Commissioners:
Patrick Gallagher
Kevin Whipple
Sharon Blandford
Andrew Bramlett
Rachel Butler
Thomas Neaves

Historic Preservation Commission
Meeting Agenda
September 19, 2025 8:00 AM
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)

This meeting may be accessed in-person or by using the following link: https://www.kennesaw-ga.gov/publicmeetings/.

HPC Application Acronyms:
Certificate of Appropriateness (COA), Certificate of Appropriateness Administrative (COAA), and Central Business District (CBD) project

1. **Call to Order / Roll Call**
2. **Approval of the Meeting Minutes**
   A. **Approval of Meeting Minutes:** August 15, 2025
3. **Financial Report**
4. **Old Business**
   A. **Central Business District Application: 3033 & 3045 Cherokee Street**
   Consideration to review a Central Business District (CBD) project application to construct a mixed-use development on the parcel located at 3033 & 3045 Cherokee Street (20012900960 & 20012900950). Case #CBD2024-03
5. **New Business**
6. **COAA Approval by City Staff and HPC Chair**
7. **Discussion**
8. **Public Comments**
9. **Staff Comment**
10. **Adjourn**

The next scheduled meeting of the Historic Preservation Commission will be
Friday, October 17, 2025 at 8:00 a.m.

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodation to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
August 15, 2025
8:00 AM

---

1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:03 am.
Roll Call: Patrick Gallagher, Kevin Whipple, Sharon Blandford, Andrew Bramlett, Rachel Butler, Thomas Neaves
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers: Kevin Lares (Applicant), Louise Aldridge (Property Owner's Representative), Alci Costa (Property Owner), Gabriella Costa (Property Owner), Mary Whitlock (City Resident)

2. Approval of the Meeting Minutes

A. **Approval of Meeting Minutes:** July 18, 2025

Commissioner Neaves commented that the meeting minutes were thorough and complemented staff.
Mr. Darryl Simmons thanked the Commissioner.

Chairman Gallagher called for a motion.
Motion to approve by Commissioner Neaves.
Seconded by Vice Chair Whipple.
Chairman Gallagher proceeded with a vote for approval.
Vote taken, motion approved 5-0. Motion carried.

3. Financial Report

Mr. Darryl Simmons presented the financial report. The Historic Preservation Commission (HPC) balance was audited July 31st, 2025. There has been no change in the balance. The total balance is $23,398. There has been no change in expenditures for the last 30 days.

Chairman Gallagher called for a motion.
Motion to approve by Vice Chair Whipple.
Seconded by Commissioner Neaves.
Chairman Gallagher proceeded with a vote for approval.
Vote taken, motion approved 5-0. Motion carried.

4. Old Business

Mr. Darryl Simmons reminded the Commissioners that cases would now have a section

DRAFT

for public comment when an official motion was made.
Due to traffic issues, the representative for case COA2025-06 would be arriving late.
Mr. Simmons suggested that the Historic Preservation Commission hear the cases out of order.

Chairman Gallagher called for a motion.
Motion by Commissioner Bramlett to hear the agenda out of order and hear COA2025-01 prior to COA2025-06.
Seconded by Commissioner Neaves.
Chairman Gallagher proceeded with a vote for approval.
Vote taken, motion approved 5-0. Motion carried.

A. **Exterior Renovation (Alteration): 2908 Moon Station Rd**
Consideration of approval of a Certificate of Appropriateness application submitted by Kevin Lares for Arturo Paella Wine & Tapas restaurant for an alteration of the historic structure located at 2908 Moon Station Rd. Said alterations include a new roof, repairing and adding new siding, installing new gutters, constructing a pergola and adding landscaping. Case #COA2025-01

Mr. Darryl Simmons introduced this agenda item. This project is a previously heard and approved Certificate of Appropriateness application to renovate the existing historic structure at 2908 Moon Station Rd. At the January 17, 2025 meeting, the Historic Preservation Commission (HPC) voted to approve the request of the renovation with five distinct conditions:
1. The applicant will return to the Historic Preservation Commission (HPC) with detailed plan specifications of exterior materials for siding, roof, and lighting fixture for review and approval;
2. The chimneys will be designed and reconstructed to the existing form, function, shape and mass to the building line with final review and approval by the HPC Board;
3. The pergola will be redesigned and reestablished to be a free-standing structure to the building, and the materials used for the pergola will be presented to the HPC for review and approval;
4. The applicant will return with detailed landscaping plan for any site improvements;
5. The applicant will coordinate with and return to the Building Services department with a plan and detailed specifications to shore and brace the building to retain structural stability in the interim as the final plans for the foundation and exterior renovations are completed. This item will be completed as soon as possible to prevent detrimental effect to the structure.

Mr. Simmons stated that the applicant was returning to provide updates on the materials used in the renovation. The applicant would also be seeking approval for material to cover the chimneys, which are currently framed but unfinished pending the HPC's approval of the materials. Mr. Simmons yielded the floor to the applicant to provide an overview of the materials and a status on the construction.

Mr. Kevin Lares stated that the chimneys were ready to be covered and provided

DRAFT

samples of the proposed chimney material for the Commissioners to review. The material was sourced from Tennessee in the same color and brick size as the original brick chimney. Mr. Lares commented that the presented bricks were half bricks instead of full-sized bricks because a full-sized brick with the same size and color as the original chimney could not be located.

Mr. Lares provided additional construction updates. Hardie siding with a 4.5 inch reveal and replica window trims were installed, the original windows and doors were retained, and the original carriage lamps were restored and reinstalled. The foundation had also been repaired, which was necessary to prevent the building from collapsing. After the foundation repair, a drainage issue developed where water pooled on the left side of the house. The applicant is proposing to create a new concrete slab to tie into the existing slab and install drains to allow water to flow off the site. The applicant plans to resubmit plans showing the new concrete slab and drain plans, as well as additional structural plans that will impact the interior. Mr. Lares explained that his intent was to get approval on the chimney brick so it could be installed.

Commissioner Gallagher asked if the application was for exterior finishes. He also asked if the applicant intended to return to the HPC with the final drainage design and details on its impacts on the landscaping and site features. Mr. Lares responded in the affirmative.

Commissioner Butler asked if the applicant was using thin brick or full-bedded brick. Mr. Lares responded that they could not locate the full-bedded brick to cover the chimney. The closest material the applicant could locate was the thin brick, but in the same color and size as the original. Mr. Lares added that the original chimneys were non-functional, and the new chimneys would also be non-functional. Commissioner Bulter asked if the brick would only be placed on the chimneys. Mr. Lares responded in the affirmative.

Commissioner Butler commented that there are no mentions of thin brick versus thick brick in the Historic District Design Standards. She commented that she disliked thin brick. Mr. Lares responded that he understood a full-brick match was more desirable, but that the full brick options available did not have the same look as the original brick. The brick supplier, Alley-Cassetty Brick, was unable to locate a full-size brick.

Hearing no other commissioner comments or questions, Chairman Gallagher opened the floor for public comment. Hearing no public comment, Chairman Gallagher closed the floor to public comment.

Chairman Gallagher called for a motion.
Vice Chair Whipple called for a motion to approve the chimney brick material as submitted with the following condition:
Approved brick material shall only be applied to the two chimneys.
Seconded by Commissioner Blandford.
Chairman Gallagher proceeded with a vote for approval.

DRAFT

Vote taken. Vice Chair Whipple, Commissioner Blandford, Commissioner Bramlett, and Commissioner Neaves voted in favor. Commissioner Butler voted against. Motion approved 4-1. Motion carried.

B. **Exterior Renovation (Alteration): 2926 Lewis Street**
Consideration of a Certificate of Appropriateness application to alter the existing historic structure with the addition of a new restroom, new laundry room, new break room and remodel to the existing front porch stairs. Case #2025-06A

Mr. Simmons introduced this agenda item. This application revisits the Certificate of Appropriateness application for an exterior renovation to the existing structure located at 2926 Lewis Street. At the April 25, 2025 HPC meeting, the project was approved with the condition that exposed plain concrete block is not permitted and must be covered or finished with materials that match the existing building as closely as possible. The applicant is returning with further detail on the exterior, including clarification on the front entryway, and updates on Fire Marshal requirements.

Ms. Louise Aldridge, representative for the applicant, stated that the project for the existing house had received approval two months ago. The application was brought back before the HPC because the Fire Marshal is requiring modification to the existing entry door. The modification would be to replace the existing entry door with a new entry door with 32 inches of clearance.

Chairman Gallagher asked if the applicant was also presenting new details on the stonework that would cover the concrete block on the stairs and the ramp. Ms. Gabriella Costa, property owner, responded that the material for the ramp and stairs will not be exposed concrete block. Ms. Louise Aldridge stated that the stairs and ramp were discussed at the prior HPC meeting and that the purpose of this meeting was to discuss the Fire Marshal's requirement for the door size. Ms. Costa added that the applicants would like to keep and restore the original door because it is unique to the house. She stated that the Fire Marshal was requiring the change, but they were unsure what the HPC thought about replacing the door.

Commissioner Butler asked if there was an image of the existing door available. Ms. Costa did not have an image of the door. Commissioner Butler asked how the applicant was proposing to replace the door. Vice Chair Whipple asked if there was a picture of the proposed replacement door. Ms. Costa responded that they did not have a picture because they did not want to replace the door. The applicants requested HPC assistance in helping them keep the existing door. Mr. Simmons stated that the city cannot override safety requirements from the Fire Marshal's office. Mr. Simmons stated that the applicant would need to find and present a door that meets Fire Marshal standards and has architectural elements appropriate for the location.

Ms. Mary Whitlock, city resident, commented that removing the existing door removes the character of the house. She proposed permanently blocking the existing entry to maintain the existing door since the existing entry did not have a wheelchair-accessible

DRAFT

ramp.

Mr. Simmons explained that the Fire Marshal typically requires a minimum number of egress points, especially in places of assembly. He noted that it would be important if the Fire Marshal designated the front door as an egress point. Vice Chair Whipple asked if the plans submitted to the Fire Marshal specified that the door is to remain and swing outwards. Mr. Simmons stated that the doors swing outward according to the plans. Commissioner Butler and Vice Chair Whipple commented that it would be unlikely for the front door on a residential property to swing outward.

Vice Chair Whipple stated that there are provisions in the building code and life safety code for existing historic structures and doors. He recommended the applicant's architect look at that section more closely and present it to the Fire Marshal as a last resort. If the Fire Marshal insists on the requirement, the HPC will require the applicant to present the new proposed door's appearance, style, and size. He added that there are many new technologies to make new doors look very similar to historic doors. Vice Chair Whipple commented that a similar situation occurred when renovating the carriage house adjacent to depot park where the door did not meet Fire Marshal requirements. The door was repurposed as a makeup counter and the entry door was replaced with a metal clade door. He suggested that the applicant could repurpose the existing door into an interior feature to keep the door associated with the house.

Mr. Simmons agreed with the recommendations and reiterated that the applicant's architect should return to the Fire Marshal and make the case that there are enough egress points to allow the existing door to remain. Vice Chair Whipple added that the applicant may have a strong case because the primary exit complies with ADA requirements and may result in the front door functioning as a secondary access point. Mr. Simmons added that the Commissioners would need to make a motion to stay the application or to have the applicant come back after a consultation with the Fire Marshal.

Commissioner Butler asked if the ramp was still being discussed as part of the application. Chairman Gallagher commented that the plans still appear to show exposed concrete block. He asked the applicant if the concrete block would be covered. Ms. Costa stated that the concrete block would be covered and that the plans showed the internal structure of the steps and ramp. Mr. Simmons added that the material finish was not shown on the drawings.

Commissioner Neaves asked if the existing door on the sunroom would be kept but be inaccessible to the public. Ms. Costa responded that she did not think the door was functional and that they intended to keep the door non-functional.

Commissioner Neaves asked if the applicant planned to reuse the existing stair material to cover the concrete block on the stairs. Mr. Alci Costa, property owner, stated that the material could not be reused because it was unusually shaped. He stated that the ramp and the front porch would be covered in bricks to get close to the appearance of the

DRAFT

existing material.

Commissioner Butler asked staff if the HPC had approved this item previously. Mr. Simmons responded that it was heard at a prior meeting. Chairman Gallagher stated that the item was presented to the HPC in April. Vice Chair Whipple stated that some of the conditions included not allowing concrete block and a requirement to use brick cladding. He added that the HPC did not see many issues aside from some material questions, and that the door was not discussed at the time because it was not a known issue. Commissioner Butler asked if the ramp was part of the proposal presented in April. Mr. Simmons responded in the affirmative. Chairman Gallagher commented that there is an existing wooden ramp on the property.

Hearing no additional commissioner comment, Chairman Gallagher opened the floor for public comment. Hearing no public comment, Chairman Gallagher closed the floor to public comment.

Ms. Aldridge asked if the applicant would need to return to the HPC if the Fire Marshal required a door replacement. Vice Chair Whipple recommended that the applicant contact staff with the Fire Marshal's decision. He further recommended that if a door replacement is required, the architect should create door elevations and submit the elevations to staff. Staff would then determine whether a commission meeting or an administrative approval is required. Ms. Aldridge asked if they would need to return to the HPC if the Fire Marshal allowed the applicant to keep the door. Chairman Gallagher responded that the applicant would not need to return to the HPC if the Fire Marshal allows the existing door to remain.

Chairman Gallagher called for a motion.
Vice Chair Whipple called for a motion to approve with the following conditions:
1. Final decision on front door placement shall be tabled pending additional information provided by the applicant;
2. No plain concrete block shall be exposed to view from the public right-of-way from any side of the residence;
3. All stairs and ramps must be clad in the appropriate full bed brick material;
4. The applicant shall present any required design changes to the Historic Preservation Commission prior to construction.
Seconded by Commissioner Neaves.
Chairman Gallagher proceeded with a vote for approval.
Vote take, motion approved 5-0. Motion carried.

C. **New Non-Residential Construction: 2926 Lewis Street**
Consideration of a Certificate of Appropriateness application submitted for the construction of a new event space with a dance area, bride and groom suite, restroom for men and women, fire riser mechanical room, and mezzanine with an office. Case #COA2025-06B

Ms. Louise Aldridge presented this agenda item. This is a Certificate of Appropriateness application for a new event barn located at 2926 Lewis Street. The

DRAFT

proposed building includes an event space, a dance area, bride and groom suite rooms, restrooms, a fire riser mechanical room, and an unfinished mezzanine, which will require a future permit. The total construction area is 6108.5 sq. ft. Ms. Aldridge stated that the applicant designed the project with careful consideration of the historic character of the area to ensure the project compliments the surrounding environment. She explained that the project was presented at the April HPC meeting and the Commission requested that the applicant change the outside to have more features and more details to look more like the surrounding buildings.

Mr. Darryl Simmons stated that additional comments were made about the size, location, and exterior features of the building during the April HPC meeting. Issues included the lack of exterior design detail on the building, the location and orientation of the building on Lewis Street, the absence of a landscaping buffer between the building and the curb, the absence of material details, and concerns with the overall size of the structure. Since the last presentation, the building has been made smaller and the location of the building was adjusted to have an entry point on Dallas Street. The build-to line was also adjusted to place the building closer to Lewis Street than the existing structure.

