PLAN

**SIMPLY CLARKESVILLE
PHASE 1**

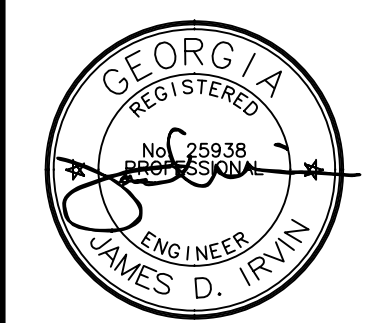
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

OWNER/DEVELOPER:
SIMPLY CLARKESVILLE HOLDINGS, LLC
1353 RIVERSTONE PKWY.,
SUITE 120-172
CANTON, GA 30114

164 PROFESSIONAL DRIVE
CANTON, GA 30114
PHONE: (706) 778-0087
FAX: (706) 778-0089
www.foohillsld.com



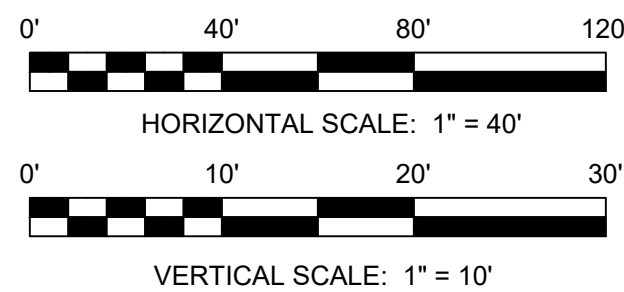
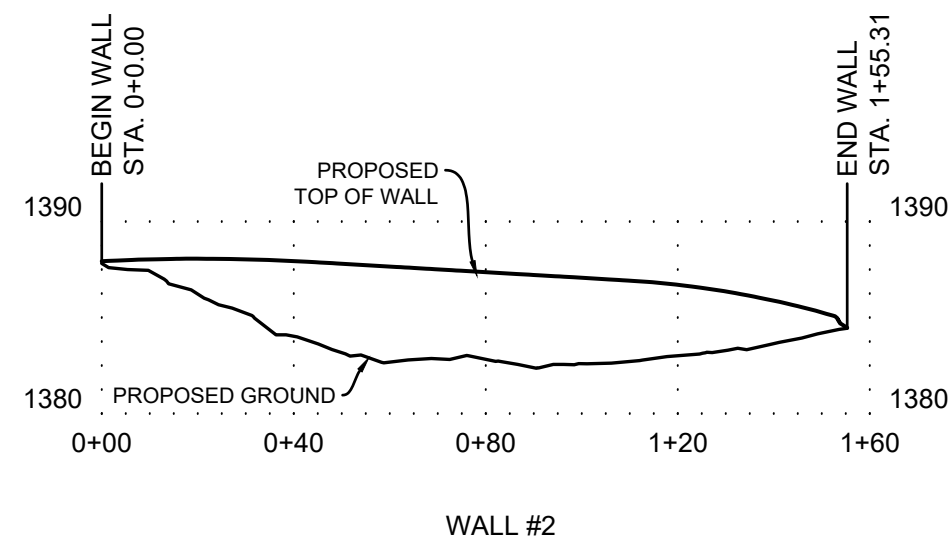
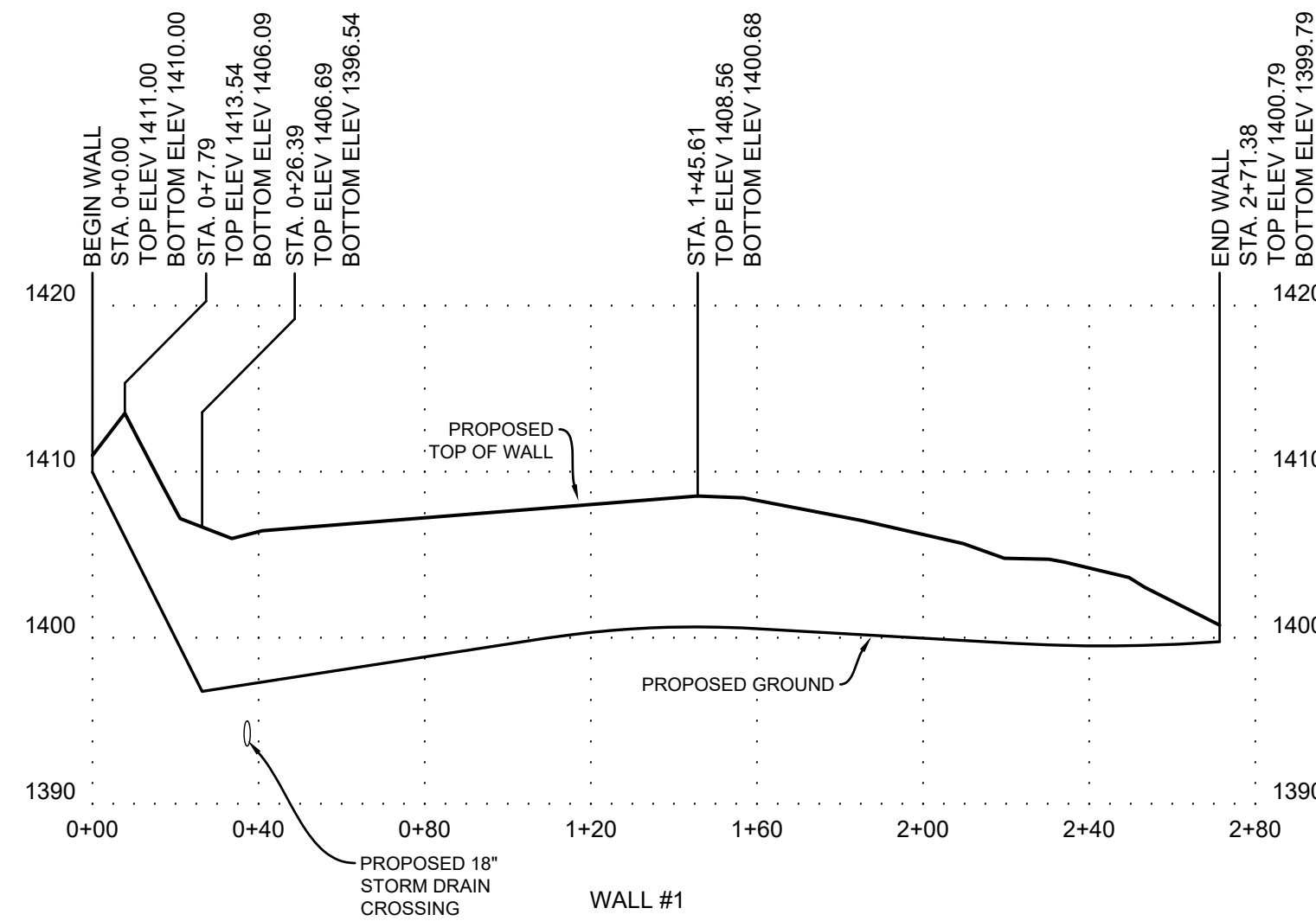
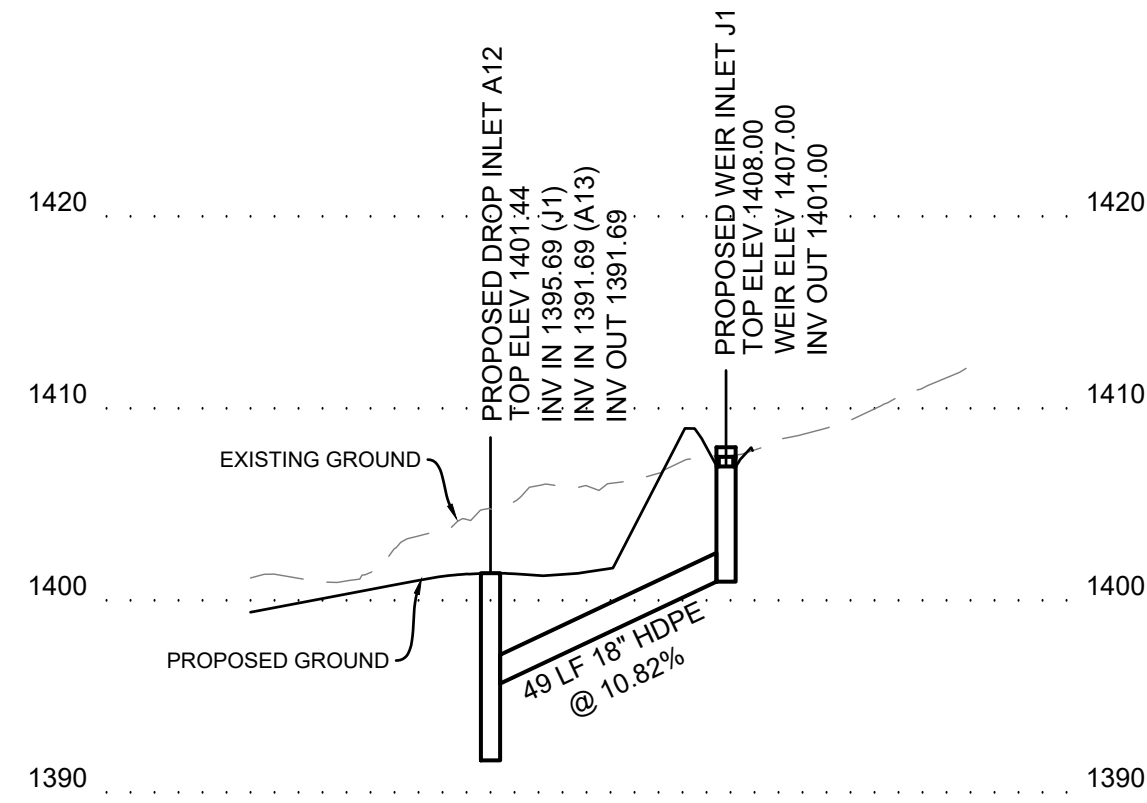
