

Project Name:	Evolution Sports Complex - Parking Addition	Address:	2430 Eastgate Place
City/County:	City of Snellville (Gwinnett Co)	Date on Plans:	10/9/25
Name & email of person filling out checklist:	Robert "Bo" Cone - landsolutionassociates@gmail.com		

Plan	Included
Page #	Y/N
2	Y

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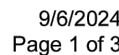
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RUSLE2 Related Attributes

Report—RUSLE2 Related Attributes

RUSLE2 Related Attributes--Gwinnett County, Georgia								
Soil type and soil name	Pct. of map unit	Slope length (ft)	Hydrologic group	Kf	T factor	Representative value		
						% Sand	% Silt	% Clay
Very fine sandy loam, 6 to 10 percent slopes, eroded								
Moderately eroded	100	98 B		.17	5	67.9	19.6	12.5
Requiring Hard Labor to 6 percent								
	60	121 B		.17	5	67.9	19.6	12.5
	25	121 C		.20	5	67.9	19.6	12.5
Very fine sandy loam, 10 to 15 percent slopes								
	100	121 C		.20	5	67.9	19.6	12.5

Soil Survey Area: Gwinnett County, Georgia
Survey Area Data: Version 14, Aug 30, 2023

APPROVED VARIANCES, INCLUDING CASE NUMBER, APPROVAL DATE, AND CONDITIONS (SEE SHEET C-1B)

- THE ENGINEER SHALL BE UNDERSTOOD TO LAND SOLUTION ASSOCIATES, LLC, WHO IS THE AUTHORIZED REPRESENTATIVE OF THE OWNER.
- ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.
- PROJECT INFORMATION:

ADDRESS:	2440 EASTGATE PLACE
PARCEL ID:	R5038 155
TOTAL ACREAGE:	1.72 ACRES
DISTURBED AREA:	1.2 ACRES
ZONING:	BG
- THE EXISTING SITE WAS PREVIOUSLY PAD GRADED. THE PROPOSED DEVELOPMENT WILL ADD ADDITIONAL PARKING SPACES FOR THE EXISTING BUILDING LOCATED TO THE SOUTH AT 2440 EASTGATE PLACE.
- BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CARTER & HARKLEROD GROUP, DATED 8/26/24.
DATUM: NAVD 88
- THIS PROJECT DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL No. 13135 C 0129 F, DATED SEPT. 29, 2006.
- ALL CURB DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED.
- HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBTURED BY VEHICLES PARKING IN THE SPACES.
- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES. THE CONTRACTOR, AT HIS EXPENSE, SHALL OBTAIN LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS.
- ALL CONSTRUCTION TO COMPLY WITH CITY OF SNELVILLE STANDARDS.
- ALL ROAD CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO CITY OF SNELVILLE OR GEORGIA DEPARTMENT OF TRANSPORTATION WHERE APPLICABLE.
- EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOURS VISIBILITY.

1. NOTIFY CITY OF SNELLVILLE INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
2. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
3. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED. (NONE BEING PROPOSED)
4. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
5. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
6. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
7. ALL CONSTRUCTION TO COMPLY WITH CITY OF SNELLVILLE OR GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS WHERE APPLICABLE.
8. NO ADDITIONAL BILLBOARDS ARE BEING PERMITTED.
9. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.
10. IF NO CURB AND GUTTER EXISTS ON EXISTING ROADWAY, THE SIDEWALKS MUST BE FURTHER SETBACK FROM THE EDGE OF PAVEMENT. LOCATION TO BE APPROVED BY DEPARTMENT OF TRANSPORTATION.

1. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO EXCAVATION OR DEMOLITION. ADDITIONAL UTILITIES MAY NOT BE SHOWN ON THESE PLANS.
2. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO THEIR ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE ENGINEER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS BETWEEN 7:00AM AND 7:00PM MONDAY THRU FRIDAY.
4. UNLESS OTHERWISE NOTED, UTILITY OWNERS ARE TO RESET, RELAY, OR READJUST ALL PUBLIC AND PRIVATE UTILITIES CONFLICTING WITH PROPOSED IMPROVEMENT. THE CONTRACTOR WILL BE REQUIRED TO COOPERATE WITH THE OWNERS OF LOCAL UTILITIES IN THE ADJUSTMENT OF THEIR FACILITIES WHERE THEY INTERFERE WITH CONSTRUCTION. THE COSTS FOR THIS WORK WILL BE AT THE CONTRACTOR'S EXPENSE.
5. ALL MATERIALS AND INSTALLATION SHALL BE IN COMPLIANCE WITH LOCAL REQUIREMENTS.
6. CONTRACTOR TO INSTALL BACKFLOW PREVENTER AT ALL WATER METER LOCATIONS.
7. MINIMUM COVER FOR ALL WATER LINES SHALL BE 48 INCHES.
8. SEE ARCHITECTURAL PLANS FOR LOCATION OF WATER, SEWER AND GAS LINES WITHIN PROPOSED BUILDING.
9. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND SANITARY SEWERS. AN 18 INCH MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS. WHEN CROSSING A WATERLINE OR SEWER LINE, PIPE JOINTS SHALL BE PLACED AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPE.
10. THE SITE PLAN INDICATES POTABLE WATER SERVICE LINES, AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE-PLUMBING PERMIT WHICH IS AVAILABLE FROM THE BUILDING PERMITS.

1. VAN ACCESS AISLE SHALL BE A MINIMUM OF 8 FEET WIDE. A COMMON ACCESS AISLE MAY BE SHARED BY TWO VEHICLES. THE ACCESS AISLE SHALL BE TO THE RIGHT OF THE VAN PARKING SPACE. SURFACE SLOPES SHALL NOT EXCEED 1:50 (2%) 120-3-20-17(3).
2. AN ADDRESS TO INCLUDE A NUMERICAL AND STREET NAME DESIGNATION IS TO BE PROVIDED:
2440 EASTGATE PLACE.
3. CURB RAMPS SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-18 GEORGIA ACCESSIBILITY CODE.
4. SURFACES OF CURB RAMPS SHALL COMPLY WITH RULE 120-3-20-16 GEORGIA ACCESSIBILITY CODE.
5. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND COMPLY WITH RULE 120-3-20-19 GEORGIA ACCESSIBILITY CODE.
6. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY WITHIN THE MARKINGS, EXCLUDING FLARED SIDES. SIGNAGE SHALL BE LOCATED SO IT CAN NOT BE OBSTRUCTED BY A VEHICLE, RULE 120-3-20-18(9) GEORGIA ACCESSIBILITY CODE.
7. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES, RULE 120-3-20-18(8) GEORGIA ACCESSIBILITY CODE.
8. OBJECTS PROJECTING FROM WALL (FOR EXAMPLE, TELEPHONES) WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES TO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. FREE STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHAND 12 INCHES MAXIMUM FROM 27 INCHES TO 80 INCHES ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE, RULE 120-3-20-15, GEORGIA ACCESSIBILITY CODE.
9. SIDES OF CURB RAMPS SHALL BE PROVIDED PER THE REQUIREMENT OF RULE 120-3-20-18(15), GEORGIA ACCESSIBILITY CODE.
10. SIGNAGE SHALL BE PROVIDED PER THE ATTACHED DETAIL. "VAN ACCESSIBLE" SHALL BE REQUIRED IMMEDIATELY BELOW THE STANDARD SIGN FOR VAN ACCESSIBLE SPACES. SIGNS FOR AUTOMOBILE ACCESSIBLE SPACES SHALL BE MINIMUM OF 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE. SIGNAGE FOR VAN ACCESSIBLE SPACES SHALL BE A MINIMUM OF 84 INCHES FROM THE BOTTOM OF THE SIGN FROM FINISHED GRADE, RULE 120-3-20-17(4), GEORGIA ACCESSIBILITY CODE.
11. ALL ACCESSIBLE ROUTES WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH RULE 120-3-20-19. CROSS SLOPE SHALL NOT EXCEED 1:50, RULE 120-3-20-14(7), GEORGIA ACCESSIBILITY CODE.
12. ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH RULE 120-3-20-40. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP INCLUDING FLARES, RULE 120-3-20-18(7), GEORGIA ACCESSIBILITY CODE.
13. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36 INCHES EXCEPT AT DOORS. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND DUE TO AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-20-14(3), FIG. (7) A AND B, GEORGIA ACCESSIBILITY CODE.
14. WATER MAIN LOCATION AND SIZES ARE TO BE SHOWN ON PLAN.
15. ENTRANCES TO THE BUILDING IN NEW CONSTRUCTION SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-08, (8) (A THRU D). ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE BUILDING/FIRE CODES. (THIS PARAGRAPH DOES NOT REQUIRE AN INCREASE IN THE TOTAL NUMBER OF ENTRANCES PLANNED FOR A FACILITY). GEORGIA ACCESSIBILITY CODE.
16. MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF INTERNATIONAL FIRE CODE 2000 EDITION SECTION 503.3 AND GWINNETT COUNTY FIRE MARSHAL'S GENERAL ORDER ISSUED NOVEMBER 1, 1996 (SEE ATTACHED DETAILS).
17. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, 2000 EDITION SECTION 503.3.
18. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES. RULE 120-3-20-18(8), GEORGIA ACCESSIBILITY CODE
19. FIRE LANES SHALL BE AT LEAST 20 FT IN WIDTH WITH THE ROAD EDGE CLOSEST TO THE STRUCTURE A MINIMUM OF 10 FT FROM THE STRUCTURE.
20. DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS WIDTH SHALL BE 20 FT MINIMUM PER INTERNATIONAL FIRE CODE, 2000 EDITION SECTION

3. THESE DOCUMENTS REPRESENT THE PROPOSED DEVELOPMENT REQUESTED BY THE INDICATED PROPERTY OWNER. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE IDENTIFICATION, LOCATION AND/OR THE CLASSIFICATION OF ANY WATERS OF THE UNITED STATES AND/OR STATE WATERS LOCATED ON THIS SITE. IT IS THE RESPONSIBILITY OF THIS PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY(S) FOR APPROVAL OF ANY WORK ASSOCIATED WITH WATERS OF THE UNITED STATES AND/OR STATE WATERS.
2. CONTOUR INTERVAL IS **2 FOOT**.
3. ALL BUFFERS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND / OR FENCING PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE. NO STATE STREAM BUFFERS
4. ALL EARTHWORK OPERATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING, SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND BE CONDUCTED IN A MANNER ACCEPTABLE TO ENGINEER.
5. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
6. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS IN NOT MORE THAN 8 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D698 UNLESS OTHERWISE NOTED.
7. MAXIMUM CUT OR FILL SLOPES IS 2H:1V, EXCEPT EARTHEN DAM EMBANKMENTS, ROCK CUTS, WHERE CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, FOR RECOMMENDATIONS CONCERNING PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
8. GRADE HANDICAP RAMP 12:1 SLOPE TO TOP OF CURB.
9. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS INTO INLETS.
10. SEE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS CONCERNING PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
11. THE TOPS OF ALL MANHOLES AND UTILITY STRUCTURES LOCATED IN PAVED AREAS TO BE ADJUSTED TO FINISHED GRADE.
12. ALL FILL MATERIAL SHALL BE FREE OF ROOTS, ORGANIC MATERIAL AND TRASH AND CONSIST ONLY OF ACCEPTABLE MATERIAL. ALL EMBANKMENTS SHALL BE PLACED IN ACCORDANCE WITH THE LINES AND GRADES INDICATED IN THE PLANS. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM LABORATORY DRY DENSITY IN ACCORDANCE WITH THE STANDARD PROCTOR COMPACTION TEST (ASTM D-698), UNLESS OTHERWISE NOTED.
13. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION. NO BUFFERS
14. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

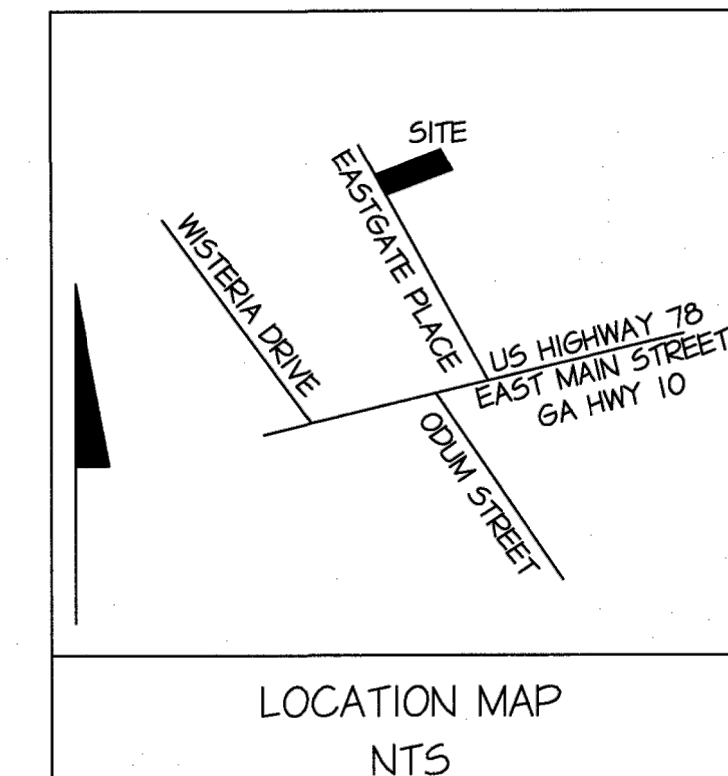
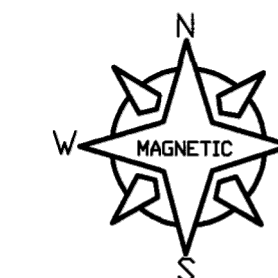
1. ALL CORRUGATED METAL PIPE (CMP) TO BE ALUMINIZED STEEL TYPE 2.
2. ALL CMP UNDER 36" TO BE 14 GAUGE W/ 1 2/3" x 1/2" CORRUGATIONS.
3. ALL CMP 36" AND LARGER TO BE 14 GAUGE W/ 3" x 1" CORRUGATIONS.
4. ALL REINFORCED CONCRETE PIPE (RCP) SHALL MEET GA. D.O.T. STANDARDS.
5. ALL STORM PIPE LENGTHS ARE MEASURED FROM CENTER OF INLET STRUCTURE TO CENTER OF OUTLET STRUCTURE.
6. ALL ALUMINUM TYPE 2 STEEL PIPE OR ALUMINUM ALLOY PIPE, WHICH CARRY A LIVE STREAM, SHALL HAVE PAVED INVERTS IN ACCORDANCE WITH AASHTO M-190, TYPE C, EXCEPT THAT THE PIPE NEED NOT BE FULLY COATED. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
7. GALVANIZED CORRUGATED STEEL PIPE MAY NOT BE USED IN DRAINAGE EASEMENTS OR COUNTY RIGHTS-OF-WAY.
8. ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE No. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
9. HOPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

1. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE **CITY OF SNELLVILLE** INSPECTOR.
2. ALL SILT BARRIERS MUST BE IN PLACE AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED.
3. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND EROSION.
4. EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
5. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
6. 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 SEDIMENT CONTROL IN GEORGIA" (LATEST EDITION, 2016).
7. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
8. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
9. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
11. PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT AT LEAST TWO WEEKS PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPOGRAPHY OF POND AND OUTLET STRUCTURE DETAIL USING POST-CONSTRUCTION SURVEY DATA. USING RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.
12. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4, SECTION 4.3, PARAGRAPH 15). EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOLE GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).
13. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED, 2) THE APPROPRIATE PLAN SHEET [] DOES / [X] DOES NOT (CIRCLE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS, AND 3) IF WETLANDS ARE IDENTIFIED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
14. **CITY OF SNELLVILLE** ASSUMES NO RESPONSIBILITY FOR OVER-FLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. **CITY OF SNELLVILLE** DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE COUNTY RIGHT-OF-WAY.
15. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE **CITY OF SNELLVILLE** ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
16. PROTECTIVE TREE FENCING, STAKING OR CONTINUOUS RIBBON SHALL BE INSTALLED BETWEEN TREE PROTECTION AREAS AND AREAS PROPOSED TO BE GRADED OR OTHERWISE DISTURBED ON THE SITE, PRIOR TO ANY LAND DISTURBANCE. LAND DISTURBANCE TO BE LIMITED TO THOSE AREAS NEEDED FOR STREETS, PARKING, DRAINAGE, AND UTILITIES.
17. THE EXTENT AND LOCATION OF EROSION CONTROL MEASURES SHOWN (SHEET) ARE THE ESTIMATED REQUIRED. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO ACTUAL FIELD CONDITIONS, AND WILL BE INSTALLED AT THE OWNER/DEVELOPERS EXPENSE WHEN DIRECTED BY THE PROPER GOVERNING AUTHORITY.

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PREPARED BY  P.O. Box 187 Tiger, GA 30576 (o) 678.725.4631 (e) landsolutionassociates@gmail.com CONTACT: ROBERT "BOB" CONE																																							
OWNER / DEVELOPER: GATEWAY DECCA, LLC 4471 Oglethorpe Loop NW Acworth, GA 30101 225-936-3463 24-Hr CONTACT: Anthony Monte De Oca 225-936-3463 fmddecca@hotmail.com																																							
EVOLUTION SPORTS COMPLEX PARKING ADDITION			LAND LOT 38 - 5th DISTRICT PARCEL ID: R5038 155 CITY OF SNELLVILLE (GWINNETT CO.), GEORGIA				CONSTRUCTION NOTES																																
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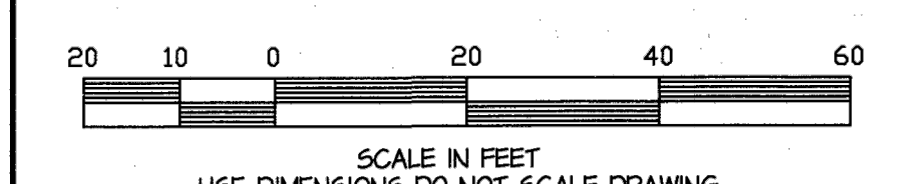
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- LEGEND:
- ICV IRRIGATION CONTROL VALVE
 - IFF IRON PIN FOUND
 - IPS IRON PIN SET (1/2" RB)
 - OT OPEN TOP PIPE
 - CMF CRIMP TOP PIPE
 - N & C CONCRETE MONUMENT FOUND
 - RD NAIL AND CAP
 - PP REPAIR
 - TP POWER POLE
 - LL TELEPHONE POLE
 - LL LAND LOT
 - POB POINT OF BEGINNING
 - BL BUILDING LINE
 - CL CENTER LINE
 - PL PROPERTY LINE
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - DI DROP INLET
 - HW HEAD WALL
 - JB JUNCTION BOX
 - DE DRAINAGE EASEMENT
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - MH MAN HOLE
 - T TELEPHONE LINE
 - UT BURIED TELEPHONE CABLE
 - G GAS LINE (APPROXIMATE LOCATION)
 - W WATER LINE (APPROXIMATE LOCATION)
 - S/S SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - R RIGHT OF WAY MONUMENT FOUND
 - P ANCHOR
 - P POWER LINE (OVERHEAD)
 - X FENCE
 - Fire Hydrant
 - Tree



The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 150-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-4-57, Authority O.C.G.A. Sec. 15-4-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



DATE		
9/25/24	1	ADDED 2440 EASTGATE PLACE
DATE	NO.	REVISION

AS-BUILT SURVEY
FOR
ANTHONY MONTES DE OCA

LOCATED
2430 & 2440 EASTGATE PLACE
LL 30 5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA
DATE 9/26/24

SCALE: 1"= 20'
JOB NO.: 64755RVY
FIELD DATE: 9/13/24
Carter Harkleroad
Group
94 E. CROGAN STREET, SUITE 100, LAWRENCEVILLE, GA 30046
(770)982-1996
DONALD W. HARKLEROAD & ASSOCIATES, INC.
No. PE000295, LS0000260
EXPIRATION: 06/30/2026

C-4A

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THE SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UTILITIES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.

NO ABOVE GROUND EVIDENCE OF A CEMETERY OR ARCHAEOLOGICAL ARTIFACTS FOUND ON THE SUBJECT PROPERTY. NO ARCHAEOLOGICAL SURVEY WAS PERFORMED.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 101079 AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

EQUIPMENT USED FOR SURVEY:

1. SOKKIA SET 3 TOTAL STATION.
2. TDS RECON DATA COLLECTOR.
3. TOPCON AUTOMATIC LEVEL.

ALL DISTANCES ARE "GROUND & HORIZONTAL" UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED.

(C) *Wuolde* 9.9.25
SIGNATURE OF SUBDIVIDER DATE SIGNED
2440 Eastgate Place, LLC by
Fermín Montes de Oca, member
PRINTED OR TYPED NAME OF SUBDIVIDER

(C) *Wuolde* 9.9.25
SIGNATURE OF OWNER DATE SIGNED
2440 Eastgate Place, LLC by
Fermín Montes de Oca, member
PRINTED OR TYPED NAME OF OWNER

PLANNING AND DEVELOPMENT DIRECTOR OR DESIGNEE

BY: Russell J. Miller
REGISTERED GEORGIA LAND SURVEYOR
REG NO. 2432
DATE OF EXPIRATION 12/31/2024

IV	•	IRRIGATION CONTROL VALVE
IP	•	IRON PIN FOUND
IP5	•	IRON PIN SET (1/2" RD)
OT	•	OPEN TOP PIPE
OT	•	CRIMP TOP PIPE
QMF	•	QUARTZ MONUMENT FOUND
N & C	•	NAILE AND CAP
PP	•	REBAR
PP	•	POWER POLE
PP	•	TELEPHONE POLE
LL	•	LAND LOT
LLL	•	LAND LOT LINE
POB	•	POINT OF BEGINNING
CL	•	BUILDING LINE
PL	•	CENTER LINE
PL	•	PROPERTY LINE
PH	•	FIRE HYDRANT
CB	•	CATCH BASIN
DI	•	DROP INLET
HW	•	HEAD
JD	•	JUNCTION BOX
DE	•	DRAINAGE EASEMENT
WM	•	WATER METER
WV	•	WATER VALVE
SV	•	GAS VALVE
MH	•	MAN HOLE
T	—	TELEPHONE LINE
UT	—	BURIED TELEPHONE CABLE
G	—	GAS LINE (APPROXIMATE LOCATION)
W	—	WATER LINE (APPROXIMATE LOCATION)
S/S	—	SEWAGE SEWER LINE
S	—	STEEL OREAN LINE
B	—	SANITARY MONUMENT FOUND
	—	ANCHOR
P	—	POWER LINE (OVERHEAD)
X	—	FENCE
H	—	FIRE HYDRANT
CL	—	TREE



The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THE PURPOSE OF THIS PLAT IS TO COMBINE TAX PARCELS
R5038 155 AND R5038 156 INTO ONE TAX PARCEL.



SCALE IN FEET
USE DIMENSIONS DO NOT SCALE DRAWING

DATE	NO	REVISION	BY

REVISION

EXEMPTION PLAT

FOR

2440 EAST GATE PLACE, LLC

LOCATED
2430 & 2440 EASTGATE PLACE
LL 38 5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

JOB NO:	6475PLAT	FIELD DATA
---------	----------	------------

PLAT PREPARED ON
DATE: 11/05/24

Carter Harkleroad

94 E. CROGAN STREET, SUITE 100, LAWRENCEVILLE, GA 30046
(770)982-1996

C-4B

NOTE: THE CITY OF SNELLVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

NOTE: STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 23,542 AND ANGULAR ERROR OF 2.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

EQUIPMENT USED FOR SURVEY:

1. SOKKIA SET 3 TOTAL STATION
2. TDS RECON DATA COLLECTOR
3. TOPCON AUTOMATIC LEVEL.

ALL DISTANCES ARE "GROUND & HORIZONTAL"
UNLESS OTHERWISE NOTED.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL
FLOOD INSURANCE PROGRAM * FLOOD INSURANCE RATE
MAP "FIRM" OR FLOOD WAY BOUNDARY MAP * COMMUNITY
PANEL NUMBER 1301002-0129 F. CITY OF SNELLVILLE, GWINNETT
COUNTY, GEORGIA DATED SEPTEMBER 29, 2006, FURNISHED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION
THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD
HAZARD AREA.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK,
BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

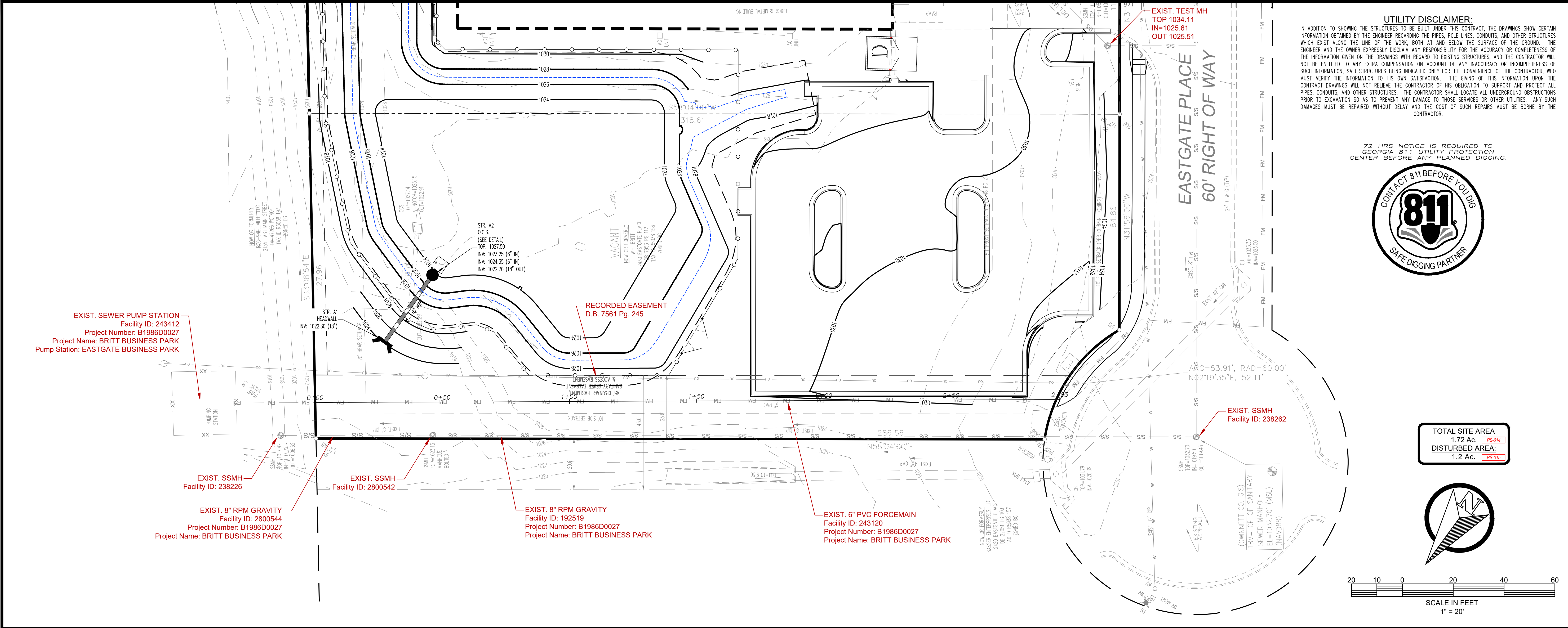
NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP,
SUMP OR SANITARY LANDFILL.