Vice Chair Whipple commented that at the previous meeting for the agenda item, the applicants had been referred to section 5 of the HPC guidelines because there were multiple questions about the previous design.

Chairman Gallagher asked about the role of the Central Business District Project process in reviewing and approving the project. Mr. Simmons responded that the Planning and Zoning department had judgment on whether a property is large enough to be approved through the Central Business District Project approval process. Mr. Simmons determined that based on the scale and nature of the design, the project should be reviewed as a Certificate of Appropriateness application by the HPC.

Chairman Gallagher noted issues with the project's building mass, scale, and form. He explained that the project could not exceed 2500 square feet per floor per section 5.2.06 of the Historic District Design Standards and that the maximum building height was 45 feet. Chairman Gallagher noted that the presented plans show a proposed base building footprint in excess of the allowable square footage. He also noted that there were building height discrepancies on the plans.

Chairman Gallagher expressed concern that there was insufficient on-site parking for the event space and that offsite parking would be needed to accommodate the additional space. Mr. Simmons stated that in the Central Business District, all required parking does not have to be on site. He explained that the applicant is required to present the city with a written document showing parking agreements with adjoining properties. He stated that staff met with the applicant and recommended they secure off-site parking agreements, and the applicant agreed to pursue that option. Mr. Simmons added that the maximum building height is determined by an average of neighboring buildings, which would include Park at Main across the street, the Brain

DRAFT

Station on the corner of Dallas Street and Main Street, and some single-family residential buildings and single-story commercial buildings in the area. Mr. Simmons recommended that the applicant average the neighboring building height information and present the information to the HPC along with the relationship between the proposed building height and the existing building height. Commissioner Bramlett commented that he would be interested in size of the proposed building in relationship to the existing building.

Vice Chair Whipple stated the HPC needed more clarification on the reasons behind certain design decisions, like the gambriel roof line, and how those design decisions relate to architectural details and features found in the residential housing stock in the historic district. Vice Chair Whipple commented that he is not used to seeing the barn-type look in the City. Ms. Gabriella Costa responded that across the street at Park at Main, there is a gambriel roof line that they drew inspiration from for the design.

Vice Chair Whipple also commented that he was concerned about the overall mass of the building. He suggested the issue might be a lack of articulation on the building facade, and noted that even with the windows and doors, a pedestrian would be presented with a flat facade in close proximity to Lewis Street and Dallas Street. Vice Chair Whipple asked if the porch would be placed on the parking lot side. Ms. Costa responded that one Romeo and Juliet balcony will face Dallas Street and one balcony will face the house to add some interest to the facades. Commissioner Bramlett asked if the porch portion presented in the plans from April had been closed in. Ms. Costa responded that there had been a porch on the parking lot side in previous plans but that the space had been closed in on the latest plans.

Chairman Gallagher commented that the HVAC units had been moved from the parking lot side to the Lewis Street Side of the building. He asked how it would be screened. Ms. Costa responded that the landscaping plan shows that the HVAC units will be covered. Chairman Gallagher commented that he did not see any screening on the plans. Vice Chair Whipple asked if the applicant's intention was to screen the units with vegetation or fencing. Ms. Costa responded that both vegetation and fencing would be used for screening. Chairman Gallagher asked why the HVAC units were moved to the street side, which has more public visibility. Ms. Costa responded that the units needed to be moved to the other side because of the entry. Chairman Gallagher asked if it was a Fire Marshal requirement. Ms. Costa responded in the affirmative.

Vice Chair Whipple asked if the plans had been through Fire Marshal review. Ms. Costa responded in the affirmative.

Commissioner Neaves commented that he liked the proposed elevations more than the previous plans. He stated he agreed with Commissioner Whipple on the blank, uninteresting space on the top left and right elevations. He commented that it would be nice to see something on the facade because of the mass of the elevation.

DRAFT

Commissioner Butler stated that there appeared to be concrete block fence around the dumpster enclosure. She noted that exposed concrete block was not a permitted material in the Historic District.

Chairman Gallagher opened the floor to public comment. Hearing no public comment, he closed the floor to public comment.

Mr. Simmons recommended the HPC request additional information from the applicant, including pictures of exterior architectural elements and features in the area, the average height and mass of adjoining contributing structures, and the height ratio between the existing house and the proposed new building. He explained that there would also need to be a look at how Fire Marshal requirements and Historic District Design Standard requirements could be met with regard to the building mass and square footage.

Commissioner Butler asked if the city's recommendation was to dismiss the requirement in section 5.2.06 that infill buildings be no larger than 2500 square feet per floor. Mr. Simmons responded that staff and the HPC would need to see if the applicant could meet that standard by reducing square footage. Commissioner Butler asked if the applicant could split the site in two, so the lot would not be considered an infill lot. Vice Chair Whipple commented that the HPC misinterpreted section 5.2.06. He explained that the requirement for a maximum of 2500 square feet per floor is specified in the Design Standards as for detached living/working units.

Chairman Gallagher called for a motion.
Vice Chair Whipple called for a motion to approve with the following conditions: contingent on the applicant coming back before the historic preservation commission with clarifications that include
1. The applicant shall return to the Historic Preservation Commission with photos of adjacent properties, both residential and commercial, that contribute to the general aesthetic of the proposed elevations and massings as presented;
2. The applicant shall return to the Historic Preservation Commission with additional documentation from the architect of record or similar designer with information regarding the average height and mass of adjacent contributing structures, including commercial structures, such as the Brain Station, and residential structures, such as Park at Main;
3. The applicant shall return to the Historic Preservation Commission with additional documentation regarding the height and mass relationship between the new proposed event barn and the existing historic residence on the property;
4. No exposed plain concrete block shall be permitted on the property, including around the dumpster enclosure;
5. The applicant shall return to the Historic Preservation Commission with an updated landscaping plan or additional clarifications regarding HVAC equipment screening.
Seconded by Commissioner Neaves.
Chairman Gallagher proceeded with a vote for approval.
Vote taken, motion approved 5-0. Motion carried.

DRAFT

5. New Business

6. COAA Approval by City Staff and HPC Chair

A. COAA2025-15 - 2986 N. Main Street

This is a Certificate of Appropriateness application for 2986 North Main Street. The Certificate of Appropriateness was submitted by Window World of North Atlanta to replace four windows with double-hung white windows and 2986 North Main Street. The application was administratively approved on July 25th, 2025.

B. COAA2025-16 - 3000 N. Main Street

This is a Certificate of Appropriateness application for 3000 North Main Street. The Certificate of Appropriateness was submitted by William Benson for minor siding and trim repairs. The application was administratively approved on August 4, 2025.

C. COAA2025-17 - 2820 S. Main Street

This is a Certificate of Appropriateness application for 2820 South Main Street. The Certificate of Appropriateness was submitted by the City of Kennesaw to replace a dumpster gate. The application was administratively approved on August 4, 2025.

D. COAA2025-18 - 2971 N. Main Street

This is a Certificate of Appropriateness application for 2971 North Main Street. The Certificate of Appropriateness was submitted by Midaugas Judvytis to install a fence on the left side of the property. The application was administratively approved on August 4, 2025 with the following conditions:
1. Fence must be located behind the set back line established by the front facade of the house;
2. The fence set back should be visually and measurably distinct from the facade.

7. Discussion

Commissioner Butler stated that the site of the former Hair Junction Antique Store on Main Street looked horrible. She commented that the site had a huge puddle of water with a handicapped sign in the middle. She recommended that the Commission ensure there is a replacement use for a property next time the HPC was presented with a demolition application.

Mr. Simmons responded that immediately after the demolition a water problem was identified on the site. The Public Works Director and Planning and Zoning met with the property owner and decided, as a temporary measure, to stage a detention pond to prevent water from flowing onto Watts Drive or Main Street. Mr. Simmons stated that there were talks and some concept drawings for the next development to go on that street corner. He noted that those drawings will be submitted in the future as part of a Central Business District Project application. He stated that he should look into the the issue with the discarded handicap sign on the property.

Vice Chair Whipple asked if there had been ongoing maintenance issues with the

DRAFT

property being kept clean. Mr. Simmons responded that Code Enforcement had been speaking with the property owner to ensure the property owner understands their responsibility to keep the property clean. Vice Chair Whipple commented that the case was presented for demolition to avoid a blight tax and that the owners needed to maintain the property. Mr. Simmons agreed. Commission Neaves commented that he also noticed the puddle and that it did not look intentional. He suggested the placement of a small temporary fence around the standing water to make the site look more intentional and to keep people out of the area. Mr. Simmons stated that he would look into the matter with the Public Works Director as a possible way to designate that the area is not accessible.

8. Public Comments

Chairman Gallagher opened the floor to public comment. Hearing no public comment, he closed the floor to public comment.

9. Staff Comment

10. Adjourn

Chairman Gallagher adjourned the meeting at 9:14 a.m.

DRAFT

Item Report

TO: The Historic Preservation Commission

FROM: Darryl Simmons, Zoning Administrator

DATE: September 19, 2025

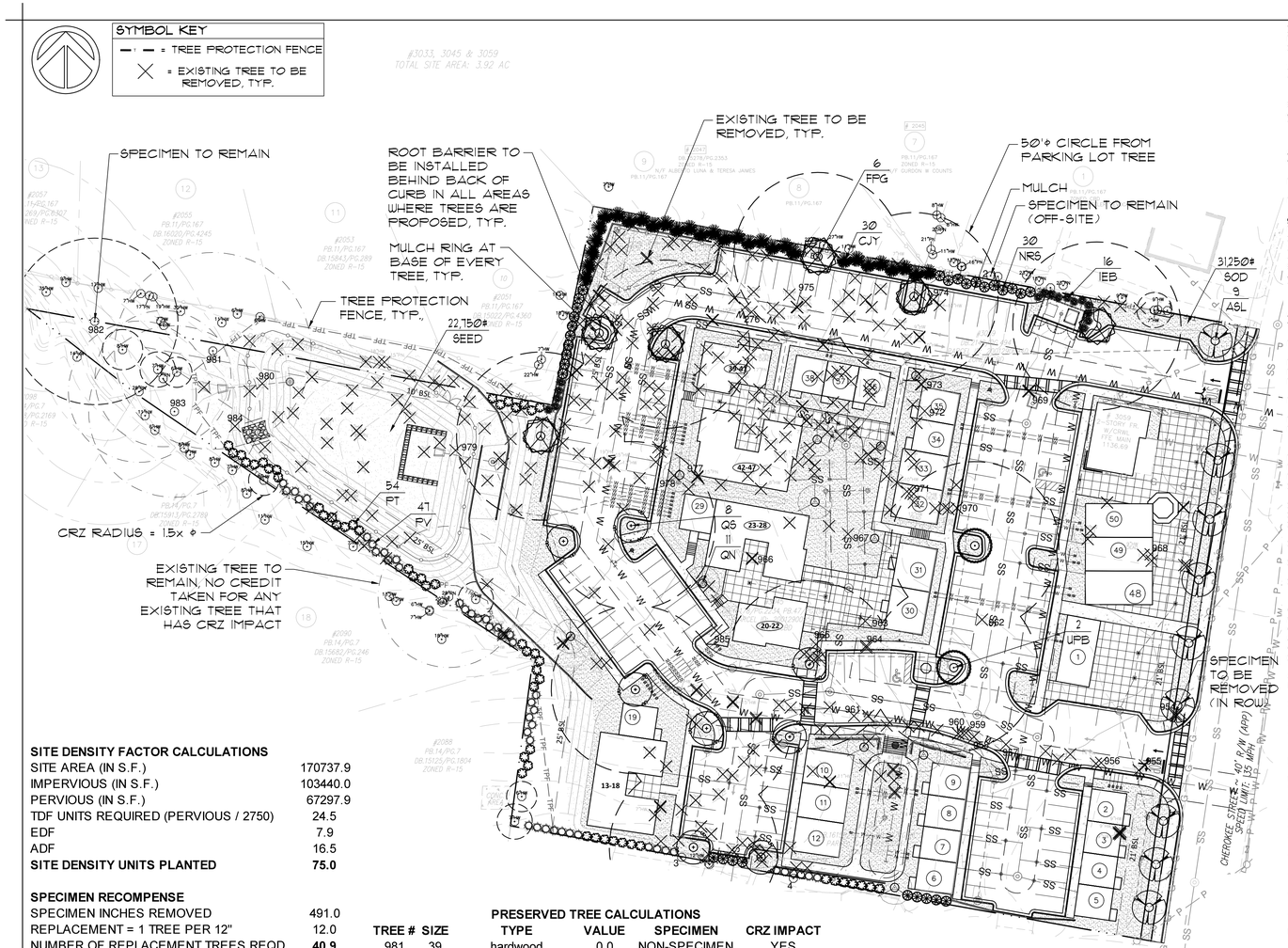
TITLE: **Central Business District Application: 3033 & 3045 Cherokee Street**
Consideration to review a Central Business District (CBD) project application to construct a mixed-use development on the parcel located at 3033 & 3045 Cherokee Street (20012900960 & 20012900950). Case #CBD2024-03

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. CBD2024-03_3033 & 3045 Cherokee St_Landscape Plan
2. CBD2024-03_3033 & 3045 Cherokee St_Lighting Plan
3. CBD2024-03_3033 & 3045 Cherokee St_Residential Site Plan Plan



SITE DENSITY FACTOR CALCULATIONS

SITE AREA (IN S.F.)	170737.9
IMPERVIOUS (IN S.F.)	103440.0
PERVIOUS (IN S.F.)	67297.9
TDF UNITS REQUIRED (PERVIOUS / 2750)	24.5
EDF	7.9
ADF	16.5
SITE DENSITY UNITS PLANTED	**75.0**

SPECIMEN RECOMPENSE

SPECIMEN INCHES REMOVED	491.0
REPLACEMENT = 1 TREE PER 12"	12.0
NUMBER OF REPLACEMENT TREES REQD	**40.9**
SPECIMEN RECOMPENSE TREES PROV'D	**41.0**
REQUIREMENT SATISFIED	
PARKING LOT CALCULATIONS	
# OF SPACES	132
1 TREE PER	12
TREES REQ'D	**11.0**
TREES PROVIDED (MIN.)	**11**
STREET YARD TREE CALCULATIONS	
LENGTH OF STRIP	301.6
1 TREE PER 50LF	35
TREES REQUIRED	**8.6**
TREES PROVIDED	**9**

PRESERVED TREE CALCULATIONS

TREE #	SIZE	TYPE	VALUE	SPECIMEN	CRZ IMPACT
981	39	hardwood	0.0	NON-SPECIMEN	YES
982	33	hardwood	3.4	SPECIMEN	NO
983	34	hardwood	0.0	SPECIMEN	YES
n/a	6	hardwood	0.5	NON-SPECIMEN	NO
n/a	6	hardwood	0.5	NON-SPECIMEN	NO
n/a	6	hardwood	0.5	NON-SPECIMEN	NO
n/a	7	hardwood	0.6	NON-SPECIMEN	NO
n/a	7	hardwood	0.6	NON-SPECIMEN	NO
n/a	7	hardwood	0.6	NON-SPECIMEN	NO
n/a	7	hardwood	0.6	NON-SPECIMEN	NO
n/a	8	hardwood	0.7	NON-SPECIMEN	NO
n/a	27	pine	0.0	NON-SPECIMEN	YES
n/a	28	pine	0.0	NON-SPECIMEN	YES
n/a	28	pine	0.0	NON-SPECIMEN	YES
		TOTAL	**7.9**		

PLANTING SOIL MIX
1/3 NATIVE SOIL (CLAY, NO CLODS OVER 1" DIAMETER)
1/3 TOPSOIL (DARK, ORGANIC, SANDY CLAY LOAM)
1/3 COMPOSTED PINE BARK OR PEAT MOSS

HARDWOOD MULCH
ALL MULCH SHALL BE DARK WALNUT BROWN HARDWOOD MULCH (DYED). NO GRAVEL OR ROCK PERMITTED. MULCH TO BE INSTALLED WHEN THERE IS AT LEAST 2-3 DAYS WITHOUT RAIN, TO REDUCE THE CHANCES OF DISCOLORATION / WASHING AWAY OF THE DYE. MULCH TO BE 4" DEEP IN ALL AREAS AFTER SETTLING.