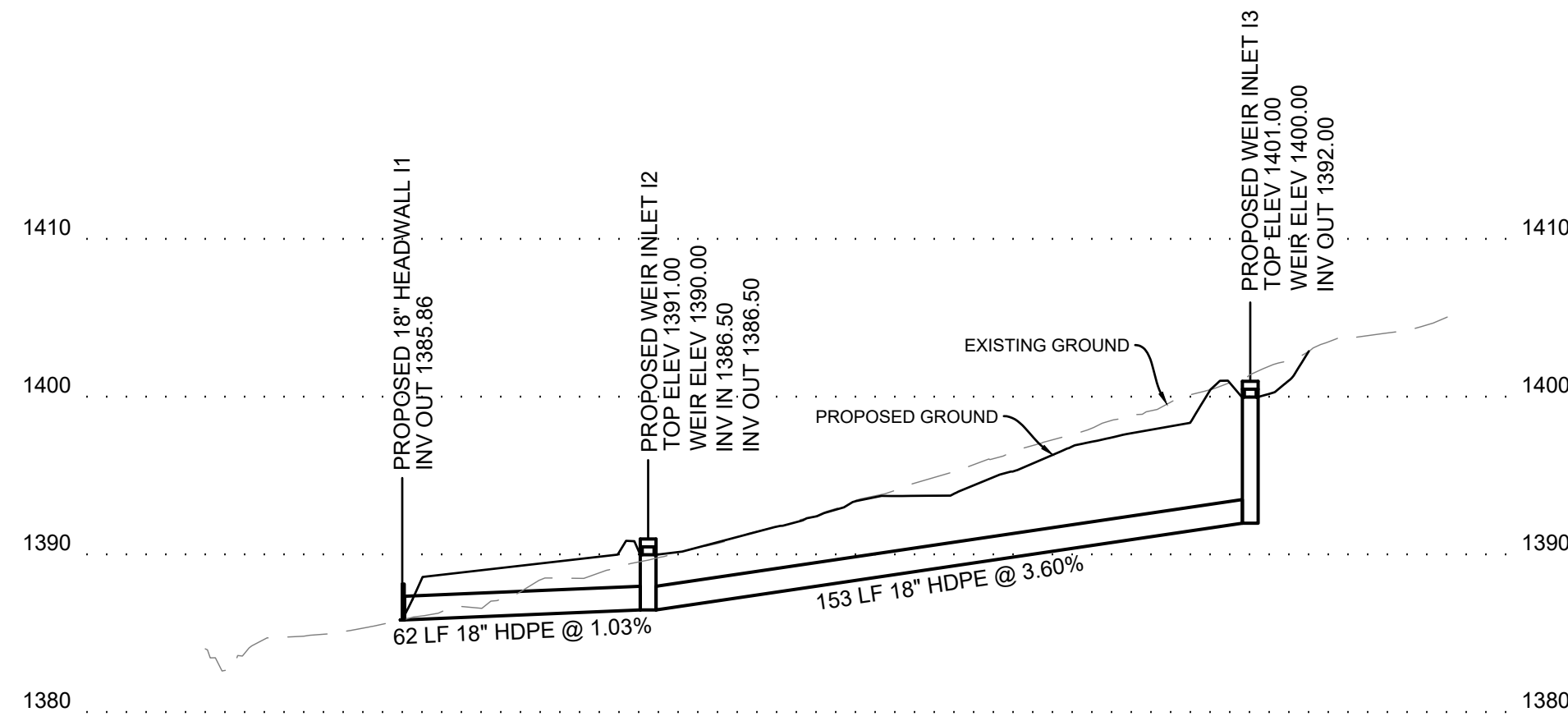
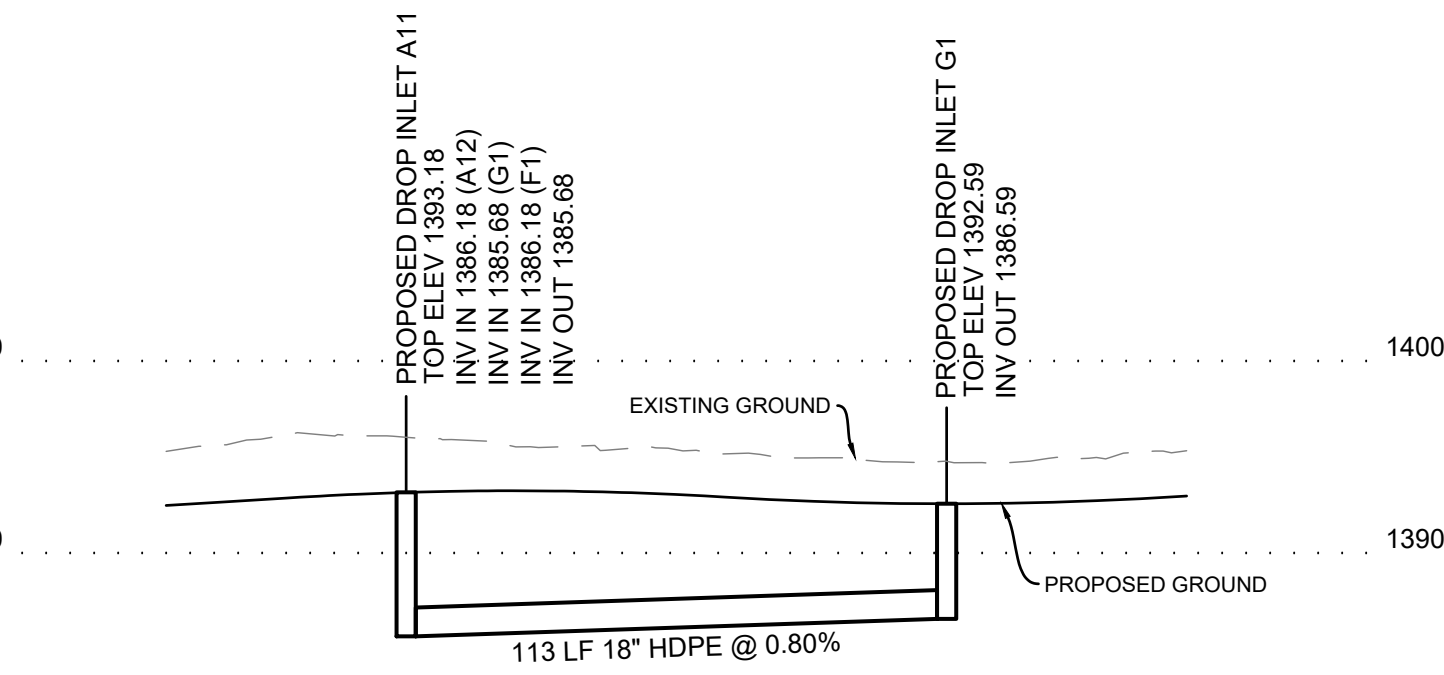
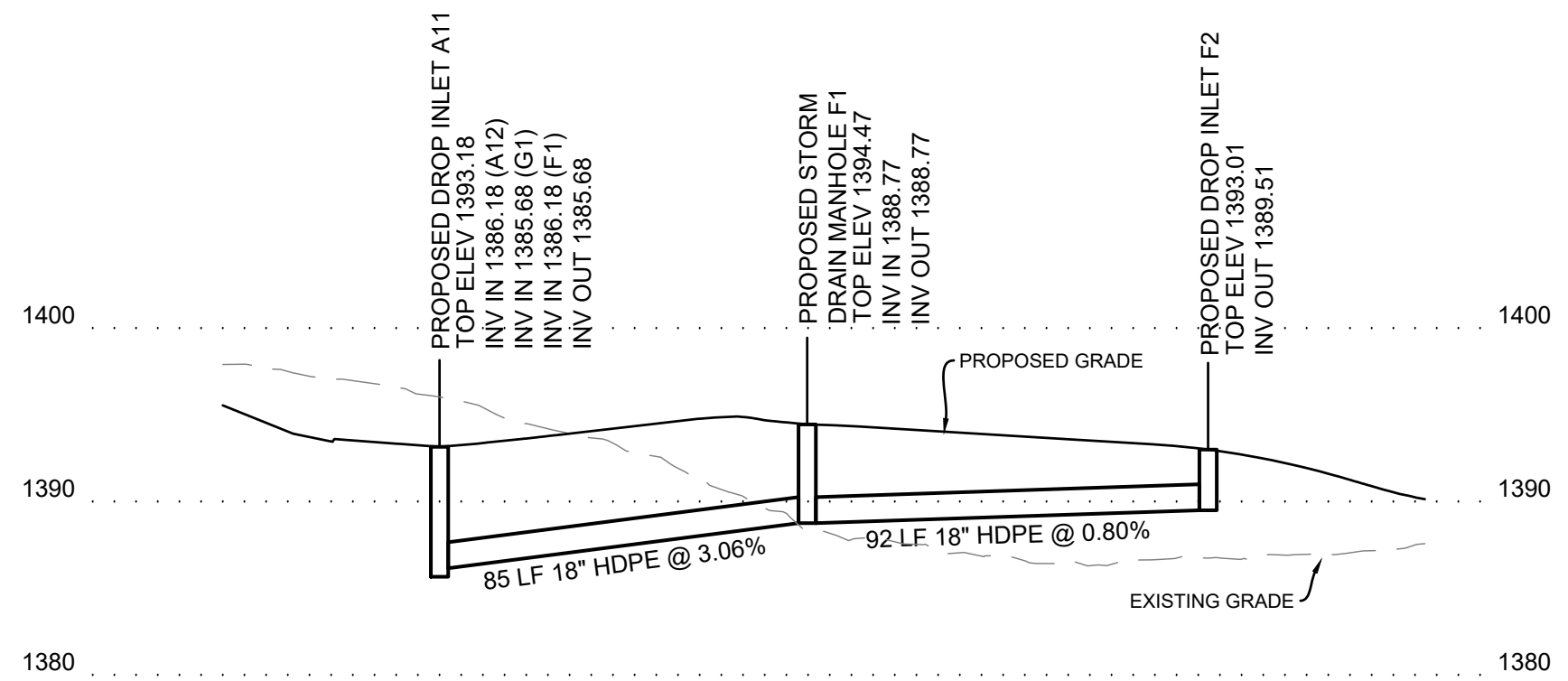
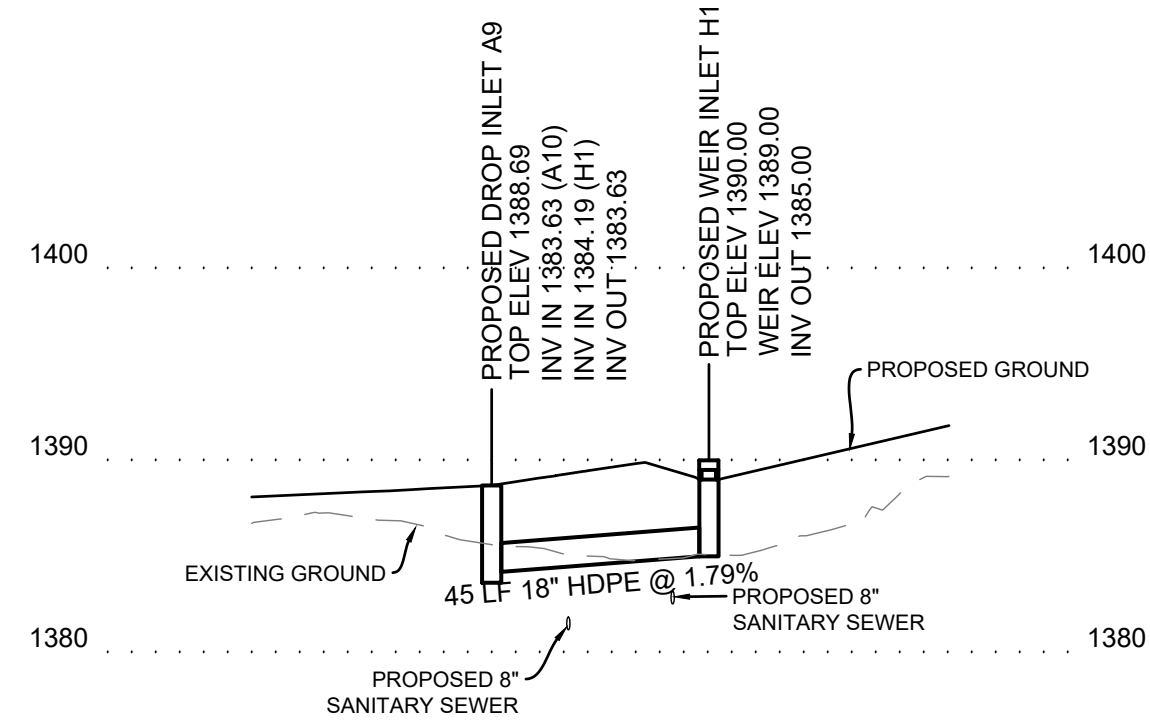
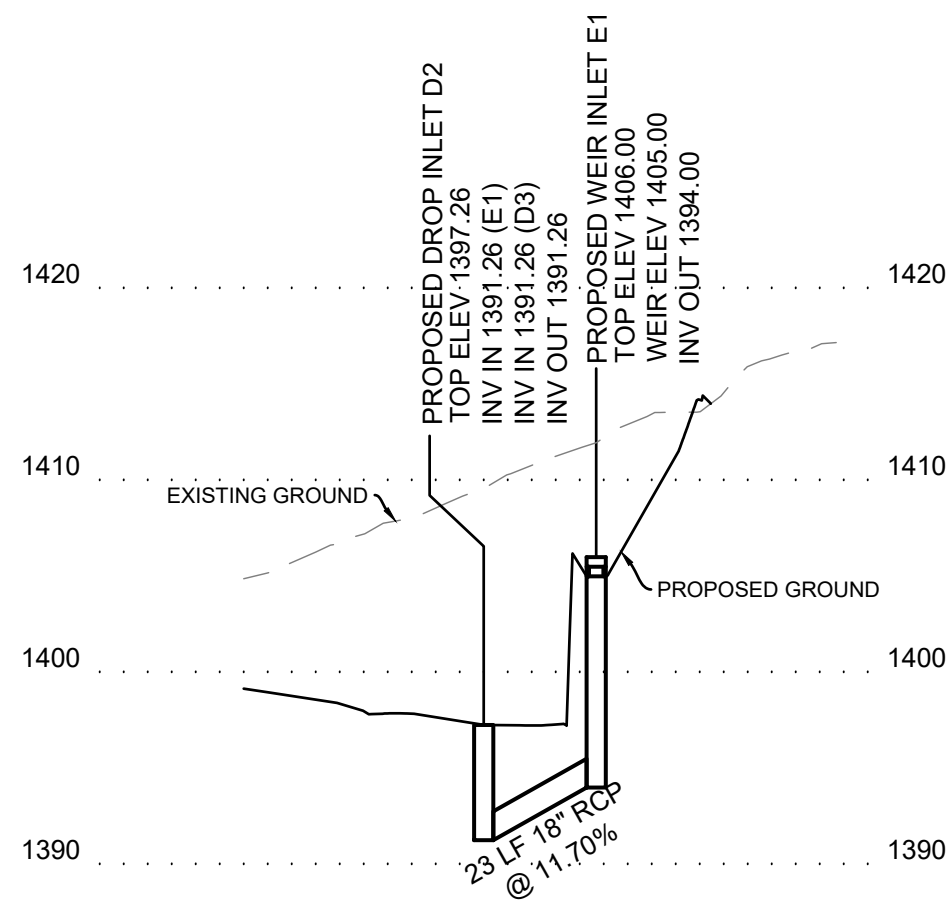
REVISIONS:	NO.	DESCRIPTION	DATE