REF: PB 48 PG 219

TOTAL SITE AREA
74,921.3 S.F.
1.72 ACRES
CURRENTLY ZONED "BG"

APPROVED VARIANCES, INCLUDING CASE NUMBER, APPROVAL DATE, AND CONDITIONS (SEE SHEET C-1B)

9-Oct-25

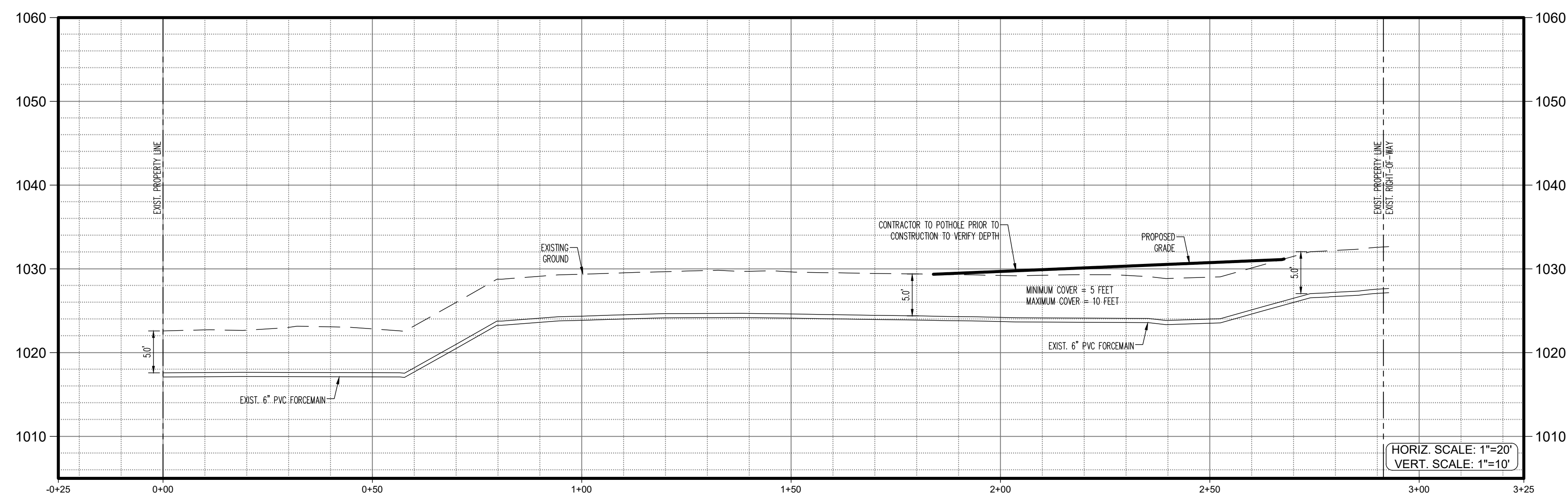
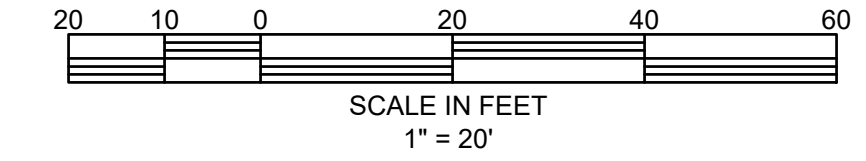
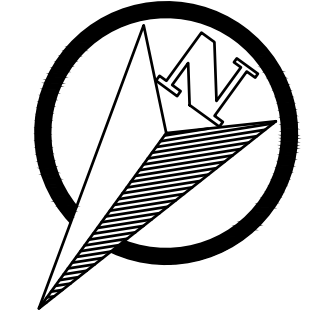


UTILITY DISCLAIMER:
IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

72 HRS NOTICE IS REQUIRED TO
GEORGIA 811 UTILITY PROTECTION
CENTER BEFORE ANY PLANNED DIGGING.



TOTAL SITE AREA
1.72 Ac. [PS214]
DISTURBED AREA:
1.2 Ac. [PS215]



LEVEL II CERTIFIED DESIGN PROFESSIONAL

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CERTIFICATION NUMBER: 0000039604
EXPIRES: 05/21/2026

PREPARED BY

Land Solution Associates, LLC
P.O. Box 187
Tiger, GA 30576
(o) 678.725.4631
(e) landsolutionsassociates@gmail.com
CONTACT: ROBERT "BO" CONE

OWNER / DEVELOPER:
GATEWAY DEOCA, LLC
4471 Oglethorpe Loop NW
Acworth, GA 30101
225-936-3463
24-Hr CONTACT:
Anthony Monte De Oca
225-936-3463
fmedeoca@hotmail.com

**EVOLUTION SPORTS COMPLEX
PARKING ADDITION**

LAND LOT 38 - 5th DISTRICT
PARCEL ID: R5038 155
CITY OF SNELLVILLE (GWINNETT CO.), GEORGIA

SHEET TITLE: EXIST. FORCEMAIN PROFILE

SIGNED / SEALED

No.	REVISION	DATE:

DESIGNED BY: RAC	SCALE: AS SHOWN
DRAWN BY: JAM	C-5A SHEET
CHECKED BY: RAC	
24-012	9-Oct-25

SNELLVILLE NOTES:

CITY OF SNELLVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

NOTE: STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS. MAXIMUM CUT OR FILL SLOPES IS 2H:1V. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE OWNER, DEVELOPER, AND/OR CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE RULES, REGULATIONS, AND ORDINANCES.

DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPO OF POND AND OUTLET STRUCTURE DETAIL USING POST- CONSTRUCTION SURVEY DATA. USING RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.

ACCESS EASEMENT TO BE CLEARED AND GRUBBED.

IF USING HDPE PIPE, ADD FOLLOWING NOTE TO PLANS: HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO M-7, TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D- 2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS; CONSTRUCTION OF ROADS BRIDGES.

IF USING ALUMINUM COATED TYPE 2 STEEL PIPE OR ALUMINUM ALLOY PIPE, ADD FOLLOWING NOTE TO PLANS: ALL ALUMINUM COATED TYPE 2 STEEL PIPE OR ALUMINUM ALLOY PIPE, WHICH WILL CARRY A LIVE STREAM, SHALL HAVE PAVED INVERTS IN ACCORDANCE WITH AASHTO M-190, TYPE C, EXCEPT THAT THE PIPE NEED NOT BE FULLY COATED. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

IF USING RCP PIPE, ADD FOLLOWING NOTE TO PLANS: ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPE WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPO OF POND AND OUTLET STRUCTURE DETAIL USING POST- CONSTRUCTION SURVEY DATA. USING RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.

UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

72 HRS NOTICE IS REQUIRED TO
GEORGIA 811 UTILITY PROTECTION
CENTER BEFORE ANY PLANNED DIGGING.



CONTRACTOR TO GRADE TO DRAIN AS
NEEDED TO THE PROPERTY CORNER.
BASED ON ELEVATION AT CORNER THERE
SHOULD NOT BE MUCH NEEDED. IF FIELD
CONDITIONS ARE DIFFERENT PLEASE
CONSULT WITH ENGINEER.

RECORDED EASEMENT
D.B. 7561 Pg. 245

Added
RECORDED EASEMENT
D.B. 1234 Pg. 567

EXISTING DRAINAGE ACCESS
EASEMENT TO BE USED FOR
STORMWATER POND

4" HT. BLACK VINYL
COATED CHAIN LINK
FENCE. SEE DETAIL
ON SHEET LS-2

EVOLUTION
SPORTS COMPLEX
EXIST. BUILDING
12,000 S.F.

BRICK & METAL BUILDING

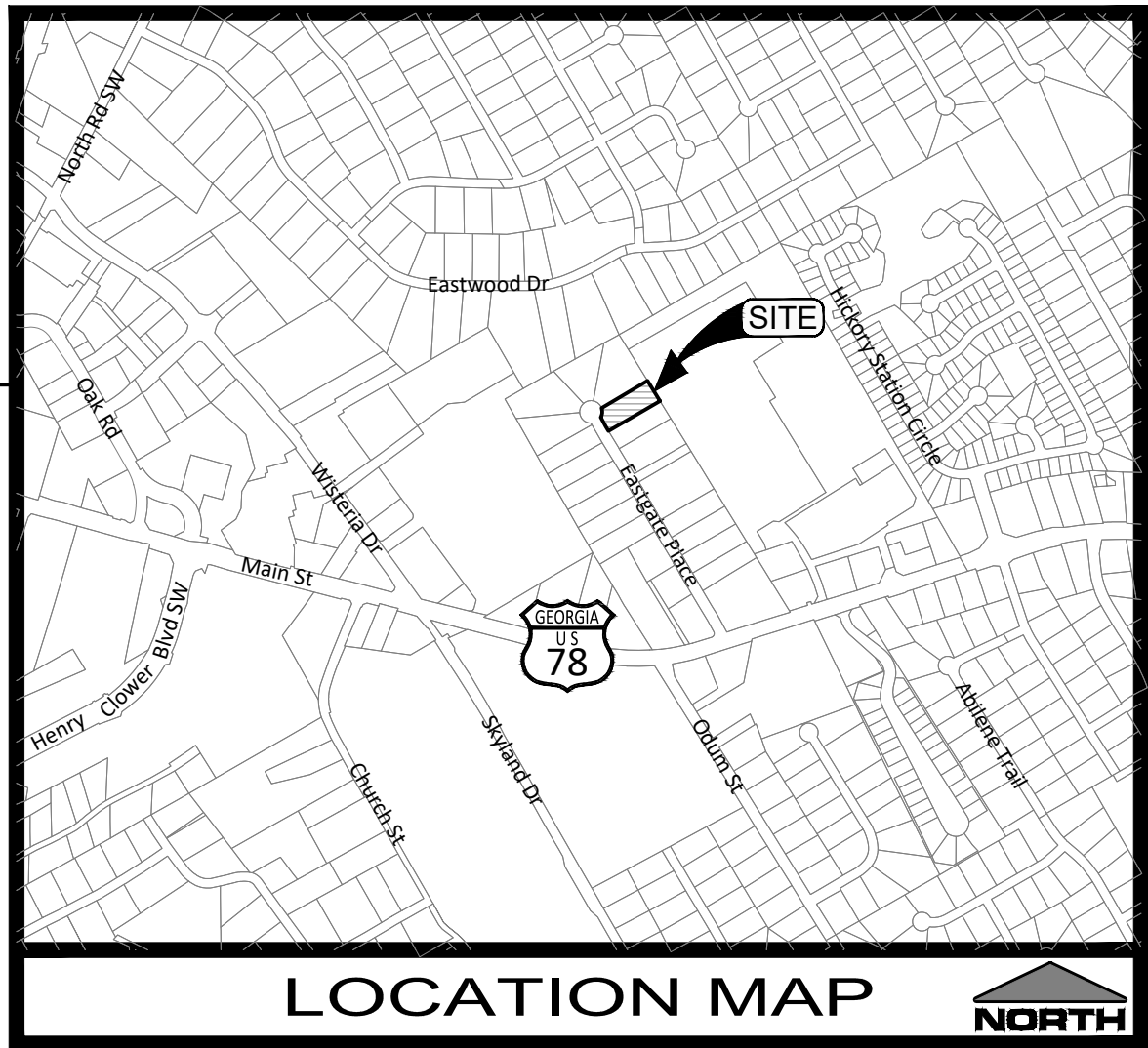
5' CONC. FLUME

3' OPEN CURB

MATCH EXIST. GRADE

EASTGATE PLACE
60' RIGHT OF WAY

ACCESS EASEMENT TO BE CLEARED AND GRUBBED.



STAGE STORAGE TABLE				
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
1023.2	0.0	N/A	N/A	0
1024.0	6407	0.80	2563	2563
1025.0	7149	1.80	6778	9341
1,026.0	7888	2.80	7919	16859
1,027.0	8621	3.80	8256	25115
1,028.0	9994	4.80	9309	34424

SNELLVILLE NOTES:

NOTE ON ALL PLANS (SITE, GRADING, STORMWATER, SANITARY SEWER, UTILITY, EROSION CONTROL, TREE PROTECTION, ETC.):

"ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH THE TREE PROTECTION SUPERVISOR PRIOR TO COMMENCEMENT. ANY DAMAGE OR IMPACT TO TREE PRESERVATION AREAS SHALL BE REPORTED IMMEDIATELY TO THE TREE PROTECTION SUPERVISOR."

"NO PERSON SHALL ENCROACH INTO THE TREE PROTECTION ZONES. CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO, PARKING, VEHICLE AND FOOT TRAFFIC, MATERIAL STORAGE, CONCRETE WASHOUT, DEBRIS BURNING, AND OTHER ACTIVITIES SHALL BE ARRANGED SO AS TO PREVENT DISTURBANCE WITHIN THE PROTECTED AREAS."

"ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FENCING AND SIGNAGE ON ALL SIDES AND APPROVED BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE. NOTIFY THE CITY AT (770) 985-3513 AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO SCHEDULE THIS INSPECTION. ALL TREE PROTECTION DEVICES SHALL REMAIN IN FULLY FUNCTIONING CONDITION UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY."

ENGINEERS CERTIFICATION STORM WATER RUNOFF:

2, 5, 10, 25, 50 AND 100 YEAR STORM

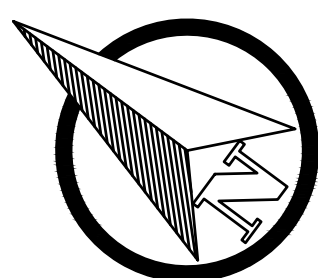
I, **DANIEL ANTHONY ESTEBAN, PE** A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA HEREBY CERTIFY THAT THE GRADING AND DRAINAGE PLANS FOR THE SUBJECT PROJECT KNOWN AS
EVOLUTION SPORTS COMPLEX, PARKING ADDITION

LYING IN LAND 38 LOT OF THE 5TH DISTRICT OF GWINNETT COUNTY HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT THE EXECUTION OF SAID PLANS WILL NOT INCREASE THE PRESENT STORM WATER DISCHARGE RATE FROM THE SITE.
THIS THE 9 DAY OF October, 20 25

[Signature]
NAME

PE 25456
GEORGIA P.E. No.

