Seven Hills AUCTIONS

HOUSTON SPRINGS
SURVEYS & ENGINEERING

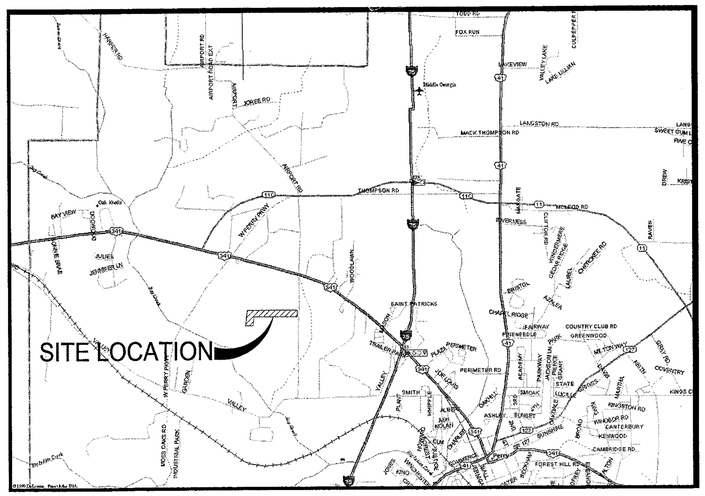
HOUSTON SPRINGS
SURVEYS & ENGINEERING

SECTION 1

Seven Hills
AUCTIONS

Stantec
4875 Riverside Drive
Macon, Georgia U.S.A.
31210-1117
Tel. 478.474.6100
Fax. 478.474.8933
www.stantec.com

PROJECT ENGINEERS
GARY FRIDAY, P.E.
SEABORN CROSBY, EIT
BRIAN NALLEY, EIT
MITCHELL GREENWAY, EIT



VICINITY MAP
N.T.S.

WOODLAND PROPERTY PARTNERS, INC.

HOUSTON SPRINGS
ACTIVE ADULT RESORT COMMUNITY
BOULEVARD PLANS, PHASE I
PERRY, GEORGIA

JULY 2005

Project Number: 171000388/102

INDEX TO DRAWINGS

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-	TITLE SHEET
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C2.0-C2.2	BOULEVARD PLAN & PROFILE
C3.0-C3.1	BOULEVARD SIGNING AND STRIPING PLANS
C4.0-C4.1	SITE UTILITY PLANS & SEWER PROFILES
C5.0-C5.1	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLANS
C6.0	NPDES - DRAINAGE AREA MAP, SAMPLE MONITORING LOCATION, METHODS AND PROCEDURES
C6.1	NPDES - EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C7.0-C7.1	MISCELLANEOUS DETAILS

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 21567 — GARY M. FRIDAY

OWNER:
JEFFREY L. MOREDOCK, PRESIDENT
WOODLAND PROPERY PARTNERS, INC.
dba HOUSTON SPRINGS
900 CARROLL STREET
PERRY, GEORGIA 31069

24-HR EMERGENCY CONTACT:
JEFFERY L. MOREDOCK
HOUSTON SPRINGS
TEL: 478-988-8100
FAX: 478-988-8831

PROPERTY:
111.96 ACRES, ZONED C-1

DISTURBED AREA:
6.01 ACRES

CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

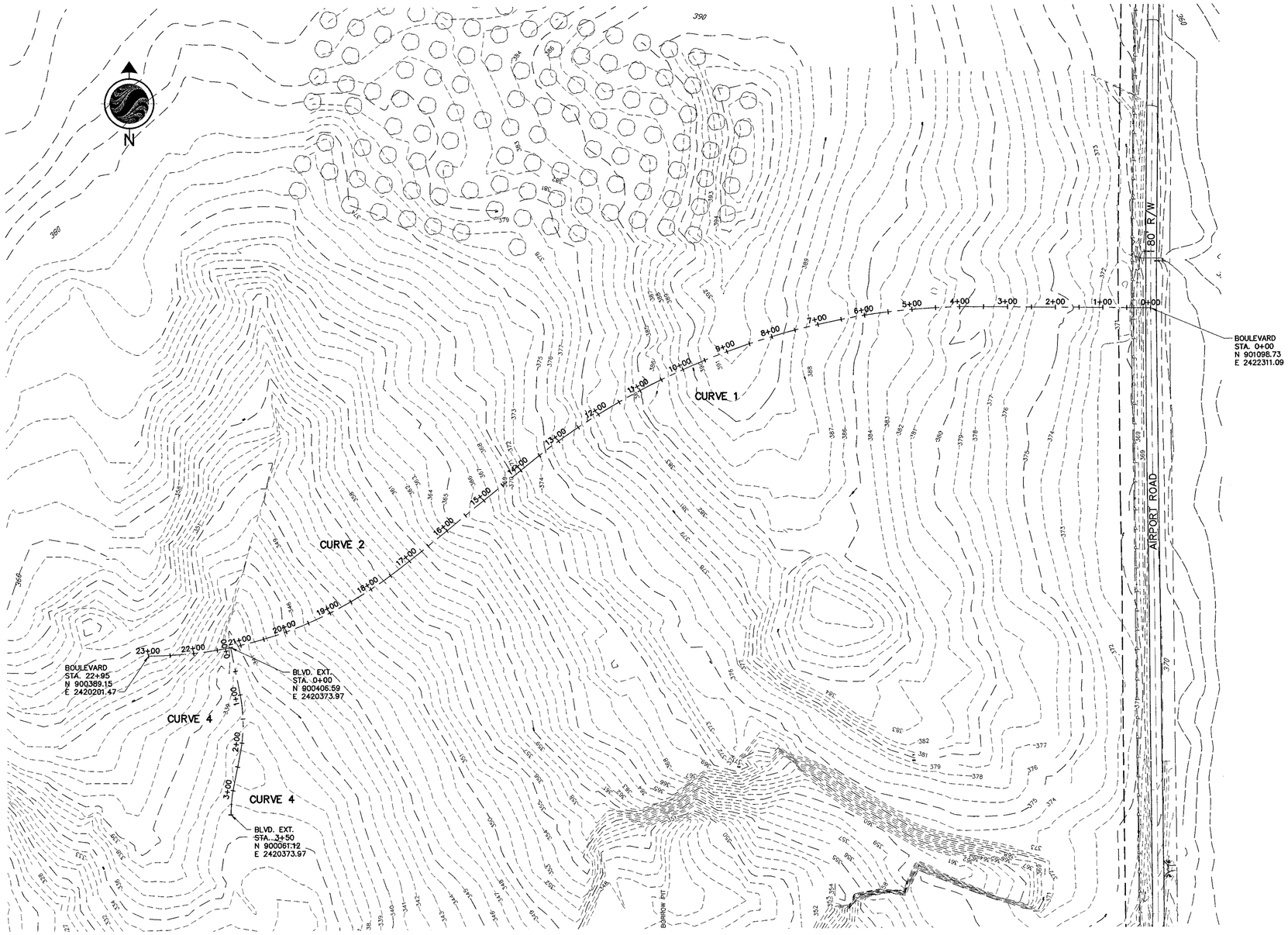
DESCRIPTION OF PROPOSED UTILITY SERVICE:

WATER SERVICE - THERE WILL BE A 12" C900 PVC WATER MAIN THAT RUNS PARALLEL TO THE BOULEVARD 5' OFF OF THE BACK OF THE CURB. THIS WATER MAIN WILL INCLUDE FIRE HYDRANTS EVERY 400 L.F. THE 12" MAIN WILL BE PLUGGED AT THE RIGHT-OF-WAY WITH AIRPORT ROAD AND THE END OF CONSTRUCTION ON THE BOULEVARD. THERE WILL BE AN 8" C900 THAT CROSSES THE BOULEVARD AT THE PROPOSED ENTRANCE WITH QUAIL RUN SUBDIVISION AND PLUGGED FOR CONSTRUCTION IN THE QUAIL RUN DEVELOPMENT. THERE WILL ALSO BE A 12" C900 MAIN THAT CROSSES THE BOULEVARD AT THE ENTRANCE TO THE AMENITY PACKAGE PHASE I. THIS 12" WILL BE PLUGGED FOR CONSTRUCTION IN THE AMENITY PACKAGE PHASE I CONSTRUCTION.

SANITARY SEWER - A SANITARY MANHOLE WILL BE SET ON THE NORTHSIDE OF THE BOULEVARD ACROSS FROM THE AMENITY PACKAGE DRIVE. THERE WILL BE A 12" SANITARY SEWER MAIN THAT WILL RUN PARALLEL TO THE AMENITY DRIVE AND CONNECT TO A MANHOLE THAT WILL BE CONSTRUCTED IN THE AMENITY PACKAGE CONSTRUCTION. A SANITARY SEWER MANHOLE WILL BE SET ON THE EAST SIDE OF THE AMENITY ENTRANCE FOR THE QUAIL RUN SUBDIVISION TO CONNECT TO IN FUTURE DEVELOPMENT.

RECEIVED
OCT 11 2005
CITY OF PERRY

R76-A



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STA. 8+37.74, 91.84'R	STA. 19+98.06, 51.90'L	STA. 1+60.29, 5.99'L	STA. 3+20.49, 1.48'R
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E 2420997.70	E 2420201.47	E 2420393.82	E 2420373.97

NOTES:

1. EXISTING SURVEY INFORMATION PROVIDED BY WOODLAND PROPERTY PARTNERS, INC. . ORIGINAL SITE SURVEY WAS PREPARED BY "JONES, SURVEYING" PERRY, GA.
2. CONTRACTOR MAY USE GRAPHICAL REPRESENTATION OF POINTS LOCATION FOR SITE ELEMENTS NOT LOCATABLE WITH DIMENSIONS SHOWN HERE. FOR AN AUTOCAD DRAWING FILE NOTIFY STANTEC CONSULTING. HOWEVER, FOR SURVEY CONTROL DATA AS SHOWN THROUGHOUT PLANS, THE CONTRACTOR SHALL NOTIFY JONES SURVEYING, AND REQUEST ANY ANTICIPATED INFORMATION AND OR ADJUSTMENTS. SHOULD THERE BE A DISCREPANCY BETWEEN GRAPHICAL REPRESENTATION AND DIMENSIONS SHOWN ON THIS DRAWING, DIMENSIONS WILL GOVERN.
3. CONFIRMATION STATEMENT:
   ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".
4. MAINTENANCE STATEMENT:
   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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

100 0 100 200 300
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

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Legend

EXIST. RIGHT-OF-WAY
EXISTING CONTOUR — 400 —
UTILITY POLE/GUY WIRE
OVERHEAD POWER — P — P —
TREE
CENTERLINE

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg — Dwn. — Dsgn. — Date

Permit-Seal

GEORGIA REGISTERED NO. 21042 PROFESSIONAL ENGINEER MARY M. PRYOR

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
BOULEVARD EXISTING CONDITIONS & STAKEOUT PLAN

Scale
1"=100'

Drawing No.
C1.0

Revision
0

Sheet
1 of 14

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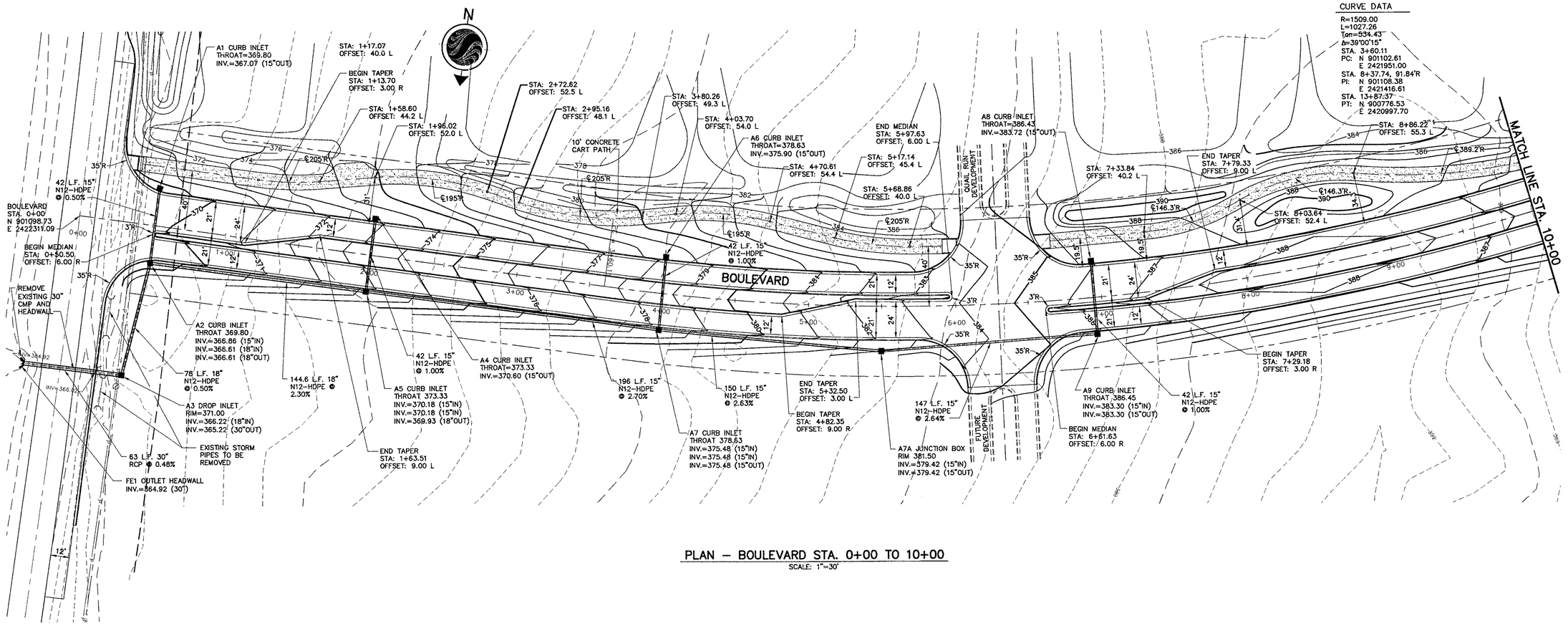
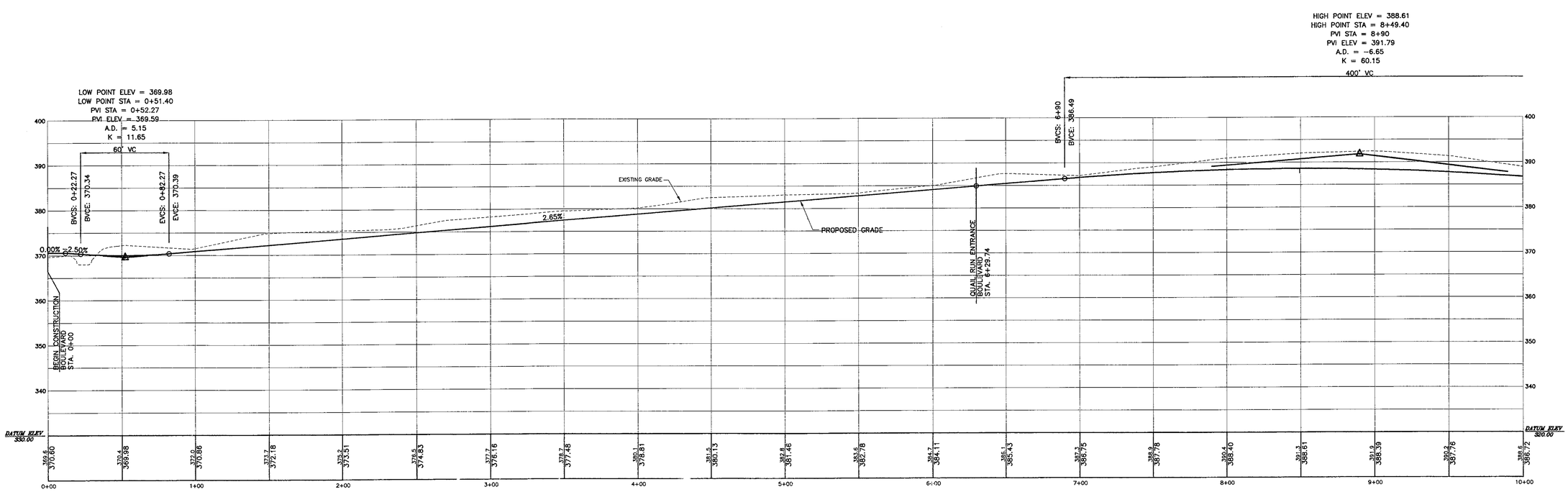


PLAN – BOULEVARD STA. 0+00 TO 10+00

SCALE: 1"=30'



PROFILE – BOULEVARD STA. 0+00 TO 10+00

SCALE: 1"=30' H., 1"=10' V.

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Legend

EXIST. RIGHT-OF-WAY
PROP. RIGHT-OF-WAY
PROPOSED CONTOUR 380
FUTURE CONTOUR 380
EXISTING CONTOUR 380
UTILITY POLE/GUY WIRE
OVERHEAD POWER P
CENTERLINE
PROP. STORM SEWER PIPE W/ STRUCTURE A
PROP. STORM SEWER PIPE W/ OUTLET FE

Notes

Revision Date

Issued Date

File Name: 30x42n.dwg Dwn. Dsgn. Date

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GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 21045 JAMES L. PRIDDY III

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
BOULEVARD
PLAN & PROFILE

Scale
1"=30'

Drawing No. C2.0

Revision 0

Sheet 2 of 14

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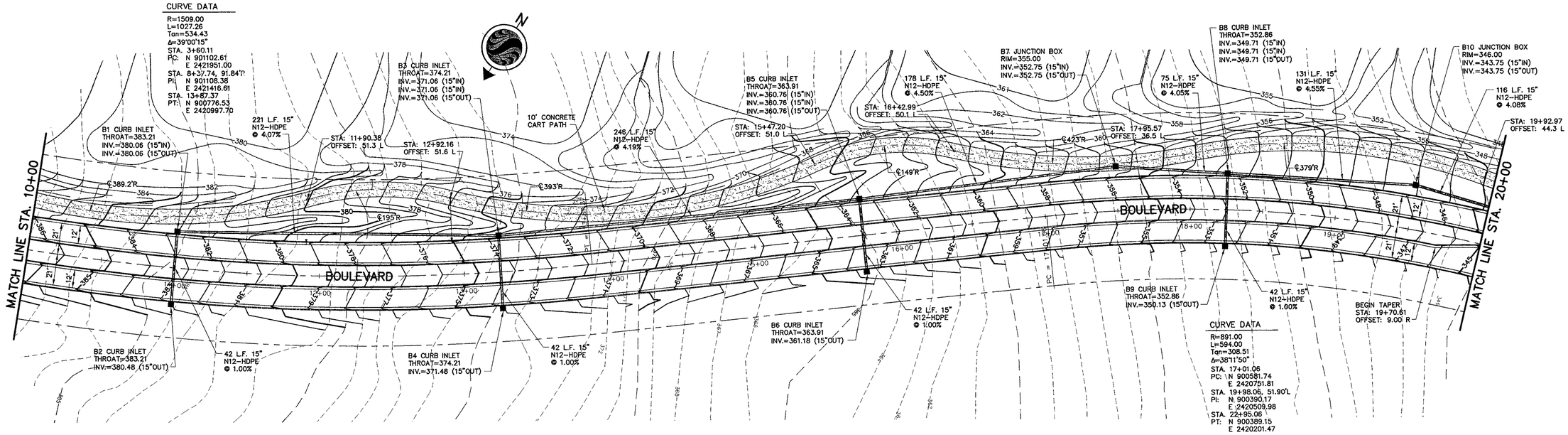

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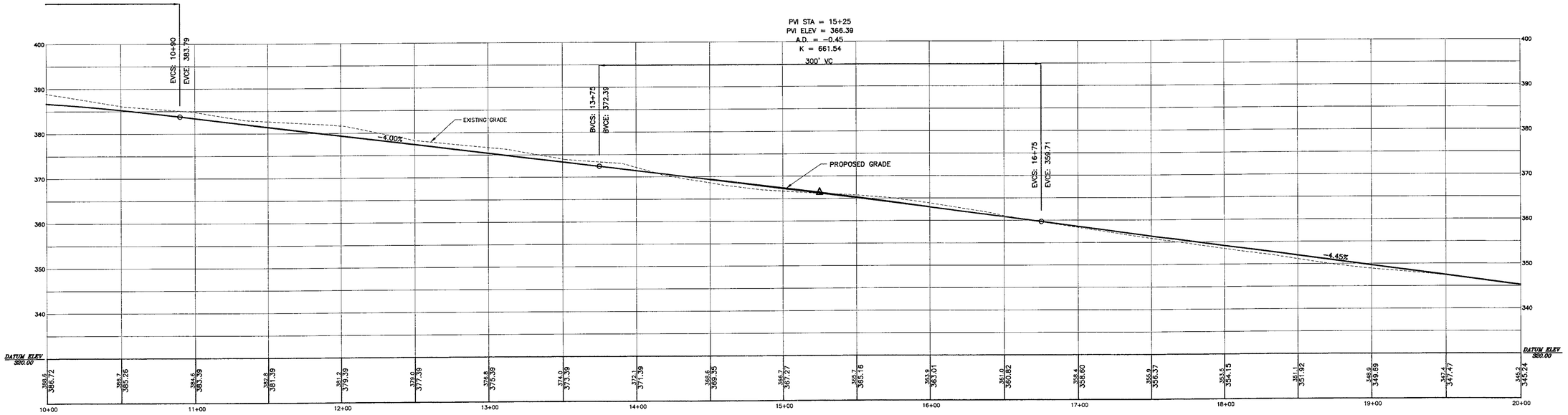

PROFILE – BOULEVARD STA. 10+00 TO 20+00

SCALE: 1"=30' H., 1"=10' V.

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Legend

EXIST. RIGHT-OF-WAY
PROP. RIGHT-OF-WAY
PROPOSED CONTOUR 380
FUTURE CONTOUR 380
EXISTING CONTOUR 380
UTILITY POLE/GUY WIRE
OVERHEAD POWER P
CENTERLINE
PROP. STORM SEWER PIPE W/ STRUCTURE B

Notes

Revision Date

Issued Date

File Name: 30x42n.dwg Dwn. Dsgn. Date

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GEORGIA REGISTERED NO. 21251 PROFESSIONAL ENGINEER GARY W. FRIDAY

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
BOULEVARD PLAN & PROFILE

Scale
1"=30'

Drawing No.
C2.1

Revision
0

Sheet
3 of 14

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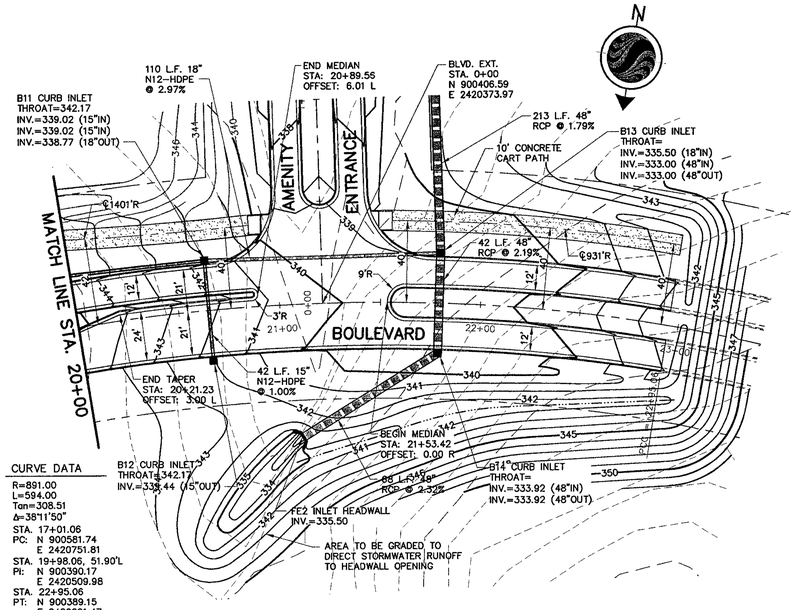

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PLAN – BOULEVARD STA. 20+00 TO 22+95
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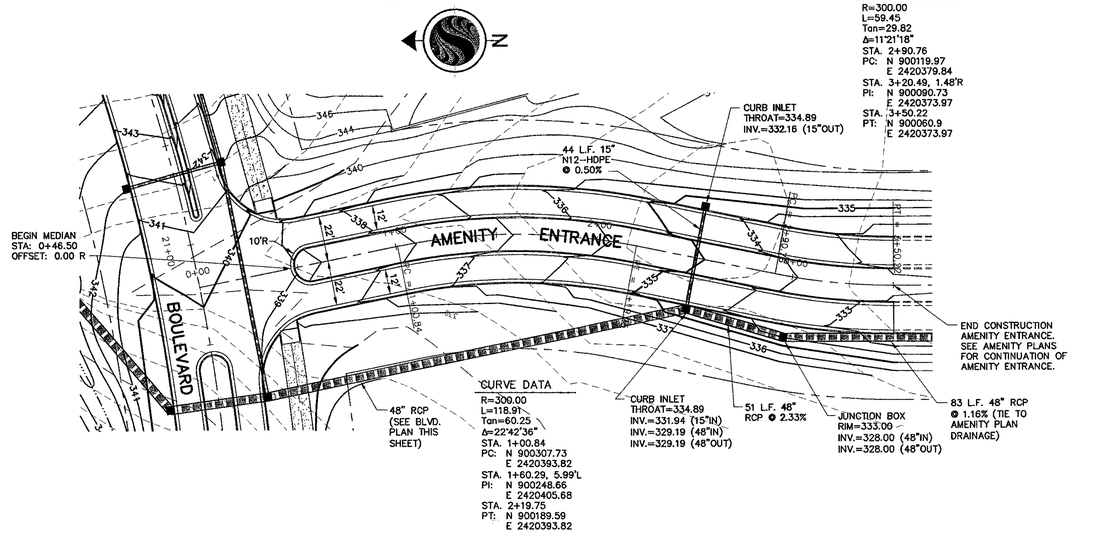

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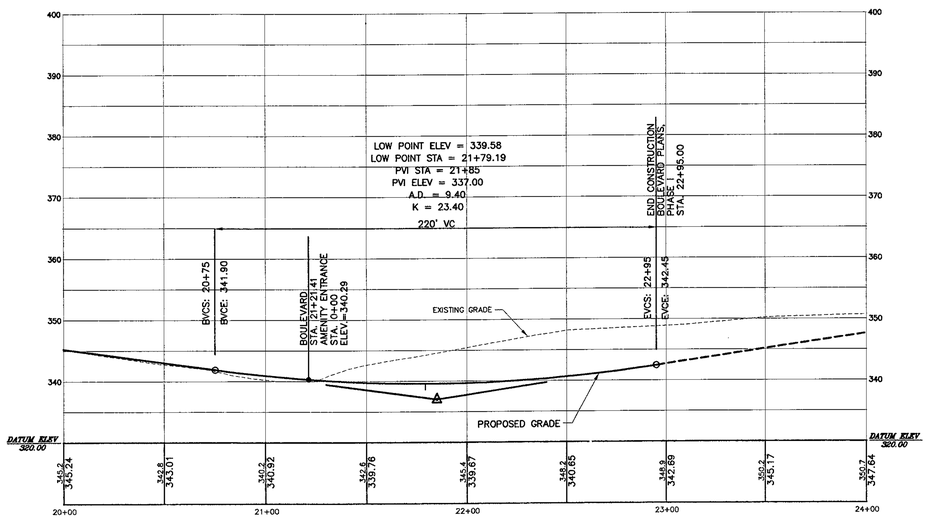

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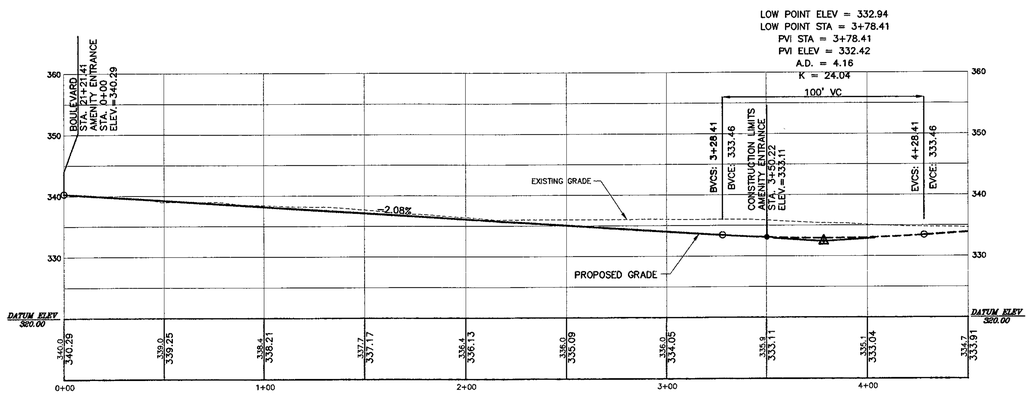

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Legend

EXIST. RIGHT-OF-WAY
PROP. RIGHT-OF-WAY
PROPOSED CONTOUR 380
FUTURE CONTOUR 380
EXISTING CONTOUR 380
UTILITY POLE/GUY WIRE
OVERHEAD POWER P
CENTERLINE
PROP. STORM SEWER PIPE W/ STRUCTURE B
PROP. STORM SEWER PIPE W/ OUTLET FE

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg Dwn. Dsgn. Date

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GEORGIA REGISTERED NO. 27847 PROFESSIONAL ENGINEER MARY M. FRIDAY

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
BOULEVARD PLAN & PROFILE

Scale
1"=30'

Drawing No.
C2.2

Revision
0

Sheet
4 of 14

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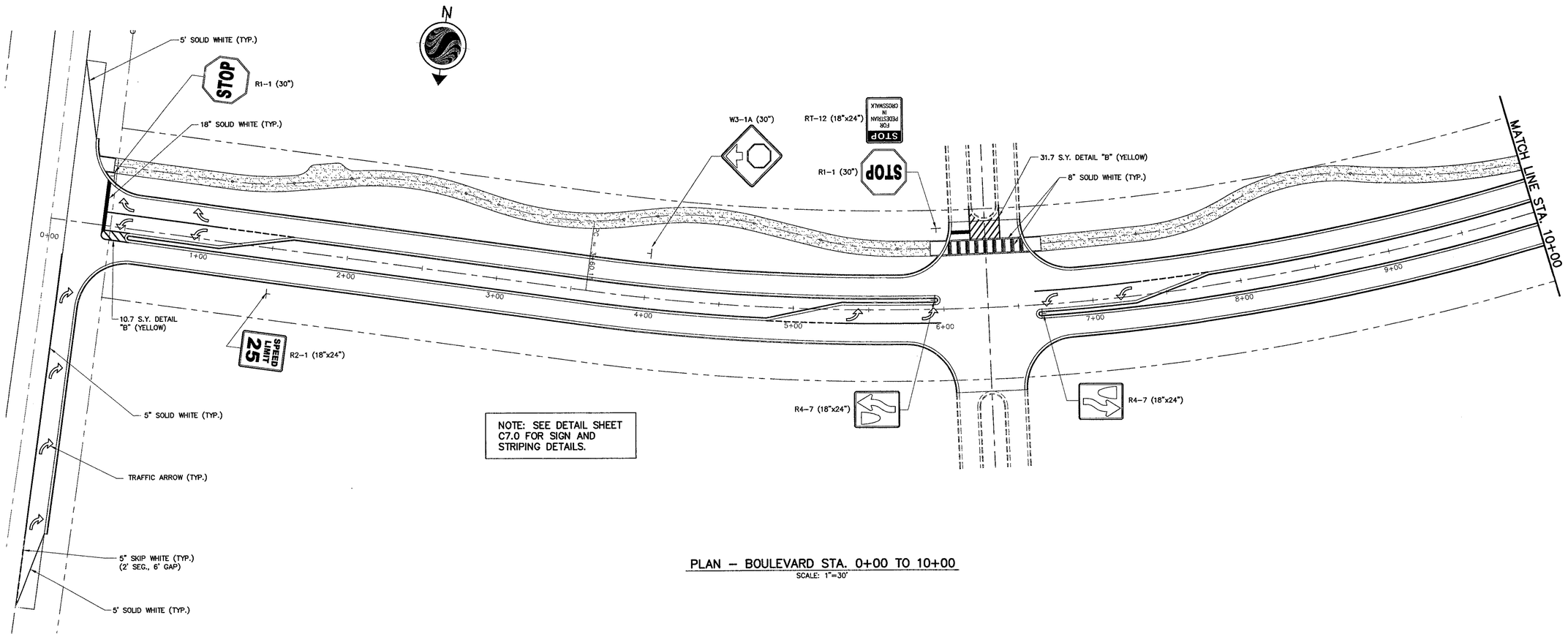

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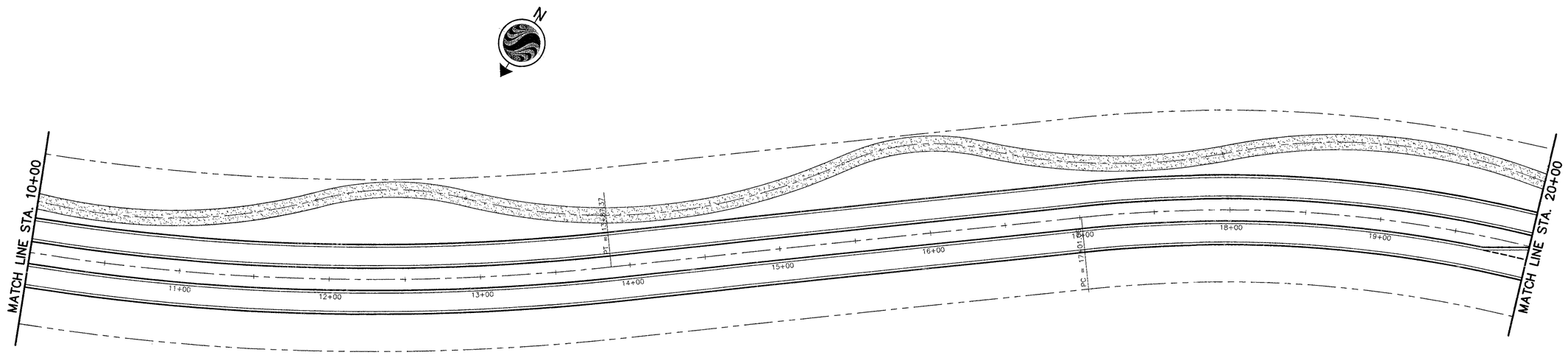

PLAN – BOULEVARD STA. 10+00 TO 20+00
SCALE: 1"=30'

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Legend

EXIST. RIGHT-OF-WAY
PROP. RIGHT-OF-WAY
CENTERLINE

Notes

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Dwn. Dsgn. Date

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GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
7-13-05
GARY W. PRICE

Project No.
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Client/Project
WOODLAND PROPERTY
PARTNERS, INC

HOUSTON SPRINGS
BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
BOULEVARD SIGNING
AND STRIPING PLANS

Scale
1"=30'

Drawing No.
C3.0

Revision
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Sheet
5 of 14

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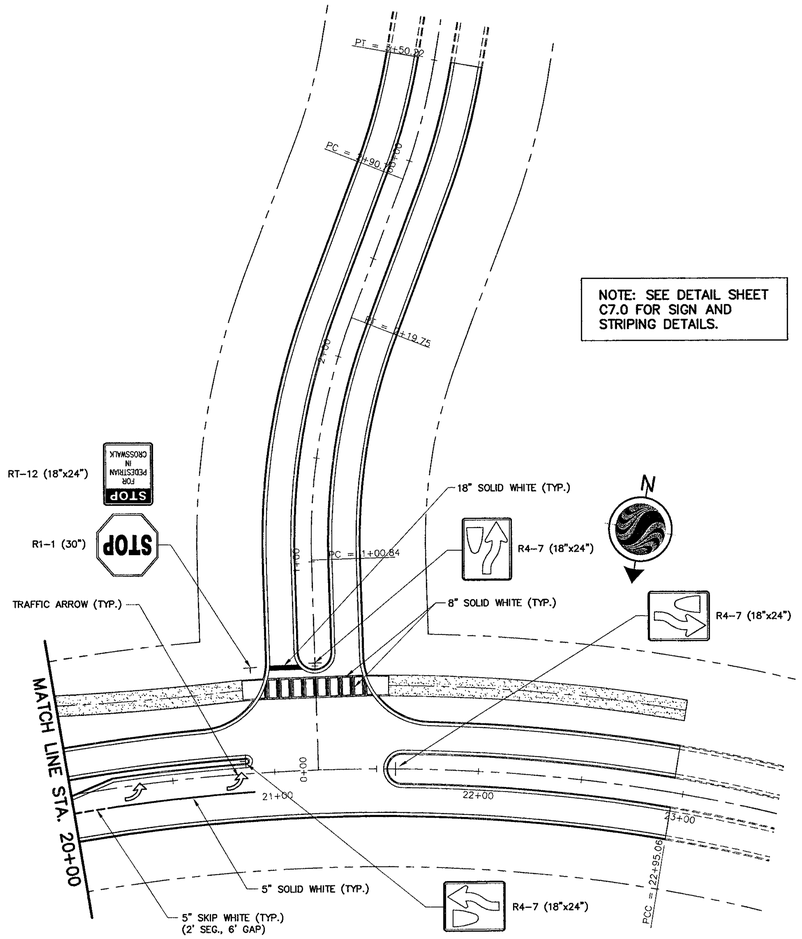

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Legend
EXIST. RIGHT-OF-WAY
PROP. RIGHT-OF-WAY
CENTERLINE

Notes

Revision Date

Issued Date

File Name: 30x42n.dwg Dwn. Dsgn. Date

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GEORGIA REGISTERED NO.51340 PROFESSIONAL ENGINEER JEAN C. PENDRY

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC
HOUSTON SPRINGS
BOULEVARD PLANS, PHASE I
Perry, Georgia

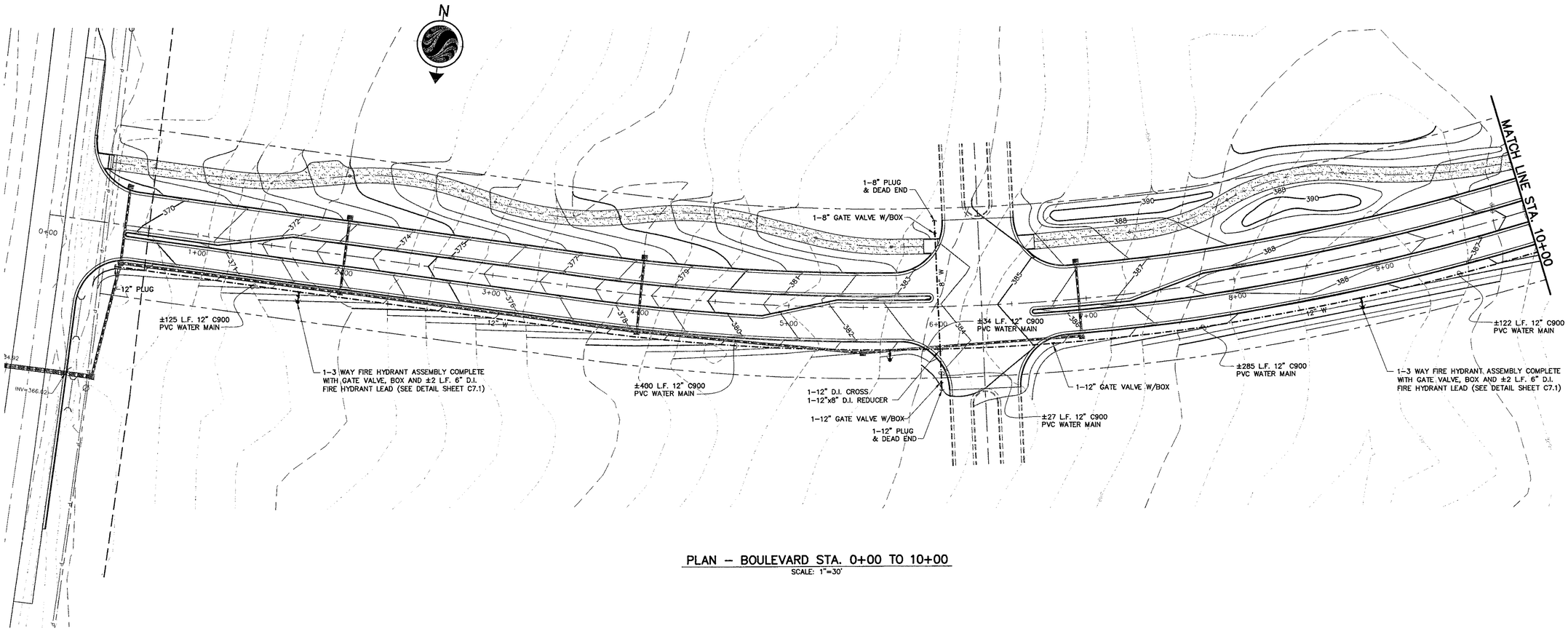
Title
BOULEVARD SIGNING AND STRIPING PLANS

Scale
1"=30'

Drawing No.
C3.1

Revision
0

Sheet
6 of 14



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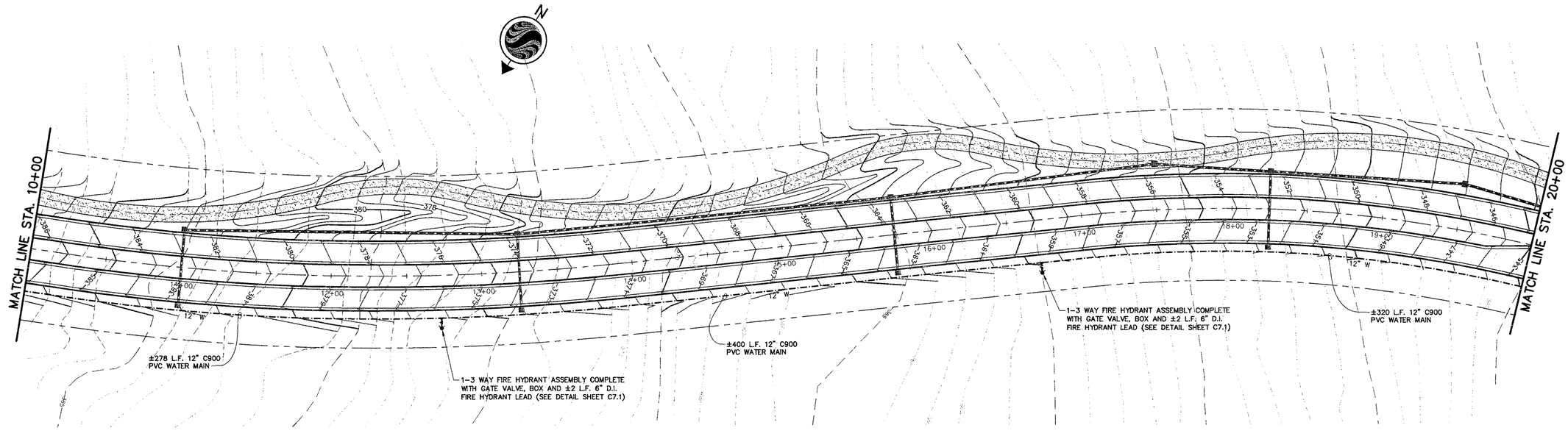

PLAN – BOULEVARD STA. 10+00 TO 20+00
SCALE: 1"=30'

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Legend

- EXIST. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- PROPOSED CONTOUR (380)
- EXISTING CONTOUR (380)
- UTILITY POLE/GUY WIRE
- OVERHEAD POWER (P)
- CENTERLINE
- PROP STORM SEWER PIPE W/ INLET
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT W/ VALVE

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg — Dwn. — Dsgn. — Date

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GEORGIA REGISTERED PROFESSIONAL ENGINEER GARY N. FRIDAY

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
SITE UTILITY PLANS & SEWER PROFILES

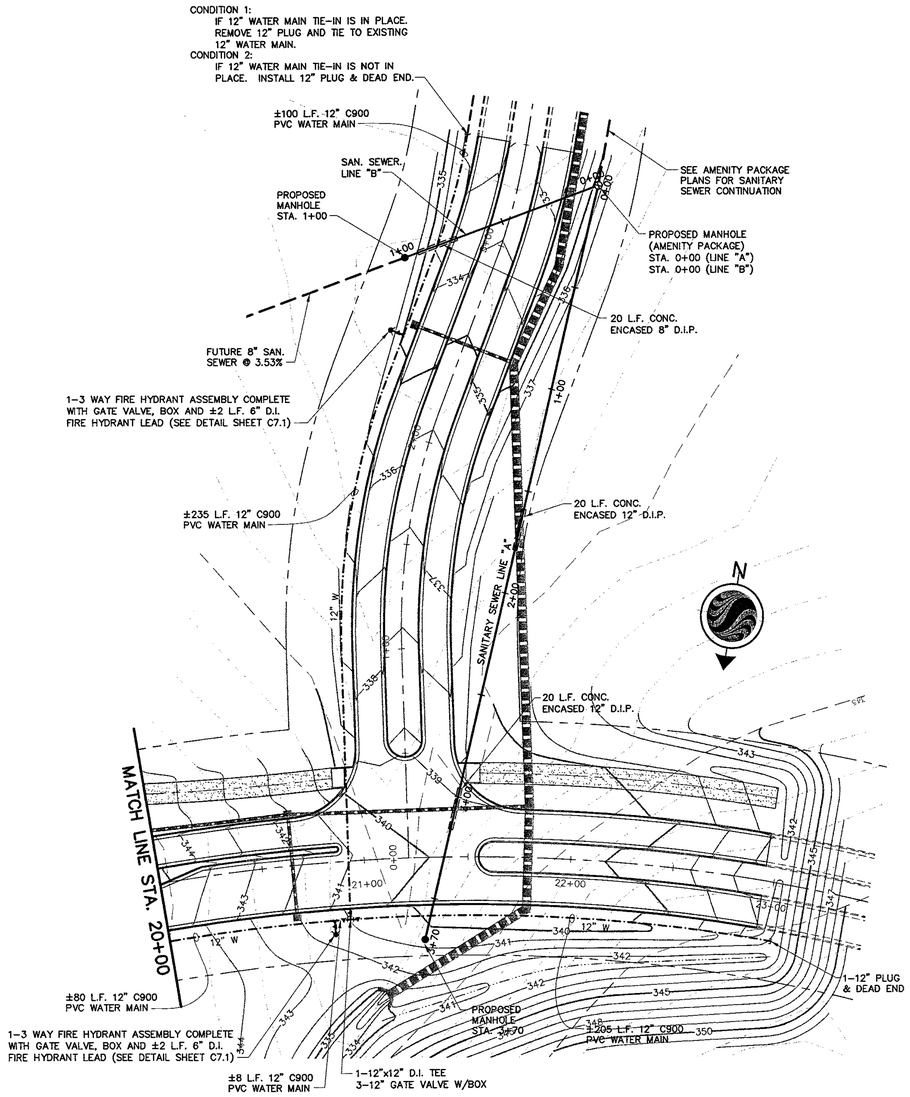
Scale
1"=30'

Drawing No.
C4.0

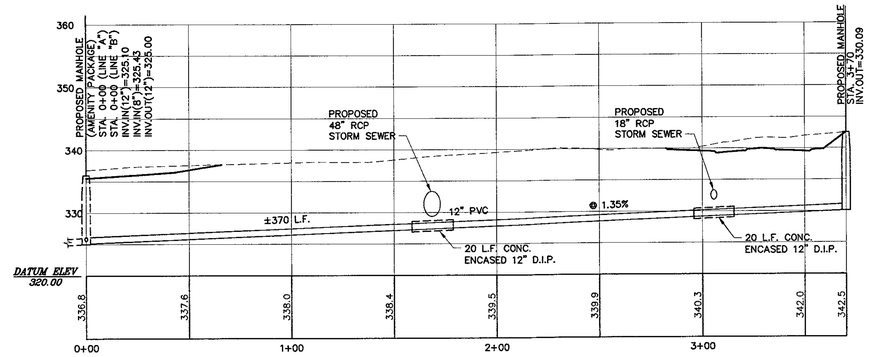
Revision
0

Sheet
7 of 14

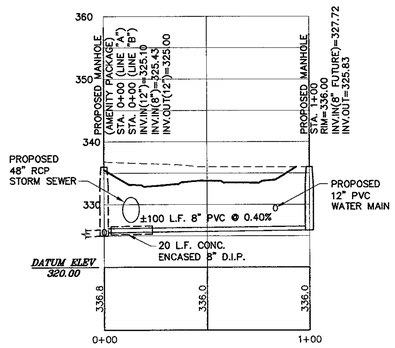
ORIGINAL SHEET - ARCH (24x42) \\171\Projects\171000388\4_ADDIN_ArcMap\MXD\388-10to2.dwg
2020-07-19 13:04PM By: jbarnes



PLAN – BOULEVARD STA. 20+00 TO 22+95
SCALE: 1"=30'



PROFILE – SANITARY SEWER LINE "A"
SCALE: 1"=30' H., 1"=10' V.



PROFILE – SANITARY SEWER LINE "B"
SCALE: 1"=30' H., 1"=10' V.

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Legend

EXIST. RIGHT-OF-WAY
PROP. RIGHT-OF-WAY
PROPOSED CONTOUR 380
EXISTING CONTOUR 380
CENTERLINE
PROP STORM SEWER PIPE W/ INLET
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT W/ VALVE
PROPOSED SANITARY SEWER W/ MANHOLE

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg — Dwn. — Dsgn. — Date

Permit-Seal

GEORGIA REGISTERED NO. 21315 PROFESSIONAL ENGINEER HARRY M. PRIDAY

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
SITE UTILITY PLANS & SEWER PROFILES

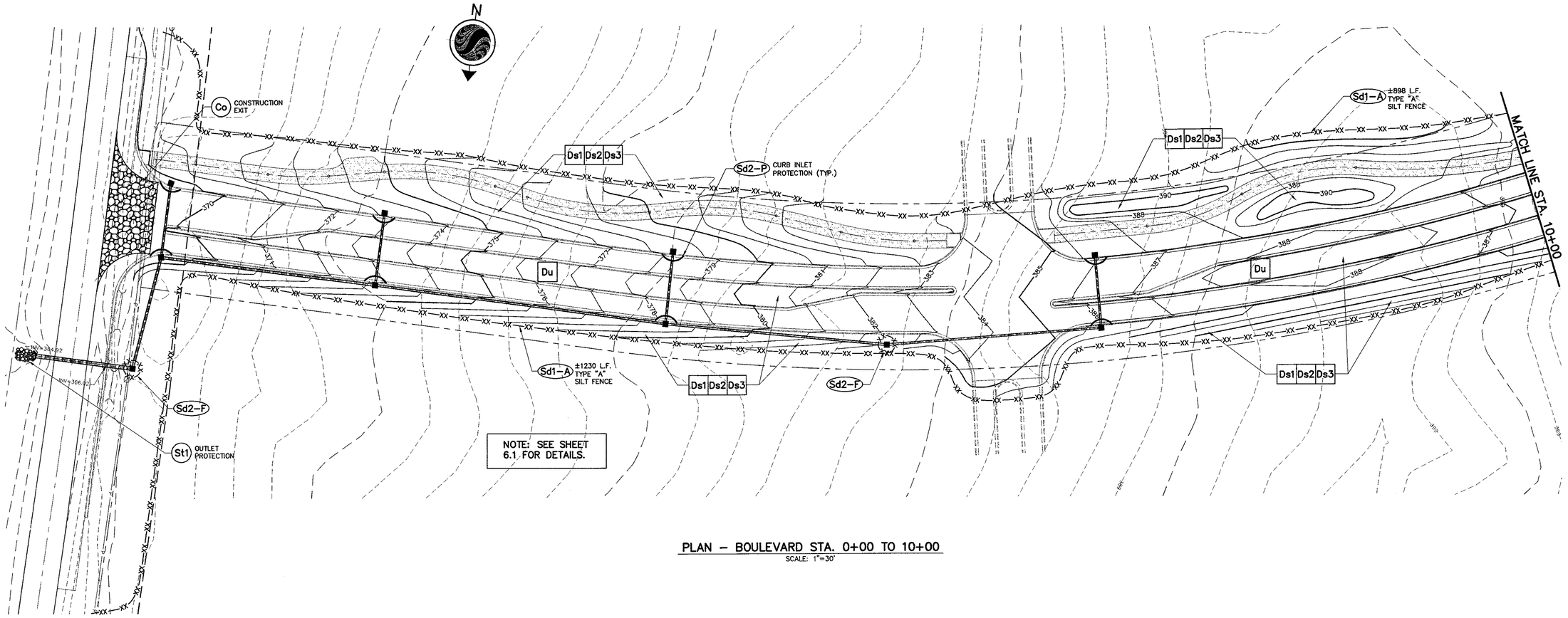
Scale
1"=30'

Drawing No.
C4.1

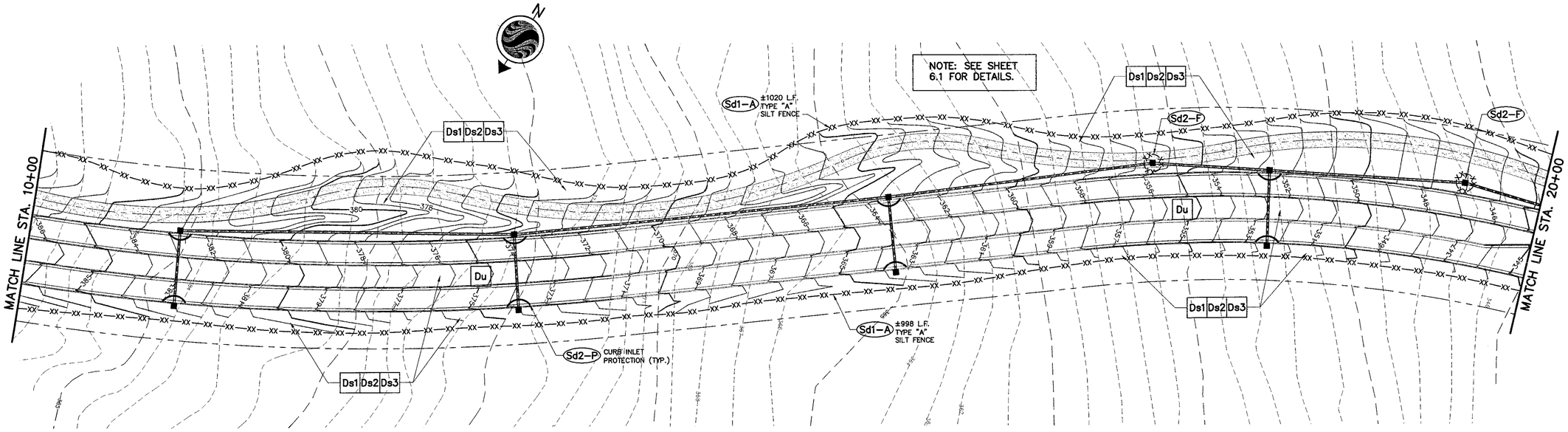
Revision
0

Sheet
8 of 14

ORIGINAL SHEET - ANSI A (34x47) I:\171\TT\proj\171000388\4_ISSUE\C4.1.dwg 2009-12-18 1:13PM By: jjones



PLAN – BOULEVARD STA. 0+00 TO 10+00
SCALE: 1"=30'



PLAN – BOULEVARD STA. 10+00 TO 20+00
SCALE: 1"=30'

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Legend

EXIST. RIGHT-OF-WAY	
PROP. RIGHT-OF-WAY	
PROPOSED CONTOUR	380
EXISTING CONTOUR	380
CENTERLINE	
PROP STORM SEWER PIPE W/ INLET	
PROPOSED SILT FENCE	—XX—XX—XX—

Notes

Revision	Date
Issued	Date
File Name: 30x42n.dwg	Dwn. Dsgn. Date

Permit-Seal

GEORGIA REGISTERED PROFESSIONAL ENGINEER GARY M. FRICH

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
EROSION, SEDIMENTATION, & POLLUTION CONTROL PLANS

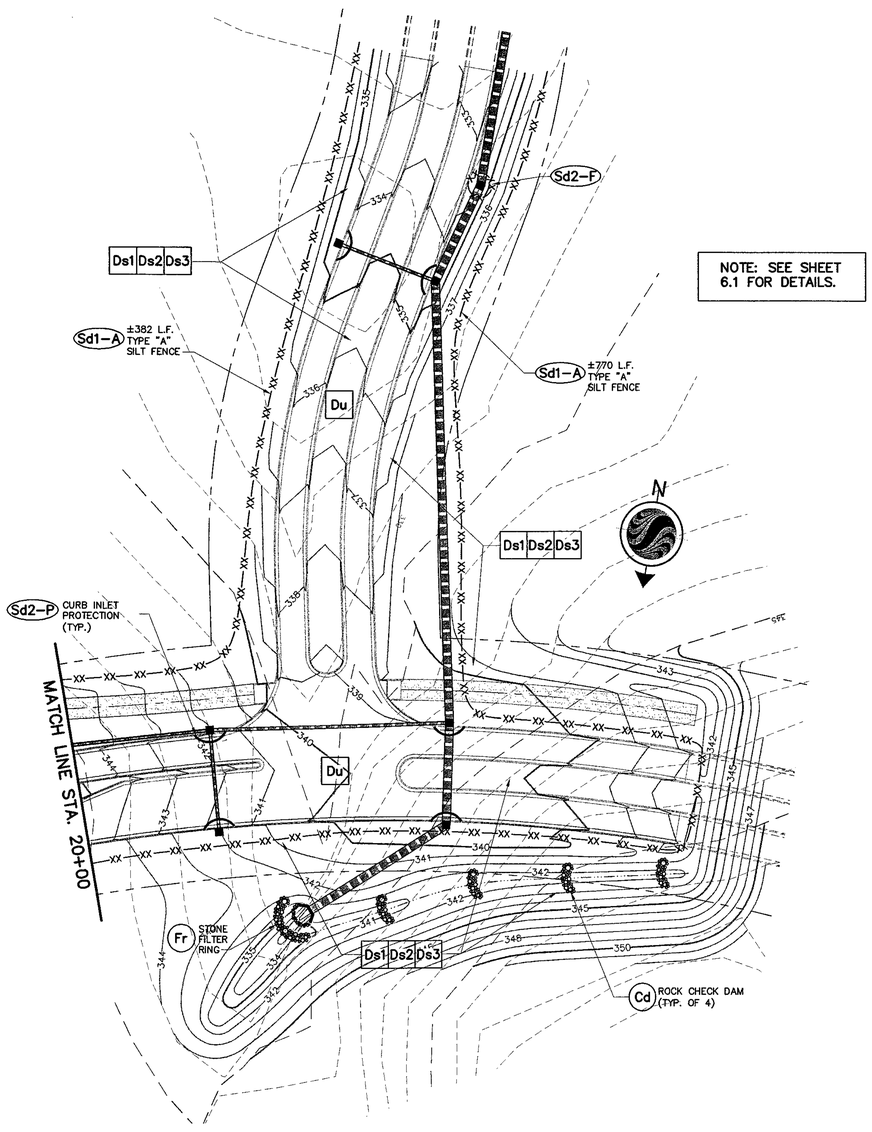
Scale
1"=30'

Drawing No.
C5.0

Revision
0

Sheet
9 of 14

ORIGINAL SHEET - ANSI (24x36) I:\171\profs\171000388\fig_00388_sht=0.dwg 2020-07-16 11:43:14 By: jamie



PLAN – BOULEVARD STA. 20+00 TO 22+95
SCALE: 1"=30'

ORIGINAL SHEET - ARCH (30x42") \\171005\dfs\171005388\Lx_003\BLVD\30x42vp\171005388-105c.dwg
2009-07-19 12:48:14 By: jones

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EXIST. RIGHT–OF–WAY	
PROP. RIGHT–OF–WAY	
PROPOSED CONTOUR	380
EXISTING CONTOUR	380
CENTERLINE	
PROP STORM SEWER PIPE W/ INLET	
PROPOSED SILT FENCE	–XX––XX––XX–

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg — Dwn. — Dsgn. — Date

Permit-Seal

GEORGIA REGISTERED NO. 21582 PROFESSIONAL ENGINEER JAMES E. JONES

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
EROSION, SEDIMENTATION, & POLLUTION CONTROL PLANS

Scale
1"=30'

Drawing No. C5.1

Revision 0

Sheet 10 of 14

THIS NARRATIVE SUMMARIZES MAJOR REQUIREMENTS OF NPDES PERMIT GAR100003 BUT DOES NOT ADDRESS ALL SECTIONS OF THE PERMIT. THE PRIMARY PERMITTEE IS RESPONSIBLE FOR A THOROUGH UNDERSTANDING OF AND COMPLIANCE WITH ALL OF THE PERMIT CONDITIONS.

1. CONSTRUCTION MAY NOT BEGIN PRIOR TO FOURTEEN (14) DAYS FROM POSTMARK DATE ON SUBMITTED NOTICE OF INTENT (NOI).

2. THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (ESPCP) SHALL BE RETAINED ON SITE OR AT A READILY ACCESSIBLE LOCATION. PLANS SHALL BE MADE AVAILABLE TO EPD, DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT REVIEWING SOIL EROSION AND SEDIMENT CONTROL PLANS, OR TO THE LOCAL GOVERNMENT OPERATING THE MUNICIPAL SEPARATE SEWER SYSTEM.

3. STABILIZATION MEASURES
INTERIM STABILIZATION MEASURES WILL INCLUDE MULCHING AND TEMPORARY SEEDING. PERMANENT STABILIZATION MEASURES WILL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, SODDING, AND PRESERVATION OF MATURE VEGETATION. STABILIZATION MEASURES MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT WHERE THE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY ADVERSE WEATHER CONDITIONS STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, OR WHERE CONSTRUCTION ACTIVITY WILL RESUME WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED.

4. STRUCTURAL PRACTICES
STRUCTURAL PRACTICES TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS WILL INCLUDE SILT FENCE, DRAINAGE SWALES, SEDIMENT TRAPS, SUBSURFACE DRAINS, INLET PROTECTION, OUTLET PROTECTION, AND A SEDIMENT BASIN.

5. SEDIMENT BASINS
APPROXIMATELY 6.01 ACRES OF DISTURBED AREA IS CONTROLLED BY INLET SEDIMENT TRAPS AND SILT FENCE. ONCE THE SILT FENCE AND SEDIMENT TRAPS ARE 1/3 FULL THE SEDIMENT SHALL BE REMOVED. OUTFALL "A" CONDITIONS DO NOT ALLOW FOR A SEDIMENT BASIN. A FILTER RING WILL BE INSTALLED TO CONTROL SEDIMENT. OUTFALL "B" WILL BE CONNECTED TO A FUTURE STORM DRAINAGE SYSTEM THAT WILL BE ROUTED TO AN EXISTING DETENTION/RETENTION POND THAT WILL ALLOW SILT TO SETTLE BEFORE LEAVING THE PROPERTY.

6. WASTE DISPOSAL
SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. SOLID WASTE FROM THIS PROJECT WILL BE DISPOSED AT A PERMITTED FACILITY IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS.

7. PETROLEUM SPILLS AND LEAKS
ANY LEAKS OR SPILLS OF PETROLEUM PRODUCTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTAIN, CONTROL, AND REMEDIATE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES, ORDINANCES AND LAWS.

CONTROL OF POLLUTANTS: POLLUTANTS OR POTENTIALLY HAZARDOUS MATERIALS, SUCH AS FUELS, LUBRICANTS, LEAD PAINT, CHEMICAL OR BATTERIES, SHALL BE TRANSPORTED, STORED AND UTILIZED IN A MANNER TO PREVENT LEAKAGE OR SPILLAGE INTO THE ENVIRONMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPER AND LEGAL DISPOSAL OF ALL SUCH MATERIALS. EQUIPMENT, ESPECIALLY CONCRETE OR ASPHALT TRUCKS, SHALL NOT BE WASHED OR CLEANED OUT ON THE PROJECT EXCEPT IN AREAS WHERE UNUSED PRODUCT CONTAMINANTS CAN BE PREVENTED FROM ENTERING WATERWAYS.

8. INSPECTIONS

QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE MUST INSPECT THE FOLLOWING ITEMS AT THE REQUIRED TIME INTERVALS:

ITEM DESCRIPTION	DAILY	WEEKLY	AFTER 0.5-INCH RAIN	MONTHLY
INSPECT ALL AREAS WHERE PETROLEUM PRODUCTS ARE STORED, USED OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT	✓			
INSPECT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING	✓			
MEASURE 24-HOUR RAINFALL DEPTH	✓			
INSPECT DISTURBED AREAS THAT HAVE NOT UNDERGONE FINAL STABILIZATION		✓	✓	
INSPECT AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND HAVE NOT UNDERGONE FINAL STABILIZATION		✓	✓	
INSPECT STRUCTURAL CONTROL MEASURES TO OBSERVE THAT THEY ARE OPERATING CORRECTLY		✓	✓	
INSPECT DISCHARGE POINTS TO OBSERVE THAT CONTROLS ARE EFFECTIVE IN PREVENTING IMPACTS TO RECEIVING WATERS		✓	✓	
INSPECT AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S)				✓

THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION (NOT) IS SUBMITTED.

IF FOUND NECESSARY, THE ESPCP SHALL BE REVISED AS APPROPRIATE NOT LATER THAN 7 DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING EACH INSPECTION.

A REPORT SUMMARIZING THE SCOPE OF EACH INSPECTION AND THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE ESPCP AND ACTIONS TAKEN SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL FINAL STABILIZATION AND THE NOTICE OF TERMINATION IS SUBMITTED TO EPD. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE ESPCP.

9. SAMPLING METHODOLOGY

TWO SAMPLING LOCATIONS WILL BE USED FOR THIS PROJECT ONE AT THE OUTFALL OF THE SEDIMENT BASIN AND THE SECOND AS INDICATED ON THE PLANS.

ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136. THE GUIDANCE DOCUMENT "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

A) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
B) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
C) LARGE MOUTH, WELL CLEANED AND RINSED OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
D) SAMPLES 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 AUTOMATED ANALYSIS IS UTILIZED.
E) SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY MUST BE REPORTED TO EPD.

10. SAMPLING POINTS

ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S) AT LOCATIONS INDICATED ON THE PLAN SHALL BE SAMPLED IN ACCORDANCE WITH PART IV.D.5.c.

11. SAMPLING FREQUENCY

SAMPLING MUST BE PERFORMED AT THE MOST APPROPRIATE TIME TO ACCURATELY MEASURE THE TURBIDITY OF THE STORM WATER LEAVING THE SITE. THIS MEANS THAT THE SAMPLE MAY NOT NECESSARY NEED TO BE TAKEN AT THE TIME OF SPECIFIED RAIN ACCUMULATION, BUT AFTER THE MAXIMUM RUNOFF VOLUME FROM THE SPECIFIED ACCUMULATION HAS BEEN TRANSPORTED THROUGH THE STORMWATER MANAGEMENT SYSTEM AND HAS REACHED THE SAMPLING POINT. FOR A QUALIFYING EVENT, SAMPLES MUST BE TAKEN WITHIN 45 MINUTES OF:

A) THE ACCUMULATION OF THE MINUMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION, OR
B) THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.

SAMPLING SHALL OCCUR FOR THE FOLLOWING EVENTS, DURING NORMAL BUSINESS HOURS THAT OCCURS AFTER CLEARING AND GRUBBING ACTIVITIES HAVE BEEN COMPLETED.

A) THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES
B) THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED
C) IF BMPS ARE FOUND TO BE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE IMPLEMENTED WITHIN 2 BUSINESS DAYS AND SAMPLING PERFORMED FOR THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES

12. REPORTING

A SUMMARY OF THE MONITORING RESULTS MUST BE SUBMITTED TO THE APPROPRIATE EPD OFFICE BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD AND MUST INCLUDE INFORMATION SPECIFIED IN PART IV.E.2. THE REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G. OF THE PERMIT AND UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED. REPORTS MUST BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL.

13. RETENTION OF RECORDS

A COPY OF THE ESPCP MUST BE RETAINED AT THE CONSTRUCTION SITE OR READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. ALL DOCUMENTATION RELATING TO THE PERMIT MUST BE RETAINED BY THE PRIMARY PERMITTEE FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION.

CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

CERTIFICATIONS

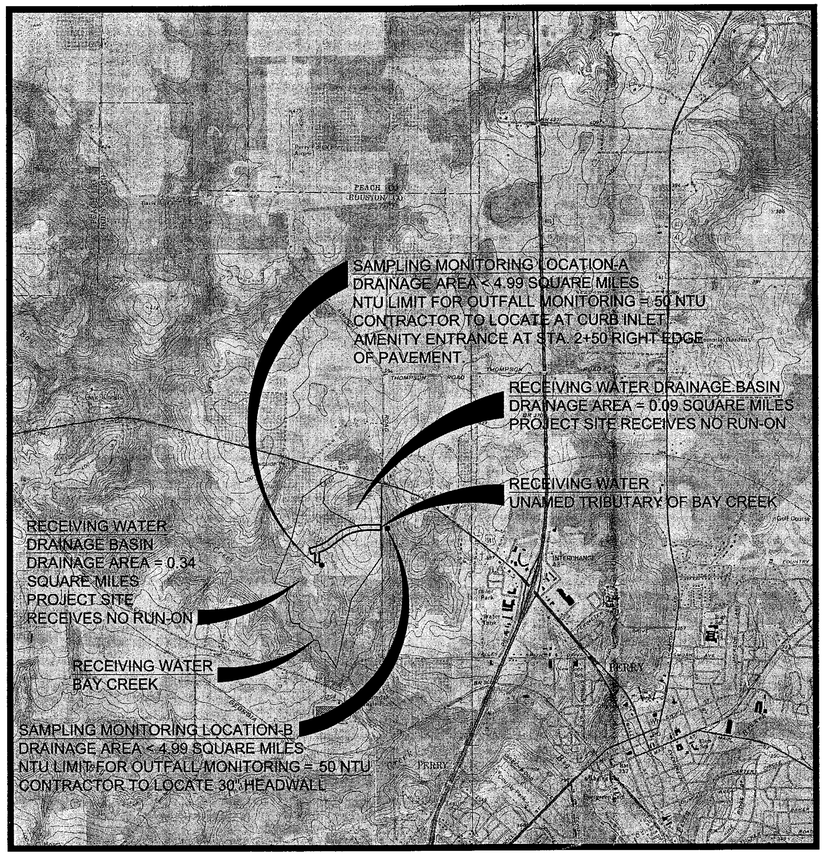
"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA' PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUT FALLS 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 THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR THE MONITORING OF: (A) ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES, OR (B) WHERE ANY SUCH SPECIFIC IDENTIFIED PERENNIAL OR INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED. I HAVE DETERMINED IN MY PROFESSIONAL JUDGMENT UTILIZING THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT NO. GAR 100001 THAT THE INCREASE IN THE TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLED RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN THE TURBIDITY OF A SPECIFIC IDENTIFIED UNSAMPLED RECEIVING WATER."

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO ENGINEERING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE ENGINEER AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNATURE DATE



QUADRANGLES SHOWN:

SCALE: NTS

REFERENCE - "DeLorme XMap, Version 3.0, 2001

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Revision	Date

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GEORGIA REGISTERED PROFESSIONAL ENGINEER

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
NPDES-DRAINAGE AREA MAP, SAMPLE MONITORING LOCATION, METHODS AND PROCEDURES

Scale
N.T.S.

Drawing No. C6.0 Revision

Sheet 11 of 14

ORIGINAL SHEET - ARCH E2 24x72 V:\171\active\171000388\16_0038_brd\dwg\003BC-160ext.dwg 2025-07-18 11:34:44 By: jbrett

SITE DESCRIPTION

THE PROJECT WILL CONSIST OF ±2450 L.F. DIVIDED HIGHWAY WITH 12' LANES. A 12" WATER MAIN WILL RUN PARALLEL TO THE BOULEVARD AND ALONG THE AMENITY ENTRANCE DRIVE WITH 8" STUBOUTS TO FUTURE DEVELOPMENT. SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING AND GRUBBING, INSTALLATION OF A STABILIZED CONSTRUCTION ENTRANCE/EXIT AND PERIMETER EROSION AND SEDIMENT CONTROLS, SITE GRADING, INSTALLATION OF STORMWATER INFRASTRUCTURE, ROAD CONSTRUCTION AND PREPARATION OF FINAL GRADES FOR PERMANENT PLANTING AND SEEDING.

TOTAL SITE AREA = 111.96 ACRES
TOTAL DISTURBED AREA = 6.01 ACRES

VEGETATION SCHEDULE

TEMPORARY VEGETATION

TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE EFFECTIVE STABILAZATION. PLANTING SHALL MEET ALL REQUIREMENTS SPECIFIED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA". THE FOLLOWING TABLE SUMMARIZES THE PLANTING SCHEDULE FOR TEMPORARY VEGETATION:

	LBS/ ACRE	LBS/ 1000 SF	RECOMMENDED PLANTING DATE	ACCEPTABLE PLANTING DATE
RYEGRASS, ANNUAL alone	40	0.9	9/16 – 12/31	8/16 – 3/31
MILLET, BROWNTOP alone	40	0.9	4/16 – 6/30	4/1 – 7/15

LIME AND FERTILIZER APPLICATION – TEMPORARY VEGETATION

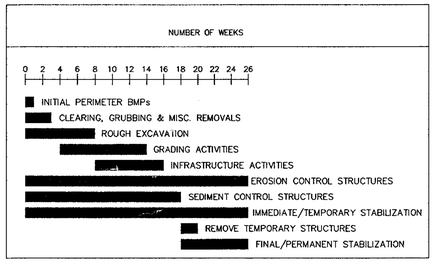
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10–10–10 FERTILIZER OR THE EQUIVALENT PER ACRE (12–16 LBS./1000 SQ.FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

PERMANENT VEGETATION

PERMANENT VEGETATION SHALL BE ESTABLISHED IMMEDIATELY ON AREAS REACHING FINAL GRADE AND IN AREAS THAT WILL REMAIN UNDISTURBED FOR LONGER THAN SIX MONTHS. THE FOLLOWING TABLE SUMMARIZES THE PLANTING SCHEDULE FOR THESE SPECIES:

SPECIES	LBS/ ACRE	LBS/ 1000 SF	RECOMMENDED PLANTING DATE	ACCEPTABLE PLANTING DATE
BERMUDA, COMMON (hulled seed)				
alone	10	0.2	3/16 – 5/31	2/16 – 6/30
with other perennials	6	0.1		
BERMUDA, COMMON (unhulled seed)				
with temporary cover	10	0.2	11/1 – 1/31	11/1 – 1/31
with other perennials	6	0.1		

CONSTRUCTION ACTIVITIES SCHEDULE



THIS SCHEDULE IS NOT INTENDED TO BE CONTRACTUAL. THIS SCHEDULE IS TO BE USED AS A QUICK GUIDE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES.

START DATE:

CONTRACTOR TO INDICATE ABOVE THE ACTUAL START DATE

LIME AND FERTILIZER APPLICATION – PERMANENT VEGETATION

AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. AGRICULTURAL LIME SHALL MEET THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE. LIME APPLICATION SHALL ADDITIONALLY MEET ALL REQUIREMENTS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

FERTILIZER SHALL BE APPLIED ACCORDING TO THE FOLLOWING GUIDELINES:

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	1ST	6–12–12	1500 LB/AC	50–100 LB/AC 1/2/
	2ND	6–12–12	1000 LB/AC	----
	MAINT.	10–10–10	400 LB/AC	30 LB/AC
2. WARM SEASON GRASSES	1ST	6–12–12	1500 LB/AC	50–100 LB/AC 2/6/
	2ND	6–12–12	800 LB/AC	50–100 LB/AC 2/
	MAINT.	10–10–10	400 LB/AC	30 LB/AC

1/ APPLY IN SPRING FOLLOWING SEEDING
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES

FERTILIZER APPLICATION SHALL ADDITIONALLY MEET ALL REQUIREMENTS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

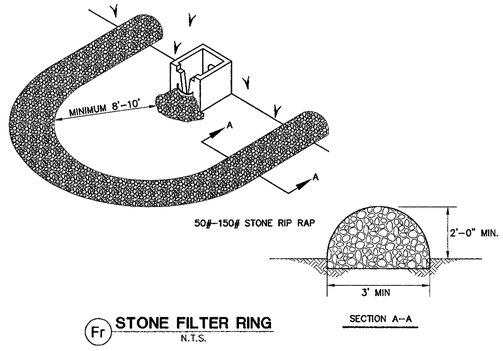
"THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES."

"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."

NOTES:
1. CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

2. MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

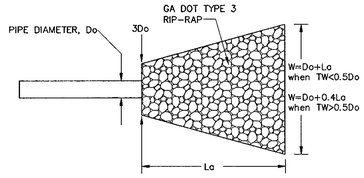
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.



Fr **STONE FILTER RING**
N.T.S.

EROSION AND SEDIMENTATION CONTROL DETAILS

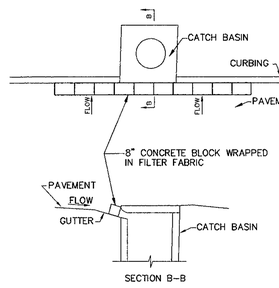
OUTLET PROTECTION FOR STORM PIPES				
PIPE DIAM. (Do)	Wd	L	W	AREA OF RIP RAP (SF)
15"	4'	10'	12'	80 SF
18"	5'	18'	20'	225 SF
24"	6'	20'	20'	260 SF
30"	8'	22'	30'	418 SF
36"	9'	30'	33'	630 SF
48"	12'	36'	40'	936 SF



NOTES:
1. RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC.

2. THICKNESS OF APRON SHALL EQUAL 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".

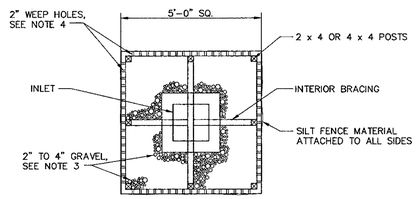
St **STORM DRAIN OUTLET PROTECTION**
N.T.S.



NOTE:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.

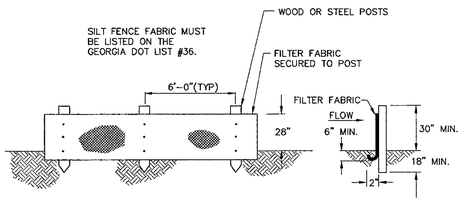
2. FILTER TO BE REMOVED IMMEDIATLY IF TRAFFIC HAZARDS ARE OBSERVED OR REPORTED.

Sd2-P **CURB INLET FILTER**
N.T.S.

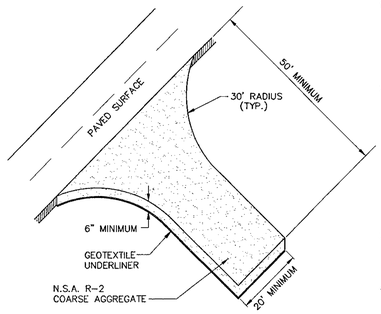


NOTES:
1. THE SEDIMENT BOX TO BE MADE OF 1x4" BOARDS SPACED A MAXIMUM OF 1" APART OR OF PLYWOOD WITH 2" WEEP HOLES.
2. DIMENSIONS OF THE BOX WILL VARY ACCORDING TO THE SIZE OF THE INLET AND THE DEPTH OF THE BASIN.
3. PLACE GRAVEL INSIDE THE BOX ALL AROUND THE INLET TO A DEPTH OF 2" TO 4".
4. SPACE THE WEEP HOLES APPROXIMATELY 6" O.C. VERTICAL AND 6" O.C. HORIZONTAL WHERE PLYWOOD IS USED.

Sd2-F **TEMPORARY SEDIMENT TRAP**
N.T.S.



Sd1-A **TYPE "A" SILT FENCE**
N.T.S.



1. WASHING: WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP.

2. MAINTENANCE: THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5–3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

3. CRUSHED STONE FOR CONSTRUCTION EXIT SHALL BE PLACED ON NONWOVEN NEEDLE PUNCHED GEOFABRIC MEETING AASHTO M288–98.

4. SUBGRADE SHALL MEET REQUIREMENTS OF AASHTO M288–98 (CBR>3) OR M288–96 (1<CBR<3).

Co **TEMPORARY CONSTRUCTION EXIT**
N.T.S.

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Stantec Consulting Services Inc.
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31210–1117
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Notes

Revision	Date

Issued	Date

File Name: 30x42r1.dwg — Dwn. — Dsgn. — Date

Permit-Seal

GEORGIA REGISTERED NO. 21565 PROFESSIONAL ENGINEER JOHNNY M. FINNEY

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
NPDES-EROSION AND SEDIMENTATION CONTROL, NOTES AND DETAILS

Scale
N.T.S.

Drawing No. C6.1 — Revision

Sheet 12 of 14

ORIGINAL SHEET – ANSI A (22x34) \\171\Active\171000388\04_ACAD\06_Shts\Dwg\30338c-106ext.dwg
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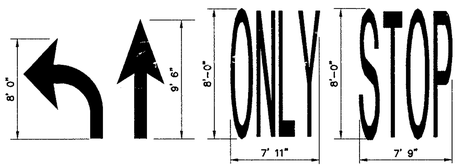
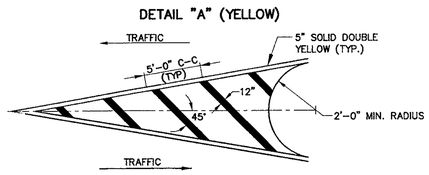
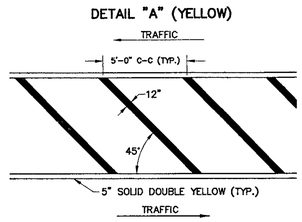


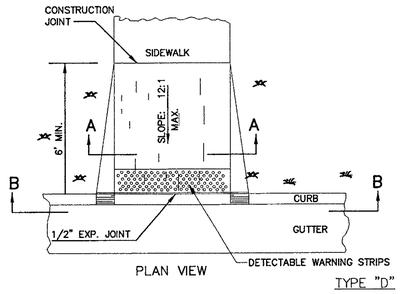
PAINTED PAVEMENT MARKINGS DETAILS
N.T.S.

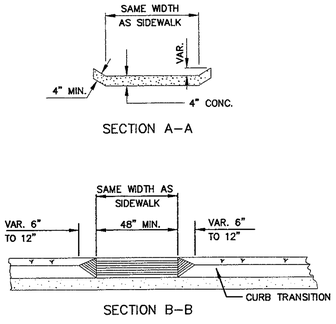




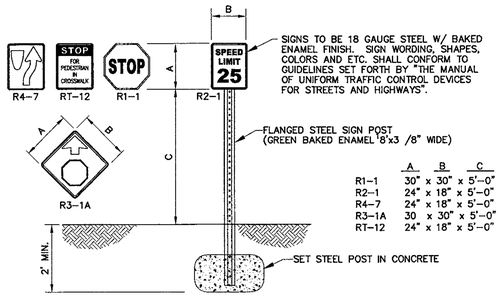
THE SQUARE YARDS SHOWN ON PLANS INCLUDE THE AREA WITHIN THE BORDERS. THE 5" SOLID DOUBLE YELLOW BORDERS SHALL BE SUMMARIZED AND PAID FOR SEPARATELY.

PAVEMENT STRIPING HATCHING
N.T.S.



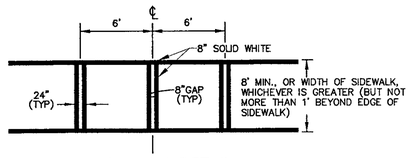


HANDICAP RAMP
N.T.S.



	A	B	C
R1-1	30" x 30" x 5'-0"		
R2-1	24" x 18" x 5'-0"		
R4-7	24" x 18" x 5'-0"		
R3-1A	30 x 30" x 5'-0"		
RT-12	24" x 18" x 5'-0"		

DETAIL – SIGNAGE
N.T.S.