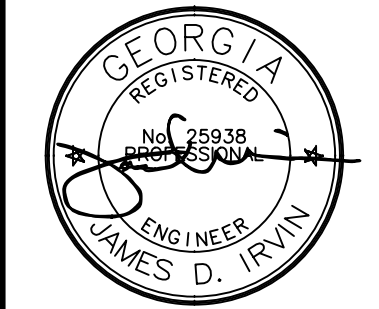
DATE: JUNE 21, 2023

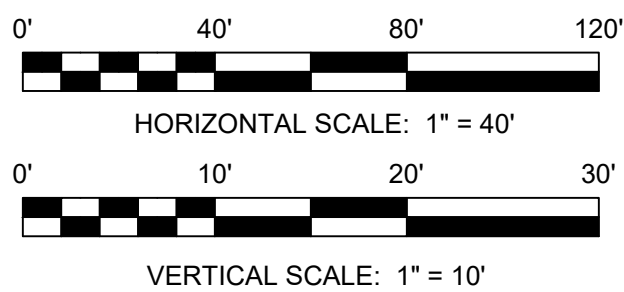
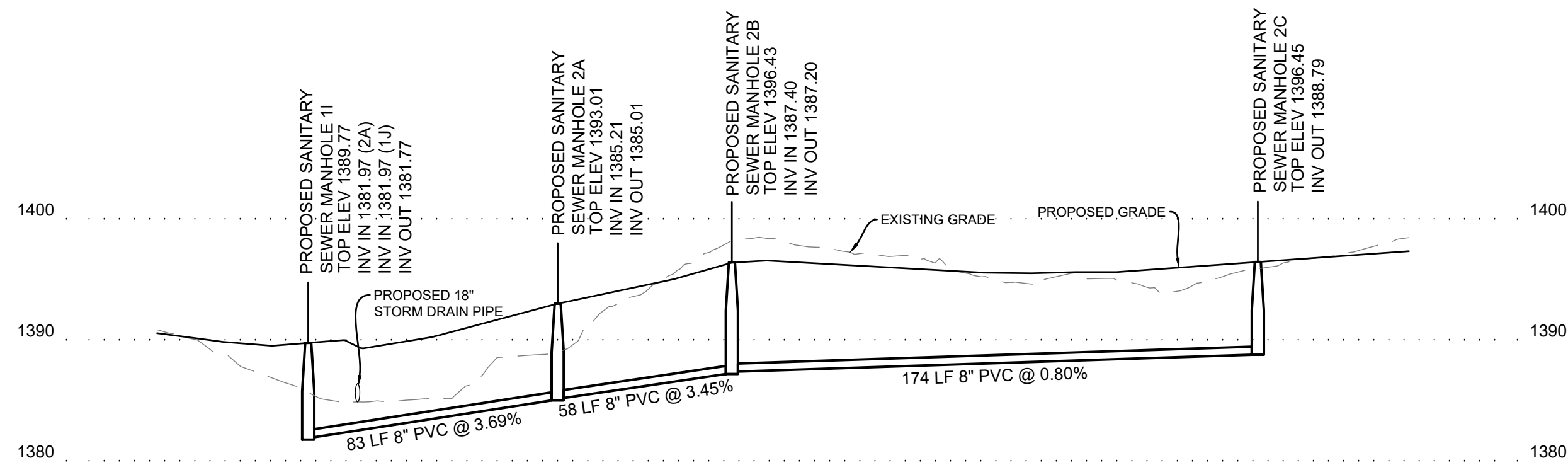
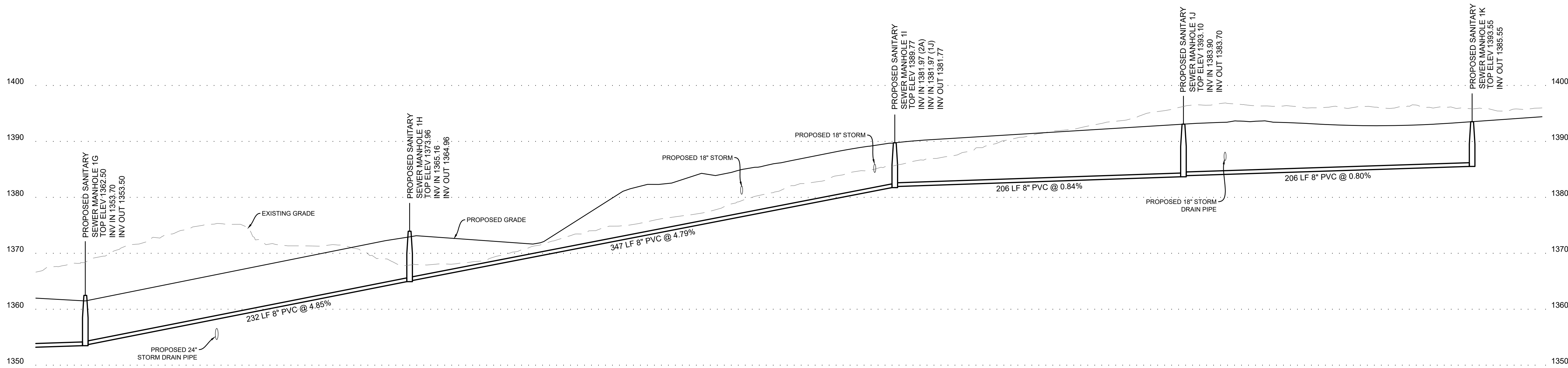
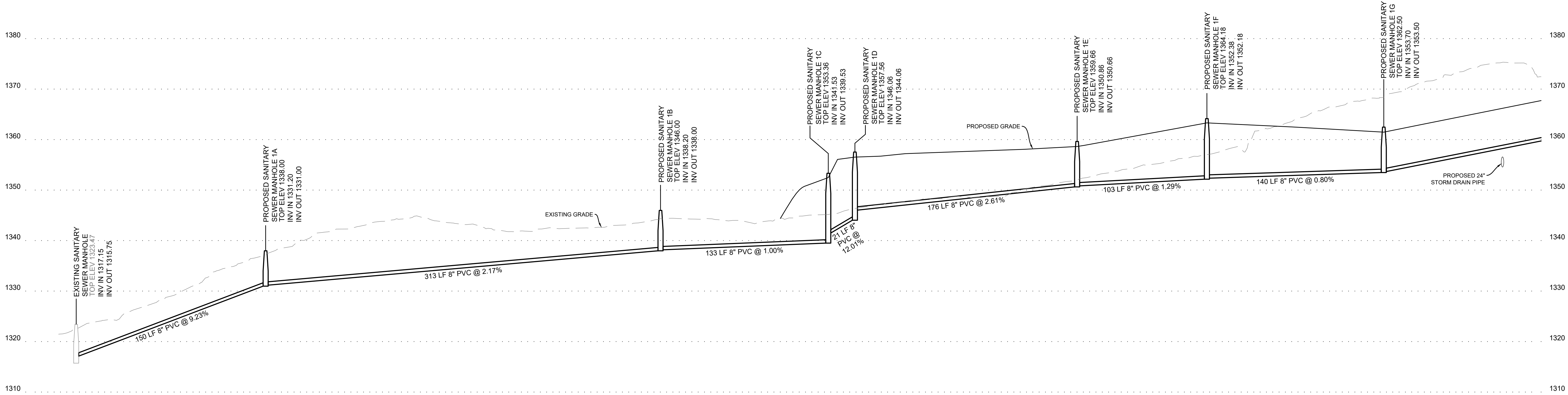
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