TOTAL SITE AREA
1.72 Ac. (PS-01)
DISTURBED AREA:
1.2 Ac. (PS-01)



20 10 0 20 40 60
SCALE IN FEET
1" = 20'

APPROVED VARIANCES, INCLUDING CASE NUMBER, APPROVAL DATE, AND CONDITIONS (SEE SHEET C-1B)

LEVEL II CERTIFIED DESIGN PROFESSIONAL



CERTIFICATION NUMBER: 0000039604
EXPIRES: 05/21/2026

PREPARED BY



P.O. Box 187
Tiger, GA 30576
(o) 678.725.4631
(e) landsolutionsassociates@gmail.com
CONTACT: ROBERT "BO" CONE

OWNER / DEVELOPER:

GATEWAY DEOCA, LLC
4471 Ogilthorpe Loop NW
Acworth, GA 30101
225-936-3463
24-Hr CONTACT:
Anthony Monte De Oca
225-936-3463
fmedeoca@hotmail.com

EVOLUTION SPORTS COMPLEX

PARKING ADDITION

LAND LOT 38 - 5th DISTRICT
PARCEL ID: R5038 155
CITY OF SNELLVILLE (GWINNETT CO.), GEORGIA

GRADING & DRAINAGE PLAN

SHEET TITLE:

SIGNED / SEALED



DATE:

REVISION

No.

DESIGNED BY: RAC

SCALE: AS SHOWN

DRAWN BY: JAM

C-6A

CHECKED BY: RAC

SHEET

24-012

9-Oct-25

THE NOTES AND REQUIREMENTS STATED ON THESE PLANS REFERENCE THE "STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION GENERAL PERMIT NO. GAR 100001" EFFECTIVE AUGUST 1, 2018. THIS PLAN DOES NOT CONTAIN ALL OF THE REQUIREMENTS CONTAINED WITHIN THE PERMIT. THE OWNER SHALL CONSULT THE PERMIT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE DESCRIPTION

- THE EXISTING SITE IS VACANT WITH TREES.
- DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY:
THE PROPOSED PROJECT IS A PARKING LOT AND CONSTRUCTING A NEW POND TO REPLACE THE OLD, OUTDATED POND.
- THE PROPOSED BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ACTIVITY SCHEDULE SHOWN AND THE SEQUENCES OF THE PHASED EROSION, SEDIMENT AND POLLUTION CONTROL PLANS PROVIDED.
- TOTAL SITE AREA: 1.72 AC
DISTURBED AREA: 1.2 AC
- THE INITIAL RECEIVING WATERS FOR THE SITE IS AN BIG HAYNES TRIBUTARY A.
- APPLICABLE PORTIONS OF THE ESDP PLAN ARE TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY PERMITTEE CONDUCTING ANY CONSTRUCTION ACTIVITY. EACH SECONDARY PERMITTEE SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THE SITE.
- PRIMARY PERMITTEE:
2440 EAST GATE PLACE, LLC
4471 OGLETHORPE LOOP NW
ACWORTH, GA 30001
225-936-3463 fmedeoca@hotmail.com
24-HOUR CONTACT:
ANTHONY MONTE DE OCA
225-936-3463

KNOWN SECONDARY PERMITTEES ARE AS FOLLOWS (FOR COMMON DEVELOPMENT ONLY):

NAME	ADDRESS

(THIS PLAN SHALL BE UPDATED AS APPROPRIATE AS SECONDARY PERMITTEES ARE DETERMINED. IT IS THE RESPONSIBILITY OF THE OWNER TO NOTIFY THE DESIGN PROFESSIONAL AS SECONDARY PERMITTEES ARE DETERMINED.)

POLLUTION CONTROL NOTES:

- CUT AND FILL
 - OPERATIONS SHALL BE KEPT TO A MINIMUM; PHASE IF POSSIBLE.
 - SHALL NOT ENDANGER ADJOINING PROPERTIES.
 - FILL SHALL NOT ENDOCRASH UPON NATURAL WATERCOURSES. CHANNELS SHALL NOT BE CONSTRUCTED IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS.
 - MINIMIZING DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACES OF FILL.
- STATE WATER BANSKS
 - ACTIVITIES SHALL NOT BE CONDUCTED WITHIN TWENTY-FIVE (25) FEET OF THE BANKS OF ANY STATE WATERS, AS MEASURED FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHEN APPROVED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS.
 - ACTIVITIES SHALL NOT BE CONDUCTED WITHIN FIFTY (50) HORIZONTAL FEET, AS MEASURED FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION FLOW OF THE BANKS OF ANY STATE WATERS CLASSIFIED AS "TROUT STREAMS," UNLESS APPROVED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS.
- STABILIZATION PRACTICES
 - VEHICLE AREAS – FILL IN RILL ERODED AREAS WHEN FOUND. MAINTAIN CONSTRUCTION EXITS AND CONSTRUCTION ROADS.
 - TEMPORARY SEEDING – WHEN AN AREA WILL BE LEFT OPEN MORE THAN 14 DAYS WITH NO CONSTRUCTION.
 - SOD STABILIZATION – USED IN HIGHER VELOCITY CHANNEL FLOWS.
 - PERMANENT VEGETATION – THIS IS TO BE ESTABLISHED ONCE FINAL GRADE IS ACHIEVED.
 - SURFACE ROUGHENING – TEXTURING OF SOIL SURFACES TO REDUCE SHEET FLOW AND IMPROVE SURFACE WATER IMPOUNDMENT.
 - SEDIMENT BASINS – SHALL BE INSPECTED TO INSURE STABLE SIDE SLOPES.
 - STRUCTURAL CONTROLS TO BE USED–SILT FENCE, INLET PROTECTION, CHECK DAMS, AND DETENTION PONDS.
 - DEVELOPMENT OF PLANS ARE TO CONFORM TO TOPOGRAPHY AND SOIL TYPE.
 - OTHER CONTROLS
 - OFF-SITE VEHICLE TRACKING
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS ADJACENT TO THE SITE WILL BE SWEEP AND SCRAPED REGULARLY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE CONSTRUCTION AREA. A SOURCE OF FRESH WATER FOR WASHING SEDIMENT FROM TRUCKS, ESPECIALLY DURING PERIODS OF WET WEATHER, MAY BE PROVIDED IN ORDER TO MINIMIZE THE AMOUNT OF STREET SWEEPING AND SCRAPING REQUIRED. ANY WASTEWATER RESULTING FROM THE OPERATION WILL BE DIRECTED INTO A SEDIMENT TRAP.
 - WASTE MATERIALS
ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON-SITE. ALL PERSONNEL WILL RECEIVE INSTRUCTIONS REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES DESCRIBING THESE PRACTICES WILL BE POSTED IN THE CONSTRUCTION OFFICE. THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. EMPLOYEE WASTE AND OTHER LOOSE MATERIALS WILL BE COLLECTED SO AS TO PREVENT THE RELEASE OF "FLOATABLES" DURING RUNOFF EVENTS. NO WASTE MATERIALS SHALL BE DUMPED INTO ANY ADJACENT STATE WATER, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
 - HAZARDOUS WASTE
NO HAZARDOUS WASTE IS EXPECTED TO BE GENERATED OR ENCOUNTERED IN THIS PROJECT. IN THE EVENT THAT HAZARDOUS WASTE IS ENCOUNTERED, ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.
 - SANITARY WASTE
THE ESDP SHALL INCORPORATE AND ADHERE TO ALL COUNTY AND STATE WASTE DISPOSAL AND SANITARY SEWER SYSTEM REGULATIONS. ANY PORTABLE SANITARY UNITS SHALL BE LOCATED AWAY FROM STORM DRAIN INLETS. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR SHALL REGULARLY COLLECT ALL SANITARY WASTE FROM UNITS.
 - GRADING EQUIPMENT
GRADING EQUIPMENT SHALL CROSS-FLOWING STREAMS BY THE MEANS OF BRIDGES OR CULVERTS, EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE, PROVIDED IN ANY CASE THAT SUCH CROSSINGS SHOULD BE KEPT TO A MINIMUM.
 - DUST CONTROL
DURING GRADING OPERATIONS (IF APPLICABLE), PERIODICALLY APPLY MOISTURE SPRAY TO LARGE AREAS FOR DUST CONTROL.

NPDES NOTES:

- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO REQUEST SITE INSPECTION OF EROSION CONTROL PRACTICES BY THE ENGINEER WITHIN (7) SEVEN DAYS AFTER INSTALLATION.
- ANY ON-SITE CHEMICALS OR PETROLEUM PRODUCTS ARE TO BE STORED IN AN ENVIRONMENTALLY SAFE CONTAINER TO AVOID LEAKS OR SPILLS THAT COULD LEAD TO CONTAMINATION OF CREEKS OR STREAMS.
- CONCRETE TRUCKS ARE TO BE PROVIDED WITH A SEPARATE WASHOUT AREA TO AVOID DRAINAGE INTO THE STORM SYSTEM.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COMPLY WITH ALL CONDITIONS WITHIN THE NPDES PERMIT **GAR 100001**
- DEVELOPER MUST SUBMIT NOI TO EPD AND ESTABLISH SAMPLING OF STORMWATER OUTFALL POINTS IN ACCORDANCE WITH **GAR 100001**.
- SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED TO WATER OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (NPDES IV.D.2.c.(1))
- WASTE WATER DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEMS MUST BE IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS. (NPDES IV.D.2.c.(3))

WASTE MATERIALS:

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

NTU LIMIT VALUE SELECTION RATIONALE

SITE AREA:	1.72 AC
SURFACE WATER DRAINAGE AREA:	0.20 SQ MI
RECEIVING WATER TYPE:	WARM WATER
NTU LIMIT VALUE SELECTED FROM APPENDIX B:	75
METHOD SELECTED:	OUTFALL

SAMPLING NOTE:

TURBIDITY OF THE OUTFALL AT THE MONITORING STATION SHALL NOT EXCEED 75 NTU. THE RECEIVING WATERS IS A WARM WATER STREAM.
Warm Water (Supporting Warm Water Fisheries)
Surface Water Drainage Area, square miles

	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
Site Size, acres	1.00-10	75	150	200	400	750	750	750
	10.01-25	50	100	100	200	300	500	750
	25.01-50	50	50	100	100	200	300	750
	50.01-100	50	50	50	100	100	150	300
	100.01 +	50	50	50	50	100	200	100

STORMWATER FACILITY

A MASTER STORMWATER FACILITY STORES THE EXCESS RUNOFF GENERATED BY THE DEVELOPMENT OF THIS SITE.

PRE-DEVELOPED CN=55
POST-DEVELOPED CN=80 (SEE HYDRO)

CONTROLS

BMP'S WILL BE IMPLEMENTED AND CONSTRUCTED IN ACCORDANCE WITH THE PHASED EROSION, SEDIMENT, AND POLLUTION CONTROL PLANS AND ACTIVITY SCHEDULE PROVIDED.

STABILIZATION MEASURES

THE FOLLOWING SITE STABILIZATION MEASURES WILL BE UTILIZED AS INDICATED ON THE EROSION, SEDIMENT, AND POLLUTION CONTROL PLANS: TEMPORARY MULCHING, TEMPORARY, AND PERMANENT SEEDING. 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.

STRUCTURAL PRACTICES

THE FOLLOWING STRUCTURAL PRACTICES WILL BE UTILIZED AS INDICATED ON THE EROSION, SEDIMENT, AND POLLUTION CONTROL PLANS: SILT FENCE, TEMPORARY SEDIMENT TRAPS AT INLETS, AND RETROFIT AT DETENTION POND.
STORM WATER MANAGEMENT:
THE PROPOSED DETENTION POND WILL REGULATE POST-DEVELOPED FLOWS TO LESS THAN PRE-DEVELOPED FLOWS.

WASTE MATERIALS

ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER. THE DUMPSTER SHALL BE EMPTIED WHEN FULL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON-SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. ALL WASTE DISPOSAL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH STATE AND/OR LOCAL WASTE DISPOSAL REGULATIONS.

BUILDING MATERIALS

NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ON-SITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

HAZARDOUS WASTE

HAZARDOUS PRODUCTS USED ON-SITE SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS (MSDS'S) SHALL BE RETAINED ON SITE. SURPLUS HAZARDOUS PRODUCTS SHALL BE DISPOSED OF ACCORDING TO LOCAL, STATE, AND FEDERAL GUIDELINES. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES AND THE PROJECT SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. MATERIAL SAFETY DATA SHEETS (MSDS'S) WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ESDCP FILE AT THE JOB SITE CONSTRUCTION TRAILER OFFICE. EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING PARTICULARLY REGARDING SILL CONTROL TECHNIQUES.

PETROLEUM BASED PRODUCTS

CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/FINISHES/ SOLVENTS

ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING

NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON-SITE.

FERTILIZER/HERBICIDES

THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

SANITARY WASTE

SANITARY WASTE GENERATED FROM PORTABLE UNITS SHALL BE EMPTIED AS REQUIRED TO PROVIDE FOR SANITARY CONDITIONS. ALL SANITARY WASTE DISPOSAL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH STATE AND/OR LOCAL WASTE DISPOSAL REGULATIONS. A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTER WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.ALL SANITARY WASTE UNITS WILL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMP'S MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE, BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.

SPILL CLEANUP AND CONTROL PRACTICES

- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN MATERIAL STORAGE AREA ONSITE. (TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS).
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE FEDERAL, STATE, OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT SPILLS FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT **1-800-424-8802**.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITH 24 HOURS AT **1-800-424-8802**.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

INITIAL PHASE NOTES

PRIOR TO LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

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

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

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURNING AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

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

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

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

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

- THE CONSTRUCTION EXIT SHALL BE PLACED AS SHOWN ON THE PLANS.
- IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT, ALL PERIMETER EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.
- INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM STRUCTURES AS SHOWN ON THE PLAN.
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.

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

AFTER APPROVAL OF INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT SEDIMENT PONDS AS SHOWN ON PLANS.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.

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

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

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

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

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

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

INTERMEDIATE PHASE NOTES

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF IT'S NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES, AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.