CROSSWALK DETAIL
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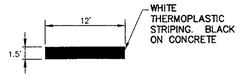
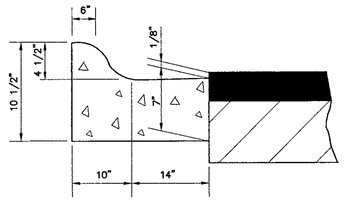


STOP BAR DETAIL
N.T.S.



MIAMI CURB & GUTTER DETAIL
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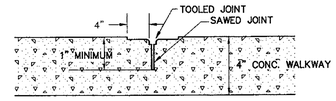

DETAIL – CONTROL JOINT
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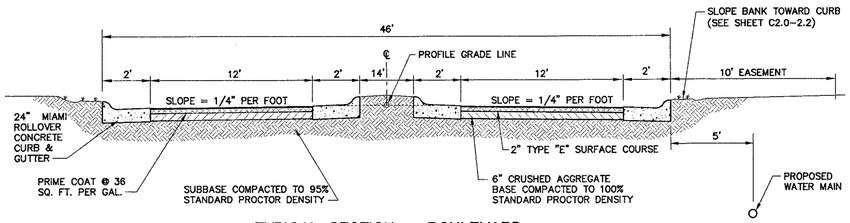

TYPICAL SECTION – BOULEVARD
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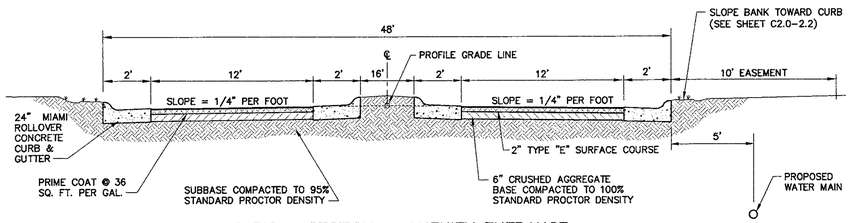

TYPICAL SECTION – AMENITY ENTRANCE
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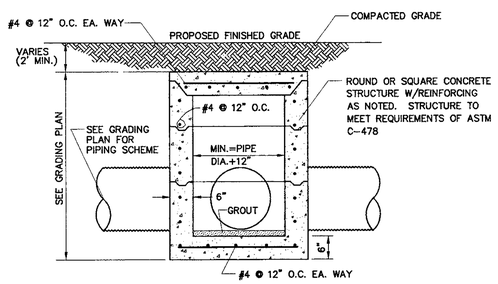

BLIND JUNCTION BOX DETAIL
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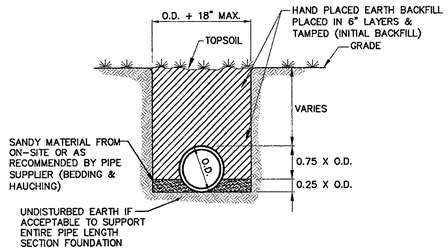
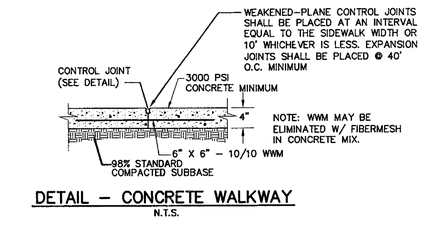


STORM SEWER BEDDING (ALL TYPES)
N.T.S.



DETAIL – CONCRETE WALKWAY
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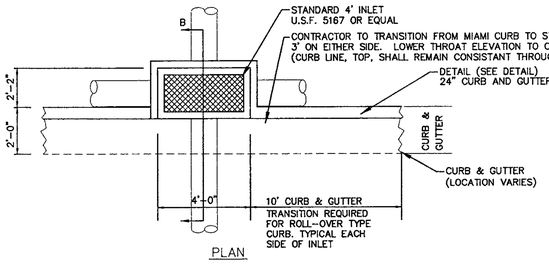
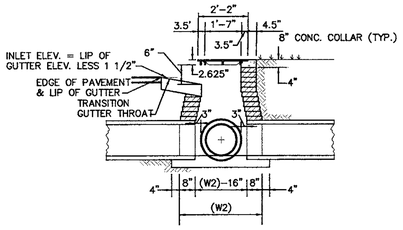
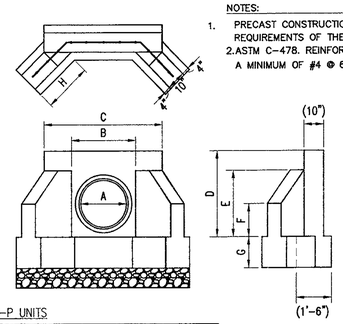




CURB INLET FLUSH WITH CURB TYPE
N.T.S.



NOTES:
1. PRECAST CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE GA. D.O.T. AND 2.ASTM C-478. REINFORCING STEEL SHALL BE A MINIMUM OF #4 @ 6" O.C.E.W.

ENGLISH I-P UNITS

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
12"	1'-8"	4'-0"	2'-6"	1'-8"	1'-2"	1'-3"	1'-7"
15"	2'-0"	4'-4"	2'-10"	2'-0"	1'-3"	1'-3"	1'-7"
18"	2'-4"	4'-8"	3'-2"	2'-4"	1'-4"	1'-3"	1'-7"
24"	2'-10"	5'-2"	3'-8"	2'-10"	1'-5"	1'-4"	2'-1"
30"	3'-6"	5'-10"	4'-4"	3'-6"	1'-9"	1'-6"	2'-5"
36"	4'-0"	6'-4"	4'-10"	4'-0"	2'-0"	1'-8"	2'-11"
42"	4'-6"	6'-10"	5'-4"	4'-6"	2'-3"	2'-0"	3'-6"
48"	5'-2"	7'-6"	6'-0"	5'-2"	2'-6"	2'-0"	4'-0"
54"	5'-9"	8'-1"	6'-7"	5'-9"	2'-9"	2'-0"	4'-6"
60"	6'-4"	8'-8"	7'-2"	6'-4"	3'-0"	2'-2"	5'-0"

PRECAST CONCRETE HEADWALL
N.T.S.

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Notes

Revision	Date
Issued	Date
File Name: 30x42n.dwg	Dwn. Dsgn. Date

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GEORGIA REGISTERED NO. 21340 PROFESSIONAL ENGINEER QUINCY W. FRIDAY

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
MISCELLANEOUS DETAILS

Scale
N.T.S.

Drawing No. C7.0 Revision

Sheet 13 of 14

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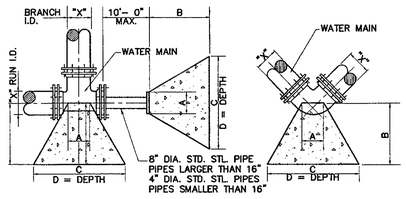
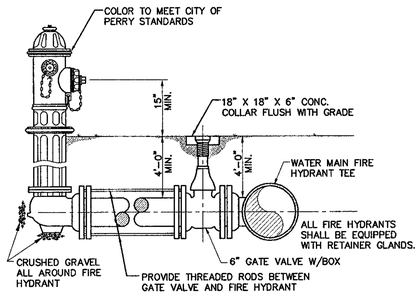


BLOCKING DIMENSIONS

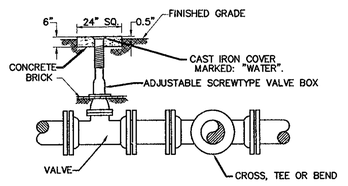
	BENDS					TEES & DEAD ENDS				
	X	A	B	C	D	X	A	B	C	D
90° BEND	4"	6"	8"	1'-2"	1'-2"	4"	6"	8"	1'-0"	1'-0"
	6"	8"	1'-2"	1'-10"	1'-10"	6"	8"	10"	1'-6"	1'-6"
	8"	9"	1'-8"	2'-4"	2'-4"	8"	9"	1'-2"	2'-0"	2'-0"
	10"	11"	1'-10"	3'-0"	3'-0"	10"	11"	1'-8"	2'-6"	2'-6"
	12"	12"	2'-2"	3'-6"	3'-6"	12"	12"	1'-10"	3'-0"	3'-0"
45° BEND	4"	6"	6"	1'-0"	1'-0"					
	6"	8"	8"	1'-4"	1'-4"					
	8"	9"	1'-0"	1'-10"	1'-10"					
	10"	11"	1'-2"	2'-2"	2'-2"					
	12"	12"	1'-6"	2'-8"	2'-8"					
22 1/2°BEND	4"	6"	6"	1'-0"	1'-0"					
	6"	8"	8"	1'-0"	1'-0"					
	8"	9"	8"	1'-4"	1'-4"					
	10"	11"	8"	1'-8"	1'-8"					
	12"	12"	10"	1'-10"	1'-10"					
11 1/4° BEND	4"	6"	6"	1'-0"	1'-0"					
	6"	8"	6"	1'-0"	1'-0"					
	8"	9"	6"	1'-0"	1'-0"					
	10"	11"	6"	1'-2"	1'-2"					
	12"	12"	6"	1'-4"	1'-4"					

NOTE: 150 P.S.I. TEST PRESSURE
SOIL BEARING OF 2000 P.S.F.
3000 P.S.I. CONCRETE
ALL C AND D'S HAVE MIN. OF 1'-0"

DETAIL – THRUST BLOCK
N.T.S.

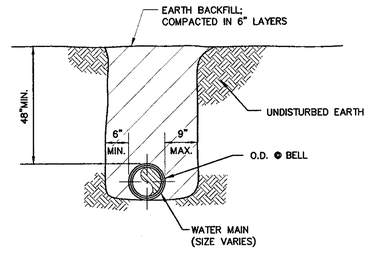


DETAIL – FIRE HYDRANT SETTING
N.T.S.

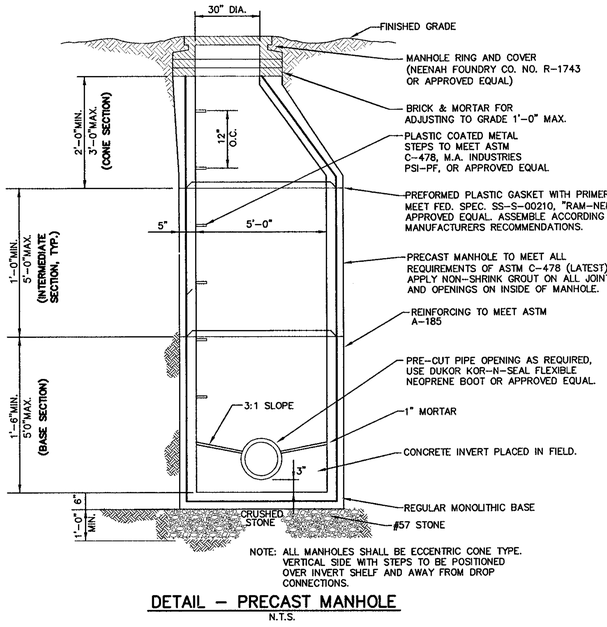


NOTE: ALL VALVES TO BE EQUIPPED WITH RETAINER GLANDS.

VALVE SETTING AND BOX DETAIL
N.T.S.

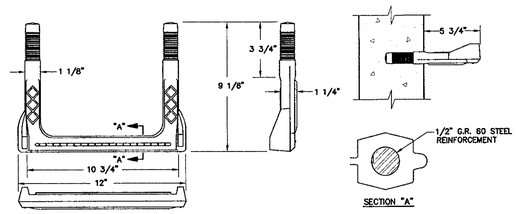


TYPICAL WATER LINE BEDDING
N.T.S.



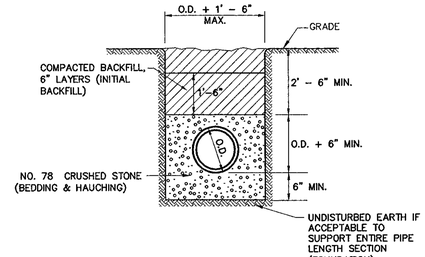
NOTE: ALL MANHOLES SHALL BE ECCENTRIC CONE TYPE. VERTICAL SIDE WITH STEPS TO BE POSITIONED OVER INVERT SHELF AND AWAY FROM DROP CONNECTIONS.

DETAIL – PRECAST MANHOLE
N.T.S.



NOTE: ALL MANHOLE STEPS IN MANHOLE OR OTHER STRUCTURES TO BE M.A. INDUSTRIES, MODEL PS1-PF, OR APPROVED EQUAL. STEPS TO BE SPACED 12" O.C. AND VERTICALLY ALIGNED.

DETAIL – PVC MANHOLE STEPS
N.T.S.



P.V.C. SANITARY SEWER BEDDING DETAIL – GRAVITY SEWER
N.T.S.

Stantec

Stantec Consulting Services Inc.
P.O. Box 13147, 4875 Riverside Drive
Macon GA U.S.A.
31210-1117
Tel. 478.474.6100
Fax. 478.474.8933
www.stantec.com

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Consultants

Legend

Notes

Revision	Date

Issued	Date

File Name: 30x42h.dwg — Dwn. — Dsgn. — Date

Permit-Seal

GEORGIA REGISTERED NO. 21948 PROFESSIONAL ENGINEER KENT R. PRITCHY

Project No.
171000388/102

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS BOULEVARD PLANS, PHASE I
Perry, Georgia

Title
MISCELLANEOUS DETAILS

Scale
N.T.S.

Drawing No. C7.1 — Revision

Sheet 14 of 14

ORIGINAL SHEET - ANSI (30x42) I:\171\profile\171000388\04_DGN\8_Xref\dwg\003386-S01det.dwg 2007-07-19 11:53AM By: jbarnes

HOUSTON SPRINGS
SURVEYS & ENGINEERING

SECTION 2

Seven Hills
AUCTIONS

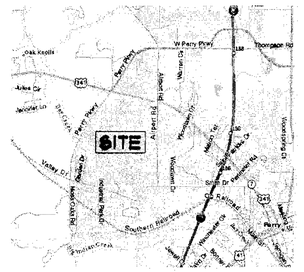
CONSTRUCTION PLANS

Houston Springs

PHASE 1A
AIRPORT ROAD
PERRY, GEORGIA
FOR

WOODLAND PROPERTY PARTNERS, INC.
140 N. ORLANDO AVENUE, SUITE 150
WINTER PARK, FLORIDA 32789
PHONE (407) 644-0990 / FAX (407) 628-4709

SEPTEMBER 20, 2003



VICINITY MAP

GENERAL PROJECT DATA

FOR IDENTIFICATION OF CONTRACTUAL AGREEMENTS, THIS SET OF DRAWINGS IS DATED SEPTEMBER 20, 2003. ANY REVISIONS THEREAFTER WILL BE NOTED AND DATED ON THE AFFECTED DRAWING(S).

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED.

TOPOGRAPHIC INFORMATION
PREPARED BY: JONES SURVEYING COMPANY
805 CARROLL STREET
PERRY, GEORGIA 31069
PHONE (478) 987-2105 / FAX (478) 988-3400

PERMITS AVAILABLE TO CONTRACTOR: LAND DISTURBANCE PERMIT
- PERRY PLANNING & ZONING COMPLIANCE

AS-BUILTS

AS-BUILTS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER TWO WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A GEORGIA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY. SEE INDIVIDUAL SECTIONS (PAVEMENT, WATER SYSTEM, ETC.) FOR ADDITIONAL AS-BUILT REQUIREMENTS. WATER AND SANITARY SEWER AS-BUILT DRAWINGS SHALL CONFORM TO ALL REQUIREMENTS OF CITY OF PERRY.

PERMITS AND PERMIT REQUIREMENTS

THE CONTRACTOR SHALL OBTAIN FROM THE OWNER, COPIES OF ALL REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE AGENCIES PRIOR TO BEGINNING WORK.

LAYOUT & CONTROL

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO PROVIDE THE HORIZONTAL AND VERTICAL CONTROL DATA FOR THE PROJECT. THE SITE DESIGN INFORMATION IS AVAILABLE FROM THE ENGINEER IN DIGITAL FORMAT AND THIS DATA SHALL BE USED TO OBTAIN COORDINATES, ETC. FOR FIELD LOCATING THE PROPOSED IMPROVEMENTS ON THE GROUND USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

SHOP DRAWINGS

SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM MATERIALS AND STRUCTURES AND SITE LIGHTING ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.

NPDES - STORM WATER MONITORING

COMPLY WITH REQUIREMENTS OF STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION GENERAL PERMIT NO. GAR100003. PERMIT GOVERNS STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.

STORM SEWER CONSTRUCTION

MATERIAL SPECIFICATIONS

BITUMINOUS COATED CORRUGATED METAL PIPE: GALVANIZED CORRUGATED STEEL CULVERT PIPE AND CONNECTING BANDS SHALL MEET THE REQUIREMENTS OF THE CURRENT AASHTO M-36. GALVANIZED COATING SHALL MEET THE REQUIREMENTS OF THE CURRENT AASHTO M-218.

ALL GALVANIZED CORRUGATED CULVERT PIPE SHALL HAVE 2 2/3" x 1/2" CORRUGATIONS WITH THE ENDS OF PIPE SECTIONS REFORMED TO ANNULAR CORRUGATIONS. STRUCTURAL REQUIREMENTS SHALL MEET GEORGIA D.O.T. STANDARD 1030D.

BITUMINOUS COATED CORRUGATED STEEL CULVERT PIPE SHALL MEET THE REQUIREMENTS OF THE CURRENT AASHTO M-190.

REINFORCED CONCRETE PIPE: REINFORCED CONCRETE PIPE (RCP) SHALL BE INSTALLED WHERE SPECIFICALLY NOTED ON THE DRAWINGS. ALL RCP INSTALLED WITH D.O.T. RIGHT-OF-WAYS SHALL MEET GA D.O.T. STANDARDS.

ALL MATERIALS AND CONSTRUCTION METHODS ARE TO BE IN ACCORDANCE WITH GDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, (LATEST EDITION), SECTION 550 AND THE APPLICABLE GDOT INDEX NUMBER DETAIL AS SHOWN IN GDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).

ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SYSTEM (OUTLET PROTECTION, POLLUTION CONTROL, SEDIMENTATION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, GDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND GDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).

MATERIAL/CONSTRUCTION SPECIFICATIONS

MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PARKING AREAS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

PAVEMENT SECTION REQUIREMENTS

SUBGRADE PREPARATION AND PAVEMENT INSTALLATION SHALL CONFORM TO GDOT STANDARDS AND SPECIFICATIONS. REFER TO DRAWINGS FOR THE REQUIRED PAVEMENT SECTIONS. ALL WORK AND MATERIALS WITHIN THE STATE ROUTE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH GDOT REQUIREMENTS.

PAVEMENT MARKINGS/SIGNAGE

PAVEMENT MARKINGS AND SIGNAGE SHALL BE PROVIDED AS SHOWN ON THE CONSTRUCTION PLANS AND SHALL MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD (LATEST EDITION). A 48-HOUR PAVEMENT CURING TIME WILL BE PROVIDED PRIOR TO APPLICATION OF THE PAVEMENT MARKINGS.

TRAFFIC CONTROL

A MINIMUM OF 2-WAY ONE LANE TRAFFIC SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND BE MAINTAINED THROUGHOUT CONSTRUCTION. ACCESS SHALL BE CONTINUOUSLY MAINTAINED FOR ALL PROPERTY OWNERS SURROUNDING THE WORK SITE AREA. LIGHTED WARNING DEVICES ARE TO BE OPERATIONAL PRIOR TO DARK EACH NIGHT DURING CONSTRUCTION.

CURBING

CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE DEPARTMENT OF TRANSPORTATION CLASS "A" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH GDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.

R/W RESTORATION

ALL AREAS WITHIN THE RIGHT-OF-WAY SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL DISTURBED AREAS SHALL BE STABILIZED (SOD, GRASS & MULCH, ETC.) AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING (SEED OR SOD) SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER/OPERATOR.

SANITARY SEWER

ALL SANITARY SEWER MATERIALS, INSTALLATION METHODS, EXCAVATION, BEDDING AND HYDROSTATIC TESTING PROCEEDURES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PERRY WATER AND SANITARY SEWER STANDARD SPECIFICATIONS. CONTACT THE CITY OF PERRY PRIOR TO BEGINNING WORK.

WATER MAINS

ALL WATER SYSTEM MATERIALS, INSTALLATION METHODS, TRENCHING, BACKFILLING, INSPECTING, AND PRESSURE AND LEAKAGE TESTING PROCEDURES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PERRY WATER AND SANITARY SEWER STANDARD SPECIFICATIONS. CONTACT THE CITY OF PERRY PRIOR TO BEGINNING WORK.

EROSION CONTROL

EROSION AND SILTATION CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE MEASURES ARE TO BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS AND ARE TO BE MAINTAINED OR REPAIRED ON AN IMMEDIATE BASIS AS REQUIRED. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS.

LIMITS OF CONSTRUCTION

THE LIMITS OF CONSTRUCTION SHALL BE LIMITED TO THE ROADS AND STREETS RIGHT OF WAY AND THE UTILITY AND DRAINAGE EASEMENTS INDICATED ON THE CONSTRUCTION PLANS EXCEPT IN FILL SLOPES WHICH EXTEND OUTSIDE R.O.W. LIMITS, UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER. THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THESE LIMITS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR IMMEDIATELY. ALL COST FOR THE REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

MATERIAL STORAGE/DEBRIS REMOVAL

ALL WASTE MATERIALS EXCAVATED FROM THE SITE SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE BY THE CONTRACTOR. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.

PAVEMENT

GENERAL DESIGN INTENT

ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION INDICATED BY THE ELEVATIONS AND GRADES ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUAL CROWN OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS WILL HAVE TO BE STAKED IN THE FIELD AT DIFFERENT GRADES THAN THE CENTERLINE GRADES SHOWN ON THE PLANS. IN THESE AREAS, IT MAY ALSO BECOME ADVISABLE TO MAKE MINOR LOCAL FIELD ADJUSTMENTS IN THE CENTERLINE GRADES TO ACCOMPLISH THE PURPOSES OUTLINED. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

EXCAVATION

REMOVE ALL ORGANIC MATTER, STUMPS, DELETERIOUS MATTER, ETC. WITHIN THE STREET RIGHTS OF WAY & SEWER EASEMENTS. PREDENSIFY FILL AREAS WITH A LOADED DUMP TRUCK (20-TON MINIMUM) OR OTHER SUITABLE RUBBER TIRED EQUIPMENT. ALL YIELDING, PUMPING, OR SOFT AREAS IN STREET SUB GRADE SHALL BE CUT-OUT AND REPLACED WITH COMPACTED FILL AS SPECIFIED BELOW.

FILL MATERIAL REQUIRED TO BRING THE ROADWAY TO SUB GRADE ELEVATION SHALL BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D2487 AS GM, GC&, SW, SP, SM, SC, ML AND CL. ON-SITE SOILS FROM CUT AREAS SHOULD BE SUITABLE FOR FILL MATERIAL.

FILL MATERIAL SHALL BE SPREAD IN LOOSE LIFTS (LAYERS) OF NOT MORE THAN EIGHT INCHES. EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D1557, CURRENT EDITION. THE FILL SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.

TYPE OF TEST TO BE PERFORMED	MINIMUM # OF TESTS TO BE PERFORMED	TESTING STANDARDS
UTILITY TRENCH BACK FILL & SUB-GRADE COMPACTION (DENSITY IN PLACE)	ONE(1) PER 500 LF OF ROADWAY	95% MAXIMUM DENSITY ASTM 1557 FIELD TEST ASTM D-1556 F-2922 AND D-2167
BASE COMPACTION	ONE(1) PER 500 LF OF ROADWAY	100% MAXIMUM DENSITY ASTM 1557 FIELD TEST ASTM D-1556 F-2922 AND D-2167
ASPHALTIC CONCRETE (DENSITY IN PLACE)	ONE(1) PER 1000 LF OF ROADWAY	92% LABORATORY DENSITY
ASPHALTIC CONCRETE (THICKNESS IN CORES)	INTERVALS NOT TO EXCEED 500 LF	DEFICIENT IN THICKNESS NOT MORE THAN 1/4"
COMPACTION OF FILL UNDER SAN. SEWER	ONE (1) PER LIFT PER 100 L.F.	100% MAX. DENSITY

MATERIAL STORAGE/DEBRIS REMOVAL

ALL WASTE MATERIALS EXCAVATED FROM THE SITE SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.

TOPSOIL

THE CONTRACTOR SHALL STOCKPILE AND LATER SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL IN AREAS TO BE LANDSCAPED, SODDED OR SEEDED.

SURFACE DRAINAGE

THE CONTRACTOR SHALL BE EXPECTED, AT THE END OF EACH DAY, TO HAVE THE SITE GRADED IN SUCH A WAY AS TO NOT CAUSE ANY ADVERSE IMPACT FROM RUNOFF OR SILTATION TO ANY ADJACENT PROPERTIES. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED IF REQUIRED AT THE END OF EACH WORKING DAY.

TREES

CONTRACTOR SHALL BE RESPONSIBLE FOR TREES THAT ARE REQUIRED TO BE REMOVED AND MUST TAKE ANY PRECAUTIONS NECESSARY TO SAVE TREES. AREAS FOR TREES TO BE SAVED ARE INDICATED ON THE DRAWINGS.

INDEX TO DRAWINGS

SHEET NO.	TITLE
-	COVER SHEET
C1	OVERALL SITE PLAN
C2	SITE LAYOUT - PHASE 1A
C3-C7	ROAD PLAN AND PROFILE
C8	ENTRANCE DEVELOPMENT PLANS
C9	STORMWATER POLLUTION PREVENTION PLAN
C10	STORMWATER POLLUTION PREVENTION NOTES AND DETAILS
C11	COMPREHENSIVE MONITORING PROGRAM
C12-C14	AIRPORT ROAD WATER & SANITARY SEWER INSTALLATION
C15	PAVING AND STORM DRAINAGE DETAILS MISCELLANEOUS SITE DETAILS
C16	WATER AND SANITARY SEWER DETAILS

RECEIVED
JUN 15 2004
CITY OF PERRY

AS-BUILT CONSTRUCTION PLANS PHASE 1A OF HOUSTON SPRINGS

SURVEYED BY JONES SURVEYING COMPANY
COMPILED BY CARTER & SLOOPE, INC.

MAY 27, 2004

R-68-B

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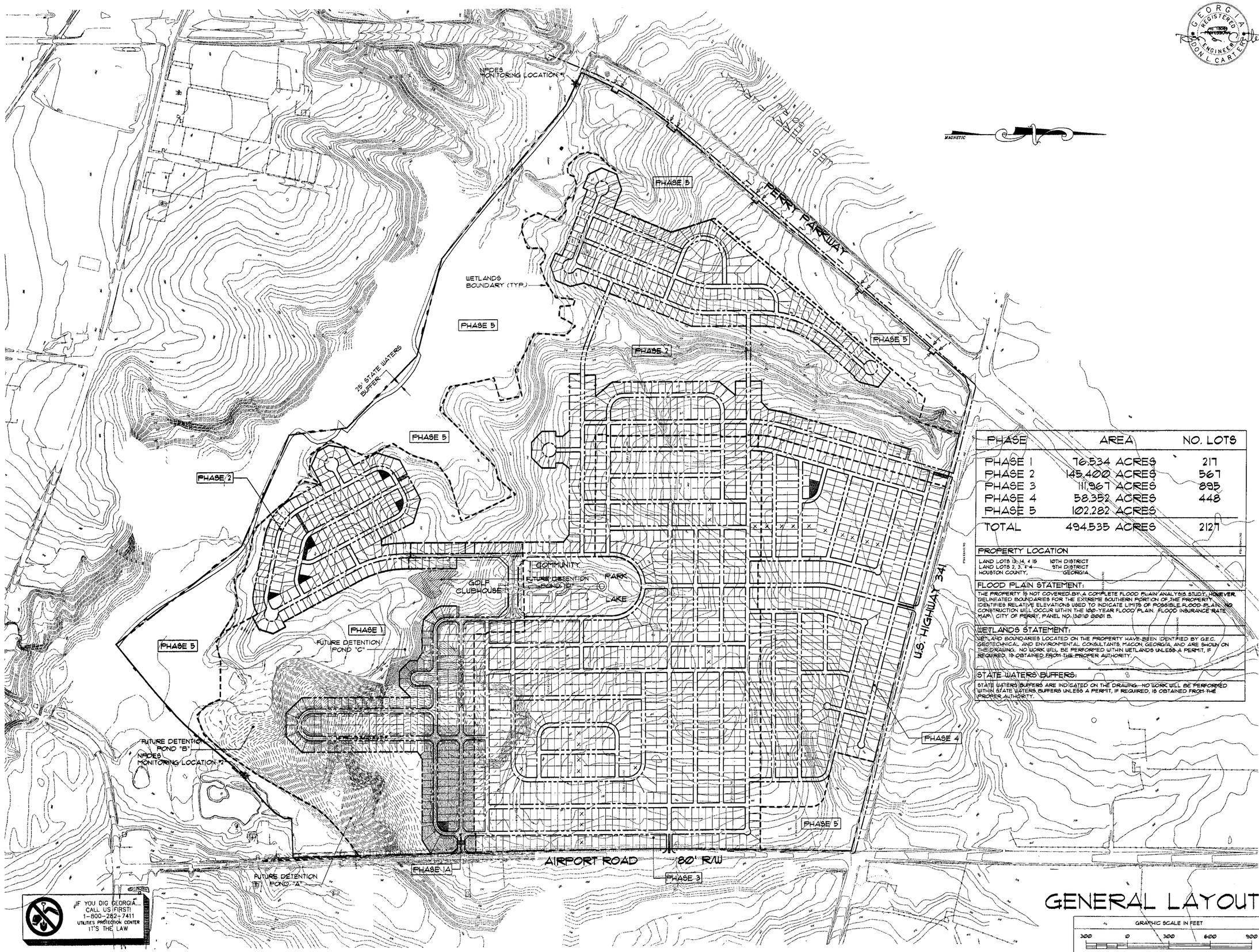
CONSULTING ENGINEERS
ATHENS ◻ MACON ◻ SAVANNAH ◻ VALDOSTA
6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3923 Fax: (478) 477-4691

GEORGIA REGISTERED No. 18808 PROFESSIONAL ENGINEER CONDITIONAL CERTIFICATE

HOUSTON SPRINGS AS BUILT PHASE 1A



PHASE	AREA	NO. LOTS
PHASE 1	76.534 ACRES	217
PHASE 2	145.400 ACRES	567
PHASE 3	111.967 ACRES	895
PHASE 4	58.352 ACRES	448
PHASE 5	102.282 ACRES	
TOTAL	494.535 ACRES	2127

PROPERTY LOCATION

LAND LOTS 13, 14, & 15 10TH DISTRICT
LAND LOTS 2, 3, & 4 9TH DISTRICT
HOUSTON COUNTY, GEORGIA

FLOOD PLAIN STATEMENT:

THE PROPERTY IS NOT COVERED BY A COMPLETE FLOOD PLAIN ANALYSIS STUDY. HOWEVER, DELINEATED BOUNDARIES FOR THE EXTREME SOUTHERN PORTION OF THE PROPERTY IDENTIFIES RELATIVE ELEVATIONS USED TO INDICATE LIMITS OF POSSIBLE FLOOD PLAIN. NO CONSTRUCTION WILL OCCUR WITHIN THE 100-YEAR FLOOD PLAIN. FLOOD INSURANCE RATE MAP, CITY OF PERRY, PANEL NO. 130110 0001 B.

WETLANDS STATEMENT:

WETLAND BOUNDARIES LOCATED ON THE PROPERTY HAVE BEEN IDENTIFIED BY GEO-TECHNICAL AND ENVIRONMENTAL CONSULTANTS, MACON, GEORGIA, AND ARE SHOWN ON THIS DRAWING. NO WORK WILL BE PERFORMED WITHIN WETLANDS UNLESS A PERMIT, IF REQUIRED, IS OBTAINED FROM THE PROPER AUTHORITY.

STATE WATERS BUFFERS:

STATE WATERS BUFFERS ARE INDICATED ON THE DRAWING. NO WORK WILL BE PERFORMED WITHIN STATE WATERS BUFFERS UNLESS A PERMIT, IF REQUIRED, IS OBTAINED FROM THE PROPER AUTHORITY.

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GENERAL LAYOUT

GRAPHIC SCALE IN FEET
300 0 300 600 900

REVISIONS:

Houston Springs
AIRPORT ROAD
PERRY, GEORGIA
FOR
WOODLAND PROPERTY PARTNERS, INC.
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WINTER PARK, FLORIDA 32789
PHONE (407) 644-0990 / FAX (407) 628-4709

GEORGIA REGISTERED No. 19069 ENGINEER Roddon L. Carter

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DSGN:	C.L.S.
DRWN:	M.A.R.
SCALE:	1"=300'
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE:	SHEET NO.
SEPT. 20, 2003	C1 OF 12 SHEETS

W9905.001MASTER.DWG

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811
AIRPORT ROAD 80' R/W
ROAD 'B'
ROAD 'A'
ROAD 'A'
ROAD 'B'
ROAD 'C'
5+00
6+00
7+00
8+00
9+00
10+00
11+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
3+00
GREEN SPACE
20' BLDG. SETBACK
10' UTILITY EASEMENT
30' PRIVATE ROAD R/W
10' UTILITY EASEMENT
20' BLDG. SETBACK
CULTIVATED FIELD
BORROW PIT
4
5
6
188'
700'
600'
497'
SITE LAYOUT - PHASE 1A
GRAPHIC SCALE IN FEET
50 0 50 100 150
S-00721144E
CARTER & SLOOPE
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ATHENS ■ MACON ■ SAVANNAH ■ VALDOSTA
6310 Peake Road Macon, Georgia 31210
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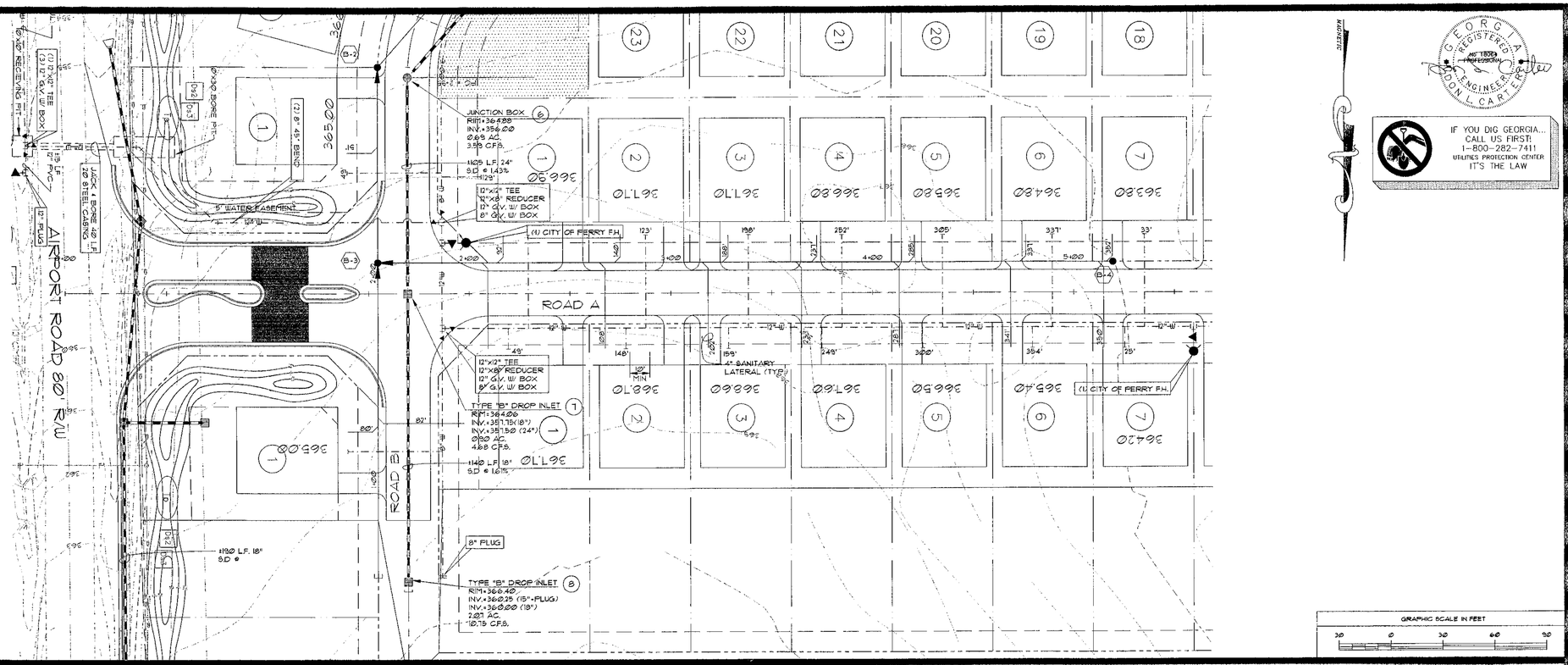
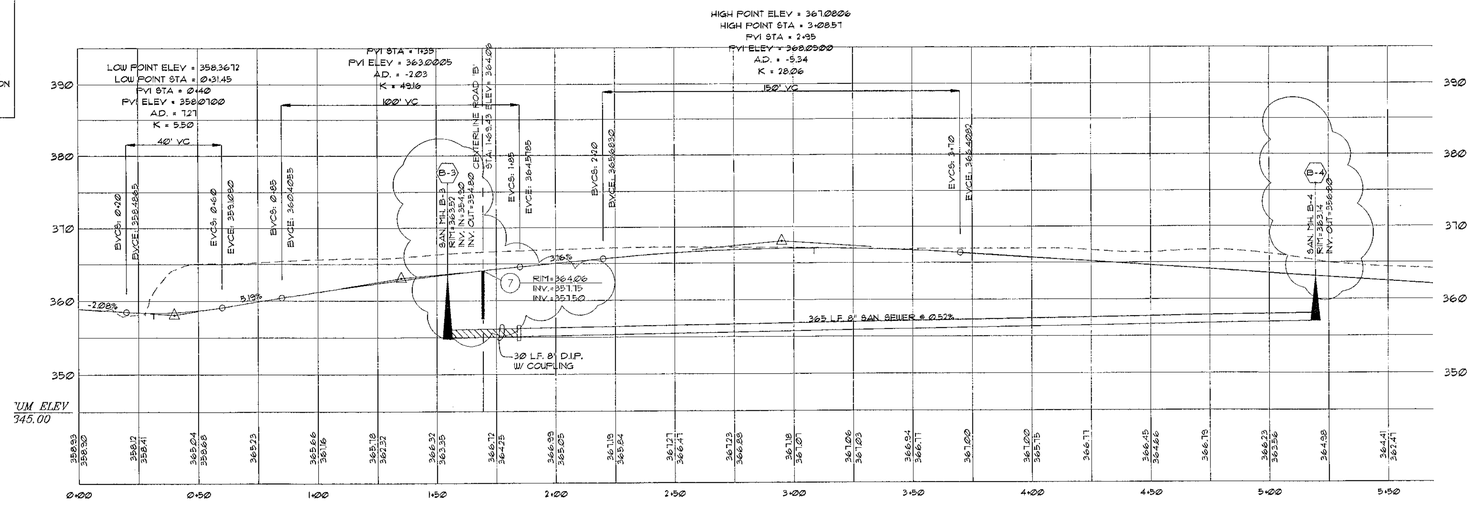
140 N. ORLANDO AVENUE, SUITE 150
WINTER PARK, FLORIDA 32789
PHONE (407) 644-0990 / FAX (407) 628-4709
GEORGIA REGISTERED
WOODROW JAMES SLOOPE
LICENSE NO. 15
CARTER & SLOOPE
DSGN: C J S
DRWN: MAR
SCALE: 1"=50'
CADD NO.:
PROJ. NO.: U9909-001
DATE: SEPT. 20 2023
SHEET NO.
C2
OF 12 SHEETS
REVISIONS:





WATER AND SEWER CONSTRUCTION NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS, INVERT ELEVATIONS, AND SIZES OF ALL UTILITY MAINS AND LINES PRIOR TO INSTALLATION OF UTILITY MAINS.
2. ALL WATER MAIN & SANITARY SEWER CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND THE CITY OF PERRY'S STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF PERRY'S WATER DEPARTMENT 48 HOURS PRIOR TO CONSTRUCTION (478 988-2700).
4. WATER MAINS MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   4" & 8": DUCTILE IRON - AWWA C151 PRESSURE CLASS 350
   2" - 3": PVC - DR 18, 135 PSI
   SANITARY SEWER MAIN: DUCTILE IRON CLASS 350
5. FIRE HYDRANTS: CITY OF PERRY'S WATER DEPARTMENT STANDARD
6. POTABLE WATER MAINS SHALL BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY TO COMPLETE THE WATER SERVICE AND SEWER SYSTEMS AS REQUIRED BY THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL PAY ALL COSTS FOR WATER CONNECTIONS AND WATER METERS. COORDINATE CONNECTION TO EXISTING MAINS WITH CITY OF PERRY WATER DEPARTMENT (478 988-2700).

AS-BUILT CONSTRUCTION PLANS
PHASE IA OF HOUSTON SPRINGS

SURVEYED BY JONES SURVEYING COMPANY
COMPILED BY CARTER & SLOOPE, INC.

MAY 27, 2004

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

ROAD 'A' PLAN & PROFILE

GEORGIA REGISTERED PROFESSIONAL ENGINEER GORDON L. CARTER

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REVISIONS:

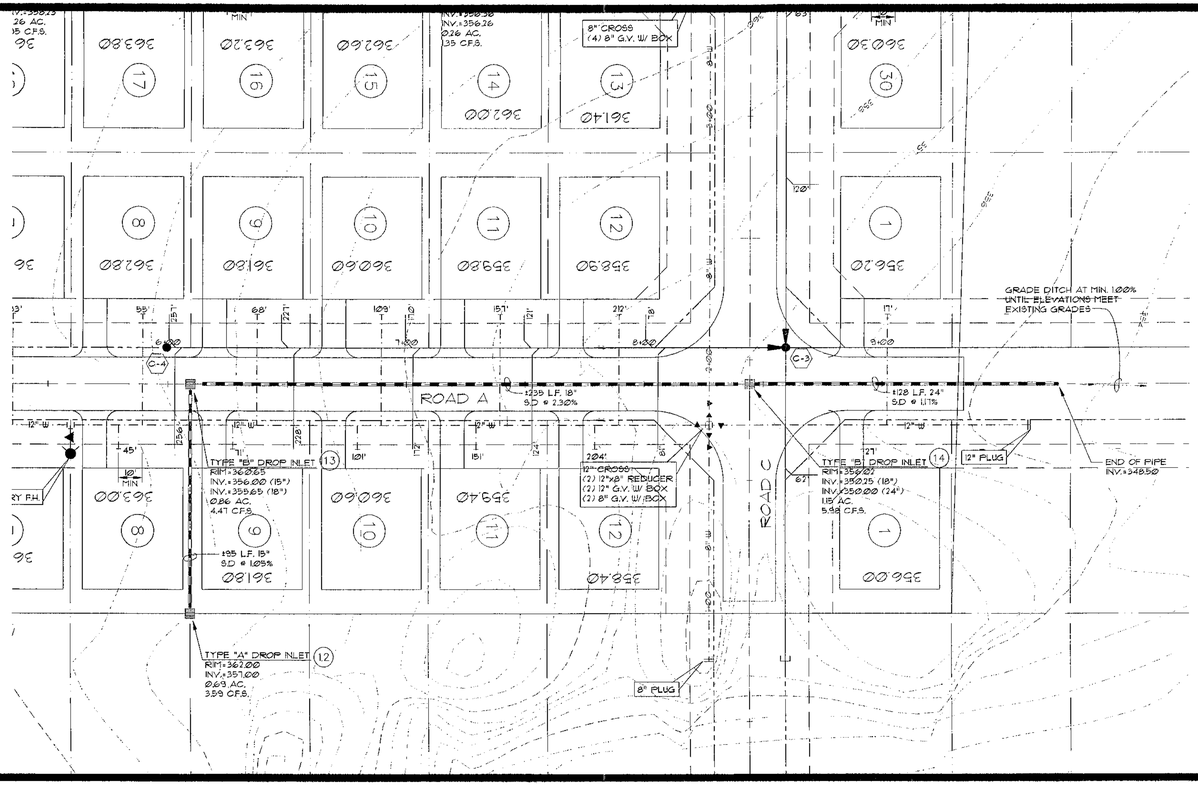
Houston Springs

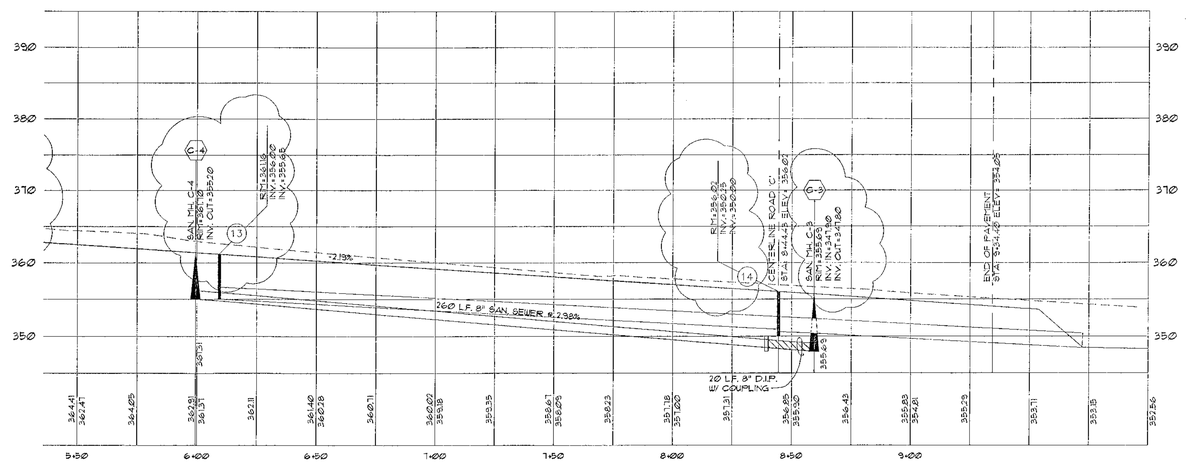
AIRPORT ROAD
PERRY, GEORGIA
FOR
WOODLAND PROPERTY PARTNERS, INC.
140 N. ORLANDO AVENUE, SUITE 150
WINTER PARK, FLORIDA 32789
PHONE (407) 644-0999 / FAX (407) 628-4709

CARTER & SLOOPE
CONSULTING ENGINEERS
ATHENS ■ MACON ■ SAVANNAH ■ VALDOSTA
6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3823 Fax: (478) 477-4691

DSGN:	C & S
DRWN:	M.A.R.
SCALE:	1"=30'
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE:	SHEET NO.
SEPT. 20, 2003	C3

W9905-001MASTER_Phase1.DWG





SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

AS-BUILT CONSTRUCTION PLANS
PHASE 1A OF HOUSTON SPRINGS

SURVEYED BY JONES SURVEYING COMPANY
COMPILED BY CARTER & SLOOPE, INC.

MAY 27, 2004

ROAD 'A'
PLAN & PROFILE

GRAPHIC SCALE IN FEET
30 0 30 60 90

GEORGIA REGISTERED ENGINEER No. 18064 RODNEY L. CARTER

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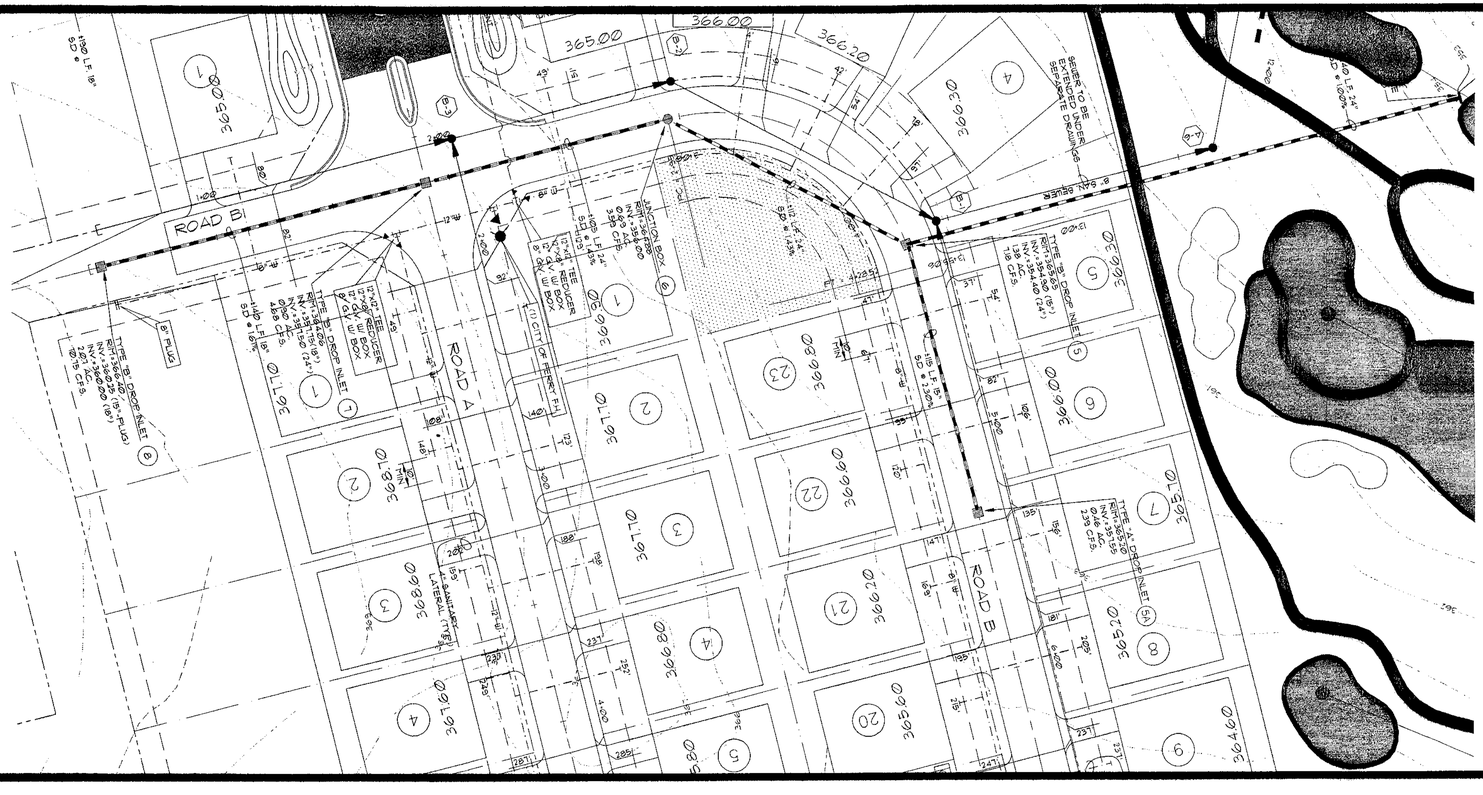
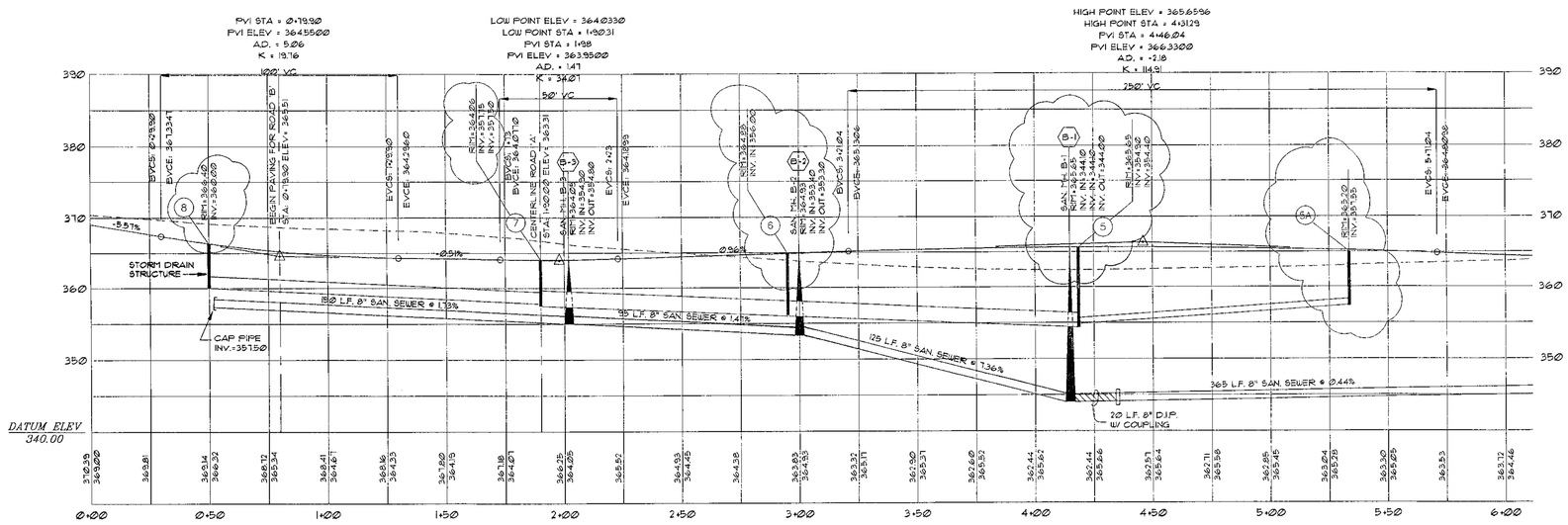
Phone: (478) 477-3923 Fax: (478) 477-4691

DSGN:	C & S
DRWN:	M.A.R.
SCALE:	1"=30'
C.A.D.D. NO.:	-
PROJ. NO.:	W3305.001
DATE:	SHEET NO.
SEPT. 20, 2003	C4

W3305.001MASTER_Phase1A.DWG





SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

AS-BUILT CONSTRUCTION PLANS
PHASE 1A OF HOUSTON SPRINGS

SURVEYED BY JONES SURVEYING COMPANY
COMPILED BY CARTER & SLOOPE, INC.

MAY 27, 2004

ROAD 'B'
PLAN & PROFILE

GEORGIA REGISTERED No. 13504 PROFESSIONAL ENGINEER JOHN L. CARTER

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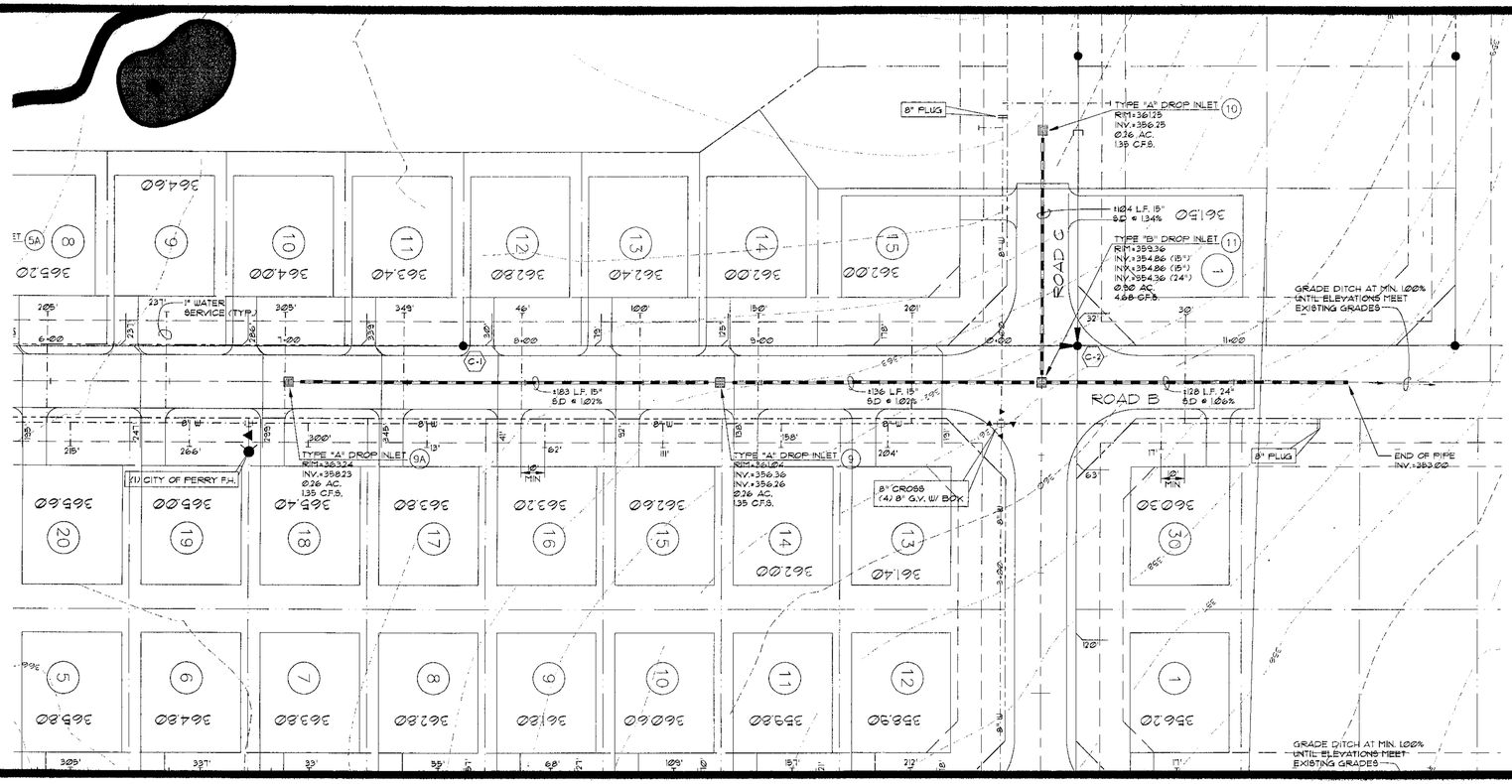
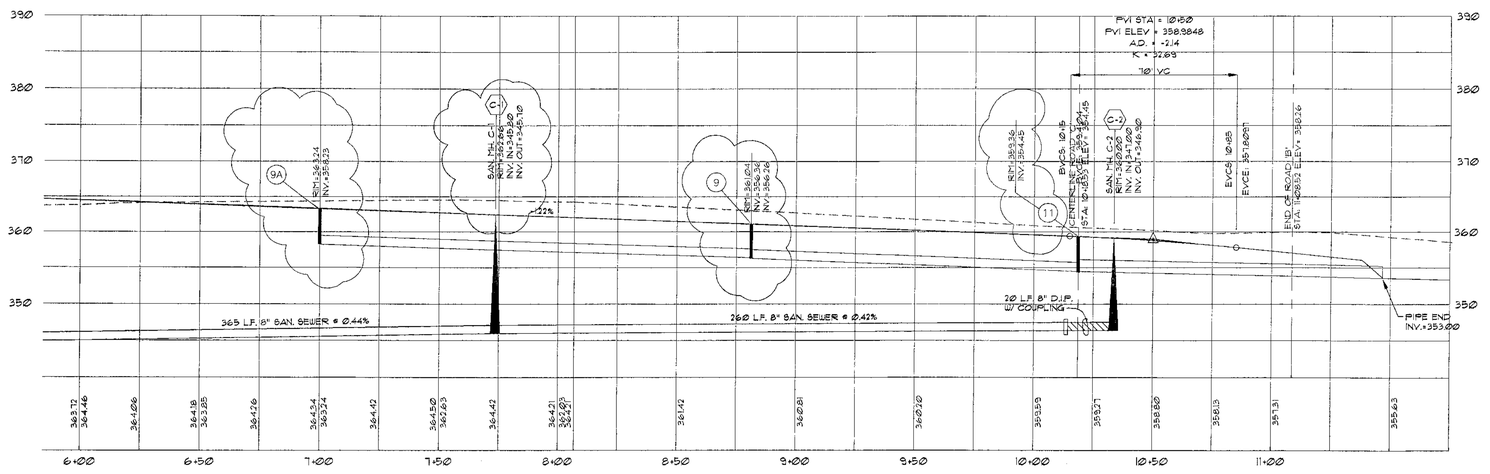
6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3923 Fax: (478) 477-4691

DSGN:	C & S
DRWN:	M.A.R.
SCALE:	1" = 30'
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE: SEPT. 20, 2003	SHEET NO. C5

W9905.001MASTER_Phase1A.DWG





SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

AS-BUILT CONSTRUCTION PLANS
PHASE 1A OF HOUSTON SPRINGS

SURVEYED BY JONES SURVEYING COMPANY
COMPILED BY CARTER & SLOOPE, INC.

MAY 27, 2004

ROAD 'B' PLAN & PROFILE

REVISIONS:

GEORGIA REGISTERED No. 18053 PROFESSIONAL ENGINEER ROBIN L. CARTER

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CONSULTING ENGINEERS
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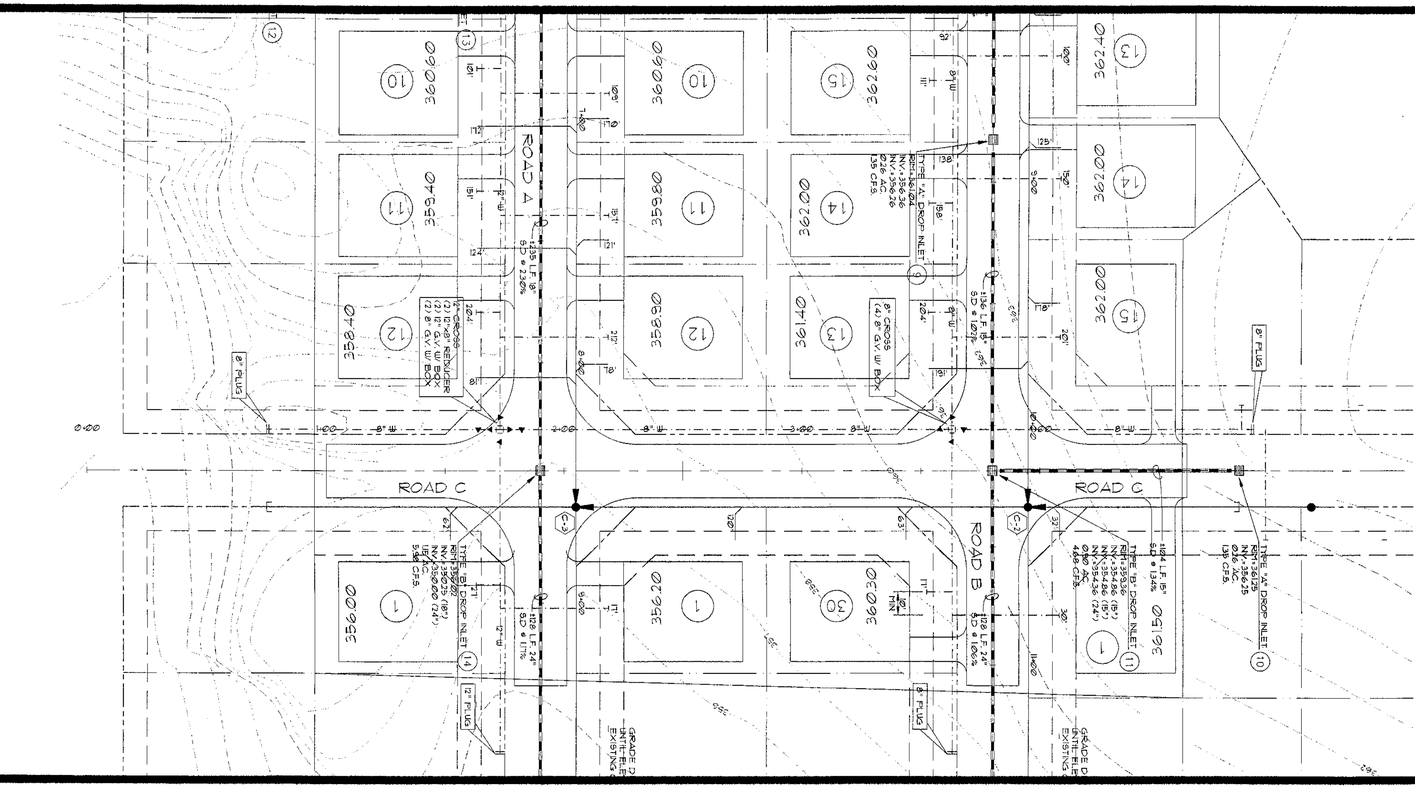
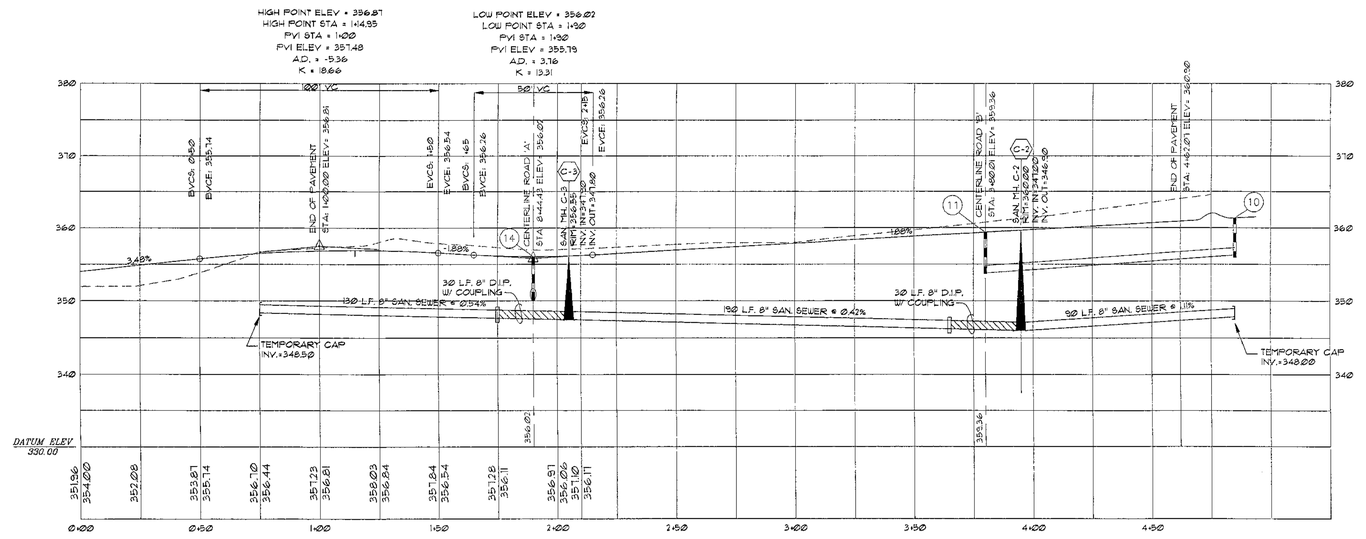
6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3823 Fax: (478) 477-4691

DSGN:	C & S
DRWN:	M.A.R.
SCALE:	1"=30'
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE: SEPT. 20, 2003	SHEET NO. C6

W9905.001MASTER_Phase1A.dwg





SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

AS-BUILT CONSTRUCTION PLANS
PHASE IA OF HOUSTON SPRINGS

SURVEYED BY JONES SURVEYING COMPANY
COMPILED BY CARTER & SLOOPE, INC.

MAY 27, 2004

ROAD 'C'
PLAN & PROFILE

REVISIONS:

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 18083
JOHN L. CARTER

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NORTH

Houston Springs

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CONSULTING ENGINEERS
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6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3923 Fax: (478) 477-4691

DSGN:	C & S
DRWN:	M.A.R.
SCALE:	1"=30'
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE:	SHEET NO.
SEPT. 20, 2003	C7

W9905.001MASTER_Phase1.DWG

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MAGNETIC

GEORGIA REGISTERED No. 17029 PROFESSIONAL ENGINEER CERTIFICATE

13' F.C. TO F.C.

22' 6' 22'

20' 6' 20'

10'

5' F.C. TO F.C.

35'R

50' TAPER

50' DECEL LANE

50' TAPER

12'

5'

AIRPORT ROAD 80' R/W

ENTRANCE LAYOUT & PAVING PLAN

1" = 20'

REVISIONS:

Fountain Springs

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WINTER PARK, FLORIDA 32789
PHONE (407) 644-0990 / FAX (407) 628-4709

MAGNETIC

ROAD B

2+00

1+00

0+00

13' F.C. TO F.C.

22' 6' 22'

20' 6' 20'

10'

5' F.C. TO F.C.

35'R

(1) FLARED END SECTION
INV.=355.00
0.5 F.S.

(2) 1233D CURB INLET
THROAT=358.60
INV.=354.60
.023 AC.
1.41 C.F.S.

(3) 1233D CURB INLET
THROAT=360.10
INV.-IN-357.10
INV.-OUT=356.70
.018 AC.
1.14 C.F.S.

(3A) TYPE "C" DROP INLET
RIM=365.00
INV.=360.00

140 L.F. 15"
S.D. @ 5.75%

190 L.F. 18"
S.D. @ 5.75%

(4) FLARED END SECTION
INV.=364.00
1.32 AC.
6.86 C.F.S.

EARTH FILL FOR LANDSCAPE BERM

150 L.F. 18"
S.D. @ 1.63%

185 L.F. 18"
S.D. @ 1.00%

50' DECEL LANE

50' TAPER

AIRPORT ROAD 80' R/W

NO PIPE

12" CMP

12" CMP

ENTRANCE GRADING & DRAINAGE PLAN

1" = 20'

GRAPHIC SCALE IN FEET
20 0 20 40 60

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DSGN:	C & S
DRWN:	M.A.R.
SCALE:	1"=20'
C.A.D.D. NO.:	C.A.D.D. NO.:
PROJ. NO.:	W9905001
DATE:	SHEET NO.
SEPT. 20, 2003	C8
	OF 12 SHEETS

W9905001MASTER.DWG

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GEORGIA REGISTERED ENGINEER
No. 15019
RONDON L. CARTER

REVISIONS:

BORROW PIT

SITE LOCATION MAP

SOIL DATA

NAME	SYMBOL	DEPTH FROM SURFACE (inches)	USDA TEXTURE	PERMEABILITY (in/hr.)	AVAIL. WATER CAPACITY (in/in. of soil)
ALLUVIAL LAND, WET	Avp		MOST PROPERTIES ARE SO VARIABLE THAT THEY WERE NOT ESTIMATED		
FACEVILLE	FoA, FoB, FoB2, FoC2	0-9 9-50 50-84	FINE SANDY LOAM SANDY CLAY SANDY CLAY TO CLAY	2.0-6.3 0.63-2.0 0.63-2.0	.12 .15 .12
GREENVILLE	GpD3	0-7 7-58 58-84	FINE SANDY LOAM SANDY CLAY CLAY	2.0-6.3 0.63-2.0 0.63-2.0	.10 .15 .12
LAKELAND	LaB, LaD	0-12 12-60	FINE SAND SAND TO FINE SAND	>6.3 >6.3	.05 .05
LOCAL ALLUVIAL LAND	LcM		MOST PROPERTIES ARE SO VARIABLE THAT THEY WERE NOT ESTIMATED		
LUCY	LcC, LcD	0-6 6-42 42-60	SAND LOAMY SAND TO SANDY LOAM SANDY CLAY LOAM	>6.3 2.0-6.3 0.63-2.0	.06 .08 .12
ORANGEBURG	OgB, OgB2, OgC2, OgD2, OgC3, OgD3	0-12 12-64	LOAMY FINE SAND SANDY CLAY LOAM	>6.3 0.63-2.0	.10 .14

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Kingston Springs

AIRPORT ROAD
PERRY, GEORGIA
FOR
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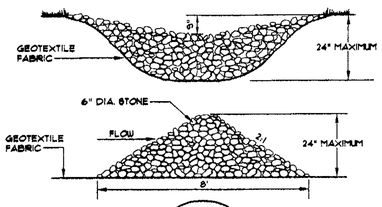
140 N. ORLANDO AVENUE, SUITE 150
WINTER PARK, FLORIDA 32789
PHONE (407) 644-0990 / FAX (407) 628-4709

DSGN:	C J S
DRWN:	M A R
SCALE:	1"=50'
C.A.D.D. NO.:	C.A.D.D. NO.:
PROJ. NO.:	W9905.001
DATE:	SHEET NO.
SEPT. 20, 2003	C9 OF 12 SHEETS

STORMWATER POLLUTION PREVENTION PLAN

GRAPHIC SCALE IN FEET
50 0 50 100 150

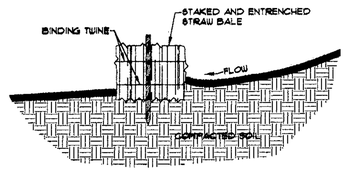
W9905.001MASTER.DWG



Cd

CHECK DAM DETAIL

N.T.S.



NOTE: EMBED HAYBALES A MINIMUM OF 4 INCHES.

Cd-HB

HAYBALE CHECKDAM

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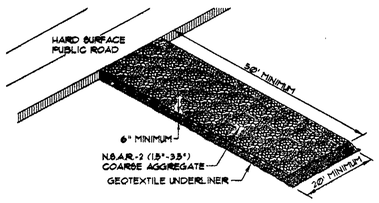
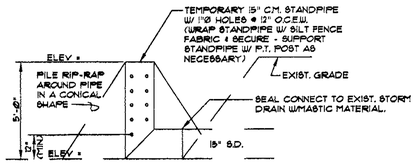


Co

CONSTRUCTION EXIT DETAIL

N.T.S.



Rt Sd3

SEDIMENT BASIN OUTLET STRUCTURE

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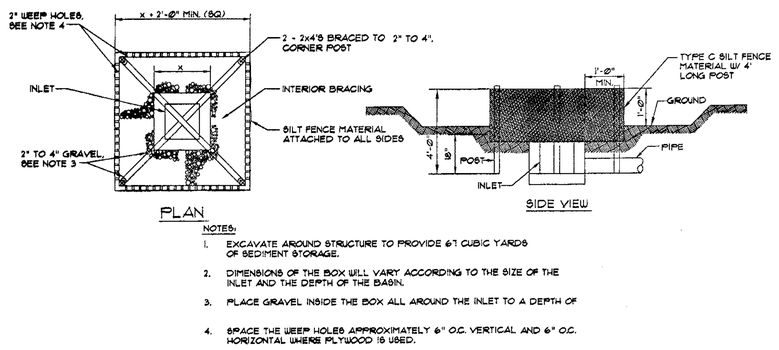


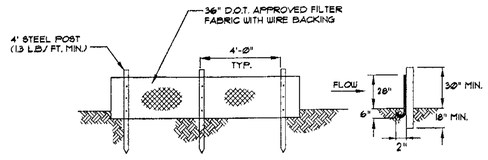
NOTES:

1. EXCAVATE AROUND STRUCTURE TO PROVIDE 67 CUBIC YARDS OF SEDIMENT STORAGE.
2. DIMENSIONS OF THE BOX WILL VARY ACCORDING TO THE SIZE OF THE INLET AND THE DEPTH OF THE BASIN.
3. PLACE GRAVEL INSIDE THE BOX ALL AROUND THE INLET TO A DEPTH OF
4. SPACE THE WEEP HOLES APPROXIMATELY 6" O.C. VERTICAL AND 6" O.C. HORIZONTAL WHERE PLYWOOD IS USED.

Sd2-F

TEMPORARY SEDIMENT TRAP DETAIL

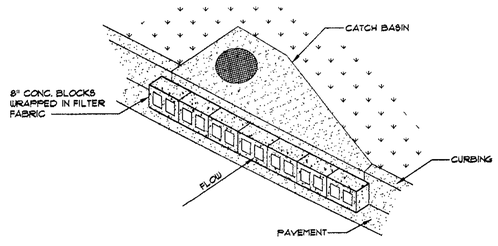
N.T.S.



Sd1-C

TYPE C SILT FENCE

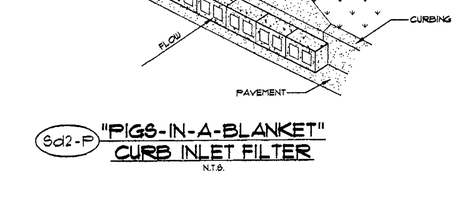
N.T.S.



Sd2-P

"PIGS-IN-A-BLANKET" CURB INLET FILTER

N.T.S.



St

STORM DRAIN OUTLET RIP RAP

N.T.S.

SOUTHERN COASTAL PLAIN VEGETATIVE COVERS

MONTH	TEMPORARY SEED	TEMP RATE/ACRE	PERMANENT SEED (LANDSCAPES/SHOULDERS)	PERM. RATE/ACRE	PERMANENT SEED (SLOPES 2:1 AND STEEPER)	PERM. RATE/ACRE
JANUARY	ANNUAL RYEGRASS	40-50 LB.	UNHULLED BERMUDA	40 LB.		
FEBRUARY	ANNUAL RYEGRASS	40-50 LB.	UNHULLED BERMUDA	40 LB.		
MARCH	ANNUAL RYEGRASS	40-50 LB.	HULLED BERMUDA	40 LB.	SERICEA LESPEDEZA & WEEPING LOVEGRASS	75 LB. 4 LB.
APRIL	BROWN TOP MILLET	30-40 LB.	HULLED BERMUDA	40 LB.	SERICEA LESPEDEZA & WEEPING LOVEGRASS	75 LB. 4 LB.
MAY	BROWN TOP MILLET	30-40 LB.	HULLED BERMUDA	40 LB.	SERICEA LESPEDEZA & WEEPING LOVEGRASS	75 LB. 4 LB.
JUNE	BROWN TOP MILLET	30-40 LB.	HULLED BERMUDA	40 LB.	SERICEA LESPEDEZA & WEEPING LOVEGRASS	75 LB. 4 LB.
JULY	BROWN TOP MILLET	30-40 LB.	N/A		SERICEA LESPEDEZA & WEEPING LOVEGRASS	75 LB. 4 LB.
AUGUST	ANNUAL RYEGRASS	40-50 LB.	N/A			
SEPTEMBER	ANNUAL RYEGRASS	40-50 LB.	N/A			
OCTOBER	ANNUAL RYEGRASS	40-50 LB.	UNHULLED BERMUDA	20 LB.		
NOVEMBER	ANNUAL RYEGRASS	40-50 LB.	UNHULLED BERMUDA	20 LB.		
DECEMBER	ANNUAL RYEGRASS	40-50 LB.	UNHULLED BERMUDA	20 LB.		

TEMPORARY VEGETATION/ MULCHING - DS2

LIME: APPLY AGRICULTURAL LIME AT A RATE OF TWO TON PER ACRE.

FERTILIZER: APPLY 10-10-10 FERTILIZER AT A RATE OF 1500 LBS PER ACRE.

MULCHING RATES:

1 - DRY STRAW: 2 TONS PER ACRE
2 - DRY HAY: 2.5 TONS PER ACRE
3 - WOOD CELLULOSE MULCH OR WOOD PULP FIBER: 500 LBS PER ACRE

PERMANENT VEGETATION/ MULCHING - DS3

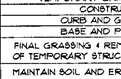
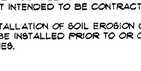
LIME: APPLY AGRICULTURAL LIME AT A RATE OF ONE TO TWO TONS PER ACRE AS RECOMMENDED BY SOIL TESTS.

FERTILIZER: APPLY 6-12-12 FERTILIZER AT A RATE OF 1200 LBS PER ACRE.

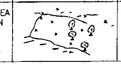
MULCHING RATES:

1 - DRY STRAW: 2 TONS PER ACRE
2 - DRY HAY: 2.5 TONS PER ACRE
3 - WOOD CELLULOSE MULCH OR WOOD PULP FIBER: 500 LBS PER ACRE

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		Co (Label)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires, thereby protecting public streets.
Cd	CHECKDAMS		Cd	A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Rt	RETROFITTING		Rt (Label)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER		TYPE (Indicate type)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a sediment fence. The barriers are usually temporary and inexpensive.
Sd2	SEDIMENT TRAP, TEMPORARY			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	SEDIMENT BASIN, TEMPORARY			A basin created by excavation or a dam across a waterway. The surface water run-off is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary, but may be designed as a permanent pond or stormwater retention device.
St	STORM DRAIN INLET/OUTLET PROTECTION		St (Label)	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

VEGETATIVE PRACTICES

Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY VEGETATION)		Ds2	Establishing temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	Establishing permanent vegetative cover such as trees, shrubs, vines, grasses, sod or legumes on disturbed areas.

APPROX. STARTING DATE: OCTOBER 8, 2003
APPROX. COMPLETION DATE: APRIL 8, 2004

ITEM	DESCRIPTION	MONTHS OF CONSTRUCTION ACTIVITY 1	2	3	4	5	6
1	SILT BARRIER INSTALLATION						
2	CLEARING AND GRUBBING						
3	RETENTION BASIN						
4	GRADING						
5	STORM DRAINAGE						
6	UTILITIES						
7	TEMPORARY GRASSING						
8	CONSTRUCTION						
9	CURB AND GUTTER						
11	BASE AND PAVING						
12	FINAL GRASSING & REMOVAL OF TEMPORARY STRUCTURES						
13	MAINTAIN SOIL AND EROSION CONTROL MEASURES						

NOTES: STARTING & COMPLETION DATES ARE APPROXIMATE AND ARE NOT INTENDED TO BE CONTRACTUAL.

THE INSTALLATION OF SOIL EROSION CONTROL MEASURES & PRACTICES SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES:

GENERAL NOTES:

1. EXISTING LAND USE: THE SITE IS CURRENTLY WOODED AND UNDEVELOPED.

   PROPOSED PROJECT: THE PROPOSED PROJECT INCLUDES THE FIRST PHASE OF DEVELOPMENT OF A RESIDENTIAL RETIREMENT COMMUNITY WITH 9-HOLE GOLF COURSE.

2. OWNER/DEVELOPER & 24 HOUR CONTACT PERSON: JON TANNER (24 HR CONTACT)
   WOODLAND PROPERTY PARTNERS, INC.
   140 N. ORLANDO AVENUE, SUITE 150
   WINTER PARK, FLORIDA 32789
   PHONE: (407) 644-0990
   FAX: (407) 628-4709

3. PROPERTY ACREAGE: 76.53 ACRES (PHASE I)
4. DISTURBED ACREAGE: 8.0 ACRES (PHASE IA)
5. CRITICAL AREA: POTENTIAL EROSION PROBLEMS INCLUDE FILL SLOPES AND DRAINAGE DITCHES. ALL DISTURBED AREAS SHALL BE MULCHED AND GRASSED IMMEDIATELY FOLLOWING PIPE INSTALLATION AND BACKFILL. DRAINAGE DITCHES AND CHANNELS SHALL BE PROTECTED WITH SILT FENCING AND SHALL NOT BE BLOCKED WITH EXCAVATED MATERIALS. CHECK DAMS (HAYBALES) WILL BE INSTALLED IN DISTURBED DITCH SECTIONS AS NECESSARY TO CONTROL SILT.

EROSION & SEDIMENTATION CONTROL & VEGETATION NOTES:

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND LOCAL AND STATE REQUIREMENTS.
2. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE, QUALIFIED PERSONNEL SHALL INSPECT (A) ALL AREAS WHERE PETROLEUM PRODUCTS ARE STORED, USED OR HANDLED AND (B) ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
3. A SITE INSPECTION SHALL BE CONDUCTED WITH 24 HOURS OF THE END OF ANY RAINFALL EVENT THAT IS GREATER THAN OR EQUAL TO .05-IN, AND AT LEAST, EVERY SEVEN (7) DAYS.
4. ANY DEFICIENCIES IDENTIFIED DURING THE INSPECTION OF BMPS SHALL BE CORRECTED WITHIN SEVEN (7) DAYS OF THE INSPECTION.
5. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES AND EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION. THE LOCATION OF CERTAIN EROSION CONTROL DEVICES MAY REQUIRE ALTERING FROM THE LOCATIONS SHOWN ON THE DRAWING IF DRAINAGE PATTERNS DURING CONSTRUCTION DIFFER FROM THE FINAL GRADING PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. AT ALL TIMES, 67 CUBIC YARDS OF SEDIMENT STORAGE MUST BE AVAILABLE FOR EACH ACRE OF DISTURBED LAND.