TREE KEY
ASL
FPG
QS
UPB

SPECIMEN RECOMPENSE KEY
CJY
QN

LANDSCAPE KEY
IEB
NRS
PT
PV
SEED
SOD

TREE PLANTLIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	INCH CAL.	HEIGHT (MIN.)	INCHES	NOTES
ASL	9	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	3	12-14' HT.	27	FULL & WELL BRANCHED
FPG	6	FRAXINUS PENNSYLVANICA 'GEORGIA GEM' "OCONEE"'	GEORGIA GEM GREEN ASH	3	12-14' HT.	18	FULL & WELL BRANCHED
QS	8	QUERCUS SHUMARDII	SHUMARD OAK	3	12-14' HT.	24	FULL & WELL BRANCHED
UPB	2	ULMUS PARVIFOLIA 'UPMTF'	BOSQUE LACE BARK ELM	3	12-14' HT.	6	FULL & WELL BRANCHED
	25	**TOTAL TREES**			**TOTAL**	**75**	

SPECIMEN RECOMPENSE PLANTLIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	INCH CAL.	HEIGHT (MIN.)	INCHES	NOTES
CJY	30	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO CRYPTOMERIA	3	12-14' HT.	90	FULL & WELL BRANCHED
QN	11	QUERCUS NUTTALLII	NUTTALL OAK	3	12-14' HT.	33	FULL & WELL BRANCHED
	41	**TOTAL TREES**			**TOTAL**	**123**	

LANDSCAPE PLANTLIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE (MIN.)	HEIGHT (MIN.)	NOTE
IEB	16	ILEX X 'EMILY BRUNNER'	EMILY BRUNNER HOLLY	B&B	6-7' HT.	FULL & WELL BRANCHED
NRS	30	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	B&B	6-7' HT.	FULL & WELL BRANCHED
PT	54	PINUS TAEDA	LOBLOLLY PINE	B&B	6-7' HT.	FULL & WELL BRANCHED
PV	47	PINUS VIRGINIANA	VIRGINIA PINE	B&B	6-7' HT.	FULL & WELL BRANCHED
SEED	22,750	ERAGROSTIS CURVULA OR CYNODON DACTYLON	WEEPING LOVE GRASS OR BERMUDA GRASS	S.F.	N/A	N/A
SOD	31,250	CYNODON DACTYLON	COMMON BERMUDA GRASS	S.F.	N/A	DENSE BLADES

TREE PROTECTION NOTES:
1. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.
2. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO GOVERNING JURISDICTION STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF GOVERNING JURISDICTION.
3. TREE PROTECTION DEVICES MUST BE MAINTAINED AND REMAIN IN FUNCTIONING CONDITION UNTIL FINAL LANDSCAPING IS INSTALLED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREAS. THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL, SOLVENTS OR OTHER HARMFUL SUBSTANCES, PARKING, STORAGE OR OTHER SUCH SITE ACTIVITIES WHICH MAY BE HARMFUL TO THE CONTINUED VITALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.
5. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
6. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS OF THE SITE.
7. ALL TREE PROTECTION AREAS DESIGNATED AS SUCH, SHALL BE IDENTIFIED WITH "Tree Save Area" SIGNS POSTED IN ADDITION TO PROTECTIVE FENCING. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SOIL SEDIMENTATION INTRUSION THRU THE USE OF SILT SCREENS PLACED UP-SLOPE FROM THE TREE PROTECTION AREAS. SEE EROSION CONTROL PLANS FOR DETAILS.
8. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR MINIMUM OF ONE YEAR AFTER THE DATE OF FINAL INSPECTION.
9. A MAINTENANCE INSPECTION OF TREES SHOULD BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
10. ALL DISTURBED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE SODDED, SEEDED OR COVERED WITH MULCH AS SHOWN ON THE PLANS. *(Contractor to verify limits.)*
11. ALL 2:1 SLOPES NOT PLANTED WITH SHRUBS OR OTHERWISE TREATED WITH GROUNDCOVER, SHALL BE SEEDED WITH NON-MOWABLE GRASS TYPE, LOVEGRASS OR COMPARABLE

GENERAL PLANTING & LANDSCAPING NOTES:
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED TO A DEPTH OF 4".
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE LOCATION OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF ALL PLANT MATERIAL (AT CLIENT'S REQUEST).
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS (IF SHOWN) ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
16. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
18. DURING THE GROWING SEASON, ALL PLANTS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
19. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
21. REFER TO SPECIFICATIONS (IF PROVIDED) FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
22. A MINIMUM SEPARATION OF 36" SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.
23. ON ALL PLANT LISTS, THE CONTAINER / CALIPER SIZE / HEIGHT ARE THE MINIMUM ALLOWED. IF THE GALLON SIZE OR CALIPER SIZE SPECIFIED DOESN'T MEET THE MINIMUM INSTALLED HEIGHT, THEN THE CONTAINER / CALIPER SIZE SHALL BE INCREASED TO THE NEXT SIZE UP. IN NO CASE SHALL THE MINIMUM HEIGHT BE LESS THAN WHAT IS SPECIFIED.
24. THE MINIMUM HEIGHT CALLED FOR IN THE PLANT LIST IS TO BE THE AVERAGE MINIMUM HEIGHT OF AT LEAST 60% OF THE PLANT (IE: ONE LONE LEADER ON A SHRUB THAT MEETS THE HEIGHT DOES NOT QUALIFY IF A MAJORITY OF THE ADJACENT LEADERS DON'T MEET THE REQUIREMENT.).
25. ALL AREAS SHOWN AS GRASS (WHETHER SOD OR SEED) SHALL BE PLANTED AS SHOWN, WITH AT LEAST THE AMOUNT SPECIFIED ON THE PLANTLIST / PLAN. IF CONTRACTOR ISN'T ABLE TO DETERMINE SOD / SEED AREAS BASED ON THE HATCH SHOWN ON THE PLANS, THEY SHALL CONTACT THE LANDSCAPE ARCHITECT.
26. ALL PLANTS TO BE 'GRADE-A' OR EQUIVALENT QUALITY. NO PLANTS TO BE INSTALLED THAT DON'T MEET THE HEIGHT AND CONTAINER / CALIPER SIZE. NO PLANTS TO BE INSTALLED THAT DO NOT HAVE RELATIVELY SYMMETRICAL BRANCHING (IE: PLANTS WITH ONLY ONE SIDE IN GOOD CONDITION). NO SPINDLY PLANTS OR THOSE WITH BARE SIDES TO BE INSTALLED.

****NOTE:** ALL NEWLY PLANTED TREES, SHRUBS AND GROUNDCOVER SHALL BE WATERED BY HAND OR AN AUTOMATIC IRRIGATION SYSTEM (ALL PLANTS SHALL BE HAND WATERED PRIOR TO INSTALLATION).

****NOTE:** ALL DISTURBED AREAS ARE TO BE PLANTED, SODDED, SEEDED, MULCHED OR OTHERWISE LANDSCAPED. SOD AND SEED CALCULATIONS TO BE PROVIDED BY CONTRACTOR, SEPARATELY.

****NOTE:** TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO THE INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY THE COUNTY.

CITY OF KENNESAW NOTES:
1. The city requires a surety for landscape performance and maintenance related to development or redevelopment of property. These requirements are defined in Section 80-184 of the City of Kennesaw Code of Ordinances.
2. The developer shall be responsible for maintaining the health of all replacement trees and landscape vegetation for a period of one (1) year from the date of the last certificate of occupancy issued for the subdivision or project.
3. The developer shall replace any tree that dies, becomes significantly deformed in growth, or becomes diseased during this time period.
4. Light poles are prohibited in parking lot islands, peninsulas and medians unless a plan is submitted by the lighting contractor showing minimum impact to the root zone.

PLANTING SIZE / HEIGHT NOTE:
THE MIN. SIZE AND MIN. HEIGHT OF ALL PROPOSED PLANT MATERIAL MUST MEET **BOTH** THE MIN. SIZE **AND** THE MIN. HEIGHT **IN ALL CASES**. IF THE PLANT MEETS ONE OF THE CRITERIA BUT NOT THE OTHER, THEN IT MUST BE INCREASED TO THE NEXT SIZE WHERE BOTH CRITERIA ARE MET. MINIMUM HEIGHT IS POST-INSTALLATION AS MEASURED ABOVE GROUND. TOP QUALITY PLANTS MUST BE SUPPLIED, AND PLANTS WITH BARE SIDES OR THOSE THAT ARE DEFORMED / NOT SYMMETRICAL WILL BE REPLACED AT CONTRACTORS EXPENSE.

SPACING: PLANTS ARE TO BE SPACED AS SHOWN ON THE PLANS

****NOTE:** ALL DISTURBED AREAS ARE TO BE PLANTED, SODDED, SEEDED, MULCHED OR OTHERWISE LANDSCAPED. ANY ADDITIONAL AREAS THAT ARE BARE AFTER CONSTRUCTION SHALL BE COVERED WITH SEED OR MULCH (TO BE CALCULATED BY CONTRACTOR SEPARATELY.).

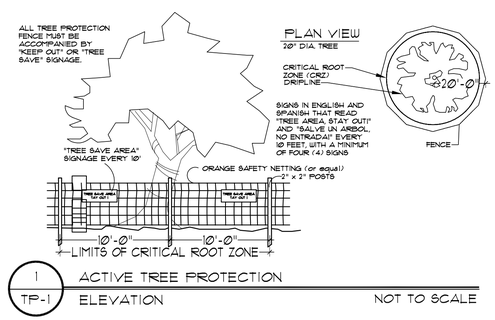
****WATERING NOTE:** ALL PLANTS SHALL BE HAND-WATERED UNTIL ACCEPTED BY OWNER OR VIA IRRIGATION SYSTEM IF INSTALLED & OPERATIONAL PRIOR TO PLANTS BEING INSTALLED.

****NOTE:** IF IRRIGATION SYSTEM IS TO BE INSTALLED, ALL IRRIGATION METERS MUST HAVE RAIN SENSORS PER STATE LAW

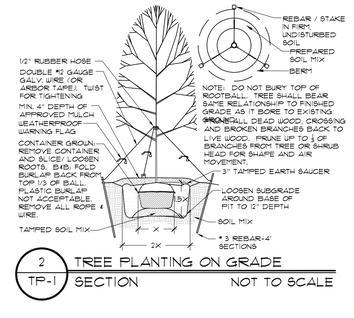
CONTRACTOR TO DETERMINE SOD / SEED / MULCH REQUIRED TO COVER ALL DISTURBED AREAS, TYP.

ALL CONSTRUCTION TO COMPLY WITH CITY OF KENNESAW STANDARDS.

NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.

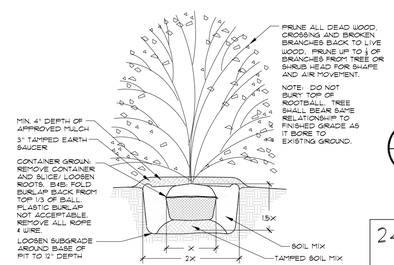


1 TP-1 ACTIVE TREE PROTECTION ELEVATION — NOT TO SCALE

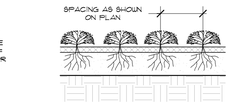


2 TP-1 TREE PLANTING ON GRADE SECTION — NOT TO SCALE

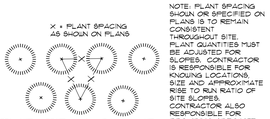
****NOTE:** ALL DISTURBED AREAS ARE TO BE PLANTED, SODDED, SEEDED, MULCHED OR OTHERWISE LANDSCAPED. SOD AND SEED CALCULATIONS SHOWN IN PLANTLIST ARE ONLY FOR AREAS DEPICTED TO BE COVERED WITH SOD OR SEED SHOWN ABOVE. ANY ADDITIONAL AREAS THAT ARE BARE AFTER CONSTRUCTION SHALL BE COVERED WITH SEED OR MULCH (TO BE CALCULATED BY CONTRACTOR SEPARATELY.).



3 TP-1 SHRUB PLANTING ON GRADE SECTION — NOT TO SCALE



4 TP-1 SHRUB / GROUNDCOVER BED ON GRADE SECTION — NOT TO SCALE



5 TP-1 TYP. TRIANGULAR PLANT SPACING SECTION — NOT TO SCALE

NOTE: PLANT SPACING SHOWN OR SPECIFIED ON PLANS IS TO REMAIN CONSISTENT THROUGHOUT SITE. PLANT QUANTITIES MUST BE ADJUSTED FOR SLOPES. CONTRACTOR IS RESPONSIBLE FOR KNOWING LOCATIONS, SIZE AND APPROXIMATE RISE TO RUN RATIO OF SITE SLOPES. CONTRACTOR ALSO RESPONSIBLE FOR PRICING ADEQUATE MATERIALS FOR SLOPES IN THE BID PRICE AND IN THE INSTALLATION.

24 HOUR CONTACT:
JASON KISZ
678-616-5221

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

40 0 40 80 160
GRAPHIC SCALE

BUILDABLE DESIGNS
Ryan P. Hart
Principal
404.931.7059
ryan@buildabledesigns.com
245 Towne Lake Parkway, Suite 100, Woodstock, GA 30188

REVISIONS	BY

CHEROKEE STREET MULTI-FAMILY
3033, 3045 & 3059 CHEROKEE ST NW
CITY OF KENNESAW, GEORGIA 30144

CLIENT
KISZ CONSTRUCTION INC.