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

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

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION, AND ALTER THE LOCATION OF EROSION CONTROL DEVICES ACCORDINGLY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL ESTABLISH BARRIERS AT THE TOP OF ALL SLOPES UNDER CONSTRUCTION. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED.

ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT FACILITIES UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT WHEN IT REACHES ONE THIRD OF THE DEPT OF THE BASIN.

RETROFIT STRUCTURE SHALL BE KEPT CLEAR OF TRASH AND DEBRIS. THIS WILL REQUIRE CONTINUOUS MONITORING AND MAINTENANCE. THE RETROFIT STRUCTURE IS TEMPORARY AND SHALL BE REMOVED WHEN DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

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

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

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

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

FINAL PHASE NOTES

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

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT FACILITIES UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT WHEN IT REACHES ONE THIRD OF THE DEPT OF THE BASIN.

AFTER CURBING, GRADED AGGREGATE BASE AND PAVEMENT HAVE BEEN INSTALLED, ALL INLET SEDIMENT TRAPS FOR CATCH BASINS OR CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB INLET FILTER PROTECTION.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

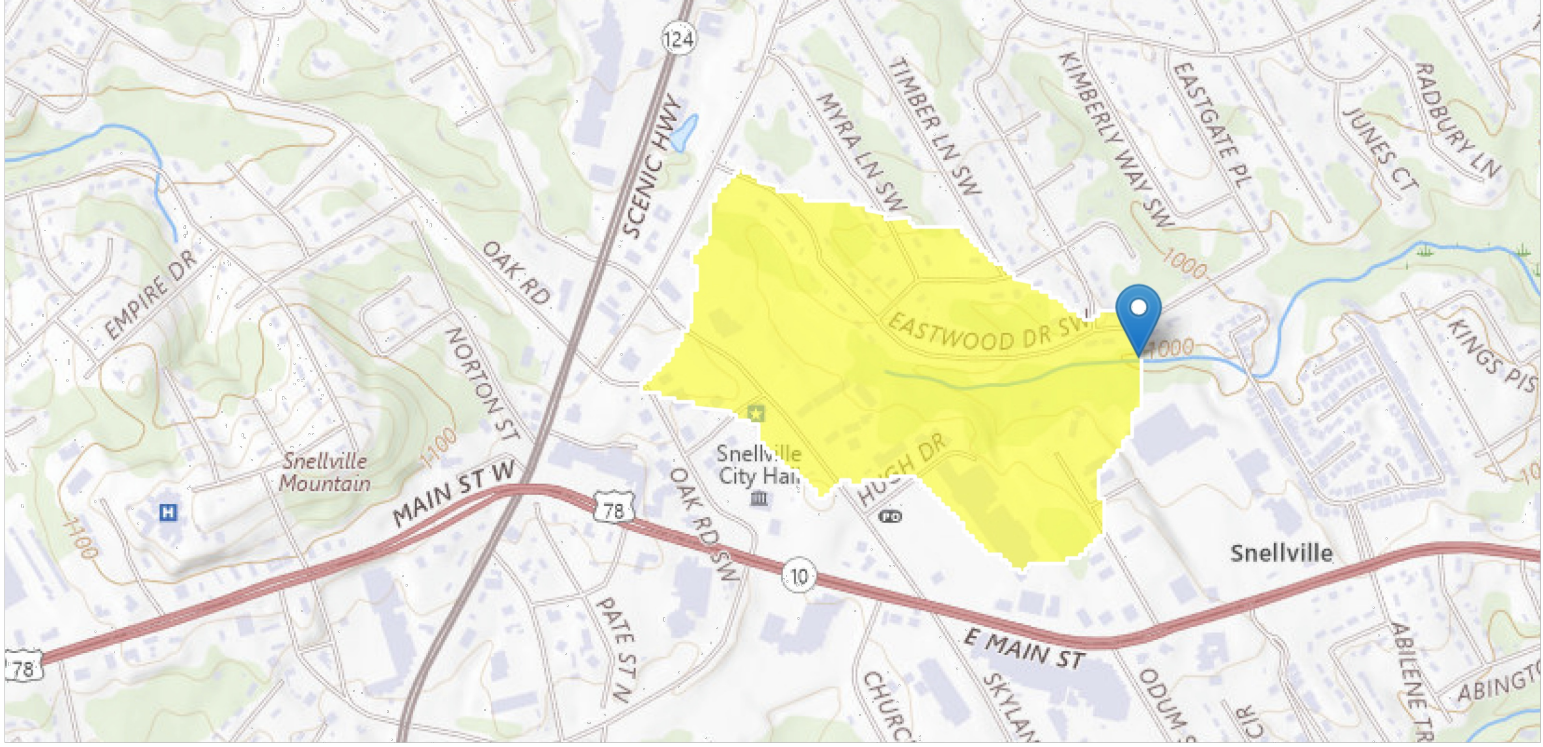
SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

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

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

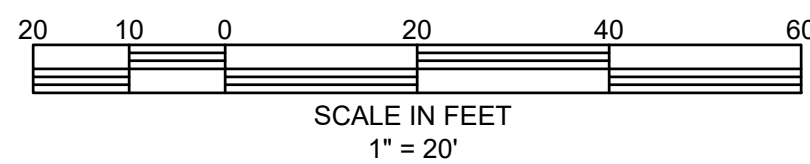
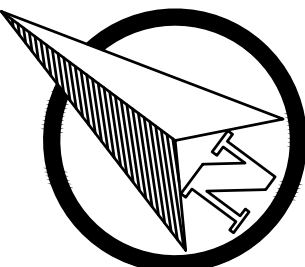
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Clicked Point (Latitude, Longitude): 33.86017, -84.00576
Time: 2025-09-04 12:51:08 -0400



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Basin Characteristics			
Parameter Code	Parameter Description	Value	Unit
BSLDDEM10M	Mean basin slope computed from 10 m DEM	4.252	percent
CSL10_85	Change in elevation divided by length between points 10 and 85 percent of distance along main channel to basin divide - main channel method not known	75.1	feet per mi
DRNAREA	Area that drains to a point on a stream	0.2	square miles
ELEV	Mean Basin Elevation	1038	feet
ELEVMAX	Maximum basin elevation	1066	feet
GWHEAD	Mean basin elevation minus minimum basin elevation	43.2	feet
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	7.42	inches
I24H10Y	Maximum 24-hour precipitation that occurs on average once in 10 years	5.07	inches



SNELLVILLE NOTES:

"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."

SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.

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

THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3).

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

EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL 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. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

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

CITY OF SNELLVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS. MAXIMUM CUT OR FILL SLOPES IS 2H:1V

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE OWNER, DEVELOPER, AND/OR CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE RULES, REGULATIONS, AND ORDINANCES.

FOR STAND ALONE PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, OR AN ALTERNATIVE DESIGN PROFESSIONAL APPROVED BY EPD IN WRITING, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

REVISIONS OR AMENDMENTS TO THESE PLANS SHOULD BE SUBMITTED TO THE LOCAL ISSUING AUTHORITY FOR REVIEW.

NIPDES 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" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES MEETS THE DESIGN REQUIREMENTS AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NIPDES PERMIT NO. GAR-100001.
- I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.
- GEORGIA'S 2012 OR SUBSEQUENT 305(b)(3)(3)(4) LIST DOCUMENTS HAVE BEEN CONSULTED. IT WAS DETERMINED THAT THIS SITE DOES NOT DRAIN INTO AN IMPAIRED STREAM SEGMENT, NOR IS WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIODIVERSITY IMPAIRED STREAM SEGMENT.

ROBERT A. CONE, P.E., #1151, GWSOC # 39604

72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.



THERE ARE [] / ARE NO [X] WATERS OF THE STATE WITHIN 200 FEET OF THE PROJECT SITE.

RECEIVING WATERS:
BIG HAYNES
TRIBUTARY A

MONITORING STATION

* FABRIC HT=30" ABOVE GROUND
SINGLE ROW OF SILT FENCE

SHED TO BE RELOCATED
OUTSIDE OF DRAINAGE
EASEMENT.

UTION
SPORTS COMPLEX
EXIST. BUILDING
12,000 S.F.

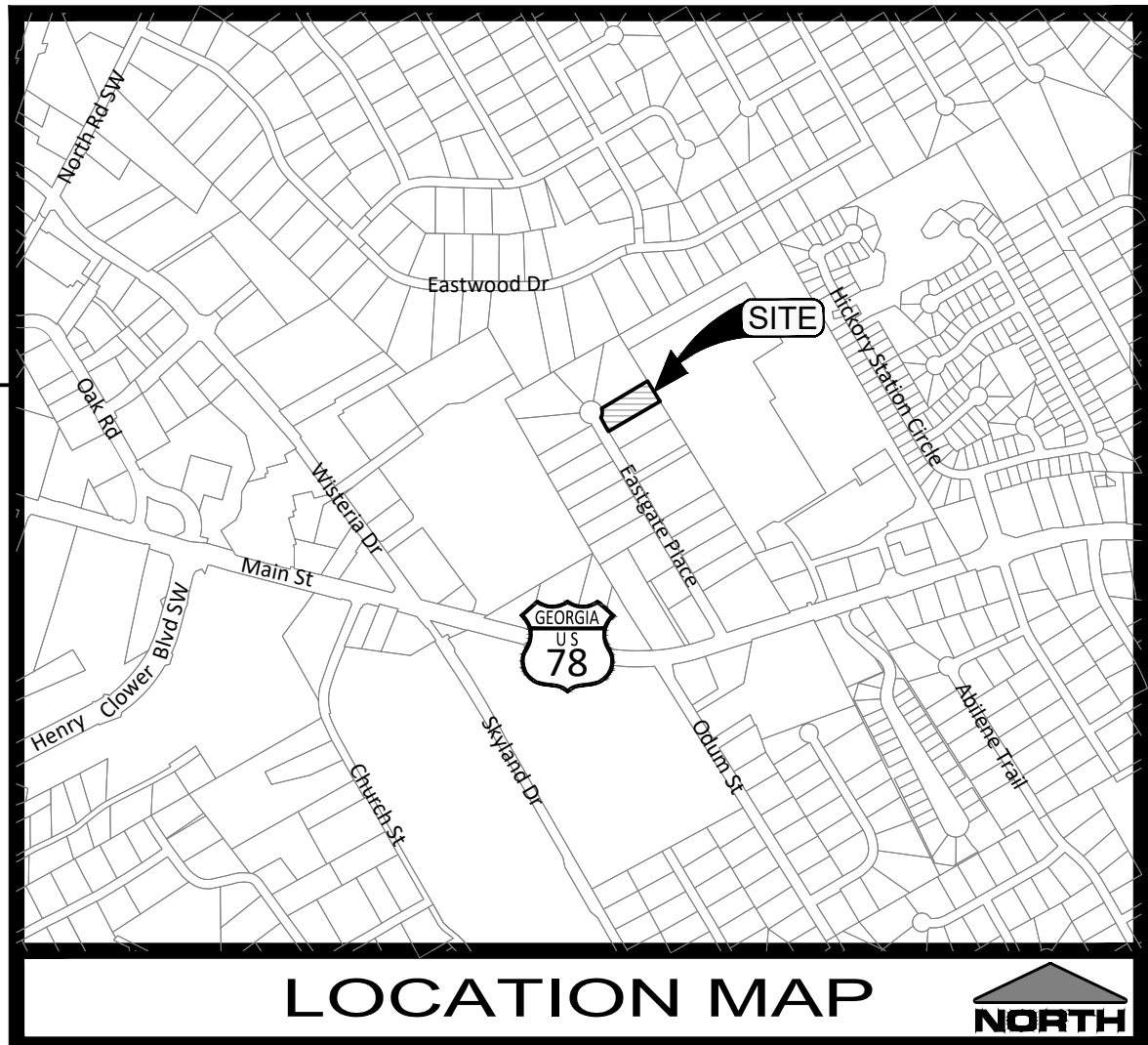
TOTAL SITE AREA
1.72 Ac. [PS-014]
DISTURBED AREA:
1.2 Ac. [PS-015]

E.C. LEGEND:

- | | | | |
|-----|--|-----|---|
| Co | CONSTRUCTION EXIT | De1 | DISTURBED AREA STABILIZATION (WITH MULCHING ONLY) |
| Re | RETAINING WALL | De2 | DISTURBED AREA STABILIZATION (TEMPORARY SEEDING) |
| Sd1 | SEDIMENT BARRIER (SEE DETAIL FOR SPECIFIC TYPE) | De3 | DISTURBED AREA STABILIZATION (PERMANENT SEEDING) |
| Sd2 | INLET SEDIMENT TRAP (SEE DETAIL FOR SPECIFIC TYPE) | De4 | DISTURBED AREA STABILIZATION (SEEDING) |
| Sd4 | TEMPORARY SEDIMENT TRAP (SEE DETAIL FOR SPECIFIC TYPE) | Du | DUST CONTROL |
| St | RIPRAP OUTLET PROTECTION | Se | SLOPE STABILIZATION |
| Su | SURFACE ROUGHENING | SF | SILT FENCE |
| Tr | TREE PROTECTION | TF | TREE PROTECTION FENCE |
| | | --- | LIMITS OF DISTURBANCE |

SEE SHEET C-13 FOR SEDIMENT CONTROL CALCULATIONS FOR EACH PHASE OF EROSION CONTROL.

OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. THE PLAN SHALL INCLUDE THE BEST MANAGEMENT PRACTICE TO BE IMPLEMENTED AT THE SITE OR CONSTRUCTION ACTIVITY.



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.

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

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

ALL DISTURBED AREAS TO BE LEFT IDLE FOR LESS THAN TWO WEEKS TO BE TREATED WITH MULCH (Ds1). AREAS LEFT IDLE FOR TWO TO FOUR WEEKS SHALL BE TREATED WITH TEMPORARY GRASSING (Ds2). AREAS LEFT IDLE FOR FOUR WEEKS OR MORE TO BE ESTABLISHED WITH PERMANENT GRASSING (Ds3).