   -- DIVERSION DITCHES, BERMS AND TEMPORARY DOWN DRAINS SHALL BE USED DURING GRADING OPERATIONS TO PROVIDE SEDIMENT CONTROL FOR DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THESE MEASURES DURING THE VARIOUS PHASES OF GRADING. THESE MEASURES MAY OR MAY NOT BE INDICATED ON THE DRAWINGS.

6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
7. EACH DAY THERE IS A FAILURE TO PROPERLY INSTALL AND MAINTAIN ESAPC BMPS CONSTITUTES A VIOLATION OF THE NPDES PERMIT. A VIOLATION OF THE TURBIDITY LIMITS FOR RECEIVING STREAMS DEFINED BY THE NPDES PERMIT SHALL CONSTITUTE A SECOND VIOLATION OF THE PERMIT.
8. SEDIMENT BARRIERS SHALL MEET D.O.T. STANDARDS AND SPECIFICATIONS AND SHALL BE INSTALLED AS DETAILED ON THE DRAWINGS.
9. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED BY CONTRACTOR IF DEEMED NECESSARY BY ON-SITE INSPECTION.
10. CONSTRUCT CONSTRUCTION EXITS AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. EXIT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

    AGGREGATE SIZE: WILL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION ASTM D448 SIZE # (1.5 TO 3.5 INCH STONE). STONE SHALL BE UNDERLAYED WITH GEOTEXTILE FABRIC.

    PAD THICKNESS: 6-INCH MINIMUM.

    PAD WIDTH: AT AT MINIMUM, SHOULD EQUAL FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT NOT LESS THAN 20 FEET WIDE, AND 50 FEET LONG.

    WASHING: WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE PERFORMED ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

    MAINTENANCE: THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

11. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATION FOR THIS PROJECT SHALL CONSIST OF THE FOLLOWING: THE GROUND PREPARATION, SEEDING, MULCHING AND HYDROSEEDING OR SODDING OF ALL DISTURBED AREAS IN THE PROJECT AREA IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. GROUND PREPARATION SEEDING, MULCHING AND HYDROSEEDING METHODS SHALL CONFORM TO THE SPECIFICATIONS.

    MULCH, TEMPORARY VEGETATION, OR PERMANENT (PERENNIAL) VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE. IF THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 21 DAYS, THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

    MULCHING ALONE: MULCHING ALONE CAN BE USED ON ROUGH GRADED AREAS FOR UP TO SIX MONTHS. IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED, AND MAINTAIN A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. SEE MULCHING TABLE.

    TEMPORARY SEEDING: SHALL BE USED ON AREAS THAT WILL BE UNDISTURBED FOR LESS THAN SIX MONTHS. SEE GRASSING TABLE.

    PERMANENT VEGETATION: SHALL BE USED ON AREAS THAT ARE AT FINAL GRADE OR ON AREAS THAT WILL BE UNDISTURBED FOR MORE THAN SIX MONTHS. SEE GRASSING TABLE AND MULCHING SCHEDULE.

12. EROSION CONTROL BLANKETS OR SODDING SHALL BE USED ON (1) ALL SLOPES STEEPER THAN 2 1/2:1 AND GREATER THAN OR EQUAL TO 10 FEET IN HEIGHT, (2) ALL CONCENTRATED FLOW AREAS, AND (3) CUTS AND FILLS ADJACENT TO STATE WATERS. REFER TO DRAWINGS FOR AREAS REQUIRING THESE MEASURES.
13. PERMANENT CONTROL STRUCTURES SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 1 YEAR FOLLOWING ACCEPTANCE OF THE PROJECT.
14. TEMPORARY MEASURES SUCH AS SILT FENCING SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR ONCE THE AREA DRAINING TO THE BMP HAS REACHED FINAL STABILIZATION. FINAL STABILIZATION MEANS THAT ALL LAND-DISTURBING ACTIVITIES 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 RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES) HAVE BEEN EMPLOYED.
15. A COPY OF THE LDA PERMIT, APPROVED ESAPC PLAN, AND ALL REQUIRED NPDES DOCUMENTATION SHALL BE PRESENT ON THE SITE UNTIL A NOTICE OF TERMINATION IS FILED.

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

MAINTENANCE STATEMENT:
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.

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW

REGISTERED PROFESSIONAL ENGINEER

STORMWATER POLLUTION PREVENTION NOTES AND DETAILS

REVISIONS:

Houston Springs
AIRPORT ROAD
PERRY, GEORGIA
FOR
WOODLAND PROPERTY PARTNERS, INC.
140 N. ORLANDO AVENUE, SUITE 150
WINTER PARK, FLORIDA 32789
PHONE (407) 644-0990 / FAX (407) 628-4709

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CONSULTING ENGINEERS
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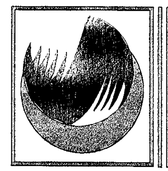


D&GN:	C & S
DRWN:	M.A.R.
SCALE:	N.T.S.
C.A.D.D. NO.:	-
PROJ. NO.:	W8905.001
DATE: SEPT. 20, 2003	SHEET NO. C10

W8905.001DETAILS.DWG

COMPREHENSIVE MONITORING PROGRAM
STATE OF GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION
NPDES STORMWATER DISCHARGES
ASSOCIATED WITH CONSTRUCTION ACTIVITIES
GENERAL PERMIT No. GAR100003

GENERAL

CONTRACTOR SHALL BE THE PRIMARY PERMITTEE. AS SUCH, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NPDES TESTING AND MONITORING REQUIREMENTS STATED ON THE CONSTRUCTION DOCUMENTS AND WITHIN STATE OF GEORGIA GENERAL PERMIT NO. 100003. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETION AND FILING OF NOTICE OF INTENT, NOTICE OF TERMINATION AND ALL OTHER REPORTING DOCUMENTS. ALL COSTS FOR TESTING, MONITORING, REPORTING AND FILING SHALL BE PAID BY THE CONTRACTOR.

I. SITE / OWNER / OPERATOR INFORMATION

PROJECT NAME: HOUSTON SPRINGS PHASE 1A
ADDRESS: AIRPORT ROAD
PERRY, GEORGIA

OWNER: WOODLAND PROPERTY PARTNERS, INC.
ADDRESS: 140 N. ORLANDO AVE., SUITE 150
WINTER PARK, FLORIDA 32789
FACILITY CONTACT: MR. JOHN TANNER
PHONE: 9407) 644-0990

II. STATEMENT

THE PERMITTEE'S COMPREHENSIVE MONITORING PROGRAM PROVIDES FOR THE MONITORING OF THE RECEIVING WATER(S) OR THE MONITORING OF THE STORMWATER OUTFALLS AND IS EXPECTED TO MEET THE MONITORING REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT No. GAR 10003."

DON L. CARTER, P.E. — 18064 LICENSE No. — 11/21/03 DATE
CARTER & SLOOPE INC.
6310 PEAKE ROAD
MACON GA 31210

THE FOLLOWING COMPREHENSIVE MONITORING PROGRAM HAS BEEN PREPARED BY A PROFESSIONAL LICENSED BY THE STATE OF GEORGIA IN THE FIELD OF ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, FORESTRY, GEOLOGY, OR LAND SURVEYING.

III. TOPOGRAPHIC INFORMATION FOR THIS PROJECT IS INCLUDED ON THE PLAN SHEETS.

IV. NARRATIVE DESCRIPTION OF ALL RECEIVING WATERS, WITH LOCATIONS OF ALL SAMPLING LOCATIONS AND OUTFALL LOCATIONS.

TWO MONITORING POINT WILL BE SAMPLED FOR THIS PROJECT. THE MONITORING POINT IS LOCATED AT OUTFALL AS FOLLOWS:

MONITORING POINT No. 1: LOCATED WITHIN BAY CREEK ON SOUTHWEST CORNER OF PROPERTY UPSTREAM OF CONSTRUCTION ACTIVITIES. MONITORING POINT IS INCLUDED ON SHEET C1.

MONITORING POINT No. 2: LOCATED WITHIN BAY CREEK ON SOUTHERN PROPERTY LINE DOWNSTREAM OF CONSTRUCTION ACTIVITIES. MONITORING POINT IS INCLUDED ON SHEET C1.

V. SAMPLE ANALYSIS METHOD

SAMPLE ANALYSIS SHALL BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136, THE GUIDANCE DOCUMENT TITLED "NPDES STORMWATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND OR ANY OTHER GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

VI. THE NTU SELECTION IS MADE USING THE TABLES IN APPENDIX B OF THE GENERAL PERMIT AND THE INFORMATION USED IN THE NOI FOR THE SIZE AND THE SURFACE WATER DRAINAGE AREA.

NUMBER OF OUTFALLS: 2
SURFACE WATER DRAINAGE AREA: 0.12 SQ. MILES
SITE DISTURBED AREA: ± 8.0 ACRES (PHASE 1A)
APPENDIX B NTU VALUE: 50

VII. RAINFALL DATA

RAINFALL INFORMATION SHALL BE LOGGED DAILY BY THE OPERATOR. THE RAINFALL DATA SHALL BE LOGGED AT THE SITE, NOT ANOTHER LOCATION.

VIII. SAMPLES

ALL SAMPLES TAKEN SHALL BE GRAB SAMPLES. SAMPLES CAN BE TAKEN BY EITHER A MANUAL METHOD OR BY AN AUTOMATIC SAMPLER. FOR THIS PROJECT, SAMPLES WILL BE COLLECTED USING AN AUTOMATIC SAMPLER. SAMPLE CONTAINERS SHALL BE LABELED PRIOR TO COLLECTING THE SAMPLES. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER. SAMPLES SHOULD BE TAKEN IN A LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JAR. THE JAR SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

IX. MANUAL AND AUTOMATIC SAMPLING

MANUAL OR AUTOMATIC SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THE PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AN AUTOMATIC SAMPLER MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS USED. SAMPLES ARE NOT REQUIRED TO BE COOLED. ALL SAMPLES TAKEN SHOULD BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATERS AND/OR THE STORMWATER OUTFALLS.

X. SAMPLING POINTS

TWO MONITORING POINT WILL BE SAMPLED FOR THIS PROJECT. THE MONITORING POINT IS LOCATED AT OUTFALL AS FOLLOWS:

MONITORING POINT No. 1: LOCATED WITHIN BAY CREEK ON SOUTHWEST CORNER OF PROPERTY UPSTREAM OF CONSTRUCTION ACTIVITIES. MONITORING POINT IS INCLUDED ON SHEET C1.

MONITORING POINT No. 2: LOCATED WITHIN BAY CREEK ON SOUTHERN PROPERTY LINE DOWNSTREAM OF CONSTRUCTION ACTIVITIES. MONITORING POINT IS INCLUDED ON SHEET C1.

XI. SAMPLING FREQUENCY

THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENTS DESCRIBED BELOW:

A. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS (MONDAY THROUGH FRIDAY, 8:00 AM TO 5:00 PM AND SATURDAY 8:00 AM TO 5:00 PM WHEN CONSTRUCTION ACTIVITY IS BEING CONDUCTED BY THE PRIMARY PERMITTEE) THAT OCCURS AFTER ALL CLEANING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED 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 STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES OR ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED 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 BMP'S ARE FOUND TO BE PROPERLY DESIGNED, INSTALLED AND MAINTAINED, NO FURTHER ACTION IS REQUIRED. IF BMP'S IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN 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 INCHES DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMP'S ARE PROPERLY DESIGNED, INSTALLED, AND MAINTAINED;

XII. INSPECTIONS

A. PRIMARY PERMITTEE/OWNER/PRIMARY CONTRACTOR

1. QUALIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER THE FOLLOWING:

   a. DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION;

   b. AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION;

   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, THE PERMITTEE MUST COMPLY WITH MONTHLY INSPECTIONS FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OF RECEIVING WATERS. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. FOR LINEAR CONSTRUCTION WHERE A PHASED CONSTRUCTION ACTIVITY IS CONDUCTED, THIS PARAGRAPH APPLIES TO THE ACTIVE PHASE(S) OF CONSTRUCTION.

2. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, QUALIFIED 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 THE VEHICLES AND EQUIPMENT; AND

   b. ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE THE PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. FOR LINEAR CONSTRUCTION WHERE A PHASED CONSTRUCTION ACTIVITY IS CONDUCTED, THIS PARAGRAPH APPLIES TO THE ACTIVE PHASE(S) OF CONSTRUCTION.

3. QUALIFIED 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 IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION. 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). FOR LINEAR CONSTRUCTION, MONTHLY INSPECTIONS IN ACCORDANCE WITH THIS PARAGRAPH MUST BE MADE FOR THOSE PHASES ON WHICH FINAL STABILIZATION HAS BEEN COMPLETED.

4. BASED ON THE RESULTS OF THE 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 THE INSPECTION. IF A SECONDARY PERMITTEE NOTIFIES THE PRIMARY PERMITTEE OF ANY DEFICIENCIES, THE PRIMARY PERMITTEE MUST EVALUATE WHETHER THESE DEFICIENCIES EXIST WITHIN 48 HOURS OF NOTIFICATION, AND IF THEY ARE FOUND TO EXIST MUST AMEND THE PLAN FOLLOWING THE ABOVE REQUIREMENTS. THE PRIMARY PERMITTEE MUST IMPLEMENT AND PROVIDE TO ALL AFFECTED SECONDARY PERMITTEES WITHIN SEVEN (7) DAY PERIOD. THE SECONDARY PERMITTEE MUST IMPLEMENT ANY NEW PLAN REQUIREMENTS AFFECTING THEIR SITE WITHIN 48 HOURS OF NOTIFICATION BY THE PRIMARY PERMITTEE.

5. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION AND THE NAME(S) OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND ACTIONS TAKEN 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 PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD.

   SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH SIGNATORY REQUIREMENTS OF GENERAL PERMIT.

B. SECONDARY PERMITTEE

1. QUALIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER THE FOLLOWING:

   a. DISTURBED AREAS OF THE SECONDARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION;

   b. AREAS USED BY THE SECONDARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION;

   c. STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE SECONDARY 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, THE PERMITTEE MUST COMPLY WITH MONTHLY INSPECTIONS FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OF RECEIVING WATERS. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES PERFORMING ONLY SERVICE LINE INSTALLATIONS.

2. QUALIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER THAN THE FOLLOWING:

3. QUALIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E. UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION. 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). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES.

4. BASED ON THE RESULTS OF THE INSPECTION, THE SECONDARY PERMITTEE MUST NOTIFY THE PRIMARY PERMITTEE WITHIN 24 HOURS OF ANY SUSPECTED BMP DESIGN DEFICIENCIES. THE PRIMARY PERMITTEE MUST EVALUATE WHETHER THESE DEFICIENCIES EXIST WITHIN 48 HOURS OF SUCH NOTICE, AND IF THESE DEFICIENCIES ARE FOUND TO EXIST MUST AMEND THE PLAN TO ADDRESS THOSE DEFICIENT BMP'S WITHIN SEVEN (7) DAYS OF BEING NOTIFIED BY THE SECONDARY PERMITTEE. AFTER THE PLAN IS AMENDED, THE PRIMARY PERMITTEE MUST NOTIFY AND PROVIDE A COPY OF THE AMENDMENT TO ALL AFFECTED SECONDARY PERMITTEE(S) WITHIN SEVEN (7) DAY PERIOD. THE SECONDARY PERMITTEES MUST IMPLEMENT ANY NEW PLAN REQUIREMENTS AFFECTING THEIR SITE(S) WITHIN 48 HOURS OF NOTIFICATION BY THE PRIMARY PERMITTEE.

5. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION AND THE NAME(S) OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND ACTIONS TAKEN SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH SIGNATORY REQUIREMENTS OF THE GENERAL PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES PERFORMING ONLY SERVICE LINE INSTALLATIONS.

C. TERTIARY PERMITTEE

1. QUALIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER THAN THE FOLLOWING:

   a. DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION;

   b. AREAS USED BY THE TERTIARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION;

   c. STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE TERTIARY 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, THE PERMITTEE MUST COMPLY WITH MONTHLY INSPECTIONS FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OF RECEIVING WATERS. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS.

2. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A TERTIARY PERMITTEE'S SITE, QUALIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT:

   a. ALL AREAS USED BY THE TERTIARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT;

   b. ALL LOCATIONS AT THE TERTIARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS.

3. QUALIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E. UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE STABILIZATION. 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). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS.

4. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE TERTIARY EROSION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

5. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION AND THE NAME(S) OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE TERTIARY EROSION CONTROL PLAN AND ACTIONS TAKEN IN ACCORDANCE SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE TERTIARY EROSION CONTROL PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH SIGNATORY REQUIREMENTS OF THE GENERAL PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES PERFORMING ONLY SERVICE LINE INSTALLATIONS.

XIII. REPORTING

A. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT A SUMMARY OF THE MONITORING RESULTS TO THE EPD OFFICE LISTED AT THE ADDRESSES 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 THE NPDES 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 A 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. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

B. EACH PERMITTEE MUST RETAIN COPIES OF ALL MONITORING RESULTS AND MONITORING INFORMATION REPORTED BY THAT PERMITTEE. IN ADDITION TO OTHER RECORD KEEPING REQUIREMENTS, THE MONITORING INFORMATION SHALL INCLUDE:

1. THE DATE, EXACT PLACE, AND TIME OF SAMPLING OR MEASUREMENTS;
2. THE NAME(S) OF THE INDIVIDUAL(S) WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
3. THE DATE(S) ANALYSES WERE PERFORMED;
4. THE TIME(S) ANALYSES WERE PERFORMED;
5. THE NAME(S) OF THE INDIVIDUAL(S) WHO PERFORMED THE ANALYSES;
6. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
7. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
8. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU'S"

XIV. RECORD RETENTION

A. EACH PRIMARY PERMITTEE SHALL RETAIN A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THE NPDES PERMIT AT THE CONSTRUCTION SITE OR THE PLAN SHALL BE READILY AVAILABLE AT THE DESIGNATED ALTERNATE LOCATION FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. PRIMARY PERMITTEES ARE ENCOURAGED TO POST COPIES OF THEIR NOI, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, SAMPLING RESULTS, INSPECTION REPORTS, ETC., ON OR IN A PERMIT BOARD AT THE CONSTRUCTION EXIT TO FACILITATE INSPECTIONS BY LOCAL ISSUING AUTHORITIES AND EPD.

B. COPIES OF ALL NOTICES OF INTENT, NOTICE OF TERMINATION, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION, 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 SITE IS FINALLY STABILIZED. 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.

C. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR DEVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THE PERMIT.

XV. REPORT SUBMITTAL

ALL NOTICE OF INTENTS; NOTICE OF TERMINATIONS; CERTIFICATIONS; EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS; COMPREHENSIVE MONITORING PROGRAMS; REPORTS AND ANY OTHER INFORMATION SHALL BE SENT TO THE FOLLOWING REGIONAL OR DISTRICT OFFICE OF EPD:

A. FOR FACILITIES/SITES LOCATED IN THE FOLLOWING COUNTIES: BIBB, BLECKLEY, CHATTAHOOCHEE, CRAWFORD, DOOLY, HARRIS, HOUSTON, JONES, LAMAR, MACON, MARION, MERIWETHER, MONROE, MUSCOGEE, PEACH, PIKE, PULASKI, SCHLEY, TALBOT, TAYLOR, TROUP, TWIGGS, UPSON

INFORMATION SHALL BE SUBMITTED TO: WEST CENTRAL DISTRICT OFFICE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
2640 SHURLING DRIVE
MACON GA 31211-3576
(478) 751-6612

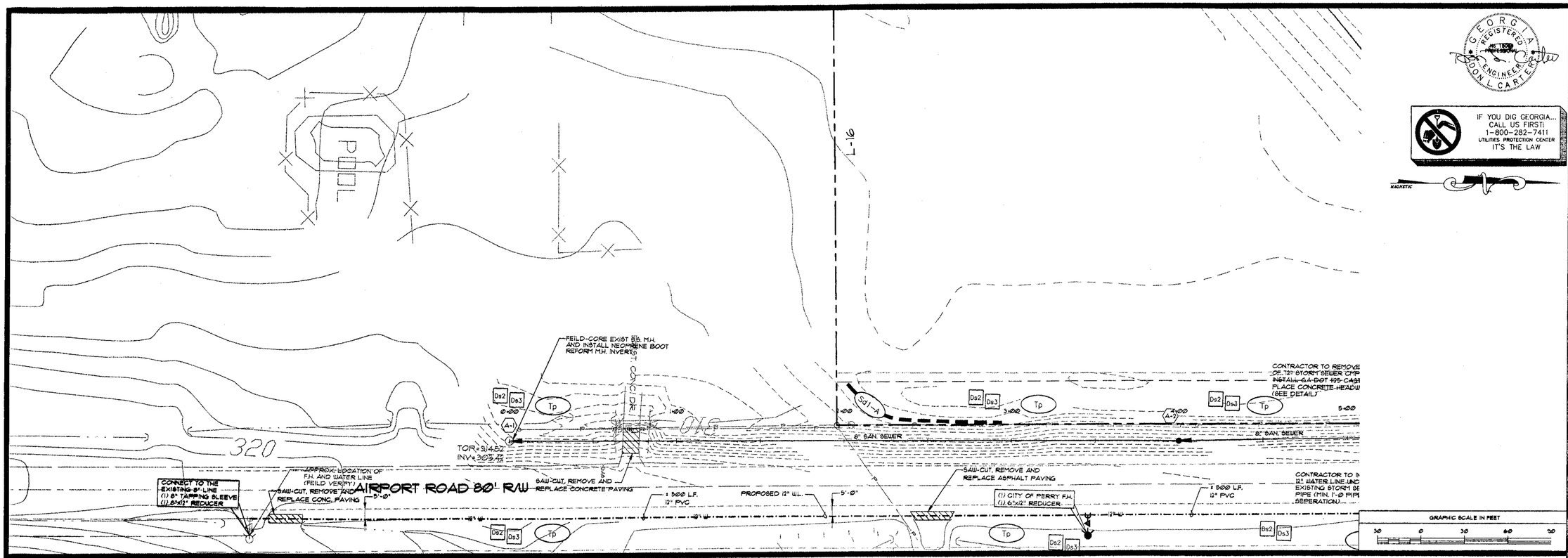
B. FOR FACILITIES/SITES LOCATED IN THE FOLLOWING COUNTIES: BURKE, COLUMBIA, EMANUEL, GLASCOCK, JEFFERSON, JENKINS, JOHNSON, LAURENS, MCDUFFIE, MONTGOMERY, RICHMOND, SCREVEN, TREUTLEN, WARREN, WASHINGTON, WHEELER, WILKINSON

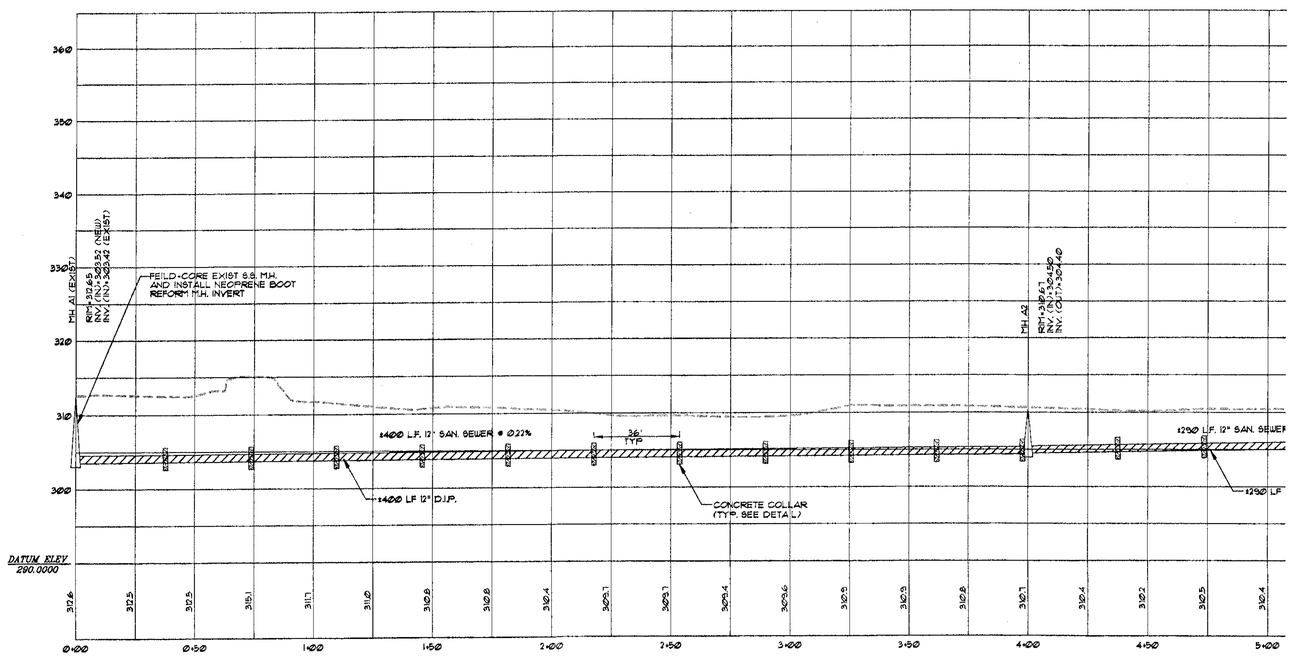
INFORMATION SHALL BE SUBMITTED TO: EAST CENTRAL DISTRICT OFFICE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
1885-A TOBACCO ROAD
AUGUSTA GA 30605-3129
(706) 792-7744

C. FOR FACILITIES/SITES LOCATED IN THE FOLLOWING COUNTIES: BALDWIN, BANKS, BARROW, BUTTS, CLARKE, ELBERT, FRANKLIN, GREENE, HALL, HANCOCK, HART, JACKSON, JASPER, LINCOLN, MADISON, MORGAN, NEWTON, OCONEE, OGLETHORPE, PUTNAM, STEPHENS, TALIAFERRO, WALTON, WILKES

INFORMATION SHALL BE SUBMITTED TO: NORTHEAST DISTRICT OFFICE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
745 GAINES SCHOOL ROAD
ATHENS GA 30605-3129
(706) 369-6376

D. FOR FACILITIES/SITES LOCATED IN THE FOLLOWING COUNTIES: BALDWIN, BANKS, BARROW, BUTTS, CLARKE, ELBERT, FRANKLIN, GREENE, HALL, HANCOCK, HART, JACKSON, JASPER, LINCOLN, MADISON, MORGAN, NEWTON, OCONEE, OGLETHORPE, PUTNAM, STEPHENS, TALIAFERR





SCALE
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

AIRPORT RD. WATER & SANITARY SEWER INSTALLATION PLAN & PROFILE

REVISIONS:

GEORGIA REGISTERED ENGINEER No. 15529 JOHN L. CARTER

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 UTILITIES PROTECTION CENTER IT'S THE LAW

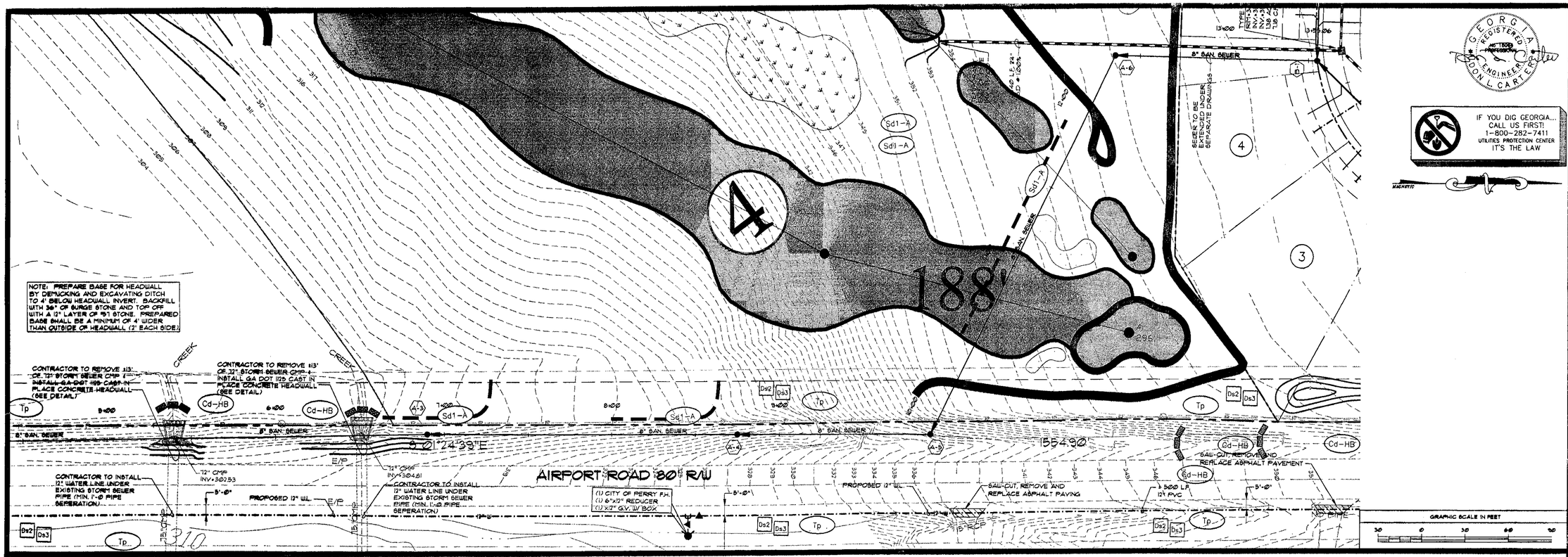
MAGNETIC

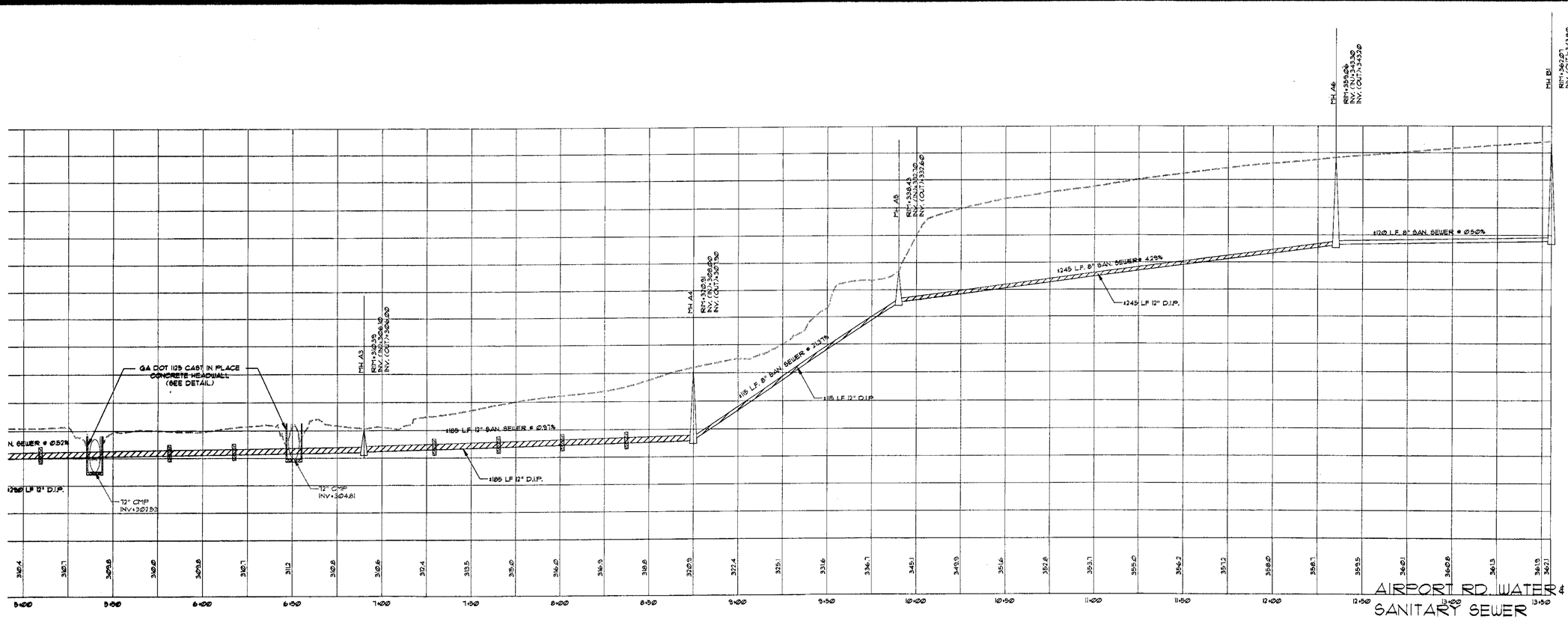
Houston Springs

PERRY, GEORGIA
FOR
WOODLAND PROPERTY PARTNERS, INC.
140 N. ORLANDO AVENUE, SUITE 150
WINTER PARK, FLORIDA 32789
PHONE (407) 644-0999 / FAX (407) 628-4709

CARTER & SLOOPE
CONSULTING ENGINEERS
ATHENS ■ MACON ■ SAVANNAH ■ VALDOSTA
6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3923 Fax: (478) 477-4691

DSGN:	C & S
DRWN:	M.A.R.
SCALE:	1" = 30'
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE:	SHEET NO.
SEPT. 20, 2003	C12





AIRPORT RD. WATER & SANITARY SEWER INSTALLATION PLAN & PROFILE

Florida Springs

PERRY, GEORGIA
FOR
WOODLAND PROPERTY PARTNERS, INC.
140 N. ORLANDO AVENUE, SUITE 150
WINTER PARK, FLORIDA 32789
PHONE (407) 644-0990 / FAX (407) 628-4709

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DSGN:	C & S
DRWN:	M.A.R.
SCALE:	1"=30'
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE: SEPT. 20, 2003	SHEET NO. C13

W9905.001MASTER_Phase1.DWG

AIRPORT RD. WATER & SEWER INSTALLATION

GRAPHIC SCALE IN FEET
30 0 30 60 90

REVISIONS:

GEORGIA REGISTERED ENGINEER No. 18082 RODNEY L. CARTER

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MACHETIC

Houston Springs

PERRY, GEORGIA
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WOODLAND PROPERTY PARTNERS, INC.
140 N. ORLANDO AVENUE, SUITE 150
WINTER PARK, FLORIDA 32789
PHONE (407) 644-0990 / FAX (407) 628-4709

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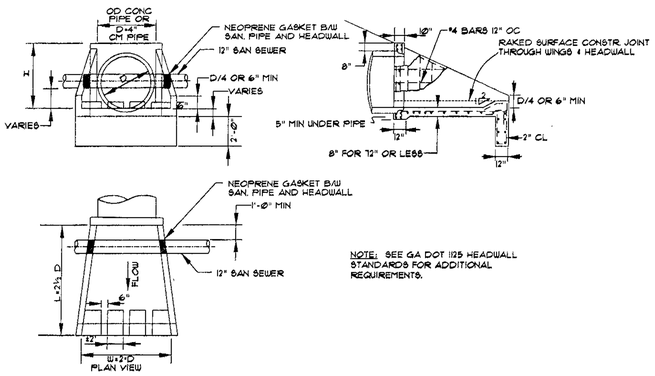
CONSULTING ENGINEERS
ATHENS ■ MACON ■ SAVANNAH ■ VALDOSTA
6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3923 Fax: (478) 477-4691

D&GN:	C & S
DRWN:	M.A.R.
SCALE:	1"=30'
C.A.D.D. NO.:	-
PROJ. NO.:	W8905.001
DATE: SEPT. 20, 2003	SHEET NO. C14

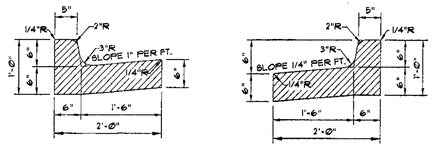
W8905.001MASTER_Phase1.DWG

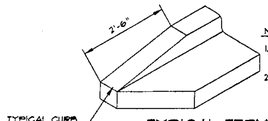


NOTE: SEE GA DOT 1125 HEADWALL STANDARDS FOR ADDITIONAL REQUIREMENTS.

CAST IN PLACE GA DOT 1125 HEADWALL

N.T.S.





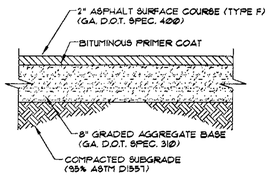
NOTES:

1. PROVIDE ½" EXPANSION JOINT @ 10'-0" O.C.
2. ALL EXPOSED SURFACES SHALL BE STRIPPED GREEN, TROWELED & CURB EDGING RUBBED SMOOTH.

TYPICAL TERMINATION

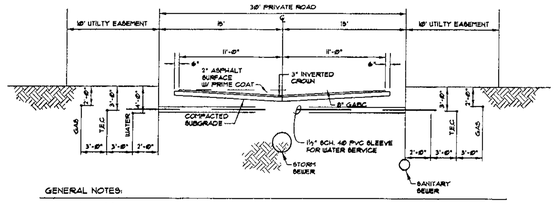
TYPICAL CURB & GUTTER

N.T.S.



TYPICAL PRIVATE ROAD ASPHALT PAVING SECTION

N.T.S.

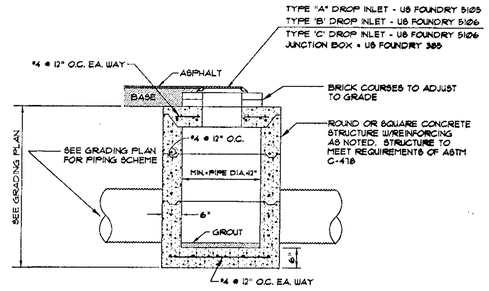


GENERAL NOTES:

1. SANITARY SEWER AND STORM SEWER, WATER MAINS AND WATER SERVICE SLEEVES TO BE INSTALLED AFTER ROUGH GRADING OF ROADWAY.
2. TELEPHONE, ELECTRIC AND CABLE (TEC) TO BE INSTALLED IN SAME TRENCH.
3. CONTRACTOR SHALL INSTALL WATER SERVICES UNDER PAVEMENT IN 1½" SCH. 40 PVC SLEEVE. EXTEND SLEEVES 4 FEET BEYOND EDGE OF PAVEMENT.

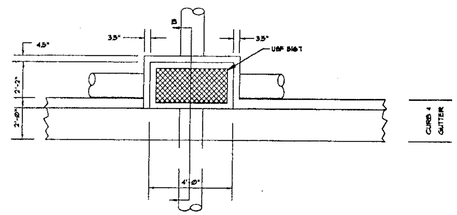
TYPICAL PRIVATE ROAD SECTION

N.T.S.

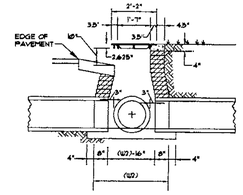


DROP INLET

N.T.S.



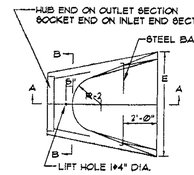
PLAN



SECTION

CURB INLET DETAIL

N.T.S.

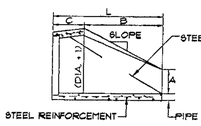


NOTES:

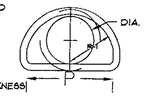
1. REINFORCEMENT SHALL CONFORM TO ASTM A-82 OR A-306 FOR CAGE WIRE AND ASTM A-185 FOR WIRE FABRIC.
2. PIPE TO END SECTION CONNECTION SHALL BE OF THE SAME QUALITY AS A NORMAL PIPE TO PIPE CONNECTION.
3. CONSULT MANUFACTURER FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.

CHANNEL FLOW

H = 3.00 FEET
= 2.00 FEET
= 0.0225
= 3.00 : 1



SECTION A-A



SECTION B-B

FLARE REINFORCEMENT & DIMENSIONS (1" TOLERANCE)												
PIPE DIA.	SIDE RODS	BACK RODS	FABRIC	SCOPE	A	B	C	D	E	P	R-2	R-1
12"	2- #3 X 2'5"	NOT REQ'D	2" X 8' 8#	2.2:1	4"	2'Ø"	4'1"	6'1"	2'Ø"	1'8"	9"	1Ø"
16"	2- #3 X 2'11"	NOT REQ'D	2" X 8' 8#	2.2:1	6"	2'3"	3'1Ø"	6'1"	2'6"	2'Ø"	11"	1'Ø"
18"	2- #3 X 3'8"	NOT REQ'D	2" X 8' 8#	2.2:1	2'1"	2'3"	3'1Ø"	6'1"	3'Ø"	2'5"	1'Ø"	1'4"
24"	2- #3 X 5'Ø"	NOT REQ'D	2" X 8' 8#	2.4:1	1Ø"	3'8"	2'6"	6'2"	4'Ø"	2'9"	1'2"	1'5"
3Ø"	2- #4 X 8'2"	NOT REQ'D	2" X 8' 8#	2.4:1	12"	4'6"	1'8"	6'2"	5'Ø"	3'1"	1'3"	1'6"
36"	2- #4 X 7'5"	2- #4 X 8'3"	2" X 8' 8#	2.4:1	15"	5'3"	2'11"	8'2"	6'Ø"	4'Ø"	1'8"	2'Ø"
42"	2- #4 X 8'7"	2- #4 X 7'4"	2" X 8' 8#	2.4:1	21"	5'3"	2'11"	8'2"	6'6"	4'6"	1'1Ø"	2'4"

FLARED END SECTION DETAIL

N.T.S.

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 UTILITIES PROTECTION CENTER IT'S THE LAW

GEORGIA REGISTERED ENGINEER NO. 18063 PROFESSIONAL CARTER LEON L.

LAYOUT AND DRAINAGE DETAILS

REVISIONS:

Hanson Springs
AIRPORT ROAD
PERRY, GEORGIA
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WOODLAND PROPERTY PARTNERS, INC.
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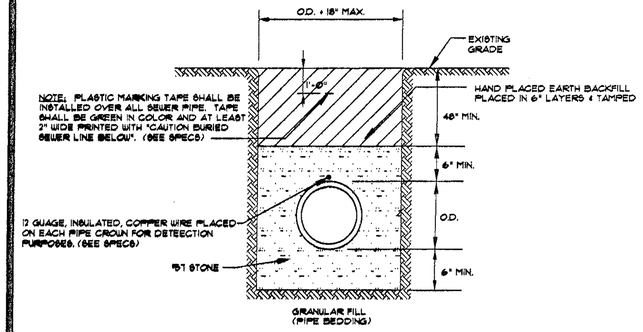
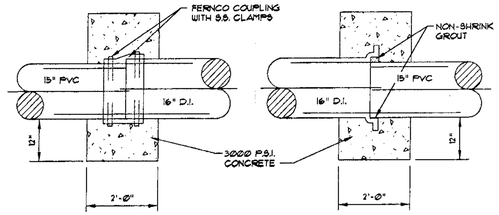
6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3923 Fax: (478) 477-4691

DSGN:	C & S
DRWN:	M.A.R.
SCALE:	N.T.S.
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE:	SHEET NO.
SEPT. 10, 2003	C15



PVC SANITARY SEWER BEDDING DETAIL

N.T.S.



CONCRETE COLLAR DETAIL

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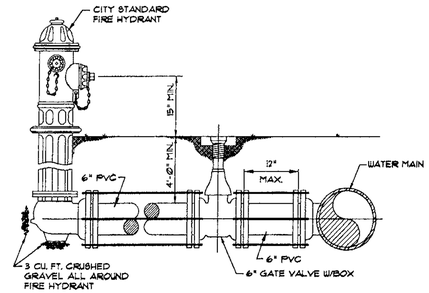
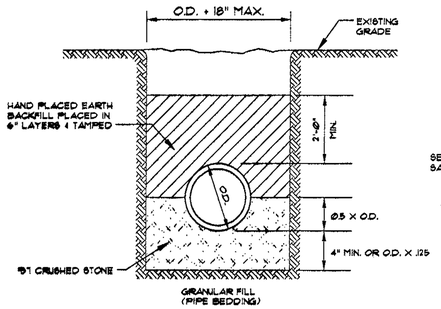


TYPICAL FIRE HYDRANT SETTING DETAIL

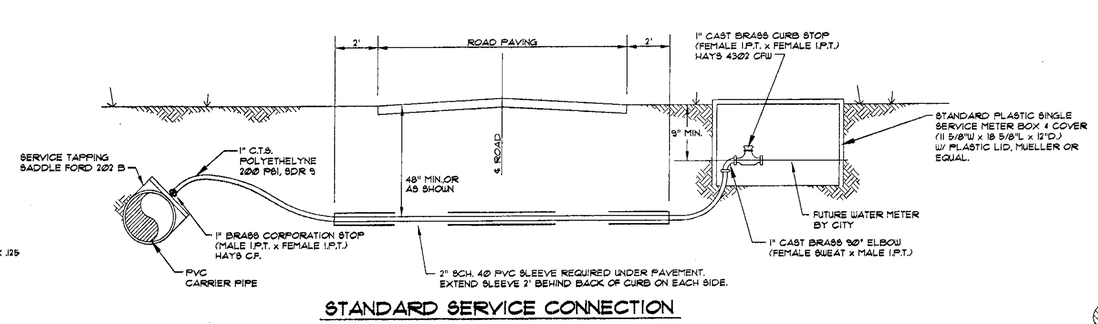
N.T.S.

NOTE: ALL WATER VALVES SHALL BE RESILIENT SEAT GATE VALVES CONFORMING TO AWWA STD. SPEC C-509.



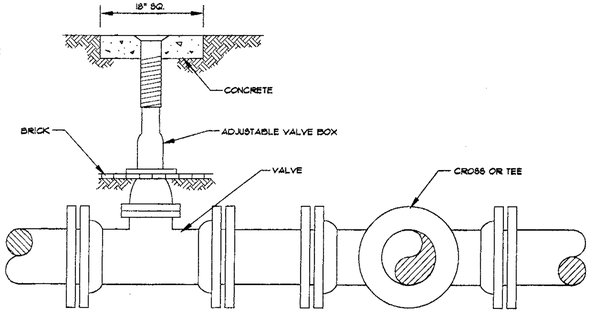
D.I. SANITARY SEWER BEDDING DETAIL

N.T.S.



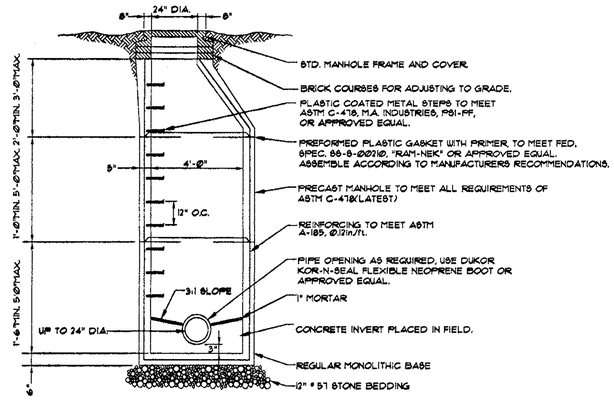
STANDARD SERVICE CONNECTION

N.T.S.



VALVE SETTING & BOX DETAIL

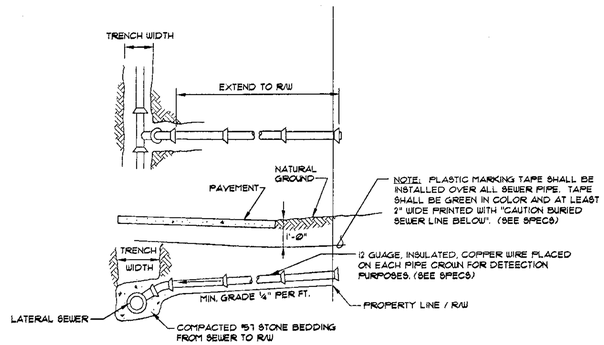
N.T.S.



NOTE: ALL MANHOLES SHALL BE ECCENTRIC CONE TYPE. VERTICAL SIDE WITH STEPS TO BE POSITIONED OVER INVERT SHELF AND AWAY FROM DROP CONNECTIONS.

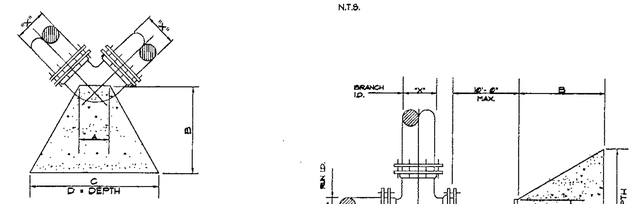
PRECAST CONCRETE MANHOLE DETAIL

N.T.S.



SANITARY HOUSE SERVICE LINE

N.T.S.



BLOCKING DIMENSIONS

BENDS				
	A	B	C	D
90°	1'-0"	1'-6"	1'-3"	1'-0"
45°	1'-0"	1'-0"	1'-0"	1'-0"
22½°	1'-0"	1'-0"	1'-0"	1'-0"
11¼°	1'-0"	1'-0"	1'-0"	1'-0"

TEES & DEAD ENDS			
	A	B	C
24"	3'-0"	3'-0"	3'-0"
24"	2'-6"	2'-6"	2'-6"
20"	2'-0"	2'-0"	2'-0"
16"	1'-6"	1'-6"	1'-6"
12"	1'-0"	1'-0"	1'-0"
8"	1'-0"	1'-0"	1'-0"
6"	1'-0"	1'-0"	1'-0"

NOTE: 200 P.S.I. TEST PRESSURE SOIL BEARING OF 2000 P.S.F. 3000 P.S.I. CONCRETE

THRUST BLOCK DETAIL

N.T.S.

IF YOU DIG GEORGIA... CALL US FIRST! 1-800-282-7411 UTILITIES PROTECTION CENTER IT'S THE LAW

REGISTERED GEORGIA ENGINEER ODELL L. CARTER JR. No. 13078 PROFESSIONAL

WATER AND SANITARY SEWER DETAILS

REVISIONS:

Houston Springs

AIRPORT ROAD
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WINTER PARK, FLORIDA 32789
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ATHENS ■ MACON ■ SAVANNAH ■ VALDOSTA
6310 Peake Road Macon, Georgia 31210
Phone: (478) 477-3923 Fax: (478) 477-4691

DSGN:	C & S
DRWN:	M.A.R.
SCALE:	N.T.S.
C.A.D.D. NO.:	-
PROJ. NO.:	W9905.001
DATE:	SHEET NO.
SEPT. 20, 2003	C16

W9905.001DETAILS.DWG

HOUSTON SPRINGS
SURVEYS & ENGINEERING

SECTION 3

Seven Hills
AUCTIONS

CONTROL POINT TABLE			
POINT #	NORTHING	EASTING	ELEV.
DEL#10028	901023.2400	2419772.2600	381.59
DEL#10026	900316.7800	2419625.6000	354.78
DEL#15720	900392.2500	2419337.0700	355.10
DEL#15727	900719.1600	2419049.4200	357.76

CART PATH STAKEOUT POINTS

PNT #	NORTHING	EASTING
1	900084.52	2420336.36
2	900098.38	2420238.31
3	900134.31	2420146.88
4	900192.18	2420065.78
5	900246.54	2419984.02
6	900242.78	2419869.72
7	900313.02	2419830.91
8	900371.72	2419749.90
9	900436.66	2419673.89
10	900486.14	2419587.43
11	900466.03	2419492.81
12	900484.47	2419396.09
13	900447.08	2419303.57
14	900416.64	2419208.65
15	900397.20	2419110.67
16	900363.47	2419016.75
17	900351.15	2418917.88
18	900341.28	2418818.75
19	900298.11	2418729.54
20	900366.22	2418670.71
21	900505.20	2418663.00
22	900624.60	2418656.84
23	900660.12	2418715.09
24	900548.80	2418820.27
25	900647.55	2418793.02
26	900911.46	2419600.85
27	900885.69	2419676.24
28	900876.63	2419702.76
29	900885.19	2419744.19
30	900906.43	2419788.10
31	900909.14	2419855.64
32	900908.29	2419930.76
33	900902.47	2419986.22
34	900917.89	2420061.69
35	900918.48	2420142.14
36	900899.80	2420218.42
37	900847.54	2420240.77
38	900807.82	2420290.85
39	900811.28	2420318.63
40	900822.36	2420418.01

DEL #15727 N: 900719.16 E: 2419049.42

DEL #10028 N: 901023.24 E: 2419772.26

DEL #10027 N: 900612.37 E: 2419651.78

DEL #15720 N: 900392.25 E: 2419337.07

DEL #10026 N: 900316.78 E: 2419625.60

PROPOSED RESTROOM FACILITY. NOT IN CONTRACT

AUGUSTA NATIONAL DR. (FUTURE)

BETH PAGE DR. (FUTURE)

CYPRESS POINT DR. (FUTURE)

SAND HILLS DR. (FUTURE)

WINGED FOOT DR. (FUTURE)

MUSE GROVE DR. (FUTURE)

FIFTY-FIVE DR. (FUTURE)

FIFTY-FIVE DR.

PEBBLE BEACH DR.

RED TEES

WHITE TEES

BLUE TEES

HOLE #7 TEES, SEE GOLF SPECIFICATIONS FOR DETAILS

N: 900819.98 E: 2419715.24

N: 900767.50 E: 2419713.10

N: 900857.64 E: 2419926.79

N: 900895.34 E: 2419931.63

N: 900858.86 E: 2420118.75 (SAND)

N: 900825.80 E: 2420125.87 (SAND)

N: 900794.00 E: 2420130.45 (SAND)

N: 900832.65 E: 2420183.33 (GREEN)

N: 900196.51 E: 2418694.37 (GREEN)

N: 900192.10 E: 2418741.27 (SAND)

N: 900218.42 E: 2418979.75

N: 900195.08 E: 2418986.24

N: 900213.83 E: 2419043.78

N: 900150.30 E: 2418973.37

N: 900212.99 E: 2419167.66

N: 900152.54 E: 2418963.62

N: 900125.93 E: 2418990.84

N: 900115.99 E: 2418989.83

N: 900189.78 E: 2419323.22

POND #6 TOP

POND #6 DAM

N: 900099.36 E: 2419096.78

N: 900077.72 E: 2419119.99

N: 900024.69 E: 2419212.60

N: 900017.41 E: 2419205.74

N: 900014.54 E: 2419284.72

N: 900107.50 E: 2419353.55

N: 900028.27 E: 2419284.59

N: 900013.65 E: 2419304.43

N: 900324.65 E: 2419433.75 (SAND)

POND #5 TOP

POND #5 DAM

PROPOSED CONCRETE GOLF CART PATH

HOLE #1 TEES, SEE GOLF PLAN SHEETS FOR DETAILS (BY OTHERS)

N: 900288.02 E: 2419872.64

N: 900275.64 E: 2419916.81

N: 900151.37 E: 2419731.23

N: 900093.37 E: 2419680.04

N: 900075.33 E: 2419652.52

N: 900042.34 E: 2419725.35

N: 900022.65 E: 2419721.86

N: 900002.19 E: 2419765.58

N: 899996.19 E: 2419801.05

N: 899981.74 E: 2419787.23

N: 899940.28 E: 2419830.61

N: 899943.09 E: 2419906.75

N: 899924.62 E: 2419914.42

N: 899945.61 E: 2419964.96

N: 899954.73 E: 2419844.43

N: 899964.08 E: 2419957.29

N: 899941.80 E: 2420049.78

N: 899920.35 E: 2420067.30

N: 899950.34 E: 2420127.60

EXISTING CART PATH

2" ASPHALT CART PATH, 7' WIDE ON COMPACTED SUBGRADE (TYP.)

N: 900206.58 E: 2420078.35

N: 900211.86 E: 2419956.11

N: 900222.70 E: 2420085.16

N: 900199.20 E: 2419999.08

N: 900133.57 E: 2420061.84

N: 900122.84 E: 2419974.74

N: 900122.34 E: 2420104.10

N: 900061.13 E: 2420091.37

N: 900012.74 E: 2419783.74

POND #4 DAM

POND #4 TOP

N: 900134.43 E: 2420129.40

N: 900242.29 E: 2420197.99

N: 900150.77 E: 2420139.22

N: 900111.19 E: 2420174.98

N: 900128.17 E: 2420182.34

N: 900080.89 E: 2420164.20

N: 900062.64 E: 2420216.55

N: 900136.33 E: 2420306.88

N: 900109.40 E: 2420275.86

N: 900270.84 E: 2420292.19

N: 900247.29 E: 2420321.56

N: 900048.45 E: 2420258.26

N: 900053.51 E: 2420289.52

N: 900020.99 E: 2420162.83

N: 900034.53 E: 2420309.40

N: 899998.04 E: 2420309.40

N: 899957.22 E: 2420063.24

N: 899969.10 E: 2420278.58

KEYMAP
N.T.S.

GRAPHIC SCALE IN FEET
SCALE: 1"=60'

REVISIONS		
No.	Date	Description
1	APRIL, 2009	PER HOUSTON SPRINGS

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PELA DESIGN GROUP
910 Carroll Street, Perry, Georgia 31069
p: 478.218.0113 f: 478.218.0114 www.pelaDesignGroup.com

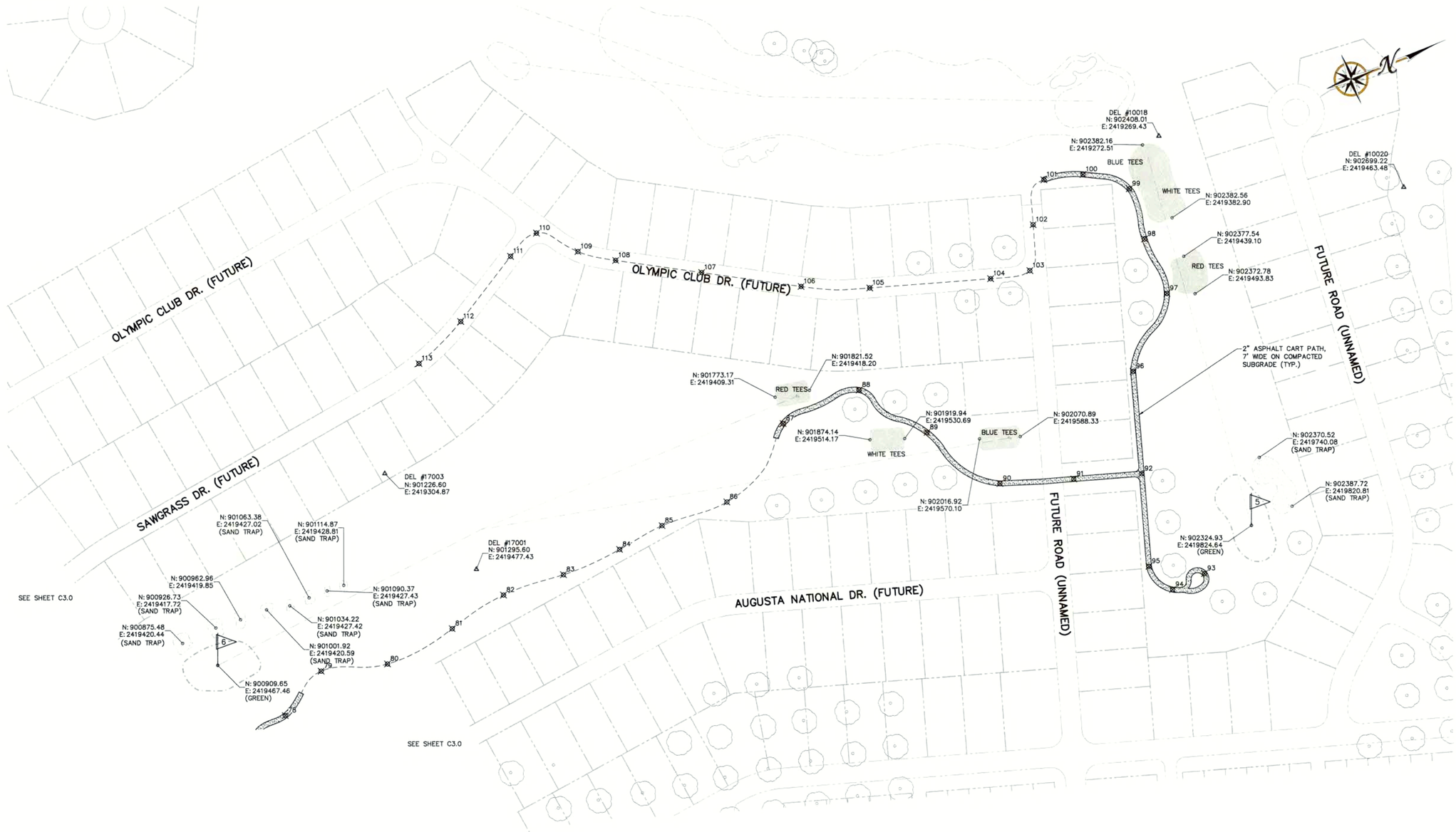
NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT No. 733816 ROBERT BEAUBIEN CROSBY

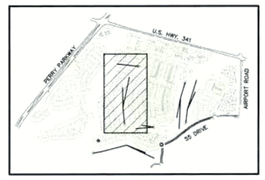
Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

SITE LAYOUT PLAN

Scale	1"=60'
Sheet No	C3.0



CART PATH STAKEOUT POINTS					
PNT #	NORTHING	EASTING	PNT #	NORTHING	EASTING
78	900971.15	2419567.99	96	902251.48	2419562.45
79	901040.92	2419528.94	97	902336.29	2419478.65
80	901130.72	2419554.16	98	902335.65	2419396.23
81	901233.25	2419542.13	99	902342.00	2419322.78
82	901317.30	2419525.07	100	902289.31	2419279.98
83	901405.77	2419529.92	101	902235.81	2419266.50
84	901491.91	2419526.32	102	902198.43	2419319.52
85	901559.45	2419517.57	103	902170.25	2419377.58
86	901655.88	2419520.50	104	902115.20	2419367.61
87	901769.82	2419447.79	105	901953.48	2419316.68
88	901886.05	2419443.83	106	901865.04	2419278.92
89	901952.03	2419534.45	107	901743.18	2419208.83
90	902020.20	2419638.99	108	901637.89	2419148.17
91	902118.19	2419671.48	109	901593.55	2419116.99
92	902209.16	2419700.12	110	901549.33	2419071.31
93	902238.82	2419862.87	111	901503.58	2419088.00
94	902188.97	2419867.09	112	901404.63	2419146.66
95	902170.45	2419824.51	113	901328.43	2419179.60



KEYMAP

CONTROL POINT TABLE			
POINT #	NORTHING	EASTING	ELEV.
DEL#10018	902408.0100	2419269.4300	389.41
DEL#10020	902699.2200	2419463.4800	392.02
DEL#17001	901295.6000	2419477.4300	383.68
DEL#17003	901226.6000	2419304.8700	375.72

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

No.	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

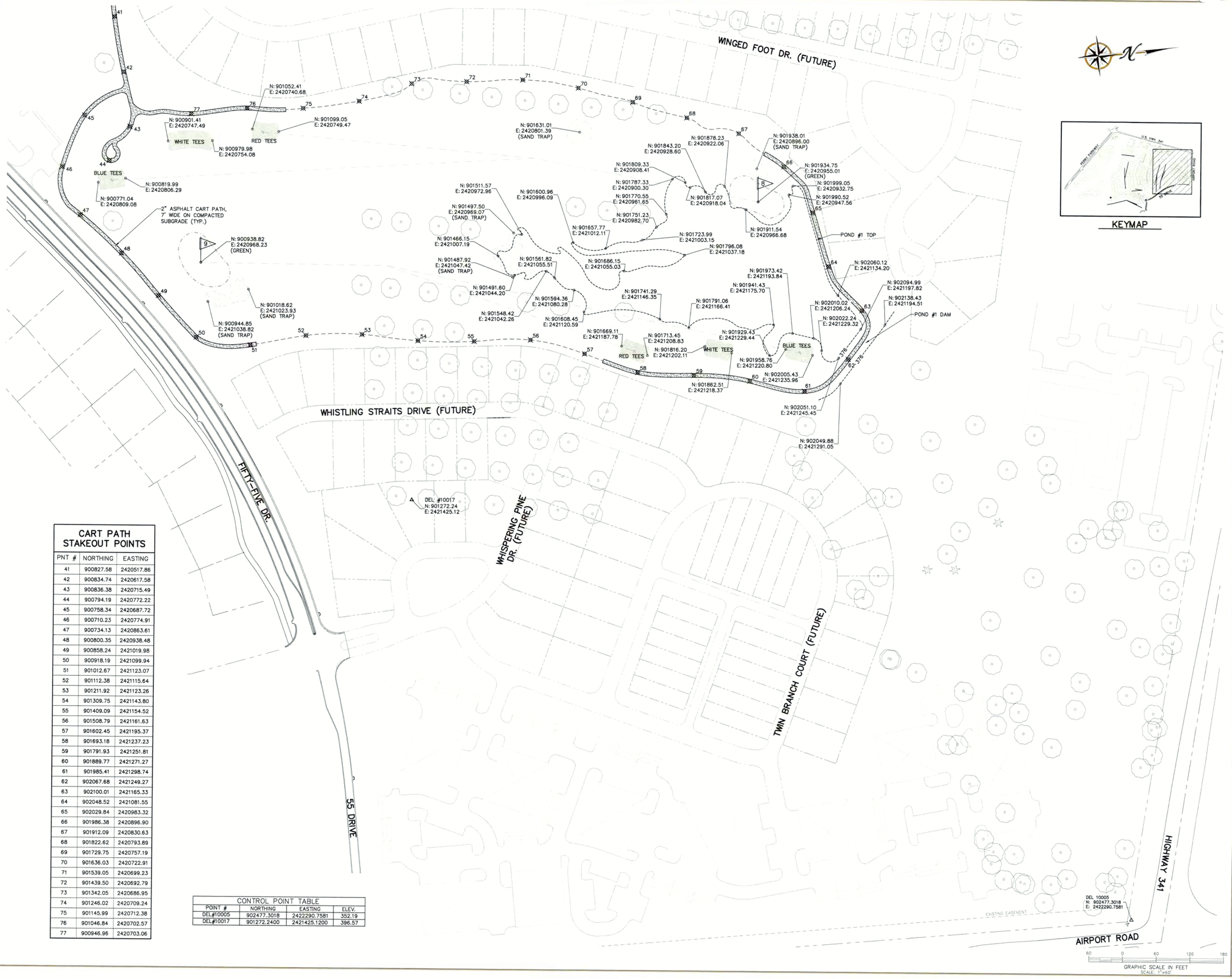
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 023615 ROGER REARDON CROSBY

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

SITE LAYOUT PLAN

Scale 1"=60'

Sheet No. C3.1



KEYMAP

CART PATH STAKEOUT POINTS

PNT #	NORTHING	EASTING
41	900827.58	2420517.86
42	900834.74	2420617.58
43	900836.38	2420715.49
44	900794.19	2420772.22
45	900758.34	2420687.72
46	900710.23	2420774.91
47	900734.13	2420863.61
48	900800.35	2420938.48
49	900858.24	2421019.98
50	900918.19	2421099.94
51	901012.67	2421123.07
52	901112.38	2421115.64
53	901211.92	2421123.26
54	901309.75	2421143.80
55	901409.09	2421154.52
56	901508.79	2421161.63
57	901602.45	2421195.37
58	901693.18	2421237.23
59	901791.93	2421251.81
60	901889.77	2421271.27
61	901985.41	2421298.74
62	902067.68	2421249.27
63	902100.01	2421165.33
64	902048.52	2421081.55
65	902029.84	2420983.32
66	901986.38	2420896.90
67	901912.09	2420830.63
68	901822.62	2420793.89
69	901729.75	2420757.19
70	901636.03	2420722.91
71	901539.05	2420699.23
72	901439.50	2420692.79
73	901342.05	2420686.95
74	901246.02	2420709.24
75	901145.99	2420712.38
76	901046.84	2420702.57
77	900946.96	2420703.06

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEV.
DEL#10005	902477.3018	2422290.7581	352.19
DEL#10017	901272.2400	2421425.1200	396.57

Revisions

No.	Date	Description
1	APRIL, 2009	PER HOUSTON SPRINGS

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910 Carroll Street, Perry, Georgia 31069
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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER ROBBIN SEABORN CROFT No. 023818

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

SITE LAYOUT PLAN

Scale	1"=60'
Sheet No.	C3.2

MANHOLE – 2
STA: 4+00
"SANITARY LINE 1"

±400 L.F. 12" SEWER MAIN @ 0.22%

12" HDPE DRAIN INLET
RIM ELEV.=327.8
INV. ELEV.=325.3

12" HDPE DRAIN INLET
RIM ELEV.=327.6
INV. ELEV.=325.1

12" HDPE DRAIN INLET
RIM ELEV.=327.4
INV. ELEV.=324.9

MANHOLE – 1
STA: 0+00
"SANITARY LINE 1"

12" HDPE DRAIN INLET
RIM ELEV.=321.2
INV. ELEV.=319.3

12" HDPE DRAIN INLET
RIM ELEV.=321.2
INV. ELEV.=318.7

SEE SHEET C10.3 FOR
OUTLET STRUCTURE/PIPE
DETAILS FOR POND 6

DROP INLET
TOP = 345.91
INV. (OUT) = 331.49

±247 L.F. 42" RCP
@9.10%

12" HDPE DRAIN INLET
RIM ELEV.=333.8
INV. ELEV.=331.3

12" HDPE DRAIN INLET
RIM ELEV.=339.8
INV. ELEV.=337.3

12" HDPE DRAIN INLET
RIM ELEV.=348.0
INV. ELEV.=343.3

12" HDPE DRAIN INLET
RIM ELEV.=349.3

12" HDPE DRAIN INLET
RIM ELEV.=351.8
INV. ELEV.=349.3

12" HDPE DRAIN INLET
RIM ELEV.=353.8
INV. ELEV.=351.3

12" HDPE DRAIN INLET
RIM ELEV.=347.8
INV. ELEV.=345.3

INV. ELEV.=311.0

42" CONCRETE HEADWALL
INV. = 309.00

INV. ELEV.=311.0

POND 6
W.S.E.=313.0

NATIONAL DR. (FUTURE)

SAND HILLS DR. (FUTURE)

BETH PAGE DR. (FUTURE)

CYPRESS POINT DR. (FUTURE)

AUGUSTA

WINGED FOOT DR.

FIFTY-FIVE DR. (FUTURE)

12" HDPE DRAIN INLET
RIM ELEV.=360.8
INV. ELEV.=358.8

12" HDPE DRAIN INLET
RIM ELEV.=360.8
INV. ELEV.=358.6

12" HDPE DRAIN INLET
RIM ELEV.=360.8
INV. ELEV.=358.8

INV. ELEV.=354.0

12" HDPE DRAIN INLET
RIM ELEV.=360.0
INV. ELEV.=357.0

MUSE GROVE DR. (FUTURE)

FIFTY-FIVE DR.

JUNCTION BOX
TOP = 341.38
INV. (OUT) = 332.03

±62 L.F. 60"
RCP @ 3.27%

60" CONCRETE HEADWALL
INV. = 330.00

SANITARY MANHOLE
RIM=342.53
INV. IN= 330.98
INV. OUT=330.77

POND 5
W.S.E.=323.0

317.5

SEE SHEET C10.2 FOR
OUTLET STRUCTURE/PIPE
DETAILS FOR PONDS 4–5.

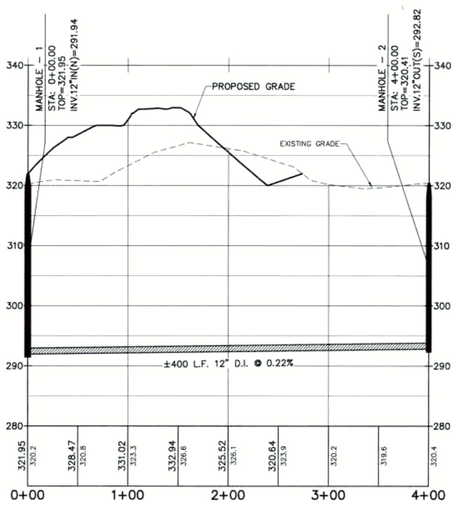
POND 4
W.S.E.=337.0

SANITARY MANHOLE
RIM=336.23

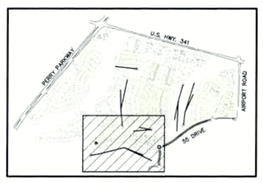
PEBBLE BEACH DR.

SANITARY MANHOLE
RIM=336.28

CONTRACTOR TO CLEAN OUT POND AND ADJUST OUTLET STRUCTURE TOP TO ONE FOOT BELOW EMERGENCY SPILLWAY ELEVATION.



PROFILE – SANITARY LINE 1, 0+00 – 4+00
SCALE: 1"=60' H., 1"=10' V.



KEYMAP
N.T.S.

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

No.	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 029913 ROBERT BEABORN CROSBY

Date	FEBRUARY 2009
Project No	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

SITE GRADING PLAN

Scale	1"=60'
Sheet No.	C4.0

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Perry, Georgia 31069
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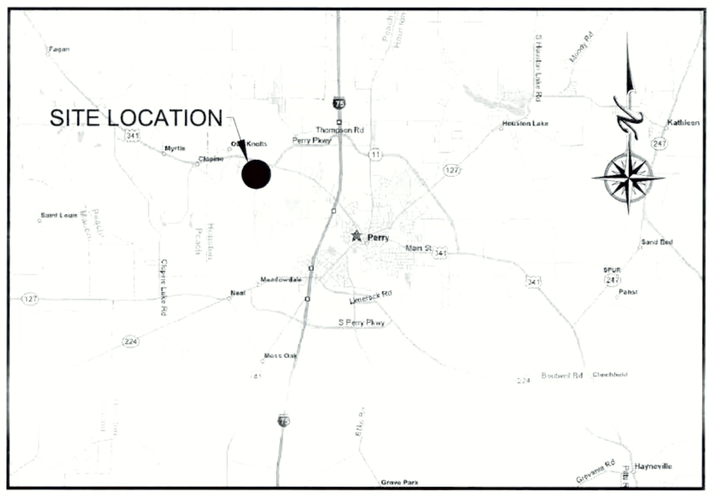
QUAIL RUN - PHASE 2

PERRY, HOUSTON COUNTY, GA 31069

INDEX TO DRAWINGS

SHEET NO.		DESCRIPTION
-		TITLE SHEET
C1	-	EXISTING CONDITIONS
C2	-	LOT LAYOUT PLAN
C3	-	SITE PLAN
C4	-	GRADING PLAN
C5	-	DRAINAGE PLAN
C6	-	ROAD PROFILE
C7	-	INITIAL - EROSION AND SEDIMENTATION CONTROL PLAN
C8	-	INTERMEDIATE - EROSION AND SEDIMENTATION CONTROL PLAN
C9	-	FINAL - EROSION AND SEDIMENTATION CONTROL PLAN
C10	-	EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C11	-	NPDES NOTES
C12	-	UTILITY PLAN
C13	-	SANITARY SEWER PROFILE
C14	-	MISCELLANEOUS DETAILS



VICINITY MAP
N.T.S.

HOUSTON SPRINGS

AN ACTIVE ADULT RESORT COMMUNITY
900 CARROLL STREET, PERRY, GA 31069
PHONE:(478) 988-8100 FAX:(478) 988-8831
24 HR. Contact: Jeff Moredock (407) 247-7287

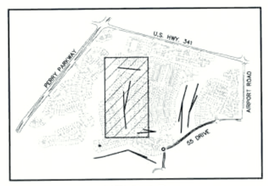
GEORGIA REGISTERED No. 033618 PROFESSIONAL ENGINEER ROGER SEABORN CROSBY
5-4-07

GSWCC LEVEL II CERTIFICATE #41204

Date: August 4, 2006
PELA Project Number:23000-007-02

NOTE:

1. FAIRWAY, TEES AND ROUGH SHALL BE TIFWAY 419 HYBRID BERMUDA.
2. GREENS SHALL BE TIFDWARF HYBRID BERMUDA.
3. UNIRRIGATED DISTURBED AREAS SHALL BE COMMON BERMUDA.



KEYMAP

60 0 60 120 180

GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

No.	Date	Description
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NORTH DEVELOPMENT
PHASE 1
FOR
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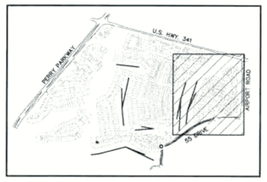
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 23518 PROFESSIONAL ROGER SEABORN CROSBY

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

GOLF COURSE - LIMITS OF GRASSING

Scale	1"=60'
Sheet No.	C12.2



KEYMAP

NOTE:

1. FAIRWAY, TEES AND ROUGH SHALL BE TIFWAY 419 HYBRID BERMUDA.
2. GREENS SHALL BE TIFDWARF HYBRID BERMUDA.
3. UNIRRIGATED DISTURBED AREAS SHALL BE COMMON BERMUDA.

REVISIONS

No.	Date	Description
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NORTH DEVELOPMENT PHASE 1 FOR HOUSTON SPRINGS AN ACTIVE ADULT COMMUNITY

PERRY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 023615 ROBERT SEABORN GRIGSBY

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

GOLF COURSE - LIMITS OF GRASSING

Scale	1"=60
Sheet No.	C12.1

OLYMPIC CLUB DR. (FUTURE)

SAWGRASS DR. (FUTURE)

AUGUSTA NATIONAL DR. (FUTURE)

SAND HILLS DR. (FUTURE)

BETH PAGE DR. (FUTURE)

CYPRESS POINT DR. (FUTURE)

WINGED FOOT DR. (FUTURE)

MUSE GROVE DR. (FUTURE)

FIFTY-FIVE DR. (FUTURE)

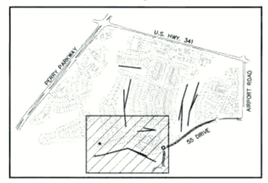
FIFTY-FIVE DR.

PEBBLE BEACH DR.

EXISTING CART PATH

NOTE:

1. FAIRWAY, TEES AND ROUGH SHALL BE TIFWAY 419 HYBRID BERMUDA.
2. GREENS SHALL BE TIFDWARF HYBRID BERMUDA.
3. UNIRRIGATED DISTURBED AREAS SHALL BE COMMON BERMUDA.



KEYMAP
N.T.S.

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

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NORTH DEVELOPMENT
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AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 033815 PROFESSIONAL LANDSCAPE ARCHITECT ROBIN SEABORN GRIGSBY

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

GOLF COURSE - LIMITS OF GRASSING

Scale 1"=60'

Sheet No. C12.0

OLYMPIC CLUB DR. (FUTURE)

SAWGRASS DR. (FUTURE)

OLYMPIC CLUB DR. (FUTURE)

AUGUSTA NATIONAL DR. (FUTURE)

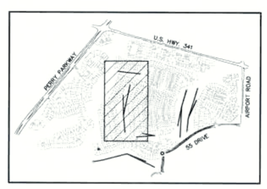
FUTURE ROAD (UNNAMED)

FUTURE ROAD (UNNAMED)

N

TORO 855S-46-598
OR APPROVED EQUAL

TORO 835S-46-348
OR APPROVED EQUAL



KEYMAP

60 0 60 120 180

GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

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AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 033818 PROFESSIONAL ROGER SEABORN CROSBY ENGINEER

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T

GOLF COURSE IRRIGATION - HEAD LAYOUT

Scale 1"=60'

Sheet No. C11.2

WINGED FOOT DR. (FUTURE)

WHISTLING STRAITS DRIVE (FUTURE)

FIFTY-FIVE DR.

WHISPERING PINE DR. (FUTURE)

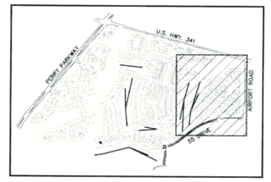
TWIN BRANCH COURT (FUTURE)

55 DRIVE

HIGHWAY 341

AIRPORT ROAD

EXISTING EASEMENT



KEYMAP

TORO 855S–46–598
OR APPROVED EQUAL

TORO 835S–46–348
OR APPROVED EQUAL

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

REVISIONS

No	Date	Description
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NORTH DEVELOPMENT
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PERRY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL No. 032611 ROGER SEABORN CHOSBY
5459

Date	FEBRUARY 2009
Project No.	25000-014-01
Project Mgr	R.S.C
Drawn By	C.O.T

GOLF COURSE IRRIGATION - HEAD LAYOUT

Scale 1" = 60

Sheet No. C11.1

OLYMPIC CLUB DR. (FUTURE)

SAWGRASS DR. (FUTURE)

AUGUSTA NATIONAL DR. (FUTURE)

SAND HILLS DR. (FUTURE)

BETH PAGE DR. (FUTURE)

CYPRESS POINT DR. (FUTURE)

WINGED FOOT DR. (FUTURE)

MUSE GROVE DR. (FUTURE)

FIFTY-FIVE DR. (FUTURE)

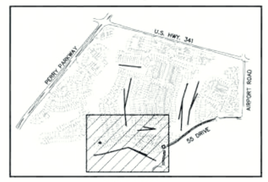
FIFTY-FIVE DR.

PEBBLE BEACH DR.

EXISTING CART PATH

TORO 855S-46-598
OR APPROVED EQUAL

TORO 835S-46-348
OR APPROVED EQUAL



KEYMAP
N.T.S.

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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NORTH DEVELOPMENT
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PERRY, GEORGIA

GEORGIA REGISTERED No. 24911 PROFESSIONAL ROBERT SEABORN CROSBY

5-4-09

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

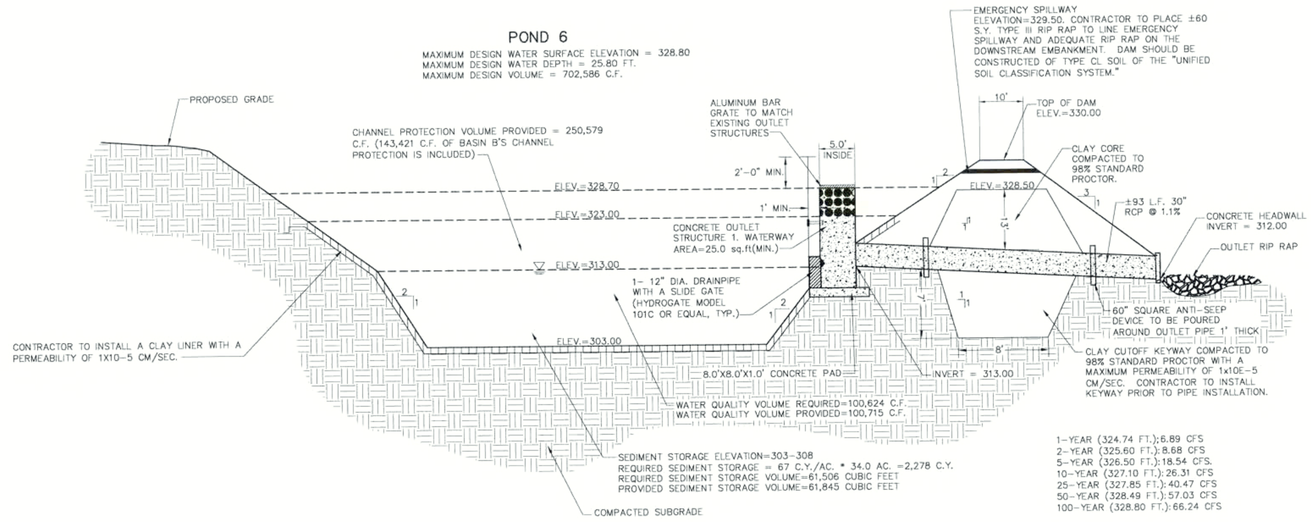
GOLF COURSE IRRIGATION - HEAD LAYOUT

Scale 1"=60'

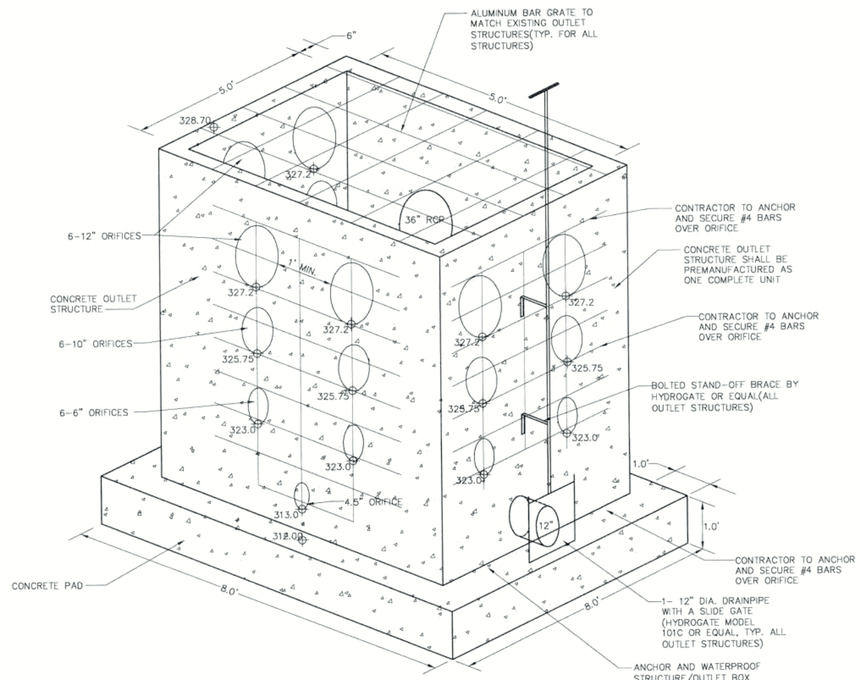
Sheet No. C11.0

POND 6

MAXIMUM DESIGN WATER SURFACE ELEVATION = 328.80
MAXIMUM DESIGN WATER DEPTH = 25.80 FT.
MAXIMUM DESIGN VOLUME = 702,586 C.F.