SHEET:
24
JOB #22035



NO.	DESCRIPTION	DATE





166 PROFESSIONAL DRIVE
CANTON, GA 30114
PHONE: (706) 779-0087
FAX: (706) 779-0069
www.foothillid.com

OWNER/DEVELOPER:
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SANITARY SEWER PROFILES
SIMPLY CLARKESVILLE PHASE 1
LAND LOT 19, 10TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

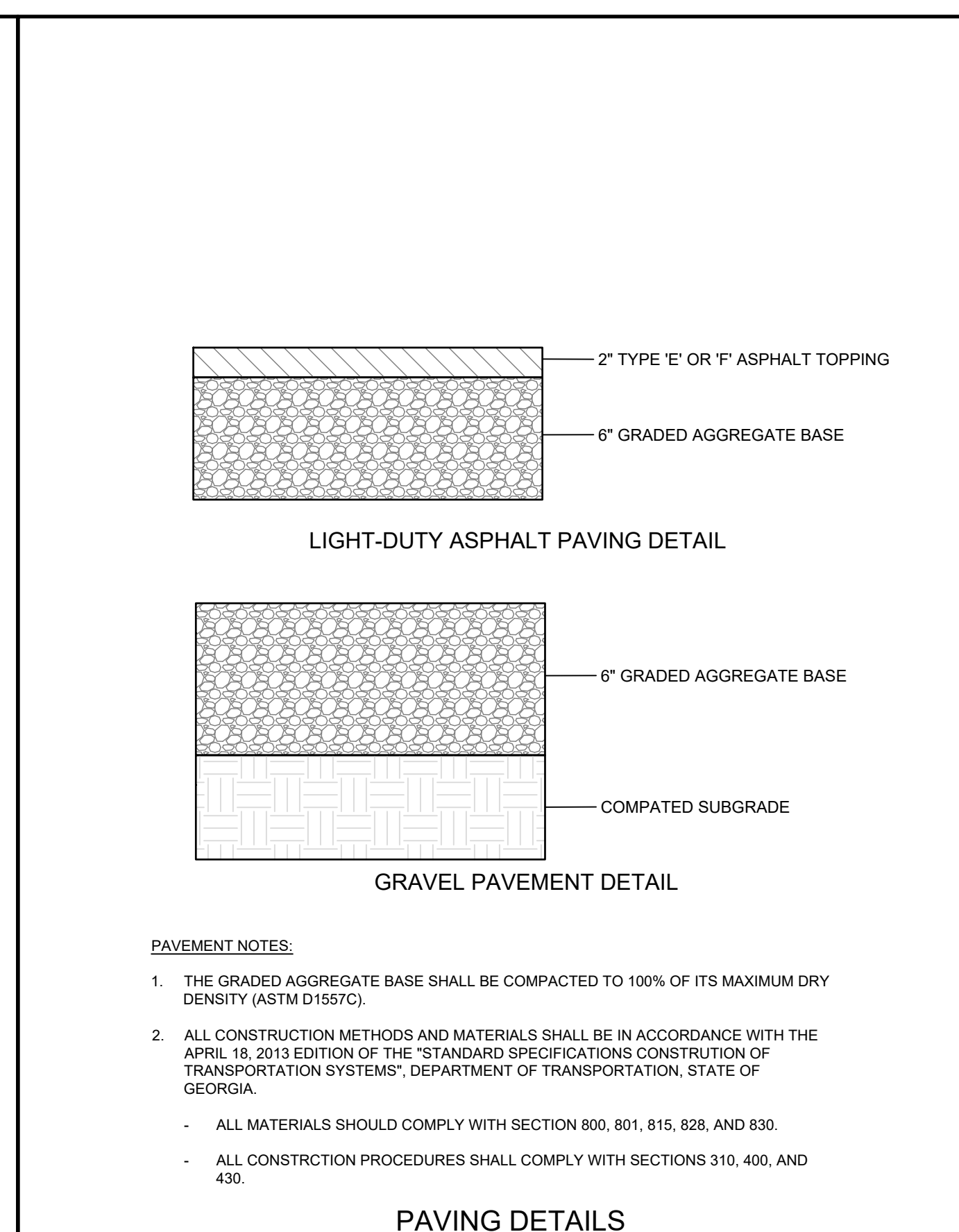