TEMPORARY EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL FINAL STABILIZATION.

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

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

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

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.

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

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

PRIMARY PERMITTEE:
2440 EAST GATE PLACE, LLC
4471 OGLETHORPE LOOP NW
ACWORTH, GA 30101

24-HOUR CONTACT:
ANTHONY MONTE DE OCA
225-936-3463 fmedeoca@hotmail.com

24-CONTACT:
ANTHONY MONTE DE OCA
225-936-3463
fmedeoca@hotmail.com

THE CONTACT PERSON MUST BE ACCESSIBLE 24 HOURS A DAY, 7 DAYS A WEEK WITH NO EXCEPTIONS.

E.C. FOR BUILDING MATERIALS:

PLASTIC SHEETING OR TEMPORARY ROOFS TO BE USED TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

LEVEL II CERTIFIED DESIGN PROFESSIONAL



CERTIFICATION NUMBER: 0000039604
EXPIRES: 05/21/2026

PREPARED BY



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(e) landsolutionsassociates@gmail.com
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OWNER / DEVELOPER:

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Acworth, GA 30101
225-936-3463
24-Hr CONTACT:
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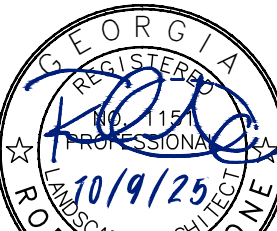
EVOLUTION SPORTS COMPLEX
PARKING ADDITION

LAND LOT 38 - 5th DISTRICT

PARCEL ID: R5038 155
CITY OF SNELLVILLE (GWINNETT CO.), GEORGIA

ES & P.C. PLAN
INITIAL PHASE

SIGNED / SEALED



DATE:

REVISION

No.

DESIGNED BY: RAC

SCALE: AS SHOWN

DRAWN BY: JAM

C-8

CHECKED BY: RAC

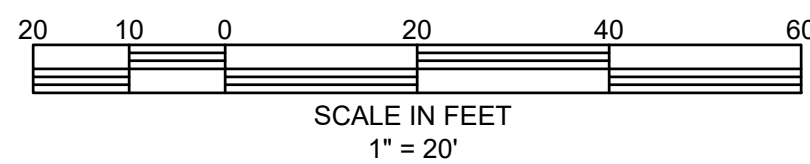
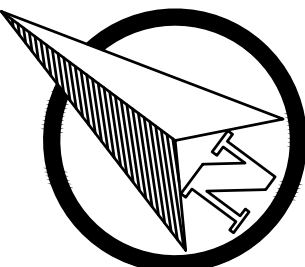
SHEET

24-012

9-Oct-25

[PS-016]

APPROVED VARIANCES, INCLUDING CASE NUMBER, APPROVAL DATE, AND CONDITIONS (SEE SHEET C-18)



SNELLVILLE NOTES:

"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."

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

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STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS. MAXIMUM CUT OR FILL SLOPES IS 2H:1V

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FOR STAND ALONE PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, OR AN ALTERNATIVE DESIGN PROFESSIONAL APPROVED BY EPD IN WRITING, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

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NPDES CERTIFICATIONS

1. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES MEETS THE DESIGN REQUIREMENTS AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR-100001.

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

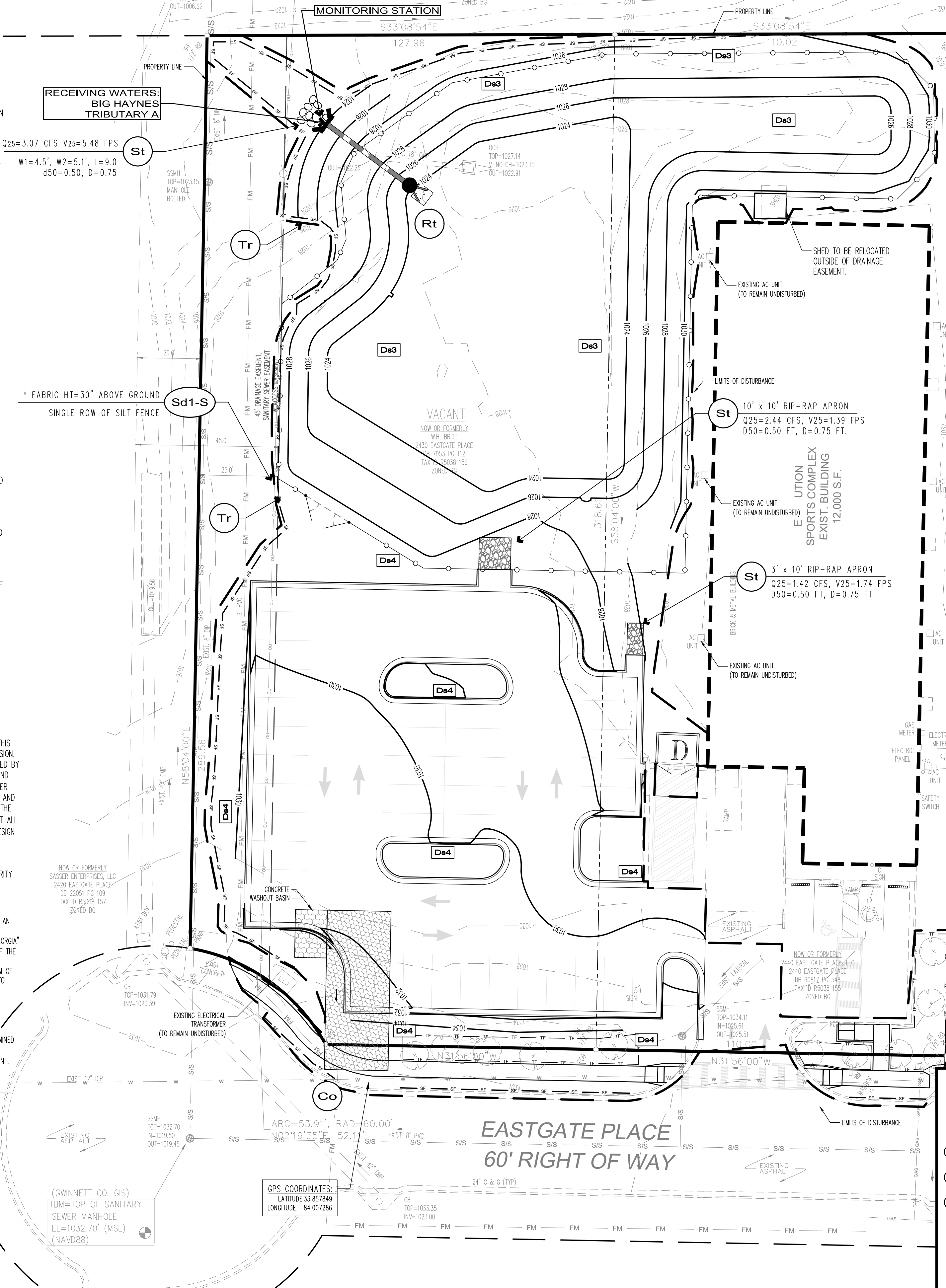
3. GEORGIA'S 2012 OR SUBSEQUENT 305(b)/303(d) LIST DOCUMENTS HAVE BEEN CONSULTED. IT WAS DETERMINED THAT THIS SITE DOES NOT DRAIN INTO AN IMPAIRED STREAM SEGMENT, NOR IS WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT.

10/9/25
ROBERT A. CONE, R.C.A. # 1151, GWSCC # 39604

72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.



THERE ARE [] / ARE NO [X] WATERS OF THE STATE WITHIN 200 FEET OF THE PROJECT SITE.



TOTAL SITE AREA
1.72 Ac. [PS-014]
DISTURBED AREA:
1.2 Ac. [PS-015]

E.C. LEGEND:

Co	CONSTRUCTION EXIT	De1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Re	RETAINING WALL	De2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)
Sd1	SEDIMENT BARRIER (SEE DETAIL FOR SPECIFIC TYPE)	De3	DISTURBED AREA STABILIZATION (PERMANENT SEEDING)
Sd2	INLET SEDIMENT TRAP (SEE DETAIL FOR SPECIFIC TYPE)	De4	DISTURBED AREA STABILIZATION (SEEDING)
Sd4	TEMPORARY SEDIMENT TRAP (SEE DETAIL FOR SPECIFIC TYPE)	Du	DUST CONTROL
St	RRAP OUTLET PROTECTION	Se	SLOPE STABILIZATION
Su	SURFACE ROUGHENING	SF	SILT FENCE
Tr	TREE PROTECTION	TF	TREE PROTECTION FENCE
		---	LIMITS OF DISTURBANCE

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.

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TEMPORARY EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL FINAL STABILIZATION.

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

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

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

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

PRIMARY PERMITTEE:
2440 EASTGATE PLACE, LLC
4471 OGLETHORPE LOOP NW
ACWORTH, GA 30101

24-HOUR CONTACT:
ANTHONY MONTE DE OCA
225-936-3463 fmedeoca@hotmail.com

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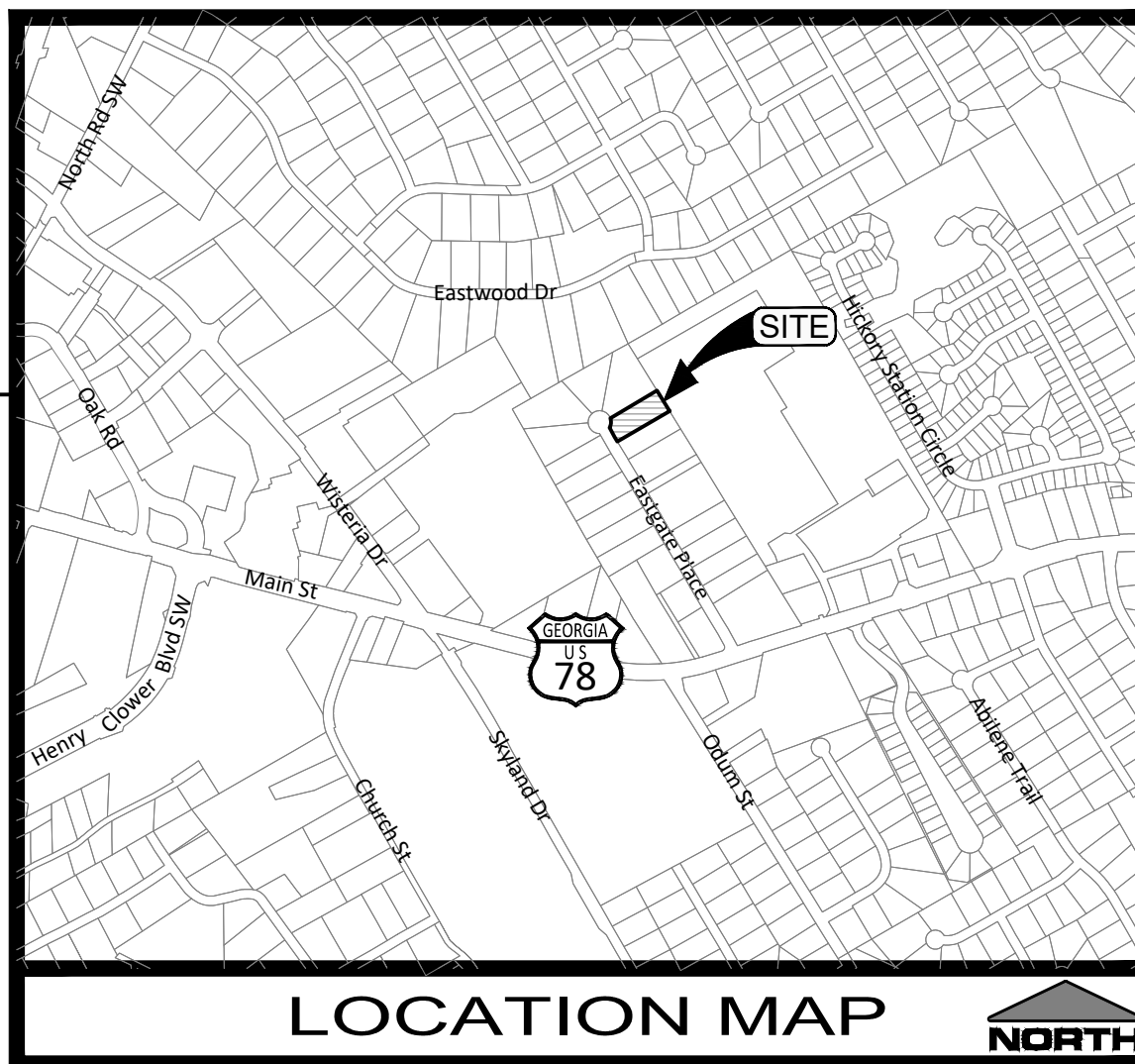
THE CONTACT PERSON MUST BE ACCESSIBLE 24 HOURS A DAY, 7 DAYS A WEEK WITH NO EXCEPTIONS.

E.C. FOR BUILDING MATERIALS:

PLASTIC SHEETING OR TEMPORARY ROOFS TO BE USED TO COVER BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER.

SEE SHEET C-13 FOR SEDIMENT CONTROL CALCULATIONS FOR EACH PHASE OF EROSION CONTROL.

OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. THE PLAN SHALL INCLUDE THE BEST MANAGEMENT PRACTICE TO BE IMPLEMENTED AT THE SITE OR CONSTRUCTION ACTIVITY.