GEORGIA REGISTERED No. 001328 PE ARCHITECT RYAN P. HART

SCALE: 1" = 40'-0"
DATE: JULY 31, 2025
JOB # 25-114
DRAWN BY: RTH
TREE PROTECTION & REPLACEMENT
TP-1

G:\-LA\Laplans\25-\25-114 Kennesaw MultiFamily\LaTP.dwg

Plan View
Scale - 1" = 25ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
	A	17	King Luminaire	K445-T1GR-IV-100(SSL)-4004-SRS	NVLAP LOGO AND LAB ID NUMBER SHALL NOT BE USED BY THE CLIENT TO CLAIM THE PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY NVLAP, NIST, OR ANY GOVERNMENT AGENCY. CALIBRATION LAMP #1000-49, NIST TRACEABLE THROUGH ITL REPORT #ITL81862.	0.912	94
	B	4	King Luminaire	K445-T1GR-V-100(SSL)-4006-SRS	NVLAP LOGO AND LAB ID NUMBER SHALL NOT BE USED BY THE CLIENT TO CLAIM THE PRODUCT CERTIFICATION, APPROVAL, OR ENDORSEMENT BY NVLAP, NIST, OR ANY GOVERNMENT AGENCY. CALIBRATION LAMP #1000-50, NIST TRACEABLE THROUGH ITL REPORT #ITL81862.	0.912	96.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Frontage Road	+	1.1 fc	3.6 fc	0.3 fc	12.0:1	3.7:1
Calc Zone #1	+	1.3 fc	4.4 fc	0.3 fc	14.7:1	4.3:1

Note
1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) = .912 LLF for LED
3. Test Plane = 0' Above Grade.
4. Fixture Mounting Height = See Plan View.
5 Fixture Spacing = See Plan View.
6. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
7. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

SouthCon

Cherokee St Development - Kennesaw

Designer
KF
Date
07/28/2025
Scale
As Shown
Drawing No.
S45125A2
Summary

CIVIL SHEET INDEX

C001	COVER SHEET
C002	SURVEY
C003	ZONING STIPULATIONS
C101	EXISTING CONDITIONS PLAN
C102	DEMOLITION PLAN
C201	SITE PLAN
C202	DRIVE AISLE CENTERLINES
C301-302	GRADING & DRAINAGE PLANS
C303-304	POND PLAN & DETAILS
C401	UTILITY PLAN
C501	INITIAL EROSION PLAN
C502	INTERMEDIATE EROSION PLAN
C503	FINAL EROSION PLAN
C504	EROSION CONTROL NOTES
C505-506	EROSION CONTROL DETAILS
C507	VEGETATION PLAN
C508	SWPPP
C509	SEDIMENT BASIN CALCS
C601-604	STORM SEWER PROFILES
C605	PIPE CHARTS
C606	SANITARY SEWER PROFILES
C607-608	RETAINING WALL PROFILES
C701-705	CONSTRUCTION DETAILS

PRIMARY PERMITTEE:

KISZ CONSTRUCTION
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189
JASON KISZ
JASONKISZ@GMAIL.COM

PROJECT NARRATIVE:

THE PROPOSED PROJECT WILL BE THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL HOMES, MAIL KIOSK, ROADS, DETENTION PONDS, STORM DRAINAGE AND SEWER INFRASTRUCTURE, AS WELL AS ALL NECESSARY UTILITIES. TWO ENTRANCES ARE PROPOSED ON CHEROKEE STREET. THE PROPERTY WILL BE SERVED BY ONSITE GRAVITY SEWER TO EXISTING GRAVITY SEWER. NEIGHBORING AREAS INCLUDE RESIDENTIAL ZONED PROPERTY AND SINGLE UNIT COMMERCIAL.

CONSTRUCTION EXIT GPS LOCATION:
LAT: 34.0275 N LONG: 84.6098 W

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12
1	INSTALL TREE PROTECTION FENCE	■											
2	INSTALL SEDIMENT CONTROLS	■											
3	CLEARING AND GRADING		■	■	■	■							
4	STORM DRAIN INSTALLATION		■	■	■								
5	SANITARY SEWER INSTALLATION			■	■	■							
6	GRASS (TEMP.) (PERM.)		■	■	■	■	■				■	■	■
7	UTILITY INSTALLATION			■	■								
8	MAINTAIN EROSION CONTROL	■	■	■	■	■	■	■	■	■	■	■	
9	BLDG. CONST. AND PAVING					■	■	■	■	■	■	■	■
10	FINAL LANDSCAPING											■	
11	CLEAN UP												■

CONSTRUCTION DOCUMENTS FOR:

CHEROKEE STREET MIXED USE

3033, 3045, & 3059 CHEROKEE STREET, KENNESAW
COBB COUNTY, GA
LAND LOT 129, 20TH DISTRICT
PARCEL #20012900940, 20012900950 & 2012900960

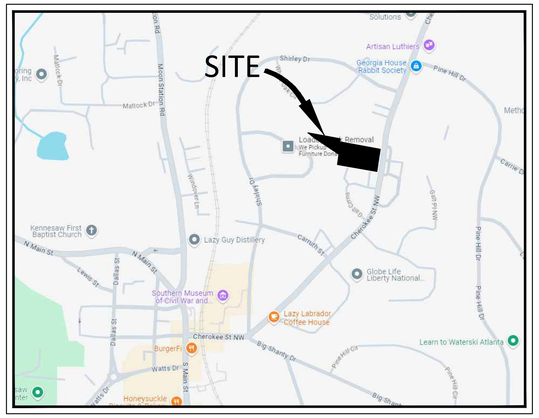
OWNER

FRENCH 3 INVESTMENTS LLC

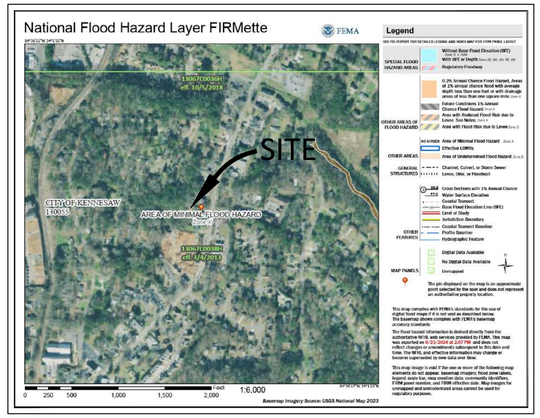
4905 VILLAGE GREEN DR
ROSWELL, GA 30075
JASON KISZ

ENGINEER:
BAILEY CIVIL GROUP, LLC
MATT BAILEY, P.E.
P.O. BOX 4392
CARTERSVILLE, GA 30120
TELEPHONE: 678.925.6003
EMAIL: MATT@BAILEYCIVILGROUP.COM

24 HOUR CONTACT
JASON KISZ
678-616-5221



VICINITY MAP N



FLOOD MAP N

NOTE: ISSUANCE OF LAND DISTURBANCE PERMIT ALLOWS ONLY FOR INSTALLATION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES. INITIAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE PRIOR TO INITIAL SITE INSPECTION. INITIAL SITE INSPECTION MUST BE CONDUCTED PRIOR TO ISSUANCE OF GRADING PERMIT. INDIVIDUAL MISCELLANEOUS LDPs MUST BE APPLIED FOR WITH EACH INDIVIDUAL BUILDING FOLLOWING THE ISSUANCE OF THE GRADING PERMIT FOR THE OVERALL DEVELOPMENT.

GENERAL NOTES:
SITE AREA= 3.92 AC.
PARCEL #20012900950, 20012900950 & 20012900960
ZONING= CBD
-MINIMUM LOT SIZE= NONE
-MINIMUM LOT WIDTH= NONE
-FRONT SETBACK= 21'
-SIDE SETBACK= 0' (10' IF ABUTTING RESIDENTIAL ZONING)
-REAR SETBACK= 0' (25' IF ABBUTTING RESIDENTIAL ZONING)
-MAX LOT COVERAGE: 87%
-OPEN SPACE= 38.2%
-BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY SURVEY LAND EXPRESS, INC, DATED: 11/06/2024.
-TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY LAND EXPRESS, INC
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13067C0038H, DATED: 03/04/2013
-WATER SERVICE PROVIDED BY: COBB COUNTY
-SANITARY SEWER PROVIDED BY: COBB COUNTY

TOTAL SITE AREA = 3.92 ACRES
TOTAL AREA OF DISTURBANCE = 3.93 ACRES
TOTAL AREA OF INITIAL DISTURBANCE = 2.23 ACRES

DATE: MARCH 17, 2025

THIS SITE PLAN REVIEW IS LIMITED IN SCOPE TO SITE PREPARATION FOR CONSTRUCTION. THE EGRESS COMPONENTS HAVE NOT BEEN REVIEWED. ALL BUILDING(S), STRUCTURE(S), EGRESS COMPONENTS, INCLUDING RAMPS AND STAIRS MUST BE SUBMITTED SEPARATELY TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. INDEPENDENT BUILDING PERMITS ARE REQUIRED IN ADDITION TO THE LAND DISTURBANCE PERMIT.
THE PERSON IDENTIFIED BELOW IS DESIGNATED AS THE DESIGN PROFESSIONAL RESPONSIBLE FOR ALL MEANS OF EGRESS COMPONENTS OUTSIDE OF THE BUILDING.

NAME _____ PHONE 03-17-25

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
COVER

SHEET NUMBER
C001

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

SITE | LOCATION MAP
NOT TO SCALE

ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

Course	Bearing	Distance
L1	N 01°54'45"E	31.22'
L2	S 01°54'45"W	31.22'

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL MAP ID 13067C0038H, EFFECTIVE DATE: 3/4/2013 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.
7. PRESENCE OF STATE WATERS AND BUFFERS REQUIREMENT ARE SUBJECT TO COUNTY OF CITY DETERMINATION BY ENVIRONMENTAL.

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT,PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-15
(Single-Family residential District)
CITY OF KENNESAW

BUILDING SETBACK:
FRONT: 40.0;
SIDE: 10.0';
REAR: 35.0';
MAX. BUILDING HEIGHT: 35'
MAX LOT COVERAGE 35%

PROPERTY IS ZONED CBD
(Central Business District)
CITY OF KENNESAW

BUILDING SETBACK:
FRONT: NONE OR BUILD-TO-LINE;
SIDE: 10.0';
REAR: 25.0';
MAX. BUILDING HEIGHT: SUBJECT TO THE HISTORIC DISTRICT DESIGN GUIDELINES
MAX LOT COVERAGE 87%

SETBACK NOTE:

SETBACKS ARE SHOW AS PER KENNESAW, GEORGIA – CODE OF ORDINANCES / APPENDIX A – UNIFIED DEVELOPMENT CODE / CHAPTER 4 – SITE DESIGN STANDARDS / 4.02.00 – SITE DESIGN STANDARDS FOR OVERLAY DISTRICTS / 4.02.03 – SITE DESIGN STANDARDS FOR THE CENTRAL BUSINESS DISTRICT, ITEM B. "LOT SIZE, SETBACK AND BUILDING HEIGHT REQUIREMENTS."

OWNER PRIOR TO DEVELOPMENT OR RENOVATION PROJECT MUST CHECK WITH HISTORICAL COMMITTEE FOR SETBACKS AND OTHER REQUIREMENTS

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

SSMH1
TOP=1143.16
INV IN=1036.16
INV OUT=1036.06

SSMH2
TOP=1037.50
INV IN=1029.60
INV OUT=1029.50

SSMH3
TOP=1029.03
INV IN=1023.93
INV OUT=1023.83

SSMH4
TOP=1125.68
(A)INV IN=1118.88
(B)INV IN=1118.98
INV OUT=1118.68

SSMH5
TOP=1131.42
INV IN=1023.42
INV OUT=1023.12

3033
EXISTING LOT COVERAGE DETAIL
NOT TO SCALE

3045
EXISTING LOT COVERAGE DETAIL
NOT TO SCALE

3059
EXISTING LOT COVERAGE DETAIL
NOT TO SCALE

NTS

OTHER REFERENCES:
– DB.15984/PG.5104
– DB.13499/PG.356

LOT	BLOCK
SUBDIVISION	PHASE
LAND LOT 129	20TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	DB.16158/PG.648 PB.29/PG.96
COBB COUNTY, GEORGIA	DB.16178/PG.2234 PB.47/PG.198
COBB COUNTY, GEORGIA	DB.2140/PG.494 PB./PG.
FIELD WORK DATE OCT 29, 2024	PRINTED/SIGNED NOV 06, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 22" x 34"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

VY/LK
COORD #20240089
DWG #20240089–3033,3045,3059

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404–601–0941
TEL 404–252–5747
INFO@SURVEYLANDEXPRESS.COM

EXISTING CONDITIONS SURVEY PREPARED FOR:
JASON KISZ

PROPERTY ADDRESS:
3033, 3045 & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

3033
PARCEL ID: 20012900960
ZONED–CBD
TOTAL LAND AREA
38330.55 SF / 0.880 AC

ALLOWABLE LOT COVERAGE
33347.58 SF / 0.766 AC / 87%
EXISTING LOT COVERAGE
3663.52 SF / 0.084 AC / 9.6%

3045
PARCEL ID: 20012900950
ZONED R–15
TOTAL LAND AREA
72453.73 / 1.663 AC

ALLOWABLE LOT COVERAGE
25358.80 SF / 0.582 AC/ 35%
EXISTING LOT COVERAGE
1900.12 SF / 0.044 AC/ 2.62%

3059
PARCEL ID: 20012900950
ZONED R–15
TOTAL LAND AREA
59953.46 SF / 1.376 AC

ALLOWABLE LOT COVERAGE
52159.51 SF / 1.197 AC / 87%
EXISTING LOT COVERAGE
4883.53 SF / 0.112 AC / 8.1%

* LINE INDICATORS *
INDICATES GAS LINE
INDICATES SANITARY SEWER LINE
INDICATES POWER LINE
INDICATES WATER LINE
INDICATES FENCE LINE
INDICATES DRAINAGE LINE
BURIED POWER/CABLE LINE
AT&T BURIED LINE
INDICATES EASEMENT
INDICATES DRAINAGE LINE

* SYMBOLS *
ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
IRRIGATION VALVE
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
LAMP POST
METAL POST/PILLAR
WATER VALVE
HEADWALL
STAIRS
DRAINAGE INLET
FIRE HYDRANT
R/W MONUMENT
MAIL BOX