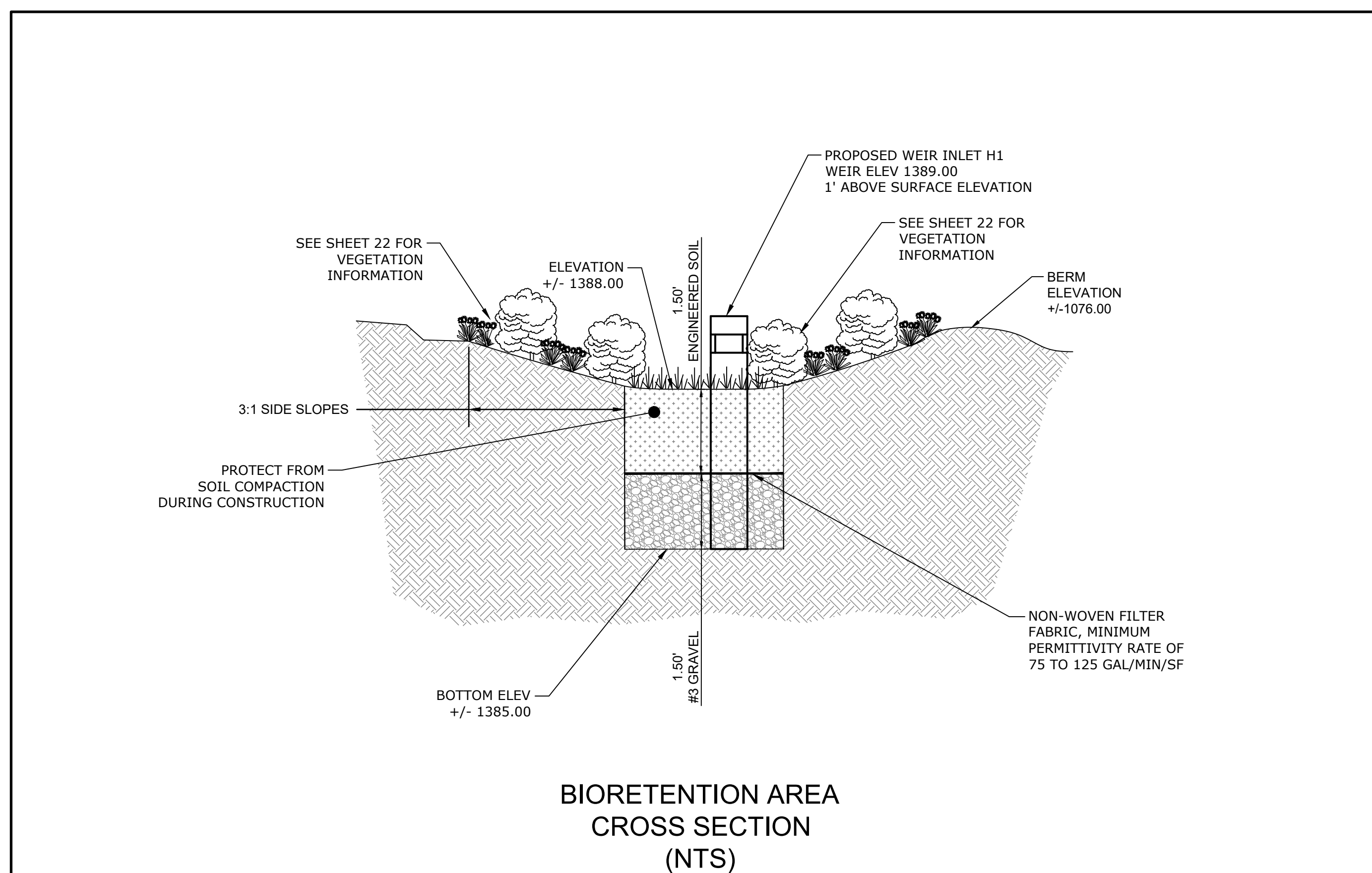
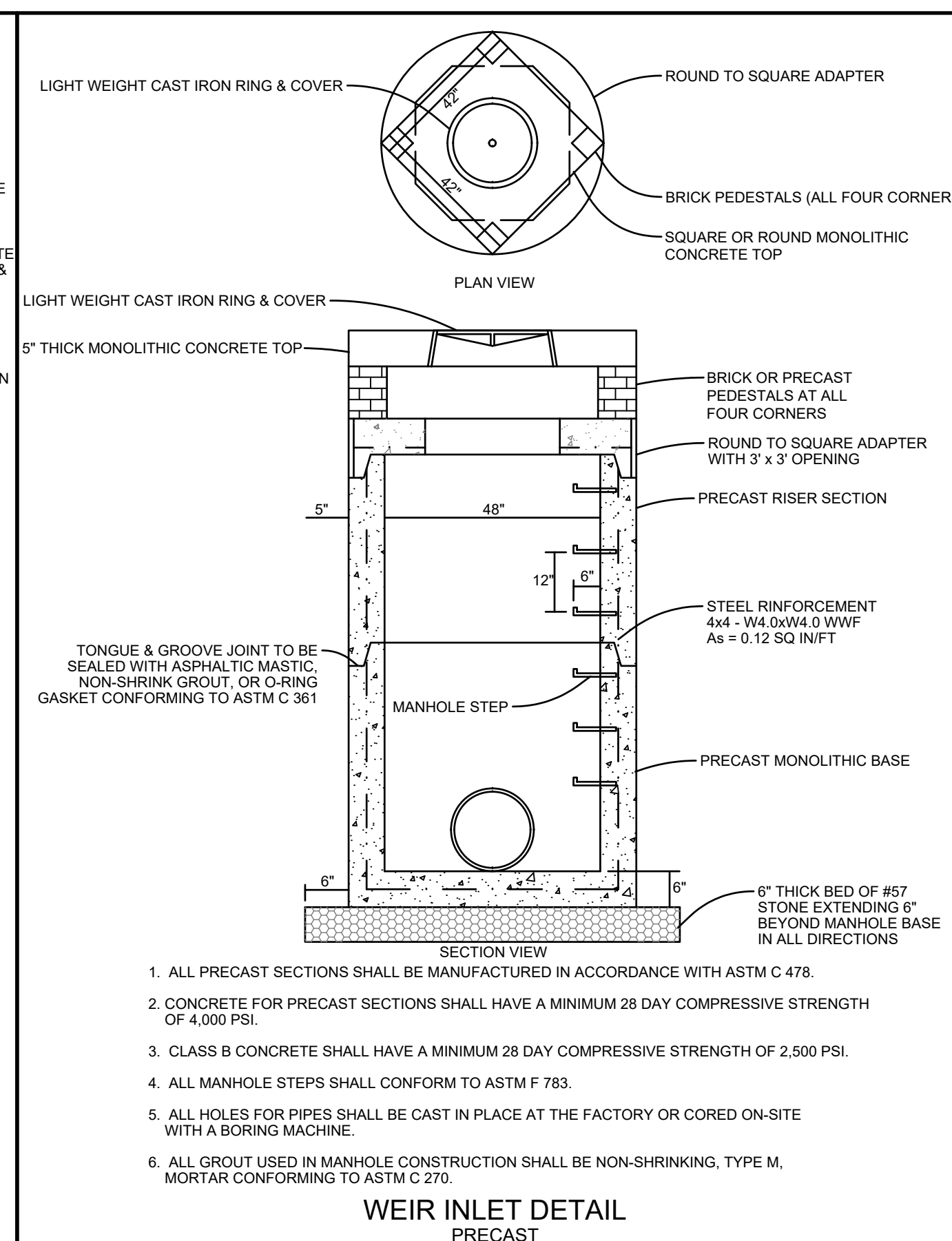
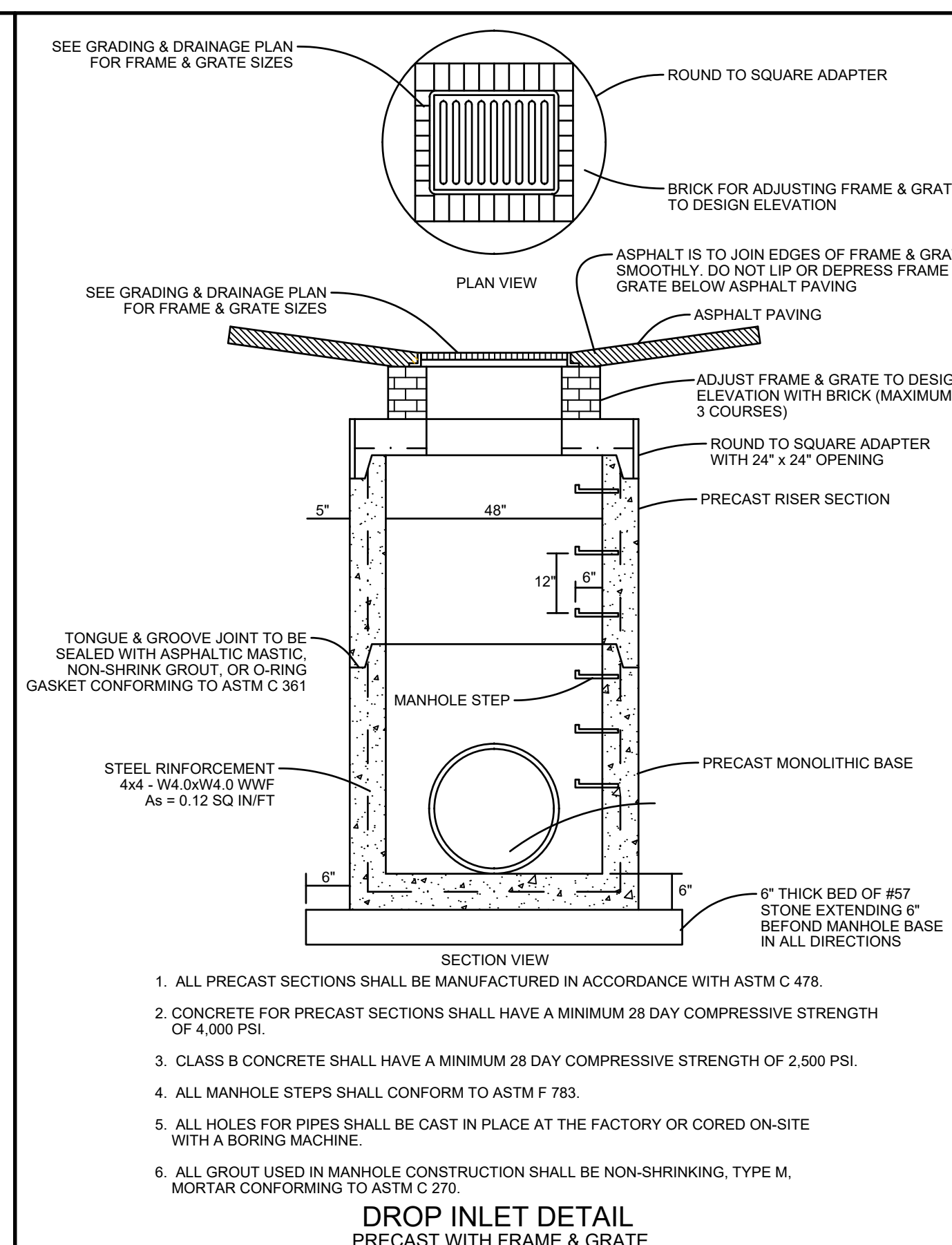
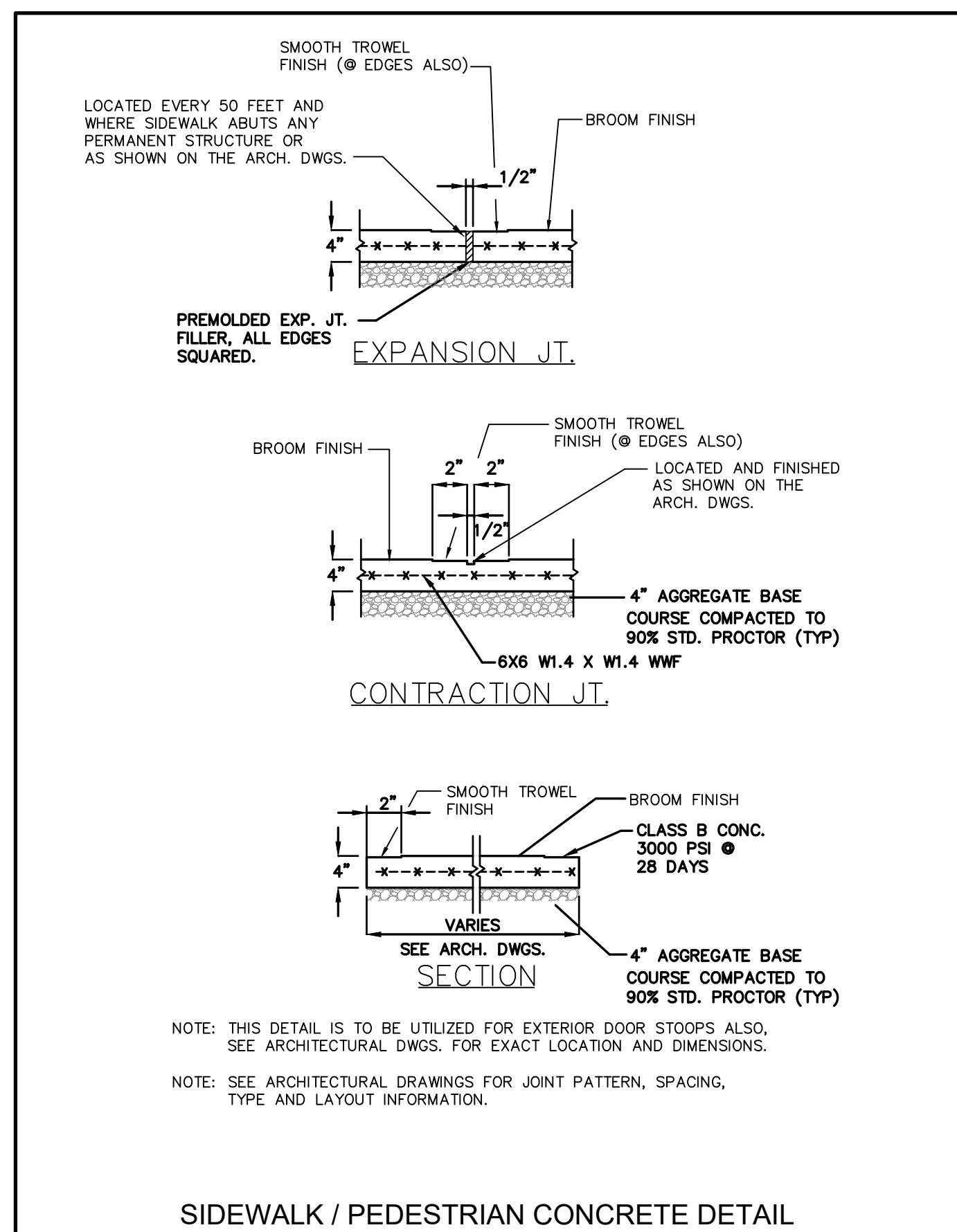
REVISIONS:	NO.	DESCRIPTION	DATE