LEVEL II CERTIFIED DESIGN PROFESSIONAL



CERTIFICATION NUMBER: 0000039604
EXPIRES: 05/21/2026

PREPARED BY



P.O. Box 187
Tiger, GA 30576
(o) 678.725.4631
(e) landsolutionsassociates@gmail.com
CONTACT: ROBERT "BO" CONE

OWNER / DEVELOPER:

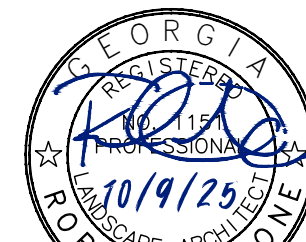
GATEWAY DECOA, LLC
4471 Ogglethorpe Loop NW
Acworth, GA 30101
225-936-3463
24-Hr CONTACT:
Anthony Monte De Oca
225-936-3463
fmedeoca@hotmail.com

EVOLUTION SPORTS COMPLEX
PARKING ADDITION

LAND LOT 38 - 5th DISTRICT
PARCEL ID: R5038 155
CITY OF SNELLVILLE (GWINNETT CO.), GEORGIA

ES & PC PLAN
FINAL PHASE

SIGNED / SEALED



DATE:

REVISION

No

DESIGNED BY: RAC SCALE: AS SHOWN

DRAWN BY: JAM

CHECKED BY: RAC

24-012

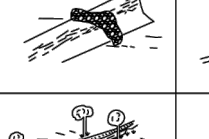
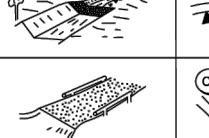
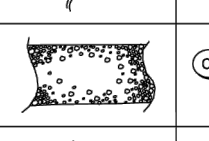
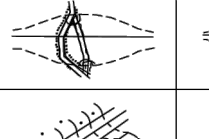
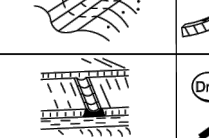
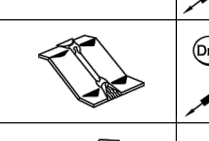
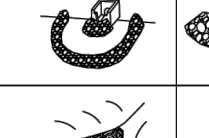
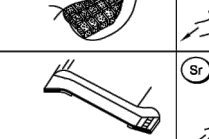
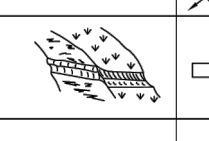
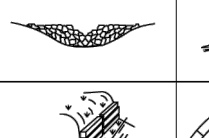
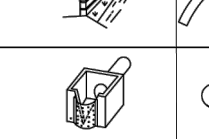
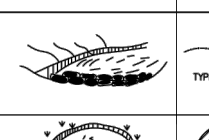
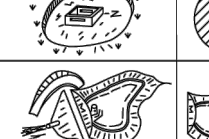
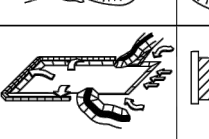
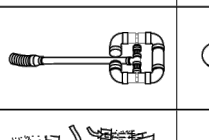
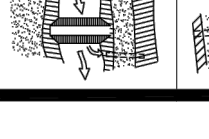
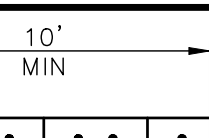
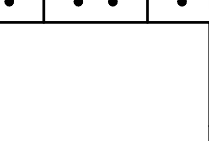
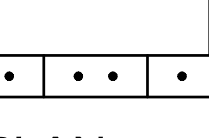
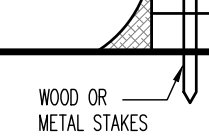
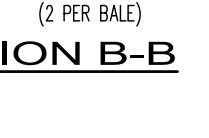
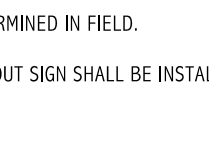
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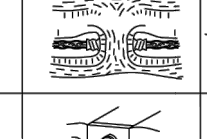
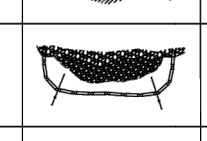
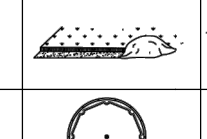
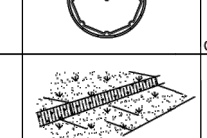
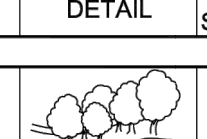
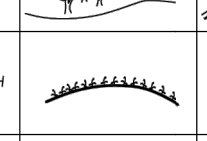
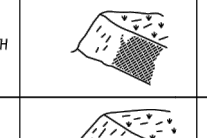
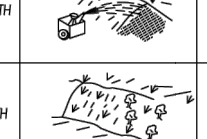
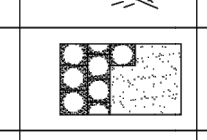
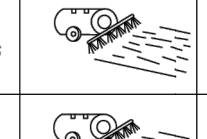
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APPROVED VARIANCES, INCLUDING CASE NUMBER, APPROVAL DATE, AND CONDITIONS (SEE SHEET C-18)

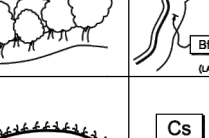
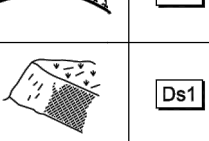
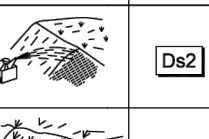
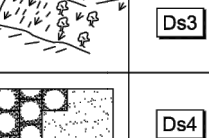
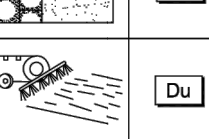
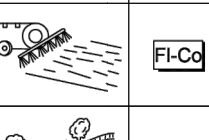
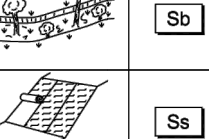
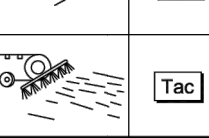
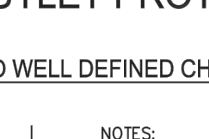
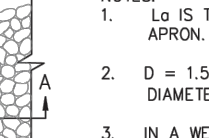
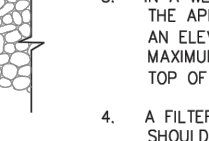
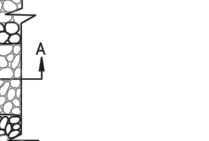
GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ch	CHANNEL STABILIZATION			A small temporary barrier or dam constructed across a grade, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A trowelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site utility transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved culvert, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRAZE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			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			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 silt fence.
Sd2	INLET SEDIMENT TRAP			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	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.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SOMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			A linear control device constructed as a diversion perpendicular to the direction of the runoff to enhance dissipation and infiltration of runoff, while creating multiple sedimentation chambers with the employment of intermediate dikes.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMWATER OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or skid bar installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Vt	VEGETATED MATERIAL OR STORMWATER CONFORMANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing a temporary, vegetative cover for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)			Establishing a temporary, vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH SOILS)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Fl-Co	FLUCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (WITH PERM. VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKLERS AND BINDERS			Substance used to anchor straw or hay mulch by coating the organic material to bind together.

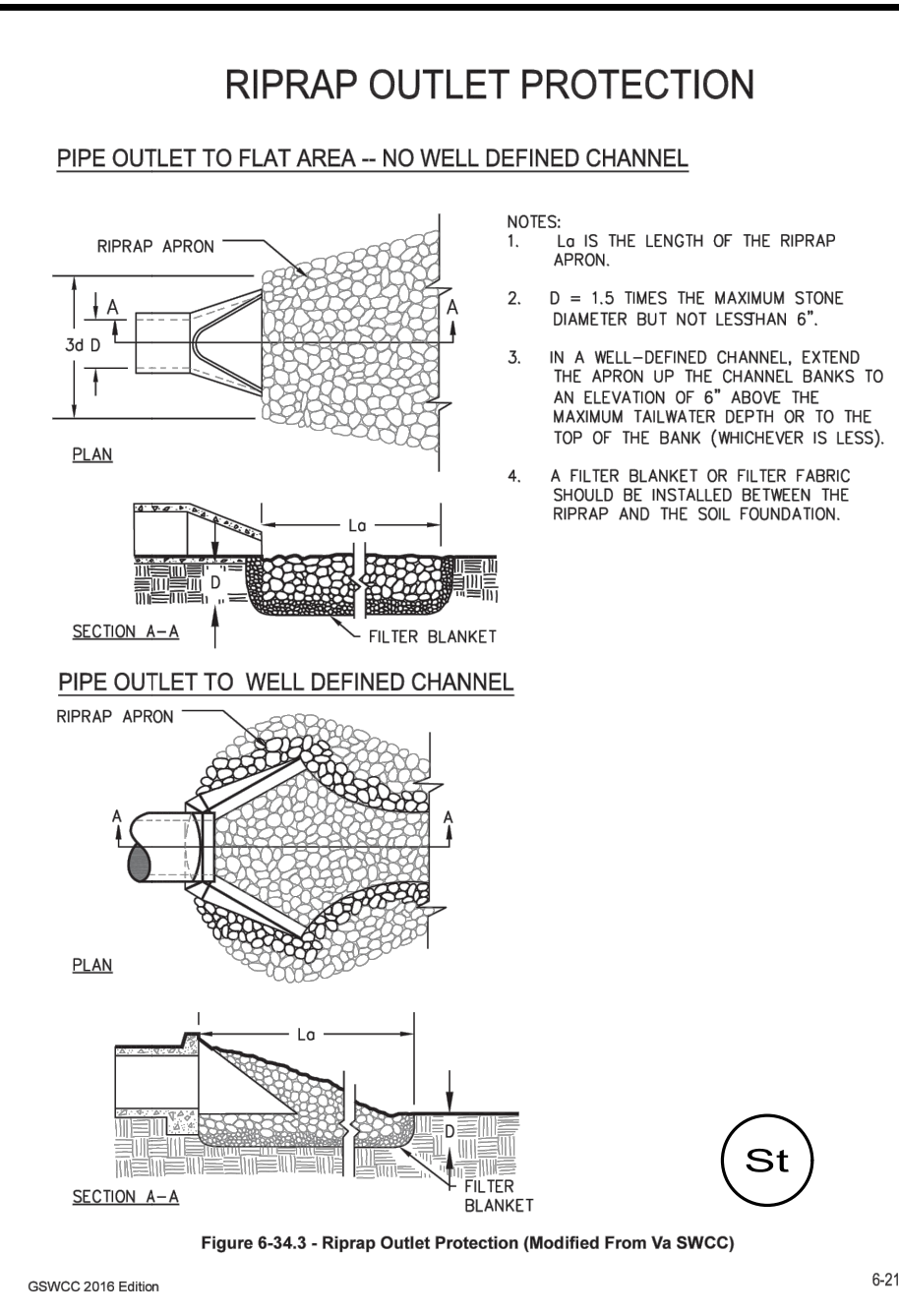
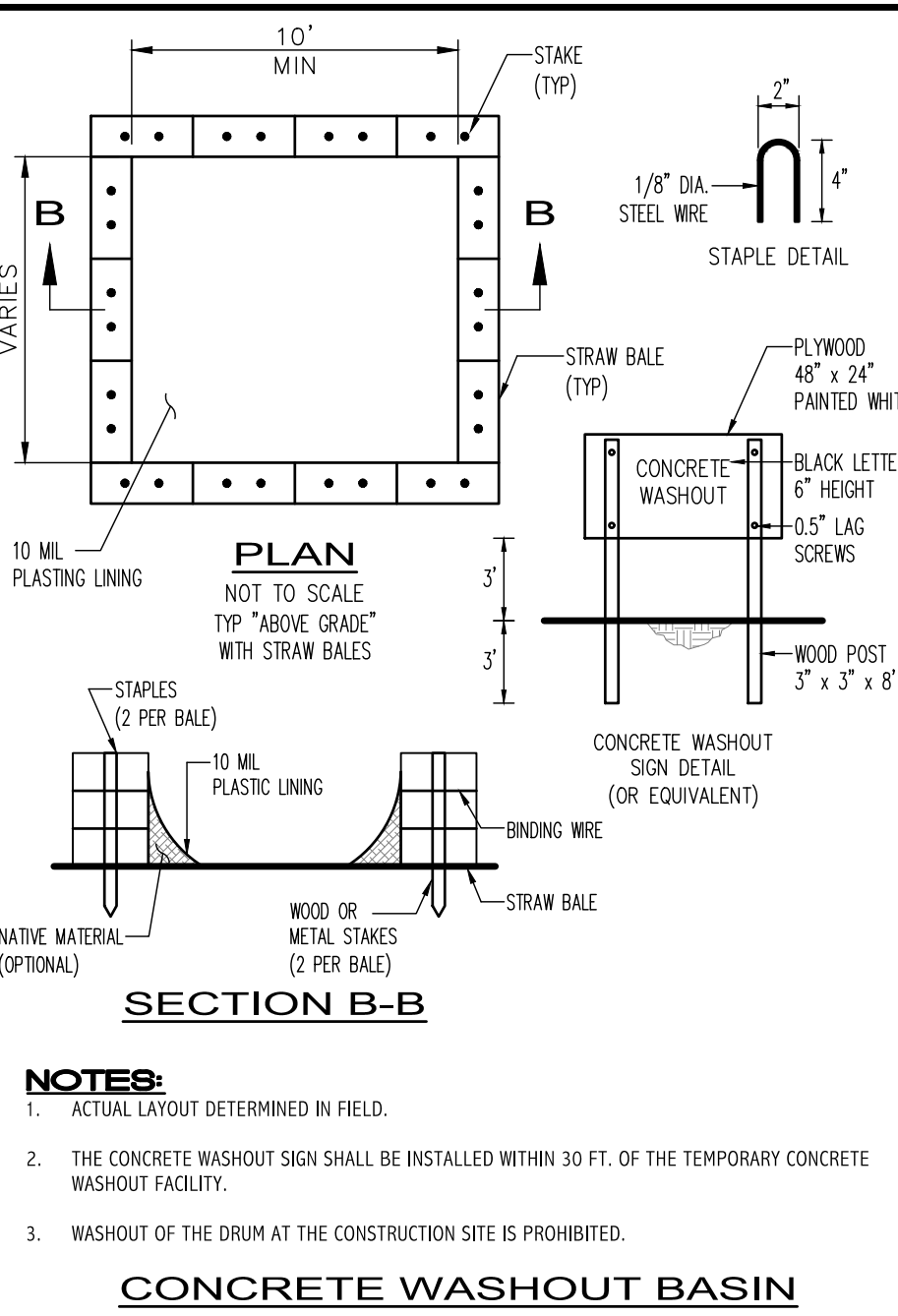


FIGURE 6-27.2 Silt Fence - Type C

FIGURE 6-27.3 Riprap Outlet Protection (Modified From SWCC)

DESIGNED BY: RAC SCALE: AS SHOWN

DRAWN BY: JAM

CHECKED BY: RAC

24-012 30-Oct-25

Disturbed Area Stabilization (With Mulching Only) Ds1



DEFINITION
Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE
•To reduce runoff and erosion
•To conserve moisture
•To prevent surface compaction or crusting
•To control undesirable vegetation
•To modify soil temperature
•To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2-Ds4.

turbed Area Stabilization (With Temporary Seeding) Ds3 - Disturbed Area Stabilization (With Permanent Seeding) and Ds4 - Disturbed Area Stabilization (With Sodding)

SPECIFICATIONS
Mulching Without Seeding
This standard applies to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion retarding cover, but can be stabilized with a mulch cover.