1-YEAR (324.74 FT.):6.89 CFS
2-YEAR (325.60 FT.):8.68 CFS
5-YEAR (326.50 FT.):18.54 CFS.
10-YEAR (327.10 FT.):26.31 CFS
25-YEAR (327.85 FT.):40.47 CFS
50-YEAR (328.49 FT.):57.03 CFS
100-YEAR (328.80 FT.):66.24 CFS



DETENTION POND OUTLET STRUCTURE #6
N.T.S.

Revisions

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NORTH DEVELOPMENT
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FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

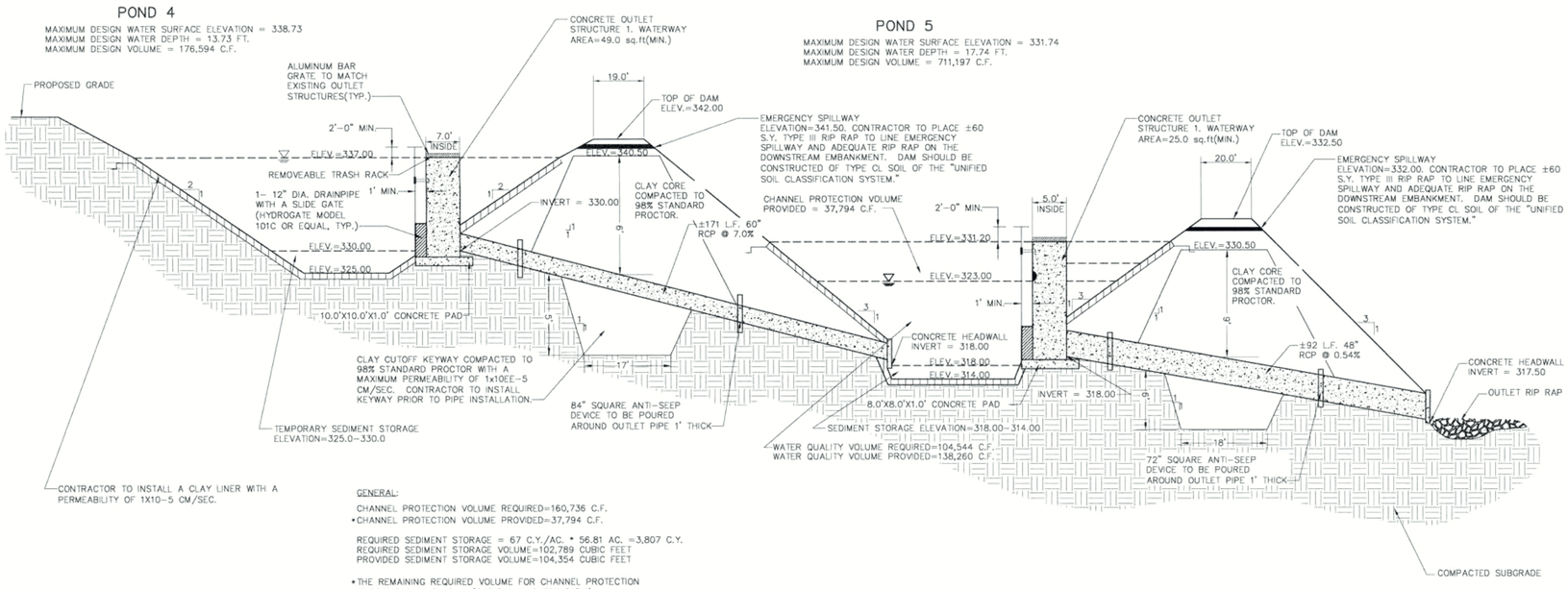
GEORGIA REGISTERED No. 033618 PROFESSIONAL ENGINEER ROGER SEABORN CROSBY
5-4-09

Date	FEBRUARY 2009
Project No	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

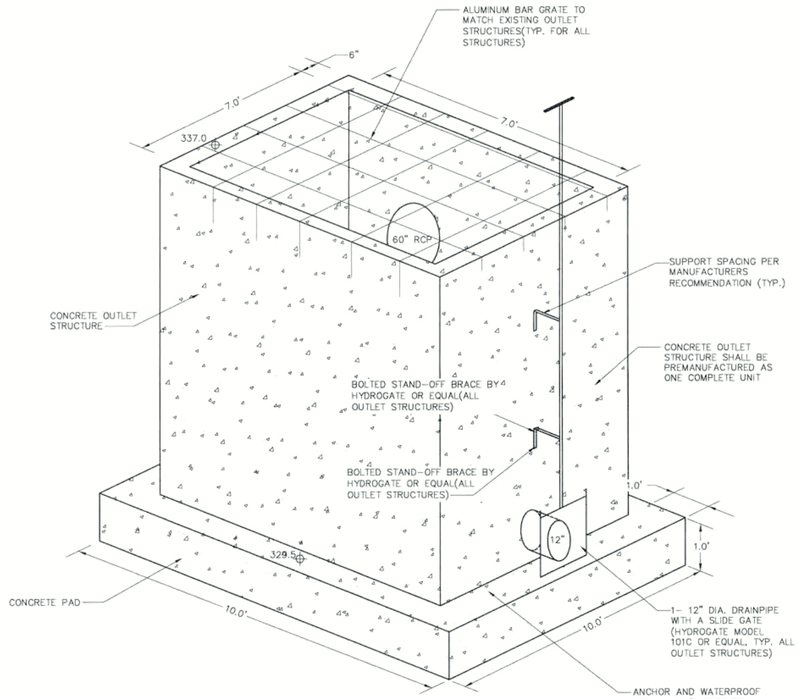
MISCELLANEOUS DETAILS

Scale 1"=1'

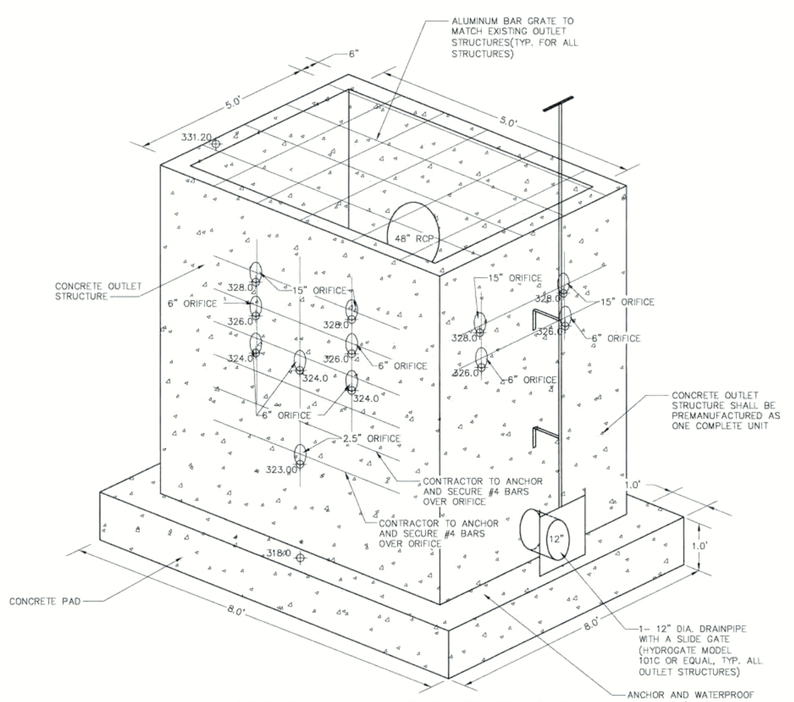
Sheet No. C10.3



PONDS 4 & 5 AND OUTLET CONTROL STRUCTURE DETAIL
N.T.S.



DETENTION POND OUTLET STRUCTURE #4
N.T.S.



DETENTION POND OUTLET STRUCTURE #5
N.T.S.

Revisions

No.	Date	Description
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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

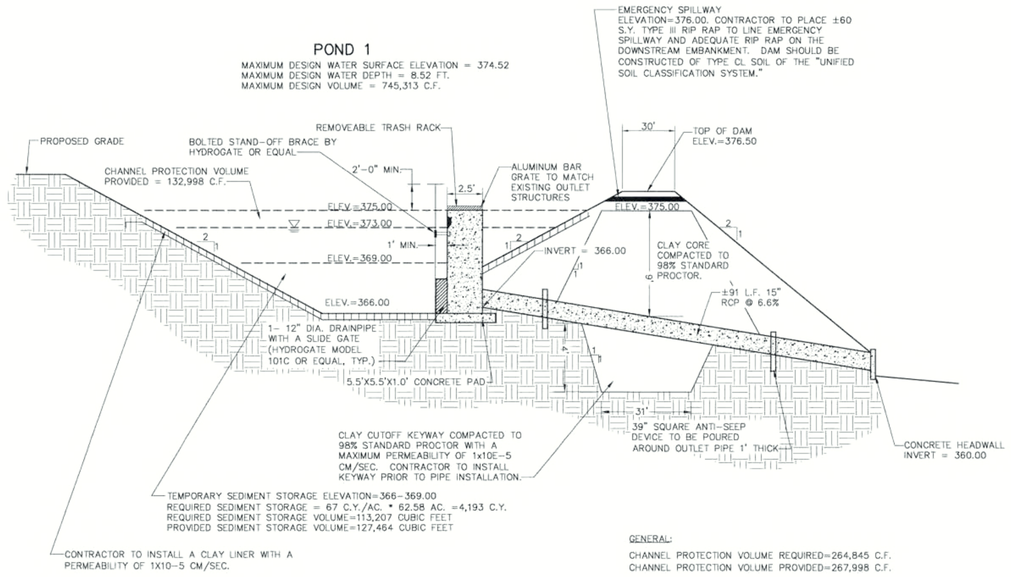
GEORGIA REGISTERED PROFESSIONAL ENGINEER SEABORN CROSBY NO. 023813

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C
Drawn By	C.D.T

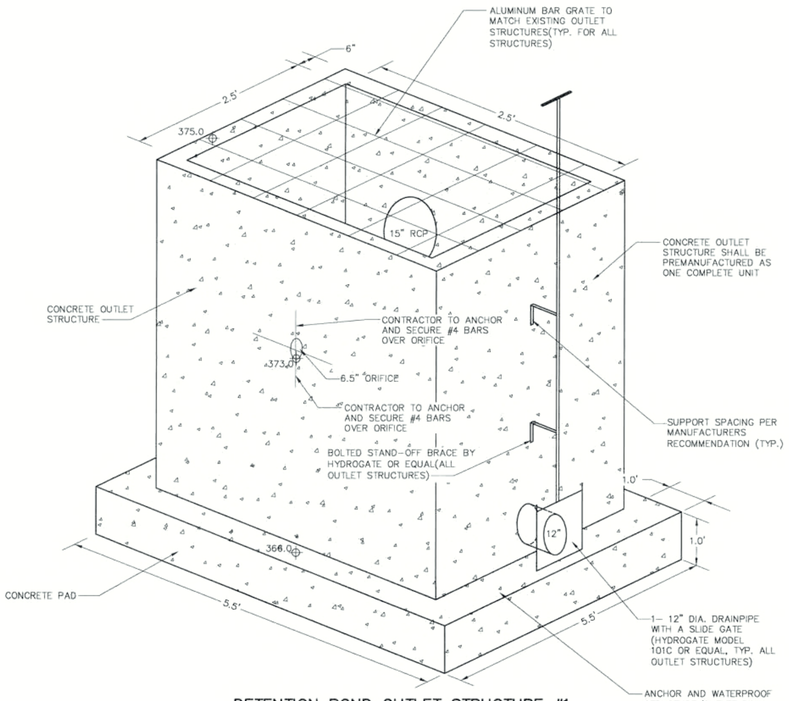
MISCELLANEOUS DETAILS

Scale 1"=1

Sheet No. C10.2



POND 1 OUTLET CONTROL STRUCTURE DETAIL
N.T.S.



DETENTION POND OUTLET STRUCTURE #1
N.T.S.

Revisions		
No.	Date	Description
1	APRIL, 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

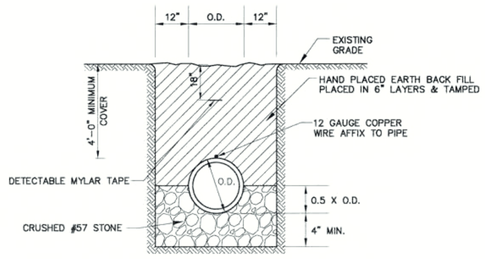
GEORGIA REGISTERED No. 033613 PROFESSIONAL ENGINEER ROGER SEABORN CROSBY

Date	FEBRUARY 2009
Project No	23000-014-01
Project Mgr	R.S.C
Drawn By	C.D.T

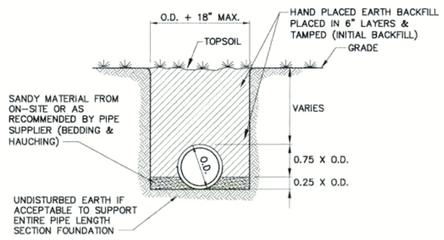
MISCELLANEOUS DETAILS

Scale N.T.S.

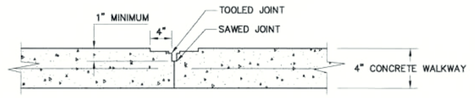
Sheet No C10.1



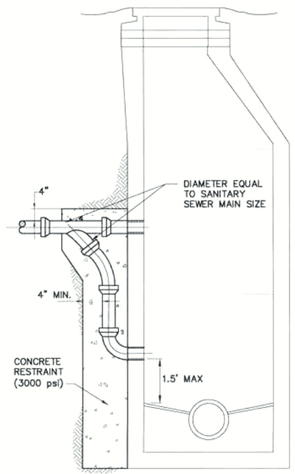
DUCTILE IRON SANITARY SEWER BEDDING
N.T.S.

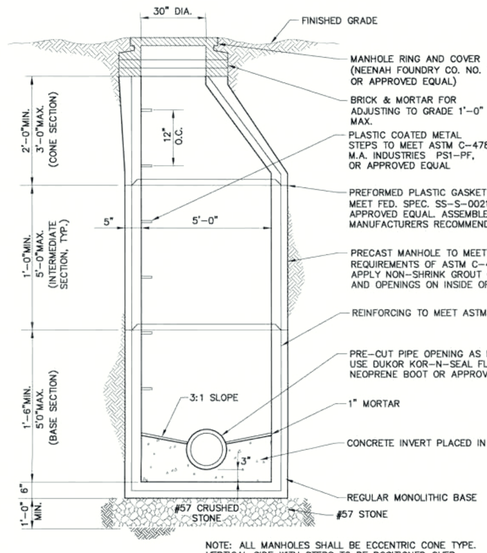


DETAIL – STORM SEWER BEDDING (ALL TYPES)
N.T.S.



DETAIL – CONCRETE CONTROL JOINT
N.T.S.

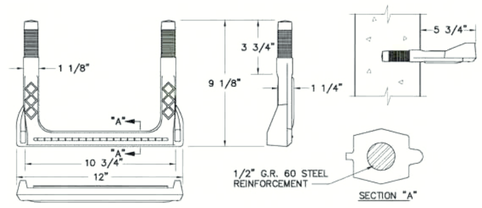




NOTE: ALL MANHOLES SHALL BE ECCENTRIC CONE TYPE. VERTICAL SIDE WITH STEPS TO BE POSITIONED OVER INVERT SHELF AND AWAY FROM DROP CONNECTIONS.

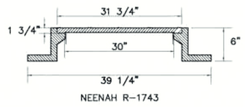
DETAIL – PRECAST MANHOLE W/ EXTERNAL DROP CONNECTION
N.T.S.

DETAIL – PRECAST MANHOLE
N.T.S.



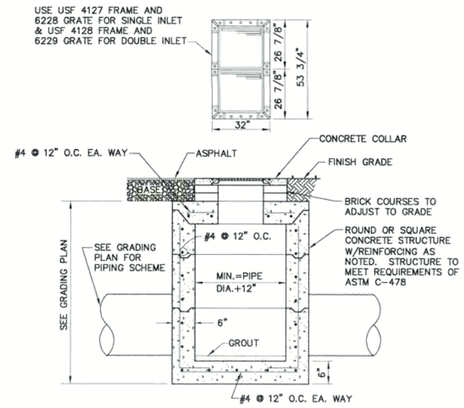
NOTE: ALL MANHOLE STEPS IN MANHOLE OR OTHER STRUCTURES TO BE M.A. INDUSTRIES, MODEL PS1-PF, OR APPROVED EQUAL. STEPS TO BE SPACED 12" O.C. AND VERTICALLY ALIGNED.

DETAIL – PVC MANHOLE STEPS
N.T.S.

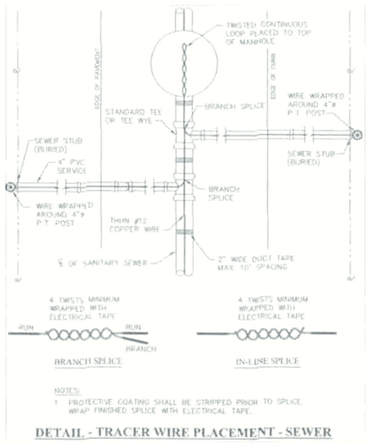


NEENAH R-1743

DETAIL – STANDARD MANHOLE FRAME AND COVER
N.T.S.

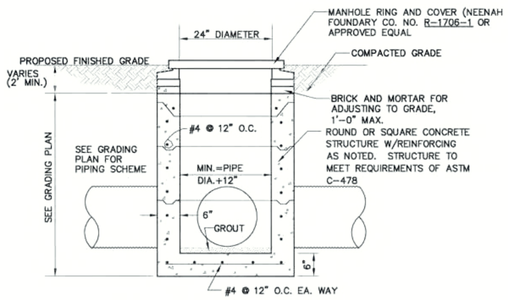


DETAIL – SINGLE OR DOUBLE DROP INLET
N.T.S.

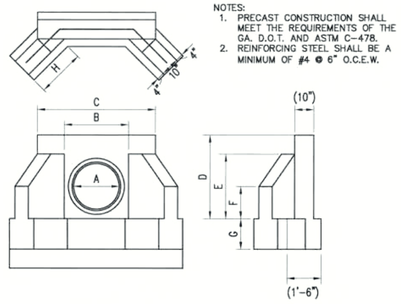


DETAIL - TRACER WIRE PLACEMENT - SEWER

DETAIL – TRACER WIRE PLACEMENT FOR SANITARY SEWER
N.T.S.



JUNCTION BOX DETAIL
N.T.S.



NOTES:
1. PRECAST CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE GA. D.O.T. AND ASTM C-478.
2. REINFORCING STEEL SHALL BE A MINIMUM OF #4 @ 6" O.C.E.W.

ENGLISH I-P UNITS

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
12"	1'-8"	4'-0"	2'-6"	1'-8"	1'-2"	1'-3"	1'-7"
15"	2'-0"	4'-4"	2'-10"	2'-0"	1'-3"	1'-3"	1'-7"
18"	2'-4"	4'-8"	3'-2"	2'-4"	1'-4"	1'-3"	1'-7"
24"	2'-10"	5'-2"	3'-8"	2'-10"	1'-5"	1'-4"	2'-1"
30"	3'-6"	5'-10"	4'-4"	3'-6"	1'-9"	1'-6"	2'-5"
36"	4'-0"	6'-4"	4'-10"	4'-0"	2'-0"	1'-8"	2'-11"
42"	4'-6"	6'-10"	5'-4"	4'-6"	2'-3"	2'-0"	3'-6"
48"	5'-2"	7'-6"	6'-0"	5'-2"	2'-6"	2'-0"	4'-0"
54"	5'-9"	8'-1"	6'-7"	5'-9"	2'-9"	2'-0"	4'-6"
60"	6'-4"	8'-8"	7'-2"	6'-4"	3'-0"	2'-2"	5'-0"

DETAIL – PRECAST CONCRETE HEADWALL
N.T.S.

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REVISIONS

No.	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 032815 PROFESSIONAL ENGINEER ROBERT SEABORN CROSBY

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

MISCELLANEOUS DETAILS

Scale N.T.S.

Sheet No. C10.0

THIS NARRATIVE SUMMARIZES MAJOR REQUIREMENTS OF NPDES PERMIT GAR100003 BUT DOES NOT ADDRESS ALL SECTIONS OF THE PERMIT. THE PRIMARY PERMITTEE IS RESPONSIBLE FOR A THOROUGH UNDERSTANDING OF AND COMPLIANCE WITH ALL OF THE PERMIT CONDITIONS.

1. CONSTRUCTION MAY NOT BEGIN PRIOR TO FOURTEEN (14) DAYS FROM POSTMARK DATE ON SUBMITTED NOTICE OF INTENT (NOI).

2. THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (ESPCP) SHALL BE RETAINED ON SITE OR AT A READILY ACCESSIBLE LOCATION. PLANS SHALL BE MADE AVAILABLE TO EPD, DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT REVIEWING SOIL EROSION AND SEDIMENT CONTROL PLANS, OR TO THE LOCAL GOVERNMENT OPERATING THE MUNICIPAL SEPARATE SEWER SYSTEM.

3. STABILIZATION MEASURES
INTERIM STABILIZATION MEASURES WILL INCLUDE MULCHING AND TEMPORARY SEEDING. PERMANENT STABILIZATION MEASURES WILL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, SODDING, AND PRESERVATION OF MATURE VEGETATION. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT WHERE THE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY ADVERSE WEATHER CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, OR WHERE CONSTRUCTION ACTIVITY WILL RESUME WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED.

4. STRUCTURAL PRACTICES
STRUCTURAL PRACTICES TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS WILL INCLUDE SILT FENCE, DRAINAGE SWALES, SEDIMENT TRAPS, SUBSURFACE DRAINS, INLET PROTECTION, AND OUTLET PROTECTION.

5. SEDIMENT BASINS
THREE TEMPORARY SEDIMENT BASINS WILL BE INSTALLED FOR THE PROJECT SITE. THEY WILL BE CONSTRUCTED WITHIN THE DETENTION PONDS AND CAN BE SEEN ON SHEETS C6.0–C6.2 AND SHEETS C7.0–C7.2.

6. WASTE DISPOSAL
SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. SOLID WASTE FROM THIS PROJECT WILL BE DISPOSED AT A PERMITTED FACILITY IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS.

THESE PLANS ARE IN COMPLIANCE WITH WASTE DISPOSAL AND SANITARY SEWER REGULATIONS.

7. PETROLEUM SPILLS AND LEAKS
ANY LEAKS OR SPILLS OF PETROLEUM PRODUCTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTAIN, CONTROL, AND REMEDIATE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES, ORDINANCES AND LAWS.

CONTROL OF POLLUTANTS: POLLUTANTS OR POTENTIALLY HAZARDOUS MATERIALS, SUCH AS FUELS, LUBRICANTS, LEAD PAINT, CHEMICAL OR BATTERIES, SHALL BE TRANSPORTED, STORED AND UTILIZED IN A MANNER TO PREVENT LEAKAGE OR SPILLAGE INTO THE ENVIRONMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPER AND LEGAL DISPOSAL OF ALL SUCH MATERIALS. EQUIPMENT, ESPECIALLY CONCRETE OR ASPHALT TRUCKS, SHALL NOT BE WASHED OR CLEANED OUT ON THE PROJECT EXCEPT IN AREAS WHERE UNUSED PRODUCT CONTAMINANTS CAN BE PREVENTED FROM ENTERING WATERWAYS.

8. INSPECTIONS

QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE MUST INSPECT THE FOLLOWING ITEMS AT THE REQUIRED TIME INTERVALS:

ITEM DESCRIPTION	DAILY	WEEKLY	AFTER 0.5-INCH RAIN	MONTHLY
INSPECT ALL AREAS WHERE PETROLEUM PRODUCTS ARE STORED, USED OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT	✓			
INSPECT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING	✓			
MEASURE 24-HOUR RAINFALL DEPTH	✓			
INSPECT DISTURBED AREAS THAT HAVE NOT UNDERGONE FINAL STABILIZATION		✓	✓	
INSPECT AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND HAVE NOT UNDERGONE FINAL STABILIZATION		✓	✓	
INSPECT STRUCTURAL CONTROL MEASURES TO OBSERVE THAT THEY ARE OPERATING CORRECTLY		✓	✓	
INSPECT DISCHARGE POINTS TO OBSERVE THAT CONTROLS ARE EFFECTIVE IN PREVENTING IMPACTS TO RECEIVING WATERS		✓	✓	
INSPECT AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S)				✓

THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION (NOT) IS SUBMITTED.

IF FOUND NECESSARY, THE ESPCP SHALL BE REVISED AS APPROPRIATE NOT LATER THAN 7 DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING EACH INSPECTION.

A REPORT SUMMARIZING THE SCOPE OF EACH INSPECTION AND THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE ESPCP AND ACTIONS TAKEN SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL FINAL STABILIZATION AND THE NOTICE OF TERMINATION IS SUBMITTED TO EPD. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE ESPCP.

9. SAMPLING METHODOLOGY
TWO SAMPLING LOCATIONS WILL BE USED FOR THIS PROJECT AND THEY ARE LOCATED AT THE OUTFALLS OF THE TEMPORARY SEDIMENT BASIN/DETENTION FACILITIES AS SHOWN ON SHEETS C5.0–C5.2, C6.0–C6.2 AND C7.0–C7.2.

ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136, THE GUIDANCE DOCUMENT "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

A) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
B) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRRING TO A SECONDARY CONTAINER.
C) LARGE MOUTH, WELL CLEANED AND RINSED OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
D) SAMPLES 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 AUTOMATED ANALYSIS IS UTILIZED.
E) SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY MUST BE REPORTED TO EPD.
F) APPENDIX B RATIONALE SHALL BE USED FOR OUTFALL SAMPLING POINTS.

10. SAMPLING POINTS

ALL OUTFALL(S) INDICATED ON THE PLANS SHALL BE SAMPLED IN ACCORDANCE WITH PART IV.D.5.c.

11. SAMPLING FREQUENCY

SAMPLING MUST BE PERFORMED AT THE MOST APPROPRIATE TIME TO ACCURATELY MEASURE THE TURBIDITY OF THE STORM WATER LEAVING THE SITE. THIS MEANS THAT THE SAMPLE MAY NOT NECESSARY NEED TO BE TAKEN AT THE TIME OF SPECIFIED RAIN ACCUMULATION, BUT AFTER THE MAXIMUM RUNOFF VOLUME FROM THE SPECIFIED ACCUMULATION HAS BEEN TRANSPORTED THROUGH THE STORMWATER MANAGEMENT SYSTEM AND HAS REACHED THE SAMPLING POINT. FOR A QUALIFYING EVENT, SAMPLES MUST BE TAKEN WITHIN 45 MINUTES OF:

A) THE ACCUMULATION OF THE MINUMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION, OR
B) THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.

SAMPLING SHALL OCCUR FOR THE FOLLOWING EVENTS, DURING NORMAL BUSINESS HOURS THAT OCCURS AFTER CLEARING AND GRUBBING ACTIVITIES HAVE BEEN COMPLETED.

A) THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES
B) THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED
C) IF BMPS ARE FOUND TO BE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE IMPLEMENTED WITHIN 2 BUSINESS DAYS AND SAMPLING PERFORMED FOR THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES

12. REPORTING

A SUMMARY OF THE MONITORING RESULTS MUST BE SUBMITTED TO THE APPROPRIATE EPD OFFICE BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD AND MUST INCLUDE INFORMATION SPECIFIED IN PART IV.E.2. THE REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G. OF THE PERMIT AND UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED. REPORTS MUST BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL.

13. RETENTION OF RECORDS

A COPY OF THE ESPCP MUST BE RETAINED AT THE CONSTRUCTION SITE OR READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. ALL DOCUMENTATION RELATING TO THE PERMIT MUST BE RETAINED BY THE PRIMARY PERMITTEE FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION.

14. CONFIRMATION STATEMENTS:

ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

ALL APPLICABLE PORTIONS OF THIS ES&PC PLAN WILL BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.

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

THE DESIGN PROFESSIONAL WHO APPROVED THE ES&PC PLAN WILL INSPECT THE INSTALLATION OF BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY BEGINS. IT IS THE PRIMARY PERMITTEE'S OR CONTRACTORS RESPONSIBILITY TO NOTIFY THE DESIGN PROFESSIONAL OF THE START OF CONSTRUCTION ACTIVITY.

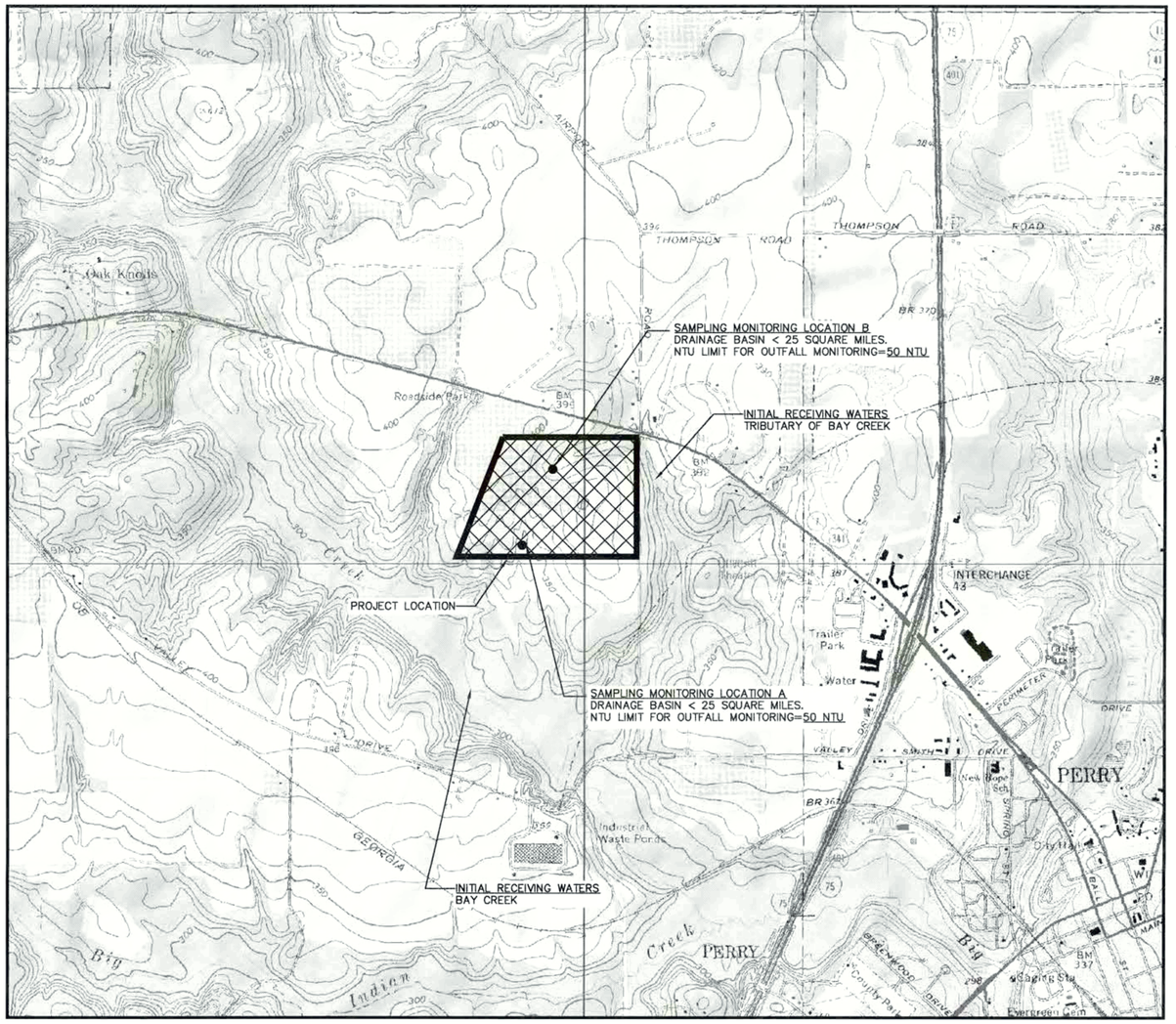
SIGNATURE DATE

MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

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

PROPOSED SITE IS LOCATED IN LAND LOTS 13 AND 14 OF DISTRICT 10 IN HOUSTON COUNTY, GEORGIA.



U.S. TOPOGRAPHIC MAP
N.T.S.

CERTIFICATIONS

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA' PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUT FALLS 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 THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR THE MONITORING OF: (A) ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES, OR (B) WHERE ANY SUCH SPECIFIC IDENTIFIED PERENNIAL OR INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED. I HAVE DETERMINED IN MY PROFESSIONAL JUDGMENT UTILIZING THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT NO. GAR 100001 THAT THE INCREASE IN THE TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLED RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN THE TURBIDITY OF A SPECIFIC IDENTIFIED UNSAMPLED RECEIVING WATER."

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO ENGINEERING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE ENGINEER AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNATURE DATE

OWNER:
WOODLAND PROPERTY PARTNERS (HOUSTON SPRINGS)
109 FAIRWAY OAKS DRIVE
PERRY, GA 31069
478-988-8100
FACILITY CONTACT: MATT MARSHALL

PRIMARY PERMITTEE:
WOODLAND PROPERTY PARTNERS (HOUSTON SPRINGS)
OPERATOR/CONTACT: MATT MARSHALL

SECONDARY PERMITTEE: NAME DATE ADDRESS
SECONDARY PERMITTEE: NAME DATE ADDRESS
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SECONDARY PERMITTEE: NAME DATE ADDRESS

Revisions
No. Date Description
1 APRIL 2009 PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 033815 PROFESSIONAL ENGINEER ROGER SEASON GROSBY

GSWCC LEVEL II CERTIFICATE #57706

Date FEBRUARY 2009
Project No. 23000-014-01
Project Mgr. RSG
Drawn By C.D.T.

NPDES NOTES

Scale N.T.S.
Sheet No. C9.0

SITE DESCRIPTION

THE PROPOSED HOUSTON SPRINGS NORTH DEVELOPMENT – PHASE 1 WILL CONSIST OF SIX(6) GOLF HOLES AND FOUR(4) RETENTION/DETENTION/SEDIMENT PONDS. THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF CONCRETE CART PATH AND UTILITY INFRASTRUCTURE. SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING AND GRUBBING, INSTALLATION OF A STABILIZED CONSTRUCTION ENTRANCE/EXIT, PERIMETER EROSION AND SEDIMENT CONTROLS, SITE GRADING, INSTALLATION OF STORMWATER INFRASTRUCTURE AND PREPARATION OF FINAL GRADES FOR PERMANENT PLANTING AND SEEDING AND SOD (GOLF COURSE AND PERIMETER).

EXISTING LAND USE IS ZONED PUD. CONSTRUCTION OF THE PROPOSED PROJECT WILL NOT ADVERSELY AFFECT SURROUNDING AREAS.

TOTAL SITE AREA = ±494.54 ACRES
TOTAL DISTURBED AREA = ±74.0 ACRES

VEGETATION SCHEDULE

TEMPORARY VEGETATION

TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE EFFECTIVE STABILAZATION. PLANTING SHALL MEET ALL REQUIREMENTS SPECIFIED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA". THE FOLLOWING TABLE SUMMARIZES THE PLANTING SCHEDULE FOR TEMPORARY VEGETATION:

	LBS/ ACRE	LBS/ 1000 SF	RECOMMENDED PLANTING DATE	ACCEPTABLE PLANTING DATE
RYEGRASS, ANNUAL alone	40	0.9	9/16 – 12/31	8/16 – 3/31
MILLET, BROWNTOP alone	40	0.9	4/16 – 6/30	4/1 – 7/15

LIME AND FERTILIZER APPLICATION – TEMPORARY VEGETATION

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF TWO TONS PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. FERTILIZER SHOULD BE APPLIED AT A RATE OF 1500 LB – ACRE BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

PERMANENT VEGETATION (NON GOLF COURSE AREAS)

PERMANENT VEGETATION SHALL BE ESTABLISHED IMMEDIATELY ON AREAS REACHING FINAL GRADE AND IN AREAS THAT WILL REMAIN UNDISTURBED FOR LONGER THAN SIX MONTHS. THE FOLLOWING TABLE SUMMARIZES THE PLANTING SCHEDULE FOR THESE SPECIES:

SPECIES	LBS/ ACRE	LBS/ 1000 SF	RECOMMENDED PLANTING DATE	ACCEPTABLE PLANTING DATE
BERMUDA, COMMON (hulled seed)				
alone	10	0.2	3/16 – 5/31	2/16 – 6/30
with other perennials	6	0.1		
BERMUDA, COMMON (unhulled seed)				
with temporary cover	10	0.2	11/1 – 1/31	11/1 – 1/31
with other perennials	6	0.1		

NOTE:
SEE GOLF COURSE PLANS FOR PERMANENT GRASSING DETAILS.

LIME AND FERTILIZER APPLICATION – PERMANENT VEGETATION

AGRICULTURAL LIME IS REQUIRED AT THE RATE OF TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. AGRICULTURAL LIME SHALL MEET THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE. LIME APPLICATION SHALL ADDITIONALLY MEET ALL REQUIREMENTS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

FERTILIZER SHALL BE APPLIED ACCORDING TO THE FOLLOWING GUIDELINES:

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	1ST	6–12–12	1500 LB/AC	50–100 LB/AC 1/2/
	2ND	6–12–12	1500 LB/AC	---
	MAINT.	10–10–10	1500 LB/AC	30 LB/AC
2. WARM SEASON GRASSES	1ST	6–12–12	1500 LB/AC	50–100 LB/AC 2/6/
	2ND	6–12–12	1500 LB/AC	50–100 LB/AC 2/
	MAINT.	10–10–10	1500 LB/AC	30 LB/AC

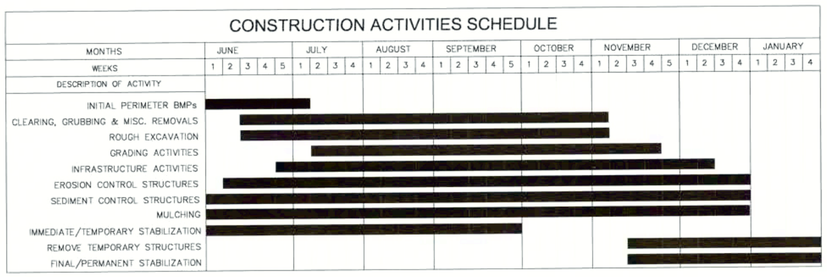
1/ APPLY IN SPRING FOLLOWING SEEDING
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES

FERTILIZER APPLICATION SHALL ADDITIONALLY MEET ALL REQUIREMENTS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

"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."

"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."

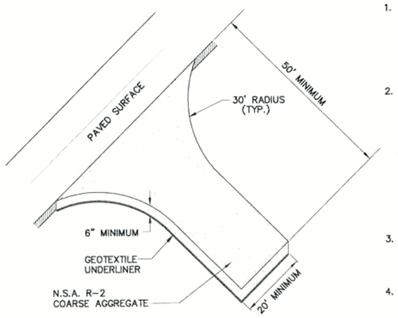
CONSTRUCTION ACTIVITIES SCHEDULE



THIS SCHEDULE IS NOT INTENDED TO BE CONTRACTUAL. THIS SCHEDULE IS TO BE USED AS A QUICK GUIDE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES.

ANTICIPATED START DATE: JUNE 1, 2009
ANTICIPATED COMPLETE DATE: JANUARY 31, 2009

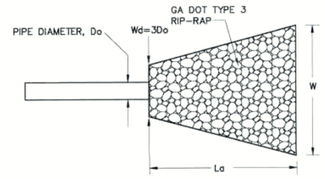
EROSION AND SEDIMENTATION CONTROL DETAILS



1. WASHING: WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP.
2. MAINTENANCE: THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5–3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. CRUSHED STONE FOR CONSTRUCTION EXIT SHALL BE PLACED ON NONWOVEN NEEDLE PUNCHED GEOFABRIC MEETING AASHTO M288–98.
4. SUBGRADE SHALL MEET REQUIREMENTS OF AASHTO M288–98 (CBR>3) OR M288–96 (1<CBR<3).

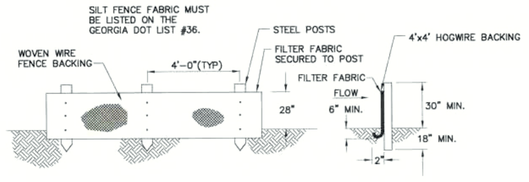
Co TEMPORARY CONSTRUCTION EXIT
N.T.S.

OUTLET PROTECTION FOR STORM PIPES				
PIPE DIAM. (Do)	Wd	L	W	AREA OF RIP RAP (SF)
8"	2'	6'	7'	30 SF
15"	4'	10'	12'	80 SF
18"	5'	18'	20'	225 SF
24"	6'	20'	20'	260 SF
30"	8'	22'	30'	418 SF
36"	9'	30'	33'	630 SF
48"	12'	36'	40'	936 SF
54	14'	42'	46'	1260 SF
60"	17'	48'	52'	1656 SF

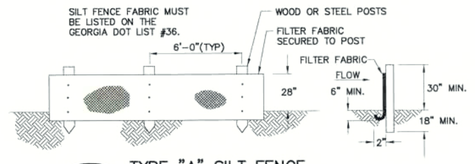


NOTES:
1. RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC.
2. THICKNESS OF APRON SHALL EQUAL 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".

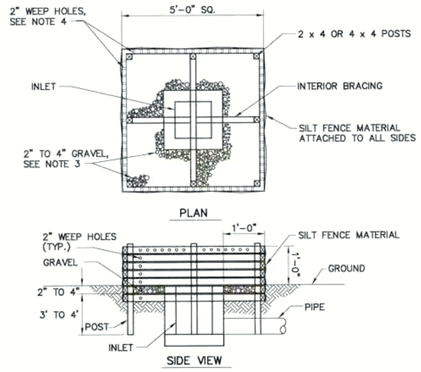
St DETAIL – STORM DRAIN OUTLET PROTECTION
N.T.S.



Sd1–C TYPE "C" SILT FENCE
N.T.S.



Sd1–A TYPE "A" SILT FENCE
N.T.S.



NOTES:
1. THE SEDIMENT BOX TO BE MADE OF 1x4" BOARDS SPACED A MAXIMUM OF 1" APART OR OF PLYWOOD WITH 2" WEEP HOLES.
2. DIMENSIONS OF THE BOX WILL VARY ACCORDING TO THE SIZE OF THE INLET AND THE DEPTH OF THE BASIN.
3. PLACE GRAVEL INSIDE THE BOX ALL AROUND THE INLET TO A DEPTH OF 3. 2" TO 4".
4. SPACE THE WEEP HOLES APPROXIMATELY 6" O.C. VERTICAL AND 6" O.C. HORIZONTAL WHERE PLYWOOD IS USED.

Sd2–F DETAIL – TEMPORARY SEDIMENT TRAP
N.T.S.

Revisions

No	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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910 Carroll Street, Perry, Georgia 31069
p: 478.218.0115 f: 478.218.0114 www.pielalandscapearchitecture.com

NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 003615 PROFESSIONAL ROGER SEABORN CROSBY ENGINEER
5-4-09

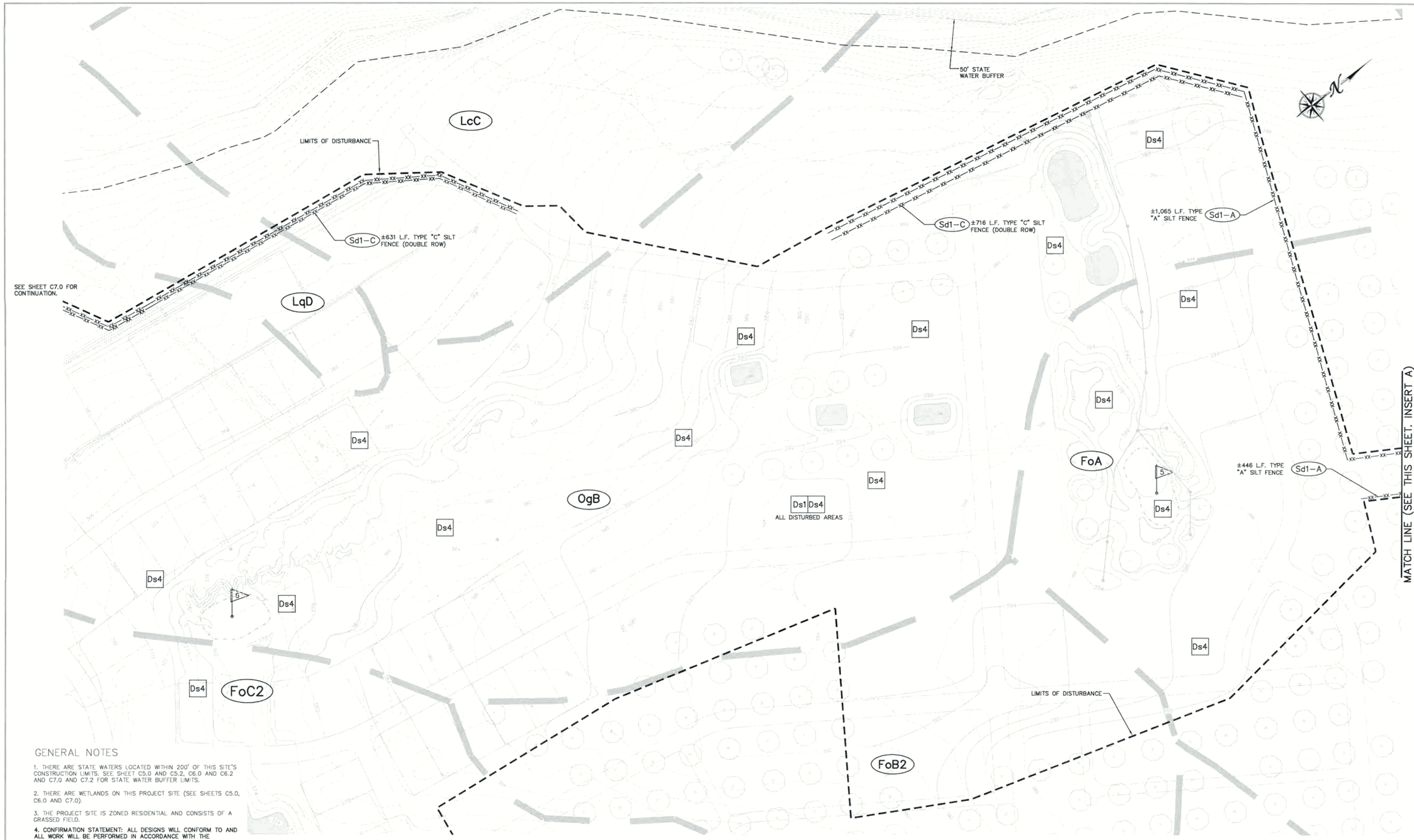
GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

Scale	NO SCALE
Sheet No.	C8.0

Dw: Date: 5/5/2009 By: WDM Ref: #:\23000 #\23000 details\ SEDIMENT CONTROL DETAILS.dwg Layout: 11 x 17 Plan Style: erosion (minus signature) - 11 x 17.ctb



GENERAL NOTES

1. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE'S CONSTRUCTION LIMITS. SEE SHEET C5.0 AND C5.2, C6.0 AND C6.2 AND C7.0 AND C7.2 FOR STATE WATER BUFFER LIMITS.

2. THERE ARE WETLANDS ON THIS PROJECT SITE (SEE SHEETS C5.0, C6.0 AND C7.0).

3. THE PROJECT SITE IS ZONED RESIDENTIAL AND CONSISTS OF A GRASSED FIELD.

4. CONFIRMATION STATEMENT: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

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

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

8. FOUR ADDITIONAL BMPS ARE SELECTED FROM THE APPENDIX 1 LIST OF ADDITIONAL BMPS REQUIRED WHEN DISTURBING MORE THAN 50 ACRES AT ANY ONE TIME. THEY ARE AS LISTED BELOW:

A. DURING CONSTRUCTION ACTIVITIES, DOUBLE THE WIDTH OF THE 25 FOOT UNDISTURBED VEGETATED BUFFER ALONG ALL STATE WATERS REQUIRING A BUFFER.

B. PLACE A LARGE SIGN (MINIMUM OF 4' X 8') ON THE SITE VISIBLE FROM THE ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITTEE(S), AND THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S).

C. LIMIT THE TOTAL PLANNED SITE DISTURBANCE TO LESS THAN 50% IMPERVIOUS SURFACES (EXCLUDING ANY STATE-MANDATED BUFFER AREAS FROM SUCH CALCULATIONSO.

D. INSTALL SOD FOR A MINIMUM 20' WIDTH, IN LIEU OF SEEDING, ALONG THE SITE PERIMETER WHEREVER STORM MAY BE DISCHARGED.

UNIFORM CODE				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1-A	SEDIMENT BARRIER		XX type (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or stormwater retention device.
St	STORM DRAIN OUTLET PROTECTION		(S)	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

UNIFORM CODE				
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
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Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		Ds4	A permanent vegitative cover using sods on highly erodible or critically eroded lands.

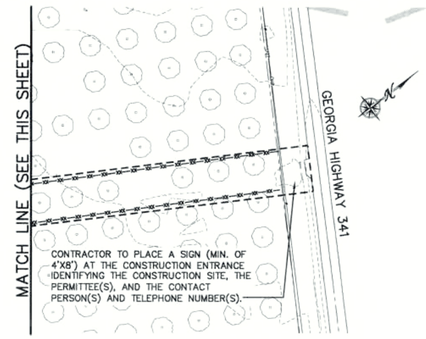
OWNER/PRIMARY PERMITTEE:
WOODLAND PROPERTY PARTNERS(HOUSTON SPRINGS)
109 FAIRWAY OAKS DRIVE
PERRY, GA 31069
24-HOUR CONTACT: MATT MARSHALL 478-988-8100

PROJECT SITE INFO:

LAND LOTS 13 AND 14
LAND DISTRICT 10 OF HOUSTON COUNTY

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

SOILS LEGEND		SOILS CLASSIFICATION
FoA FACEVILLE FINE SANDY LOAM	0% TO 2% SLOPES	B
FoB2 FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES	B
FoC2 FACEVILLE SANDY CLAY LOAM	5% TO 8% SLOPES, ERODED	B
LcC LUCY SAND	5% TO 8% SLOPES	A
LqD LAKELAND FINE SAND	5% TO 12% SLOPES	A
OgB ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES	B



INSERT A
SCALE: 1"=100'

Revisions

No.	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 003815 PROFESSIONAL ENGINEER ROGER SEABORN GROBY
5409

GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C
Drawn By	C.O.T

FINAL EROSION AND SEDIMENTATION CONTROL PLAN

Scale 1"=60'

Sheet No. C7.2

GENERAL NOTES

1. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE'S CONSTRUCTION LIMITS. SEE SHEET C5.0 AND C5.2, C6.0 AND C6.2 AND C7.0 AND C7.2 FOR STATE WATER BUFFER LIMITS.

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PROJECT SITE INFO:

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OgB2 ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES, ERODED	B
OgC2 ORANGEBURG LOAMY FINE SAND	5% TO 8% SLOPES, ERODED	B
OgD2 ORANGEBURG LOAMY FINE SAND	8% TO 12% SLOPES, ERODED	B
LcC LUCY SAND	5% TO 8% SLOPES	A

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

No.	Date	Description
1	APRIL, 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 033515 PROFESSIONAL ENGINEER ROGER SEABORN CROSBY

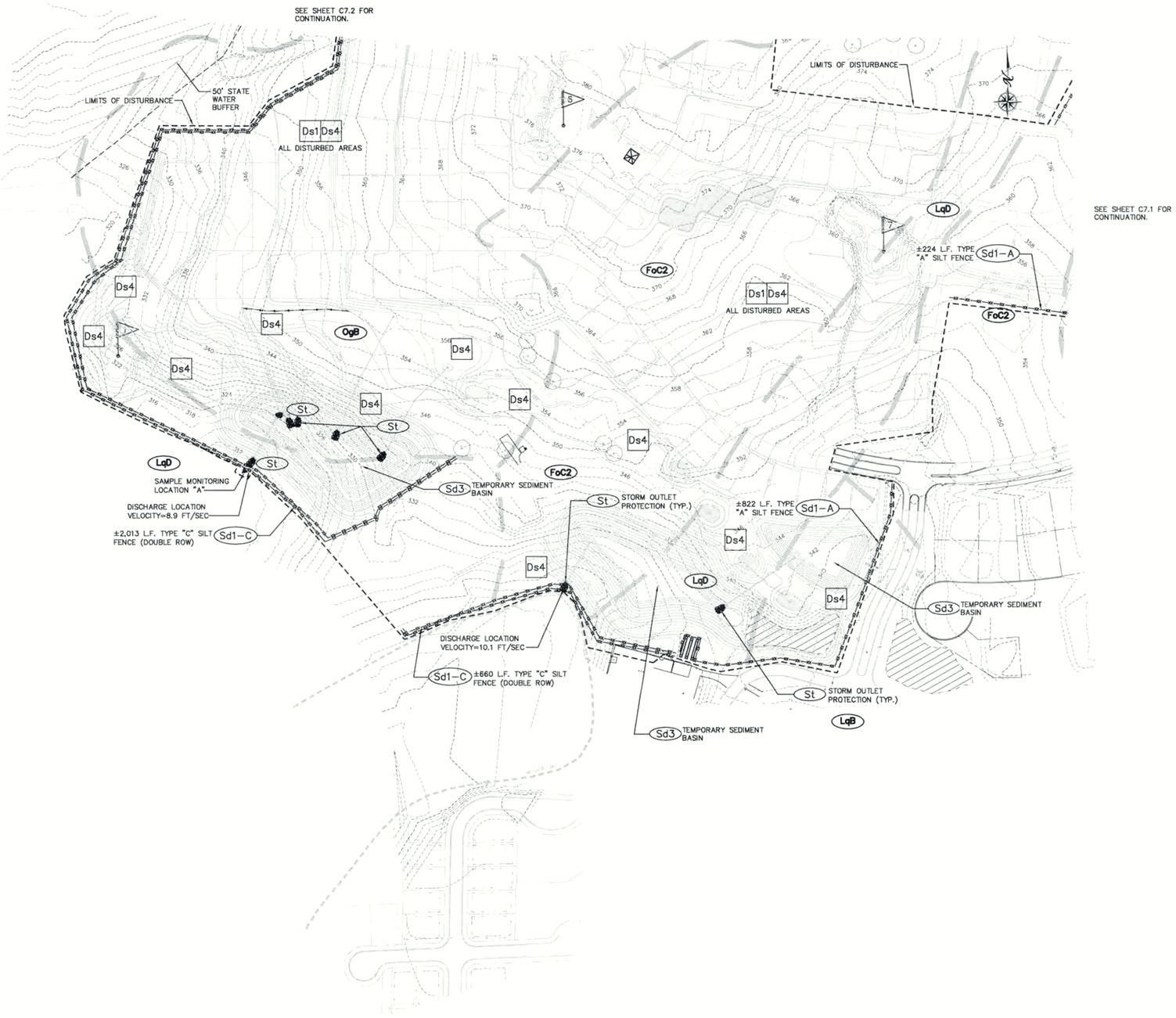
GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

FINAL EROSION AND SEDIMENTATION CONTROL PLAN

Scale 1"=60'

Sheet No. C7.1



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UNIFORM CODE

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24-HOUR CONTACT: MATT MARSHALL 478-988-8100

PROJECT SITE INFO:

LAND LOTS 13 AND 14
LAND DISTRICT 10 OF HOUSTON COUNTY

SOILS LEGEND		SOILS CLASSIFICATION
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LqD LAKELAND FINE SAND	5% TO 12% SLOPES	B
FoC2 FACEVILLE SANDY CLAY LOAM	5% TO 8% SLOPES, ERODED	B
OgB ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES	B

100 0 100 200 300
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

REVISIONS

No.	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
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PERRY, GEORGIA

GEORGIA REGISTERED No. 223813 PROFESSIONAL ROGER SEABORN GROSBY ENGINEER

GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No	23000-014-01
Project Mgr	R.S.C
Drawn By	C.D.T

FINAL EROSION AND SEDIMENTATION CONTROL PLAN

Scale 1"=100'

Sheet No. C7.0

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3. THE PROJECT SITE IS ZONED RESIDENTIAL AND CONSISTS OF A GRASSED FIELD.

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5. MAINTENANCE STATEMENT: 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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

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

8. FOUR ADDITIONAL BMPS ARE SELECTED FROM THE APPENDIX 1 LIST OF ADDITIONAL BMPS REQUIRED WHEN DISTURBING MORE THAN 50 ACRES AT ANY ONE TIME. THEY ARE AS LISTED BELOW:

A. DURING CONSTRUCTION ACTIVITIES, DOUBLE THE WIDTH OF THE 25 FOOT UNDISTURBED VEGETATED BUFFER ALONG ALL STATE WATERS REQUIRING A BUFFER.

B. PLACE A LARGE SIGN (MINIMUM OF 4' X 8') ON THE SITE VISIBLE FROM THE ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITTEE(S), AND THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S).

C. LIMIT THE TOTAL PLANNED SITE DISTURBANCE TO LESS THAN 50% IMPERVIOUS SURFACES (EXCLUDING ANY STATE-MANDATED BUFFER AREAS FROM SUCH CALCULATIONSO.

D. INSTALL SOD FOR A MINIMUM 20' WIDTH, IN LIEU OF SEEDING, ALONG THE SITE PERIMETER WHEREVER STORM MAY BE DISCHARGED.

UNIFORM CODE				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1–A	SEDIMENT BARRIER		(Type) (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Co	CONSTRUCTION EXIT		(Co)	A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
Sd2–P	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or stormwater retention device.
St	STORM DRAIN OUTLET PROTECTION		(St)	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

UNIFORM CODE				
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seed on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

OWNER/PRIMARY PERMITTEE:
WOODLAND PROPERTY PARTNERS(HOUSTON SPRINGS)
109 FAIRWAY OAKS DRIVE
PERRY, GA 31069
24-HOUR CONTACT: MATT MARSHALL 478-988-8100

PROJECT SITE INFO:

LAND LOTS 13 AND 14
LAND DISTRICT 10 OF HOUSTON COUNTY

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

SOILS LEGEND		SOILS CLASSIFICATION
FoA	FACEVILLE FINE SANDY LOAM	0% TO 2% SLOPES	B
FoB2	FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES	B
FoC2	FACEVILLE SANDY CLAY LOAM	5% TO 8% SLOPES, ERODED	B
LcC	LUCY SAND	5% TO 8% SLOPES	A
LqD	LAKELAND FINE SAND	5% TO 12% SLOPES	A
OgB	ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES	B

Revisions

No.	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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PEEL DESIGN GROUP
910 Carroll Street, Perry, Georgia 31069
p: 478.218.0113 f: 478.218.0114

NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 033818 PROFESSIONAL HOUSE REABORN CROSBY

GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN

Scale	1"=60'
Sheet No	C6.2

UNIFORM CODE				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1-A	SEDIMENT BARRIER		xx type (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Co	CONSTRUCTION EXIT		(size)	A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
Sd2-F	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or stormwater retention device.
St	STORM DRAIN OUTLET PROTECTION		W	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seed on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

GENERAL NOTES

1. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE'S CONSTRUCTION LIMITS. SEE SHEET C5.0 AND C5.2, C6.0 AND C6.2 AND C7.0 AND C7.2 FOR STATE WATER BUFFER LIMITS.

2. THERE ARE WETLANDS ON THIS PROJECT SITE (SEE SHEETS C5.0, C6.0 AND C7.0).

3. THE PROJECT SITE IS ZONED RESIDENTIAL AND CONSISTS OF A GRASSED FIELD.

4. CONFIRMATION STATEMENT: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

5. MAINTENANCE STATEMENT: 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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

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

8. FOUR ADDITIONAL BMPS ARE SELECTED FROM THE APPENDIX 1 LIST OF ADDITIONAL BMPS REQUIRED WHEN DISTURBING MORE THAN 50 ACRES AT ANY ONE TIME. THEY ARE AS LISTED BELOW:

A. DURING CONSTRUCTION ACTIVITIES, DOUBLE THE WIDTH OF THE 25 FOOT UNDISTURBED VEGETATED BUFFER ALONG ALL STATE WATERS REQUIRING A BUFFER.

B. PLACE A LARGE SIGN (MINIMUM OF 4' X 8') ON THE SITE VISIBLE FROM THE ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITTEE(S), AND THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S).

C. LIMIT THE TOTAL PLANNED SITE DISTURBANCE TO LESS THAN 50% IMPERVIOUS SURFACES (EXCLUDING ANY STATE-MANDATED BUFFER AREAS FROM SUCH CALCULATIONSO.

D. INSTALL SOD FOR A MINIMUM 20' WIDTH, IN LIEU OF SEEDING, ALONG THE SITE PERIMETER WHEREVER STORM MAY BE DISCHARGED.

OWNER/PRIMARY PERMITTEE:
WOODLAND PROPERTY PARTNERS(HOUSTON SPRINGS)
109 FAIRWAY OAKS DRIVE
PERRY, GA 31069
24-HOUR CONTACT: MATT MARSHALL 478-988-8100

PROJECT SITE INFO:

LAND LOTS 13 AND 14
LAND DISTRICT 10 OF HOUSTON COUNTY

SOILS LEGEND		SOILS CLASSIFICATION
FoB FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES	B
FoB2 FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES	B
FoC2 FACEVILLE SANDY CLAY LOAM	5% TO 8% SLOPES, ERODED	B
OgB2 ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES, ERODED	B
OgC2 ORANGEBURG LOAMY FINE SAND	5% TO 8% SLOPES, ERODED	B
OgD2 ORANGEBURG LOAMY FINE SAND	8% TO 12% SLOPES, ERODED	B
LcC LUCY SAND	5% TO 8% SLOPES	A

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

No	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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910 Carroll Street, Perry, Georgia 31069
p: 478.218.0113 f: 478.218.0114 www.pelladesigngroup.com

NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 033818 PROFESSIONAL ENGINEER ROBB BEABORN CROSBY

GSWCC LEVEL II CERTIFICATE #57706

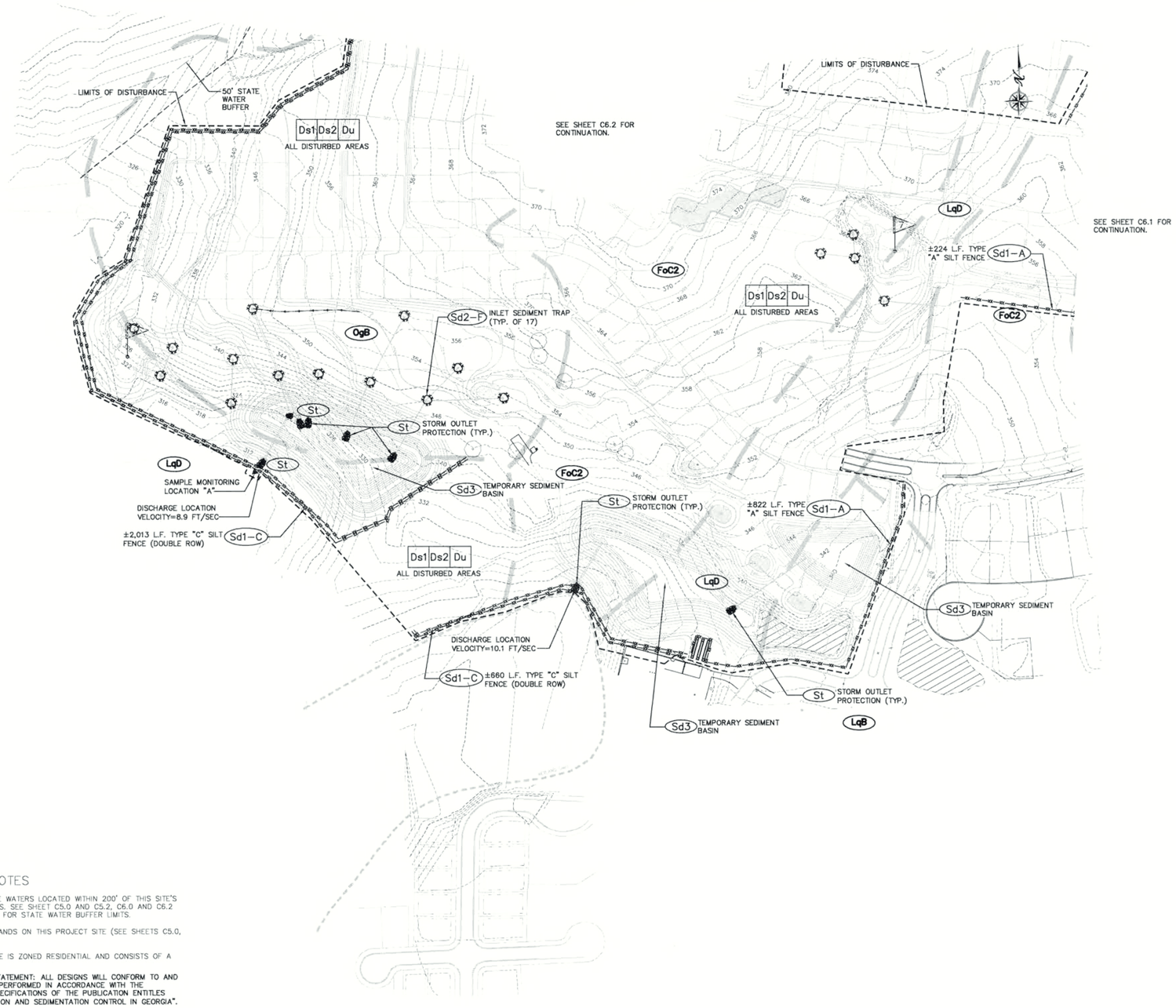
Date	FEBRUARY 2009
Project No	23000-014-01
Project Mgr.	R.S.C
Drawn By	C.D.T

INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN

Scale 1"=60'

Sheet No C6.1

Plot Date: 3/6/2009
By: scott_miller
N:\2300_WOODLAND_PARTNERS\23000-014-01 Houston Springs Perry\Dwg\ACAD - 3 Drawing



UNIFORM CODE				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1-A	SEDIMENT BARRIER		type (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Co	CONSTRUCTION EXIT		(label)	A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
Sd2-F	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or stormwater retention device.
St	STORM DRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seed on disturbed areas
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

GENERAL NOTES

1. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE'S CONSTRUCTION LIMITS. SEE SHEET C5.0 AND C5.2, C6.0 AND C6.2 AND C7.0 AND C7.2 FOR STATE WATER BUFFER LIMITS.

2. THERE ARE WETLANDS ON THIS PROJECT SITE (SEE SHEETS C5.0, C6.0 AND C7.0).

3. THE PROJECT SITE IS ZONED RESIDENTIAL AND CONSISTS OF A GRASSED FIELD.

4. CONFIRMATION STATEMENT: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

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C. LIMIT THE TOTAL PLANNED SITE DISTURBANCE TO LESS THAN 50% IMPERVIOUS SURFACES (EXCLUDING ANY STATE-MANDATED BUFFER AREAS FROM SUCH CALCULATIONSO.

D. INSTALL SOD FOR A MINIMUM 20' WIDTH, IN LIEU OF SEEDING, ALONG THE SITE PERIMETER WHEREVER STORM MAY BE DISCHARGED.

OWNER/PRIMARY PERMITTEE:
WOODLAND PROPERTY PARTNERS(HOUSTON SPRINGS)
109 FAIRWAY OAKS DRIVE
PERRY, GA 31069
24-HOUR CONTACT: MATT MARSHALL 478-988-8100

PROJECT SITE INFO:

LAND LOTS 13 AND 14
LAND DISTRICT 10 OF HOUSTON COUNTY

SOILS LEGEND		SOILS CLASSIFICATION
LqB LAKELAND FINE SAND	0% TO 5% SLOPES	A
LqD LAKELAND FINE SAND	5% TO 12% SLOPES	B
FoC2 FACEVILLE SANDY CLAY LOAM	5% TO 8% SLOPES, ERODED	B
OgB ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES	B

100 0 100 200 300
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

Revisions

No.	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

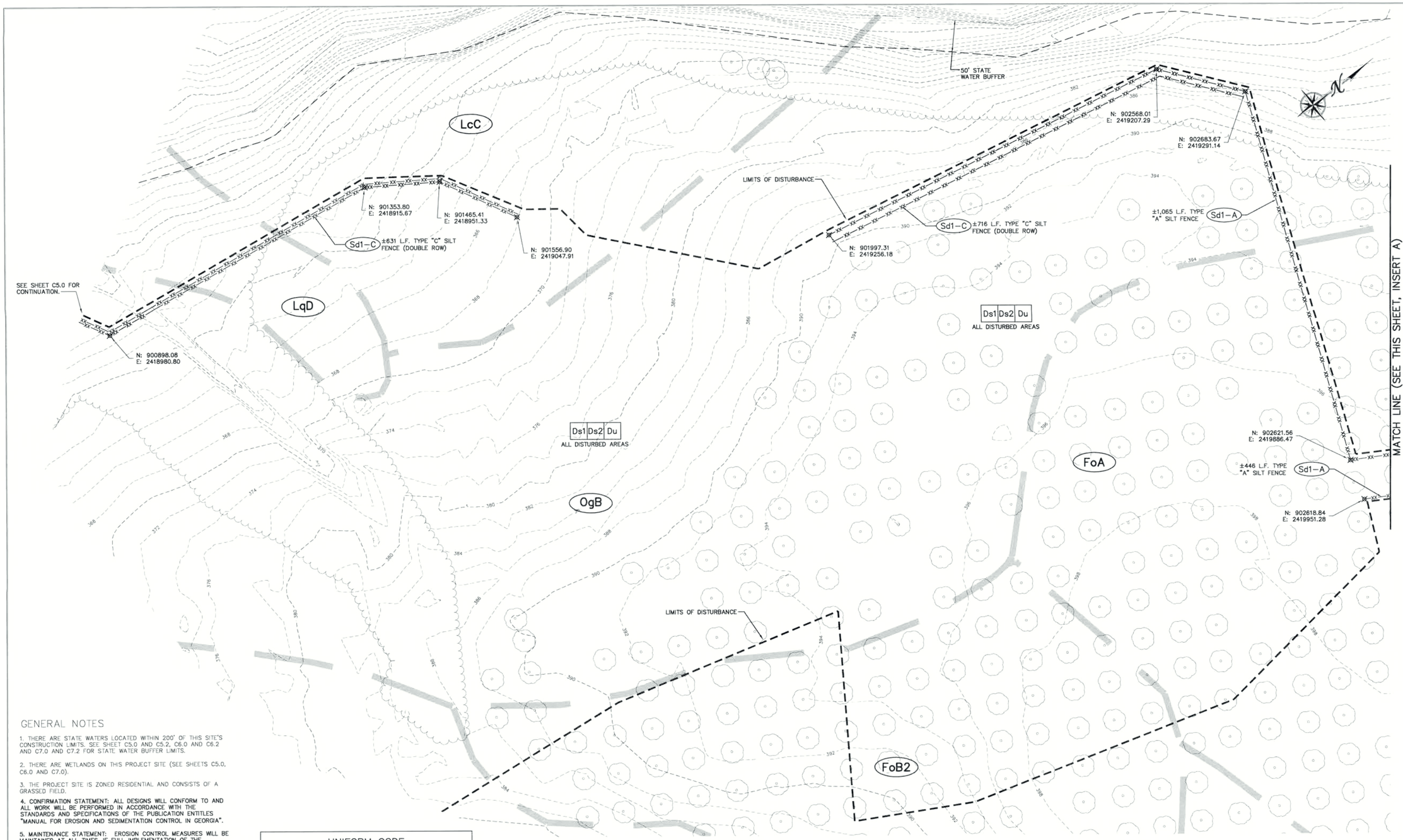
GEORGIA REGISTERED No. 030818 PROFESSIONAL ENGINEER ROGER SEABORN CANDRY
5409

GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No.	20000-014-01
Project Mgr	R.S.C
Drawn By	C.D.T.

INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN

Scale	1"=100
Sheet No.	C6.0



GENERAL NOTES

1. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE'S CONSTRUCTION LIMITS. SEE SHEET C5.0 AND C5.2, C6.0 AND C6.2 AND C7.0 AND C7.2 FOR STATE WATER BUFFER LIMITS.

2. THERE ARE WETLANDS ON THIS PROJECT SITE (SEE SHEETS C5.0, C6.0 AND C7.0).

3. THE PROJECT SITE IS ZONED RESIDENTIAL AND CONSISTS OF A GRASSED FIELD.

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C. LIMIT THE TOTAL PLANNED SITE DISTURBANCE TO LESS THAN 50% IMPERVIOUS SURFACES (EXCLUDING ANY STATE-MANDATED BUFFER AREAS FROM SUCH CALCULATIONSO.

D. INSTALL SOD FOR A MINIMUM 20' WIDTH, IN LIEU OF SEEDING, ALONG THE SITE PERIMETER WHEREVER STORM MAY BE DISCHARGED.

UNIFORM CODE				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1–A	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seed on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

SOILS LEGEND		SOILS CLASSIFICATION
FoA FACEVILLE FINE SANDY LOAM	0% TO 2% SLOPES	B
FoB2 FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES	B
FoC2 FACEVILLE SANDY CLAY LOAM	5% TO 8% SLOPES, ERODED	B
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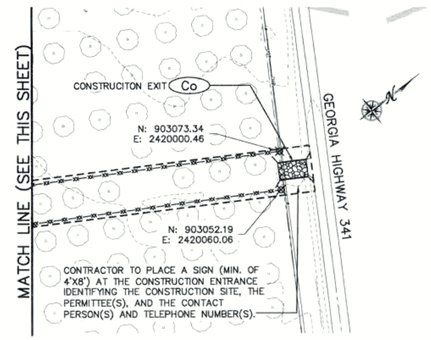
LqD LAKELAND FINE SAND	5% TO 12% SLOPES	A
OgB ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES	B

OWNER/PRIMARY PERMITTEE:
WOODLAND PROPERTY PARTNERS(HOUSTON SPRINGS)
109 FAIRWAY OAKS DRIVE
PERRY, GA 31069
24-HOUR CONTACT: MATT MARSHALL 478-988-8100

PROJECT SITE INFO:

LAND LOTS 13 AND 14
LAND DISTRICT 10 OF HOUSTON COUNTY



INSERT A
SCALE: 1"=100'

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

No.	Date	Description
1	APRIL, 2009	PER HOUSTON SPRINGS

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910 Carroll Street, Perry, Georgia 31069
p: 478.218.0113 f: 478.218.0114 www.pelladesigngroup.com

NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 033818 PROFESSIONAL ENGINEER ROGER BEABORN

GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

INITIAL EROSION AND SEDIMENTATION CONTROL PLAN

Scale	1"=60'
Sheet No	C5.2

Fri Dec 18 09:09:09 2009 By: JEFF WHITE
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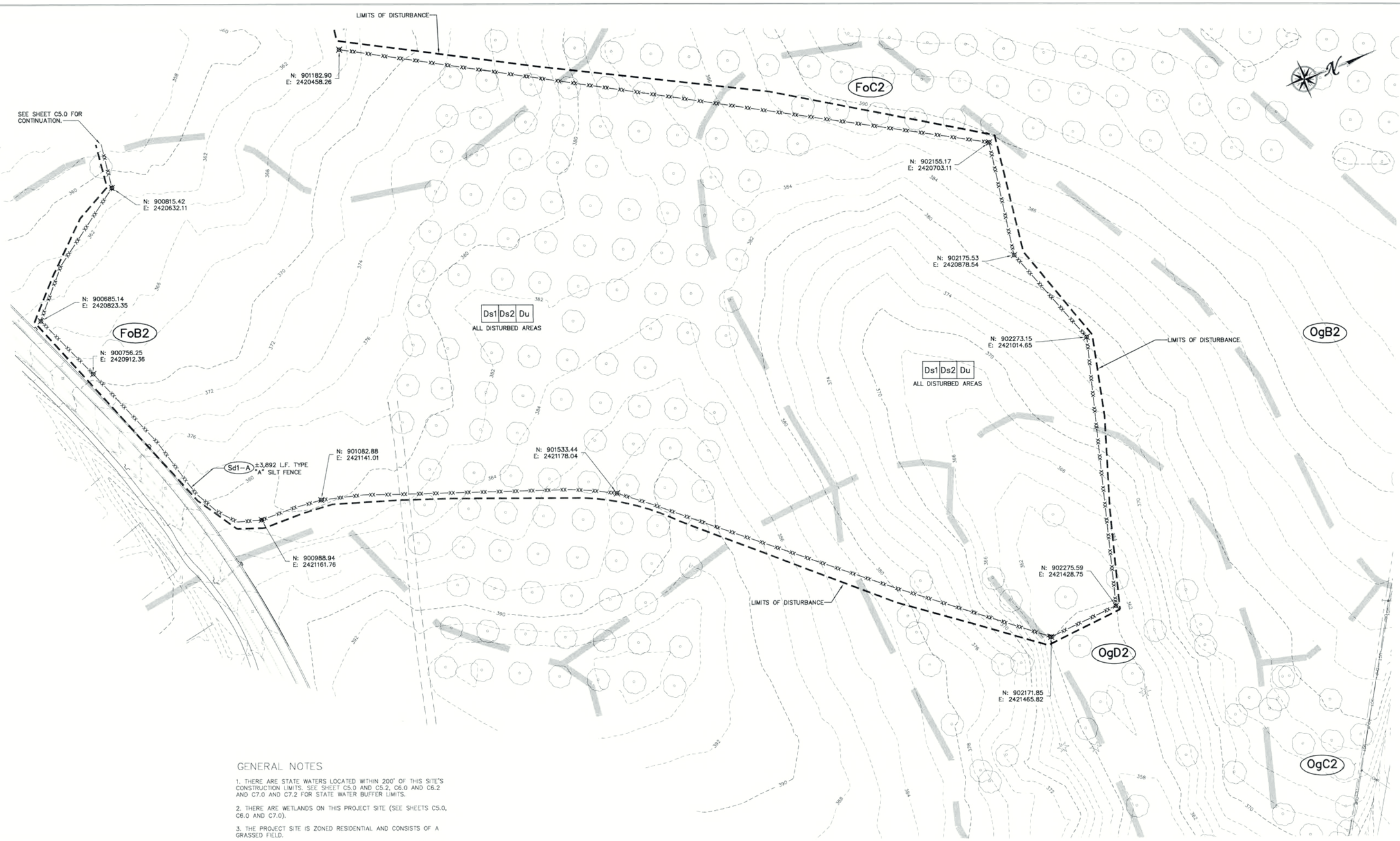

GENERAL NOTES

1. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE'S CONSTRUCTION LIMITS. SEE SHEET C5.0 AND C5.2, C6.0 AND C6.2 AND C7.0 AND C7.2 FOR STATE WATER BUFFER LIMITS.

2. THERE ARE WETLANDS ON THIS PROJECT SITE (SEE SHEETS C5.0, C6.0 AND C7.0).

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D. INSTALL SOD FOR A MINIMUM 20' WIDTH, IN LIEU OF SEEDING, ALONG THE SITE PERIMETER WHEREVER STORM MAY BE DISCHARGED.