* LEGEND *
APP AS PER PLAT
APD AS PER DEED
AP ANGLE POINT
AI ANGLE IRON FOUND
APZ AS PER ZONING
BB BOTTOM BANK
BCR BACK OF CURB
BLK BLOCK
BLS BUILDING SETBACK LINE
BRK BRICK
BSMT BASEMENT
CBX CABLE BOX
CBL CABLE LINE
CP CONCRETE PAD
CB CATCH BASIN
CL CENTER LINE
CLF CHAIN LINK FENCE
CMP CORRUGATED METAL PIPE
C.O.A. CITY OF ATLANTA
CO CLEAN OUT
CMW CONCRETE MAP
CRWL CRAWL SPACE
CP CALCULATED POINT
CP(S) CARPORT
D DEED
DE DRAINAGE EASEMENT
DI DRAINAGE INLET
EB ELECTRIC BOX
EM ELECTRIC METER
EOP EDGE OF PAVEMENT
EWD ELEVATED WOOD DECK
F FENCE
FC FACE CORNER
FH FIRE HYDRANT
FH2 FRAME
FP FENCE POST
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
HW HEAD WALL
HWD HARDWOOD TREE
IPF IRON PIN FOUND
IPS IRON PIN SET
IRSO IRON ROD FOUND
LP LANDSCAPE / OUTBOARD IP
MW MASONRY WALL
MH MANHOLE
MTF METAL FENCE
N NOMIN
NAIL NAIL AND DISK FOUND
OTP OPEN TOP PIPE FOUND
OWC OWNERSHIP UNCLEAR
P PLAT
PC PLAT CORRECTED
PL PROPERTY LINE
POB POINT OF BEGINNING
POC POINT OF COMMENCING
PP POWER POLE
PPF PIPE FOUND
PPS PIPE SET
PVC POLYVINYL CHLORIDE PIPE
RBF REBAR FOUND (SIZE IF KNOWN)
RBS REINFORCED BAR SET
RCP REINFORCED CONC. PIPE
R/W R/W–OF–WAY
SD STORM DRAIN
SDE SANITARY SEWER LINE
SDE SANITARY SEWER EASEMENT
SP SCREENED PORCH
SS SANITARY SEWER
TB TOP OF BANK
UE UTILITY EASEMENT
W WATER
WDF WOOD FENCE
WDK WOOD DECK
WDS WOOD STEPS
WL WATER LINE/MAIN
WWF WIRE FENCE
WV WATER VALVE
WY WET WEATHER
WYV WYE/

CITY OF KENNESAW
GEORGIA

ORDINANCE NO. 2024-08, 2024

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF KENNESAW, GEORGIA SO AS TO CHANGE THE ZONING DISTRICT DESIGNATION FROM CITY R-15, SINGLE FAMILY RESIDENTIAL DISTRICT TO CITY CENTRAL BUSINESS DISTRICT (CBD) FOR THE PROPERTY LOCATED AT 3045 CHEROKEE STREET

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS:

WHEREAS, JASON KISZ made an application to amend the Official Zoning Map of the City of Kennesaw, Georgia so as to change the zoning designation from **CITY R-15, SINGLE FAMILY RESIDENTIAL DISTRICT to CITY CENTRAL BUSINESS DISTRICT (CBD);** for properly located at 3045 Cherokee Street (Parcel Number 20012900950), identified as 20th District, Land Lot 129 Tax Parcel 95 containing +/- 1.663 acres (as more particularly described below); and

WHEREAS, notice was advertised in the Marietta Daily Journal on July 19, 2024 of a public hearing before the Kennesaw Planning Commission held on August 7, 2024 and the Mayor and Council on August 19, 2024; and

WHEREAS, the Kennesaw Planning Commission held a public hearing on this proposal at a meeting held August 7, 2024; and

WHEREAS, the Mayor and Council held a public hearing to consider this proposal at a meeting held August 19, 2024; and

WHEREAS, the Mayor and Council have determined that the proposed amendment to the Official Zoning Map is in the public interest and meets the standards established in the Kennesaw Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KENNESAW, COBB COUNTY, GEORGIA, AS FOLLOWS.

SECTION 1. The Official Zoning Map of the City of Kennesaw, Georgia is hereby amended so as to change the zoning district designation from **CITY R-15 SINGLE FAMILY RESIDENTIAL DISTRICT to CITY CENTRAL BUSINESS DISTRICT (CBD)** for the following described property:

3045 CHEROKEE STREET
LEGAL DESCRIPTION

PARCEL NUMBER: 20012900950

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 129 OF THE 20TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA AS SHOWN ON PLAT OF SURVEY BY THOMAS M. GINN, SR. DATED JUNE 23, 1969, A COPY OF WHICH IS RECORDED IN PLAT BOOK 47, PAGE 198, COBB COUNTY, GEORGIA RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE WESTERN RIGHT OF WAY OF CHEROKEE STREET (FKA SHILOH ROAD) (60 FOOT RIGHT OF WAY) INTERSECTS WITH SOUTHERN RIGHT OF WAY OF SHIRLEY DRIVE (50 FOOT RIGHT OF WAY). THENCE RUN IN THE SOUTHERLY DIRECTION ALONG WESTERN RIGHT OF WAY OF CHEROKEE STREET DISTANCE 447.00 FEET TO A 0.5"RBF AND THE TRUE POINT OF BEGINNING.

THENCE RUN IN THE SAME DIRECTION ALONG WESTERN RIGHT OF WAY OF CHEROKEE STREET SOUTH 08 DEGREES 43 MINUTES 25 SECONDS WEST A DISTANCE OF 121.07 FEET TO A IPF,

THENCE LEAVING SAID WESTERN RIGHT OF WAY OF CHEROKEE STREET AND RUN IN THE WESTERLY DIRECTION NORTH 79 DEGREES 44 MINUTES 45 SECONDS WEST A DISTANCE OF 388.04 FEET TO A IPF,

THENCE RUN NORTH 56 DEGREES 21 MINUTES 31 SECONDS WEST A DISTANCE OF 176.28 FEET TO A 0.5"RBF,

THENCE RUN NORTH 55 DEGREES 40 MINUTES 13 SECONDS WEST A DISTANCE OF 108.00 FEET TO A 0.5"RBF,

THENCE RUN NORTH 52 DEGREES 01 MINUTES 16 SECONDS WEST A DISTANCE OF 82.27 FEET TO A 0.5"RBS,

THENCE RUN SOUTH 79 DEGREES 35 MINUTES 58 SECONDS EAST A DISTANCE OF 317.50 FEET TO A 1"OTP,

THENCE RUN SOUTH 01 DEGREES 54 MINUTES 45 SECONDS WEST A DISTANCE OF 31.22 FEET TO A 1"OTP,

THENCE RUN SOUTH 79 DEGREES 48 MINUTES 25 SECONDS EAST A DISTANCE OF 396.01 FEET TO A 0.5"RBF, LOCATED ON THE WESTERN RIGHT OF WAY OF CHEROKEE STREET AND THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 1.663 AC.

SECTION 2. BE IT FURTHER ORDAINED THAT the amendment to the Official Zoning Map outlined in Section 1 above is adopted to change the zoning district designation from **CITY R-15, SINGLE FAMILY RESIDENTIAL to CITY CENTRAL BUSINESS DISTRICT (CBD)** +/- 1.663 acres with stipulations below:

ZONING CONDITIONS

1. The Subject Property shall be constructed as a mixed-use development consisting of a maximum of thirty-one (31) "For Sale" residential units and a minimum of 1,600 sq. ft. of total commercial area given that the required parking ratio requirements are met.
2. Applicant agrees the minimum floor area of all residential units shall be 1,000 sq. ft. Applicant also agrees that the maximum height of the overall development will adhere to the Historic District Design Standards.
3. The architectural style and composition of the buildings to be constructed on the Subject Property shall be in reasonable conformity to the architectural renderings/elevations submitted with the rezoning application.
4. Project design updates must be submitted to the Historic Preservation Commission at 30, 60, and 90 percent completion until the approval of the final project design.
5. Project design updates submitted to the Historic Preservation Commission for review must include landscaping plans and should outline the trees that will be removed from the property prior to the commencement of the project and tree removal on the property.
6. Compliance with the recommendations from the City Engineer and/or the City's Public Works Director regarding detention, water quality and stormwater management.
7. Applicant agrees to the protection of all required stream buffers affecting the Property and shall utilize such areas as a passive amenity for the proposed development; any potential impact to the stream(s) due to revisions to the site plans will require a variance.
8. A minimum of three (3) amenities based on the proposed list by applicant will be included in the final site plan submitted for review and approval; mail kiosk will not be included as one of the required amenities.
9. Prior to the issuance of Certificate of Occupancy for the last twenty (20) percent of residential units, the non-residential portion of the development will be required to obtain a certificate of completion.

10. The site plan shall incorporate public space architectural and urban features consistent with the City wide Architectural Design Standards and the City of Kennesaw Historic District Design Standards including fountains, gardens, squares, courtyards, lighting, signage, and paving that blend the mixed uses.
11. Proposed lighting for signs, parking lots, and entrance ways shall be environmentally sensitive and consistent with lighting styles utilized in the downtown streetscape design and approved under the City of Kennesaw Historic Design Standards and Citywide Design Guidelines.
12. The creation of a mandatory homeowners association ("HOA") to be managed by Applicant or a 3rd party professional HOA management company until such time the HOA is "turned-over" to the homeowners which is typically at 100% buildout. Applicant shall fund any shortfall in the operating budget until such time as the HOA is "turned-over" to the homeowners. Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations.
13. The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, mail kiosk, amenities, and amenity areas; including the entrance areas, boundary landscape buffers, stormwater management systems, driveways and parking lot.
14. Dumpsters shall be positioned consistent with the City of Kennesaw Ordinance regulations with dumpster lids containing rubber cushions to reduce noise and with the enclosure surrounding the dumpster being designed to be complementary to the buildings' architecture while meeting all development Standards. The design and position of said enclosure shall be reviewed and approved by the Zoning Administrator and/or his designee.
15. The proposed community shall utilize the City or Cobb County; utility services as is typical for such residential development.
16. The Applicant agrees that construction activity will begin within two years of the approval date of the rezoning. If no land development activity is initiated, then the subject property will automatically revert back to the original zoning and all previously imposed conditions.
17. No units within the development shall be offered for rent. All units must be for-sale.
18. Prior to the implementation of inter-connectivity with the adjoining Galt Commons Community, the developer must obtain fifty (50) percent approval from the current property owners permitting inter-parcel access.
19. There shall be a minimum setback of twenty-one (21) feet from the property line fronting Cherokee Street.

20. The rezoning of the subject property for the construction of a Mixed-Use development shall be in substantial conformity to the revised site plan (Option C) which is being submitted concurrently herewith.

SECTION 3. BE IT FURTHER ORDAINED THAT it is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses, and phrases are severable, and if any section, paragraph, sentence, clause, and phrase is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance.

SECTION 4. BE IT FURTHER ORDAINED THAT this Ordinance shall become effective from and after its adoption and execution by the Mayor, pursuant to Section 2.11 of the City Charter of the City of Kennesaw.

PASSED AND ADOPTED by the Kennesaw City Council on this 19th day of August 2024.

ATTEST:
Lea Alvarez, City Clerk

CITY OF KENNESAW:
Derek Easterling, Mayor

CITY OF KENNESAW SEAL KENNESAW, GA

ZONING STIPULATIONS

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Bailey Civil Group
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
ZONING STIPULATIONS

SHEET NUMBER
C003

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE DEMOLITION AND CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH COBB COUNTY AND CITY OF KENNESAW REGULATIONS, O.S.H.A. STANDARDS, AND GOVERNING EPA REGULATIONS.

2. CONTRACTOR TO COMPLY WITH LOCAL AND COUNTY REGULATIONS REGARDING HAULING, DISPOSAL, AND THE BURNING OR BURYING OF DEBRIS ON-SITE.

3. DEMOLITION MATERIALS NOT SUITABLE FOR FILL MATERIAL SHALL BE DISPOSED OF OFF-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY COBB COUNTY AND CITY OF KENNESAW AND STATE OF GEORGIA FOR THE HANDLING OF DEMOLITION DEBRIS.

4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE BASED ON A SURVEY AS INDICATED IN THE GENERAL NOTES ON THE SITE PLAN. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS.

5. CONTRACTOR SHALL CONTACT ALL UTILITIES COMPANIES (WATER, SEWER, POWER, TELEPHONE, NATURAL GAS, CABLE, ETC) FOR PROPER DISCONNECT OF UTILITIES TO BUILDING TO BE REMOVED, AS WELL AS VERIFICATION OF UTILITIES TO BE RELOCATED DUE TO CONSTRUCTION. CONTRACTOR TO CALL GEORGIA ONE-CALL CENTER @ 811 AT LEAST 72-HOURS PRIOR TO CONSTRUCTION TO HAVE UTILITIES LOCATED.

6. CONTRACTOR RESPONSIBLE FOR LOCATING, IDENTIFYING, DISCONNECTING, AND SEALING OR CAPPING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED.

7. THE PURPOSE OF THIS PLAN IS FOR DEMOLITION ONLY. UTILITIES SHALL NOT BE REMOVED, ABANDONED OR RELOCATED UNTIL ALTERNATE PROVISIONS ARE MADE TO MAINTAIN SERVICE TO OTHER BUILDINGS/FACILITIES AS APPROVED BY THE OWNER.

8. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK. ANY OFF-SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.

N

#3033, 3045 & 3059
TOTAL SITE AREA: 3.92 AC

25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY

25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY

#2057 PB.11/PG.167 DB.15269/PG.3507 ZONED R-15

#2055 PB.11/PG.167 DB.16020/PG.4245 ZONED R-15

#2053 PB.11/PG.167 DB.15843/PG.289 ZONED R-15

#2051 PB.11/PG.167 DB.15022/PG.4360 ZONED R-15

#2108 PB.14/PG.7 DB.14937/PG.5939 ZONED R-15

#2098 PB.14/PG.7 DB.15138/PG.2169 ZONED R-15

9 PB.14/PG.7 DB.15913/PG.2789 ZONED R-15

#2090 PB.14/PG.7 DB.15682/PG.246 ZONED R-15

#2088 PB.14/PG.7 DB.15125/PG.1804 ZONED R-15

#1925 PB.281/PG.471 ZONED-CBD

2047 DB.15278/PG.2353 ZONED R-15 N/F ALBERTO LUNA & TERESA JAIMES PB.11/PG.187

PB.11/PG.167

2045 PB.11/PG.167 ZONED R-15 N/F GURDON W COUNTS

PB.11/PG.167 ZONED CBD N/F THE JUDY I WHEELER REVOCABLE TRUST

#3059 DB.2140/PG.494 PARCEL ID: 20012900940 ZONED CBD

3059 2-STORY FR. W/CRWL FFE MAIN 1136.69

#3045 DB.16178/PG.2234 PB.47/PG.198 PARCEL ID: 20012900950 ZONED CBD

3045 1-STORY FR. W/CRWL FFE MAIN 1137.08 FFE CRWL 1133.42

#3033 DB.16158/PG.648 PB.29/PG.96 PARCEL ID: 20012900960 ZONED-CBD

1+ STORY BLOCK FFE MAIN: 1126.66

3033 1-STORY FR. W/CRWL FFE MAIN 1135.01 FFE CRWL 1129.33

1933 29 (PB.281/PG.301)

1933 30 (PB.281/PG.301) ZONED-CBD

#1945 PB.281/PG.471 ZONED-CBD

#1959 PB.281/PG.471 ZONED-CBD

BENCHMARK
TOP OF M.H.
ELEV.= 1129.03'

BENCHMARK
TOP OF M.H.
ELEV.= 1137.50'

BENCHMARK
TOP OF M.H.
ELEV.= 1125.68'

EXISTING SSMH TOP=1129.03 I.E. IN=1123.93 I.E. OUT=1123.83

EXISTING SSMH TOP=1137.50 I.E. IN=1129.60 I.E. OUT=1129.50

EXISTING SSMH TOP=1125.68 I.E. IN(A)=1118.88 I.E. IN(B)=1118.98 I.E. OUT=1118.68

EXISTING SSMH TOP=1131.42 I.E. IN=1123.42 I.E. OUT=1123.12

END OF PIPE INV OUT: 1027.42

CHEROKEE STREET ~ 40' R/W (APP) SPEED LIMIT: 35 MPH

20' PONY PATH (APP)

20' DRAINAGE EASEMENT

20' SEWER EASEMENT

ACCESS AND UTILITY EASEMENT

N ASPHALT DRIVEWAY PRIVATE SHARED DRIVEWAY

CENTERLINE CREEK

INTERMITTENT STREAM AT CONFLUENCE

DITCH CENTERLINE EPHEMERAL

START OF DITCH CENTERLINE

CONC. AREA

CONC. DRIVEWAY

CONC WALL

CARPORT

SHED

BRICK WALL FIREPLACE

PORCH SCREEN

CHIMNEY

PORCH COVERED

N HOUSE

#1945 N HOUSE

POB 1/2" RBF

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

EXISTING CONDITIONS PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C101

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

CONTRACTOR TO SAW-CUT ALONG EXISTING WHITE LINE. NEW CURB TO BE POURED ALONG SAW CUT LINE.