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

Mulching Materials
Select one of the following materials and apply at the depth indicated:
1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.

Polyethylene Film
This material shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch
When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "yoker" disk. Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dug enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders and hydraulic mulch with tackifier specifically designed for tackling straw can be substituted for emulsified asphalt. Please refer to specification Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

2. Netting of the appropriate size shall be used to anchor weed waste. Openings of the netting shall not be larger than the average size of the weed waste chips.

3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

4. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

5. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

6. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

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33. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

34. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

Disturbed Area Stabilization (With Temporary Seeding) Ds2



DEFINITION
The establishment of temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.

PURPOSE
•To reduce runoff and sediment damage of down stream resources
•To protect the soil surface from erosion
•To improve wildlife habitat
•To improve aesthetics

REQUIREMENT FOR REGULATORY COMPLIANCE
Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface. Refer to specification Ds1-Disturbed Area Stabilization (With Temporary Seeding).

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.

2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.

3. Apply polyethylene film on exposed areas.

4. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

5. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

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19. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

20. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

21. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

22. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

23. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

24. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

25. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

26. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

27. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

28. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

29. The sod type should be shown on the plans or installed according to Table 6-4.2. See Figure 6-4.1 for your Resource Area.

30. The sod type should be shown on the plans or installed according to Table 6-4.2. See

Table 6-4.1 - Temporary Cover or Companion Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS ¹

Species	Broadcast Rates		Resource Area ¹	Planting Dates by Resource Area												Remarks
		Pure Live Seed (PLS) Per 1000 sqft		Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.												
		Rate Per Acre ²		J	F	M	A	M	J	J	A	S	O	N	D	
BARLEY																
<i>Hordeum vulgare</i>																
alone	3 bu. (144 lbs)	3.3 lbs	M-L													14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24lbs)	0.6 lb	P C													
LESPEDEZA, ANNUAL																
<i>Lespedeza striata</i>																
alone	40 lbs	0.9 lb	M-L													200,000 seed per pound. May volunteer for several years. Use inoculant EL.
in mixture	10 lbs	0.2 lb	P C													
LOVEGRASS, WEEPING																
<i>Eragrostis curvula</i>																
alone	4 lbs	0.1 lb	M-L													1,500,000 seed per pound. May last for several years. Mix with <i>Sericea lespedeza</i> .
in mixture	2 lbs	0.05 lb	P C													
MILLET, BROWNTOP																
<i>Panicum fasciculatum</i>																
alone	40 lbs	0.9 lb	M-L													137,000 seed per pound. Quick dense cover. Will provide excessive competition in mixtures if seeded at high rate.
in mixture	10 lbs	0.2 lb	P C													

Species	Broadcast Rates		Resource Area ¹	Planting Dates by Resource Area												Remarks
				Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.												
		Pure Live Seed (PLS) Per 1000 sqft		J	F	M	A	M	J	J	A	S	O	N	D	
MILLET, PEARL <i>Pennisetum glaucum</i> alone	50 lbs	1.1 lbs	M-L P C													88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS <i>Avena sativa</i> alone	4 bu. (128 lbs)	2.9 lbs	M-L P C													13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
in mixture	1 bu. (32 lbs)	0.7 lb														
RYE <i>Secale cereale</i> alone	3 bu. (168 lbs)	3.9 lbs	M-L P C													18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb														
RYEGRASS, ANNUAL <i>Lolium temulentum</i> alone	40 lbs	0.9 lb	M-L P C													227,000 seed per pound. Dense cover. Very competitive and is <u>not</u> to be used in mixtures.
SUDANGRASS <i>Sorghum sudanese</i> alone	60 lbs	1.4 lbs	M-L P C													55,000 seed per pound. Good on droughty sites. <u>Not</u> recommended for mixtures.

Species	Broadcast Rates		Resource Area ²	Planting Dates by Resource Area												Remarks
		Pure Live Seed (PLS) Per 1000 sqft		Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.												
	Rate Per Acre ²			J	F	M	A	M	J	J	A	S	O	N	D	
TRITICALE <i>X-Triticosecale</i>																
alone	3 bu. (144 lbs)	3.3 lbs	C	---								---				Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1/2 bu. (24 lbs)	0.6 lb														
WHEAT <i>Triticum aestivum</i>																
alone	3 bu. (180 lbs)	4.1 lbs	M-L									---				15,000 seed per pound. Winter hardy.
			P									---				
in mixture	1/2 bu. (30 lbs)	0.7 lb	C	---								---				

¹Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily

²Reduce seeding rates by 50% when drilled.

³M-L represents the Mountain; Blue Ridge; and Ridges and Valleys MLRAs

P represents the Southern Piedmont MLRA

C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs

(see Figure 6-4.1, p. 6-40)

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER ¹

Species	Broadcast Rates		Resource Area ²	Planting Dates by Resource Area												Remarks
				Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.												
				J	F	M	A	M	J	J	A	S	O	N	D	
BAHIA, PENSACOLA <i>Paspalum notatum</i>																
alone or with temporary cover	60 lbs	1.4 lbs	P													166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and awns. Mix with <i>Sericea lespe-deza</i> or weeping lovegrass.
with other perennials	30 lbs	0.7 lb	C													
BAHIA, WILMINGTON <i>Paspalum notatum</i>																
alone or with temporary cover	60 lbs	1.4 lb	M-L													
with other perennials	30 lbs	0.7 lb	P													Same as above.
BERMUDA, COMMON <i>Cynodon dactylon</i>																
Hulled seed alone	10 lbs	0.2 lb	P C													1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
with other perennials	6 lbs	0.7 lb														
BERMUDA, COMMON <i>Cynodon dactylon</i>																
Unhulled seed																
with temporary cover	10 lbs	0.2 lb	P													Plant with winter annuals.
with other perennials	6 lbs	0.1 lb	C													Plant with Tall Fescue

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER ¹

Species	Broadcast Rates	Resource Area ²	Planting Dates by Resource Area												Remarks
			Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.												
	Pure Live Seed (PLS) Rate Per Acre ² Per 1000 sqft		J	F	M	A	M	J	J	A	S	O	N	D	
BERMUDA SPRIGS <i>Cynodon dactylon</i>															
Coastal, Common, Midland, or Tift 44	40 cu ft or sod plugs 3' x3'	M-L													A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
Coastal, Common, of Tift 44		P C													Same as above.
Tift 78		C													Southern Coastal Plain only
CENTPEDE <i>Eremochloa ophiuroides</i>															
	Block sod only	P C													Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winterhardy as far as north Athens and Atlanta
CROWNVETECH <i>Coronilla varia</i>															
with winter annuals or cool season grasses	15 lbs	0.3 lb													100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink and white blossoms spring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of rye. Inoculate seed with M inoculant. Use from North Atlanta and Northward.

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER ¹

Species	Broadcast Rates		Resource Area ^a	Planting Dates by Resource Area												Remarks
				Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.												
				J	F	M	A	M	J	J	A	S	O	N	D	
FESCUE, TALL <i>Festuca arundinacea</i>																
alone	50 lbs	1.1 lb	M-L													227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 lb	P													
KUDZU <i>Pueraria thumbergiana</i>																
Plants or crowns	3' - 7' apart		ALL													Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
LESPEDEZA SERICEA <i>lespedeza cuneata</i>																
scarified	60 lbs	1.4 lb	M-L P C													350,000 seed per pound. Widely adapted. Low maintenance. Mix with Weeping lovegrass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
unscarified	75 lbs	1.7 lb	M-L P C													Mix with Tall fescue or winter annuals.
seed-bearing hay	3 tons	1338 lbs	M-L P C													Cut when seed mixture is mature, but before, it shatters. Add Tall fescue or winter annuals.

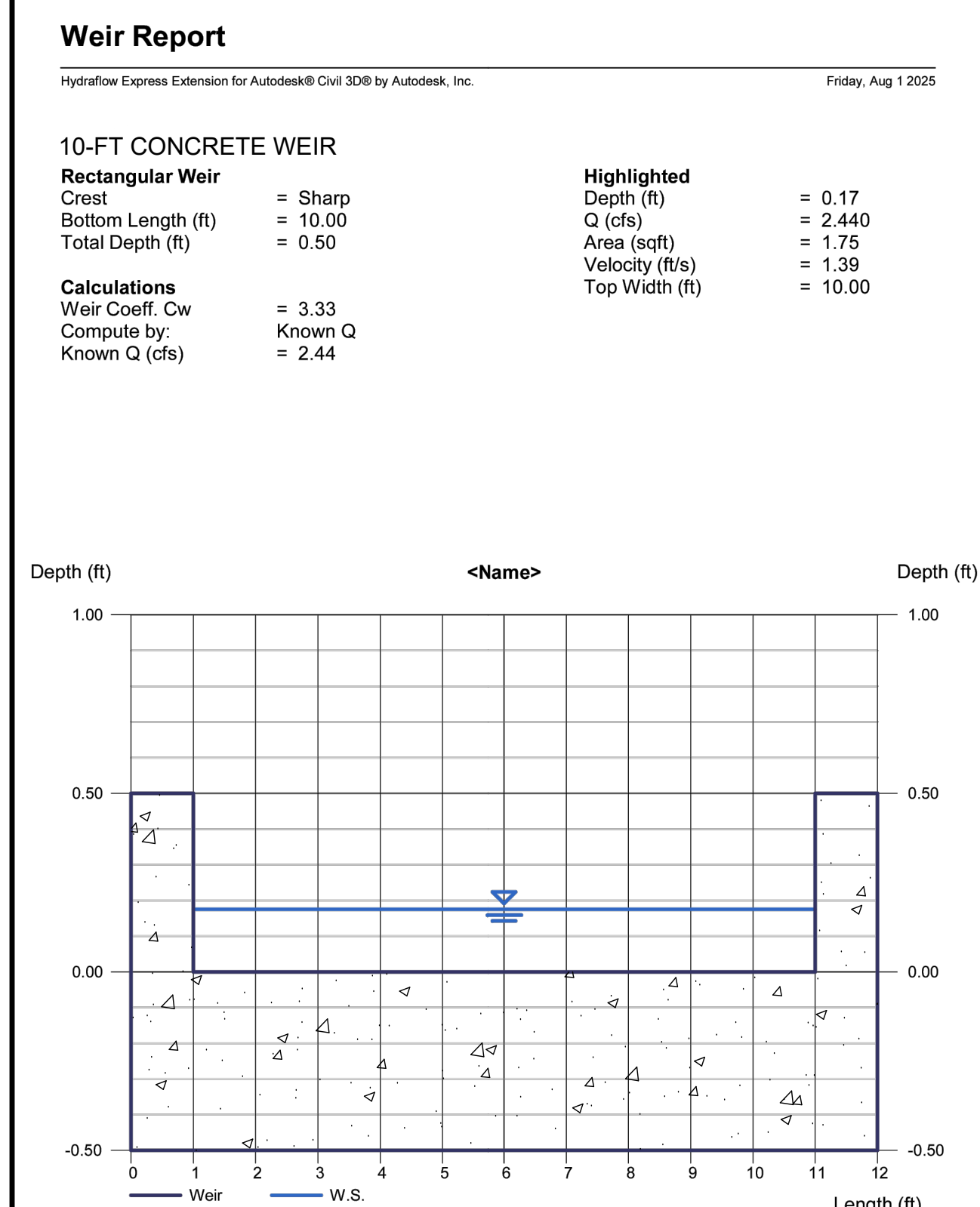
Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER ¹

Species	Broadcast Rates		Resource Area ²	Planting Dates by Resource Area												Remarks
			Pure Live Seed (PLS) Rate Per Acre ³ Per 1000 sqft	Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.												
				J	F	M	A	M	J	J	A	S	O	N	D	
LESPEDEZA Ambro virgata <i>Lespedeza virgata DC</i> or Appalow <i>Lespedeza cuneata</i> (Dumont) G. Don)																
scarified	60 lbs	1.4 lb	M-L P C												300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading-type growth. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with <i>Sericea lespe-deza</i> . Slow to develop solid stands. Inoculate seed with EL inoculant.	
unscarified	75 lbs	1.7 lb	M-L P C													
LESPEDEZA, SHRUB <i>Lespedeza bicolor</i> <i>Lespedeza thumbergii</i>																
plants	3' x3'		M-L P C												Provide wildlife food and cover.	
LOVEGRASS, WEEPING <i>Eragrostis curvula</i>																
alone	4 lbs	0.1 lb	M-L P C												1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with <i>Sericea lespe-deza</i> on roadbanks.	
with other perennials	2 lbs	0.05 lb														

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER ¹

Species	Broadcast Rates		Resource Area ²	Planting Dates by Resource Area												Remarks
				Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.												
				J	F	M	A	M	J	J	A	S	O	N	D	
MAIDENCANE <i>Panicum hemitomon</i>																
For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.																
sprigs	2' x 3' spacing	ALL														
PANICGRASS, ATLANTIC COASTAL <i>Panicum amarum var amarulum</i>																

- 1 Reduce seeding rates by 50% when drilled
- 2 PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specifications.
- 3 M-L represents Mountain; Blue Ridge; and Ridges and Valleys MLRAs
- P represents the Southern Piedmont MLRA
- C represents the Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs.



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