UNIFORM CODE				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1-A	SEDIMENT BARRIER		xx type (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Co	CONSTRUCTION EXIT		(label) Co	A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seed on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

SOILS LEGEND		SOILS CLASSIFICATION
FoB FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES	B
FoB2 FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES	B
FoC2 FACEVILLE SANDY CLAY LOAM	5% TO 8% SLOPES, ERODED	B
OgB2 ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES, ERODED	B
OgC2 ORANGEBURG LOAMY FINE SAND	5% TO 8% SLOPES, ERODED	B
OgD2 ORANGEBURG LOAMY FINE SAND	8% TO 12% SLOPES, ERODED	B
LcC LUCY SAND	5% TO 8% SLOPES	A

OWNER/PRIMARY PERMITTEE:
WOODLAND PROPERTY PARTNERS(HOUSTON SPRINGS)
109 FAIRWAY OAKS DRIVE
PERRY, GA 31069
24-HOUR CONTACT: MATT MARSHALL 478-988-8100

PROJECT SITE INFO:

LAND LOTS 13 AND 14
LAND DISTRICT 10 OF HOUSTON COUNTY

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

No.	Date	Description
1	APRIL, 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

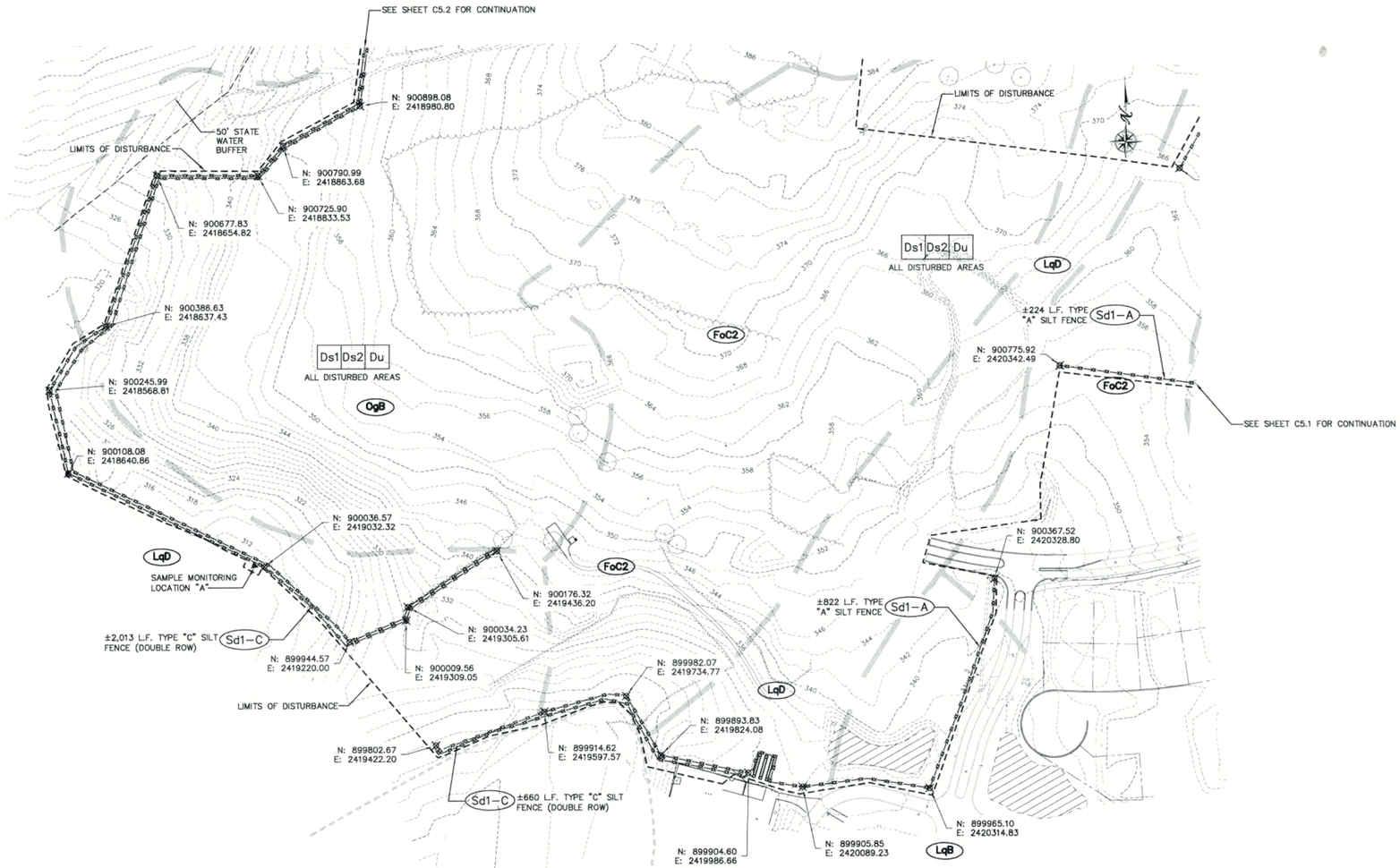
GEORGIA REGISTERED No. 023815 PROFESSIONAL ENGINEER ROBERT SEABORN CROSBY
5-4-09

GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

INITIAL EROSION AND SEDIMENTATION CONTROL PLAN

Scale	1"=60'
Sheet No.	C5.1



GENERAL NOTES

1. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS SITE'S CONSTRUCTION LIMITS. SEE SHEET C5.0 AND C5.2, C6.0 AND C6.2 AND C7.0 AND C7.2 FOR STATE WATER BUFFER LIMITS.

2. THERE ARE WETLANDS ON THIS PROJECT SITE (SEE SHEETS C5.0, C6.0 AND C7.0).

3. THE PROJECT SITE IS ZONED RESIDENTIAL AND CONSISTS OF A GRASSED FIELD.

4. CONFIRMATION STATEMENT: ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

5. MAINTENANCE STATEMENT: 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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

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

8. FOUR ADDITTIONAL BMPS ARE SELECTED FROM THE APPENDIX 1 LIST OF ADDITTIONAL BMPS REQUIRED WHEN DISTURBING MORE THAN 50 ACRES AT ANY ONE TIME. THEY ARE AS LISTED BELOW:

A. DURING CONSTRUCTION ACTIVITIES, DOUBLE THE WIDTH OF THE 25 FOOT UNDISTURBED VEGETATED BUFFER ALONG ALL STATE WATERS REQUIRING A BUFFER.

B. PLACE A LARGE SIGN (MINIMUM OF 4' X 8') ON THE SITE VISIBLE FROM THE ROADWAY IDENTIFYING THE CONSTRUCTION SITE, THE PERMITTEE(S), AND THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S).

C. LIMIT THE TOTAL PLANNED SITE DISTURBANCE TO LESS THAN 50% IMPERVIOUS SURFACES (EXCLUDING ANY STATE-MANDATED BUFFER AREAS FROM SUCH CALCULATIONS0.

D. INSTALL SOD FOR A MINIMUM 20' WIDTH, IN LIEU OF SEEDING, ALONG THE SITE PERIMETER WHEREVER STORM MAY BE DISCHARGED.

UNIFORM CODE				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1–A	SEDIMENT BARRIER		xx type (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Co	CONSTRUCTION EXIT		(label)	A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seed on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

OWNER/PRIMARY PERMITTEE:
WOODLAND PROPERTY PARTNERS(HOUSTON SPRINGS)
109 FAIRWAY OAKS DRIVE
PERRY, GA 31069
24-HOUR CONTACT: MATT MARSHALL 478-988-8100

PROJECT SITE INFO:

LAND LOTS 13 AND 14
LAND DISTRICT 10 OF HOUSTON COUNTY

SOILS LEGEND		SOILS CLASSIFICATION
LqB LAKELAND FINE SAND	0% TO 5% SLOPES	A
LqD LAKELAND FINE SAND	5% TO 12% SLOPES	B
FoC2 FACEVILLE SANDY CLAY LOAM	5% TO 8% SLOPES, ERODED	B
OgB ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES	B

100 0 100 200 300
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

Revisions

No.	Date	Description
1	APRIL, 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 893618 PROFESSIONAL ENGINEER SEABORN CROFT

GSWCC LEVEL II CERTIFICATE #57706

Date	FEBRUARY 2009
Project No	23000-014-01
Project Mgr	R.S.C.
Drawn By	C.D.T.

INITIAL EROSION AND SEDIMENTATION CONTROL PLAN

Scale	1"=100'
Sheet No.	C5.0

Revisions		
No.	Date	Description
1	APRIL 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

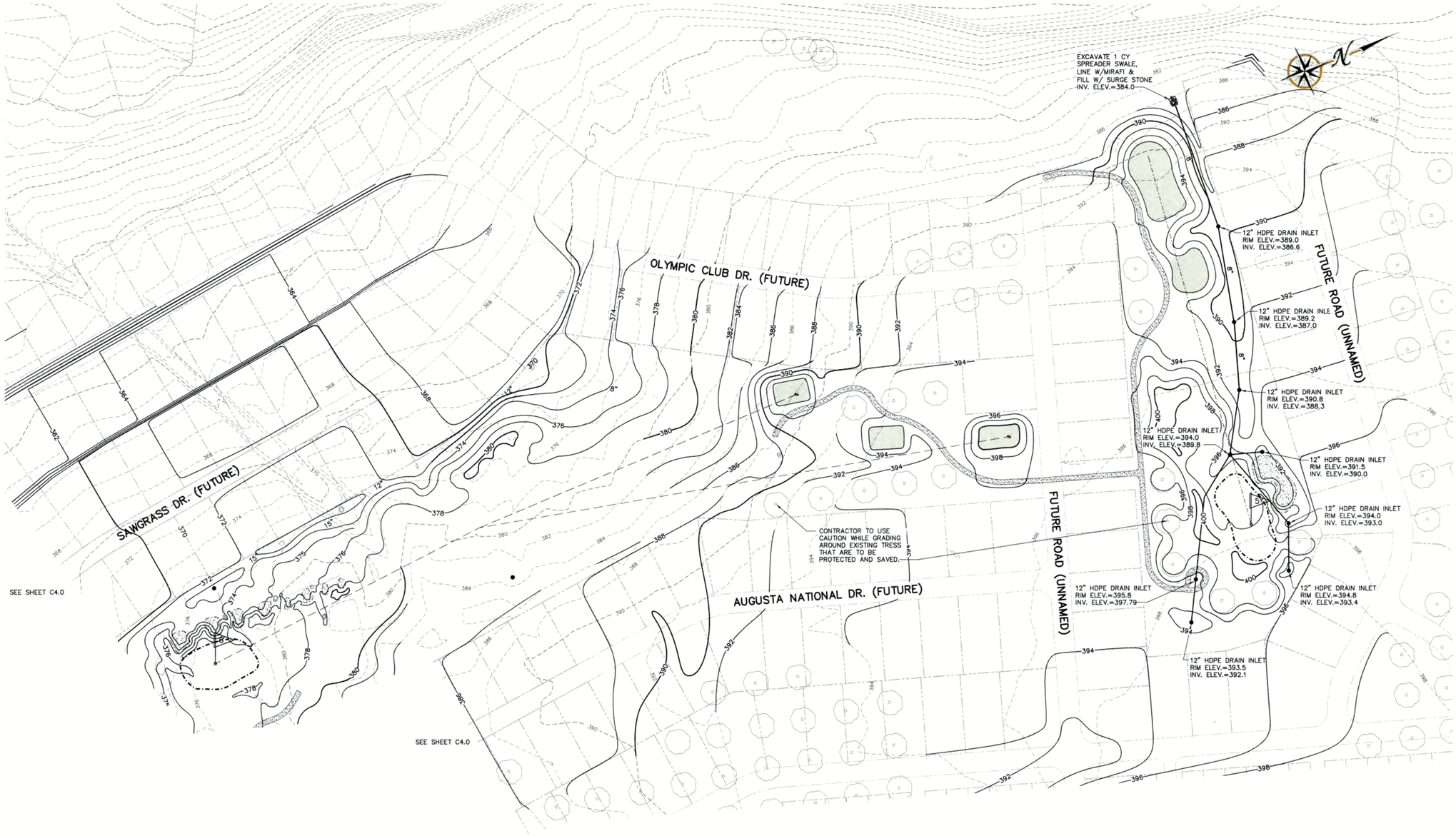
GEORGIA REGISTERED No. 033618 PROFESSIONAL ENGINEER ROBERT SEABORN CROOM

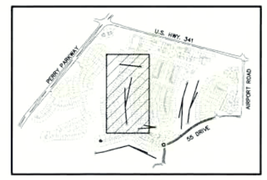
Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr	R.S.C
Drawn By	C.D.T

SITE GRADING PLAN

Scale 1"=60'

Sheet No. C4.2





60 0 60 120 180

GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Revisions

No.	Date	Description
1	APRIL, 2009	PER HOUSTON SPRINGS

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NORTH DEVELOPMENT
PHASE 1
FOR
HOUSTON SPRINGS
AN ACTIVE ADULT COMMUNITY
PERRY, GEORGIA

GEORGIA REGISTERED No. 033615 PROFESSIONAL ENGINEER ROBERT BEABORN CROSBY

Date	FEBRUARY 2009
Project No.	23000-014-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

SITE GRADING PLAN

Scale	1"=60'
Sheet No.	C4.1

HOUSTON SPRINGS
SURVEYS & ENGINEERING

SECTION 4

Seven Hills
AUCTIONS

DESIGN GROUP
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Perry, Georgia 31609
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f: 478.218.0114
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INDEX TO DRAWINGS

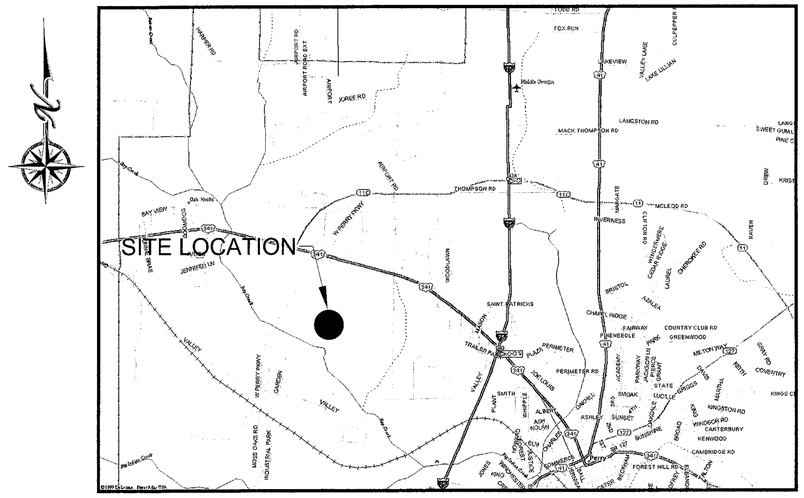
SHEET NO.	DESCRIPTION
-	TITLE SHEET
1	WATER LAYOUT
2	SANITARY SEWER LAYOUT

DRAWINGS OF RECORD for

FAIRWAY RIDGE

PHASE 1B & 1C

PERRY, HOUSTON COUNTY, GA 31069



VICINITY MAP
N.T.S.

HOUSTON SPRINGS
AN ACTIVE ADULT RESORT COMMUNITY
900 CARROLL STREET, PERRY, GA 31069
PHONE:(478) 988-8100 FAX:(478) 988-8831

24 HR. Contact: Peter Doyle (478) 338-5301

Date: April 3, 2006
Project Number: 23000-003-01

DRAWING OF RECORD

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GEORGIA REGISTERED NO. 21340 PROFESSIONAL ENGINEER GARY M. FRIDAY 4-7-06

RECEIVED
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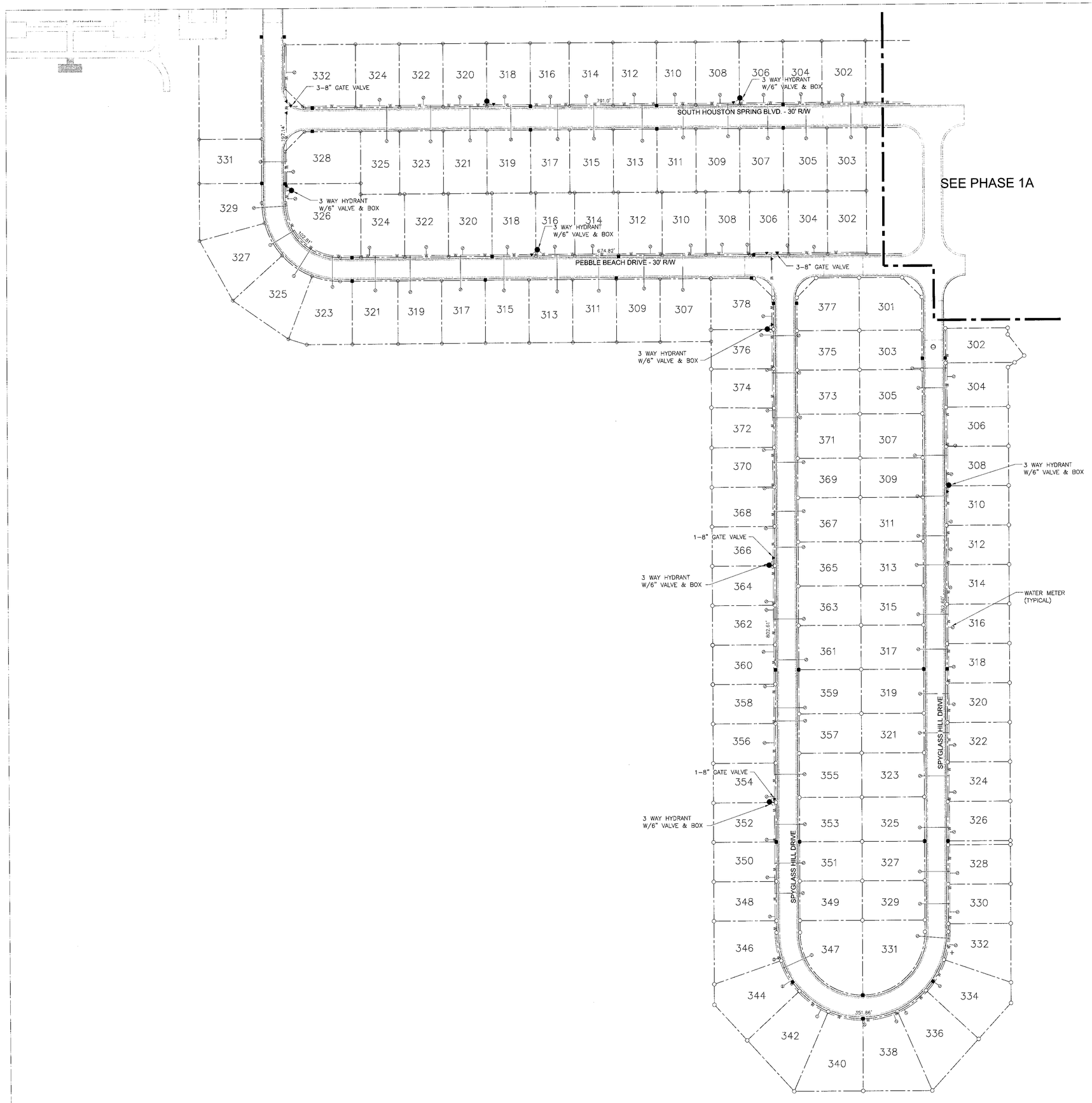
CITY OF PERRY

R68-2



DRAWING OF RECORD

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Revisions

No.	Date	Description

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FAIRWAY RIDGE PHASE 1B & 1C
HOUSTON SPRINGS DEVELOPMENT
for
WOODLAND PROPERTY PARTNERS, INC.

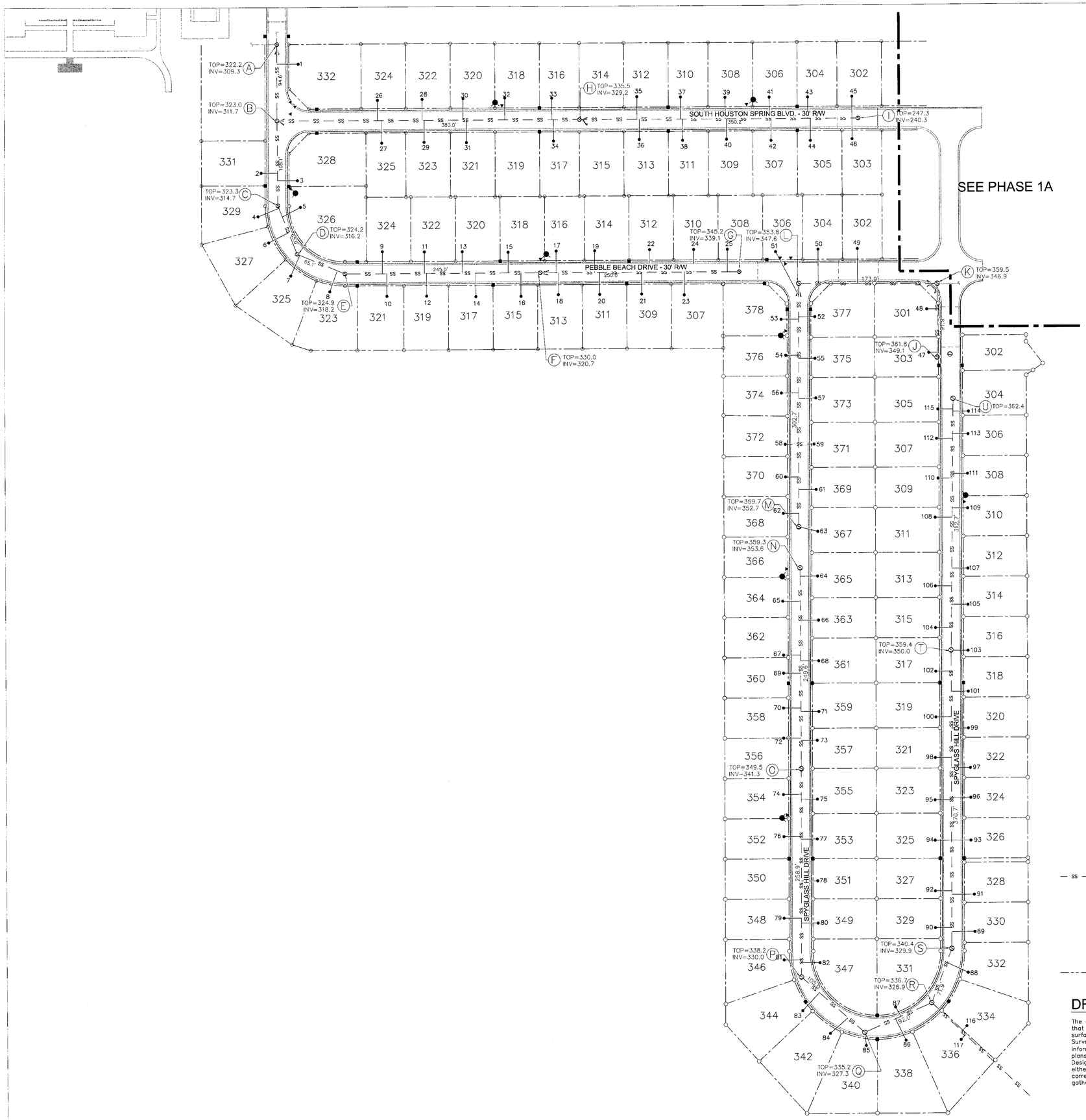
GEORGIA REGISTERED NO. 21349 PROFESSIONAL ENGINEER MARY M. FRIDAY

Date	April 3, 2006
Project No.	23000-003-00
Project Mgr.	R.S.C.
Drawn By	J.M.T.

WATER LAYOUT
DRAWING OF RECORD

Drawing No. 1 | Scale 1"=50' | Sheet 1 of 2

Plot Date: 12/5/2006 By: Jon Tuma
File: I:\Projects\23000-003-00\Engineering\Plans\Water\23000-003-00_Water_Layout.dwg



SEWER CLEANOUT DISTANCE	
MANHOLE "A"	DISTANCE FROM DOWNSTREAM MANHOLE
C.O.#1/LOT 332	70.4'

MANHOLE "B"	DISTANCE FROM DOWNSTREAM MANHOLE
C.O.#2/LOT 331	40.3'
C.O.#3/LOT 328	30.9'

MANHOLE "C"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#4/LOT 329	61.5'
C.O.#5/LOT 326	50.2'
C.O.#6/LOT 327	29.1'

MANHOLE "D"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#7/LOT 325	61.5'
C.O.#8/LOT 323	10.6'

MANHOLE "E"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#9/LOT 324	198.1'
C.O.#10/LOT 321	192.5'
C.O.#11/LOT 322	145.4'
C.O.#12/LOT 319	142.6'
C.O.#13/LOT 320	97.9'
C.O.#14/LOT 317	80.8'
C.O.#15/LOT 318	40.2'
C.O.#16/LOT 315	24.1'

MANHOLE "F"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#17/LOT 316	229.8'
C.O.#18/LOT 313	227.2'
C.O.#19/LOT 314	181.5'
C.O.#20/LOT 311	175.2'
C.O.#21/LOT 309	122.5'
C.O.#22/LOT 312	112.5'
C.O.#23/LOT 307	69.1'
C.O.#24/LOT 310	57.1'
C.O.#25/LOT 308	15.0'

MANHOLE "G"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#26/LOT 324	253.8'
C.O.#27/LOT 325	248.5'
C.O.#28/LOT 322	197.7'
C.O.#29/LOT 323	195.3'
C.O.#30/LOT 320	146.3'
C.O.#31/LOT 321	142.2'
C.O.#32/LOT 318	93.8'
C.O.#33/LOT 316	34.6'
C.O.#34/LOT 317	32.7'

MANHOLE "H"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#35/LOT 312	277.9'
C.O.#36/LOT 313	275.0'
C.O.#37/LOT 310	223.2'
C.O.#38/LOT 311	220.8'
C.O.#39/LOT 308	167.1'
C.O.#40/LOT 309	165.5'
C.O.#41/LOT 306	111.5'
C.O.#42/LOT 307	109.4'
C.O.#43/LOT 304	63.3'
C.O.#44/LOT 305	60.1'
C.O.#45/LOT 302	7.7'
C.O.#46/LOT 303	7.7'

MANHOLE "I"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#47/LOT 303	6.3'
C.O.#48/LOT 301	60.2'

MANHOLE "J"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#49/LOT 302	73.9'
C.O.#50/LOT 304	24.6'

MANHOLE "K"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#51/LOT 303	24.6'

MANHOLE "L"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#52/LOT 377	10.7'
C.O.#53/LOT 378	30.9'
C.O.#54/LOT 376	40.3'
C.O.#55/LOT 375	70.4'

MANHOLE "M"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#5/LOT 306	287.7'
C.O.#52/LOT 377	261.3'
C.O.#53/LOT 378	258.2'
C.O.#54/LOT 376	213.5'
C.O.#55/LOT 375	209.5'
C.O.#56/LOT 374	166.4'
C.O.#57/LOT 373	159.3'
C.O.#58/LOT 372	102.7'
C.O.#59/LOT 371	102.7'
C.O.#60/LOT 370	62.0'
C.O.#61/LOT 369	16.3'
C.O.#62/LOT 368	16.5'
C.O.#63/LOT 367	0.0'

MANHOLE "N"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#64/LOT 365	10.3'
C.O.#65/LOT 364	41.3'
C.O.#66/LOT 363	65.0'
C.O.#67/LOT 362	108.3'
C.O.#68/LOT 361	115.6'
C.O.#69/LOT 360	130.7'
C.O.#70/LOT 358	174.0'
C.O.#71/LOT 359	178.3'
C.O.#72/LOT 356	211.4'
C.O.#73/LOT 357	214.5'

MANHOLE "O"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#74/LOT 354	31.7'
C.O.#75/LOT 355	37.7'
C.O.#76/LOT 352	84.2'
C.O.#77/LOT 353	87.3'
C.O.#78/LOT 351	139.5'
C.O.#79/LOT 348	185.7'
C.O.#80/LOT 39	191.9'
C.O.#81/LOT 346	237.4'
C.O.#82/LOT 347	240.8'

MANHOLE "P"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#83/LOT 344	29.7'
C.O.#84/LOT 342	77.2'

MANHOLE "Q"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#85/LOT 340	0.0'
C.O.#86/LOT 338	42.1'
C.O.#87/LOT 331	49.6'

MANHOLE "R"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#116/LOT 334	51.8'
C.O.#117/LOT 336	58.3'

MANHOLE "S"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#88/LOT 332	18.6'

MANHOLE "T"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#89/LOT 330	349.7'
C.O.#90/LOT 329	344.8'
C.O.#91/LOT 328	303.3'
C.O.#92/LOT 327	299.0'
C.O.#93/LOT 326	236.1'
C.O.#94/LOT 325	236.1'
C.O.#95/LOT 323	186.0'
C.O.#96/LOT 324	182.9'
C.O.#97/LOT 322	145.8'
C.O.#98/LOT 321	133.3'
C.O.#99/LOT 320	96.7'
C.O.#100/LOT 319	82.9'
C.O.#101/LOT 318	51.0'
C.O.#102/LOT 317	26.0'
C.O.#103/LOT 316	0.0'

MANHOLE "U"	DISTANCE FROM UPSTREAM MANHOLE
C.O.#104/LOT 315	285.0'
C.O.#105/LOT 314	256.2'
C.O.#106/LOT 313	233.2'
C.O.#107/LOT 312	211.2'
C.O.#108/LOT 311	147.9'
C.O.#109/LOT 310	136.4'
C.O.#110/LOT 309	99.2'
C.O.#111/LOT 308	93.4'
C.O.#112/LOT 307	49.7'
C.O.#113/LOT 306	44.1'
C.O.#114/LOT 304	16.0'
C.O.#115/LOT 305	13.2'

LEGEND

- CURB INLET
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- R/W — RIGHT-OF-WAY
- 300 — LOT NUMBERS
- PROPERTY PIN
- PROPERTY LINE

DRAWING OF RECORD

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GRAPHIC SCALE IN FEET
SCALE: 1"=50'

Revisions

No.	Date	Description

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FAIRWAY RIDGE PHASE 1B & 1C
HOUSTON SPRINGS DEVELOPMENT
for
WOODLAND PROPERTY PARTNERS, INC.

GEORGIA REGISTERED NO.21545 PROFESSIONAL ENGINEER MARY M. FRIDAY

Date	April 3, 2006
Project No.	23000-003-00
Project Mgr.	R.S.G.
Drawn By	J.M.T.

SANITARY SEWER LAYOUT
DRAWING OF RECORD

Drawing No.	Scale	Sheet
2	1"=50'	2 of 2

Plot Date: 12/5/2005 By: Ann Torre
x:\23000_x\23000-xxx\dwg\ph1b1c\fr_ridge1b1c-sh1_sa-2d-20.dwg [23000-003-00 sa-2d-20]

HOUSTON SPRINGS
SURVEYS & ENGINEERING

SECTION 5

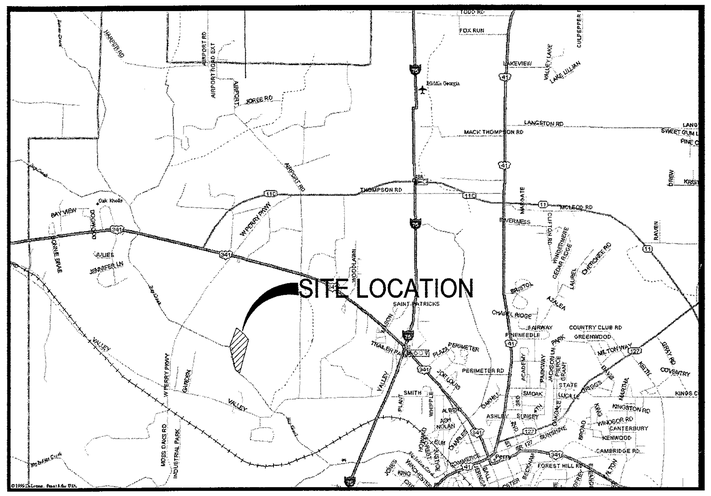
Seven Hills
AUCTIONS

Houston Springs
Live Oak

10/12/05
JCL/Hunter

Stantec
4875 Riverside Drive
Macon, Georgia U.S.A.
31210-1117
Tel. 478.474.6100
Fax. 478.474.8933
www.stantec.com

PROJECT ENGINEERS
GARY FRIDAY, P.E.
SEABORN CROSBY, EIT
BRIAN NALLEY, EIT
MITCHELL GREENWAY, EIT
FORREST WALKER, EIT



VICINITY MAP
N.T.S.

WOODLAND PROPERTY PARTNERS, INC.

HOUSTON SPRINGS
ACTIVE ADULT RESORT COMMUNITY
LIVE OAK DEVELOPMENT
PERRY, GEORGIA

SEPTEMBER 2005

Project Number: 171000388/107

OWNER:
JEFFREY L. MOREDOCK, PRESIDENT
WOODLAND PROPERY PARTNERS, INC.
dba HOUSTON SPRINGS
900 CARROLL STREET
PERRY, GEORGIA 31069

24-HR EMERGENCY CONTACT:
JEFFERY L. MOREDOCK
HOUSTON SPRINGS
TEL: 478-988-8100
FAX: 478-988-8831

PROPERTY:
494.535 ACRES, ZONED C-1

DISTURBED AREA:
29.60 ACRES

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
-	TITLE SHEET
C1.0	EXISTING CONDITIONS AND ROADWAY STAKEOUT
C2.0	LOT LAYOUT PLAN
C3.0	SITE LAYOUT, PAVING, SIGNAGE, AND STRIPING PLAN
C4.0	GRADING PLAN
C4.1-C4.2	DRAINAGE PLAN
C4.3-C4.4	ROAD PROFILES
C5.0	UTILITY LAYOUT
C5.1	WATER PLAN
C5.2	SANITARY SEWER PLAN
C5.3-C5.4	SANITARY SEWER PROFILES
C6.0	EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN FOR NPDES PERMIT GAR10003
C6.1	NPDES-EROSION AND SEDIMENTATION CONTROL NOTES
C6.2	NPDES-EROSION AND SEDIMENTATION CONTROL DETAILS
C7.0-C7.1	MISCELLANEOUS DETAILS

CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

DESCRIPTION OF PROPOSED UTILITY SERVICE:

WATER SERVICE - THERE WILL BE A 8" C900 PVC WATER MAIN THAT IS CONNECTED TO THE STUB OUT PREVIOUSLY SET IN THE ADJOINING AMENITY PACKAGE. THE PROPOSED 8" WATER MAIN INSTALLED THROUGHOUT THE LIVE OAK SUBDIVISION, WILL INCLUDE FIRE HYDRANTS EVERY 400 L.F. A 2" WATER LINE WILL PROVIDE WATER, FOR SERVICES, TO LOTS ALONG THE CUL-DE-SACS PER CITY OF PERRY STANDARDS. EACH LOT WILL INCLUDE A 1" PE WATER SERVICE, CURB STOP, AND QUAZITE METER BOX.
SANITARY SEWER - A 12" SANITARY SEWER WILL CONNECT TO THE EXISTING SANITARY MANHOLE PREVIOUSLY SET IN THE AMENITY PACKAGE AND INSTALLED ALONG FAIRWAY OAKS DRIVE TO THE PROPOSED SANITARY LIFT STATION. THERE IS ALSO A 12" SANITARY SEWER INSTALLED ALONG SHADY OAK DRIVE. THIS SANITARY SEWER IS SET AT A DEPTH TO PROVIDE A SANITARY CONNECTION FOR FUTURE DEVELOPMENT ALONG PERRY PARKWAY. TWIN BRANCH COURT, FALLEN ACORN COURT, AND LEAF LANE EACH HAVE AN 8" PVC SANITARY SEWER THAT CONNECTS TO THE 12" MAIN THAT RUNS ALONG SHADY OAK DRIVE WITH DROP CONNECTIONS.

RECEIVED
OCT 12 2005
CITY OF PERRY

R 74 - C

NOTES:

1. EXISTING SURVEY INFORMATION PROVIDED BY WOODLAND PROPERTY PARTNERS, INC. ORIGINAL SITE SURVEY WAS PREPARED BY "JONES, SURVEYING" PERRY, GA.

2. CONTRACTOR MAY USE GRAPHICAL REPRESENTATION OF POINTS LOCATION FOR SITE ELEMENTS NOT LOCATABLE WITH DIMENSIONS SHOWN HERE. FOR AN AUTOCAD DRAWING FILE NOTIFY STANTEC CONSULTING. SHOULD THERE BE A DISCREPANCY BETWEEN GRAPHICAL REPRESENTATION AND DIMENSIONS SHOWN ON THIS DRAWING, DIMENSIONS WILL GOVERN.

3. CONFIRMATION STATEMENT:
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4. MAINTENANCE STATEMENT:
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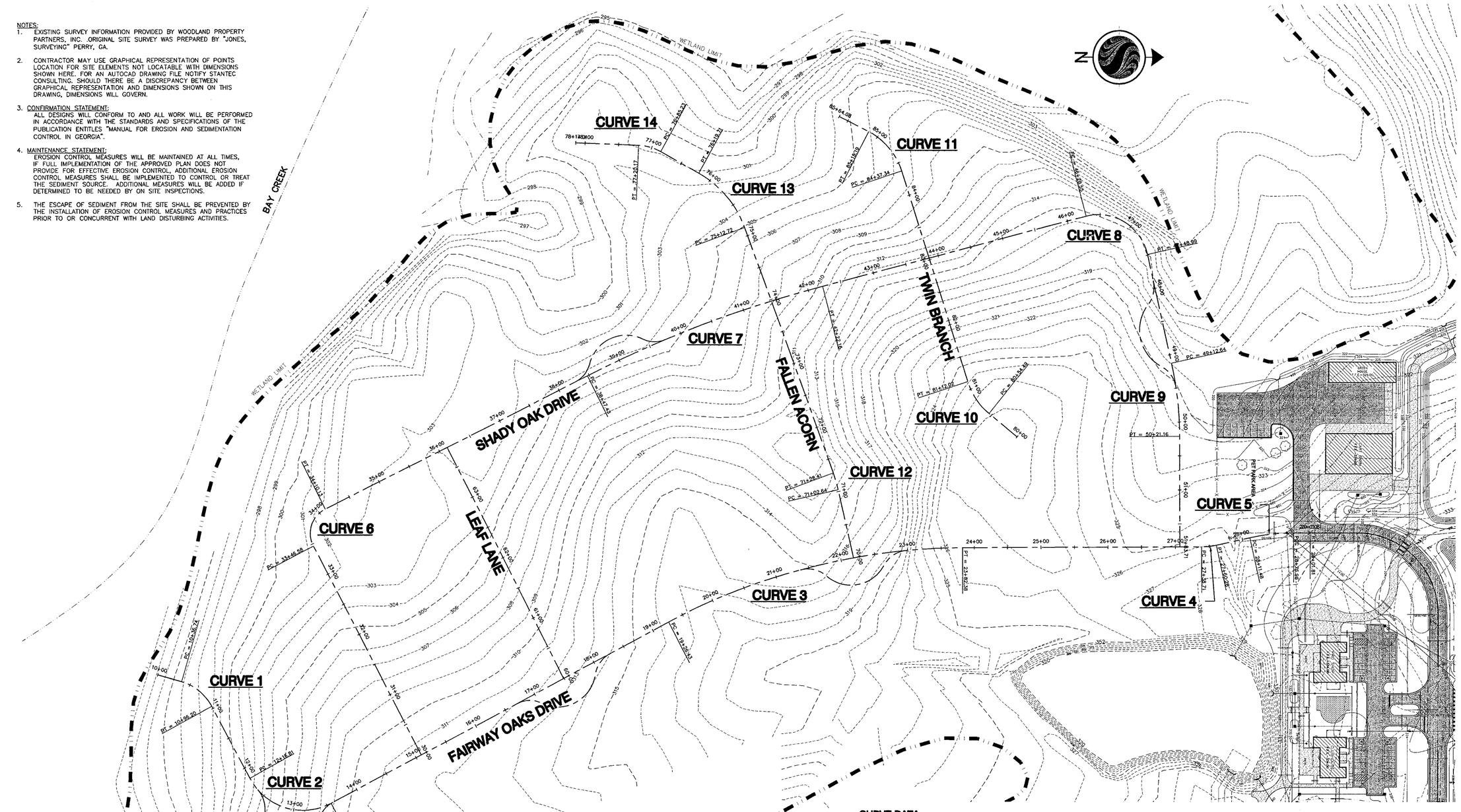
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.



CURVE DATA

CURVE #1 DATA
R=75.00
L=59.46
Tan=31.39
Δ=45°25'31"
STA. 10+36.74
PC: N 898059.01
E 2420332.45
STA. 10+86.47, 6.3049'L
PI: N 898089.19
E 2420341.08
STA. 10+96.20
PT: N 898104.22
E 2420368.64

CURVE #2 DATA
R=90.00
L=140.09
Tan=88.73
Δ=89°10'58"
STA. 12+16.81
PC: N 898161.98
E 2420474.52
STA. 12+86.86, 36.3812'R
PI: N 898204.46
E 2420552.41
STA. 13+56.90
PT: N 898282.95
E 2420511.04

CURVE #3 DATA
R=950.00
L=455.95
Tan=232.46
Δ=27°29'57"
STA. 23+82.38
PC: N 899224.87
E 2420135.90
STA. 21+55.20, 28.2275'L
PI: N 898893.16
E 2420136.70
STA. 19+26.43
PT: N 898786.77
E 2420245.48

CURVE #4 DATA
R=100.00
L=21.57
Tan=10.83
Δ=12°21'42"
STA. 27+38.71
PC: N 899581.19
E 2420134.67
STA. 27+49.50, 0.5847'R
PI: N 899592.02
E 2420134.63
STA. 27+60.28
PT: N 899602.59
E 2420132.28

CURVE #5 DATA
R=299.94
L=65.48
Tan=32.87
Δ=12°30'30"
STA. 28+11.48
PC: N 899652.57
E 2420121.15
STA. 28+44.36, 1.8105'L
PI: N 899684.78
E 2420113.97
STA. 28+76.96
PT: N 899717.52
E 2420113.97

CURVE #6 DATA
R=40.00
L=63.54
Tan=40.72
Δ=91°01'15"
STA. 33+46.58
PC: N 898256.68
E 2420133.11
STA. 10+59, 291.5413'L
PI: N 898237.82
E 2420097.02
STA. 34+10.13
PT: N 898274.24
E 2420078.81

CURVE #7 DATA
R=1800.00
L=374.73
Tan=188.04
Δ=11°55'41"
STA. 38+47.43
PC: N 898665.35
E 2419883.18
STA. 40+34.80, 9.7957'L
PI: N 898833.53
E 2419799.06
STA. 42+22.16
PT: N 899015.46
E 2419751.51

CURVE #8 DATA
R=75.00
L=120.44
Tan=77.68
Δ=92°00'57"
STA. 46+28.55
PC: N 899408.64
E 2419648.76
STA. 46+88.77, 32.9786'L
PI: N 899483.80
E 2419629.12
STA. 47+48.99
PT: N 899500.79
E 2419704.92

CURVE #9 DATA
R=500.00
L=108.52
Tan=54.48
Δ=12°26'09"
STA. 49+12.64
PC: N 899536.58
E 2419864.60
STA. 49+66.90, 2.9588'L
PI: N 899548.49
E 2419917.76
STA. 50+21.16
PT: N 899548.68
E 2419972.23

CURVE #10 DATA
R=100.00
L=57.53
Tan=29.59
Δ=32°57'46"
STA. 80+54.49
PC: N 899264.54
E 2419938.60
STA. 80+83.25, 4.2849'L
PI: N 899241.62
E 2419919.90
STA. 81+12.02
PT: N 899232.56
E 2419891.73

CURVE #11 DATA
R=100.01
L=77.85
Tan=41.02
Δ=44°36'01"
STA. 84+37.34
PC: N 899132.95
E 2419582.04
STA. 84+75.92, 8.2392'R
PI: N 899120.48
E 2419543.27
STA. 85+15.19
PT: N 899083.63
E 2419524.35

CURVE #12 DATA
R=200.00
L=25.76
Tan=12.90
Δ=7°22'50"
STA. 71+02.64
PC: N 899039.26
E 2420050.72
STA. 71+15.52, 0.4156'R
PI: N 899036.41
E 2420038.14
STA. 71+28.41
PT: N 899031.97
E 2420026.02

CURVE #13 DATA
L=106.99
R=150.00
Δ=40°52'08"
Tan=55.89
STA. 75+12.72
PC: N 898899.79
E 2419665.16
STA. 75+66.21, 10.0730'R
PI: N 898880.56
E 2419612.69
STA. 76+19.71
PT: N 898831.69
E 2419585.58

CURVE #14 DATA
L=34.94
R=75.00
Δ=26°41'41"
Tan=17.79
STA. 76+85.23
PC: N 898774.39
E 2419553.81
STA. 77+02.70, 2.0821'R
PI: N 898758.83
E 2419545.17
STA. 76+19.71
PT: N 898741.05
E 2419544.46

NOTE:
SEE SHEET C4.3 AND C4.4 FOR ROAD PROFILES

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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EXIST. RIGHT-OF-WAY	
IRON PIN FOUND	IPF○
CONC. R/W MONUMENT	CMF□
EXISTING SPOT ELEV.	+385.89
EXISTING CONTOUR	400
UTILITY POLE/GUY WIRE	ø
OVERHEAD POWER	OHP
UNDERGROUND TELEPHONE	UGT
WATER LINE	W
SANITARY SEWER	8" SS
SIGN	
FENCE	X X X
TREE	
TREELINE	
UNPAVED ROAD	
SURVEY CONTRCL POINT	△ TR-752
CENTERLINE	

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg	JMT Dwn.	BAN Dsgn.	9-2005 Date

Permit-Seal

GEORGIA REGISTERED NO. 21242 PROFESSIONAL ENGINEER JEFFREY M. PERRIN

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
EXISTING CONDITIONS AND ROADWAY STAKEOUT

Scale
1"=60'

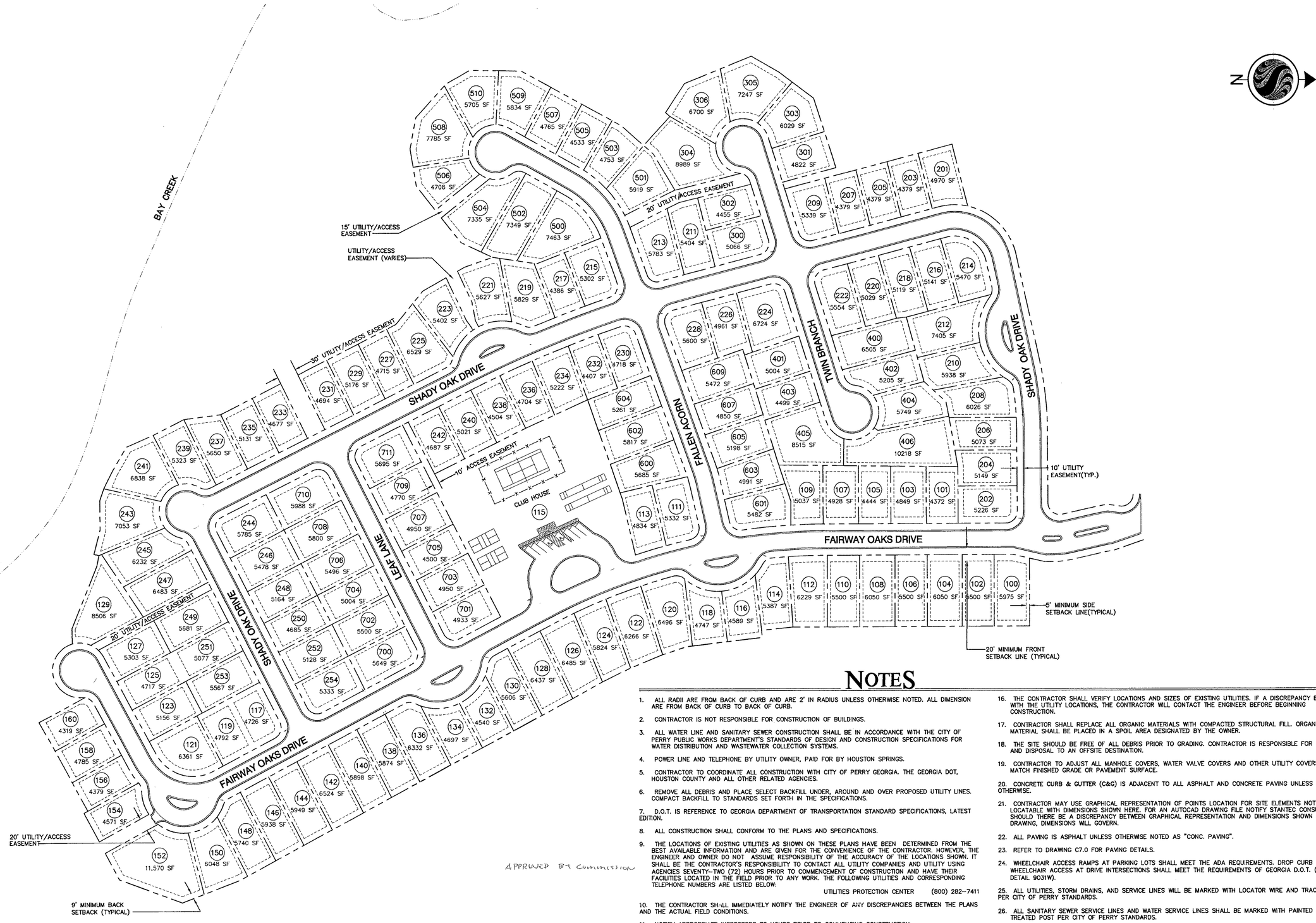
Drawing No.
C1.0

Revision
0

Sheet
1 of 18

ORIGINAL SHEET - ANSI A (22x34)

LIVE OAK LANDING



NOTES

1. ALL RADII ARE FROM BACK OF CURB AND ARE 2' IN RADIUS UNLESS OTHERWISE NOTED. ALL DIMENSION ARE FROM BACK OF CURB TO BACK OF CURB.
2. CONTRACTOR IS NOT RESPONSIBLE FOR CONSTRUCTION OF BUILDINGS.
3. ALL WATER LINE AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PERRY PUBLIC WORKS DEPARTMENT'S STANDARDS OF DESIGN AND CONSTRUCTION SPECIFICATIONS FOR WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS.
4. POWER LINE AND TELEPHONE BY UTILITY OWNER, PAID FOR BY HOUSTON SPRINGS.
5. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH CITY OF PERRY GEORGIA. THE GEORGIA DOT, HOUSTON COUNTY AND ALL OTHER RELATED AGENCIES.
6. REMOVE ALL DEBRIS AND PLACE SELECT BACKFILL UNDER, AROUND AND OVER PROPOSED UTILITY LINES. COMPACT BACKFILL TO STANDARDS SET FORTH IN THE SPECIFICATIONS.
7. D.O.T. IS REFERENCE TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
8. ALL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS.
9. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY OF THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND UTILITY USING AGENCIES SEVENTY-TWO (72) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. THE FOLLOWING UTILITIES AND CORRESPONDING TELEPHONE NUMBERS ARE LISTED BELOW:

   UTILITIES PROTECTION CENTER (800) 282-7411

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS.
11. NOTIFY APPROPRIATE INSPECTORS 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
12. EQUIPMENT AND MATERIAL SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER. CONSTRUCTION AND STORAGE AREAS SHALL BE KEPT NEAT AND CLEAN AT ALL TIMES. SECURITY OF EQUIPMENT AND MATERIAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR SHALL KEEP EXISTING UTILITIES IN SERVICE AT ALL TIMES DURING THE PROJECT.
14. CONTRACTOR SHALL USE WELL POINT DEWATERING SYSTEM TO DEWATER WORK AREA AS NEEDED.
15. CONTRACTOR SHALL PROVIDE ALL PIPE, PUMPS, MATS, STONE, SAND, EXCAVATION, LABOR, ETC. TO ADEQUATELY DEWATER WORK AREA AS NEEDED.
16. THE CONTRACTOR SHALL VERIFY LOCATIONS AND SIZES OF EXISTING UTILITIES. IF A DISCREPANCY EXISTS WITH THE UTILITY LOCATIONS, THE CONTRACTOR WILL CONTACT THE ENGINEER BEFORE BEGINNING CONSTRUCTION.
17. CONTRACTOR SHALL REPLACE ALL ORGANIC MATERIALS WITH COMPACTED STRUCTURAL FILL. ORGANIC MATERIAL SHALL BE PLACED IN A SPOIL AREA DESIGNATED BY THE OWNER.
18. THE SITE SHOULD BE FREE OF ALL DEBRIS PRIOR TO GRADING. CONTRACTOR IS RESPONSIBLE FOR HAULING AND DISPOSAL TO AN OFFSITE DESTINATION.
19. CONTRACTOR TO ADJUST ALL MANHOLE COVERS, WATER VALVE COVERS AND OTHER UTILITY COVERS TO MATCH FINISHED GRADE OR PAVEMENT SURFACE.
20. CONCRETE CURB & GUTTER (C&G) IS ADJACENT TO ALL ASPHALT AND CONCRETE PAVING UNLESS NOTED OTHERWISE.
21. CONTRACTOR MAY USE GRAPHICAL REPRESENTATION OF POINTS LOCATION FOR SITE ELEMENTS NOT LOCATABLE WITH DIMENSIONS SHOWN HERE. FOR AN AUTOCAD DRAWING FILE NOTIFY STANTEC CONSULTING. SHOULD THERE BE A DISCREPANCY BETWEEN GRAPHICAL REPRESENTATION AND DIMENSIONS SHOWN ON THIS DRAWING, DIMENSIONS WILL GOVERN.
22. ALL PAVING IS ASPHALT UNLESS OTHERWISE NOTED AS "CONC. PAVING".
23. REFER TO DRAWING C7.0 FOR PAVING DETAILS.
24. WHEELCHAIR ACCESS RAMPS AT PARKING LOTS SHALL MEET THE ADA REQUIREMENTS. DROP CURB WHEELCHAIR ACCESS AT DRIVE INTERSECTIONS SHALL MEET THE REQUIREMENTS OF GEORGIA D.O.T. (STD. DETAIL 9031W).
25. ALL UTILITIES, STORM DRAINS, AND SERVICE LINES WILL BE MARKED WITH LOCATOR WIRE AND TRACER WIRE PER CITY OF PERRY STANDARDS.
26. ALL SANITARY SEWER SERVICE LINES AND WATER SERVICE LINES SHALL BE MARKED WITH PAINTED 4' X 4' TREATED POST PER CITY OF PERRY STANDARDS.
27. PROJECT INTENT IS FOR SITE CONTRACTOR TO CONSTRUCT A SLAB READY DEVELOPMENT IN ACCORDANCE WITH THESE PLANS.
28. ALL LOCATIONS WHERE SANITARY SEWER MAINS CROSS UNDER STORM PIPE, THE SANITARY SEWER SHALL BE DUCTILE IRON PIPE A MINIMUM OF 10' ON EACH SIDE OF THE INTERSECTION AND ENCASED IN CONCRETE PER CITY OF PERRY STANDARDS.
29. ALL LOCATIONS WHERE SANITARY SEWER AND WATER MAINS CROSS THE VERTICAL SEPARATION SHALL BE 1.5' OR GREATER. IN CASES WHERE WATER & SANITARY SEWER RUN PARALLEL, THE HORIZONTAL SEPARATION SHALL BE 10' OR GREATER. IN THE CASE ONE OR BOTH OF THESE REQUIREMENTS CAN NOT BE MET, CONCRETE ENCASEMENT SHALL BE REQUIRED ON THE SANITARY SEWER.

APPROVED BY COMMISSION

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

ORIGINAL SHEET - ARCH (30x42) S:\1710\cad\171000388\dc_03388.lnt xrefs\dwg\03388-sec-102ut.dwt.dwg
3/30/2005 10:47:04 AM by pmac

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LEGEND

EXISTING

EXIST. RIGHT-OF-WAY	
IRON PIN FOUND	IPF
CONC. R/W MONUMENT	CMF
EXISTING SPOT ELEV.	+385.89
EXISTING CONTOUR	400
UTILITY POLE/GUY WIRE	
OVERHEAD POWER	OHP
UNDERGROUND TELEPHONE	UGT
WATER LINE	W
SANITARY SEWER	8" SS
SIGN	
FENCE	X X X
TREE	
TREELINE	
UNPAVED ROAD	
SURVEY CONTROL POINT	TR-752
CENTERLINE	

PROPOSED

CONTOURS	386
ASPHALT PAVING	
WATER MAIN	
METER BOX/SERVICE LINE	
FIRE HYDRANT/VALVE	
SANITARY SEWER/MANHOLE	SS
SANITARY CLEANOUT/SERVICE LINE	
RETAINING WALL	
STORM SEWER/CURB INLET	
STORM STRUCTURE #	(102)
LOT #'S	(101)

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg | JMT Dwn. | BAN Dsgn. | 9-2005 Date

Permit-Seal

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 21968 DANIEL W. SEIDAN 12-07 PROFESSIONAL ENGINEER

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

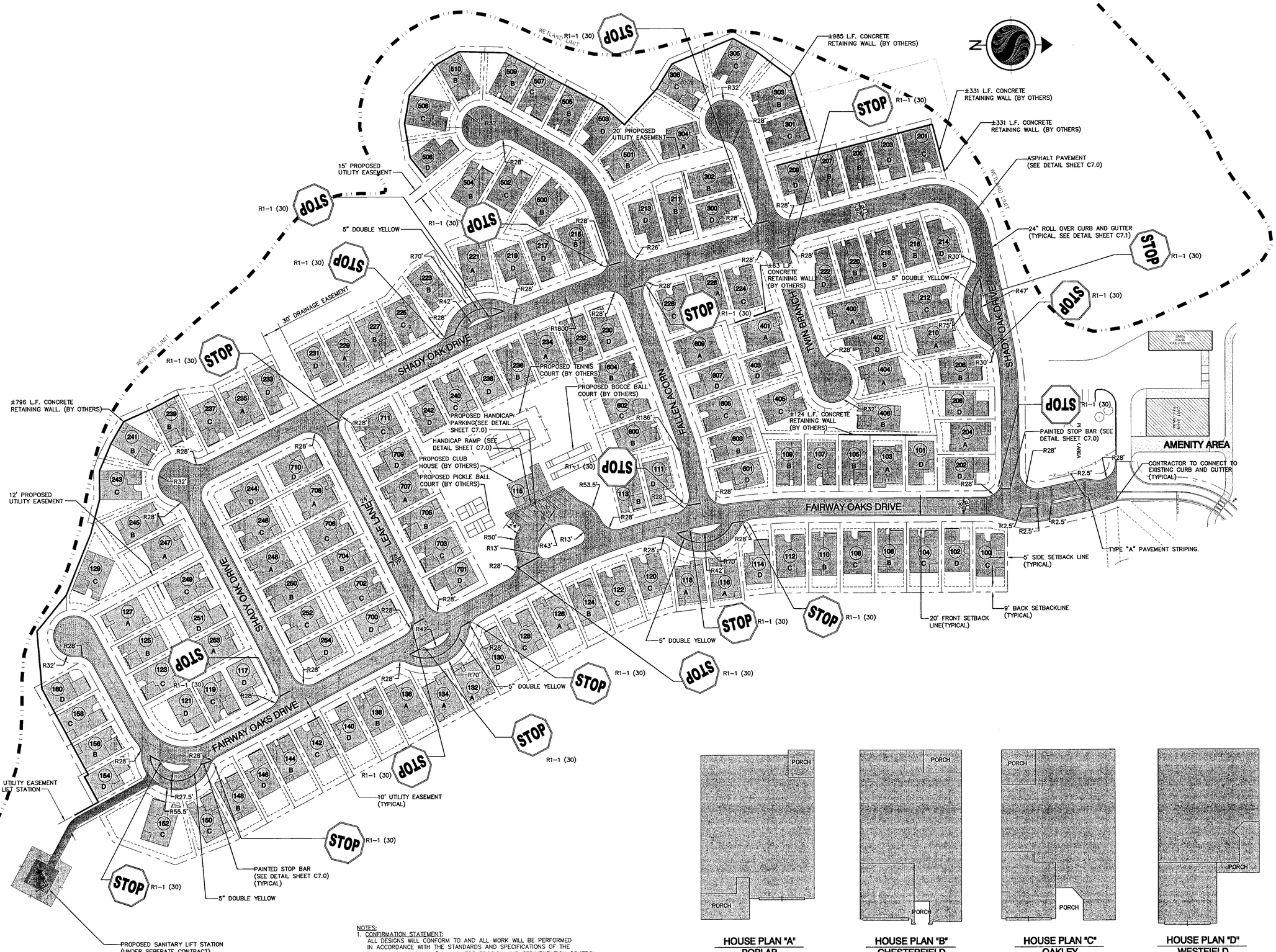
Title
LOT LAYOUT PLAN

Scale
1"=60'

Drawing No.
C2.0

Revision
0

Sheet
2 of 18



NOTES:

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

HOUSE PLAN "A"
POPLAR
N.T.S.

HOUSE PLAN "B"
CHESTERFIELD
N.T.S.

HOUSE PLAN "C"
OAKLEY
N.T.S.

HOUSE PLAN "D"
WESTFIELD
N.T.S.

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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EXIST. RIGHT-OF-WAY	
IRON PIN FOUND	IPF○
CONC. R/W MONUMENT	CMF□
EXISTING SPOT ELEV.	+385.89
EXISTING CONTOUR	400
UTILITY POLE/GUY WIRE	
OVERHEAD POWER	OHP
UNDERGROUND TELEPHONE	UGT
WATER LINE	W
SANITARY SEWER	8" SS
SIGN	
MAILBOX	
FENCE	
TREE	
TREELINE	
UNPAVED ROAD	
SURVEY CONTROL POINT	TR-752
CENTERLINE	

PROPOSED

CONTOURS	386
ASPHALT PAVING	
SIDEWALK	
DRIVEWAY	
WATER MAIN	
METER BOX/SERVICE LINE	
FIRE HYDRANT/VALVE	
MANHOLE	
SANITARY SEWER	SS
SANITARY CLEANOUT/SERVICE LINE	
RETAINING WALL	
STORM SEWER/CURB INLET	
STORM STRUCTURE #	(501)
SIGNS	
LOT #'S	11A

Notes

Revision	Date

Issued	Date

File Name: 30x42rr.dwg	JMT	BAN	9-2005
	Dwn.	Dsgn.	Date

Permit-Seal

GEORGIA REGISTERED NO. 24990 PROFESSIONAL ENGINEER

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
SITE LAYOUT AND PAVING, SIGNAGE AND STRIPING PLAN

Scale
1"=60'

Drawing No.
C3.0

Revision
0

Sheet
3 of 18

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2005-09-09 03:06PM By bailey

NOTES:

1. CONFIRMATION STATEMENT:
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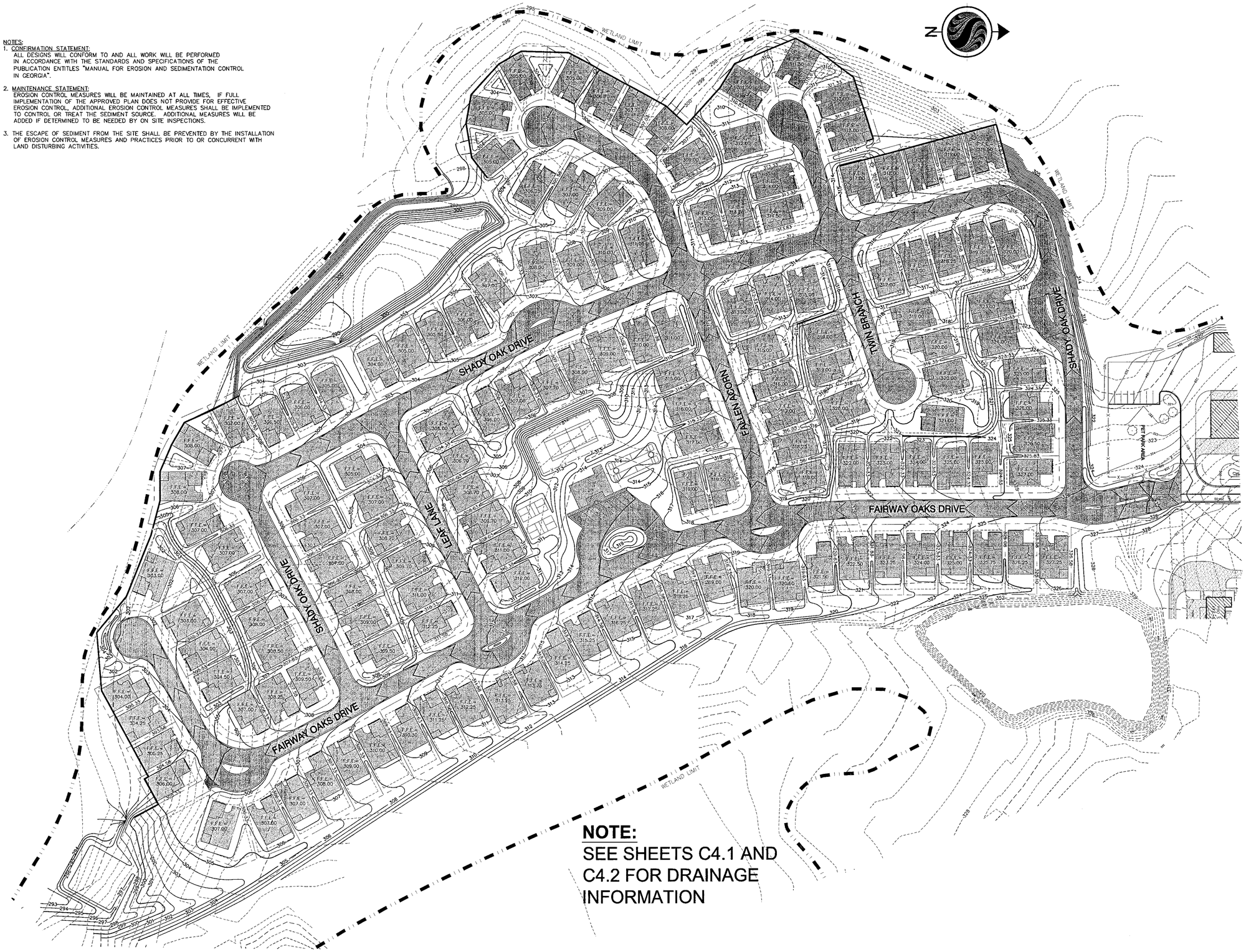
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.



NOTE:
SEE SHEETS C4.1 AND C4.2 FOR DRAINAGE INFORMATION

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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Consultants

LEGEND

EXISTING

- EXIST. RIGHT-OF-WAY
- IRON PIN FOUND (IPF)
- CONC. R/W MONUMENT (CMF)
- EXISTING SPOT ELEV. (385.89)
- EXISTING CONTOUR (400)
- UTILITY POLE/GUY WIRE
- OVERHEAD POWER (OHP)
- UNDERGROUND TELEPHONE (UGT)
- WATER LINE (W)
- SANITARY SEWER (8" SS)
- SIGN
- FENCE (X)
- TREE
- TREELINE
- UNPAVED ROAD
- SURVEY CONTROL POINT (TR-752)
- CENTERLINE

PROPOSED

- CONTOURS (386)
- ASPHALT PAVING
- SIDEWALK
- DRIVEWAY
- WATER MAIN (W)
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- SANITARY SEWER/MANHOLE (SS)
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (#27)
- LOT #'S (101)

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg | JMT Dwn. | BAN Dsgn. | 9-2005 Date

Permit-Seal

GEORGIA REGISTERED NO. 21918 PROFESSIONAL ENGINEER TIMOTHY M. PATRICK

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
GRADING PLAN

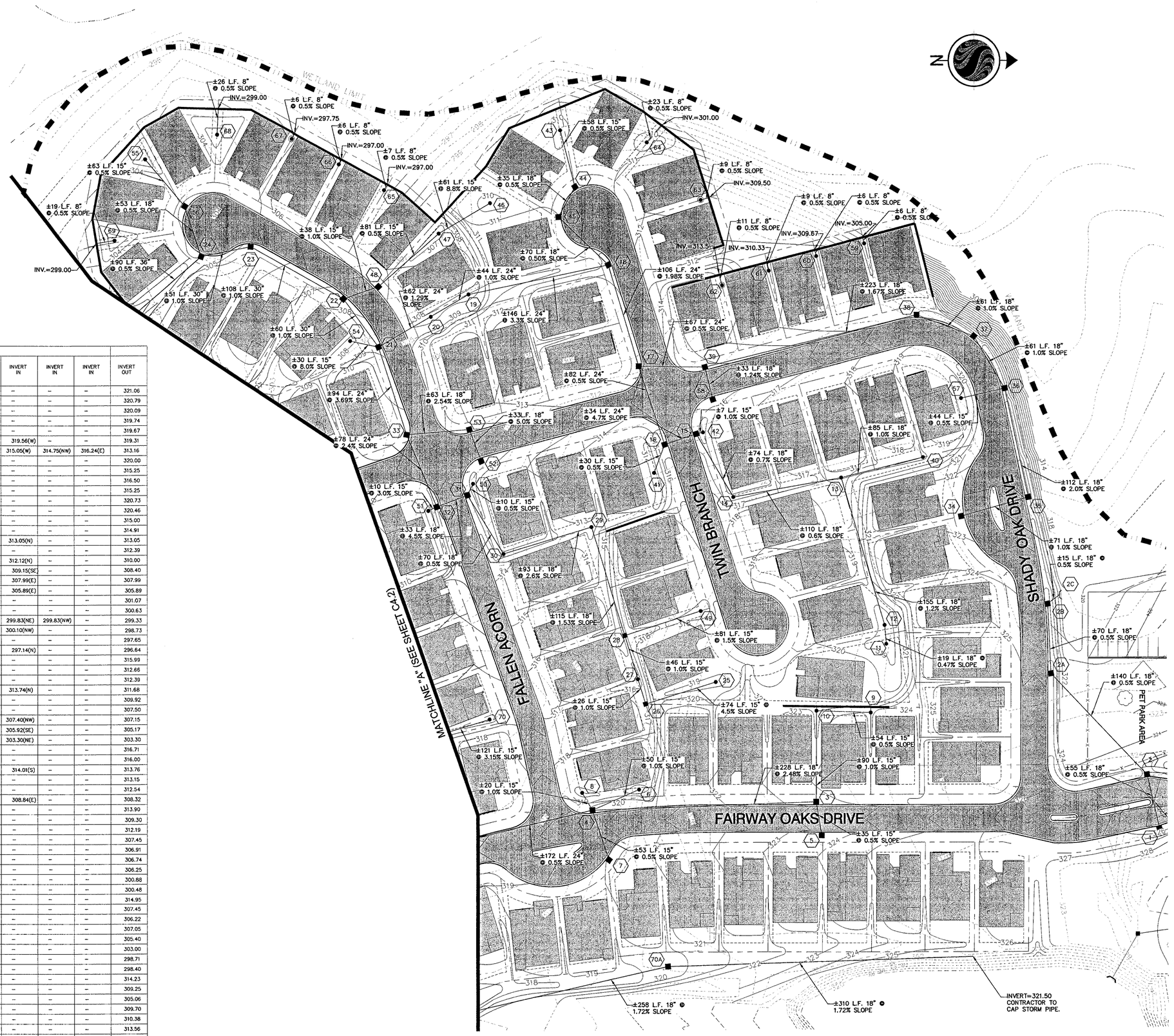
Scale
1"=60'

Drawing No.
C4.0

Revision
0

Sheet
4 of 18

ORIGINAL SHEET - ARCH (30x42) I:\171\projects\171000388\c_dd\88_live oak\dwg\c0388c-sec-102d.dwg
2005-09-14 2:34pm by timmy



STORM STRUCTURE TABLE							
STRUCTURE #	STRUCTURE DESCRIPTION	FLOW LINE	INVERT IN	INVERT IN	INVERT IN	INVERT IN	INVERT OUT
(1)	CURB INLET(SAG)	324.50	–	–	–	–	321.06
(2)	CURB INLET(SAG)	324.50	320.79	–	–	–	320.79
(2A)	BLIND JUNCTION BOX	–	320.09	–	–	–	320.09
(2B)	BLIND JUNCTION BOX	–	319.74	–	–	–	319.74
(2C)	18" CONCRETE HEADWALL	–	–	–	–	–	319.67
(3)	CURB INLET	322.75	319.83(E)	319.56(W)	–	–	319.31
(4)	CURB INLET	319.30	313.66(N)	315.05(W)	314.75(NW)	316.24(E)	313.16
(5)	CURB INLET	322.85	–	–	–	–	320.00
(6)	15" NYLOPLAST DOME	317.50	–	–	–	–	315.25
(7)	CURB INLET	319.30	–	–	–	–	316.50
(8)	15" NYLOPLAST DOME	317.50	–	–	–	–	315.25
(9)	15" NYLOPLAST DOME	322.60	–	–	–	–	320.73
(10)	15" NYLOPLAST DOME	322.70	–	–	–	–	320.46
(11)	18" NYLOPLAST DOME	318.50	–	–	–	–	315.00
(12)	18" NYLOPLAST DOME	318.50	314.91	–	–	–	314.91
(13)	18" NYLOPLAST DOME	316.25	313.05(E)	313.05(N)	–	–	313.05
(14)	18" NYLOPLAST DOME	315.50	312.39	–	–	–	312.39
(15)	CURB INLET	314.73	311.87(NE)	312.12(N)	–	–	310.00
(16)	CURB INLET	314.79	308.40(N)	309.15(SE)	–	–	308.40
(17)	BLIND JUNCTION BOX	–	307.99(N)	307.99(E)	–	–	307.99
(18)	BLIND JUNCTION BOX	–	306.39(W)	305.89(E)	–	–	305.89
(19)	24" NYLOPLAST DOME	307.50	301.07	–	–	–	301.07
(20)	24" NYLOPLAST DOME	307.50	300.63	–	–	–	300.63
(21)	CURB INLET	308.00	300.60(SW)	299.83(NE)	299.83(NW)	–	299.33
(22)	HDPE FITTING	–	298.73(NE)	300.10(NW)	–	–	298.73
(23)	HDPE FITTING	–	297.65	–	–	–	297.65
(24)	CURB INLET	303.70	298.14(SW)	297.14(N)	–	–	296.64
(25)	15" NYLOPLAST DOME	318.50	–	–	–	–	315.99
(26)	HDPE FITTING	–	312.66	–	–	–	312.66
(27)	15" NYLOPLAST DOME	315.50	312.39	–	–	–	312.39
(28)	BLIND JUNCTION BOX	–	311.93(E)	313.74(N)	–	–	311.68
(29)	18" NYLOPLAST DOME	312.25	309.92	–	–	–	309.92
(30)	18" NYLOPLAST DOME	311.50	307.50	–	–	–	307.50
(31)	CURB INLET	311.28	307.15(NE)	307.40(NW)	–	–	307.15
(32)	CURB INLET	311.28	305.67(NW)	305.92(SE)	–	–	305.17
(33)	BLIND JUNCTION BOX	–	303.80(N)	303.30(NE)	–	–	303.30
(34)	CURB INLET	321.88	–	–	–	–	316.71
(35)	CURB INLET	321.67	316.00	–	–	–	316.00
(36)	BLIND JUNCTION BOX	–	313.76(E)	314.01(S)	–	–	313.76
(37)	BLIND JUNCTION BOX	–	313.15	–	–	–	313.15
(38)	BLIND JUNCTION BOX	–	312.54	–	–	–	312.54
(39)	CURB INLET	314.66	308.82(N)	308.84(E)	–	–	308.32
(40)	18" NYLOPLAST DOME	317.75	–	–	–	–	313.90
(41)	15" NYLOPLAST DOME	313.50	–	–	–	–	309.30
(42)	15" NYLOPLAST DOME	314.50	–	–	–	–	312.19
(43)	15" NYLOPLAST DOME	309.50	–	–	–	–	307.45
(44)	CURB INLET	310.40	307.16	–	–	–	306.91
(45)	CURB INLET	310.60	306.74	–	–	–	306.74
(46)	15" NYLOPLAST DOME	309.50	–	–	–	–	306.25
(47)	15" NYLOPLAST DOME	306.50	300.88	–	–	–	300.88
(48)	CURB INLET	306.81	300.48	–	–	–	300.48
(49)	15" NYLOPLAST DOME	317.50	–	–	–	–	314.95
(50)	15" NYLOPLAST DOME	310.80	–	–	–	–	307.45
(51)	15" NYLOPLAST DOME	309.50	–	–	–	–	306.22
(52)	CURB INLET	310.81	–	–	–	–	307.05
(53)	CURB INLET	310.81	305.40	–	–	–	305.40
(54)	15" NYLOPLAST DOME	307.5	–	–	–	–	303.00
(55)	15" NYLOPLAST DOME	302.5	–	–	–	–	298.71
(56)	CURB INLET	303.01	298.40	–	–	–	298.40
(57)	15" NYLOPLAST DOME	318.5	–	–	–	–	314.23
(58)	CURB INLET	314.66	–	–	–	–	309.25
(59)	8" NYLOPLAST DOME	317.5	–	–	–	–	305.06
(60)	8" NYLOPLAST DOME	316.5	–	–	–	–	309.70
(61)	8" NYLOPLAST DOME	316.5	–	–	–	–	310.38
(62)	8" NYLOPLAST DOME	315.5	–	–	–	–	313.56
(63)	8" NYLOPLAST DOME	310.5	–	–	–	–	309.55
(64)	8" NYLOPLAST DOME	309.5	–	–	–	–	301.12
(65)	8" NYLOPLAST DOME	306.7	–	–	–	–	297.04
(66)	8" NYLOPLAST DOME	305.7	–	–	–	–	297.03
(67)	8" NYLOPLAST DOME	304.0	–	–	–	–	297.78
(68)	8" NYLOPLAST DOME	302.5	–	–	–	–	299.13
(69)	8" NYLOPLAST DOME	302.5	–	–	–	–	299.10
(70)	15" NYLOPLAST DOME	315.75	–	–	–	–	313.50
(70A)	YARD INLET	319.50	–	–	–	–	316.17

NOTE: ALL STORM PIPES 15" THRU 30" SHALL BE N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE). STORM PIPES 36" AND OVER SHALL BE REINFORCED CONCRETE PIPE (RCP).

40 0 40 80 120
GRAPHIC SCALE IN FEET
SCALE: 1"=40'

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CONC. R/W MONUMENT CMF
EXISTING SPOT ELEV. 385.89
EXISTING CONTOUR 400
UTILITY POLE/GUY WIRE
OVERHEAD POWER OHP
UNDERGROUND TELEPHONE UGT
WATER LINE W
SANITARY SEWER 8" SS
SIGN
FENCE X X X
TREE
TREELINE
UNPAVED ROAD
SURVEY CONTROL POINT TR-752
CENTERLINE

PROPOSED

CONTOURS 386
ASPHALT PAVING
SIDEWALK
DRIVEWAY
WATER MAIN W W
METER BOX/SERVICE LINE
FIRE HYDRANT/VALVE
SANITARY SEWER/MANHOLE SS
SANITARY CLEANOUT/SERVICE LINE
RETAINING WALL
STORM SEWER/CURB INLET
STORM STRUCTURE # (##)
LOT #'S 101

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg	JMT	BAN	9-2005
	Dwn.	Dsgn.	Date

Permit-Seal

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 019801 10-4-05 JOHNNY M. PRIDGEN

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
DRAINAGE PLAN

Scale
1"=40'

Drawing No.
C4.1

Revision
0

Sheet
5 of 18

ORIGINAL SHEET - ANSI A (24x36) X:\171\PG\Civil\171000388\Mxd_000388_Site civil.dwg\000388c-cover-100scope_A.dwg 2005-10-04 10:04PM By: Hester

STORM STRUCTURE TABLE

STRUCTURE #	STRUCTURE DESCRIPTION	FLOW LINE	INVERT IN	INVERT IN	INVERT IN	INVERT OUT
71	15" NYLOPLAST DOME	301.70	–	–	–	297.96
72	15" NYLOPLAST DOME	299.70	297.53	–	–	297.53
73	15" NYLOPLAST DOME	299.70	297.45 (NE)	297.45 (SW)	–	297.45
74	CURB INLET	301.32	294.03	–	–	294.03
75	BLIND JUNCTION BOX	–	293.86 (N)	297.93 (SE)	297.08 (NW)	293.17
75A	OUTLET	–	–	–	–	293.00
76	CURB INLET	303.16	298.91	–	–	298.91
77	HDPE FITTING	–	298.59	–	–	297.00
78	HDPE FITTING	–	296.33 (NW)	296.33 (NE)	–	296.33
79	HDPE FITTING	–	295.00	–	–	293.09
80	CONCRETE HEADWALL	–	–	–	–	293.00
81	15" NYLOPLAST DOME	301.50	–	–	–	297.75
82	15" NYLOPLAST DOME	301.50	–	–	–	298.24
83	15" NYLOPLAST DOME	301.50	–	–	–	298.25
84	CURB INLET	301.32	298.15	–	–	298.15
85	15" NYLOPLAST DOME	302.50	–	–	–	299.25
86	15" NYLOPLAST DOME	302.50	298.99	–	–	298.99
87	YARD INLET	304.50	302.01	–	–	302.01
88	CURB INLET	305.16	300.06	–	–	300.06
89	8" NYLOPLAST DOME	304.25	–	–	–	296.57
90	8" NYLOPLAST DOME	303.00	–	–	–	295.57
91	8" NYLOPLAST DOME	303.00	–	–	–	295.07
92	YARD INLET	315.25	311.73	–	–	311.73
93	YARD INLET	308.50	304.51	–	–	304.51
94	CURB INLET	309.06	303.80	–	–	303.80
95	CURB INLET	308.61	303.35	–	–	303.35
96	BLIND JUNCTION BOX	–	303.10(N)	303.83(NW)	–	302.89
97	CURB INLET	306.91	302.00	–	–	301.79
98	CURB INLET	306.46	301.58	–	–	301.08
99	CURB INLET	304.62	300.52	–	–	300.52
100	CURB INLET	304.62	300.18	–	–	300.18
101	HDPE FITTING	–	299.28	–	–	299.28
102	BLIND JUNCTION BOX	–	298.21(SE)	298.99(NE)	–	297.71
103	CURB INLET	302.86	297.33	–	–	297.33
104	BLIND JUNCTION BOX	–	297.19 (NE)	297.19 (SE)	–	296.19
105	BLIND JUNCTION BOX	–	297.14 (NW)	296.02 (E)	–	295.98
106	CONCRETE HEADWALL	–	–	–	–	295.42
106	CURB INLET	316.71	–	–	–	312.30
107	BLIND JUNCTION BOX	–	309.36 (N)	310.11 (E)	–	309.36
108	CURB INLET	312.06	306.50 (NE)	305.75 (N)	–	305.75
109	BLIND JUNCTION BOX	–	306.10 (N)	305.34 (NE)	–	305.34
110	CURB INLET	307.15	302.85	–	–	302.85
111	CURB INLET	307.15	302.51	–	–	302.51
112	CURB INLET	302.76	298.70 (N)	297.95 (E)	–	297.45
113	CURB INLET	313.80	–	–	–	310.75
114	15" NYLOPLAST DOME	309.50	306.35	–	–	306.35
115	18" NYLOPLAST DOME	308.50	305.55	–	–	305.05
116	BLIND JUNCTION BOX	–	299.60 (NW)	299.36 (NE)	–	298.86
117	24" NYLOPLAST DOME	303.50	298.70	–	–	298.70
118	24" NYLOPLAST DOME	303.50	298.43	–	–	298.43
119	BLIND JUNCTION BOX	–	298.21	–	–	298.21
120	CURB INLET	302.65	297.48	–	–	297.48
121	CURB INLET	302.26	297.24	–	–	297.24
122	15" NYLOPLAST DOME	313.50	–	–	–	310.25
123	15" NYLOPLAST DOME	313.50	310.04	–	–	310.04
124	15" NYLOPLAST DOME	313.50	309.67 (SE)	309.69 (NE)	–	309.69
125	HDPE FITTING	–	309.39	–	–	309.39
126	HDPE FITTING	–	306.96	–	–	306.71
127	18" NYLOPLAST DOME	308.50	302.98	–	–	302.98
128	HDPE FITTING	–	302.45(NW)	302.01(SE)	–	300.74
129	CURB INLET	306.16	300.24	–	–	297.04
130	CURB INLET	306.06	296.70(NE)	300.93(SE)	–	296.70
131	HDPE FITTING	–	296.20	–	–	296.20
132	CONCRETE HEADWALL	–	–	–	–	296.00
133	15" NYLOPLAST DOME	306.90	–	–	–	303.39
134	15" NYLOPLAST DOME	305.10	301.25	–	–	301.25
135	15" NYLOPLAST DOME	303.50	299.25	–	–	299.25
136	15" NYLOPLAST DOME	307.50	–	–	–	304.25
137	15" NYLOPLAST DOME	307.50	303.92	–	–	303.92
138	CURB INLET	315.66	–	–	–	310.30
139	15" NYLOPLAST DOME	310.50	–	–	–	306.20
140	–	–	–	–	–	–
141	CURB INLET	302.76	–	–	–	299.04
142	15" NYLOPLAST DOME	303.50	–	–	–	300.25
143	15" NYLOPLAST DOME	305.50	–	–	–	302.25
144	15" NYLOPLAST DOME	303.50	–	–	–	301.25
145	HDPE FITTING	–	296.31	–	–	296.31
146	CONCRETE HEADWALL	–	–	–	–	296.11
147	8" NYLOPLAST DOME	306.50	–	–	–	293.59
148	8" NYLOPLAST DOME	305.50	–	–	–	296.59
149	CURB INLET	312.36	–	–	–	306.75

NOTE: ALL STORM PIPES 15" THRU 30" SHALL BE N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE). STORM PIPES 36" AND ABOVE SHALL BE REINFORCED CONCRETE PIPE (RCP).