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE DEMOLITION AND CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH COBB COUNTY AND CITY OF KENNESAW REGULATIONS, O.S.H.A. STANDARDS, AND GOVERNING EPA REGULATIONS.

2. CONTRACTOR TO COMPLY WITH LOCAL AND COUNTY REGULATIONS REGARDING HAULING, DISPOSAL, AND THE BURNING OR BURYING OF DEBRIS ON-SITE.

3. DEMOLITION MATERIALS NOT SUITABLE FOR FILL MATERIAL SHALL BE DISPOSED OF OFF-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY COBB COUNTY AND CITY OF KENNESAW AND STATE OF GEORGIA FOR THE HANDLING OF DEMOLITION DEBRIS.

4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE BASED ON A SURVEY AS INDICATED IN THE GENERAL NOTES ON THE SITE PLAN. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS.

5. CONTRACTOR SHALL CONTACT ALL UTILITIES COMPANIES (WATER, SEWER, POWER, TELEPHONE, NATURAL GAS, CABLE, ETC) FOR PROPER DISCONNECT OF UTILITIES TO BUILDING TO BE REMOVED, AS WELL AS VERIFICATION OF UTILITIES TO BE RELOCATED DUE TO CONSTRUCTION. CONTRACTOR TO CALL GEORGIA ONE-CALL CENTER @ 811 AT LEAST 72-HOURS PRIOR TO CONSTRUCTION TO HAVE UTILITIES LOCATED.

6. CONTRACTOR RESPONSIBLE FOR LOCATING, IDENTIFYING, DISCONNECTING, AND SEALING OR CAPPING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED.

7. THE PURPOSE OF THIS PLAN IS FOR DEMOLITION ONLY. UTILITIES SHALL NOT BE REMOVED, ABANDONED OR RELOCATED UNTIL ALTERNATE PROVISIONS ARE MADE TO MAINTAIN SERVICE TO OTHER BUILDINGS/FACILITIES AS APPROVED BY THE OWNER.

8. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK. ANY OFF-SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.

N

25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY

25' STATE UNDISTURBED STREAM BUFFER

50' CITY UNDISTURBED STREAM BUFFER

75' CITY IMPERVIOUS STREAM BUFFER

20' DRAINAGE EASEMENT

CENTERLINE CREEK

INTERMITTENT STREAM AT CONFLUENCE

DITCH CENTERLINE (PAVED)

TREES REMOVED TO BE MULCHED AND UTILIZED FOR ADDITIONAL ESPC BMP DUE TO PROXIMITY OF IMPAIRED STREAM (TYP.)

20' SEWER EASEMENT

ACCESS AND UTILITY EASEMENT

EX. PROPERTY LINE TO BE ADANDONED

EXISTING STRUCTURE TO BE REMOVED

EXISTING BUILDING TO BE RENOVATED SEE ARCH. PLANS

EXISTING GAS SERVICE TO BE ABANDONED CONTRACTOR TO COORDINATE W/ UTILITY PROVIDER

EXISTING SEWER SERVICE TO BE ABANDONED CONTRACTOR TO COORDINATE W/ COBB WATER AND SEWER

EXISTING POWER SERVICE TO BE ABANDONED CONTRACTOR TO COORDINATE W/ UTILITY PROVIDER

EXISTING WATER SERVICE TO BE ABANDONED CONTRACTOR TO COORDINATE W/ COBB WATER AND SEWER

EXISTING WALLS TO BE REMOVED

EXISTING SIDEWALK TO BE REMOVED

EXISTING ASPHALT TO BE REMOVED

CONTRACTOR TO LOCATE AND VERIFY SIZE AND MATERIAL OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION

3059 2-STORY FR. W/CRWL FFE MAIN 1136.69

3045 1-STORY FR. W/CRWL FFE MAIN 1137.08 FFE CRWL 1133.42

3033 1-STORY BLOCK FFE MAIN 1129.33 FFE CRWL 1126.33

1945 N HOUSE

1-STORY BLOCK FFE MAIN: 1126.66

BENCHMARK TOP OF M.H. ELEV.= 1129.03'

BENCHMARK TOP OF M.H. ELEV.= 1137.50'

BENCHMARK TOP OF M.H. ELEV.= 1125.68'

POB 1/2" RBF

EXISTING SSMH TOP=1129.03 I.E. IN=1123.93 I.E. OUT=1123.83

EXISTING SSMH TOP=1137.50 I.E. IN=1129.60 I.E. OUT=1129.50

EXISTING SSMH TOP=1125.68 I.E. IN(A)=1118.88 I.E. IN(B)=1118.98 I.E. OUT=1118.68

EXISTING SSMH TOP=1131.42 I.E. IN=1123.42 I.E. OUT=1123.12

CATCH TOP: 1 INV OL

END OF F INV OUT: 1021

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

811 Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

EXISTING CONDITIONS PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 07/17/25

Group BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivil@group.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
C102

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

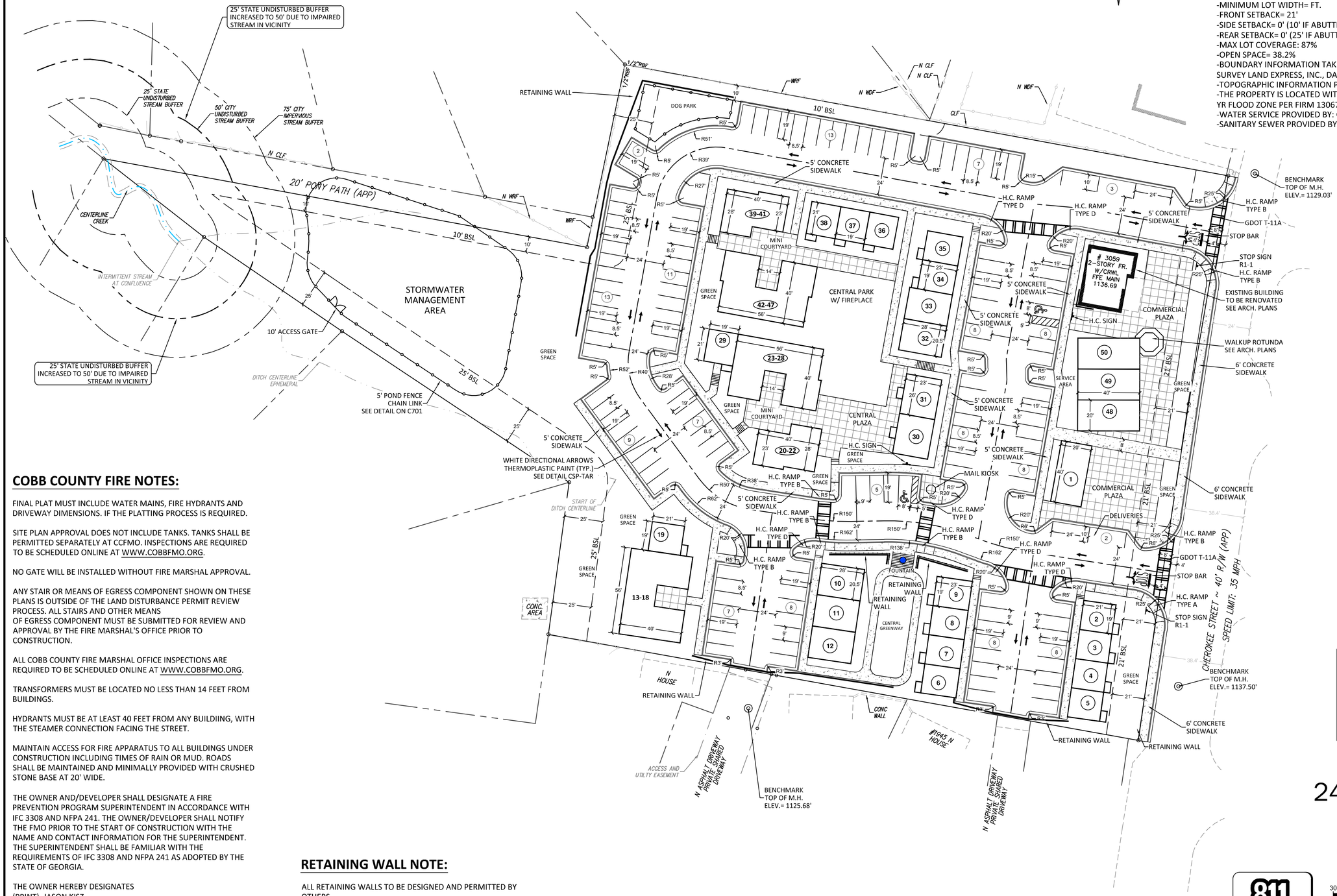
REVISIONS

TOTAL
135 SPACES

CROSSWALKS IN
RIGHT-OF-WAY TO BE STRIPED
PER GDOT T-11A

N

GENERAL NOTES:
SITE AREA=3.92 AC.
PARCEL #20012900950, 20012900940, & 2001290960
ZONING=CBD
-GREENSPACE=1.21 AC.
-HARDSCAPE=0.69 AC. (INCLUDES SIDEWALKS)
-DOG PARK AREA=0.03 AC. (1,320 S.F.)
-STORMWATER MANAGEMENT AREA=0.25 AC.
-ROAD AND PARKING AREAS=1.21 AC.
-BUILDING AREA=0.53 AC.
-MINIMUM LOT SIZE= NONE
-MINIMUM LOT WIDTH= FT.
-FRONT SETBACK= 21'
-SIDE SETBACK= 0' (10' IF ABUTTING RESIDENTIAL ZONING)
-REAR SETBACK= 0' (25' IF ABUTTING RESIDENTIAL ZONING)
-MAX LOT COVERAGE: 87%
-OPEN SPACE= 38.2%
-BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY SURVEY LAND EXPRESS, INC., DATED: 11/06/2024.
-TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY LAND EXPRESS, INC
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13067C0038H, DATED: 03/04/2013
-WATER SERVICE PROVIDED BY: COBB COUNTY
-SANITARY SEWER PROVIDED BY: COBB COUNTY



COBB COUNTY FIRE NOTES:

FINAL PLAT MUST INCLUDE WATER MAINS, FIRE HYDRANTS AND DRIVEWAY DIMENSIONS. IF THE PLATTING PROCESS IS REQUIRED.

SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.

NO GATE WILL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL.

ANY STAIR OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS
OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION.

ALL COBB COUNTY FIRE MARSHAL OFFICE INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG.

TRANSFORMERS MUST BE LOCATED NO LESS THAN 14 FEET FROM BUILDINGS.

HYDRANTS MUST BE AT LEAST 40 FEET FROM ANY BUILDIING, WITH THE STEAMER CONNECTION FACING THE STREET.

MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE.

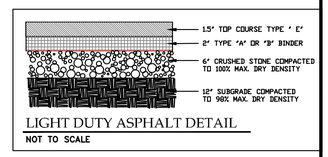
THE OWNER AND/DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE REQUIREMENTS OF IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.

THE OWNER HEREBY DESIGNATES
(PRINT)_JASON KISZ_____
AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE-NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

RETAINING WALL NOTE:

ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS

ALL RETAINING WALLS GREATER THAN 21" IN HEIGHT TO BE PROVIDED WITH SAFETY HAND RAIL (SEE DETAIL CSP-FSR)



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

SITE PLAN

Know what's below. Call before you dig.