DATE: JUNE 21, 2023

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

SHEET:
26

JOB #22035

[illegible]



established 1823
CLARKESVILLE
— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

July 11, 2023

To: Planning Commission

Subject: 522 Monroe Street – Top Flight Tap Room & Grill

I have received the proposed signage for Top Flight Tap Room & Grill located at 522 Monroe Street.

The sign will be attached to the existing sign bracket on the side of the building. The sign will be 8.6 s.f., double-sided, and constructed of 16ga steel. The sign will be stenciled out in black with a white background. Please see the attachments for the design and colors.

After reviewing the request, I recommend that approval be granted.

Respectfully submitted,

Caleb Gaines
Zoning Administrator

Please see attachments



MATERIAL: 16ga Steel
PAINT: PER CUSTOMER
LAYERS: 3

Sign To Be Seen From Both Sides

CUSTOMER: Top Flight Taproom	FILE NAME: TOP FLIGHT - SIDE STREET SIGN
DATE: 6/8/2023	PROJECT: Side Street Sign



established 1823

CLARKESVILLE

— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

July 11, 2023

To: Planning Commission

Subject: 1442 Washington St – Rich & Savvy

I have received the proposed signage for Rich & Savvy located at 1442 Washington Street. This is the former location of The Wicker Barn.

The sign will be attached to the existing sign bracket on the front of the building. The main sign will be 24 s.f., single-sided. The sign will be constructed of 1.5" routed HDU foam painted black, white, and gold. Please see the attachments for the design and colors.

After reviewing the request, I recommend that approval be granted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Caleb Gaines", followed by a long horizontal flourish.

Caleb Gaines
Zoning Administrator

Please see attachments

The logo is a horizontal, ornate sign with a black background and gold borders. At the top, a gold sunburst or fan-like motif is centered. Below it, the words "CIGAR LOUNGE" are written in a gold, serif, all-caps font. Underneath that, the words "RICH & SAVVY" are written in a large, white, serif font with a distressed, speckled texture. At the bottom, a gold-bordered banner contains the text "Coffee • Wine • Cocktails" in a gold, serif font. The entire sign is framed by a complex gold border with decorative elements like circles and lines.

CIGAR LOUNGE

RICH & SAVVY

Coffee • Wine • Cocktails



established 1823

CLARKESVILLE

— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

July 11, 2023

To: Planning Commission

Subject: 1349 Washington St – Man's Best Friend Café

I have received the proposed signage for Man's Best Friend Café located at 1349 Washington Street. This is the former location of Java Joe's.

The sign will be attached to the existing sign bracket on the front of the building. The main sign will be 6 s.f., the smaller sign will be 6.5"x15.5" and double-sided. The signs will be constructed of an alumicore signboard with black oxide-coated hanger chains with vinyl graphics. Please see the attachments for the design and colors.

After reviewing the request, I recommend that approval be granted.

Respectfully submitted,

Caleb Gaines
Zoning Administrator

Please see attachments



Material: Alumicore Signboard W/ Black Oxide Coated Hanger Chains, Vinyl Graphic Application, Double sided.

Location: Front Storefront Shingle Hanger Arm (Curved, existing)

Elevation to bottom: 8'9"



established 1823

CLARKESVILLE

— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkeville, GA 30523

July 11, 2023

To: Planning Commission

Subject: 148 Jefferson St – Residential Demolition

Mr. Chan Gailey is requesting to demolish the current structure located at 148 Jefferson Street. The residence is in the Old Town Preservation District, thus approval by the Planning Commission is required.

The 1336-square-foot single-story residence was built in 1937 and has no historical value or characteristics. After Mr. Gailey purchased the residence, he promptly cleaned up the property and looked into renovating the residence. Due to the high cost of renovating, he has decided to demolish the structure and rebuild a new single-family residence on the lot.

A licensed contractor will oversee the demolition of the structure and will use the city's guidelines.

After reviewing the request, I recommend that approval for demolition be granted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Caleb Gaines', followed by a long horizontal flourish.

Caleb Gaines
Zoning Administrator

Please see attachments

From: [Thomas Gailey](#)
To: cgaines@clarkesvillega.com
Subject: 148 Jefferson St
Date: Friday, June 23, 2023 11:22:07 AM

Caleb, we would like to demolish the house the at 148 Jefferson St. We wanted to restore it but the cost of restoration is very high. Work is needed on foundation, ceilings, and roof. As of now, we think it is best to demo and rebuild. Thank you. Chan and Laurie Gailey

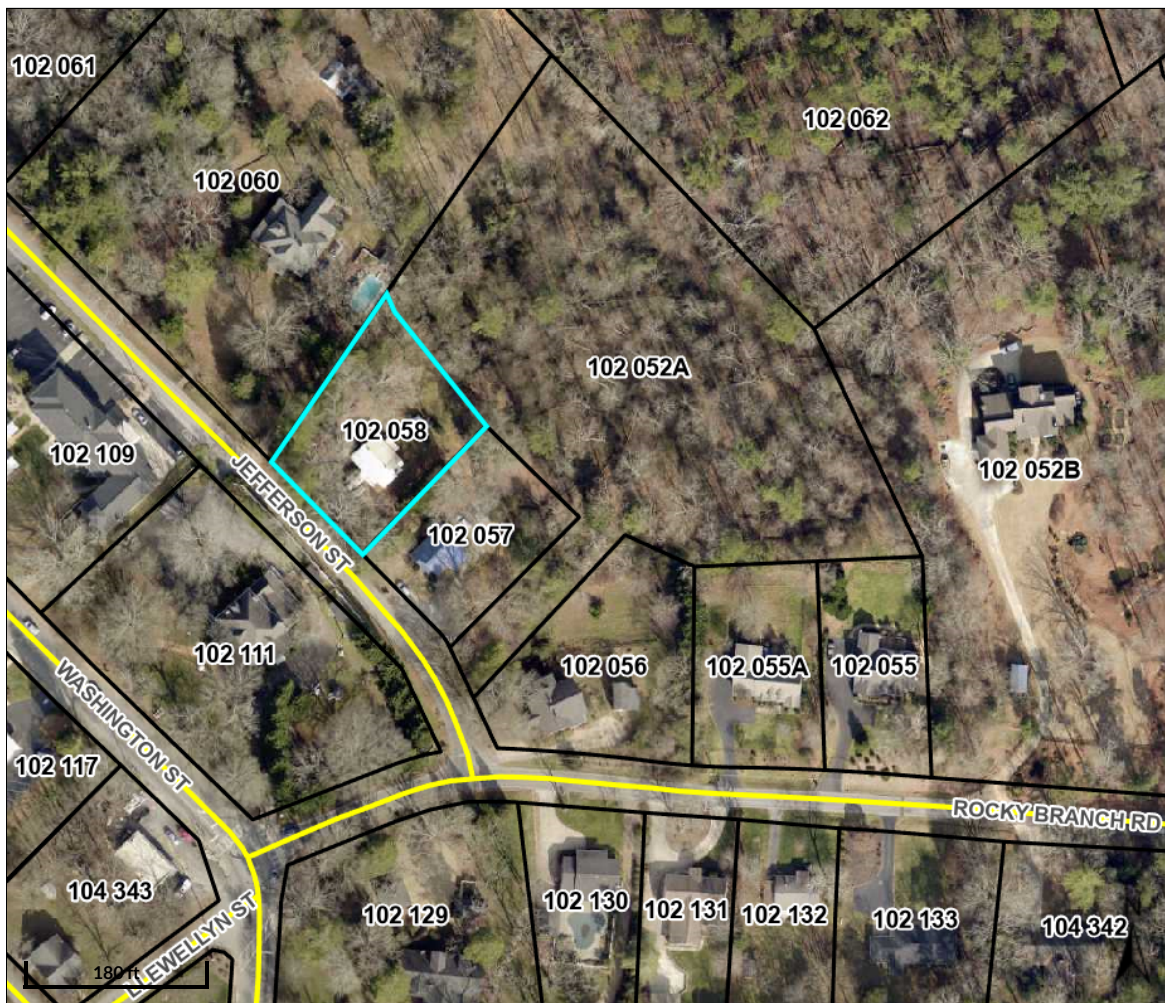
Sent from my iPad



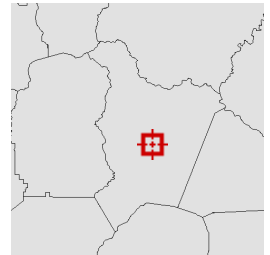








Overview



Legend

-  Parcels
-  Roads

Parcel ID	102 058	Alternate ID	3464159	Owner Address	GAILEY THOMAS C
Sec/Twp/Rng	n/a	Class	R		176 ROCKY BRANCH RD
Property Address	148 JEFFERSON ST	Acreage	0.49		CLARKESVILLE GA 30523-0000
	02				

District 02

Brief Tax Description 12-2/JEFFERSON ST 1295-227

(Note: Not to be used on legal documents)

Date created: 7/6/2023

Last Data Uploaded: 7/5/2023 10:07:51 PM

Developed by  Schneider
GEOSPATIAL