NOTES:

1. CONFIRMATION STATEMENT:
   ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".
2. MAINTENANCE STATEMENT:
   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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

40 0 40 80 120
GRAPHIC SCALE IN FEET
SCALE: 1"=40'

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- EXIST. RIGHT-OF-WAY
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- CONC. R/W MONUMENT (CMF)
- EXISTING SPOT ELEV. +385.89
- EXISTING CONTOUR 400
- UTILITY POLE/GUY WIRE
- OVERHEAD POWER (OHP)
- UNDERGROUND TELEPHONE (UGT)
- WATER LINE (W)
- SANITARY SEWER (8" SS)
- SIGN
- FENCE (X)
- TREE
- TREELINE
- UNPAVED ROAD
- SURVEY CONTROL POINT (TR-752)
- CENTERLINE

PROPOSED

- CONTOURS 386
- ASPHALT PAVING
- SIDEWALK
- DRIVEWAY
- WATER MAIN (W)
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- SANITARY SEWER/MANHOLE (SS)
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (#21)
- LOT #'S (101)

Notes

Revision	Date

Issued	Date

File Name: 30x42h.dwg | Dwn. JWT | Dsgn. BAN | Date 9-2005

Permit-Seal

GEORGIA REGISTERED NO. 21314 PROFESSIONAL ENGINEER

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
DRAINAGE PLAN

Scale
1"=40'

Drawing No.
C4.2

Revision
0

Sheet
6 of 18

DRAWING SHEET - ANSI A (24x36") X:\171000\388\Civil\171000388.lnd_D388_live oak levy\D388c-ovdv-103drawings_0.dwg
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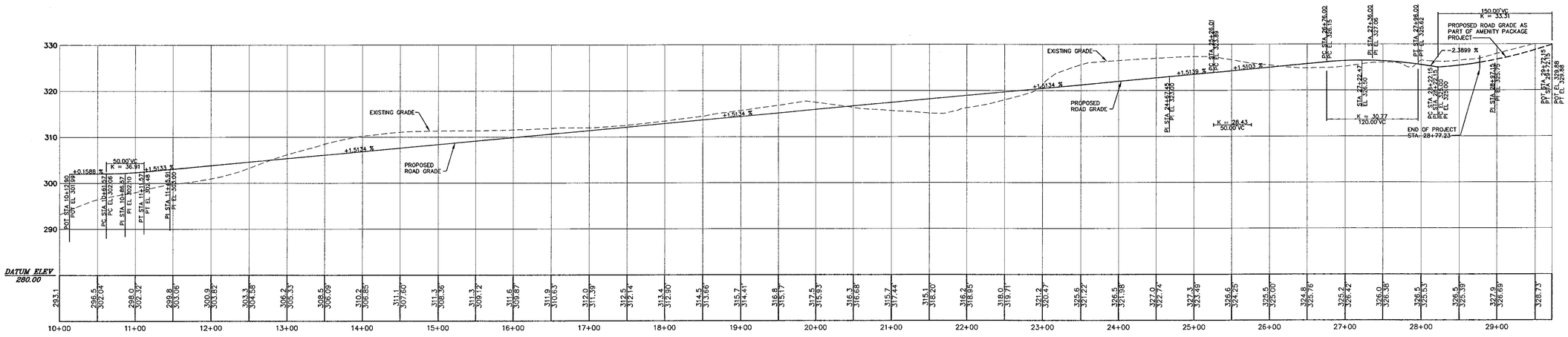
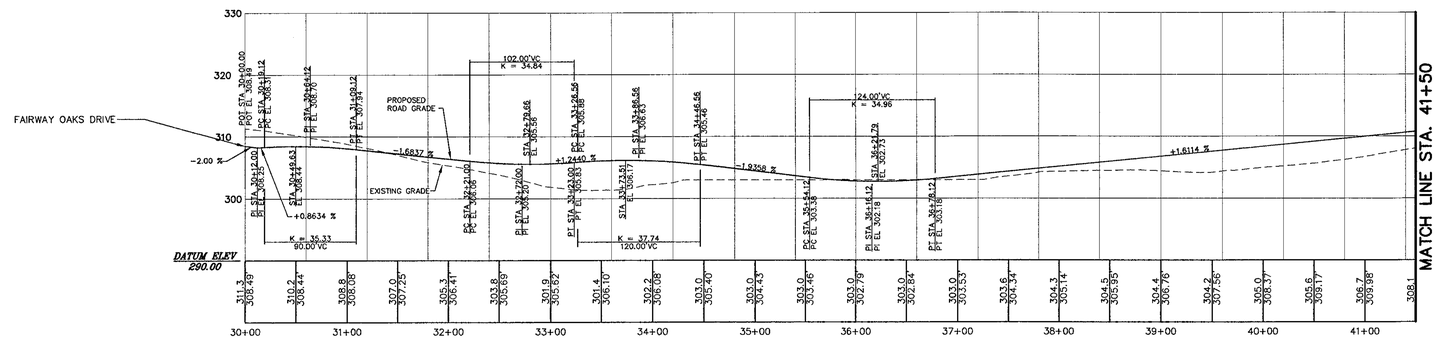


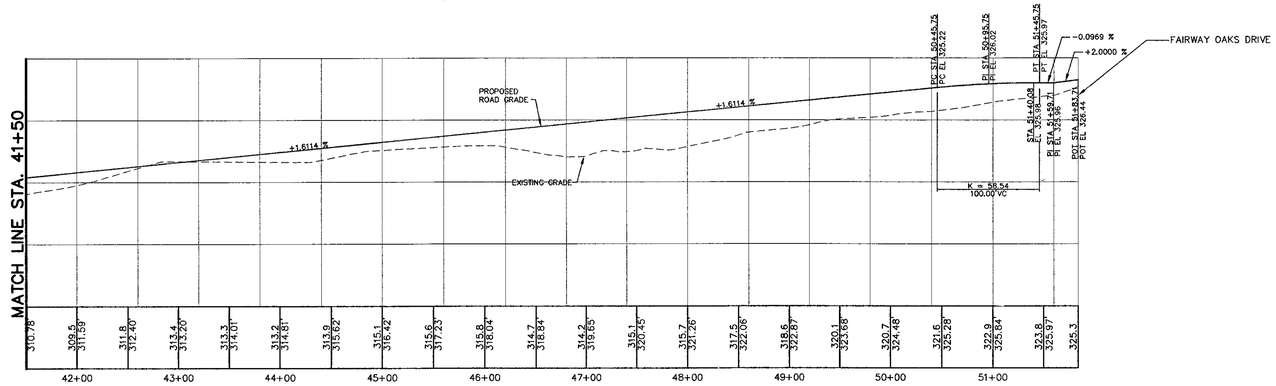
FAIRWAY OAKS DRIVE – STA. 10+00 TO 19+11.81

SCALE: 1"=60' HORZ., 1"=10' VERT.



SHADY OAK DRIVE – STA. 30+00 TO 41+50

SCALE: 1"=60' HORZ., 1"=10' VERT.



SHADY OAK DRIVE – STA. 41+50 TO 51+83.71

SCALE: 1"=60' HORZ., 1"=10' VERT.

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	JMT	BAN	9-2005

Permit-Seal

GEORGIA REGISTERED NO. 21504 PROFESSIONAL ENGINEER JOHNNY M. FRIDDLE

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
ROAD PROFILES

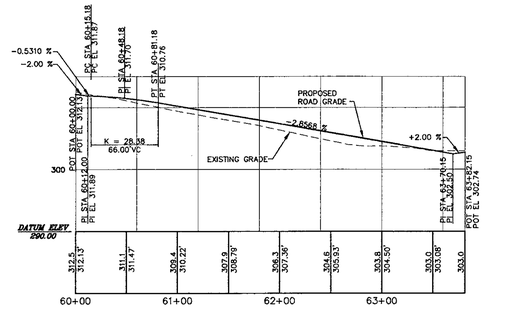
Scale
1"=60' HORZ., 1"=10' VERT.

Drawing No. C4.3

Revision 0

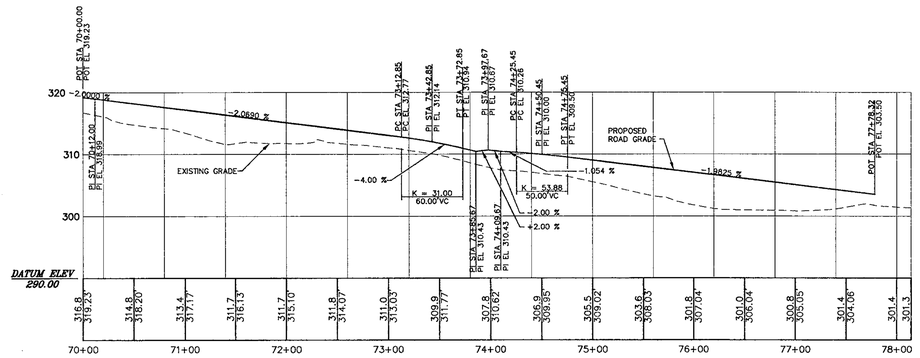
Sheet 7 of 18

ORIGINAL SHEET - ARCH (30x42) I:\171\25\civil\171000388\04_0338_Live oak\dwg\001988r-cad-170ctr.dwg 2025-10-03 08:42:04 By: hunter



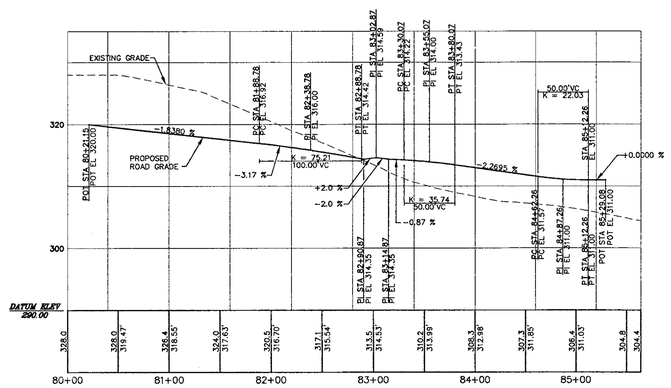
LEAF LANE – STA. 60+10 TO 63+82.15

SCALE: 1"=60' HORZ., 1"=10' VERT.



FALLEN ACORN – STA. 70+00 TO 77+78.32

SCALE: 1"=60' HORZ., 1"=10' VERT.



TWIN BRANCH – STA. 80+21.51 TO 85+29.08

SCALE: 1"=60' HORZ., 1"=10' VERT.

ORIGINAL SHEET - ARCH (30x42) X:\171\Active\171000388\04_CIVIL\Exhibits\Grading\171000388-Grading-Profiles.dwg
2015-10-23 08:49:14 By: hefner

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Notes

Revision	Date

Issued Date

File Name: 30x42n.dwg	JMT	BAN	9-2005
	Dsn.	Dsgn.	Date

Permit-Seal

GEORGIA
REGISTERED
NO. 021395
PROFESSIONAL
ENGINEER
MARK M. PRITCHARD

Project No.
171000388/107

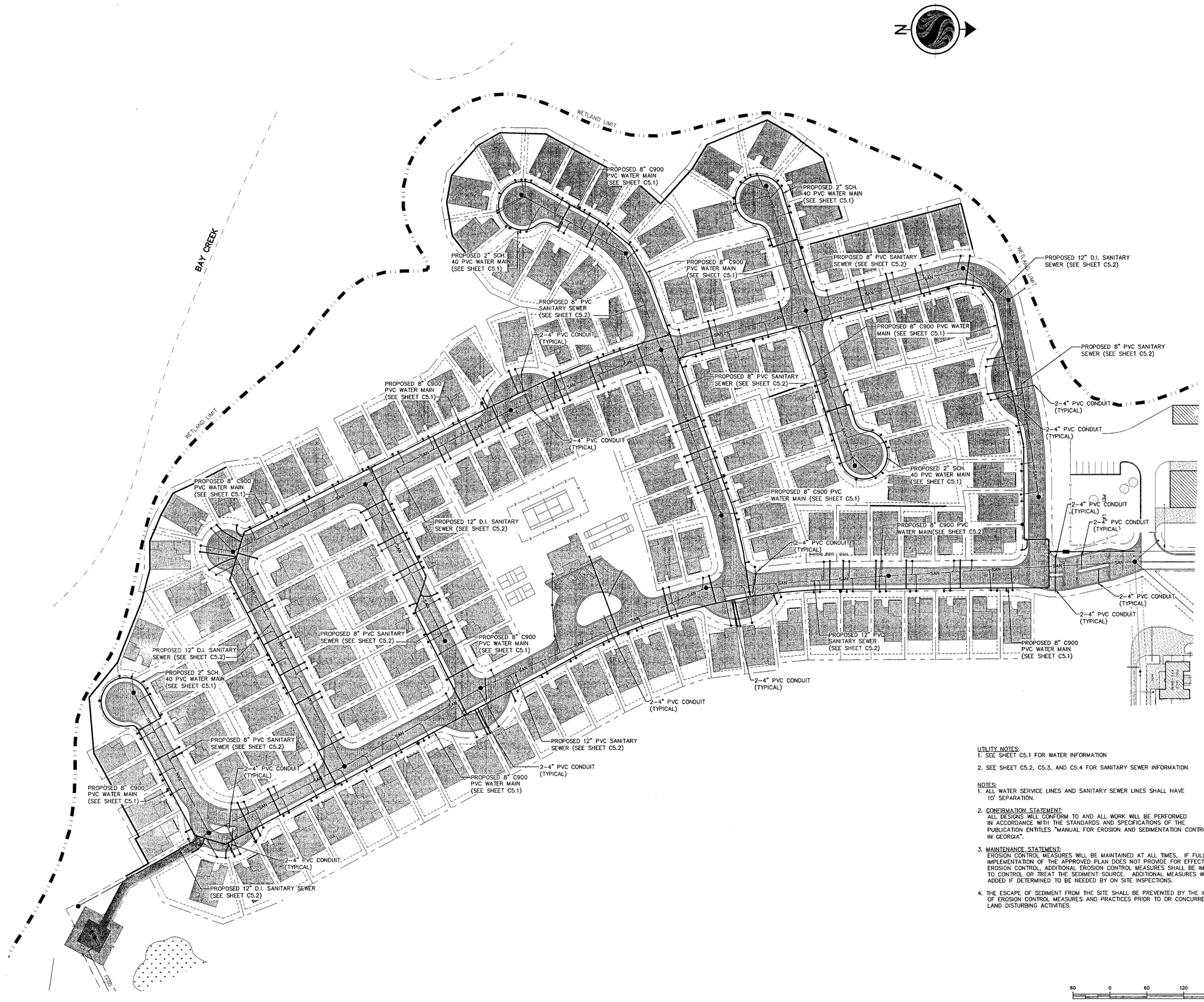
Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
ROAD PROFILES

Scale
1"=60' HORZ., 1"=10' VERT.

Drawing No. C4.4
Revision 0
Sheet 8 of 18



UTILITY NOTES:
1. SEE SHEET C5.1 FOR WATER INFORMATION

2. SEE SHEET C5.2, C5.3, AND C5.4 FOR SANITARY SEWER INFORMATION

NOTES:
1. ALL WATER SERVICE LINES AND SANITARY SEWER LINES SHALL HAVE 10' SEPARATION.

2. CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

3. MAINTENANCE STATEMENT:
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4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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- IRON PIN FOUND (IPF)
- CONC. R/W MONUMENT (CMF)
- EXISTING SPOT ELEV. (+385.89)
- EXISTING CONTOUR (400)
- UTILITY POLE/GUY WIRE
- OVERHEAD POWER (OHP)
- UNDERGROUND TELEPHONE (UGT)
- WATER LINE (W)
- SANITARY SEWER (8" SS)
- SIGN
- MAILBOX
- FENCE
- TREE
- TREELINE
- UNPAVED ROAD
- SURVEY CONTROL POINT (TR-752)
- CENTERLINE

PROPOSED
- CONTOURS (386)
- ASPHALT PAVING
- SIDEWALK
- DRIVEWAY
- WATER MAIN
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- MANHOLE
- SANITARY SEWER (SS)
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (82)
- SIGNS
- LOT #'S (11A)

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg | JMT Dwn. | BAN Dsgn. | 9-2005 Date

Permit-Seal
GEORGIA REGISTERED NO. 21962 PROFESSIONAL ENGINEER GARY W. BANKS

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC
HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
UTILITY LAYOUT

Scale
1"=60'

Drawing No.
C5.0

Revision
0

Sheet
9 of 18

ORIGINAL SHEET - ANSI D (30x42") I:\171000388\CAD\170000388_Sht xref(dwg)\170000388-sub-30x42.dwg 2005-09-07 08:33:39AM By: jmiller

NOTES:

1. CONFIRMATION STATEMENT:
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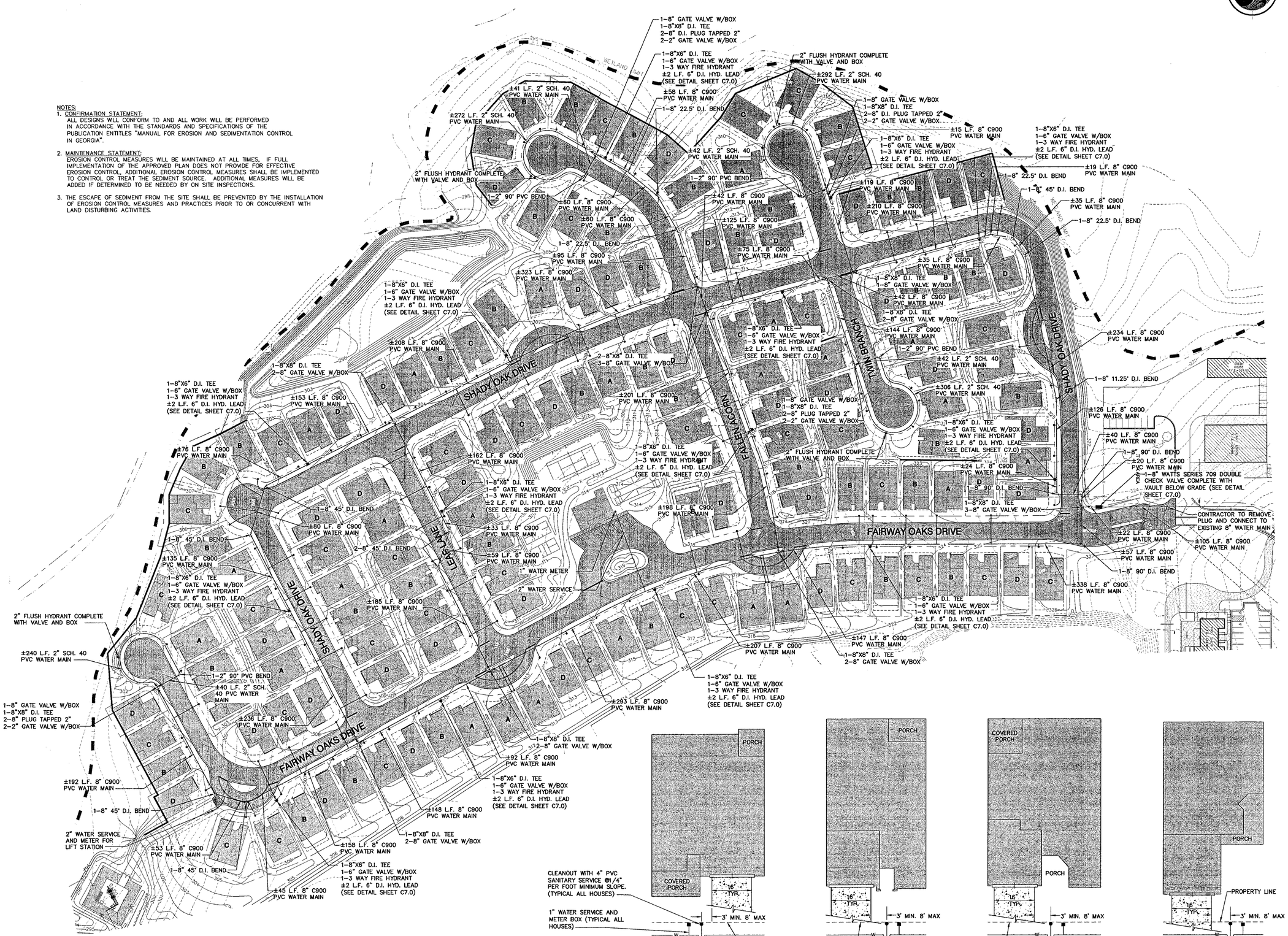
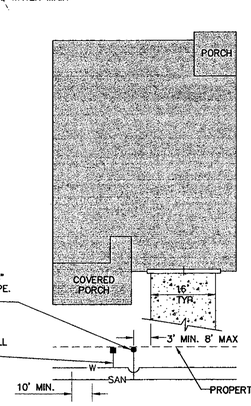
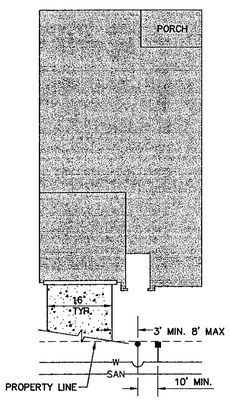
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

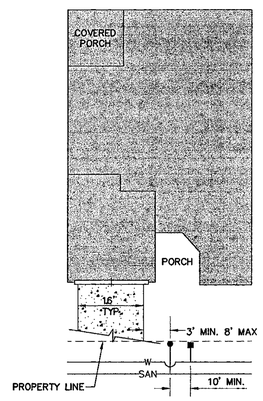




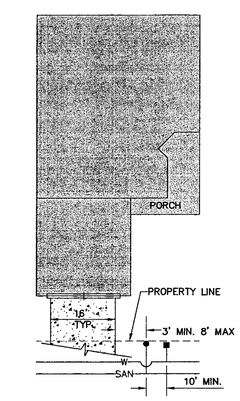
HOUSE PLAN "A" POPLAR
NTS



HOUSE PLAN "B" CHESTERFIELD
NTS



HOUSE PLAN "C" OAKLEY
NTS



HOUSE PLAN "D" WESTFIELD
NTS

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

ORIGINAL SHEET - ANSI A (24x36) X:\171\00388\WORKING\388_SITE.dwg\388c-cover-10x42.dwg Mar 08, 2006 - 10:42am jmurray

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LEGEND

EXISTING

EXIST. RIGHT-OF-WAY	
IRON PIN FOUND	IPF○
CONC. R/W MONUMENT	CMF□
EXISTING SPOT ELEV.	+385.89
EXISTING CONTOUR	400
UTILITY POLE/GUY WIRE	ø
OVERHEAD POWER	OHP
UNDERGROUND TELEPHONE	UGT
WATER LINE	W
SANITARY SEWER	8" SS
SIGN	
FENCE	X X X
TREE	
TREELINE	
UNPAVED ROAD	
SURVEY CONTROL POINT	△TR-752
CENTERLINE	

PROPOSED

CONTOURS	386
ASPHALT PAVING	
SIDEWALK	
DRIVEWAY	
WATER MAIN	W W
METER BOX/SERVICE LINE	
FIRE HYDRANT/VALVE	
SANITARY SEWER/MANHOLE	SS
SANITARY CLEANOUT/SERVICE LINE	
RETAINING WALL	
STORM SEWER/CURB INLET	
STORM STRUCTURE #	(#Z)
LOT #'S	101

Notes

Revision	Date

Issued	Date

File Name: 30x42h.dwg | JMT Dwn. | BAN Dsgn. | 9-2005 Date

Permit-Seal

GEORGIA
CERTIFICATE NO. 22581
PROFESSIONAL ENGINEER
JAMES W. MURRAY

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
WATER PLAN

Scale
1"=60'

Drawing No.
C5.1

Revision
0

Sheet
10 of 18

MH #20
STA. 2+10
RIM=±311.00
INV. OUT=304.00

MH #18
STA. 3+60
RIM=±304.00
INV. OUT=297.00

±195 L.F. 8" PVC S.S.
@ 0.40% SLOPE

MH #17
STA. 1+65
RIM=±307.65
INV. IN=296.22
INV. OUT=296.12

SANITARY SEWER LINE "E"
SEE PROFILE SHEET C5.4

SANITARY SEWER LINE "C"
SEE PROFILE SHEET C5.3.

MH #13
STA. 18+65
RIM=±318.91
INV. IN=287.56
INV. OUT=287.46

±210 L.F. 8" PVC
S.S. @ 0.40% SLOPE

±30 L.F. 12" D.I.
S.S. @ 0.22% SLOPE

INV.=287.99

CONTRACTOR TO PLUG AND
MARK WITH 4'X4' POST
PAINTED GREEN

±165 L.F. 8" PVC
S.S. @ 0.40% SLOPE

MH #12
STA. 14+00
RIM=±314.86
INV. IN=306.82
INV. IN=303.16
INV. IN=286.40
INV. OUT=286.30

±265 L.F. 12" D.I.
S.S. @ 0.40% SLOPE

±90 L.F. 12" D.I.
S.S. @ 0.40% SLOPE

±243 L.F. 12" D.I.
S.S. @ 0.40% SLOPE

MH #11
STA. 11+57
RIM=±311.00
INV. IN=304.34
INV. IN=295.46
INV. IN=285.33
INV. OUT=285.23

MH #10
STA. 8+94
RIM=±306.59
INV. IN=284.18
INV. OUT=284.08

±263 L.F. 12" D.I.
S.S. @ 0.40% SLOPE

±262 L.F. 8" PVC
S.S. @ 1.90% SLOPE

MH #14
STA. 17+55
RIM=±320.05
INV. IN=313.24
INV. OUT=287.92

±320 L.F. 8" PVC S.S.
@ 1.80% SLOPE

SANITARY SEWER LINE "F"
SEE PROFILE SHEET C5.4

SANITARY SEWER LINE "B"
SEE PROFILE SHEET C5.3.

MH #9
STA. 6+29
RIM=±303.00
INV. IN=296.43
INV. IN=285.02
INV. OUT=284.92

±265 L.F. 12" D.I.
S.S. @ 0.40% SLOPE

SHADY OAK DRIVE

±283 L.F. 8" PVC
S.S. @ 1.95% SLOPE

SANITARY SEWER LINE "D"
SEE PROFILE SHEET C5.3.

SANITARY SEWER LINE "B"
SEE PROFILE SHEET C5.3.

FALLEN ACORN

TWIN BRANCH

SHADY OAK DRIVE

MH #15
STA. 20+75
RIM=±324.89
INV. OUT=319.80

MH #21
STA. 2+62
RIM=±319.73
INV. OUT=311.80

MH #8
STA. 3+89
RIM=±306.00
INV. IN=281.96
INV. OUT=281.86

±240 L.F. 12" D.I.
S.S. @ 0.40% SLOPE

±283 L.F. 8" PVC
S.S. @ 2.50% SLOPE

CLEANOUT

CLEANOUT

CLEANOUT

MH #19
STA. 2+83
RIM=±316.53
INV. OUT=309.86

±298 L.F. 12" PVC S.S.
@ 1.44% SLOPE

±400 L.F. 12" PVC
S.S. @ 0.44% SLOPE

FAIRWAY OAKS DRIVE

SANITARY SEWER LINE "B"
SEE PROFILE SHEET C5.3.

±120 L.F. 4" PVC SANITARY
SEWER SERVICE CONNECTION @
MINIMUM 1/4" PER FOOT SLOPE.

SANITARY SEWER LINE "G"
SEE PROFILE SHEET C5.4

LEAF LANE

SANITARY SEWER LINE "A"
SEE PROFILE SHEET C5.3.

CONTRACTOR TO CONNECT
PROPOSED 12" SANITARY SEWER
TO EXISTING SANITARY MANHOLE

MH #7
STA. 2+55
RIM=±302.00
INV. OUT=295.50

±389 L.F. 12" D.I. S.S.
@ 0.40% SLOPE

MH #16
STA. 2+83
RIM=±310.10
INV. OUT=303.50

±400 L.F. 12" PVC S.S.
@ 1.57% SLOPE

SHADY OAK DRIVE

SANITARY SEWER LINE "H"
SEE PROFILE SHEET C5.4

±254 L.F. 12" PVC
S.S. @ 1.40% SLOPE

MH #6
STA. 14+39
RIM=±322.68
INV. IN=315.87
INV. OUT=315.77

EXISTING MANHOLE
STA. 18+39
RIM=±326.66
INV. OUT=317.63

MH #5
STA. 13+41
RIM=±318.33
INV. IN=311.48
INV. OUT=311.38

MH #4
STA. 7+41
RIM=±312.04
INV. IN=305.10
INV. OUT=305.00

±255 L.F. 8" PVC
S.S. @ 0.5% SLOPE

±244 L.F. 12" D.I.
S.S. @ 0.39% SLOPE

FAIRWAY OAKS DRIVE

±243 L.F. 12" D.I.
S.S. @ 0.36% SLOPE

SANITARY SEWER LINE "A"
SEE PROFILE SHEET C5.3.

MH #3
STA. 4+87
RIM=±308.40
INV. IN=301.44
INV. IN=280.30
INV. OUT=280.20

MH #1
STA. 0+00
RIM=±296.25
INV. IN=278.27
INV. OUT=278.17

MH #2
STA. 2+43
RIM=±305.32
INV. IN=294.23
INV. IN=279.24
INV. OUT=279.14

PROPOSED SANITARY LIFT
STATION (BY OTHERS)

WETLAND LIMIT

NOTES:
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60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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CONC. R/W MONUMENT CMF
EXISTING SPOT ELEV. +385.89
EXISTING CONTOUR 400
UTILITY POLE/GUY WIRE
OVERHEAD POWER OHP
UNDERGROUND TELEPHONE UGT
WATER LINE W
SANITARY SEWER 8" SS
SIGN
FENCE X
TREE
TREELINE
UNPAVED ROAD
SURVEY CONTROL POINT TR-752
CENTERLINE

PROPOSED

CONTOURS 386
ASPHALT PAVING
SIDEWALK
DRIVEWAY
WATER MAIN W
METER BOX/SERVICE LINE
FIRE HYDRANT/VALVE
SANITARY SEWER/MANHOLE SS
SANITARY CLEANOUT/SERVICE LINE
RETAINING WALL
STORM SEWER/CURB INLET
STORM STRUCTURE # #101
LOT #'S 101

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg | JMT Dwn. | BAN Dsgn. | 9/2005 Date

Permit-Seal

GEORGIA
REGISTERED
NO. 21953
PROFESSIONAL
ENGINEER
JOHNNY M. HYMAN

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
SANITARY SEWER PLAN

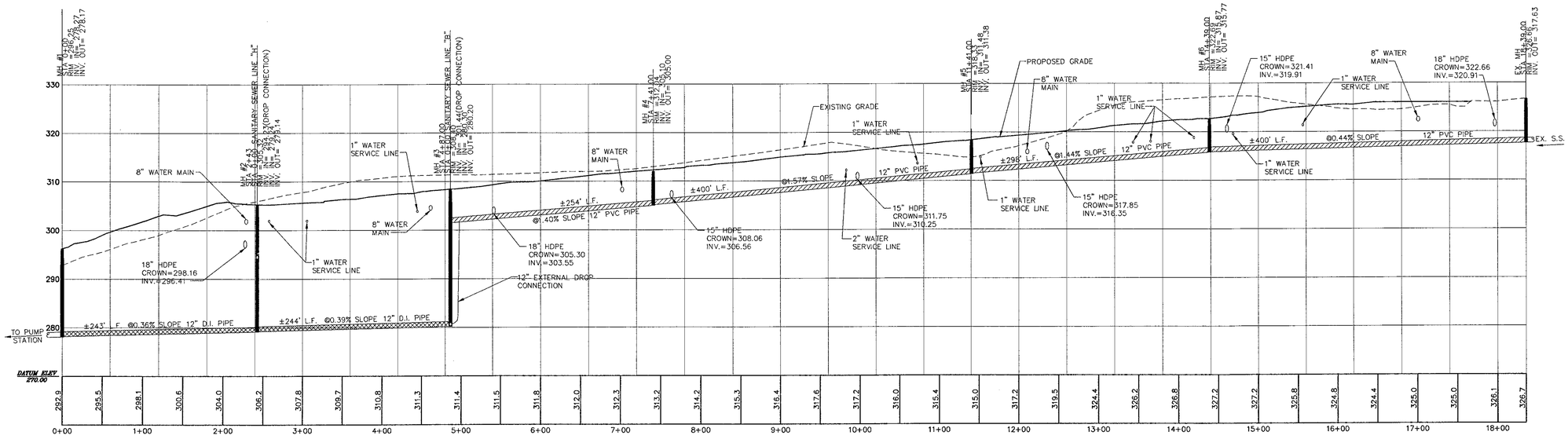
Scale
1"=60'

Drawing No.
C5.2

Revision
0

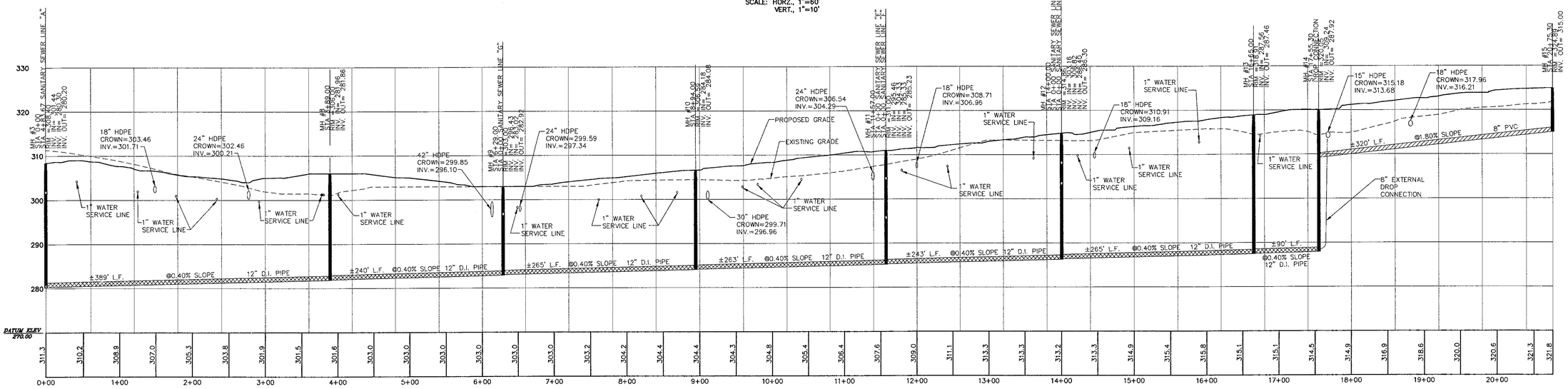
Sheet
11 of 18

ORIGINAL SHEET - ARCH (30x42)



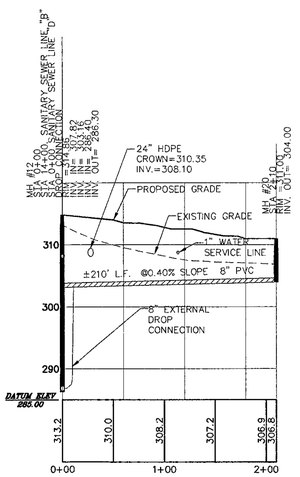
PROFILE - SANITARY SEWER LINE "A"

SCALE: HORZ., 1"=60'
VERT., 1"=10'



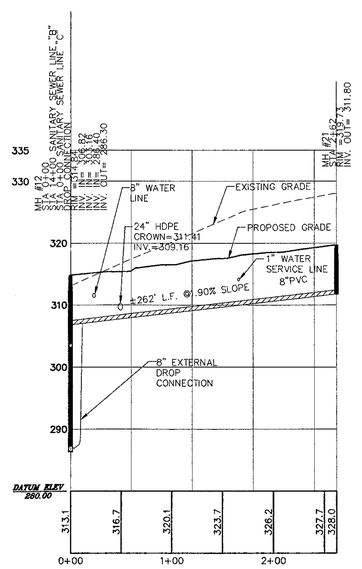
PROFILE - SANITARY SEWER LINE "B"

SCALE: HORZ., 1"=60'
VERT., 1"=10'



PROFILE - SANITARY SEWER LINE "C"

SCALE: HORZ., 1"=60'
VERT., 1"=10'



PROFILE - SANITARY SEWER LINE "D"

SCALE: HORZ., 1"=60'
VERT., 1"=10'

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Legend

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg	JMT Dwn.	BAN Dsgn.	9-2005 Date

Permit-Seal

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
SANITARY SEWER PROFILES

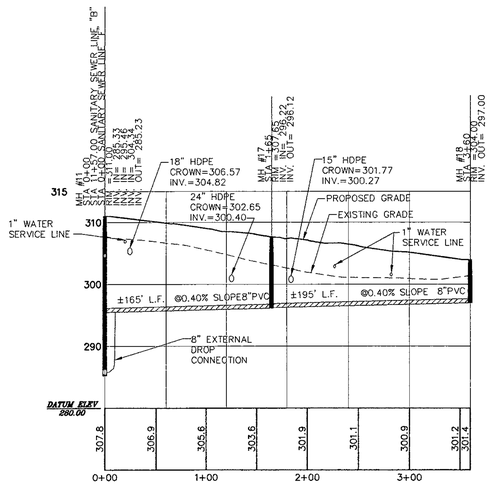
Scale
AS SHOWN

Drawing No. C5.3

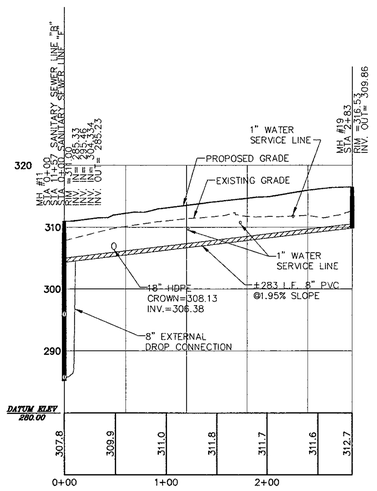
Revision 0

Sheet 12 of 18

ORIGINAL SHEET - ARCH (30x42") X:\171\ofc\work\171000388\civil_00388.lnk xref\dwg\00388c--osk-105sqr.dwg 2005-10-04 02:26PM By: jhines



PROFILE - SANITARY SEWER LINE "E"
SCALE: HORZ., 1"=60'
VERT., 1"=10'



PROFILE - SANITARY SEWER LINE "F"
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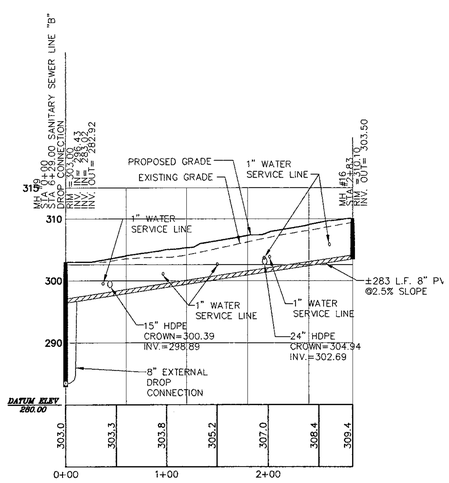
VERT., 1"=10'



PROFILE - SANITARY SEWER LINE "G"
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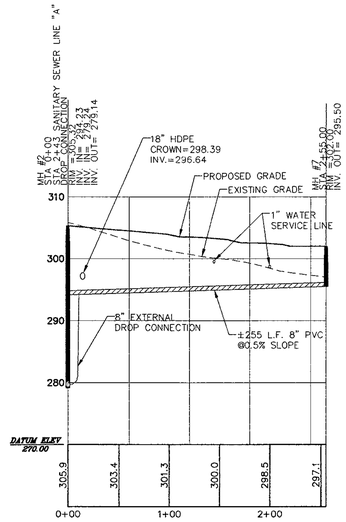
VERT., 1"=10'



PROFILE - SANITARY SEWER LINE "H"
SCALE: HORZ., 1"=60'
VERT., 1"=10'

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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Legend

Revision | Date

Issued | Date

File Name: 30x42n.dwg | JMT Dwn. | BAN Dsgn. | 9-2005 Date

Permit-Seal

GEORGIA REGISTERED NO.21949 PROFESSIONAL ENGINEER GARY M. FRIDAY

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
SANITARY SEWER PROFILES

Scale
AS SHOWN

Drawing No. C5.4 | Revision 0

Sheet 13 of 18

ORIGINAL SHEET - ARCH 12in×17in S:\171000388\CAD\Civil\171000388_LEGEND_Plan and Prof.dwg [30x42n-sch-100scale.dwg 3/30/2006 10:03:19 AM by mcrider

UNIFORM CODE

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seed on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		Ds3	Establishing permanent vegetative cover such as grasses on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Mb	EROSION CONTROL MATTING AND BLANKETS		Mb	Installation of a protective covering (blanket) or soil stabilization mat on a prepared planting area of a steep slope, channel, or shoreline.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		(label)	A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1A	SEDIMENT BARRIER		type (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Sd2F	INLET SEDIMENT TRAP		XX	An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd2P	CURB INLET FILTER			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or stormwater retention device.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Sd1Hb	SEDIMENT BARRIER HAYBALE		type (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.

SOILS LEGEND

Avp	ALLUVIAL LAND	– WET
LqD	LAKELAND FINE SAND	5% TO 12% SLOPES
LqB	LAKELAND FINE SAND	0% TO 5% SLOPES
OgB	ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES

GENERAL NOTES

1. STATE WATERS(BAY CREEK) ARE LOCATED WITHIN 200' OF THIS SITE.
2. THERE IS A 25' STATE WATER BUFFER FOR BAY CREEK ON THIS SITE.
3. THERE ARE NO WETLANDS WITH IN THE CONSTRUCTION LIMITS.
4. CONFIRMATION STATEMENT:
   ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".
5. MAINTENANCE STATEMENT:
   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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.
6. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.**
7. **CONTRACTOR TO CONSTRUCT SILT FENCE BETWEEN DISTURBED AREA AND WETLAND LIMIT.**

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

OWNER:
JEFFREY L. MOREDOCK, PRESIDENT
WOODLAND PROPERY PARTNERS, INC.
dba HOUSTON SPRINGS
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LEGEND

EXISTING

- EXIST. RIGHT-OF-WAY
- IRON PIN FOUND IPF
- CONC. R/W MONUMENT CMF
- EXISTING SPOT ELEV. +385.89
- EXISTING CONTOUR – 400 –
- UTILITY POLE/GUY WIRE
- OVERHEAD POWER OHP
- UNDERGROUND TELEPHONE UGT
- WATER LINE W
- SANITARY SEWER 8" SS
- SIGN
- FENCE X X X
- TREE
- TREELINE
- UNPAVED ROAD
- SURVEY CONTROL POINT TR-752
- CENTERLINE

PROPOSED

- CONTOURS 386
- ASPHALT PAVING
- SIDEWALK
- DRIVEWAY
- WATER MAIN W W
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- SANITARY SEWER/MANHOLE SS
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (#2)
- LOT #'S 101

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg | JNT Dwn. | BAN Dsgn. | 9-2005 Date

Permit-Seal
GEORGIA REGISTERED NO. 21545 PROFESSIONAL ENGINEER HARRY M. FRIDAY

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC
HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN FOR NPDES PERMIT GAR100003

Scale
1"=60'

Drawing No.
C6.0

Revision
0

Sheet
14 of 18

ORIGINAL SHEET - ANSI (24x36) V:\171\cad\sd\171000388\LIVE\388_live oak levy\dc\388c-oak-101rev.dwg 2005, 10:04:41 EDT/BAN by HARRY

THIS NARRATIVE SUMMARIZES MAJOR REQUIREMENTS OF NPDES PERMIT GAR100003 BUT DOES NOT ADDRESS ALL SECTIONS OF THE PERMIT. THE PRIMARY PERMITTEE IS RESPONSIBLE FOR A THOROUGH UNDERSTANDING OF AND COMPLIANCE WITH ALL OF THE PERMIT CONDITIONS.

1. CONSTRUCTION MAY NOT BEGIN PRIOR TO FOURTEEN (14) DAYS FROM POSTMARK DATE ON SUBMITTED NOTICE OF INTENT (NOI).

2. THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (ESPCP) SHALL BE RETAINED ON SITE OR AT A READILY ACCESSIBLE LOCATION. PLANS SHALL BE MADE AVAILABLE TO EPD, DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT REVIEWING SOIL EROSION AND SEDIMENT CONTROL PLANS, OR TO THE LOCAL GOVERNMENT OPERATING THE MUNICIPAL'S SEPARATE SEWER SYSTEM.

3. STABILIZATION MEASURES
INTERIM STABILIZATION MEASURES WILL INCLUDE MULCHING AND TEMPORARY SEEDING. PERMANENT STABILIZATION MEASURES WILL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, SODDING, AND PRESERVATION OF MATURE VEGETATION. STABILIZATION MEASURES MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT WHERE THE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY ADVERSE WEATHER CONDITIONS STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, OR WHERE CONSTRUCTION ACTIVITY WILL RESUME WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED.

4. STRUCTURAL PRACTICES
STRUCTURAL PRACTICES TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS WILL INCLUDE SILT FENCE, DRAINAGE SWALES, SEDIMENT TRAPS, SUBSURFACE DRAINS, INLET PROTECTION, OUTLET PROTECTION, AND A SEDIMENT BASIN.

5. SEDIMENT BASINS
THE PROPOSED SURFACE POND WILL SERVE AS SEDIMENT STORAGE. APPROXIMATELY 29.60 ACRES OF DISTURBED DRAINAGE AREA IS CONTROLLED BY THIS SEDIMENT BASIN. REQUIRED SEDIMENT STORAGE OF 1983 CY WILL BE MET. WHEN THE SEDIMENT FILLS TO A VOLUME OF 22 CUBIC YARDS PER ACRE FOR EACH ACRE OF DRAINAGE AREA, THE SEDIMENT SHALL BE REMOVED TO RESTORE THE ORIGINAL DESIGN VOLUME. ONCE THE FINAL STABILIZATION IS OBTAINED, THE SEDIMENT BASIN WILL BE RETURNED TO THE ORIGINAL DESIGN VOLUME. THE REMAINING AREAS WILL BE DETAINED VIA SILT FENCE AND INLET SEDIMENT TRAPS.

6. WASTE DISPOSAL
SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. SOLID WASTE FROM THIS PROJECT WILL BE DISPOSED AT A PERMITTED FACILITY IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS.

7. PETROLEUM SPILLS AND LEAKS
ANY LEAKS OR SPILLS OF PETROLEUM PRODUCTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTAIN, CONTROL, AND REMEDIATE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES, ORDINANCES AND LAWS.

CONTROL OF POLLUTANTS: POLLUTANTS OR POTENTIALLY HAZARDOUS MATERIALS, SUCH AS FUELS, LUBRICANTS, LEAD PAINT, CHEMICAL OR BATTERIES, SHALL BE TRANSPORTED, STORED AND UTILIZED IN A MANNER TO PREVENT LEAKAGE OR SPILLAGE INTO THE ENVIROMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPER AND LEGAL DISPOSAL OF ALL SUCH MATERIALS. EQUIPMENT, ESPECIALLY CONCRETE OR ASPHALT TRUCKS, SHALL NOT BE WASHED OR CLEANED OUT ON THE PROJECT EXCEPT IN AREAS WHERE UNUSED PRODUCT CONTAMINANTS CAN BE PREVENTED FROM ENTERING WATERWAYS.

8. INSPECTIONS

QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE MUST INSPECT THE FOLLOWING ITEMS AT THE REQUIRED TIME INTERVALS:

ITEM DESCRIPTION	DAILY	WEEKLY	AFTER 0.5-INCH RAIN	MONTHLY
INSPECT ALL AREAS WHERE PETROLEUM PRODUCTS ARE STORED, USED OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT	√			
INSPECT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING	√			
MEASURE 24-HOUR RAINFALL DEPTH	√			
INSPECT DISTURBED AREAS THAT HAVE NOT UNDERGONE FINAL STABILIZATION		√	√	
INSPECT AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND HAVE NOT UNDERGONE FINAL STABILIZATION		√	√	
INSPECT STRUCTURAL CONTROL MEASURES TO OBSERVE THAT THEY ARE OPERATING CORRECTLY		√	√	
INSPECT DISCHARGE POINTS TO OBSERVE THAT CONTROLS ARE EFFECTIVE IN PREVENTING IMPACTS TO RECEIVING WATERS		√	√	
INSPECT AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S)				√

THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION (NOT) IS SUBMITTED.

IF FOUND NECESSARY, THE ESPCP SHALL BE REVISED AS APPROPRIATE NOT LATER THAN 7 DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING EACH INSPECTION.

A REPORT SUMMARIZING THE SCOPE OF EACH INSPECTION AND THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE ESPCP AND ACTIONS TAKEN SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL FINAL STABILIZATION AND THE NOTICE OF TERMINATION IS SUBMITTED TO EPD. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE ESPCP.

9. SAMPLING METHODOLOGY

TWO SAMPLING LOCATIONS WILL BE USED FOR THIS PROJECT ONE AT THE OUTFALL OF THE SEDIMENT BASIN AND THE SECOND AS INDICATED ON THE PLANS.

ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136, THE GUIDANCE DOCUMENT "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

A) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
B) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
C) LARGE MOUTH, WELL CLEANED AND RINSED OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
D) SAMPLES 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 AUTOMATED ANALYSIS IS UTILIZED.
E) SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY MUST BE REPORTED TO EPD.

10. SAMPLING POINTS

ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S) AT LOCATIONS INDICATED ON THE PLAN SHALL BE SAMPLED IN ACCORDANCE WITH PART IV.D.5.c.

11. SAMPLING FREQUENCY

SAMPLING MUST BE PERFORMED AT THE MOST APPROPRIATE TIME TO ACCURATELY MEASURE THE TURBIDITY OF THE STORM WATER LEAVING THE SITE. THIS MEANS THAT THE SAMPLE MAY NOT NECESSARY NEED TO BE TAKEN AT THE TIME OF SPECIFIED RAIN ACCUMULATION, BUT AFTER THE MAXIMUM RUNOFF VOLUME FROM THE SPECIFIED ACCUMULATION HAS BEEN TRANSPORTED THROUGH THE STORMWATER MANAGEMENT SYSTEM AND HAS REACHED THE SAMPLING POINT. FOR A QUALIFYING EVENT, SAMPLES MUST BE TAKEN WITHIN 45 MINUTES OF:

A) THE ACCUMULATION OF THE MINUMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION, OR
B) THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.

SAMPLING SHALL OCCUR FOR THE FOLLOWING EVENTS, DURING NORMAL BUSINESS HOURS THAT OCCURS AFTER CLEARING AND GRUBBING ACTIVITIES HAVE BEEN COMPLETED.

A) THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES
B) THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED
C) IF BMPS ARE FOUND TO BE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE IMPLEMENTED WITHIN 2 BUSINESS DAYS AND SAMPLING PERFORMED FOR THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES

12. REPORTING

A SUMMARY OF THE MONITORING RESULTS MUST BE SUBMITTED TO THE APPROPRIATE EPD OFFICE BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD AND MUST INCLUDE INFORMATION SPECIFIED IN PART IV.E.2. THE REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G. OF THE PERMIT AND UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED. REPORTS MUST BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL.

13. RETENTION OF RECORDS

A COPY OF THE ESPCP MUST BE RETAINED AT THE CONSTRUCTION SITE OR READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. ALL DOCUMENTATION RELATING TO THE PERMIT MUST BE RETAINED BY THE PRIMARY PERMITTEE FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION.

CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

CERTIFICATIONS

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA' PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUT FALLS 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 THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR THE MONITORING OF: (A) ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES, OR (B) WHERE ANY SUCH SPECIFIC IDENTIFIED PERENNIAL OR INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED. I HAVE DETERMINED IN MY PROFESSIONAL JUDGMENT UTILIZING THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT NO. GAR 100001 THAT THE INCREASE IN THE TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLED RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN THE TURBIDITY OF A SPECIFIC IDENTIFIED UNSAMPLED RECEIVING WATER."

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO ENGINEERING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE ENGINEER AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNATURE DATE

SCALE: NTS

QUADRANGLES SHOWN:

REFERENCE – "DeLorme XMap, Version 3.0, 2001

Stantec

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Revision	Date
Issued	Date

File Name: 30x42n.dwg	JMT	BAN	9-2005
	Dwn.	Dsgn.	Date

Permit-Seal

GEORGIA REGISTERED NO. 21145 PROFESSIONAL ENGINEER CHRISTOPHER M. CARY III, P.E. FRIDAY

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
NPDES-EROSION AND SEDIMENTATION CONTROL NOTES

Scale
NTS

Drawing No.
C6.1

Revision
0

Sheet
15 of 18

ORIGINAL SHEET - ARCH (36x24) X:\171000388\CAD\171000388-CD08.dwg 6/6/2006 10:08:38 AM JMT

SITE DESCRIPTION

THE PROJECT WILL CONSIST OF A CLUB HOUSE, TENNIS COURT WITH PARKING, AND MISCELLANEOUS CONSTRUCTION ITEMS. SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING AND GRUBBING, INSTALLATION OF A STABILIZED CONSTRUCTION ENTRANCE/EXIT AND PERIMETER EROSION AND SEDIMENT CONTROLS, SITE GRADING, INSTALLATION OF STORMWATER INFRASTRUCTURE, ROAD CONSTRUCTION INCLUDING PARKING AREAS, AND PREPARATION OF FINAL GRADES FOR PERMANENT PLANTING AND SEEDING.

SURROUNDING LAND USE IS RESIDENTIAL AND COMMERCIAL. CONSTRUCTION OF THE PROPOSED PROJECT WILL NOT ADVERSELY AFFECT SURROUNDING AREAS.

TOTAL SITE AREA = 494.535 ACRES
TOTAL DISTURBED AREA = 29.60 ACRES

SOD INSTALLATION

ALL AREAS ADJACENT TO CLUB HOUSE AND PRO SHOP SHALL BE SODDED WITH "ZOYSIA" TYPE SOD. ALL OTHER AREAS SHALL BE GRASSED

VEGETATION SCHEDULE

TEMPORARY VEGETATION

TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE EFFECTIVE STABILAZATION. PLANTING SHALL MEET ALL REQUIREMENTS SPECIFIED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA". THE FOLLOWING TABLE SUMMARIZES THE PLANTING SCHEDULE FOR TEMPORARY VEGETATION:

	LBS/ ACRE	LBS/ 1000 SF	RECOMMENDED PLANTING DATE	ACCEPTABLE PLANTING DATE
RYEGRASS, ANNUAL alone	40	0.9	9/16 – 12/31	8/16 – 3/31
MILLET, BROWNTOP alone	40	0.9	4/16 – 6/30	4/1 – 7/15

LIME AND FERTILIZER APPLICATION – TEMPORARY VEGETATION

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./1000 SQ.FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

PERMANENT VEGETATION

PERMANENT VEGETATION SHALL BE ESTABLISHED IMMEDIATELY ON AREAS REACHING FINAL GRADE AND IN AREAS THAT WILL REMAIN UNDISTURBED FOR LONGER THAN SIX MONTHS. THE FOLLOWING TABLE SUMMARIZES THE PLANTING SCHEDULE FOR THESE SPECIES:

SPECIES	LBS/ ACRE	LBS/ 1000 SF	RECOMMENDED PLANTING DATE	ACCEPTABLE PLANTING DATE
BERMUDA, COMMON (hulled seed) alone	10	0.2	3/16 – 5/31	2/16 – 6/30
with other perennials	6	0.1		
BERMUDA, COMMON (unhulled seed) with temporary cover	10	0.2	11/1 – 1/31	11/1 – 1/31
with other perennials	6	0.1		

LIME AND FERTILIZER APPLICATION – PERMANENT VEGETATION

AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. AGRICULTURAL LIME SHALL MEET THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE. LIME APPLICATION SHALL ADDITIONALLY MEET ALL REQUIREMENTS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

FERTILIZER SHALL BE APPLIED ACCORDING TO THE FOLLOWING GUIDELINES:

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	1ST	6–12–12	1500 LB/AC	50–100 LB/AC 1/2/
	2ND	6–12–12	1000 LB/AC	---
	MAINT.	10–10–10	400 LB/AC	30 LB/AC
2. WARM SEASON GRASSES	1ST	6–12–12	1500 LB/AC	50–100 LB/AC 2/6/
	2ND	6–12–12	800 LB/AC	50–100 LB/AC 2/
	MAINT.	10–10–10	400 LB/AC	30 LB/AC

1/ APPLY IN SPRING FOLLOWING SEEDING
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES

FERTILIZER APPLICATION SHALL ADDITIONALLY MEET ALL REQUIREMENTS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

"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."

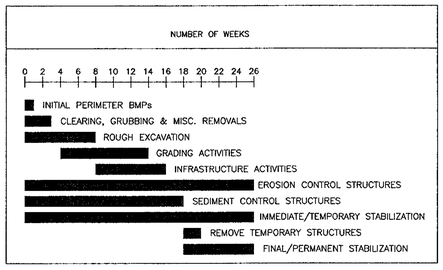
"EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

NOTES:
1. CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

2. MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

CONSTRUCTION ACTIVITIES SCHEDULE



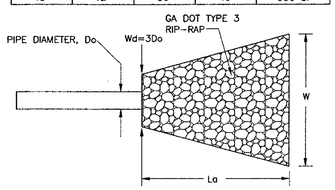
THIS SCHEDULE IS NOT INTENDED TO BE CONTRACTUAL. THIS SCHEDULE IS TO BE USED AS A QUICK GUIDE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES.

START DATE:

CONTRACTOR TO INDICATE ABOVE THE ACTUAL START DATE

EROSION AND SEDIMENTATION CONTROL DETAILS

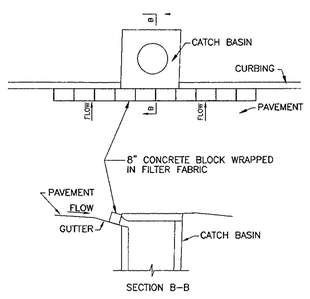
OUTLET PROTECTION FOR STORM PIPES				
PIPE DIAM. (Do)	Wd	L	W	AREA OF RIP RAP (SF)
8"	2'	6'	7'	30 SF
15"	4'	10'	12'	80 SF
18"	5'	18'	20'	225 SF
24"	6'	20'	20'	260 SF
30"	8'	22'	30'	418 SF
36"	9'	30'	33'	630 SF
48"	12'	36'	40'	936 SF



NOTES:
1. RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC.

2. THICKNESS OF APRON SHALL EQUAL 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".

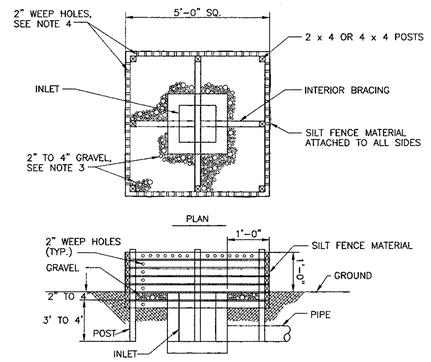
St **STORM DRAIN OUTLET PROTECTION**
N.T.S.



NOTE:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.

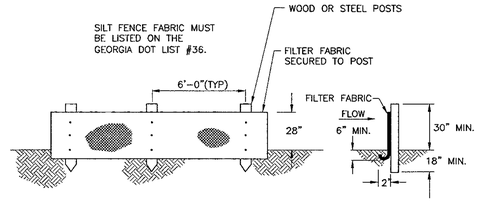
2. FILTER TO BE REMOVED IMMEDIATLY IF TRAFFIC HAZARDS ARE OBSERVED OR REPORTED.

Sd2–F **CURB INLET FILTER**
N.T.S.

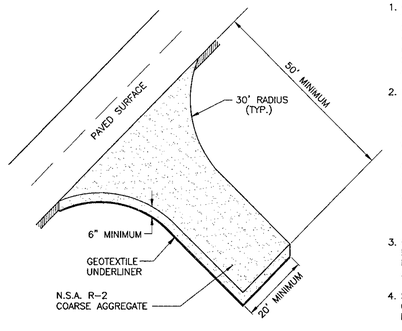


NOTES:
1. THE SEDIMENT BOX TO BE MADE OF 1x4" BOARDS SPACED A MAXIMUM OF 1" APART OR OF PLYWOOD WITH 2" WEEP HOLES.
2. DIMENSIONS OF THE BOX WILL VARY ACCORDING TO THE SIZE OF THE INLET AND THE DEPTH OF THE BASIN.
3. PLACE GRAVEL INSIDE THE BOX ALL AROUND THE INLET TO A DEPTH OF 2" TO 4".
4. SPACE THE WEEP HOLES APPROXIMATELY 6" O.C. VERTICAL AND 6" O.C. HORIZONTAL WHERE PLYWOOD IS USED.

Sd2–P **TEMPORARY SEDIMENT TRAP**
N.T.S.



Sd1–A **TYPE "A" SILT FENCE**
N.T.S.



1. WASHING: WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP.

2. MAINTENANCE: THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5–3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

3. CRUSHED STONE FOR CONSTRUCTION EXIT SHALL BE PLACED ON NONWOVEN NEEDLE PUNCHED GEOFABRIC MEETING AASHTO M288–98.

4. SUBGRADE SHALL MEET REQUIREMENTS OF AASHTO M288–98 (CBR>3) OR M288–96 (1<CBR<3).

Co **TEMPORARY CONSTRUCTION EXIT**
N.T.S.

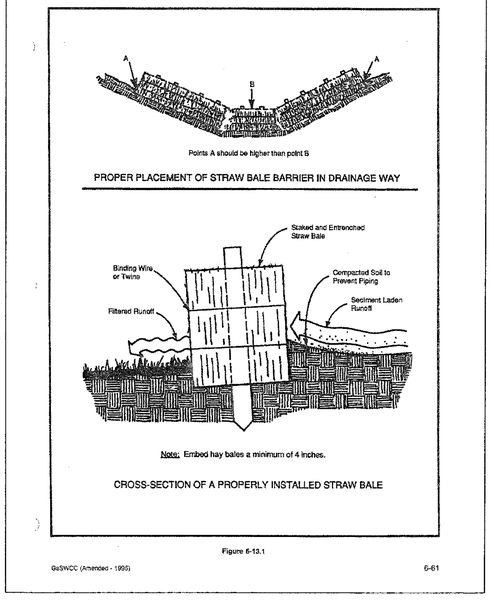


Figure 6-13.1

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Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg	JMT	BAN	9–2005
	Dwn.	Dsgn.	Date

Permit-Seal

GEORGIA REGISTERED NO. 21045 PROFESSIONAL ENGINEER

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC
HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
NPDES-EROSION AND SEDIMENTATION CONTROL DETAILS

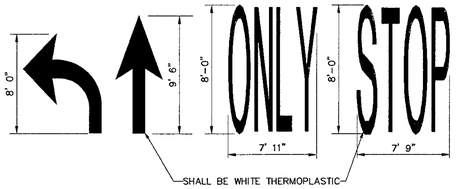
Scale
1"=60'

Drawing No.
C6.2

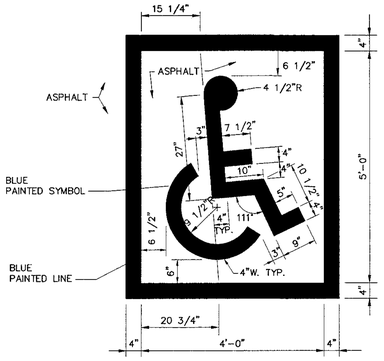
Revision
0

Sheet
16 of 18

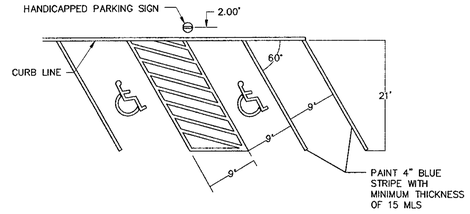
ORIGINAL SHEET – ARCH (24x36) V:\171\Active\171000388\LA_GEOTECH_Eng and Geo\dwg\000388-arch-1079.dwg 2005-10-03 08:46:46 By: hunter



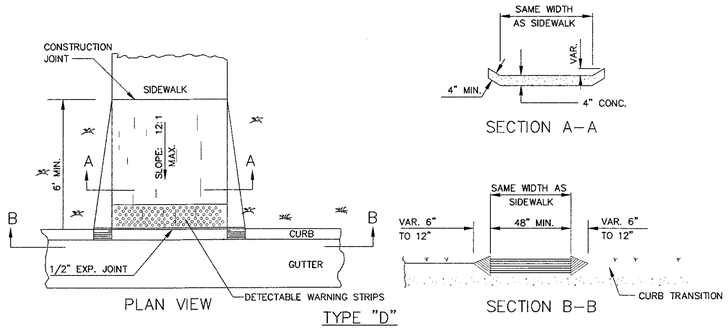
PAINTED PAVEMENT MARKINGS DETAILS
N.T.S.



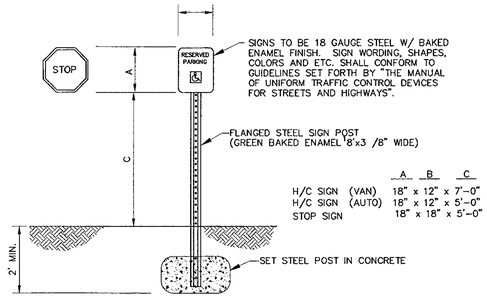
HANDICAP PAINTED SYMBOL
N.T.S.



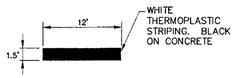
HANDICAPPED PARKING STRIPING DETAIL
N.T.S.



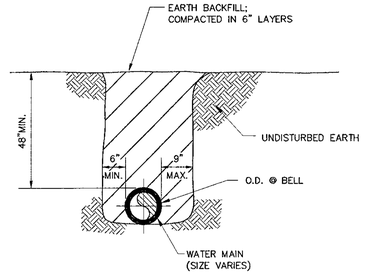
HANDICAP RAMP
N.T.S.



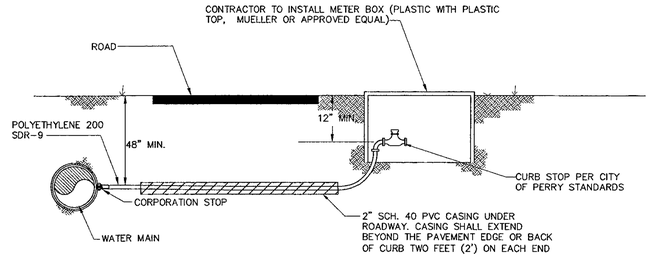
DETAIL – SIGNAGE
N.T.S.



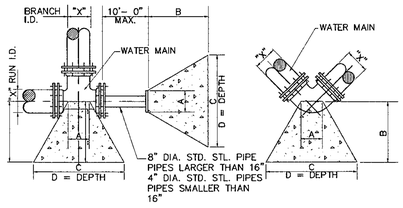
STOP BAR DETAIL
N.T.S.



TYPICAL WATER LINE BEDDING
N.T.S.



STANDARD DETAIL OF SERVICE CONNECTION FOR RESIDENTIAL PODS
N.T.S.

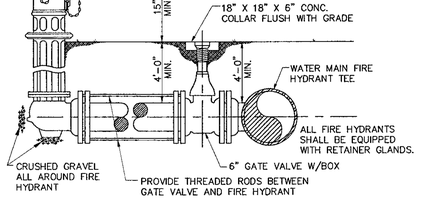


BLOCKING DIMENSIONS

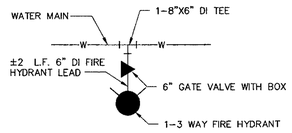
	X	A	BENDS B	C	D	X	A	TEES & DEAD ENDS B	C	D
90° BEND	4"	6"	8"	1'-2"	1'-2"	4"	6"	6"	1'-0"	1'-0"
	6"	8"	1'-2"	1'-10"	1'-10"	6"	8"	10"	1'-6"	1'-6"
	8"	9"	1'-6"	2'-4"	2'-4"	8"	9"	1'-2"	2'-0"	2'-0"
	10"	11"	1'-10"	3'-0"	3'-0"	10"	11"	1'-6"	2'-6"	2'-6"
	12"	12"	2'-2"	3'-6"	3'-6"	12"	12"	1'-10"	3'-0"	3'-0"
45° BEND	4"	6"	6"	1'-0"	1'-0"					
	6"	8"	8"	1'-4"	1'-4"					
	8"	9"	1'-0"	1'-10"	1'-10"					
	10"	11"	1'-2"	2'-0"	2'-0"					
	12"	12"	1'-6"	2'-8"	2'-8"					
22 1/2°BEND	4"	6"	6"	1'-0"	1'-0"					
	6"	8"	6"	1'-0"	1'-0"					
	8"	9"	8"	1'-4"	1'-4"					
	10"	11"	8"	1'-8"	1'-8"					
	12"	12"	10"	1'-10"	1'-10"					
11 1/4° BEND	4"	6"	6"	1'-0"	1'-0"					
	6"	8"	6"	1'-0"	1'-0"					
	8"	9"	6"	1'-0"	1'-0"					
	10"	11"	6"	1'-2"	1'-2"					
	12"	12"	6"	1'-4"	1'-4"					

NOTE: 150 P.S.I. TEST PRESSURE SOIL
BEARING OF 2000 P.S.F. 3000 P.S.I.
CONCRETE
ALL C AND D'S HAVE MIN. OF 1'-0"

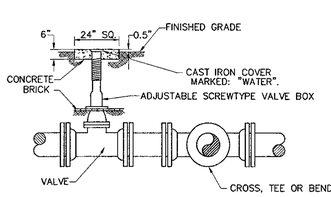
DETAIL – THRUST BLOCK
N.T.S.



DETAIL – FIRE HYDRANT SETTING
N.T.S.

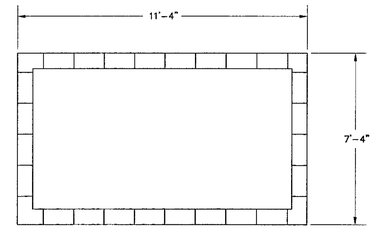


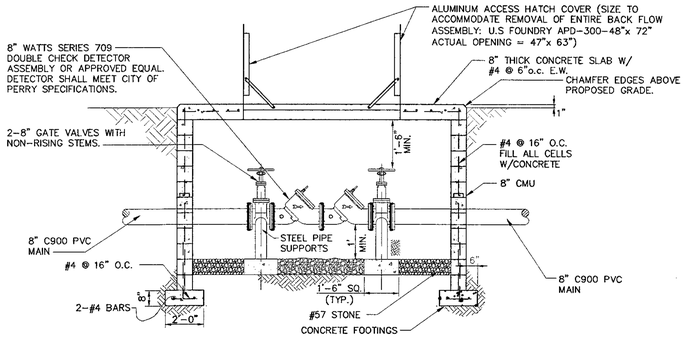
DETAIL – FIRE HYDRANT PLAN (TYPICAL)
N.T.S.



NOTE: ALL VALVES TO BE EQUIPPED WITH RETAINER GLANDS.

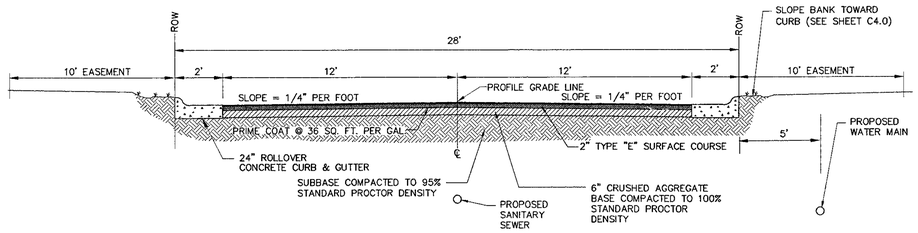
VALVE SETTING AND BOX DETAIL
N.T.S.





NOTE: CONTRACTOR MAY SUBSTITUTE PRECAST VAULT BOX IN LIEU OF CONCRETE BLOCK CONSTRUCTION.

DOUBLE CHECK DETECTION VALVE & VAULT
N.T.S.



TYPICAL SECTION FOR ROADWAY
N.T.S.

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	Dwn.	Dsgn.	Date

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GEORGIA REGISTERED NO. 21547 PROFESSIONAL ENGINEER JEREMY M. FRIDAY

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
MISCELLANEOUS DETAILS

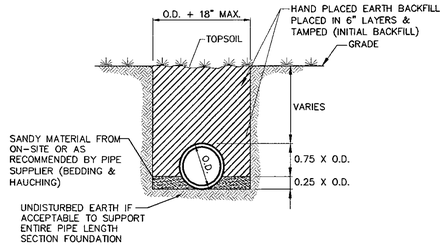
Scale
N.T.S.

Drawing No.
C7.0

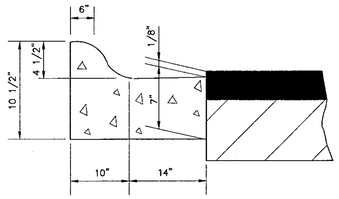
Revision
0

Sheet
17 of 18

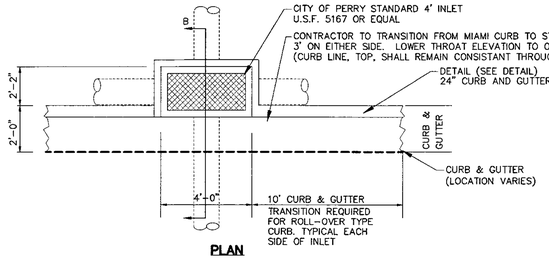
ORIGINAL SHEET - ANSI (24x36) I:\1171\profiles\171000388\04_design\civil\dwg\000388-sps-c00dev.dwg 2005-10-03 08:41:08 by: heather



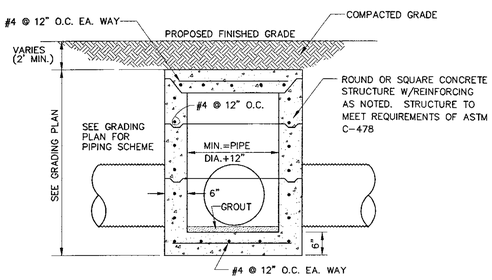
STORM SEWER BEDDING (ALL TYPES)
N.T.S.



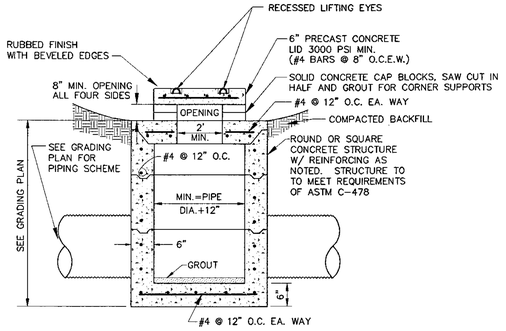
MIAMI CURB & GUTTER DETAIL
N.T.S.



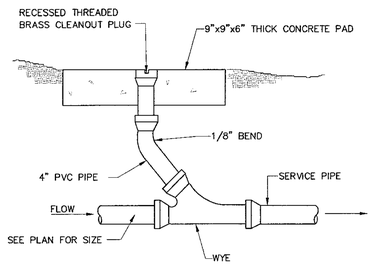
PLAN



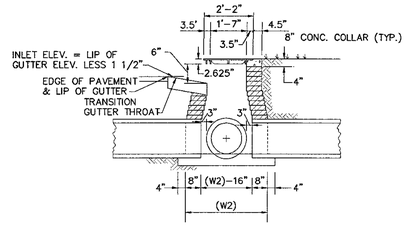
BLIND JUNCTION BOX DETAIL
N.T.S.



YARD INLET DETAIL
N.T.S.

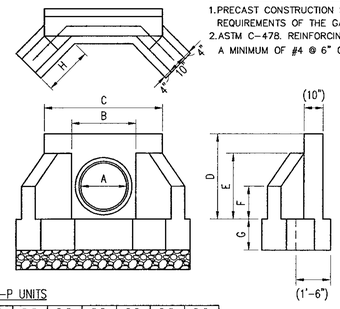


DETAIL – CLEANOUT TO GRADE
N.T.S.



SECTION B
CURB INLET
FLUSH WITH CURB TYPE
N.T.S.

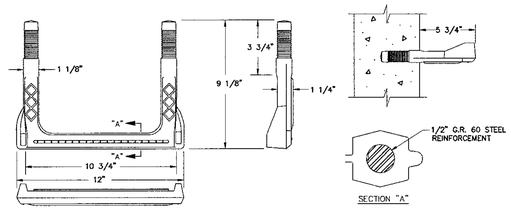
NOTES:
1. PRECAST CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE GA. D.O.T. AND
2. ASTM C-478. REINFORCING STEEL SHALL BE A MINIMUM OF #4 @ 6" O.C.E.W.



ENGLISH I-P UNITS

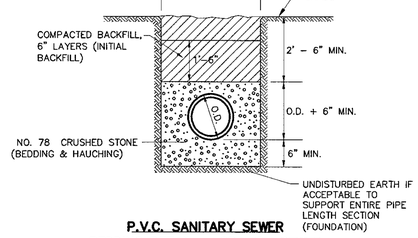
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
12"	1'-8"	4'-0"	2'-6"	1'-8"	1'-2"	1'-3"	1'-7"
15"	2'-0"	4'-4"	2'-10"	2'-0"	1'-3"	1'-3"	1'-7"
18"	2'-4"	4'-8"	3'-2"	2'-4"	1'-4"	1'-3"	1'-7"
24"	2'-10"	5'-2"	3'-8"	2'-10"	1'-5"	1'-4"	2'-1"
30"	3'-6"	5'-10"	4'-4"	3'-6"	1'-9"	1'-6"	2'-5"
36"	4'-0"	6'-4"	4'-10"	4'-0"	2'-0"	1'-8"	2'-11"
42"	4'-6"	6'-10"	5'-4"	4'-6"	2'-3"	2'-0"	3'-6"
48"	5'-2"	7'-6"	6'-0"	5'-2"	2'-6"	2'-0"	4'-0"
54"	5'-9"	8'-1"	6'-7"	5'-9"	2'-9"	2'-0"	4'-6"
60"	6'-4"	8'-8"	7'-2"	6'-4"	3'-0"	2'-2"	5'-0"

PRECAST CONCRETE HEADWALL
N.T.S.

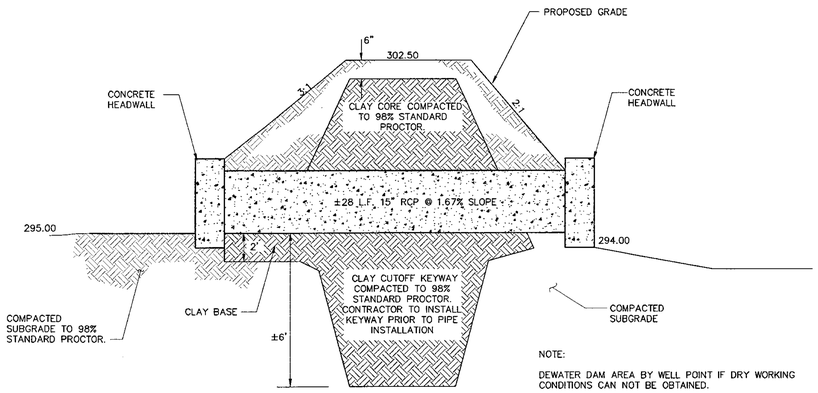


NOTE: ALL MANHOLE STEPS IN MANHOLE OR OTHER STRUCTURES TO BE M.A. INDUSTRIES, MODEL PSI-PF, OR APPROVED EQUAL. STEPS TO BE SPACED 12" O.C. AND VERTICALLY ALIGNED.

DETAIL – PVC MANHOLE STEPS
N.T.S.

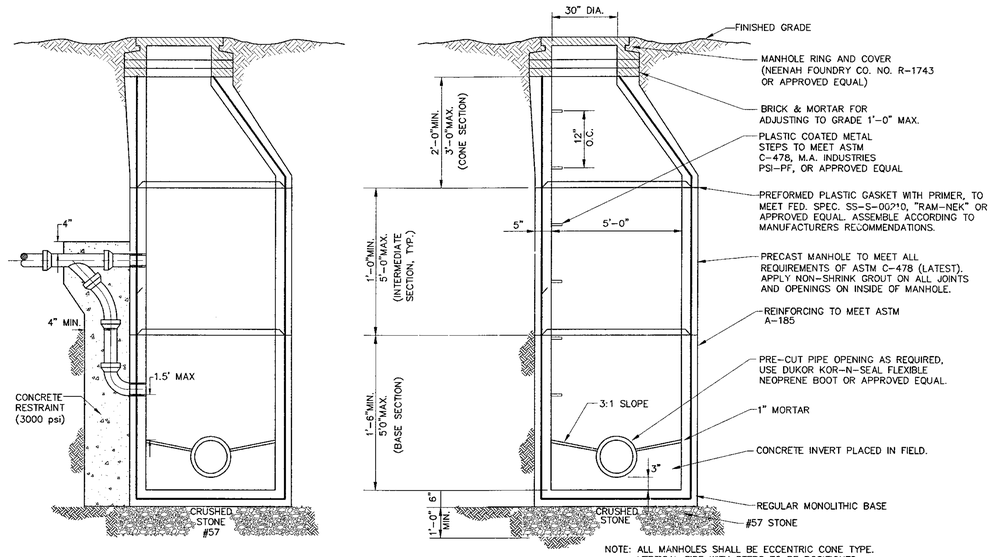


P.V.C. SANITARY SEWER
BEDDING DETAIL – GRAVITY SEWER
N.T.S.



NOTE:
DEWATER DAM AREA BY WELL POINT IF DRY WORKING CONDITIONS CAN NOT BE OBTAINED.

OUTLET STRUCTURE
N.T.S.



NOTE: ALL MANHOLES SHALL BE ECCENTRIC CONE TYPE. VERTICAL SIDE WITH STEPS TO BE POSITIONED OVER INVERT SHELF AND AWAY FROM DROP CONNECTIONS.

DETAIL – PRECAST MANHOLE
N.T.S.

Stantec

Stantec Consulting Services Inc.
P.O. Box 13147, 4875 Riverside Drive
Macon GA U.S.A.
31210-1117
Tel. 478.474.6100
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www.stantec.com

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Consultants

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg	JMT	BAN	9-2005
	Dwn.	Dsgn.	Date

Permit-Seal

GEORGIA REGISTERED NO. 21051 PROFESSIONAL ENGINEER

Project No.
171000388/107

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS
LIVE OAK DEVELOPMENT
Perry, Georgia

Title
MISCELLANEOUS DETAILS

Scale
N.T.S.