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 07/17/25

Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

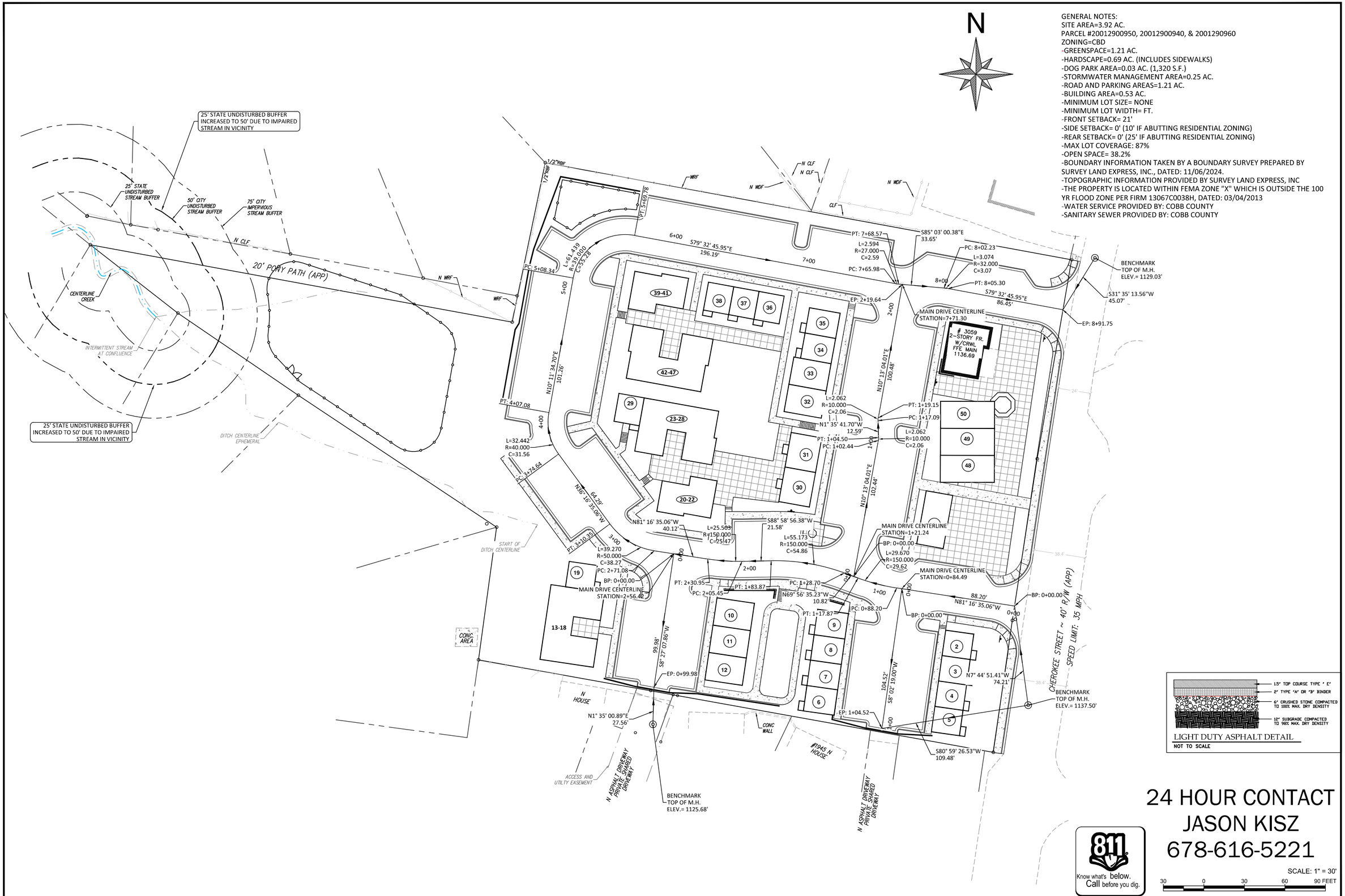
SHEET TITLE
SITE PLAN

SHEET NUMBER
C201

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS



GENERAL NOTES:
SITE AREA=3.92 AC.
PARCEL #20012900950, 20012900940, & 2001290960
ZONING=CBD
-GREENSPACE=1.21 AC.
-HARDSCAPE=0.69 AC. (INCLUDES SIDEWALKS)
-DOG PARK AREA=0.03 AC. (1,320 S.F.)
-STORMWATER MANAGEMENT AREA=0.25 AC.
-ROAD AND PARKING AREAS=1.21 AC.
-BUILDING AREA=0.53 AC.
-MINIMUM LOT SIZE= NONE
-MINIMUM LOT WIDTH= FT.
-FRONT SETBACK= 21'
-SIDE SETBACK= 0' (10' IF ABUTTING RESIDENTIAL ZONING)
-REAR SETBACK= 0' (25' IF ABUTTING RESIDENTIAL ZONING)
-MAX LOT COVERAGE: 87%
-OPEN SPACE= 38.2%
-BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY SURVEY LAND EXPRESS, INC., DATED: 11/06/2024.
-TOPOGRAPHIC INFORMATION PROVIDED BY SURVEY LAND EXPRESS, INC
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13067C0038H, DATED: 03/04/2013
-WATER SERVICE PROVIDED BY: COBB COUNTY
-SANITARY SEWER PROVIDED BY: COBB COUNTY

811 Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

DRIVE AISLE CENTERLINES

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
DRIVE AISLE CENTERLINES

SHEET NUMBER
C202

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

RETAINING WALL NOTE:

ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS

ALL RETAINING WALLS GREATER THAN 21" IN HEIGHT TO BE PROVIDED WITH SAFETY HAND RAIL (SEE DETAIL CSP-FSR)

SEE SHEETS C607 AND C608 FOR RETAINING WALL PROFILES

GRADING NOTES:

1. ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHALL BE STRIPPED OF ORGANIC MATERIAL, TOPSOIL, AND DEBRIS PRIOR TO CONSTRUCTION.

2. ONCE STRIPPING HAS BEEN COMPLETED, ALL AREAS TO RECEIVE FILL SHOULD BE PROOF-ROLLED IN THE PRESENCE OF A REPRESENTATIVE OF THE SOILS ENGINEER. SOFT AREAS ENCOUNTERED DURING PROOF-ROLLING SHALL BE STABILIZED BY COMPACTION OR UNDERCUT.

3. ALL FILL AREAS SHALL BE FREE OF ORGANIC OR OTHERWISE UNSUITABLE MATERIALS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT AS LISTED BELOW. THE TOP TWO (2) FEET OF FILL UNDER STRUCTURES AND PAVEMENT SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT AS LISTED BELOW.

4. EARTHMOVING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE TO THE GEOTECHNICAL REPORT BY _____, DATED _____ 20__ : "_____(COMPACTION RECOMMENDATIONS)".

5. ALL SITE PREPARATION SHOULD BE MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. INSPECTIONS AND TESTING FOR ALL UNDERCUT AND FILL OPERATIONS AS WELL AS THE UTILIZATION OF ACCEPTABLE OFF-SITE BORROW MATERIALS SHOULD BE PERFORMED. THE OWNER, AT HIS OPTION, MAY HAVE DENSITY TESTS PERFORMED TO VERIFY THAT SPECIFIC COMPACTION IS OBTAINED.

6. CUT OR FILL SLOPE SHOULD NOT BE STEEPER THAN 2H:1V. ALL PROPOSED SLOPES SHOULD BE OVERBUILT AND CUT BACK TO THE PROPOSED GRADES, EXPOSING THE FIRM COMPACTED INNER CORE. THE EXCAVATION FOR THE SLOPES SHOULD BE MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. VERTICAL CUTS EXCEED 5 FEET SHOULD BE BRACED AS REQUIRED BY OSHA REGULATIONS FOR SAFETY.

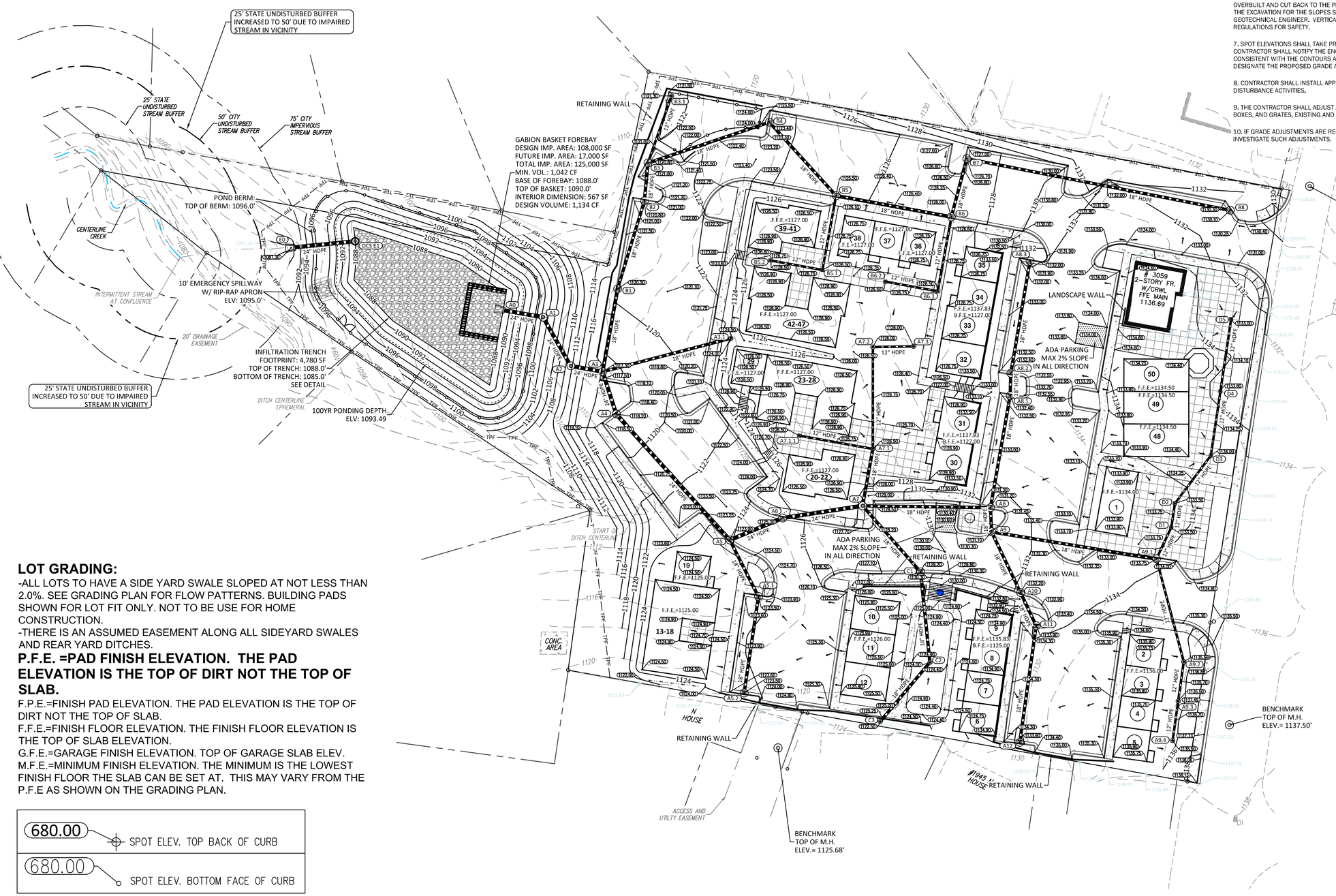
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS SHOWN ALONG CURB & GUTTER DESIGNATE THE PROPOSED GRADE AT THE LIP OF THE GUTTER UNLESS OTHERWISE NOTED.

8. CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL MEASURES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

9. THE CONTRACTOR SHALL ADJUST ALL MANHOLE COVERS, VALVE COVERS, CLEAN OUTS, VAULTS, BOXES, AND GRATES, EXISTING AND PROPOSED, TO "AS-CONSTRUCTED" FINISHED GRADE.

10. IF GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO INVESTIGATE SUCH ADJUSTMENTS.

N



LOT GRADING:

-ALL LOTS TO HAVE A SIDE YARD SWALE SLOPED AT NOT LESS THAN 2.0%. SEE GRADING PLAN FOR FLOW PATTERNS. BUILDING PADS SHOWN FOR LOT FIT ONLY. NOT TO BE USE FOR HOME CONSTRUCTION.

-THERE IS AN ASSUMED EASEMENT ALONG ALL SIDEYARD SWALES AND REAR YARD DITCHES.

P.F.E. =PAD FINISH ELEVATION. THE PAD ELEVATION IS THE TOP OF DIRT NOT THE TOP OF SLAB.

F.P.E.=FINISH PAD ELEVATION. THE PAD ELEVATION IS THE TOP OF DIRT NOT THE TOP OF SLAB.

F.F.E.=FINISH FLOOR ELEVATION. THE FINISH FLOOR ELEVATION IS THE TOP OF SLAB ELEVATION.

G.F.E.=GARAGE FINISH ELEVATION. TOP OF GARAGE SLAB ELEV.

M.F.E.=MINIMUM FINISH ELEVATION. THE MINIMUM IS THE LOWEST FINISH FLOOR THE SLAB CAN BE SET AT. THIS MAY VARY FROM THE P.F.E AS SHOWN ON THE GRADING PLAN.

680.00	SPOT ELEV. TOP BACK OF CURB
680.00	SPOT ELEV. BOTTOM FACE OF CURB

FINISHED FLOOR MATRIX

UNIT 1: SLAB
UNITS 2-5: SLAB
UNITS 6-9: BASEMENT
UNITS 10-12: SLAB
UNITS 13-18: SLAB
UNIT 19: SLAB
UNITS 20-22: SLAB
UNITS 23-28: SLAB
UNIT 29: SLAB
UNITS 30-31: BASEMENT
UNITS 32-35: BASEMENT
UNITS 36-38: SLAB
UNITS 39-41: SLAB
UNITS 42-47: SLAB
UNITS 48-50: SLAB

Know what's below. Call before you dig. 811

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'

30 0 30 60 90 FEET

GRADING PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE: GRADING PLAN

SHEET NUMBER: C301

PROJECT NUMBER: 24114

DATE: MARCH 17TH, 2025

REVISIONS

RETAINING WALL NOTE:

ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS

ALL RETAINING WALLS GREATER THAN 21" IN HEIGHT TO BE PROVIDED WITH SAFETY HAND RAIL (SEE DETAIL CSP-FSR)

SEE SHEETS C607 AND C608 FOR RETAINING WALL PROFILES

GRADING NOTES:

1. ALL AREAS TO RECEIVE PAVEMENT, STRUCTURES OR FILL MATERIAL SHALL BE STRIPPED OF ORGANIC MATERIAL, TOPSOIL, AND DEBRIS PRIOR TO CONSTRUCTION.

2. ONCE STRIPPING HAS BEEN COMPLETED, ALL AREAS TO RECEIVE FILL SHOULD BE PROOF-ROLLED IN THE PRESENCE OF A REPRESENTATIVE OF THE SOILS ENGINEER. SOFT AREAS ENCOUNTERED DURING PROOF-ROLLING SHALL BE STABILIZED BY COMPACTION OR UNDERCUT.

3. ALL FILL AREAS SHALL BE FREE OF ORGANIC OR OTHERWISE UNSUITABLE MATERIALS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT AS LISTED BELOW. THE TOP TWO (2) FEET OF FILL UNDER STRUCTURES AND PAVEMENT SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698 UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT AS LISTED BELOW.

4. EARTHMOVING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE TO THE GEOTECHNICAL REPORT BY _____, DATED _____ 20__ : "_____(COMPACTION RECOMMENDATIONS)".

5. ALL SITE PREPARATION SHOULD BE MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. INSPECTIONS AND TESTING FOR ALL UNDERCUT AND FILL OPERATIONS AS WELL AS THE UTILIZATION OF ACCEPTABLE OFF-SITE BORROW MATERIALS SHOULD BE PERFORMED. THE OWNER, AT HIS OPTION, MAY HAVE DENSITY TESTS PERFORMED TO VERIFY THAT SPECIFIC COMPACTION IS OBTAINED.

6. CUT OR FILL SLOPE SHOULD NOT BE STEEPER THAN 2H:1V. ALL PROPOSED SLOPES SHOULD BE OVERBUILT AND CUT BACK TO THE PROPOSED GRADES, EXPOSING THE FIRM COMPACTED INNER CORE. THE EXCAVATION FOR THE SLOPES SHOULD BE MONITORED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. VERTICAL CUTS EXCEED 5 FEET SHOULD BE BRACED AS REQUIRED BY OSHA REGULATIONS FOR SAFETY.

7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS SHOWN ALONG CURB & GUTTER DESIGNATE THE PROPOSED GRADE AT THE LIP OF THE GUTTER UNLESS OTHERWISE NOTED.

8. CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL MEASURES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

9. THE CONTRACTOR SHALL ADJUST ALL MANHOLE COVERS, VALVE COVERS, CLEAN OUTS, VAULTS, BOXES, AND GRATES, EXISTING AND PROPOSED, TO "AS-CONSTRUCTED" FINISHED GRADE.

10. IF GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO INVESTIGATE SUCH ADJUSTMENTS.

N

LOT GRADING:

-ALL LOTS TO HAVE A SIDE YARD SWALE SLOPED AT NOT LESS THAN 2.0%. SEE GRADING PLAN FOR FLOW PATTERNS. BUILDING PADS SHOWN FOR LOT FIT ONLY. NOT TO BE USE FOR HOME CONSTRUCTION.
-THERE IS AN ASSUMED EASEMENT ALONG ALL SIDEYARD SWALES AND REAR YARD DITCHES.

P.F.E. =PAD FINISH ELEVATION. THE PAD ELEVATION IS THE TOP OF DIRT NOT THE TOP OF SLAB.