Drawing No.
C7.1

Revision
0

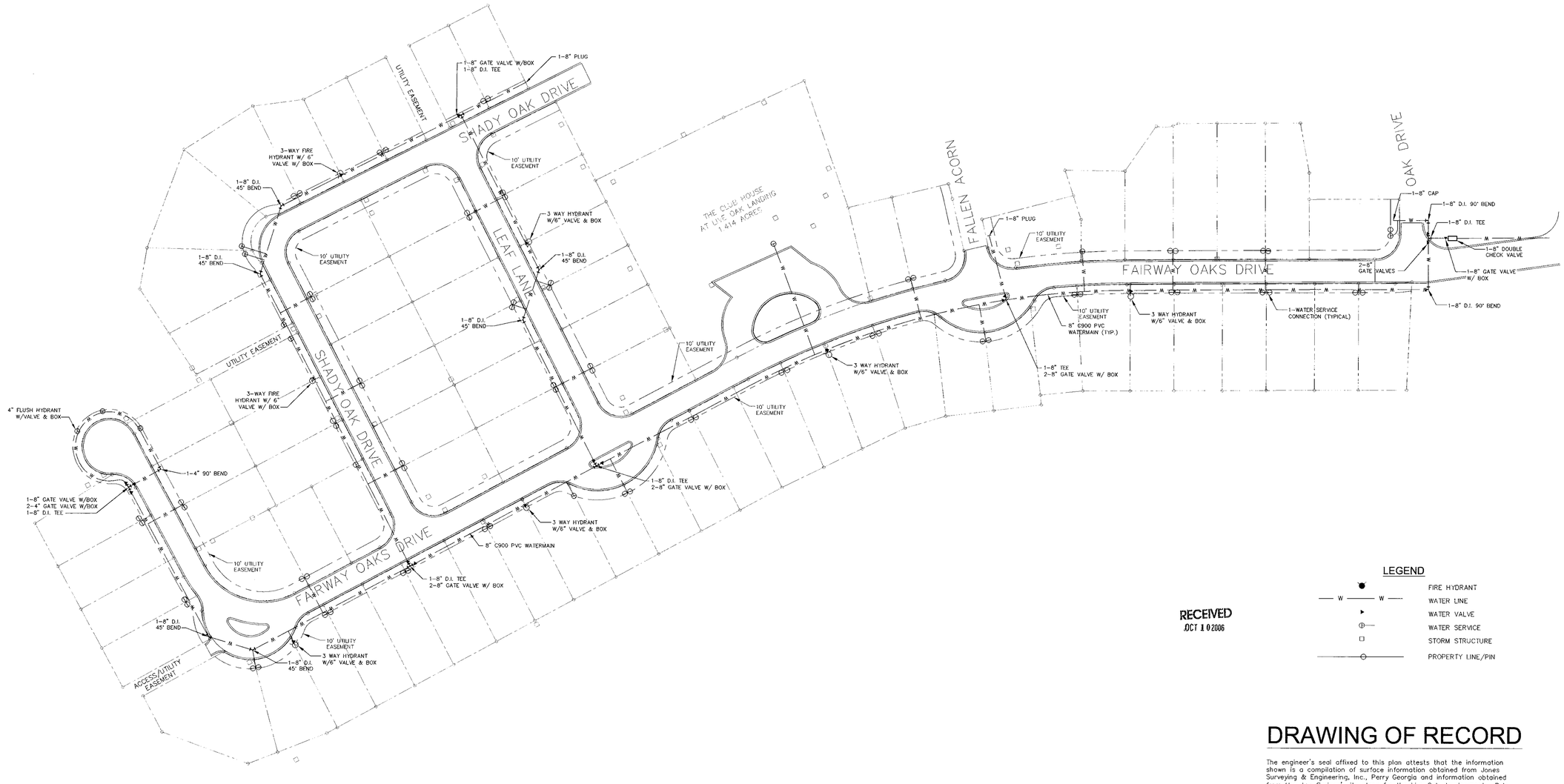
Sheet
18 of 18

ORIGINAL SHEET - ARCH (30x42) K:\171\05\ca01w1\171000388\04_DESIGN\04_Civil\dwg\000000-cadd-100000.dwg 2025-10-03 08:47am By: heather

HOUSTON SPRINGS
SURVEYS & ENGINEERING

SECTION 6

Seven Hills
AUCTIONS



RECEIVED
OCT 10 2006

LEGEND

- FIRE HYDRANT
- W — W — WATER LINE
- WATER VALVE
- WATER SERVICE
- STORM STRUCTURE
- PROPERTY LINE/PIN

DRAWING OF RECORD

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50 0 50 100 150
GRAPHIC SCALE IN FEET
SCALE: 1"=50'

R14D

Revisions

No.	Date	Description

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Live Oak Landing
Phase I
for
Houston Springs
Development
Perry, Georgia

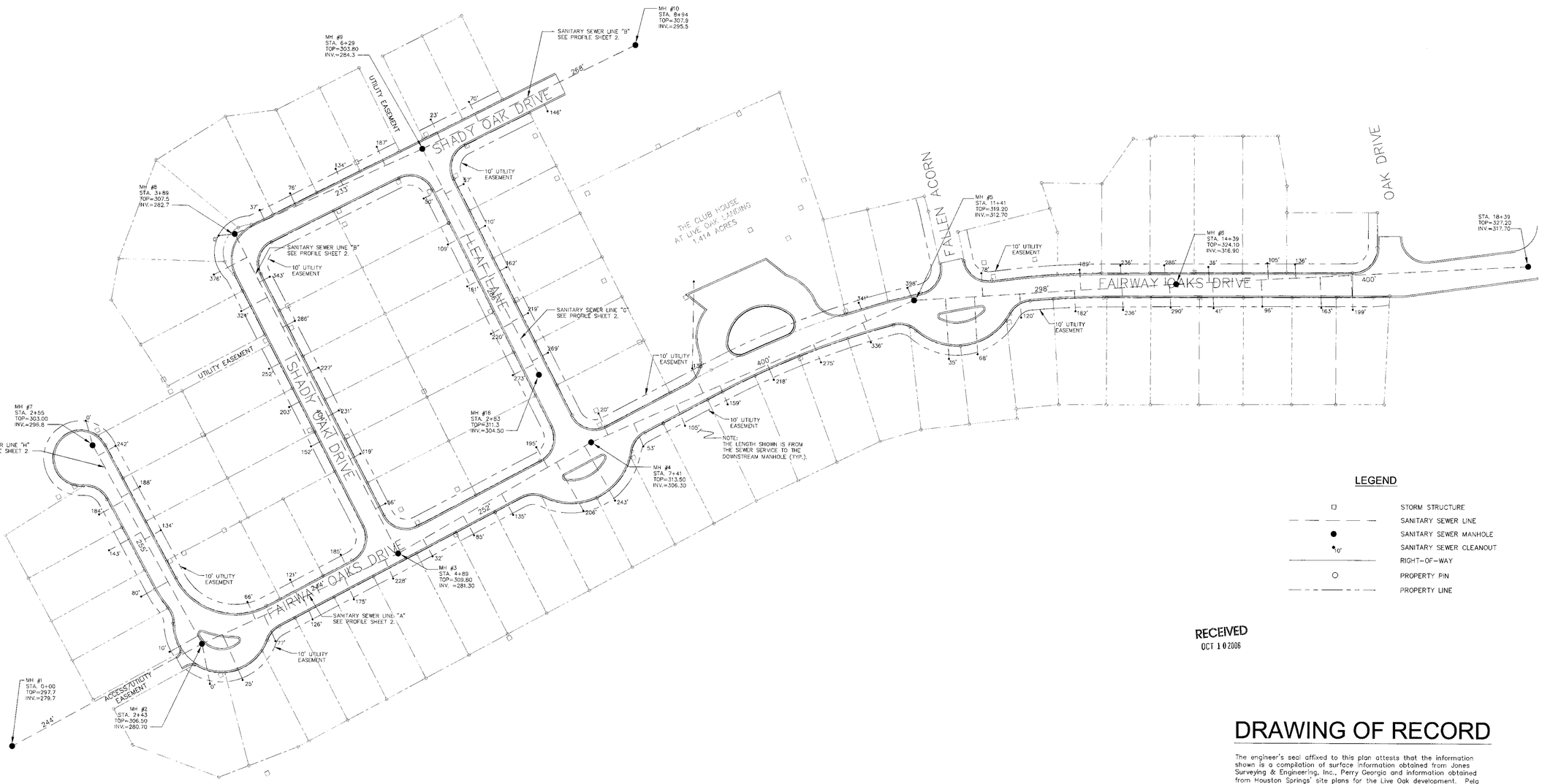
RECEIVED
OCT 10 2006

Date	October, 2006
Project No.	23000
Project Mgr.	R.S.C.
Drawn By	C.D.T.

WATER LAYOUT
DRAWING OF RECORD

Drawing No.	Scale	Sheet
1	1"=50'	1 of 1

Plot Date: 10/9/2006 By: Forrest Walker
N:\23000 - Live Oak\23000 - Houston Springs\Drawings\Live Oak (Ph I) As Built Phase 1\Dwgs\Split.dwg



LEGEND

- STORM STRUCTURE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- RIGHT-OF-WAY
- PROPERTY PIN
- PROPERTY LINE

RECEIVED
OCT 10 2006

DRAWING OF RECORD

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GRAPHIC SCALE IN FEET
SCALE: 1"=50'

No.	Date	Revisions Description

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Live Oak Landing
Phase I
for
Houston Springs
Development
Perry, Georgia

GEORGIA REGISTERED No. 21394 PROFESSIONAL ENGINEER HARRY M. FRIDAY

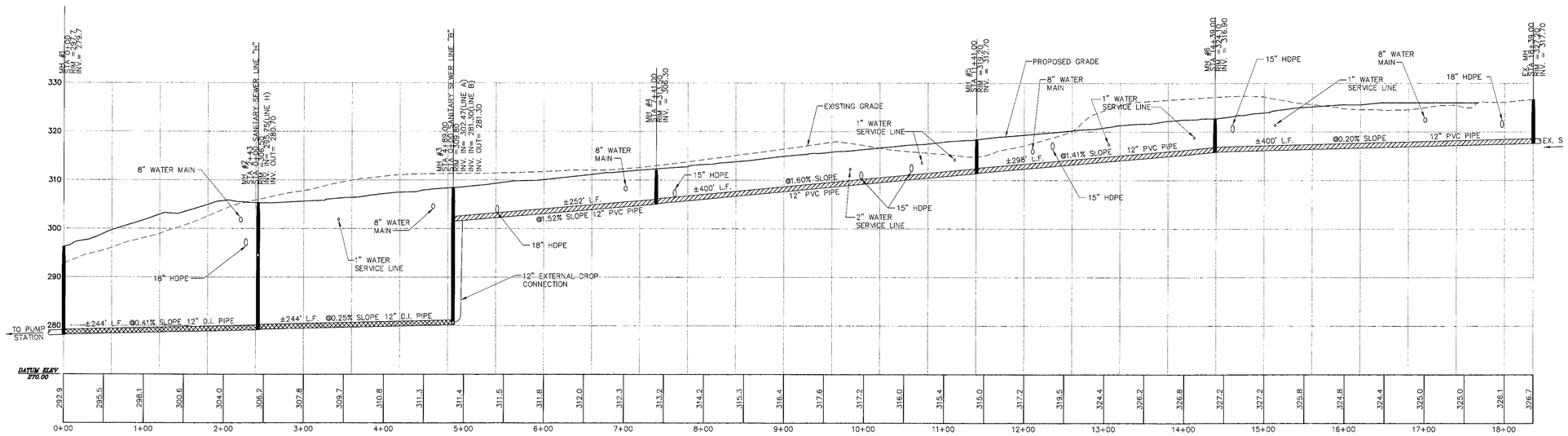
Date	October, 2006
Project No.	23000
Project Mgr.	R.S.C.
Drawn By	C.D.T.

SEWER LAYOUT
DRAWING OF RECORD

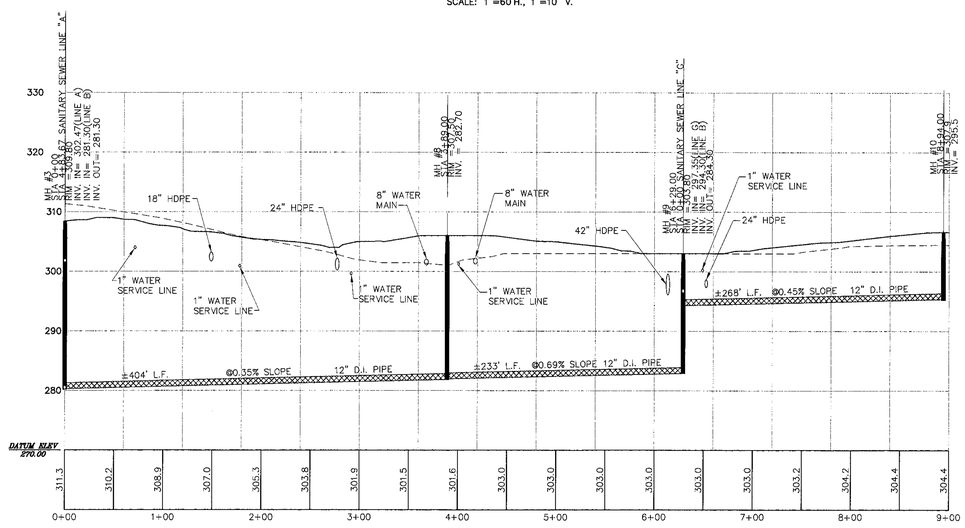
Drawing No.	Scale	Sheet
1	1"=50'	1 of 2

R74 D

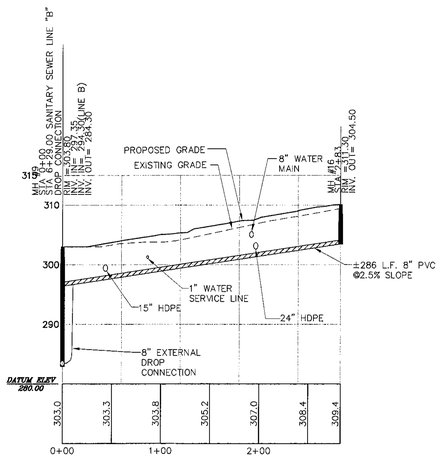
Plot Date: 10/10/2006 By: Harry Miller
W:\LSDA-W\23000\Engineering\Construction Live Oak\2006-07\As Built\Phase 1\Drawing\AB1.dwg



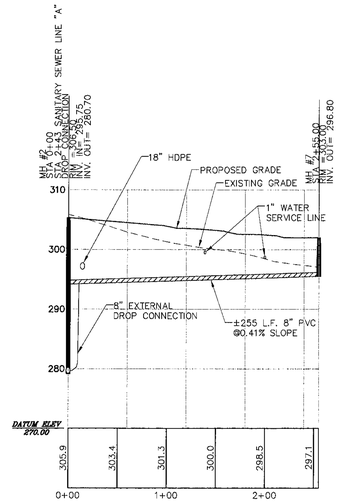
PROFILE – SANITARY SEWER LINE "A"
SCALE: 1"=60'H., 1"=10' V.



PROFILE – SANITARY SEWER LINE "B"
SCALE: 1"=60'H., 1"=10' V.



PROFILE – SANITARY SEWER LINE "G"
SCALE: 1"=60'H., 1"=10' V.



PROFILE – SANITARY SEWER LINE "H"
SCALE: 1"=60'H., 1"=10' V.

RECEIVED
OCT 10 2006

DRAWING OF RECORD

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No.	Date	Revisions Description

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Live Oak Landing
Phase 1
for
Houston Springs
Development
Perry, Georgia

GEORGIA REGISTERED NO. 21 PROFESSIONAL ENGINEER MARY M. FRIDAY

Date	October, 2006
Project No.	23000-005-01
Project Mgr.	R.S.C.
Drawn By	C.D.T.

SANITARY SEWER PROFILES
DRAWING OF RECORD

Drawing No.	Scale	Sheet
2	AS SHOWN	2 of 2

R74D

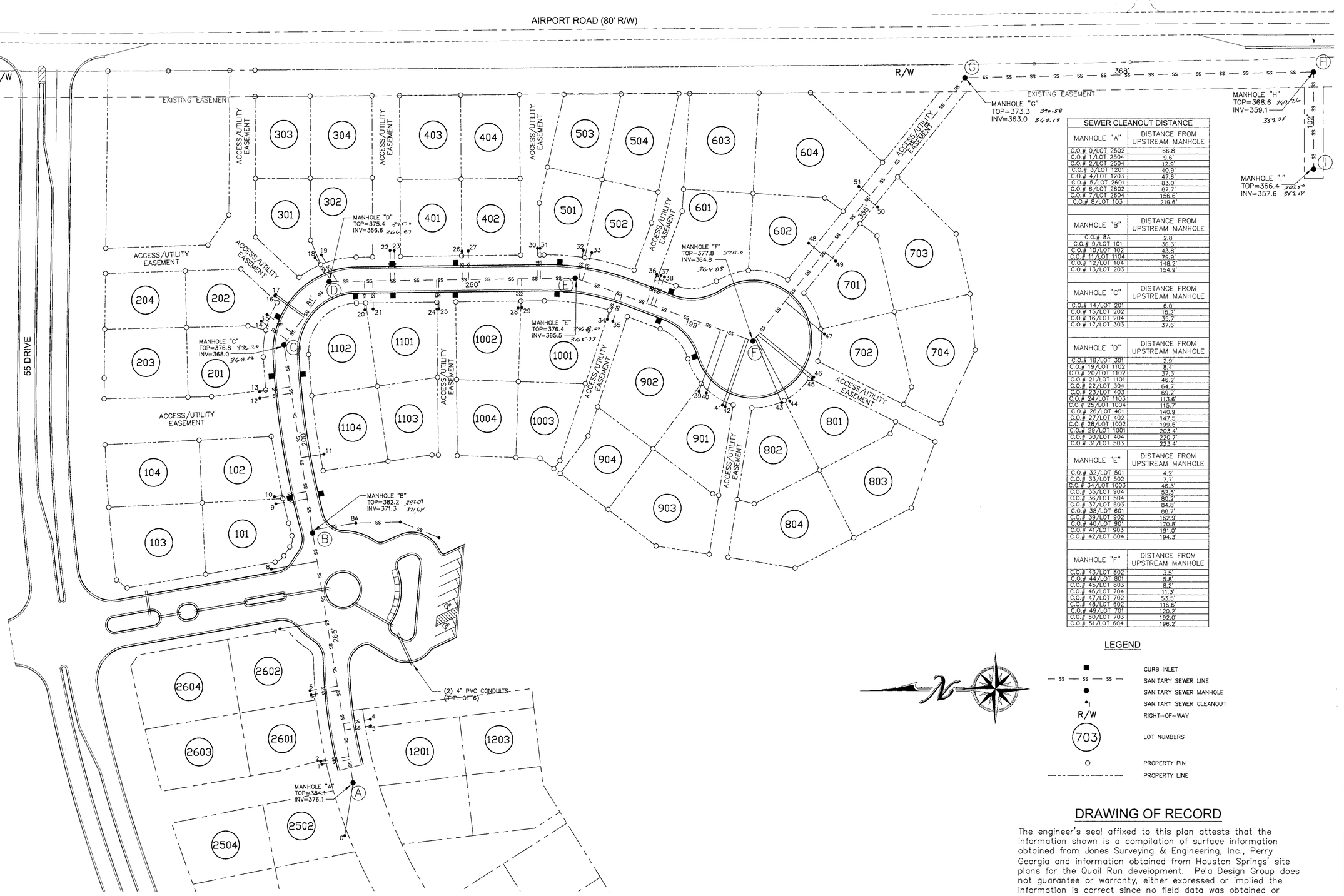
Plot Date: 10/9/2006 By: Forest Walker
K:\23000-ph1\23000-Roads-c 09\005-HEC Eval (GS-105-01)\As Built\Phase 1\Drawings\WORK\ltree-105road_ADD.dwg

HOUSTON SPRINGS
SURVEYS & ENGINEERING

SECTION 7

Seven Hills
AUCTIONS

QUAIL RUN - PHASE 1 - AS BUILTS



SEWER CLEANOUT DISTANCE	
MANHOLE "A"	DISTANCE FROM UPSTREAM MANHOLE
C.O.# 0/LOT 2502	66.8'
C.O.# 1/LOT 2504	9.6'
C.O.# 2/LOT 2504	12.9'
C.O.# 3/LOT 1201	40.9'
C.O.# 4/LOT 1203	47.6'
C.O.# 5/LOT 2601	83.0'
C.O.# 6/LOT 2602	87.7'
C.O.# 7/LOT 2604	156.6'
C.O.# 8/LOT 103	219.6'
MANHOLE "B"	DISTANCE FROM UPSTREAM MANHOLE
C.O.# 8A	2.8'
C.O.# 9/LOT 101	36.1'
C.O.# 10/LOT 102	43.8'
C.O.# 11/LOT 1104	79.9'
C.O.# 12/LOT 104	148.2'
C.O.# 13/LOT 203	154.9'
MANHOLE "C"	DISTANCE FROM UPSTREAM MANHOLE
C.O.# 14/LOT 201	6.0'
C.O.# 15/LOT 202	15.2'
C.O.# 16/LOT 204	35.7'
C.O.# 17/LOT 303	37.6'
MANHOLE "D"	DISTANCE FROM UPSTREAM MANHOLE
C.O.# 18/LOT 301	2.9'
C.O.# 19/LOT 1102	8.4'
C.O.# 20/LOT 1102	37.3'
C.O.# 21/LOT 1101	46.2'
C.O.# 22/LOT 304	64.7'
C.O.# 23/LOT 403	69.2'
C.O.# 24/LOT 1103	113.6'
C.O.# 25/LOT 1004	115.7'
C.O.# 26/LOT 401	140.9'
C.O.# 27/LOT 402	147.5'
C.O.# 28/LOT 1002	199.5'
C.O.# 29/LOT 1001	203.4'
C.O.# 30/LOT 404	220.7'
C.O.# 31/LOT 503	223.4'
MANHOLE "E"	DISTANCE FROM UPSTREAM MANHOLE
C.O.# 32/LOT 501	4.2'
C.O.# 33/LOT 502	7.7'
C.O.# 34/LOT 1003	46.3'
C.O.# 35/LOT 904	52.5'
C.O.# 36/LOT 504	80.2'
C.O.# 37/LOT 603	84.8'
C.O.# 38/LOT 601	88.7'
C.O.# 39/LOT 902	162.9'
C.O.# 40/LOT 901	170.8'
C.O.# 41/LOT 903	191.0'
C.O.# 42/LOT 804	194.3'
MANHOLE "F"	DISTANCE FROM UPSTREAM MANHOLE
C.O.# 43/LOT 802	3.5'
C.O.# 44/LOT 801	5.8'
C.O.# 45/LOT 803	8.2'
C.O.# 46/LOT 704	11.3'
C.O.# 47/LOT 702	53.5'
C.O.# 48/LOT 602	116.6'
C.O.# 49/LOT 701	120.2'
C.O.# 50/LOT 703	192.0'
C.O.# 51/LOT 604	196.2'

LEGEND

- CURB INLET
- SS — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- R/W — RIGHT-OF-WAY
- 703 — LOT NUMBERS
- PROPERTY PIN
- PROPERTY LINE

DRAWING OF RECORD

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GRAPHIC SCALE IN FEET
SCALE 1"=40'

Revisions

No.	Date	Description

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QUAIL RUN PHASE 1 SUBDIVISION
HOUSTON SPRINGS DEVELOPMENT
FOR
WOODLAND PROPERTY PARTNERS INC.

GEORGIA REGISTERED NO. 21348 PROFESSIONAL ENGINEER GARY M. FRIDAY

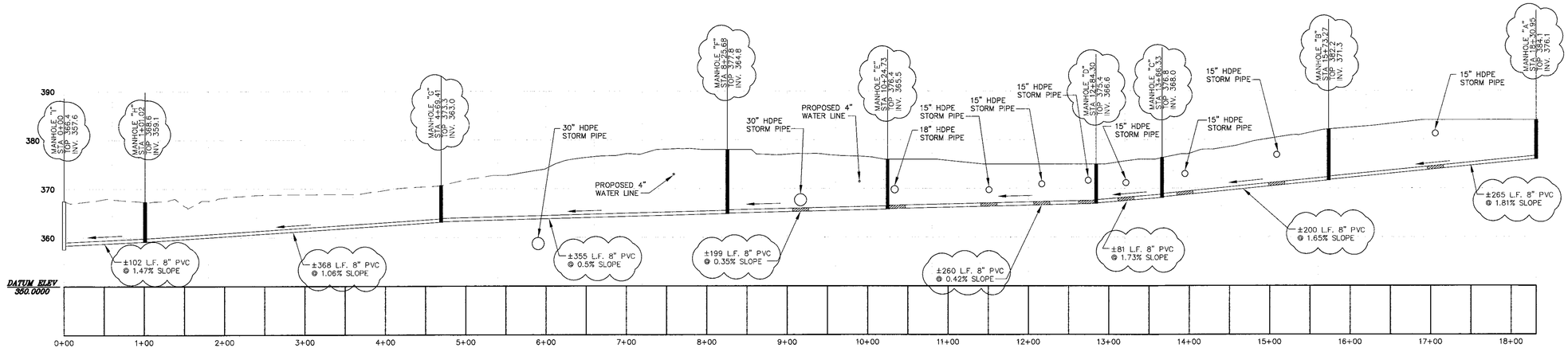
Date	Feb. 20, 2006
Project No.	23000-007-00
Project Mgr.	R.S.C.
Drawn By	J.M.T.

SANITARY SEWER LAYOUT
DRAWING OF RECORD

Drawing No.	Scale	Sheet
1	1"=40'	1 of 1

R70-A

Plot Date: 12/5/2005 By: Jones
I:\23000-Houston Springs\Phase 1\Plat\Phase 1 as-built.dwg



PROFILE - SANITARY SEWER LINE "B"
SCALE: 1"=60' HORZ., 1"=10' VERT.

DRAWING OF RECORD

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60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

Plot Date: 2/10/2006 By: Jon Terra
File: \\SERVER\Data\Projects\23000-007-00\Civil\Drawings\23000-007-00_LW_SP_01-ASBUILTS+UNDER~1.DWG

Revisions

No.	Date	Description

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QUAIL RUN PHASE 1 SUBDIVISION
HOUSTON SPRINGS DEVELOPMENT
FOR
WOODLAND PROPERTY
PARTNERS INC.

GEORGIA REGISTERED NO. 21345 PROFESSIONAL ENGINEER GARY M. FRIDAY

Date	Feb. 06, 2006
Project No.	23000-007-00
Project Mgr.	R.S.C.
Drawn By	C.D.T.

SANITARY SEWER PROFILE
DRAWING OF RECORD

Drawing No.	Scale
1	1" = 60'
	Sheet 1 of 1

R-70-A

AIRPORT ROAD (80' R/W)

R/W

R/W

EXISTING EASEMENT

EXISTING EASEMENT

55 DRIVE

8" W

ACCESS/UTILITY EASEMENT

3 WAY HYDRANT W/6" VALVE & BOX

8" GATE VALVE W/BOX

2-4" GATE VALVE W/BOX

FLUSH HYDRANT

3 WAY HYDRANT W/6" VALVE & BOX

8" GATE VALVE W/BOX AND PLUG

(2) 4" PVC CONDUITS (TYP. OF 6)

303 304 403 404 503 504 603 604

301 302 401 402 501 502 601 602

703 701 702 704 801 802 803 804 901 902 903 904

1102 1101 1002 1001 1104 1103 1004 1003

204 202 203 201 104 102 103 101

2604 2602 2603 2601 1201 1203 2504 2502

LEGEND

- FIRE HYDRANT
- WATER LINE
- WATER VALVE
- WATER SERVICE
- CURB INLET
- R/W — RIGHT-OF-WAY
- 703 — LOT NUMBERS
- PROPERTY PIN
- PROPERTY LINE

DRAWING OF RECORD

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40 0 40 80 120

GRAPHIC SCALE IN FEET
SCALE: 1"=40'

Revisions

No	Date	Description

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QUAIL RUN PHASE 1 SUBDIVISION
HOUSTON SPRINGS DEVELOPMENT
FOR
WOODLAND PROPERTY PARTNERS INC.

GEORGIA REGISTERED NO. 21348 PROFESSIONAL ENGINEER GARY M. FRIDAY

Date	Feb. 06, 2006
Project No.	23000-007-00
Project Mgr.	R.S.C.
Drawn By	C.D.T.

WATER LAYOUT
DRAWING OF RECORD

Drawing No. 1

Scale 1"=40'

Sheet 1 of 1

Plot Date: 12/9/2005
By: Jon Torres
K:\23000-x\23000-xxx\dwg\plan\23000-xxx_sht_ENT-COV-Overall1.dwg\LO01-00.jpg

Revised Streets - Quail Run - Phase I - ASBUILT

R-20-A

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4875 Riverside Drive
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31210-1117
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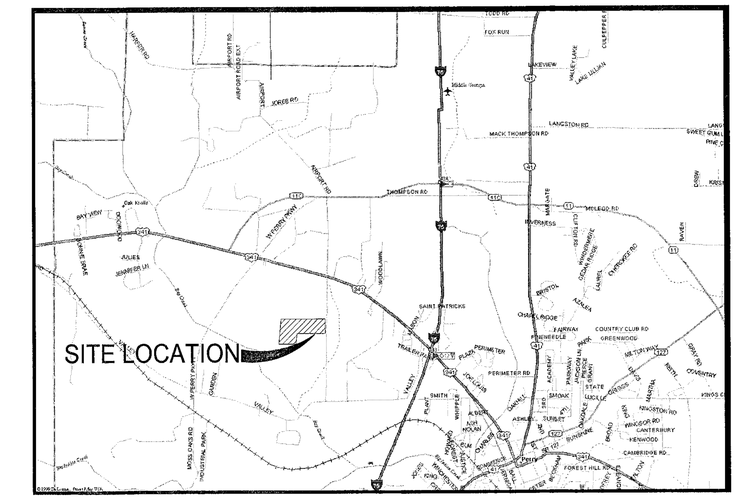
PROJECT ENGINEERS
GARY FRIDAY, P.E.
SEABORN CROSBY, EIT
BRIAN NALLEY, EIT
MITCHELL GREENWAY, EIT



VICINITY MAP
N.T.S.

WOODLAND PROPERTY PARTNERS, INC.

HOUSTON SPRINGS
ACTIVE ADULT RESORT COMMUNITY
QUAIL RUN SUBDIVISION
PERRY, GEORGIA

JUNE 2005

Project Number: 171000388/101

OWNER:
JEFFREY L. MOREDOCK, PRESIDENT
WOODLAND PROPERY PARTNERS, INC.
dba HOUSTON SPRINGS
900 CARROLL STREET
PERRY, GEORGIA 31069

24-HR EMERGENCY CONTACT:
JEFFERY L. MOREDOCK
HOUSTON SPRINGS
TEL: 478-988-8100
FAX: 478-988-8831

PROPERTY:
111.97 ACRES, ZONED C-1

DISTURBED AREA:
38.4 ACRES

BUILDING SETBACKS
FRONT: 10 FEET
SIDE: 5 FEET
BACK: 9 FEET

DESCRIPTION OF PROPOSED UTILITY SERVICE:

WATER SERVICE - WATER SERVICE FOR THE SITE WILL COME VIA DRY PLUG ON AN EXISTING MAIN LOCATED WITHIN THE BOULEVARD RIGHT-OF-WAY. AN 8" DOUBLE CHECK VALVE WILL BE INSTALLED TO MONITOR AND PROTECT THE CITY'S DOMESTIC WATER SYSTEM. AN 8" C900 PVC MAIN WILL RUN ADJACENT TO THE PROPOSED SUBDIVISION ROAD WITH 2" WATER SUPPLY CROSSING THE ROAD AT EACH (4) FOUR UNIT STRUCTURE. THIS 2" WATER SUPPLY SHALL BE DIVERTED TO FOUR (4) 1" METER BOXES WHERE THE CITY OF PERRY WILL INSTALL A NEW METER AND BACKFLOW DEVICE. EACH UNIT ON THE WATER SIDE OF THE PROPOSED ROAD SHALL BE TAPPED DIRECTLY TO THE 8" MAIN WITH 1" TAPPING SADDLE AND NEW METER BOX INSTALLED. THE PROPOSED MAIN WILL BE CONSTRUCTED WITH C900 PVC PIPE AND DUCTILE IRON FITTINGS. WATER SUPPLIES SHALL BE SCH40 PVC, COMPLETE WITH FITTINGS AND SERVICES SHALL BE POLYETHYLENE.

SANITARY SEWER - A 8" SANITARY SEWER MAIN WILL BE PLACED IN THE PROPOSED SUBDIVISION ROADWAY TO SERVICE PHASE 1 & 2 OF THE QUAIL RUN DEVELOPMENT. EACH UNIT SHALL HAVE A 4" SANITARY SEWER SERVICE TO THE EDGE OF THE PROPERTY AND A CLEANOUT PLACED FOR FUTURE PLUMBING CONNECTION. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR SEWER SERVICE FROM THE UNIT TO THE SANITARY STUB OUT. THE SANITARY SERVICES SHALL BE DROP CONNECTIONS AT THE MAIN.

CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
-	TITLE SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	LOT LAYOUT PLAN
C3.0	SITE LAYOUT AND PAVING PLAN
C4.0	SITE GRADING PLAN
C4.1	ROAD PROFILE PLAN
C5.0	SITE DRAINAGE PLAN - SYSTEM "A"/PHASE II
C5.1	SITE DRAINAGE PLAN - SYSTEM "B/PHASE I
C6.0	EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN FOR NPDES PERMIT GAR100003
C6.1	NPDES-DRAINAGE AREA MAP, SAMPLE MONITORING LOCATION, METHODS AND PROCEDURES
C6.2	NPDES-EROSION AND SEDIMENTATION CONTROL, NOTES AND DETAILS
C7.0	SITE UTILITY PLAN
C7.1	WATER LAYOUT PLAN
C7.2	SANITARY SEWER PLAN
C7.3	SANITARY SEWER PROFILES
C8.0	MISCELLANEOUS DETAILS
C8.1	MISCELLANEOUS DETAILS
C8.2	MISCELLANEOUS DETAILS

GEORGIA REGISTERED NO. 19524 PROFESSIONAL ENGINEER ROBIN C. WEBB

6-28-05

HOUSTON SPRINGS

R-70-A

Houston Springs Quail Run

NOTES:

1. EXISTING SURVEY INFORMATION PROVIDED BY WOODLAND PROPERTY PARTNERS, INC. . ORIGINAL SITE SURVEY WAS PREPARED BY "JONES, SURVEYING" PERRY, GA.
2. CONTRACTOR MAY USE GRAPHICAL REPRESENTATION OF POINTS LOCATION FOR SITE ELEMENTS NOT LOCATABLE WITH DIMENSIONS SHOWN HERE. FOR AN AUTOCAD DRAWING FILE NOTIFY STANTEC CONSULTING. SHOULD THERE BE A DISCREPANCY BETWEEN GRAPHICAL REPRESENTATION AND DIMENSIONS SHOWN ON THIS DRAWING, DIMENSIONS WILL GOVERN.
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5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

ORIGINAL SHEET - ARCH (24x42) V:\171\Custom\171000388\LA\388Fdwg\D0388C-1019F.dwg
2005-06-28 07:57:54 By: James

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LEGEND

EXISTING

EXIST. RIGHT-OF-WAY	
IRON PIN FOUND	IPF○
CONC. R/W MONUMENT	CMF□
EXISTING SPOT ELEV.	+385.89
EXISTING CONTOUR	400
UTILITY POLE/GUY WIRE	
OVERHEAD POWER	OHP
UNDERGROUND TELEPHONE	UGT
WATER LINE	W
SANITARY SEWER	8" SS
SIGN	
MAILBOX	
FENCE	
TREE	
TREELINE	
UNPAVED ROAD	
SURVEY CONTROL POINT	TR-752
CENTERLINE	

Revision	Date
Issued	Date

File Name: 30x42n.dwg | JMT Dwn. | RSC Dsgn. | JUNE 2005 Date

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GEORGIA REGISTERED NO. 18924 PROFESSIONAL ENGINEER ROBIN C. WEBB

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
EXISTING CONDITIONS PLAN

Scale
1"=60'

Drawing No.
C1.0

Revision
0

Sheet
1 of 17

NOTES:
1. CONFIRMATION STATEMENT:
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- CONC. R/W MONUMENT (CMF)
- EXISTING SPOT ELEV. +385.89
- EXISTING CONTOUR 400
- UTILITY POLE/GUY WIRE
- OVERHEAD POWER OHP
- UNDERGROUND TELEPHONE UGT
- WATER LINE W
- SANITARY SEWER 8" SS
- SIGN
- MAILBOX
- FENCE
- TREE
- TREELINE
- UNPAVED ROAD
- SURVEY CONTROL POINT TR-752
- CENTERLINE

PROPOSED

- CONTOURS 386
- ASPHALT PAVING
- SIDEWALK
- DRIVEWAY
- WATER MAIN
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- MANHOLE
- SANITARY SEWER SS
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (82)
- SIGNS
- LOT #'S 11A

Revision	Date

Issued	Date

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STATE OF GEORGIA REGISTERED NO. 18824 PROFESSIONAL ENGINEER ROBIN C. WEBB

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
LOT LAYOUT PLAN

Scale
1"=60'

Drawing No.
C2.0

Revision
0

Sheet
2 of 17

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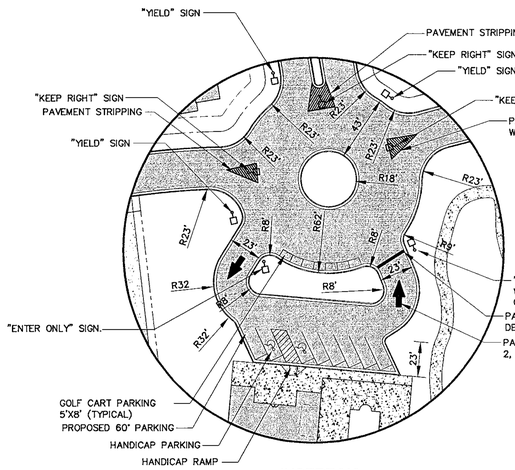

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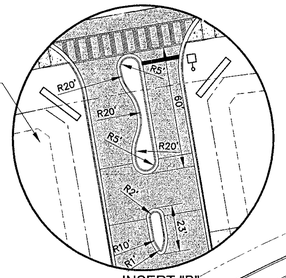

INSERT "B"
SCALE: 1"=30'

SIDEWALK/HANDICAP RAMPS. RAMPS SHALL MEET OR EXCEED 'AMERICANS DISABILITY ACT' REQUIREMENTS. (TYPICAL OF 2)

ENTRANCE MONUMENTS SHALL BE INSTALLED BY THE OWNER (TYPICAL OF 2)

CROSSWALK STRIPING (SEE DETAIL SHEET C8.0)

GATED ENTRANCE, TYPICAL EACH SIDE TO BE INSTALLED UNDER SEPARATE CONTRACT

PAINTED STOP BAR (TYPICAL OF 2, SEE DETAIL SHEET C8.0)

"STOP" SIGN

±24'X±6' GOLF CART PARKING AREA AND ±23 L.F. 5' CONCRETE WALKWAY TO COMMUNITY GARDEN

COMMUNITY GARDEN WITH 6' DECORATIVE FENCE. CONTRACTOR TO COORDINATE FENCE TYPE, GATES AND MATERIALS WITH OWNER.

BOULEVARD

AIRPORT ROAD (80' R/W)

INSERT "B" THIS SHEET

INSERT "A" THIS SHEET

10' CONCRETE CART PATH INSTALLED BY BOULEVARD CONTRACTOR (UNDER CONSTRUCTION)

±25' CONCRETE DRIVEWAY TO BE INSTALLED BY THE BUILDING CONTRACTOR. TYPICAL FOR DRIVEWAYS WITH RETAINING WALLS.

PROPOSED CLUBHOUSE AND POOL. TO BE CONSTRUCTED BY OWNER UNDER SEPARATE CONTRACT. SITE CONTRACTOR ONLY RESPONSIBLE FOR UTILITY STUBS AND GRADING WITHIN 2' OF PROPOSED SUBGRADE.

±620 L.F. 8' CONCRETE WALKING TRACK

±12' CONCRETE DRIVEWAY TO BE INSTALLED BY THE BUILDING CONTRACTOR. TYPICAL FOR DRIVEWAYS WITHOUT RETAINING WALLS.

24" CONCRETE MIAMI CURB AND GUTTER. (TYPICAL, SEE DETAIL SHEET C8.1)

PROPOSED MODULAR RETAINING WALL INSTALLED BY BUILDING CONTRACTOR IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS. (TYPICAL)

PROPOSED HOMES. TO BE CONSTRUCTED BY BUILDING CONTRACTOR. SITE CONTRACTOR RESPONSIBLE FOR UTILITY STUBS AT R.O.W. AND SLAB GRADING WITHIN 2" OF PROPOSED SUBGRADE. (TYPICAL)

PROPOSED ASPHALT PAVEMENT (SEE DETAIL SHEET C8.1 AND PROFILE SHEET C4.1)

±40 LF 5' CONCRETE SIDEWALK (TYPICAL) INSTALLED BY BUILDING CONTRACTOR

EXISTING EASEMENT

NOTES

1. ALL RADII ARE FROM BACK OF CURB AND ARE 4' IN RADIUS UNLESS OTHERWISE NOTED. ALL DIMENSION ARE FROM BACK OF CURB TO BACK OF CURB.
2. CONTRACTOR IS NOT RESPONSIBLE FOR CONSTRUCTION OF HOUSES, DRIVEWAYS, AND RETAINING WALLS.
3. ALL WATER LINE AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PERRY PUBLIC WORKS DEPARTMENT'S STANDARDS OF DESIGN AND CONSTRUCTION SPECIFICATIONS FOR WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEMS.
4. POWER LINE AND TELEPHONE BY UTILITY OWNER, PAID FOR BY THE CONTRACTOR.
5. REFER TO ELECTRICAL AND COMMUNICATIONS PLAN FOR DETAILS REGARDING ELECTRIC, TELEPHONE, CABLE, & COMMUNICATION LINES.
6. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH CITY OF PERRY GEORGIA. THE GEORGIA DOT, HOUSTON COUNTY AND ALL OTHER RELATED AGENCIES.
7. REMOVE ALL DEBRIS AND PLACE SELECT BACKFILL UNDER, AROUND AND OVER PROPOSED UTILITY LINES. COMPACT BACKFILL TO STANDARDS SET FORTH IN THE SPECIFICATIONS.
8. D.O.T. IS REFERENCE TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
9. ALL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS.
10. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY OF THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND UTILITY USING AGENCIES SEVENTY-TWO (72) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK. THE FOLLOWING UTILITIES AND CORRESPONDING TELEPHONE NUMBERS ARE LISTED BELOW:
UTILITIES PROTECTION CENTER (800) 282-7411
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS.
12. NOTIFY APPROPRIATE INSPECTORS 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. EQUIPMENT AND MATERIAL SHALL BE STORED IN AREAS DESIGNATED BY THE OWNER. CONSTRUCTION AND STORAGE AREAS SHALL BE KEPT NEAT AND CLEAN AT ALL TIMES. SECURITY OF EQUIPMENT AND MATERIAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ANY CONSTRUCTION IN GEORGIA DEPARTMENT OF TRANSPORTATION AND/OR HOUSTON COUNTY, GEORGIA. RIGHT-OF-WAY SHALL CONFORM TO GEORGIA DOT AND/OR HOUSTON COUNTY, GEORGIA CONSTRUCTION STANDARDS, RESPECTIVELY.
15. CONTRACTOR SHALL KEEP EXISTING UTILITIES IN SERVICE AT ALL TIMES DURING THE PROJECT.
16. CONTRACTOR SHALL USE WELL POINT DEWATERING SYSTEM TO DEWATER WORK AREA AS NEEDED.
17. CONTRACTOR SHALL PROVIDE ALL PIPE, PUMPS, MATS, STONE, SAND, EXCAVATION, LABOR, ETC. TO ADEQUATELY DEWATER WORK AREA AS NEEDED.
18. THE CONTRACTOR SHALL VERIFY LOCATIONS AND SIZES OF EXISTING UTILITIES. IF A DISCREPANCY EXISTS WITH THE UTILITY LOCATIONS, THE CONTRACTOR WILL CONTACT THE ENGINEER BEFORE BEGINNING CONSTRUCTION.
19. CONTRACTOR SHALL REPLACE ALL ORGANIC MATERIALS WITH COMPACTED STRUCTURAL FILL. ORGANIC MATERIAL SHALL BE PLACED IN A SPOIL AREA DESIGNATED BY THE OWNER.
20. THE SITE SHOULD BE FREE OF ALL DEBRIS PRIOR TO GRADING. CONTRACTOR IS RESPONSIBLE FOR HAULING AND DISPOSAL TO AN OFFSITE DESTINATION.
21. CONTRACTOR TO ADJUST ALL MANHOLE COVERS, WATER VALVE COVERS AND OTHER UTILITY COVERS TO MATCH NEW GRADE OR PAVEMENT SURFACE.
22. CONCRETE CURB & GUTTER (C&G) IS ADJACENT TO ALL ASPHALT AND CONCRETE PAVING UNLESS NOTED OTHERWISE.
23. CONTRACTOR MAY USE GRAPHICAL REPRESENTATION OF POINTS LOCATION FOR SITE ELEMENTS NOT LOCATABLE WITH DIMENSIONS SHOWN HERE. FOR AN AUTOCAD DRAWING FILE NOTIFY STANTEC CONSULTING. SHOULD THERE BE A DISCREPANCY BETWEEN GRAPHICAL REPRESENTATION AND DIMENSIONS SHOWN ON THIS DRAWING, DIMENSIONS WILL GOVERN.
24. ALL PAVING IS ASPHALT UNLESS OTHERWISE NOTED AS "CONC. PAVING".
25. REFER TO DRAWING C8.1 FOR PAVING DETAILS.
26. WHEELCHAIR ACCESS RAMPS AT PARKING LOTS SHALL MEET THE ADA REQUIREMENTS. DROP CURB WHEELCHAIR ACCESS AT DRIVE INTERSECTIONS SHALL MEET THE REQUIREMENTS OF GEORGIA D.O.T. (STD. DETAIL 9031W).
27. ALL UTILITIES, STORM DRAINS, AND SERVICE LINES WILL BE MARKED WITH LOCATOR WIRE AND TRACER WIRE PER CITY OF PERRY STANDARDS.
28. ALL SANITARY SEWER SERVICE LINES AND WATER SERVICE LINES SHALL BE MARKED WITH PAINTED 4' x 4' TREATED POST PER CITY OF PERRY STANDARDS.
29. PROJECT INTENT IS FOR SITE CONTRACTOR TO CONSTRUCT A SLAB READY DEVELOPMENT IN ACCORDANCE WITH THESE PLANS.
30. ALL LOCATIONS WHERE SANITARY SEWER MAINS CROSS UNDER STORM PIPE, THE SANITARY SEWER SHALL BE DUCTILE IRON PIPE A MINIMUM OF 10' ON EACH SIDE OF THE INTERSECTION AND ENCASED IN CONCRETE PER CITY OF PERRY STANDARDS.
31. ALL LOCATIONS WHERE SANITARY SEWER AND WATER MAINS CROSS THE VERTICAL SEPARATION SHALL BE 1.5' OR GREATER. IN CASES WHERE WATER & SANITARY SEWER RUN PARALLEL, THE HORIZONTAL SEPARATION SHALL BE 10' OR GREATER. IN THE CASE ONE OR BOTH OF THESE REQUIREMENTS CAN NOT BE MET, CONCRETE ENCASEMENT SHALL BE REQUIRED ON THE SANITARY SEWER.

MAGNETIC

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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LEGEND

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EXIST. RIGHT-OF-WAY	
IRON PIN FOUND	IPF
CONC. R/W MONUMENT	CMF
EXISTING SPOT ELEV.	+ 385.89
EXISTING CONTOUR	400
UTILITY POLE/GUY WIRE	
OVERHEAD POWER	OHP
UNDERGROUND TELEPHONE	UGT
WATER LINE	W
SANITARY SEWER	8" SS
SIGN	
MAILBOX	
FENCE	
TREE	
TREELINE	
UNPAVED ROAD	
SURVEY CONTROL POINT	TR-752
CENTERLINE	

PROPOSED

CONTOURS	386
ASPHALT PAVING	
SIDEWALK	
DRIVEWAY	
WATER MAIN	
METER BOX/SERVICE LINE	
FIRE HYDRANT/VALVE	
MANHOLE	
SANITARY SEWER	SS
SANITARY CLEANOUT/SERVICE LINE	
RETAINING WALL	
STORM SEWER/CURB INLET	
STORM STRUCTURE #	MH
SIGNS	
LOT #'S	11A

Revision — Date

Issued — Date

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STATE OF GEORGIA REGISTERED NO. 18924 PROFESSIONAL ENGINEER ROBIN C. WEBB

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
SITE LAYOUT AND PAVING PLAN

Scale
1"=60'

Drawing No.
C3.0

Revision
0

Sheet
3 of 17

ORIGINAL SHEET - ARCH (24x36) V:\171\active\171000388\civil_design\dwg\ARCH\C-SDIV01.dwg
2006-06-08 8:15:28am By jamie

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- OVERHEAD POWER OHP
- UNDERGROUND TELEPHONE UGT
- WATER LINE W
- SANITARY SEWER 6" SS
- SIGN
- MAILBOX
- FENCE
- TREE
- TREELINE
- UNPAVED ROAD
- SURVEY CONTROL POINT TR-752
- CENTERLINE

PROPOSED

- CONTOURS 386
- ASPHALT PAVING
- SIDEWALK
- DRIVEWAY
- WATER MAIN
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- MANHOLE
- SANITARY SEWER
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (#2Y)
- SIGNS
- LOT #'S (11A)

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Project No.
171000388

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HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
SITE GRADING PLAN

Scale
1"=60'

Drawing No.
C4.0

Revision
0

Sheet
4 of 17

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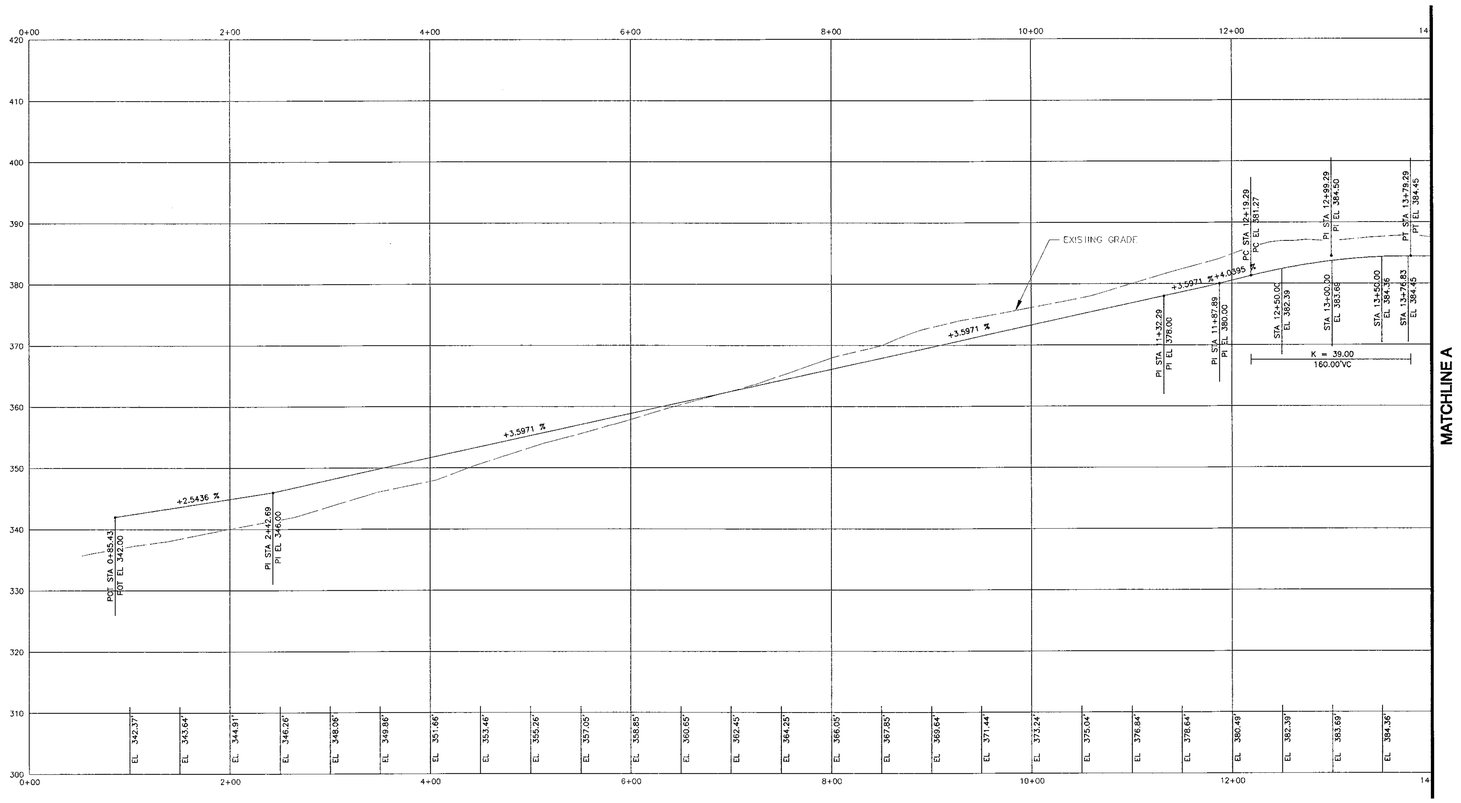

MATCHLINE A

PROFILE - ROAD "A"
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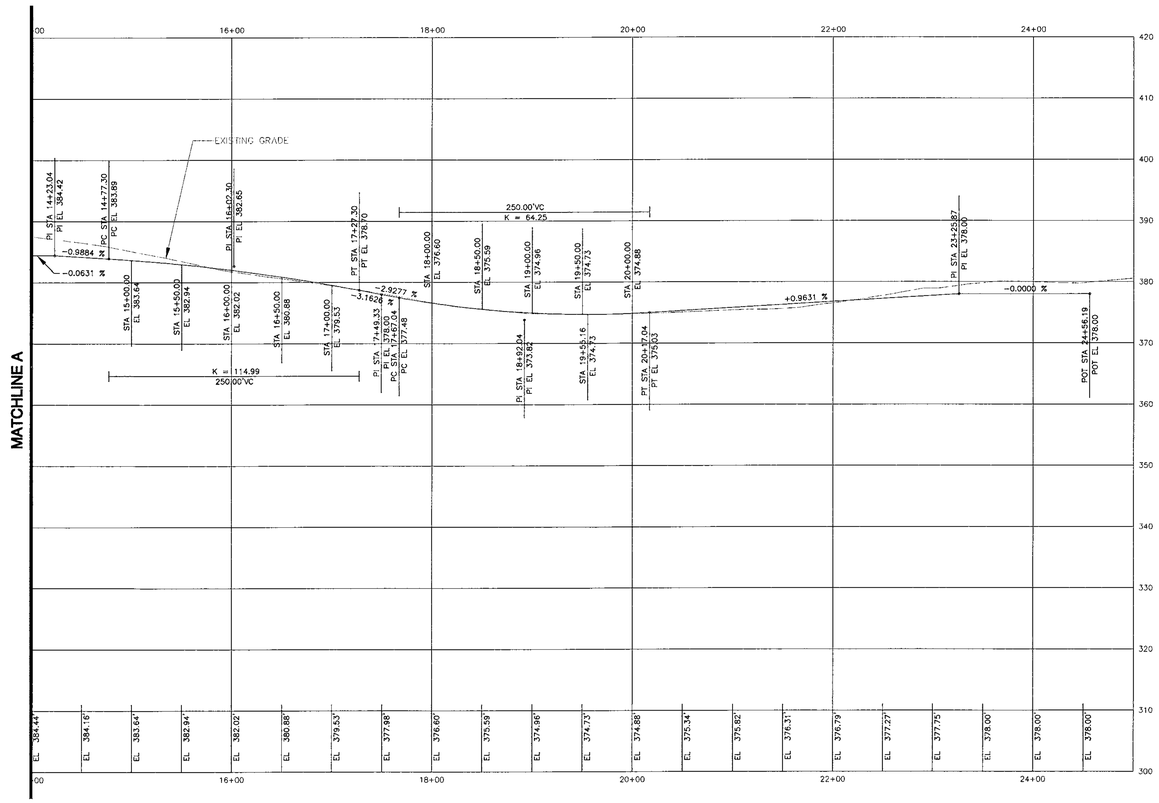
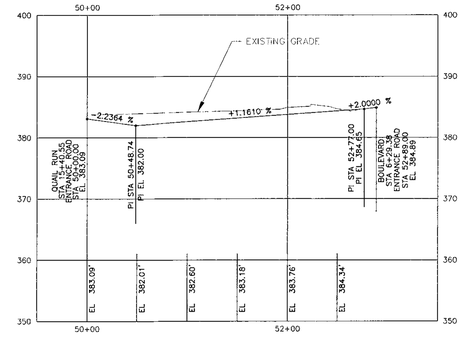


PROFILE - ROAD "A"
SCALE: 1"=60' HORZ., 1"=10' VERT.



PROFILE - ENTRANCE ROAD - ROAD "B")
SCALE: 1"=60' HORZ., 1"=10' VERT.

ORIGINAL SHEET - ARCH (30x42) V:\171000388\cad\171000388-HA_DGN\Plan\HA_DGN\Plan\HA_DGN\C3DPC-171000P.dwg
2006-06-28 01:43:04 By jjones

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Legend

Notes

Revision	Date

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File Name: 30x42n.dwg	JMT Dwn.	RSC Dsgn.	JUNE 2005 Date

Permit-Seal

GEORGIA REGISTERED NO. 18524 PROFESSIONAL ENGINEER ROBIN D. VEECH

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
ROAD PROFILE PLAN

Scale
AS SHOWN

Drawing No.
C4.1

Revision
0

Sheet
5 of 17

NOTES:
1. CONFIRMATION STATEMENT:
   ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

2. MAINTENANCE STATEMENT:
   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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

INLET STRUCTURES AND JUNCTIONS						PIPE SCHEDULE							
NODE	STRUCTURE TYPE	FLOW	INVERT IN	INVERT IN	INVERT OUT	UPSTREAM NODE	DOWNSTREAM NODE	PIPE SIZE (IN)	MATERIAL	UPSTREAM INVERT	DOWNSTREAM INVERT	LENGTH (FT)	SLOPE (%)
A1A	CURB INLET*	379.00	-	-	375.42	-	A1	15	N12-HDPE	375.42	375.14	28	1.00%
A1	CURB INLET*	379.00	375.14	-	375.14	A1A	A2	15	N12-HDPE	375.14	371.14	108	3.70%
A2A	CURB INLET*	375.00	-	-	371.42	-	A2	15	N12-HDPE	371.42	371.14	28	1.00%
A2	CURB INLET*	375.00	371.14	371.14	371.14	A2A/A1	A3	15	N12-HDPE	371.14	369.14	112	1.79%
A3A	CURB INLET*	371.00	-	-	369.42	-	A3	15	N12-HDPE	369.42	369.14	28	1.00%
A3	CURB INLET*	371.00	369.14	369.14	369.14	A3A/A2	A4	15	N12-HDPE	369.14	362.64	128	5.08%
A4A	CURB INLET*	366.50	-	-	362.92	-	A4	15	N12-HDPE	362.92	362.64	28	1.00%
A4	CURB INLET*	366.50	362.64	362.64	362.39	A4A/A3	A5	18	N12-HDPE	362.39	358.14	128	3.32%
A5A	CURB INLET*	362.00	-	-	358.67	-	A5	15	N12-HDPE	358.67	358.39	28	1.00%
A5	CURB INLET*	362.00	358.39	358.14	357.89	A5A/A4	A6	24	N12-HDPE	357.89	344.00	580	2.39%
A6	HEADWALL	-	-	-	344.00								
A7A	CURB INLET*	357.50	-	-	353.92	-	A7	15	N12-HDPE	353.92	353.64	28	1.00%
A7	CURB INLET*	357.50	353.64	-	353.64	A7A	A8	15	N12-HDPE	353.64	349.14	125	3.60%
A8A	CURB INLET*	353.00	-	-	349.42	-	A8	15	N12-HDPE	349.42	349.14	28	1.00%
A8	CURB INLET*	353.00	349.14	349.14	349.14	A8A/A7	A9	15	N12-HDPE	349.14	345.14	115	3.48%
A9A	CURB INLET*	349.00	-	-	345.42	-	A9	15	N12-HDPE	345.42	345.14	28	1.00%
A9	CURB INLET*	349.00	345.14	345.14	345.14	A9A/A8	A10	15	N12-HDPE	345.14	342.89	110	2.05%
A10A	CURB INLET*	345.50	-	-	343.17	-	A10	15	N12-HDPE	343.17	342.89	28	1.07%
A10	CURB INLET*	345.50	342.89	342.89	342.64	A10/A9	A11	18	N12-HDPE	342.64	336.10	150	4.36%
A11	CURB INLET*	341.00	336.10	336.10	335.60	A10/A22	A12	24	N12-HDPE	335.60	334.90	35	2.00%
A12	CURB INLET*	341.00	334.90	-	334.90	A11	A13	24	N12-HDPE	334.90	334.00	45	2.00%
A13	CURB INLET*	341.00	334.00	-	333.50	A12	A14	30	N12-HDPE	333.50	333.00	25	2.00%
A14	HEADWALL	-	-	-	330.00								
A15A	10" DOME NYLOPLAST**	383.00	-	-	380.55	-	A15	15	N12-HDPE	380.55	380.31	24	1.00%
A15	BLIND JUNCTION BOX	383.00	380.31	-	380.31	A15A	A16	15	N12-HDPE	380.31	376.25	200	2.03%
A16A	10" DOME NYLOPLAST**	379.00	-	-	376.50	-	A16	15	N12-HDPE	376.50	376.25	25	1.00%
A16	BLIND JUNCTION BOX	379.00	376.25	376.25	376.25	A16A/A15	A17	15	N12-HDPE	376.25	370.10	190	3.24%
A17A	10" DOME NYLOPLAST**	373.00	-	-	370.50	-	A17	15	N12-HDPE	370.50	370.10	34	1.18%
A17	BLIND JUNCTION BOX	373.00	370.10	370.10	370.10	A17/A16	A18	15	N12-HDPE	370.10	363.60	185	3.51%
A18A	10" DOME NYLOPLAST**	366.00	-	-	363.85	-	A18	15	N12-HDPE	363.85	363.60	25	1.00%
A18	BLIND JUNCTION BOX	366.00	363.60	363.60	363.60	A18A/A17	A19	15	N12-HDPE	363.60	357.20	175	3.66%
A19A	10" DOME NYLOPLAST**	360.00	-	-	357.54	-	A19	15	N12-HDPE	357.54	357.20	34	1.00%
A19	BLIND JUNCTION BOX	360.00	357.20	357.20	357.20	A19A/A18	A20	15	N12-HDPE	357.20	351.30	175	3.37%
A20A	10" DOME NYLOPLAST**	354.00	-	-	351.57	-	A20	15	N12-HDPE	351.57	351.30	27	1.00%
A20	BLIND JUNCTION BOX	354.00	351.30	351.30	351.05	A20A/A19	A21	18	N12-HDPE	351.05	345.40	155	3.65%
A21A	10" DOME NYLOPLAST**	347.00	-	-	345.83	-	A21	15	N12-HDPE	345.83	345.65	18	1.00%
A21	BLIND JUNCTION BOX	347.00	345.65	345.40	345.40	A21A/A20	A22	18	N12-HDPE	345.40	337.75	140	5.46%
A22	BLIND JUNCTION BOX	340.00	337.75	-	337.75	A21	A11	18	N12-HDPE	337.75	336.10	207	0.80%
A11	CURB INLET*	341.00	336.10	336.10	335.60	A22/A10	A12						
	* CURB INLETS ARE CITY OF MACON STANDARD INLET U.S.F. 5167 OR EQUAL												

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- EXIST. RIGHT-OF-WAY
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- EXISTING SPOT ELEV. (+385.89)
- EXISTING CONTOUR (400)
- UTILITY POLE/GUY WIRE
- OVERHEAD POWER (OHP)
- UNDERGROUND TELEPHONE (UGT)
- WATER LINE (W)
- SANITARY SEWER (8" SS)
- SIGN
- MAILBOX
- FENCE
- TREE
- TREELINE
- UNPAVED ROAD
- SURVEY CONTROL POINT (TR-752)
- CENTERLINE

PROPOSED

- CONTOURS (386)
- ASPHALT PAVING
- SIDEWALK
- DRIVEWAY
- WATER MAIN
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- MANHOLE
- SANITARY SEWER
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (#27)
- SIGNS
- LOT #'S (11A)

Revision — Date

Issued — Date

File Name: 30x42n.dwg | JMT Dwn. | RSC Dsgn. | JUNE 2005 Date

Permit-Seal

GEORGIA REGISTERED NO. 19824 ENGINEER ROBIN C. WEBB 6-23-05

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
SITE DRAINAGE PLAN - SYSTEM "A"/PHASE II

Scale
1"=60'

Drawing No.
C5.0

Revision
0

Sheet
6 of 17

ORIGINAL SHEET - ARCH (30x42) X:\171\Civil\171000388\16_ACAD\Plan\C5\C5.0.dwg 2005-06-28 10:30AM By: jbrown

NOTES:
1. CONFIRMATION STATEMENT:
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MAGNETIC N

PHASE II PHASE I (C5.0)

STORM DRAINAGE TABLE "B"

INLET STRUCTURES AND JUNCTIONS						PIPE SCHEDULE							
NODE	STRUCTURE TYPE	FLOW	INVERT IN	INVERT IN	INVERT OUT	UPSTREAM NODE	DOWNSTREAM NODE	PIPE SIZE (IN)	MATERIAL	UPSTREAM INVERT	DOWNSTREAM INVERT	LENGTH (FT)	SLOPE (%)
B1	CURB INLET*	384.00	-	-	380.42	-	B2	15	N12-HDPE	380.42	380.14	28	1.00%
B2	CURB INLET*	384.00	380.14	-	380.14	B1	B3	15	N12-HDPE	380.14	378.79	85	1.59%
B3	10" DOME NYLOPLAST	382.50	378.79	378.79	378.79	B2/B3A	B4	15	N12-HDPE	378.79	377.07	150	1.15%
B3A	10" DOME NYLOPLAST	382.50	-	-	380.00	-	B3	15	N12-HDPE	380.00	378.79	65	1.86%
B4	CURB INLET*	382.00	377.07	377.07	377.07	B3/B3A	B9	15	N12-HDPE	377.07	373.92	71	4.44%
B4A	CURB INLET*	381.50	-	-	377.91	-	B4	15	N12-HDPE	377.91	377.07	60	1.40%
B9	10" DOME NYLOPLAST	377.00	373.92	373.92	373.92	B4/B8	B10	15	N12-HDPE	373.92	373.17	51	1.47%
B10	10" DOME NYLOPLAST	377.00	373.17	-	373.17	B9	B11	15	N12-HDPE	373.17	372.67	49	1.02%
B11	10" DOME NYLOPLAST	377.00	372.67	-	372.42	B10	B12	18	N12-HDPE	372.42	370.77	165	1.00%
B12	BLIND JUNCTION BOX	375.00	370.77	371.32	370.77	B12A/B11	B13	18	N12-HDPE	370.77	369.97	80	1.00%
B12A	10" DOME NYLOPLAST	381.00	-	-	378.42	-	B12	15	N12-HDPE	378.42	371.32	100	7.10%
B13	BLIND JUNCTION BOX	377.00	369.97	370.52	369.97	B12/B13A	B14	18	N12-HDPE	369.97	369.57	40	1.00%
B13A	10" DOME NYLOPLAST	379.00	-	-	374.52	-	B13	15	N12-HDPE	374.52	370.52	100	4.00%
B14	BLIND JUNCTION BOX	377.30	369.57	370.32	369.07	B13/B14A	B15	24	N12-HDPE	369.07	367.75	132	1.00%
B14A	10" DOME NYLOPLAST	378.00	-	-	372.92	-	B14	15	N12-HDPE	372.92	370.32	31	8.39%
B15	BLIND JUNCTION BOX	376.00	367.75	-	367.75	B14	B16	24	N12-HDPE	367.75	367.14	61	1.00%
B16	CURB INLET*	377.50	367.14	-	367.14	B15	B17	24	N12-HDPE	367.14	366.71	43	1.00%
B17	CURB INLET*	377.00	366.71	366.71	366.21	B16/B28	B18	30	N12-HDPE	366.21	365.93	28	1.00%
B18	CURB INLET*	377.00	365.93	-	365.93	B17	B18A	30	N12-HDPE	365.93	365.63	30	1.00%
B18A	BLIND JUNCTION BOX	375.00	365.63	-	365.63	B18	B19	30	N12-HDPE	365.63	363.80	183	1.00%
B19	10" DOME NYLOPLAST	373.00	363.80	-	363.80	B18A	B20	30	N12-HDPE	363.80	363.45	35	1.00%
B20	BLIND JUNCTION BOX	373.00	363.45	364.70	363.45	B19/B31	B21	30	N12-HDPE	363.45	360.41	185	1.64%
B21	BLIND JUNCTION BOX	370.00	360.41	-	360.41	B20	HEADWALL	30	N12-HDPE	360.41	344.00	713	2.30%
	HEADWALL							30					
B5A	CURB INLET*	381.50	-	-	379.42	-	B5	15	N12-HDPE	379.42	378.31	37	3.00%
B5	BLIND JUNCTION BOX	381.00	378.31	-	378.31	B5A	B6	15	N12-HDPE	378.31	376.42	63	3.00%
B6	CURB INLET*	380.00	376.42	-	376.42	B5	B7	15	N12-HDPE	376.42	376.14	28	1.00%
B7	CURB INLET*	380.00	376.14	-	376.14	B6	B8	15	N12-HDPE	376.14	375.09	52	2.02%
B8	10" DOME NYLOPLAST	377.00	375.09	-	375.09	B7	B9	15	N12-HDPE	375.09	373.92	53	2.21%
B9	10" DOME NYLOPLAST	377.00	373.92	373.92	373.92	B4/B8	B10	15					
B23	CURB INLET*	377.00	-	-	373.42	-	B24	15	N12-HDPE	373.42	373.14	28	1.00%
B24	CURB INLET*	377.00	373.14	-	373.14	B23	B25	15	N12-HDPE	373.14	371.62	54	2.81%
B25	CURB INLET*	375.20	371.62	-	371.62	B24	B26	15	N12-HDPE	371.62	370.87	73	1.03%
B26	CURB INLET*	374.80	370.87	370.87	370.87	B25/B26A	B26	15	N12-HDPE	370.87	370.28	55	1.07%
B26A	CURB INLET*	374.80	-	-	371.22	-	B26	15	N12-HDPE	371.22	370.87	28	1.25%
B27	CURB INLET*	374.50	370.28	370.28	370.28	B26/B27A	B28	15	N12-HDPE	370.28	369.62	66	1.00%
B27A	CURB INLET*	374.50	-	-	370.92	-	B27	15	N12-HDPE	370.92	370.28	28	2.29%
B28	CURB INLET*	375.00	369.62	369.62	369.37	B27/B28A	B29	18	N12-HDPE	369.37	368.22	115	1.00%
B28A	CURB INLET*	375.00	-	-	371.42	-	B28	15	N12-HDPE	371.42	369.62	28	6.43%
B29	CURB INLET*	376.00	368.22	368.47	368.22	B28/B29A	B17	18	N12-HDPE	368.22	366.71	114	1.32%
B29A	CURB INLET*	376.00	-	-	369.62	-	B29	15	N12-HDPE	369.62	368.47	28	4.11%
B17	CURB INLET*	377.00	366.71	366.71	366.21	B28/B16	B18	30					
B30A	10" DOME NYLOPLAST	372.50	-	-	370.00	-	B30	15	N12-HDPE	370.00	369.40	32	1.88%
B30	BLIND JUNCTION BOX	372.00	369.40	-	369.40	B30A	B31	15	N12-HDPE	369.40	366.30	155	2.00%
B31A	10" DOME NYLOPLAST	373.00	-	-	369.00	-	B31	15	N12-HDPE	369.00	366.30	39	6.92%
B31	BLIND JUNCTION BOX	372.00	366.30	366.30	366.05	B31A/B30	B20	18	N12-HDPE	366.05	364.70	159	0.85%
B20	10" DOME NYLOPLAST	373.00	363.45	364.70	363.45	B19/B31	B21	30					
B32	10" DOME NYLOPLAST	381.00	-	-	377.40	-	B33	15	N12-HDPE	377.40	377.05	35	1.00%
B33	BLIND JUNCTION BOX	381.00	377.05	-	377.05	B32	B34	15	N12-HDPE	377.05	375.65	140	1.00%
B34	BLIND JUNCTION BOX	377.00	375.65	375.65	375.65	B34A/B33	E1	15	N12-HDPE	375.65	375.30	35	1.00%
B34A	10" DOME NYLOPLAST	377.00	-	-	375.85	-	B34	15	N12-HDPE	375.85	375.65	40	0.50%
	EX. BLVD CURB INLET	378.8	375.65	-	375.3	B34	-	15	N12-HDPE				
	* CURB INLETS ARE CITY OF MACON STANDARD INLET U.S.F. 5167 OR EQUAL												

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Stantec Consulting Services Inc.
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- WATER MAIN
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- MANHOLE
- SANITARY SEWER
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (B21)
- SIGNS
- LOT #'S (11A)

Revision	Date

Issued	Date

File Name: 30x42h.dwg	JMT Dwn.	RSC Dsgn.	JUNE 2005 Date

Permit-Seal

GEORGIA REGISTERED NO. 19824 PROFESSIONAL ENGINEER ROBIN C. WEBB

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
SITE DRAINAGE PLAN - SYSTEM "B"/PHASE 1

Scale
1"=60'

Drawing No.
C5.1

Revision
0

Sheet
7 of 17

ORIGINAL SHEET - ANSI A (22x34) X:\171\Active\171000388\civil_000\drawings\sheets\171000388-1049.dwg 2006-06-28 09:33:44 By jjones

GENERAL NOTES

1. NO STATE WATERS ARE LOCATED WITHIN 200' OF THIS SITE.
2. THERE ARE NO STATE WATER BUFFERS ON THIS SITE.
3. THERE ARE NO WETLANDS WITH IN THE CONSTRUCTION LIMITS.
4. CONFIRMATION STATEMENT:
   ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".
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SOILS LEGEND

FoB	FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES
FoB2	FACEVILLE FINE SANDY LOAM	2% TO 5% SLOPES, ERODED
LcM	LOCAL ALLUVIAL LAND	–
LqB	LAKELAND FINE SAND	0% TO 5% SLOPES
OgB	ORANGEBURG LOAMY FINE SAND	2% TO 5% SLOPES

UNIFORM CODE

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seed on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		Ds3	Establishing permanent vegetative cover such as grasses on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		(label)	A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1A	SEDIMENT BARRIER		(type) (indicate type)	A barrier to prevent sediment from leaving the construction site. It shall be a sediment fence.
Sd2F	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd2P	CURB INLET FILTER			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin is usually temporary but may be designed as a permanent pond or stormwater retention device.
St	STORM DRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

OWNER:
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WOODLAND PROPERTY PARTNERS, INC.
dba HOUSTON SPRINGS
900 CARROLL STREET
PERRY, GEORGIA 31069

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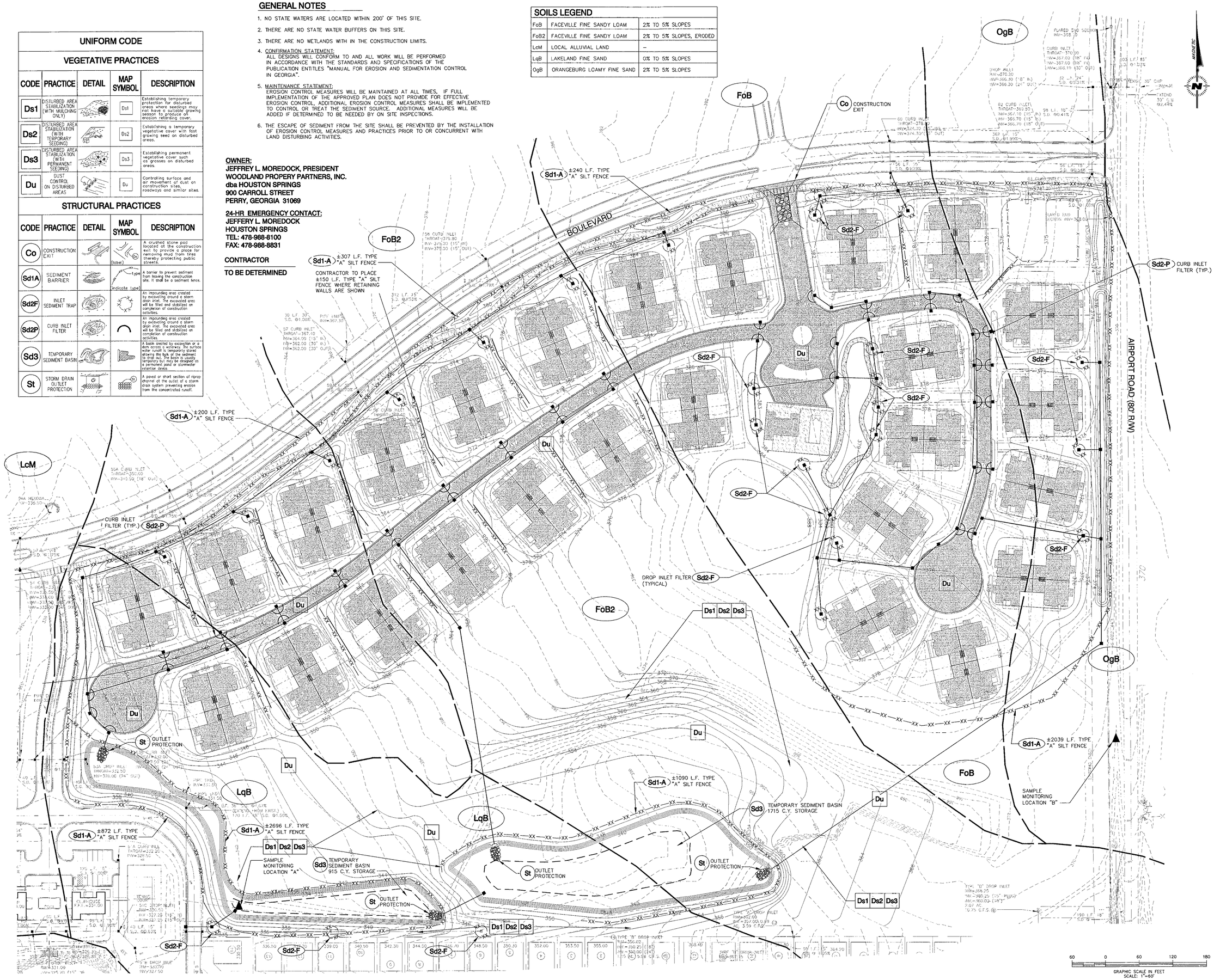
TO BE DETERMINED



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LEGEND

EXISTING

- EXIST. RIGHT-OF-WAY
- IRON PIN FOUND (IPF)
- CONC. R/W MONUMENT (CMF)
- EXISTING SPOT ELEV. (385.89)
- EXISTING CONTOUR (400)
- UTILITY POLE/GUY WIRE
- OVERHEAD POWER (OHP)
- UNDERGROUND TELEPHONE (UGT)
- WATER LINE (W)
- SANITARY SEWER (8" SS)
- SIGN
- MAILBOX
- FENCE
- TREE
- TREELINE
- UNPAVED ROAD
- SURVEY CONTROL POINT (18-752)
- CENTERLINE

PROPOSED

- CONTOURS (386)
- ASPHALT PAVING
- SIDEWALK
- DRIVEWAY
- WATER MAIN
- METER BOX/SERVICE LINE
- FIRE HYDRANT/VALVE
- MANHOLE
- SANITARY SEWER (SS)
- SANITARY CLEANOUT/SERVICE LINE
- RETAINING WALL
- STORM SEWER/CURB INLET
- STORM STRUCTURE # (B2)
- SIGNS
- LOT #'S (11A)
- INLET SEDIMENT TRAP
- CURB INLET FILTER
- SILT FENCE (—XX—XX—XX—)
- OUTLET PROTECTION

Revision	Date

Issued	Date

File Name: 30x42n.dwg | JMT Dwn. | RSC Dsgn. | JUNE 2005 Date

Permit-Seal

GEORGIA REGISTERED 16824 PROFESSIONAL ENGINEER ROBIN C. WEBB

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC
HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN FOR NPDES PERMIT GAR100003

Scale
1"=60'

Drawing No.
C6.0

Revision
0

Sheet
8 of 17

ORIGINAL SHEET - ARCH 12x24 (1) V:\171000388\CAD\PLOT\171000388-C6.02.dwg Layout: 30x42n 2005-06-28 09:31:04 by: bwebb

THIS NARRATIVE SUMMARIZES MAJOR REQUIREMENTS OF NPDES PERMIT GAR100003 BUT DOES NOT ADDRESS ALL SECTIONS OF THE PERMIT. THE PRIMARY PERMITTEE IS RESPONSIBLE FOR A THOROUGH UNDERSTANDING OF AND COMPLIANCE WITH ALL OF THE PERMIT CONDITIONS.

1. CONSTRUCTION MAY NOT BEGIN PRIOR TO FOURTEEN (14) DAYS FROM POSTMARK DATE ON SUBMITTED NOTICE OF INTENT (NOI).

2. THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (ESPCP) SHALL BE RETAINED ON SITE OR AT A READILY ACCESSIBLE LOCATION. PLANS SHALL BE MADE AVAILABLE TO EPD, DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT REVIEWING SOIL EROSION AND SEDIMENT CONTROL PLANS, OR TO THE LOCAL GOVERNMENT OPERATING THE MUNICIPAL SEPARATE SEWER SYSTEM.

3. STABILIZATION MEASURES
INTERIM STABILIZATION MEASURES WILL INCLUDE MULCHING AND TEMPORARY SEEDING. PERMANENT STABILIZATION MEASURES WILL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, SODDING, AND PRESERVATION OF MATURE VEGETATION. STABILIZATION MEASURES MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT WHERE THE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY ADVERSE WEATHER CONDITIONS STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, OR WHERE CONSTRUCTION ACTIVITY WILL RESUME WITHIN 21 DAYS FROM WHEN ACTIVITIES CEASED.

4. STRUCTURAL PRACTICES
STRUCTURAL PRACTICES TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS WILL INCLUDE SILT FENCE, DRAINAGE SWALES, SEDIMENT TRAPS, SUBSURFACE DRAINS, INLET PROTECTION, OUTLET PROTECTION, AND A SEDIMENT BASIN.

5. SEDIMENT BASINS
THE TWO SURFACE PONDS WILL SERVE AS SEDIMENT STORAGE. APPROXIMATELY 38.4 ACRES OF DISTURBED DRAINAGE AREA IS CONTROLLED BY THIS SEDIMENT BASIN. REQUIRED SEDIMENT STORAGE OF 2572.8 CY HAS BEEN MET. WHEN THE SEDIMENT FILLS TO A VOLUME OF 22 CUBIC YARDS PER ACRE FOR EACH ACRE OF DRAINAGE AREA, THE SEDIMENT SHALL BE REMOVED TO RESTORE THE ORIGINAL DESIGN VOLUME. ONCE THE FINAL STABILIZATION IS OBTAINED, THE SEDIMENT BASIN WILL BE RETURNED TO THE ORIGINAL DESIGN VOLUME. THE REMAINING AREAS WILL BE DETAINED VIA SILT FENCE AND INLET SEDIMENT TRAPS.

6. WASTE DISPOSAL
SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. SOLID WASTE FROM THIS PROJECT WILL BE DISPOSED AT A PERMITTED FACILITY IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS.

7. PETROLEUM SPILLS AND LEAKS
ANY LEAKS OR SPILLS OF PETROLEUM PRODUCTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTAIN, CONTROL, AND REMEDIATE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES, ORDINANCES AND LAWS.

CONTROL OF POLLUTANTS: POLLUTANTS OR POTENTIALLY HAZARDOUS MATERIALS, SUCH AS FUELS, LUBRICANTS, LEAD PAINT, CHEMICAL OR BATTERIES, SHALL BE TRANSPORTED, STORED AND UTILIZED IN A MANNER TO PREVENT LEAKAGE OR SPILLAGE INTO THE ENVIROMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPER AND LEGAL DISPOSAL OF ALL SUCH MATERIALS. EQUIPMENT, ESPECIALLY CONCRETE OR ASPHALT TRUCKS, SHALL NOT BE WASHED OR CLEANED OUT ON THE PROJECT EXCEPT IN AREAS WHERE UNUSED PRODUCT CONTAMINANTS CAN BE PREVENTED FROM ENTERING WATERWAYS.

8. INSPECTIONS

QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE MUST INSPECT THE FOLLOWING ITEMS AT THE REQUIRED TIME INTERVALS:

ITEM DESCRIPTION	DAILY	WEEKLY	AFTER 0.5-INCH RAIN	MONTHLY
INSPECT ALL AREAS WHERE PETROLEUM PRODUCTS ARE STORED, USED OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT	√			
INSPECT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING	√			
MEASURE 24-HOUR RAINFALL DEPTH	√			
INSPECT DISTURBED AREAS THAT HAVE NOT UNDERGONE FINAL STABILIZATION		√	√	
INSPECT AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND HAVE NOT UNDERGONE FINAL STABILIZATION		√	√	
INSPECT STRUCTURAL CONTROL MEASURES TO OBSERVE THAT THEY ARE OPERATING CORRECTLY		√	√	
INSPECT DISCHARGE POINTS TO OBSERVE THAT CONTROLS ARE EFFECTIVE IN PREVENTING IMPACTS TO RECEIVING WATERS		√	√	
INSPECT AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S)				√

THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION (NOT) IS SUBMITTED.

IF FOUND NECESSARY, THE ESPCP SHALL BE REVISED AS APPROPRIATE NOT LATER THAN 7 DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING EACH INSPECTION.

A REPORT SUMMARIZING THE SCOPE OF EACH INSPECTION AND THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE ESPCP AND ACTIONS TAKEN SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL FINAL STABILIZATION AND THE NOTICE OF TERMINATION IS SUBMITTED TO EPD. THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE ESPCP.

9. SAMPLING METHODOLOGY

TWO SAMPLING LOCATIONS WILL BE USED FOR THIS PROJECT ONE AT THE OUTFALL OF THE SEDIMENT BASIN AND THE SECOND AS INDICATED ON THE PLANS.

ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136, THE GUIDANCE DOCUMENT "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

A) SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
B) SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.
C) LARGE MOUTH, WELL CLEANED AND RINSED OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
D) SAMPLES 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 AUTOMATED ANALYSIS IS UTILIZED.
E) SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY MUST BE REPORTED TO EPD.

10. SAMPLING POINTS

ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S) AT LOCATIONS INDICATED ON THE PLAN SHALL BE SAMPLED IN ACCORDANCE WITH PART IV.D.5.c.

11. SAMPLING FREQUENCY

SAMPLING MUST BE PERFORMED AT THE MOST APPROPRIATE TIME TO ACCURATELY MEASURE THE TURBIDITY OF THE STORM WATER LEAVING THE SITE. THIS MEANS THAT THE SAMPLE MAY NOT NECESSARY NEED TO BE TAKEN AT THE TIME OF SPECIFIED RAIN ACCUMULATION, BUT AFTER THE MAXIMUM RUNOFF VOLUME FROM THE SPECIFIED ACCUMULATION HAS BEEN TRANSPORTED THROUGH THE STORMWATER MANAGEMENT SYSTEM AND HAS REACHED THE SAMPLING POINT. FOR A QUALIFYING EVENT, SAMPLES MUST BE TAKEN WITHIN 45 MINUTES OF:

A) THE ACCUMULATION OF THE MINUMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION, OR
B) THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.

SAMPLING SHALL OCCUR FOR THE FOLLOWING EVENTS, DURING NORMAL BUSINESS HOURS THAT OCCURS AFTER CLEARING AND GRUBBING ACTIVITIES HAVE BEEN COMPLETED.

A) THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES
B) THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED
C) IF BMPS ARE FOUND TO BE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE IMPLEMENTED WITHIN 2 BUSINESS DAYS AND SAMPLING PERFORMED FOR THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES

12. REPORTING

A SUMMARY OF THE MONITORING RESULTS MUST BE SUBMITTED TO THE APPROPRIATE EPD OFFICE BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD AND MUST INCLUDE INFORMATION SPECIFIED IN PART IV.E.2. THE REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G. OF THE PERMIT AND UNTIL SUCH TIME AS A NOTICE OF TERMINATION IS SUBMITTED. REPORTS MUST BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL.

13. RETENTION OF RECORDS

A COPY OF THE ESPCP MUST BE RETAINED AT THE CONSTRUCTION SITE OR READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. ALL DOCUMENTATION RELATING TO THE PERMIT MUST BE RETAINED BY THE PRIMARY PERMITTEE FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION.

CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

CERTIFICATIONS

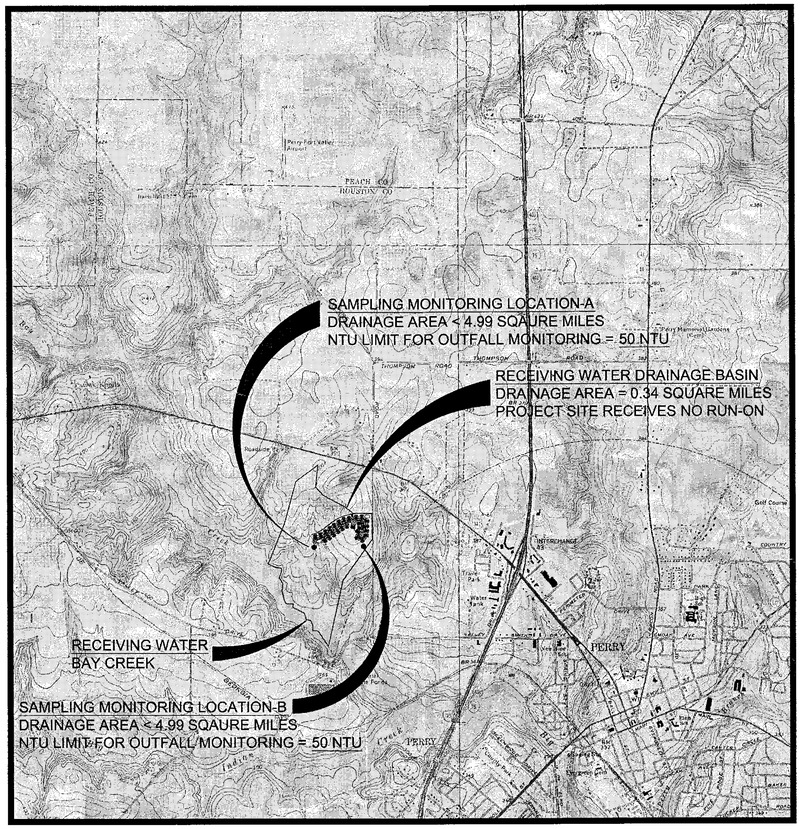
"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA' PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUT FALLS 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 THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN PROVIDES FOR THE MONITORING OF: (A) ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES, OR (B) WHERE ANY SUCH SPECIFIC IDENTIFIED PERENNIAL OR INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED. I HAVE DETERMINED IN MY PROFESSIONAL JUDGMENT UTILIZING THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT NO. GAR 100001 THAT THE INCREASE IN THE TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLED RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN THE TURBIDITY OF A SPECIFIC IDENTIFIED UNSAMPLED RECEIVING WATER."

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO ENGINEERING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE ENGINEER AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNATURE DATE



QUADRANGLES SHOWN:

SCALE: NTS

REFERENCE - "DeLorme XMap, Version 3.0, 2001

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Legend

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg	JMT Dwn.	RSC Dsgn.	JUNE 2005 Date

Permit-Seal

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
NPDES-DRAINAGE AREA MAP, SAMPLE MONITORING LOCATION, METHODS AND PROCEDURES

Scale
N.T.S.

Drawing No.
C6.1

Revision
0

Sheet
9 of 17

ORIGINAL SHEET - ANSI (24x36) V:\171\active\171000388\civil\2388Map\000388C-NPDES-C.dwg 2005-06-27 08:26:14 by jtyree

SITE DESCRIPTION

THE PROJECT WILL CONSIST OF 104 ATTACHED SINGLE FAMILY RESIDENCES WITH 2590 S.F. FINISHED FLOOR SIZE, DRIVEWAY IMPROVEMENTS, PARKING SPACES AND MISCELLANEOUS CONSTRUCTION ITEMS. SOIL DISTURBING ACITIVITIES WILL INCLUDE CLEARING AND GRUBBING, INSTALLATION OF A STABILIZED CONSTRUCTION ENTRANCE/EXIT AND PERIMETER EROSION AND SEDIMENT CONTROLS, SITE GRADING, INSTALLATION OF STORMWATER INFRASTRUCTURE, ROAD CONSTRUCTION INCLUDING PARKING AREAS, AND PREPARATION OF FINAL GRADES FOR PERMANENT PLANTING AND SEEDING.

SURROUNDING LAND USE IS RESIDENTIAL AND COMMERCIAL. CONSTRUCTION OF THE PROPOSED PROJECT WILL NOT ADVERSELY AFFECT SURROUNDING AREAS.

TOTAL SITE AREA = 111.96 ACRES
TOTAL DISTURBED AREA = 38.4 ACRES

PEAK RUNOFF, 100-YEAR STORM, PRE-DEVELOPMENT = 60.71 CFS
RUNOFF COEFFICIENT, PRE-DEVELOPMENT = 0.40

PEAK RUNOFF, 100-YEAR STORM, POST-DEVELOPMENT = 139.55 CFS
RUNOFF COEFFICIENT, POST-DEVELOPMENT = 0.59
Q_{100} TOTAL LEAVING SITE = 15.73 CFS
Q_{100} LEAVING SITE FROM DETENTION OUTLET STRUCTURE POND A = 15.73 CFS

SOD INSTALLATION

ALL AREAS ADJACENT TO PROTECT SHALL BE SODDED WITH "ZOYSIA" TYPE SOD. ALL AREAS AROUND RETENTION/DETENTION PONDS SHALL BE GRASSED

VEGETATION SCHEDULE

TEMPORARY VEGETATION

TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE EFFECTIVE STABILAZATION. PLANTING SHALL MEET ALL REQUIREMENTS SPECIFIED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA". THE FOLLOWING TABLE SUMMARIZES THE PLANTING SCHEDULE FOR TEMPORARY VEGETATION:

	LBS/ ACRE	LBS/ 1000 SF	RECOMMENDED PLANTING DATE	ACCEPTABLE PLANTING DATE
RYEGRASS, ANNUAL				
alone	40	0.9	9/16 - 12/31	8/16 - 3/31
MILLET, BROWNTOP				
alone	40	0.9	4/16 - 6/30	4/1 - 7/15

LIME AND FERTILIZER APPLICATION - TEMPORARY VEGETATION

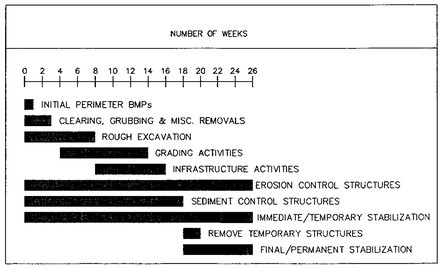
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1000 SQ.FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

PERMANENT VEGETATION

PERMANENT VEGETATION SHALL BE ESTABLISHED IMMEDIATELY ON AREAS REACHING FINAL GRADE AND IN AREAS THAT WILL REMAIN UNDISTURBED FOR LONGER THAN SIX MONTHS. THE FOLLOWING TABLE SUMMARIZES THE PLANTING SCHEDULE FOR THESE SPECIES:

SPECIES	LBS/ ACRE	LBS/ 1000 SF	RECOMMENDED PLANTING DATE	ACCEPTABLE PLANTING DATE
BERMUDA, COMMON (hulled seed)				
alone	10	0.2	3/16 - 5/31	2/16 - 6/30
with other perennials	6	0.1		
BERMUDA, COMMON (unhulled seed)				
with temporary cover	10	0.2	11/1 - 1/31	11/1 - 1/31
with other perennials	6	0.1		

CONSTRUCTION ACTIVITIES SCHEDULE



THIS SCHEDULE IS NOT INTENDED TO BE CONTRACTUAL. THIS SCHEDULE IS TO BE USED AS A QUICK GUIDE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES.

START DATE:

CONTRACTOR TO INDICATE ABOVE THE ACTUAL START DATE

LIME AND FERTILIZER APPLICATION - PERMANENT VEGETATION

AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. AGRICULTURAL LIME SHALL MEET THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE. LIME APPLICATION SHALL ADDITIONALLY MEET ALL REQUIREMENTS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

FERTILIZER SHALL BE APPLIED ACCORDING TO THE FOLLOWING GUIDELINES:

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	1ST	6-12-12	1500 LB/AC	50-100 LB/AC 1/2/
	2ND	6-12-12	1000 LB/AC	---
	MAINT.	10-10-10	400 LB/AC	30 LB/AC
2. WARM SEASON GRASSES	1ST	6-12-12	1500 LB/AC	50-100 LB/AC 2/6/
	2ND	6-12-12	800 LB/AC	50-100 LB/AC 2/
	MAINT.	10-10-10	400 LB/AC	30 LB/AC

1/ APPLY IN SPRING FOLLOWING SEEDING
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES

FERTILIZER APPLICATION SHALL ADDITIONALLY MEET ALL REQUIREMENTS SPECIFIED IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

"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."

"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."

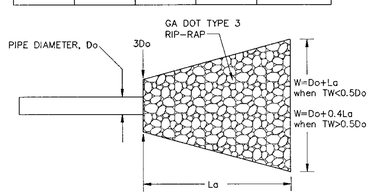
NOTES:
1. CONFIRMATION STATEMENT:
ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".

2. MAINTENANCE STATEMENT:
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 CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON SITE INSPECTIONS.

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

EROSION AND SEDIMENTATION CONTROL DETAILS

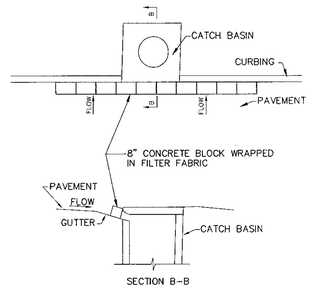
OUTLET PROTECTION FOR STORM PIPES				
PIPE DIAM. (Do)	Wd	L	W	AREA OF RIP RAP (SF)
15"	4'	10'	12'	80 SF
18"	5'	18'	20'	225 SF
24"	6'	20'	20'	260 SF
30"	8'	22'	30'	418 SF



NOTES:
1. RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC.

2. THICKNESS OF APRON SHALL EQUAL 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".

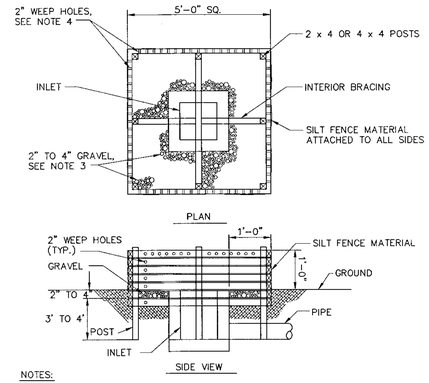
St **STORM DRAIN OUTLET PROTECTION**
N.T.S.



NOTE:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.

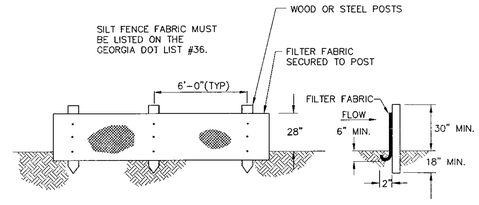
2. FILTER TO BE REMOVED IMMEDIATLY IF TRAFFIC HAZARDS ARE OBSERVED OR REPORTED.

Sd2-P **CURB INLET FILTER**
N.T.S.

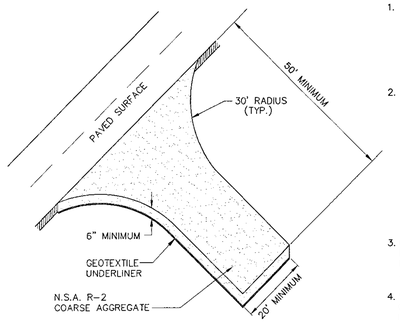


NOTES:
1. THE SEDIMENT BOX TO BE MADE OF 1x4" BOARDS SPACED A MAXIMUM OF 1" APART OR OF PLYWOOD WITH 2" WEEP HOLES.
2. DIMENSIONS OF THE BOX WILL VARY ACCORDING TO THE SIZE OF THE INLET AND THE DEPTH OF THE BASIN.
3. PLACE GRAVEL INSIDE THE BOX ALL AROUND THE INLET TO A DEPTH OF 2" TO 4".
4. SPACE THE WEEP HOLES APPROXIMATELY 6" O.C. VERTICAL AND 6" O.C. HORIZONTAL WHERE PLYWOOD IS USED.

Sd2-F **TEMPORARY SEDIMENT TRAP**
N.T.S.



Sd1-A **TYPE "A" SILT FENCE**
N.T.S.



1. WASHING: WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP.

2. MAINTENANCE: THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

3. CRUSHED STONE FOR CONSTRUCTION EXIT SHALL BE PLACED ON NONWOVEN NEEDLE PUNCHED GEOFABRIC MEETING AASHTO M288-98.

4. SUBGRADE SHALL MEET REQUIREMENTS OF AASHTO M288-98 (CBR>3) OR M288-96 (1<CBR<3).

Co **TEMPORARY CONSTRUCTION EXIT**
N.T.S.

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Notes

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GEORGIA REGISTERED NO. 18924 PROFESSIONAL ENGINEER ROBIN G. WEISS

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC
HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
NPDES-EROSION AND SEDIMENTATION CONTROL, NOTES AND DETAILS

Scale
N.T.S.

Drawing No.
C6.2

Revision
0

Sheet
10 of 17

ORIGINAL SHEET - ARCH (30.00 x 42.00) X:\171000388\cad\171000388sht_001.dwg 2005-06-27 08:58PM By: jjarvis

NOTES:

1. ALL WATER SERVICE LINES AND SANITARY SEWER LINES SHALL HAVE 10' SEPARATION.
2. CONFIRMATION STATEMENT:
   ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLES "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA".
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4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

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LEGEND

EXISTING

EXIST. RIGHT-OF-WAY	
IRON PIN FOUND	IPF
CONC. R/W MONUMENT	CMF
EXISTING SPOT ELEV.	385.89
EXISTING CONTOUR	400
UTILITY POLE/GUY WIRE	
OVERHEAD POWER	OHP
UNDERGROUND TELEPHONE	UGT
WATER LINE	W
SANITARY SEWER	8" SS
SIGN	
MAILBOX	
FENCE	
TREE	
TREELINE	
UNPAVED ROAD	
SURVEY CONTROL POINT	TR-752
CENTERLINE	

PROPOSED

CONTOURS	386
ASPHALT PAVING	
SIDEWALK	
DRIVEWAY	
WATER MAIN	
METER BOX/SERVICE LINE	
FIRE HYDRANT/VALVE	
MANHOLE	
SANITARY SEWER	SS
SANITARY CLEANOUT/SERVICE LINE	
RETAINING WALL	
STORM SEWER/CURB INLET	
STORM STRUCTURE #	(#2)
SIGNS	
LOT #'S	11A

Revision / Date

Issued / Date

File Name: 30x42n.dwg | JMT Dwn. | RSC Dsgn. | JUNE 2005 Date

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GEORGIA REGISTERED NO 16824 PROFESSIONAL ENGINEER ROBIN C. WEBB

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
SITE UTILITY PLAN

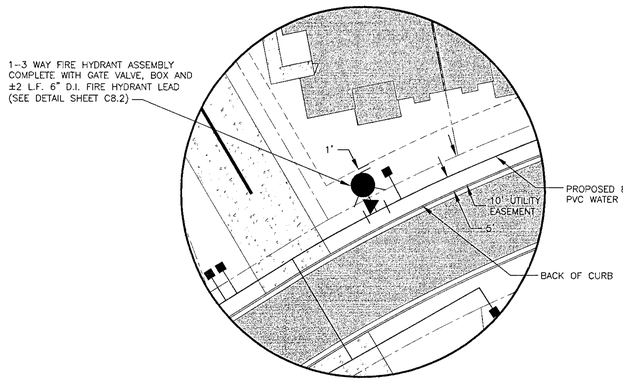
Scale
1"=60'

Drawing No.
C7.0

Revision
0

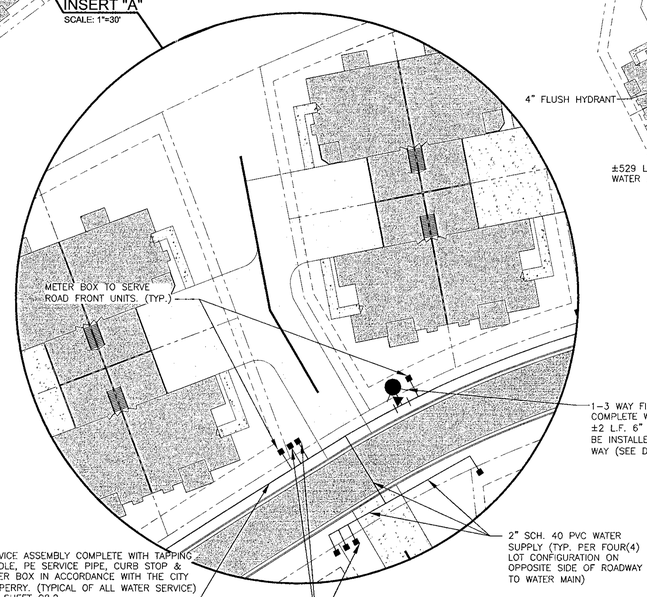
Sheet
11 of 17

ORIGINAL SHEET - ARCH (30x42) I:\ATTD\Jobs\171000388\civil\30388.dwg\30388C-109.dwg
Oct 06, 2005 - 10:12am By jmm



FIRE HYDRANT LAYOUT TYPICAL
SCALE: 1"=20'

INSERT "A"
SCALE: 1"=30'



NOTES:

1. ALL WATER MAINS AND WATER SERVICE LINE MUST HAVE A MINIMUM OF 10' SEPARATION FROM SANITARY SEWER MAINS OR SANITARY SERVICE LINES. IF THIS IS NOT POSSIBLE THEN THE SANITARY SEWER MAIN/SERVICE LINE SHALL BE D.I. PIPE AND ENCASED IN CONCRETE.
2. ALL CONSTRUCTION SHALL MEET CITY OF PERRY UTILITY DEPARTMENT STANDARDS.
3. ALL WATER SERVICE LINES THAT CROSS ROAD SHALL BE INSTALLED WITH CASING PER CITY OF PERRY STANDARDS.
4. CONFIRMATION STATEMENT:
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6. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

60 0 60 120 180
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

ORIGINAL SHEET - ARCH (30x42) \\STN-pdf\171000388\Cad\C3D\Plan_C3D\Plan_Layouts\C3D\C-1WATER.dwg
XREF: C-1 WATER, Xp, Xplans

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EXIST. RIGHT-OF-WAY	
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CONC. R/W MONUMENT	CMF
EXISTING SPOT ELEV.	+385.89
EXISTING CONTOUR	400
UTILITY POLE/GUY WIRE	
OVERHEAD POWER	OHP
UNDERGROUND TELEPHONE	UGT
WATER LINE	W
SANITARY SEWER	8" SS
SIGN	
MAILBOX	
FENCE	
TREE	
TREELINE	
UNPAVED ROAD	
SURVEY CONTROL POINT	TR-752
CENTERLINE	
PROPOSED	
CONTOURS	386
ASPHALT PAVING	
SIDEWALK	
DRIVEWAY	
WATER MAIN	
METER BOX/SERVICE LINE	
FIRE HYDRANT/VALVE	
MANHOLE	
SANITARY SEWER	SS
SANITARY CLEANOUT/SERVICE LINE	
RETAINING WALL	
STORM SEWER/CURB INLET	
STORM STRUCTURE #	(#)
SIGNS	
LOT #'S	11A

Revision	Date

Issued	Date

File Name: 30x42n.dwg | JMT Dwn. | RSC Dsgn. | JUNE 2005 Date

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GEORGIA REGISTERED NO. 16824 PROFESSIONAL ENGINEER ROBIN C. WEBB

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

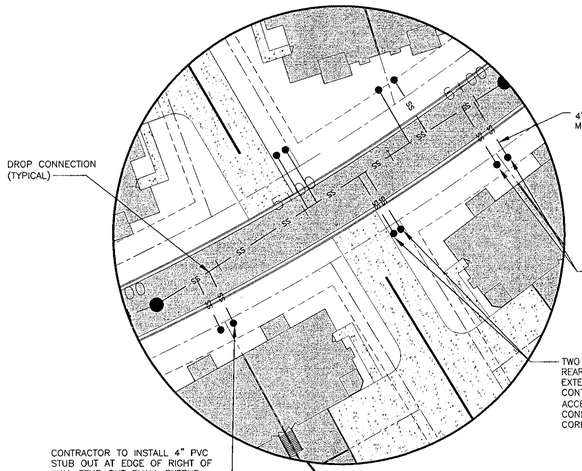
Title
WATER LAYOUT PLAN

Scale
1"=60'

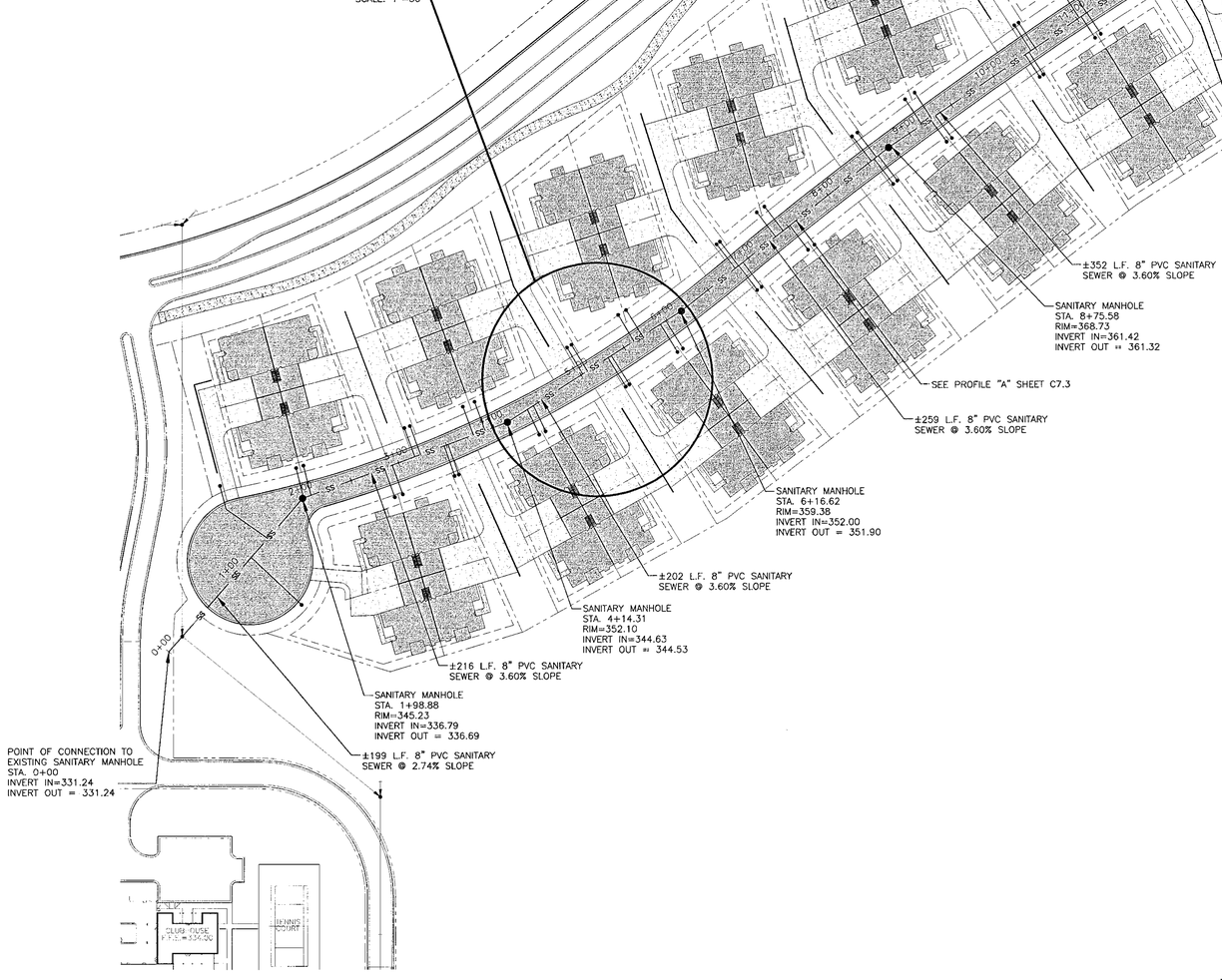
Drawing No.
C7.1

Revision
0

Sheet
12 of 17



TYPICAL
SCALE: 1"=30'



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CONC. R/W MONUMENT CMF
EXISTING SPOT ELEV. +385.89
EXISTING CONTOUR 400
UTILITY POLE/GUY WIRE
OVERHEAD POWER OHP
UNDERGROUND TELEPHONE UGT
WATER LINE W
SANITARY SEWER 8" SS
SIGN
MAILBOX
FENCE
TREE
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UNPAVED ROAD
SURVEY CONTROL POINT TR-752
CENTERLINE

PROPOSED
CONTOURS 386
ASPHALT PAVING
SIDEWALK
DRIVEWAY
WATER MAIN
METER BOX/SERVICE LINE
FIRE HYDRANT/VALVE
MANHOLE
SANITARY SEWER SS
SANITARY CLEANOUT/SERVICE LINE
RETAINING WALL
STORM SEWER/CURB INLET
STORM STRUCTURE # 824
SIGNS
LOT #'S 11A

Revision	Date

Issued	Date

File Name: 30x42n.dwg | JMT Dwn. | RSC Dsgn. | JUNE 2005 Date

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Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
SANITARY SEWER PLAN

Scale
1"=60'

Drawing No.
C7.2

Revision
0

Sheet
13 of 17

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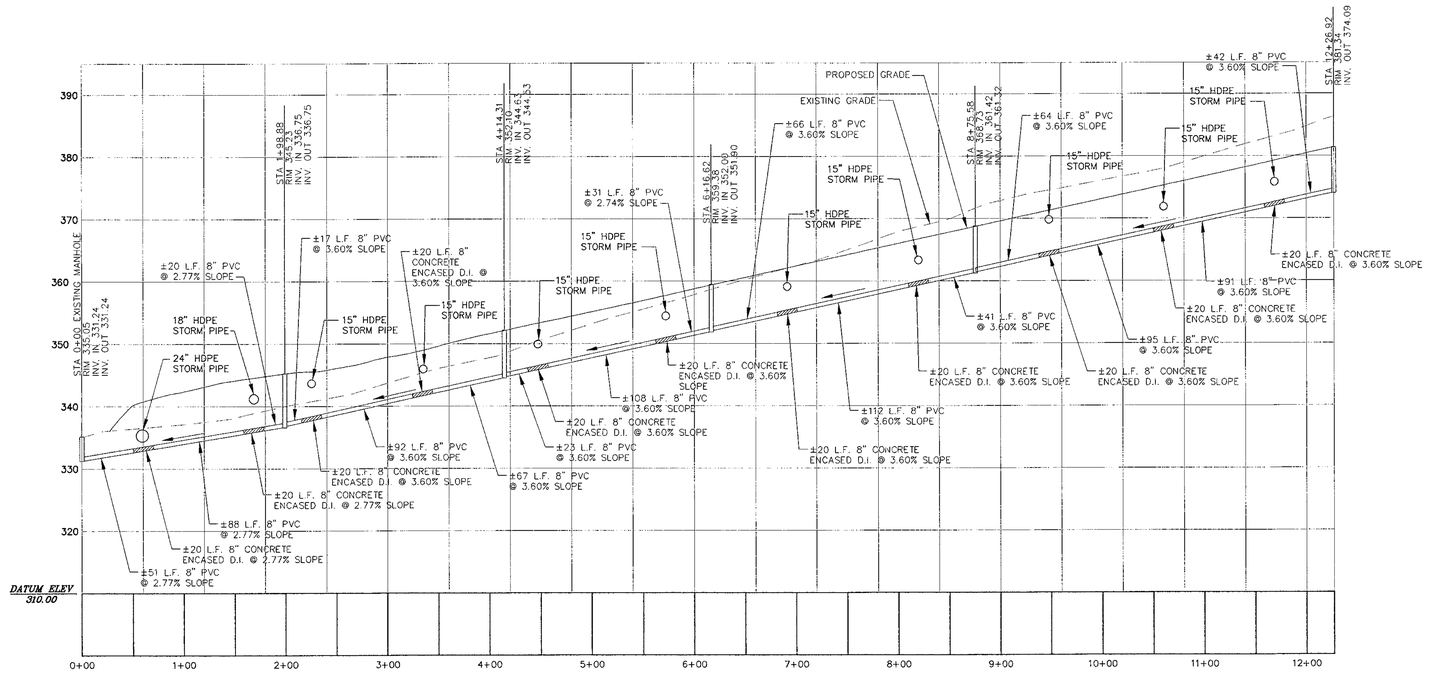
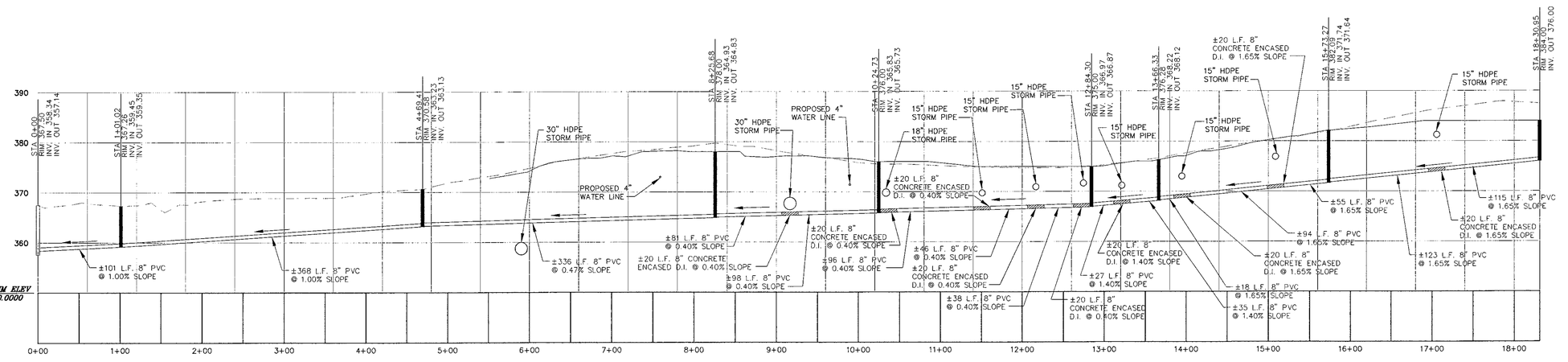


PROFILE - SANITARY SEWER LINE "A"
SCALE: 1"=60' HORZ., 1"=10' VERT.



PROFILE - SANITARY SEWER LINE "B"
SCALE: 1"=60' HORZ., 1"=10' VERT.

NOTE:
FOR SANITARY SEWER UNDER STORM PIPE NO JOINTS SHALL BE ENCASED IN CONCRETE.
CONTRACTOR TO USE FULL 20' D.I. STICKS

ORIGINAL SHEET - ANSI A (30x42) I:\171000388\civil\171000388_QUAIL RUN.dwg\QUAIL PROFILES.dwg
2005-06-27 9:31AM By: jsimms

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Notes

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	Dwn.	Dsgn.	Date

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Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

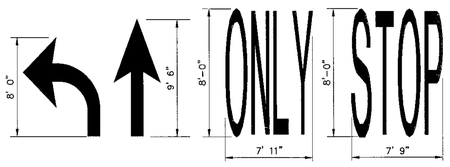
Title
SANITARY SEWER PROFILES

Scale
AS SHOWN

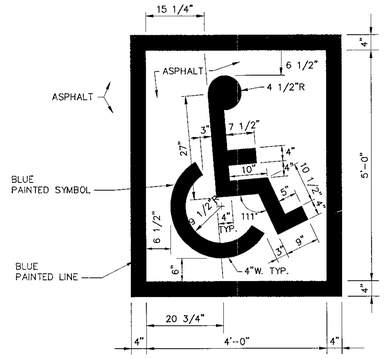
Drawing No.
C7.3

Revision
0

Sheet
14 of 17



PAINTED PAVEMENT MARKINGS DETAILS
N.T.S.



HANDICAP PAINTED SYMBOL
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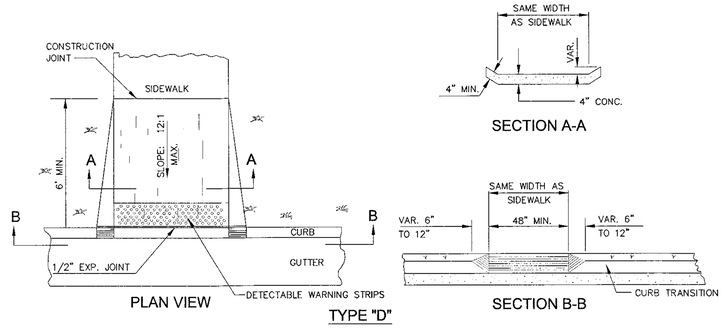
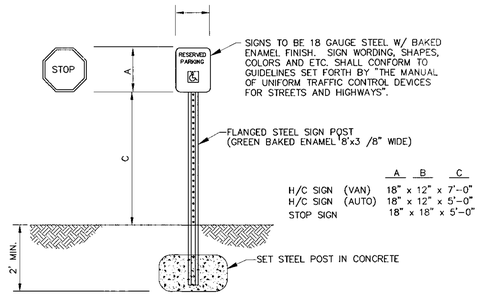


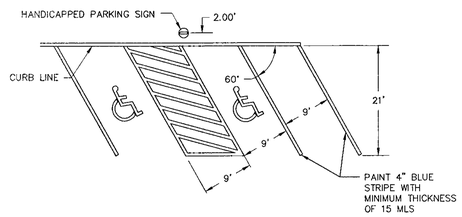
TYPE "D"

HANDICAP RAMP
N.T.S.



	A	B	C
H/C SIGN (VAN)	18"	x 12"	x 7'-0"
H/C SIGN (AUTO)	18"	x 12"	x 5'-0"
STOP SIGN	18"	x 18"	x 5'-0"

DETAIL - SIGNAGE
N.T.S.



HANDICAPPED PARKING STRIPING DETAIL
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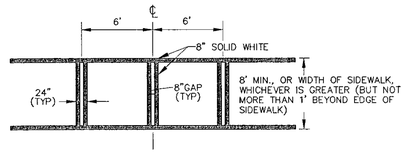
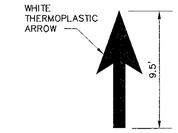
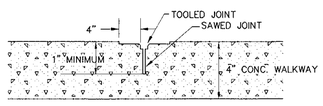


CROSSWALK DETAIL
N.T.S.

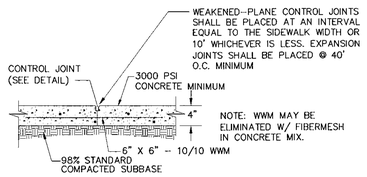
STOP BAR DETAIL
N.T.S.



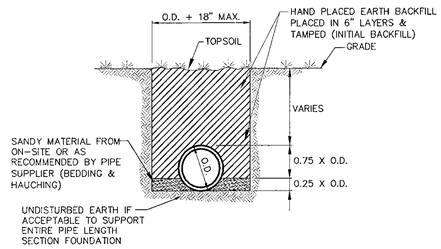
PAINTED PAVEMENT MARKINGS DETAIL
N.T.S.



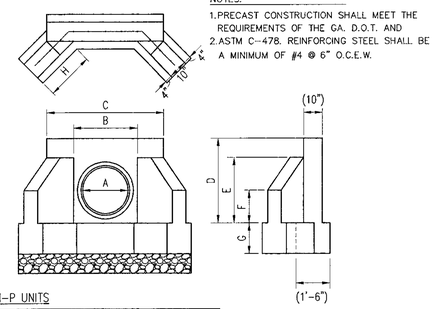
DETAIL - CONTROL JOINT
N.T.S.



DETAIL - CONCRETE WALKWAY
N.T.S.



STORM SEWER BEDDING (ALL TYPES)
N.T.S.



ENGLISH I-P UNITS

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
12"	1'-8"	4'-0"	2'-6"	1'-8"	1'-2"	1'-3"	1'-7"
15"	2'-0"	4'-4"	2'-10"	2'-0"	1'-3"	1'-3"	1'-7"
18"	2'-4"	4'-8"	3'-2"	2'-4"	1'-4"	1'-3"	1'-7"
24"	2'-10"	5'-2"	3'-8"	2'-10"	1'-5"	1'-4"	2'-1"
30"	3'-6"	5'-10"	4'-4"	3'-6"	1'-9"	1'-6"	2'-5"
36"	4'-0"	6'-4"	4'-10"	4'-0"	2'-0"	1'-8"	2'-11"
42"	4'-6"	6'-10"	5'-4"	4'-6"	2'-3"	2'-0"	3'-6"
48"	5'-2"	7'-6"	6'-0"	5'-2"	2'-6"	2'-0"	4'-0"
54"	5'-9"	8'-1"	6'-7"	5'-9"	2'-9"	2'-0"	4'-6"
60"	6'-4"	8'-8"	7'-2"	6'-4"	3'-0"	2'-2"	5'-0"

PRECAST CONCRETE HEADWALL
N.T.S.

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Legend

Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg	JMT Dwn.	RSC Dsgn.	JUNE 2005 Date

Permit-Seal

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
MISCELLANEOUS DETIALS

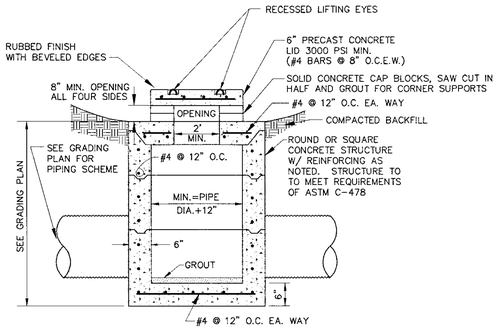
Scale
N.T.S.

Drawing No.
C8.0

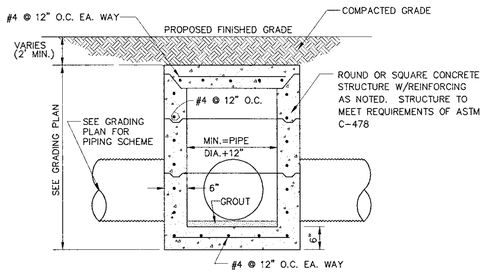
Revision
0

Sheet
15 of 17

ORIGINAL SHEET - ARCH (30x42) I:\171000.sub\171000388\CAD\PRE-dwg\C8000_171000.dwg
2006-06-27 08:08PM By jjones



YARD INLET DETAIL
N.T.S.



BLIND JUNCTION BOX DETAIL
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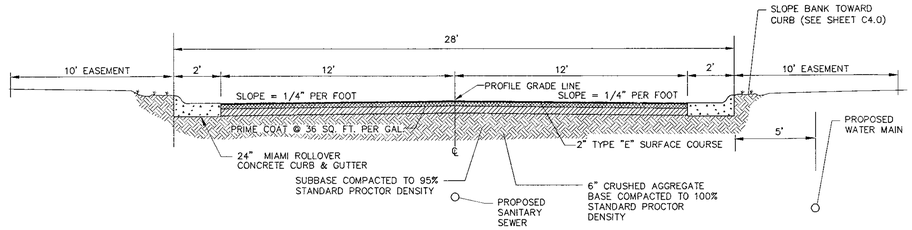

TYPICAL SECTION FOR ROADWAY
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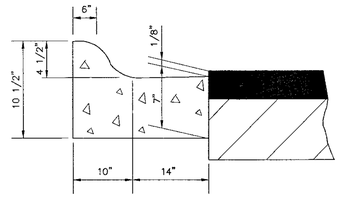
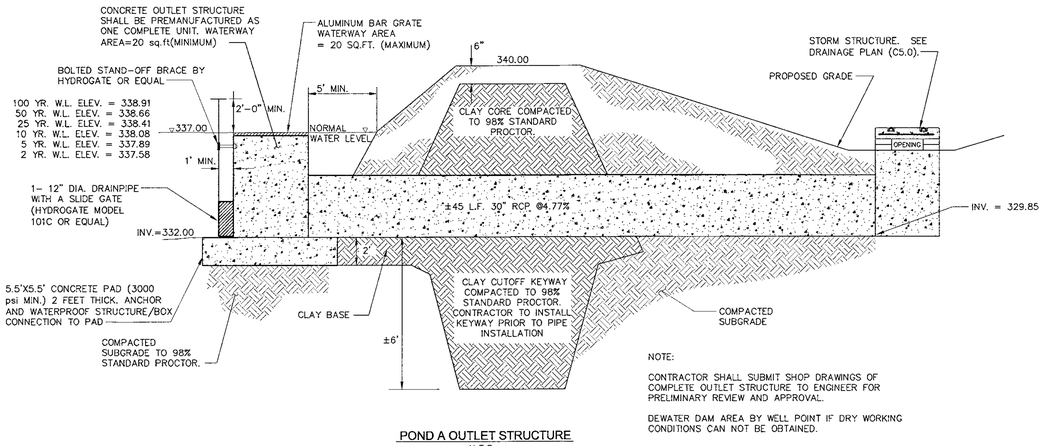


MIAMI CURB & GUTTER DETAIL
N.T.S.

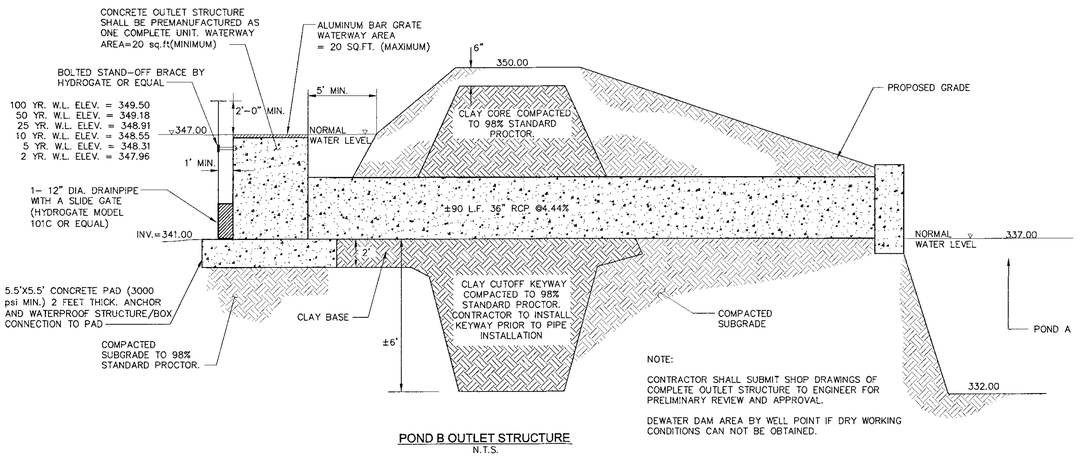


NOTE:

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF COMPLETE OUTLET STRUCTURE TO ENGINEER FOR PRELIMINARY REVIEW AND APPROVAL.

DEWATER DAM AREA BY WELL POINT IF DRY WORKING CONDITIONS CAN NOT BE OBTAINED.

POND A OUTLET STRUCTURE
N.T.S.

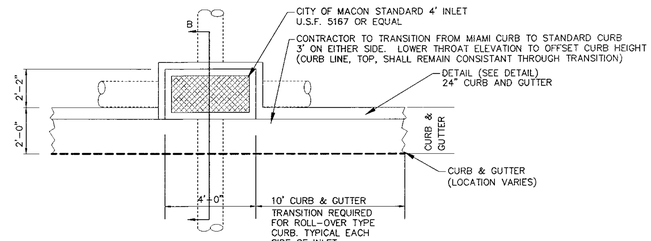


NOTE:

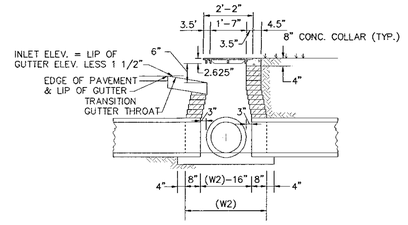
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF COMPLETE OUTLET STRUCTURE TO ENGINEER FOR PRELIMINARY REVIEW AND APPROVAL.

DEWATER DAM AREA BY WELL POINT IF DRY WORKING CONDITIONS CAN NOT BE OBTAINED.

POND B OUTLET STRUCTURE
N.T.S.



PLAN



SECTION B
CURB INLET
FLUSH WITH CURB TYPE
N.T.S.

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Notes

Revision	Date

Issued	Date

File Name: 30x42n.dwg	JMT	RSC	JUNE, 2005
	Dwn.	Dsgn.	Date

Permit-Seal

GEORGIA REGISTERED NO. 18929 PROFESSIONAL ENGINEER 6-21-05

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
MISCELLANEOUS DETAILS

Scale
N.T.S.

Drawing No.
C8.1

Revision
0

Sheet
16 of 17

ORIGINAL SHEET - ANSI D (34.00 x 22.00) N:\171000388\Engineering\CAD\Sheets\C8.1.dwg
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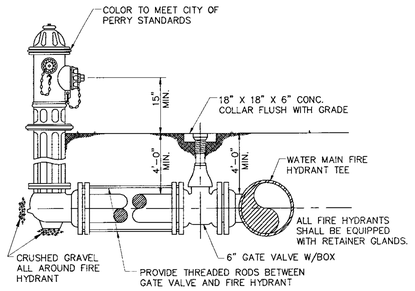
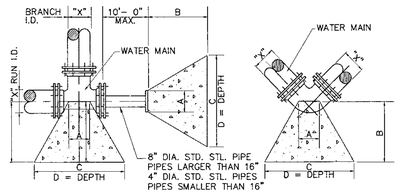


DETAIL - FIRE HYDRANT SETTING
N.T.S.



BLOCKING DIMENSIONS

BENDS

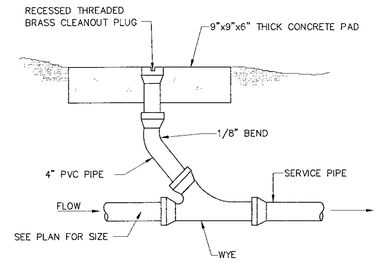
	X	A	B	C	D
90° BEND	4"	6"	8"	1'-2"	1'-2"
	6"	8"	1'-2"	1'-10"	1'-10"
	8"	9"	1'-6"	2'-4"	2'-4"
	10"	11"	1'-10"	3'-0"	3'-0"
	12"	12"	2'-2"	3'-6"	3'-6"
45° BEND	4"	6"	6"	1'-0"	1'-0"
	6"	8"	9"	1'-4"	1'-4"
	8"	9"	1'-0"	1'-10"	1'-10"
	10"	11"	1'-2"	2'-2"	2'-2"
	12"	12"	1'-6"	2'-8"	2'-8"
11 1/4° BEND	4"	6"	6"	1'-0"	1'-0"
	6"	8"	6"	1'-0"	1'-0"
	8"	9"	8"	1'-4"	1'-4"
	10"	11"	8"	1'-8"	1'-8"
	12"	12"	10"	1'-10"	1'-10"
22 1/2° BEND	4"	6"	6"	1'-0"	1'-0"
	6"	8"	6"	1'-0"	1'-0"
	8"	9"	6"	1'-0"	1'-0"
	10"	11"	6"	1'-2"	1'-2"
	12"	12"	6"	1'-4"	1'-4"

TEES & DEAD ENDS

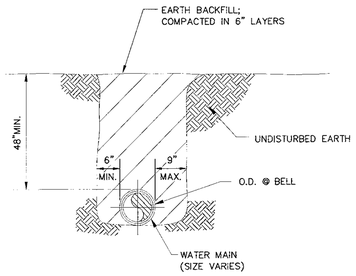
X	A	B	C	D
4"	6"	6"	1'-0"	1'-0"
6"	8"	10"	1'-6"	1'-6"
8"	9"	1'-9"	2'-0"	2'-0"
10"	11"	1'-6"	2'-6"	2'-6"
12"	12"	1'-10"	3'-0"	3'-0"

NOTE: 150 P.S.I. TEST PRESSURE
SOIL BEARING OF 2000 P.S.F.
3000 P.S.I. CONCRETE
ALL C AND D'S HAVE MIN. OF 1'-0"

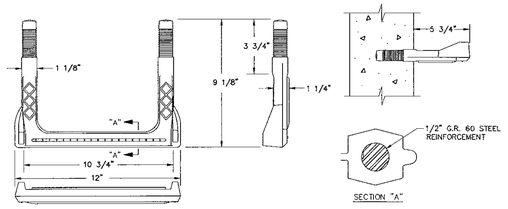
DETAIL - THRUST BLOCK
N.T.S.



DETAIL - CLEANOUT TO GRADE
N.T.S.

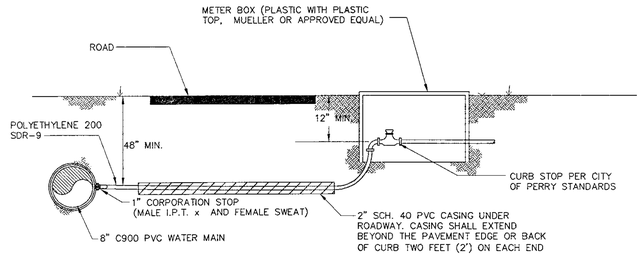


TYPICAL WATER LINE BEDDING
N.T.S.

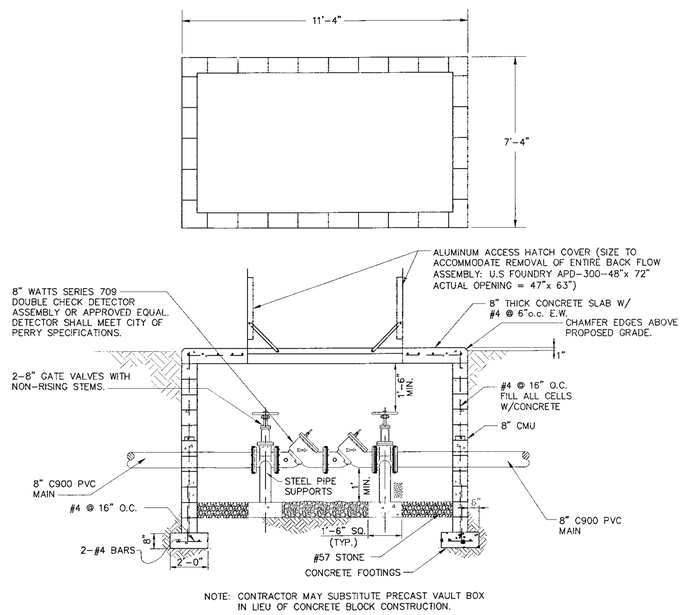


NOTE: ALL MANHOLE STEPS IN MANHOLE OR OTHER STRUCTURES TO BE M.A. INDUSTRIES, MODEL PSI-PF, OR APPROVED EQUAL. STEPS TO BE SPACED 12" O.C. AND VERTICALLY ALIGNED.

DETAIL - PVC MANHOLE STEPS
N.T.S.

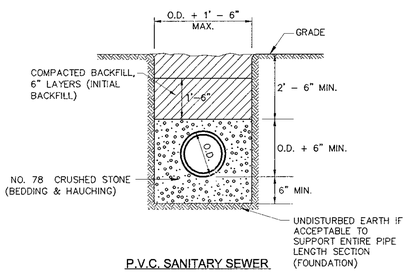


STANDARD DETAIL OF SERVICE CONNECTION FOR RESIDENTIAL PODS
N.T.S.

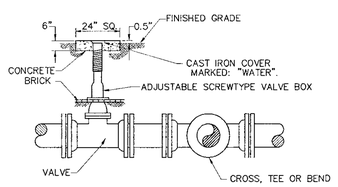


NOTE: CONTRACTOR MAY SUBSTITUTE PRECAST VAULT BOX IN LIEU OF CONCRETE BLOCK CONSTRUCTION.

DOUBLE CHECK DETECTION VALVE & VAULT
N.T.S.

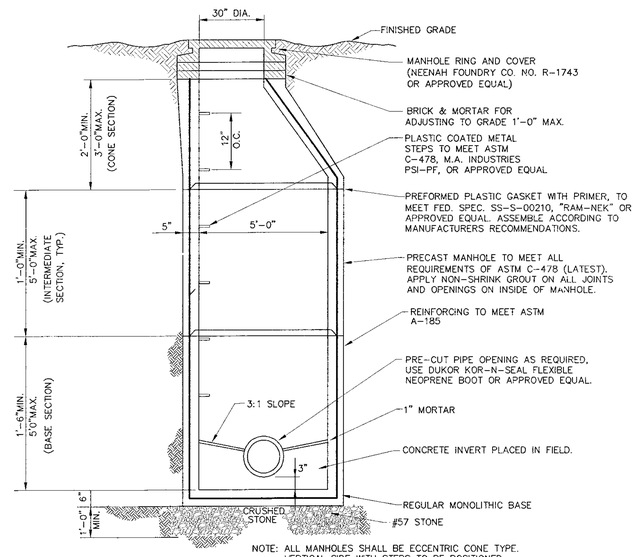


P.V.C. SANITARY SEWER
BEDDING DETAIL - GRAVITY SEWER
N.T.S.



NOTE: ALL VALVES TO BE EQUIPPED WITH RETAINER GLANDS.

VALVE SETTING AND BOX DETAIL
N.T.S.



NOTE: ALL MANHOLES SHALL BE ECCENTRIC CONE TYPE. VERTICAL SIDE WITH STEPS TO BE POSITIONED OVER INVERT SHELF AND AWAY FROM DROP CONNECTIONS.

DETAIL - PRECAST MANHOLE
N.T.S.

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Notes

Revision — Date

Issued — Date

File Name: 30x42n.dwg | Dwn. JMT | Dsgn. RSC | Date JUNE 2005

Permit-Seal

GEORGIA REGISTERED No. 19824 PROFESSIONAL ENGINEER ROBIN C. WEED

Project No.
171000388

Client/Project
WOODLAND PROPERTY PARTNERS, INC

HOUSTON SPRINGS DEVELOPMENT
QUAIL RUN SUBDIVISION
Perry, Georgia

Title
MISCELLANEOUS DETAILS

Scale
N.T.S.

Drawing No.
C8.2

Revision
0

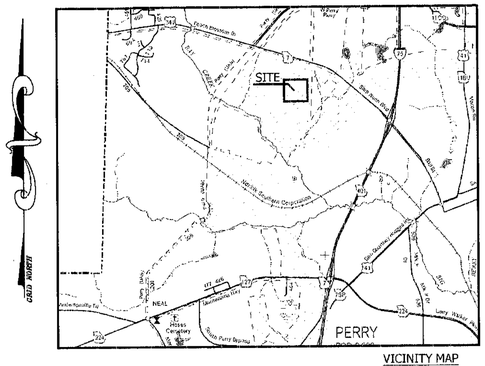
Sheet
17 of 17

ORIGINAL SHEET - ARCH (30x42) I:\171000388\civil\171000388_MISBP.dwg\LAYOUT1 2005-06-07 14:53:34 By: jjones

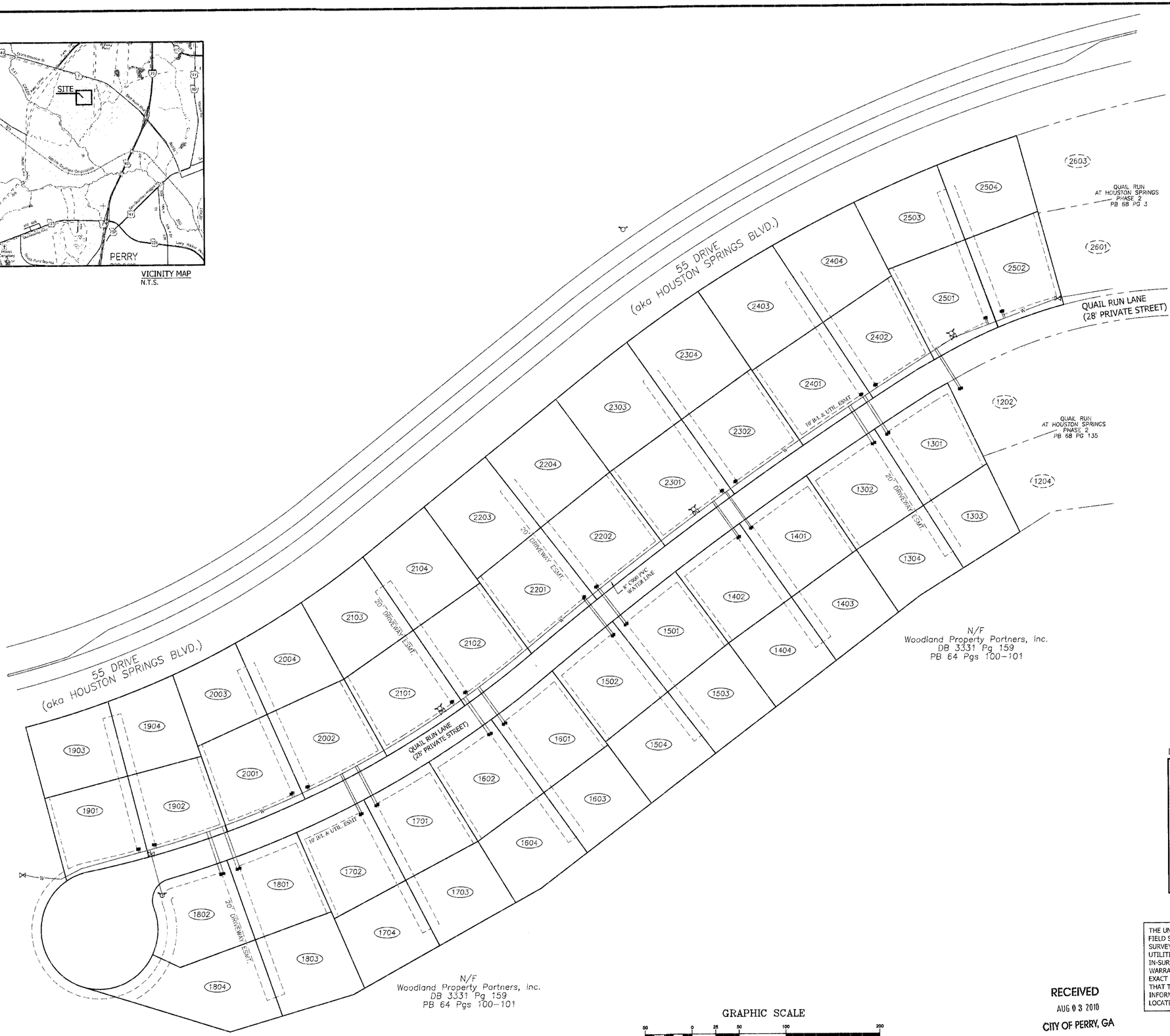
HOUSTON SPRINGS
SURVEYS & ENGINEERING

SECTION 8

Seven Hills
AUCTIONS



VICINITY MAP
N.T.S.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

—W—	WATER LINE
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
S	SANITARY SEWER MANHOLE
	ADJOINING PROPERTY LINE
	PROPERTY LINE
1603	LOT NUMBER/STREET ADDRESS

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SURFACE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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216 E. SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053

WATER ASBUILT SURVEY FOR
QUAIL RUN AT HOUSTON SPRINGS PHASE 2
LOCATED IN LAND LOT 14 OF THE 10th DISTRICT OF THE CITY OF PERRY-HOUSTON COUNTY, GEORGIA

No.	Description	Date
1		
2		
3		
4		
5		
6		
7	add valve and tap lines	7-27-10
8	move meter tabs	7-29-10

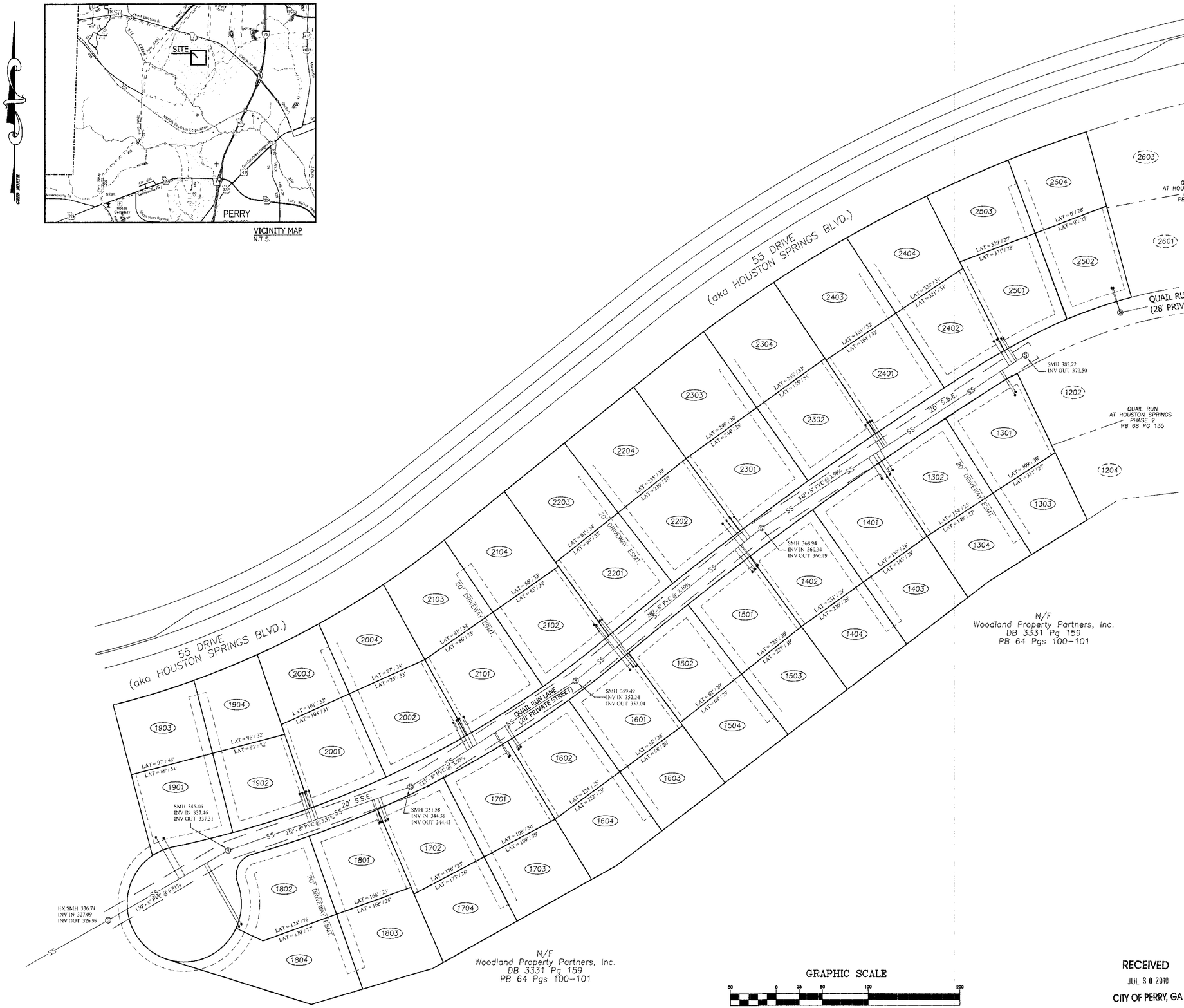
GEORGIA REGISTERED No. 2422 LAND SURVEYOR MARK A. BUCKNER 7/14/10

WATER ASBUILT SURVEY

Review by: MB	Drawn by: CWC
Project #: S09100-02	Date: 6-10-10

SHEET TITLE
ASBUILT
SHEET # 01 OF 04

R 83-A



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

—W—	WATER LINE
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
Ⓢ	SANITARY SEWER MANHOLE
— — —	ADJOINING PROPERTY LINE
———	PROPERTY LINE
(1603)	LOT NUMBER/STREET ADDRESS

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SCANLON ENGINEERING SERVICES, INC.
216 E. SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053

SEWER ASBUILT SURVEY FOR
QUAIL RUN AT HOUSTON SPRINGS PHASE 2
LOCATED IN LAND LOT 14 OF THE 10th DISTRICT
OF THE CITY OF PERRY, HOUSTON COUNTY, GEORGIA

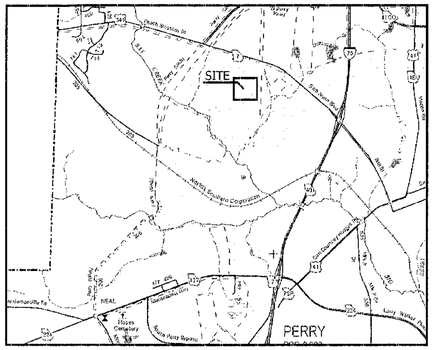
No.	Date	Description
8	7-1-10	
7	6-30-10	
6	6-25-10	
5	6-24-10	
4	6-23-10	
3	6-22-10	
2	6-21-10	
1	6-18-10	

GEORGIA REGISTERED No. 2432 LAND SURVEYOR MARK A. BUCKNER

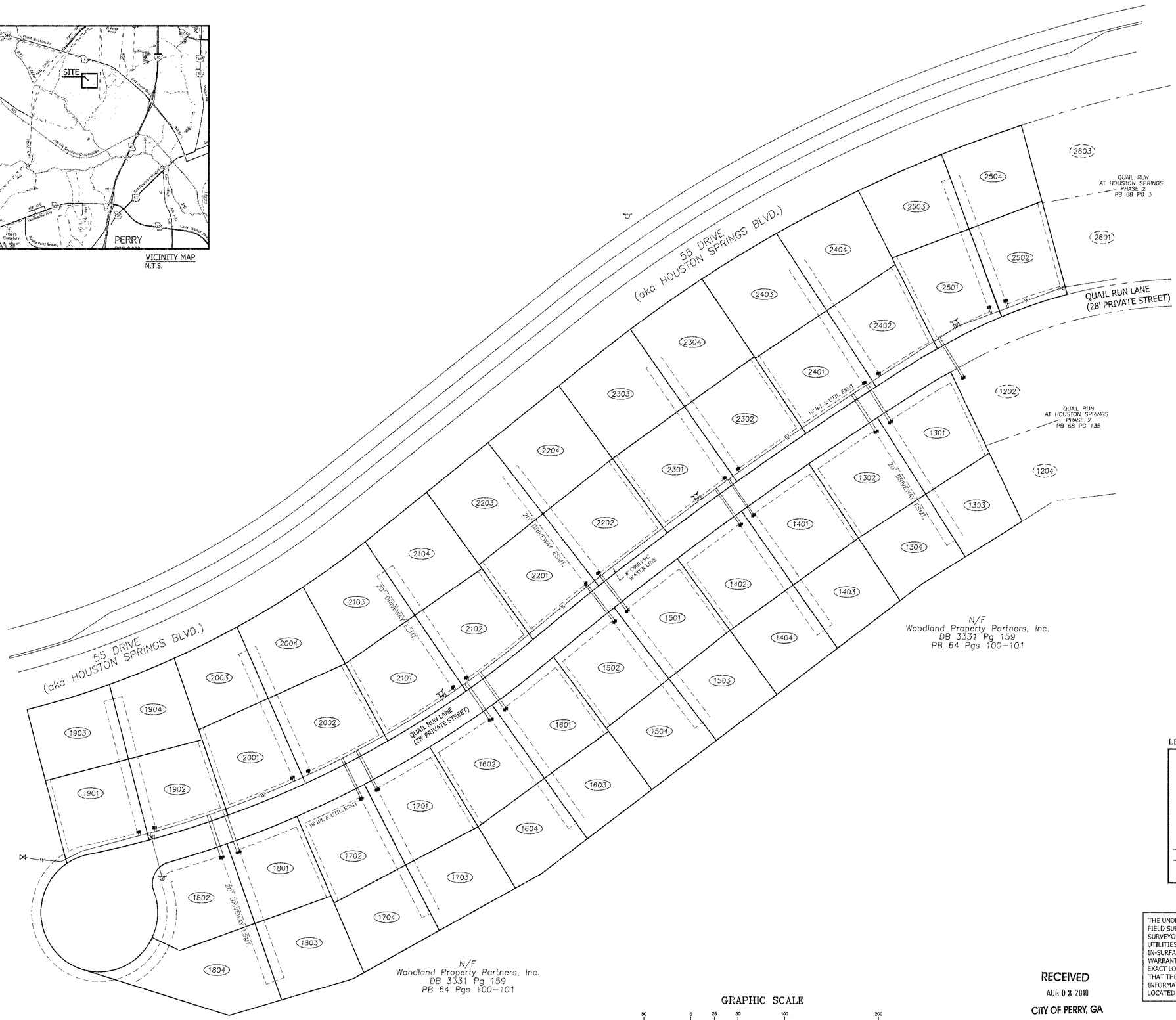
SEWER ASBUILT SURVEY

Review by: MH	Drawn by: CWC
Project #: S09100002	Date: 6-10-10

SHEET TITLE
ASBUILT
SHEET # 01 OF 01



VICINITY MAP
N.T.S.



LEGEND

W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
S	SANITARY SEWER MANHOLE
	ADJOINING PROPERTY LINE
	PROPERTY LINE
1603	LOT NUMBER/STREET ADDRESS

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SURFACE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RECEIVED
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CITY OF PERRY, GA

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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SCANLON ENGINEERING SERVICES, INC.
216 E. SOLOMON STREET, SUITE A
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PHONE: (678) 967-2051 FAX: (678) 967-2053

WATER ASBUILT SURVEY FOR
QUAIL RUN AT HOUSTON SPRINGS PHASE 2
LOCATED IN LAND LOT 14 OF THE 10th DISTRICT
OF THE CITY OF PERRY, HOUSTON COUNTY, GEORGIA

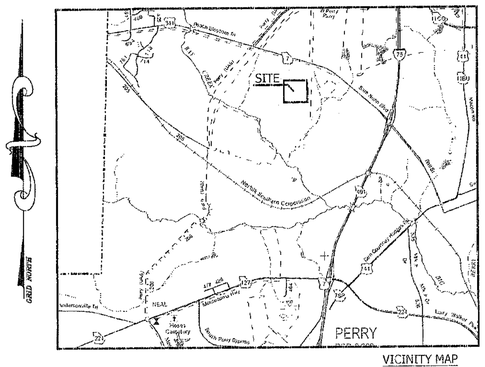
Rev.	Description	Date
1	add valve and tap lines	7-27-10
2	move water valve	7-28-10
3	---	---
4	---	---
5	---	---
6	---	---
7	---	---
8	---	---

GEORGIA REGISTERED No. 2420 7/29/10 LAND SURVEYOR MARK A. BUCKNER

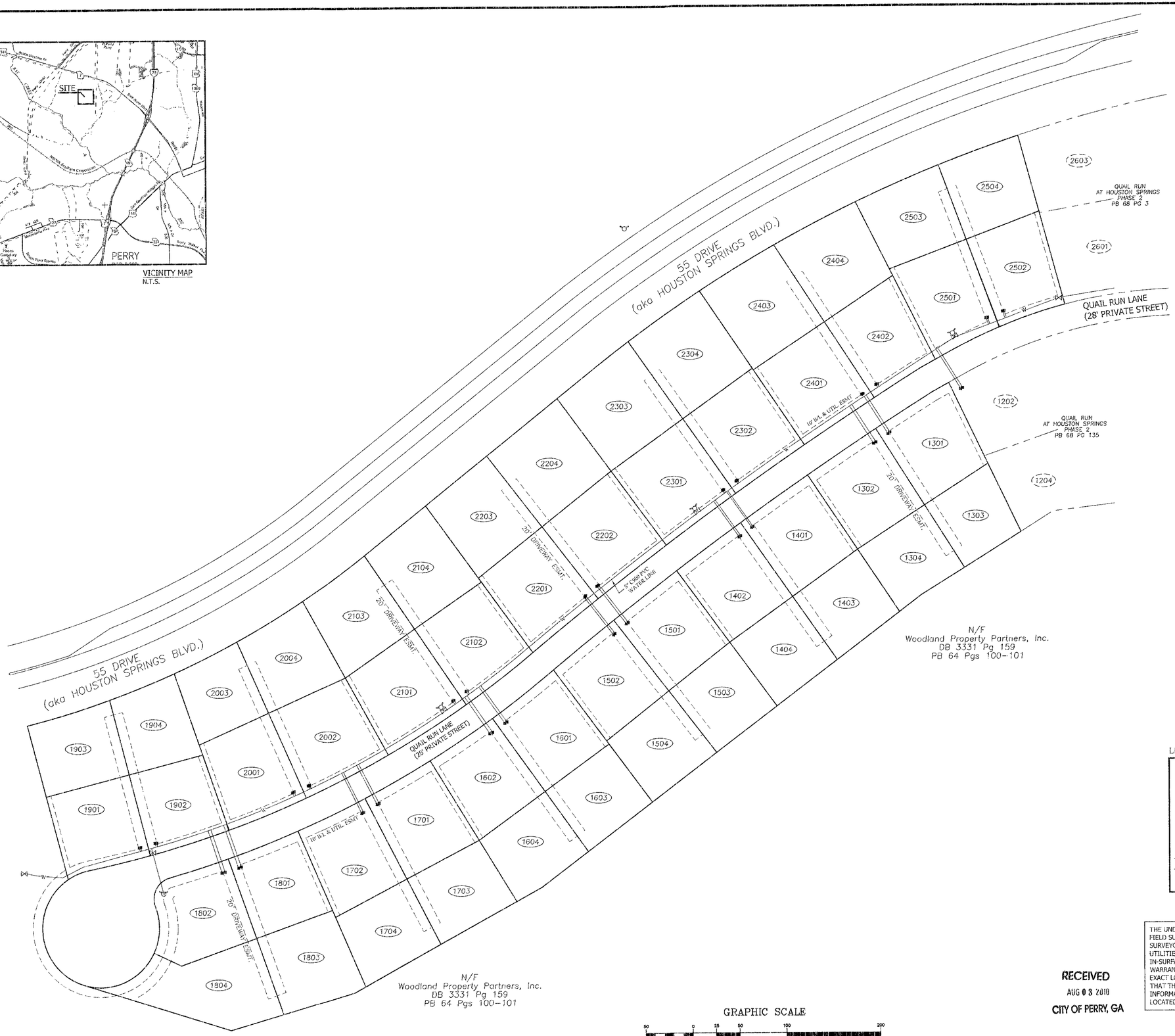
WATER ASBUILT SURVEY

Review by: MH	Drawn by: CWC
Project #: S09100602	Date: 6-10-10

SHEET TITLE
ASBUILT
SHEET # 01 OF 01



VICINITY MAP
N.T.S.



LEGEND

W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
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WATER ASBUILT SURVEY FOR
QUAIL RUN AT HOUSTON SPRINGS PHASE 2
LOCATED IN LAND LOT 14 OF THE 10th DISTRICT
OF THE CITY OF PERRY, HOUSTON COUNTY, GEORGIA

Rev	Description	Date
1	add valve and tap lines	7-27-10
2	move water valve	7-29-10
3		
4		
5		
6		
7		
8		

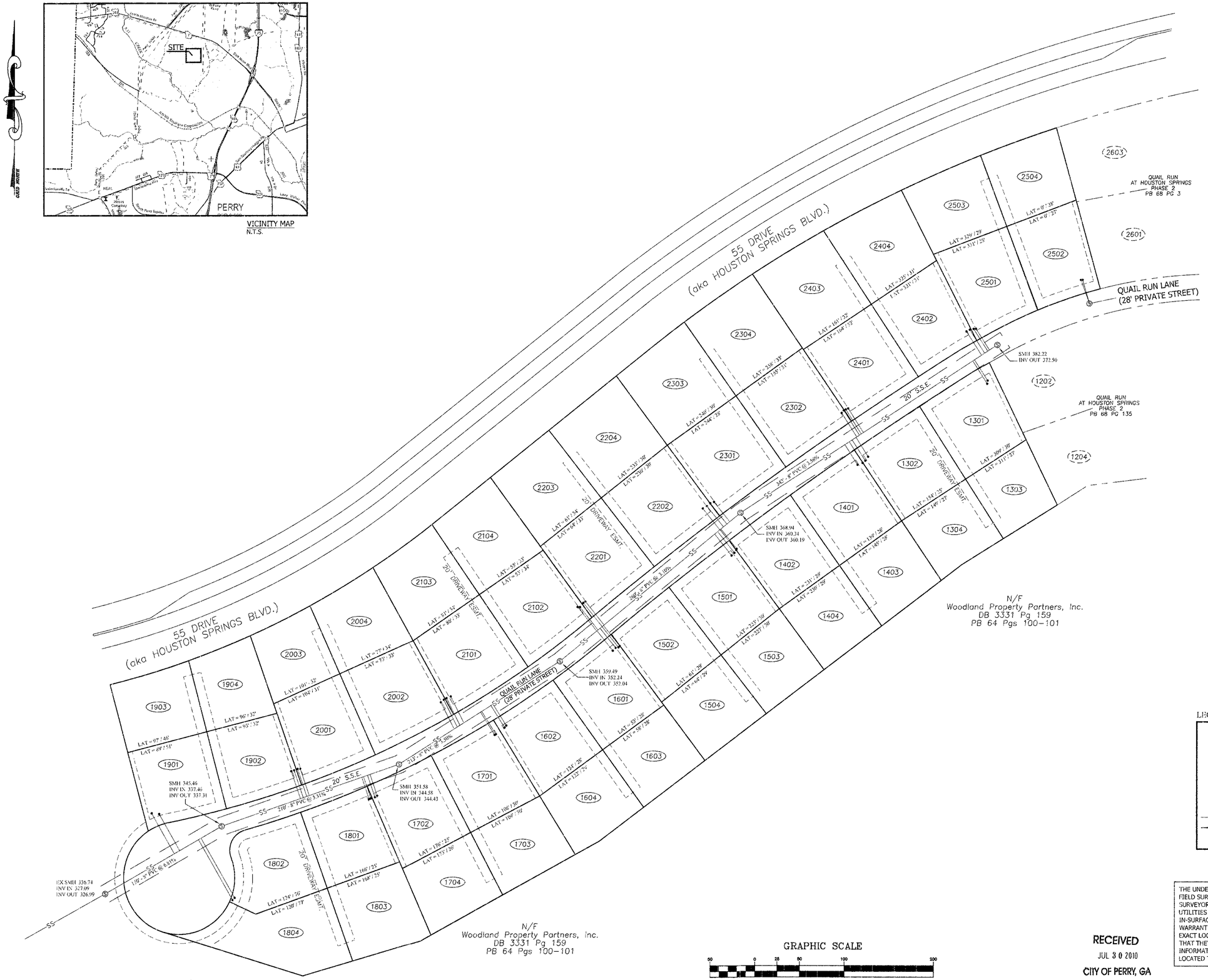
GEORGIA REGISTERED No. 2479 7/29/10 LAND SURVEYOR MARK A. BUCKNER

WATER ASBUILT SURVEY

Review by: MB	Drawn by: CWC
Project #: 50910002	Date: 6-10-10

SHEET TITLE
ASBUILT
SHEET # 01 OF 01

VICINITY MAP
N.T.S.



LEGEND

W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
S	SANITARY SEWER MANHOLE
	ADJOINING PROPERTY LINE
	PROPERTY LINE
1603	LOT NUMBER/STREET ADDRESS

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RECEIVED
JUL 30 2010
CITY OF PERRY, GA

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SEWER ASBUILT SURVEY FOR
QUAIL RUN AT HOUSTON SPRINGS PHASE 2
LOCATED IN LAND LOT 14 OF THE 10th DISTRICT
OF THE CITY OF PERRY, HOUSTON COUNTY, GEORGIA

No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		

GEORGIA REGISTERED
No. 2422
7/29/10
LAND SURVEYOR
MARK A. BUCKNER

SEWER ASBUILT SURVEY

Review by: MB	Drawn by: CWC
Project #: S09100002	Date: 5-10-10

SHEET TITLE
ASBUILT
SHEET # 01 OF 01