F.P.E.=FINISH PAD ELEVATION. THE PAD ELEVATION IS THE TOP OF DIRT NOT THE TOP OF SLAB.
F.F.E.=FINISH FLOOR ELEVATION. THE FINISH FLOOR ELEVATION IS THE TOP OF SLAB ELEVATION.
G.F.E.=GARAGE FINISH ELEVATION. TOP OF GARAGE SLAB ELEV.
M.F.E.=MINIMUM FINISH ELEVATION. THE MINIMUM IS THE LOWEST FINISH FLOOR THE SLAB CAN BE SET AT. THIS MAY VARY FROM THE P.F.E AS SHOWN ON THE GRADING PLAN.

680.00	SPOT ELEV. TOP BACK OF CURB
680.00	SPOT ELEV. BOTTOM FACE OF CURB

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

DRAINAGE PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 07/17/25

Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

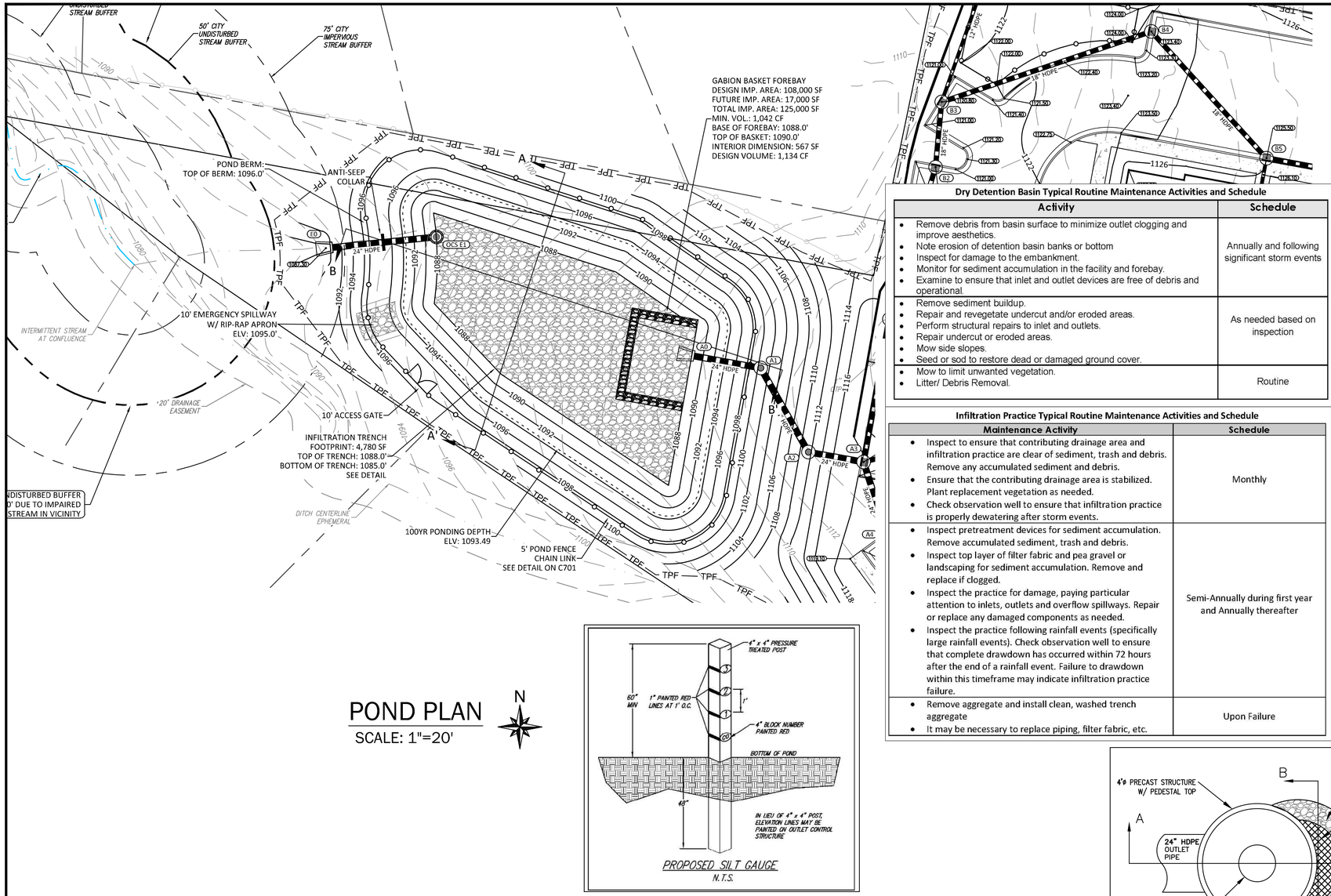
SHEET TITLE
DRAINAGE PLAN

SHEET NUMBER
C302

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS



POND PLAN

SCALE: 1"=20'

PROPOSED SILT GAUGE

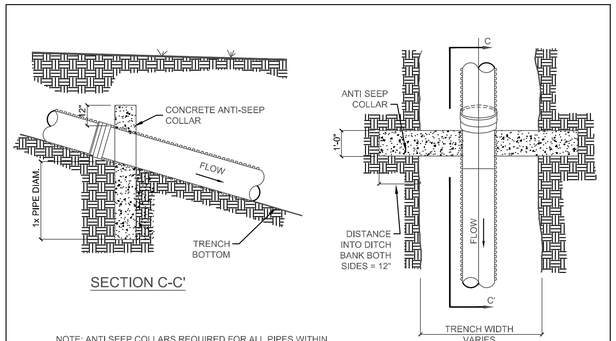
N.T.S.

Dry Detention Basin Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Remove debris from basin surface to minimize outlet clogging and improve aesthetics. • Note erosion of detention basin banks or bottom • Inspect for damage to the embankment. • Monitor for sediment accumulation in the facility and forebay. • Examine to ensure that inlet and outlet devices are free of debris and operational.	Annually and following significant storm events
• Remove sediment buildup. • Repair and revegetate undercut and/or eroded areas. • Perform structural repairs to inlet and outlets. • Repair undercut or eroded areas. • Mow side slopes. • Seed or sod to restore dead or damaged ground cover.	As needed based on inspection
• Mow to limit unwanted vegetation. • Litter/ Debris Removal.	Routine

Infiltration Practice Typical Routine Maintenance Activities and Schedule

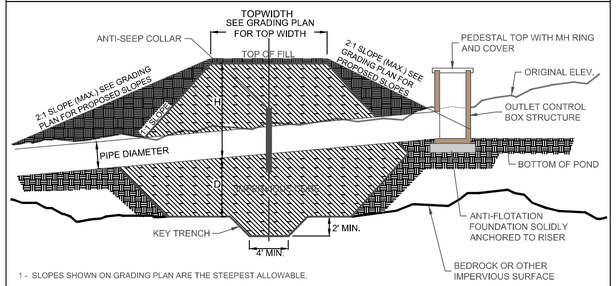
Maintenance Activity	Schedule
• Inspect to ensure that contributing drainage area and infiltration practice are clear of sediment, trash and debris. Remove any accumulated sediment and debris. • Ensure that the contributing drainage area is stabilized. Plant replacement vegetation as needed. • Check observation well to ensure that infiltration practice is properly dewatering after storm events.	Monthly
• Inspect pretreatment devices for sediment accumulation. Remove accumulated sediment, trash and debris. • Inspect top layer of filter fabric and pea gravel or landscaping for sediment accumulation. Remove and replace if clogged. • Inspect the practice for damage, paying particular attention to inlets, outlets and overflow spillways. Repair or replace any damaged components as needed. • Inspect the practice following rainfall events (specifically large rainfall events). Check observation well to ensure that complete drawdown has occurred within 72 hours after the end of a rainfall event. Failure to drawdown within this timeframe may indicate infiltration practice failure.	Semi-Annually during first year and Annually thereafter
• Remove aggregate and install clean, washed trench aggregate • It may be necessary to replace piping, filter fabric, etc.	Upon Failure



NOTE: ANTI SEEP COLLARS REQUIRED FOR ALL PIPES WITHIN POND EMBANKMENT. USE CLASS-B CONCRETE, 3000 PSI.

STORM ANTI SEEP COLLAR

SCALE: NONE



1 - SLOPES SHOWN ON GRADING PLAN ARE THE STEEPEST ALLOWABLE.

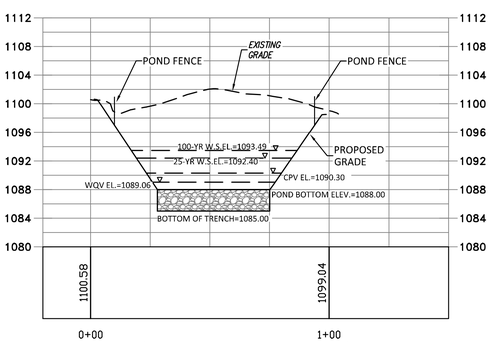
2 - CORE TO BE CLAY OR OTHER IMPERVIOUS MATERIAL. DEPTH OF CORE SHALL BE TO IMPERVIOUS MATERIAL, OR TO MIN. DEPTH OF "H".

3 - CORE SHALL BE CONSTRUCTED IN 6" MAX. LIFTS, AND COMPACTED TO 95% OF THE STANDARD PROCTOR.

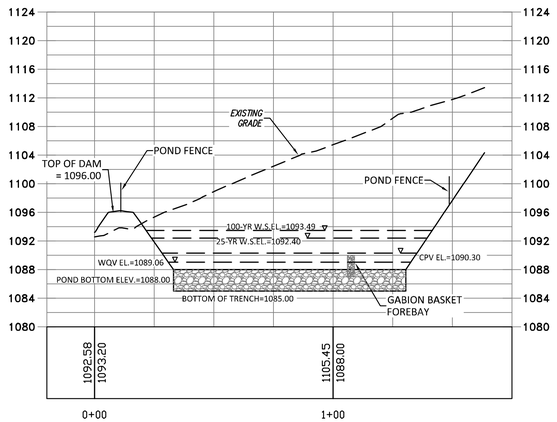
4 - TOP WIDTH 8' MIN. OR AS SHOWN ON GRADING PLAN, GRADING PLAN CONTROLS.

5 - ANTI-SEEP COLLARS ARE REQUIRED.

6 - ALL JOINTS SHALL BE WATER-TIGHT UNDER MAXIMUM HYDROSTATIC LOAD AND JOINT EXTENSION.



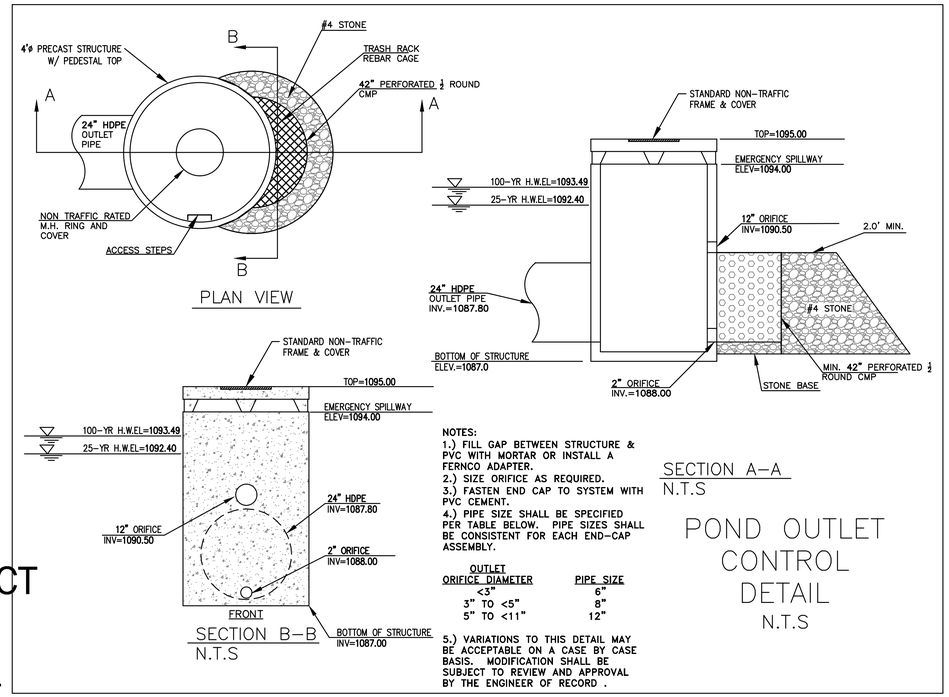
POND SECTION A-A'
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



POND SECTION B-B'
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

811 Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221



NOTES:
1.) FILL GAP BETWEEN STRUCTURE & PVC WITH MORTAR OR INSTALL A FERNCO ADAPTER.
2.) SIZE ORIFICE AS REQUIRED.
3.) FASTEN END CAP TO SYSTEM WITH PVC CEMENT.
4.) PIPE SIZE SHALL BE SPECIFIED PER TABLE BELOW. PIPE SIZES SHALL BE CONSISTENT FOR EACH END-CAP ASSEMBLY.

OUTLET ORIFICE DIAMETER	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

5.) VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATION SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER OF RECORD .

SECTION A-A
N.T.S

POND OUTLET CONTROL DETAIL
N.T.S

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 07/17/25

Group BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
POND PLAN AND DETAILS

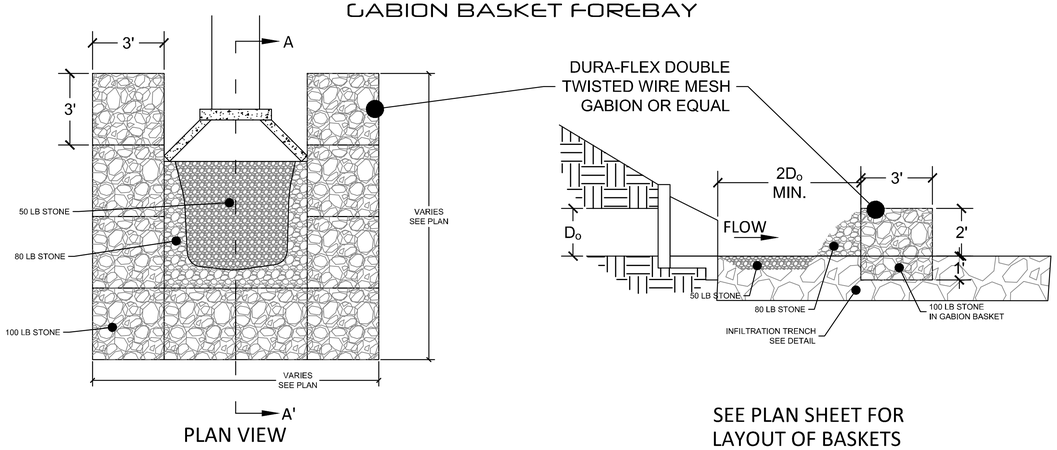
SHEET NUMBER
C303

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

GABION BASKET FOREBAY



PLAN VIEW

SEE PLAN SHEET FOR
LAYOUT OF BASKETS

SCALE: NONE

INFILTRATION TRENCH

SCALE: NONE

ROCK CREST EMERGENCY OVERFLOW WEIR

OBSERVATION WELL

SCALE: NONE

24 HOUR CONTACT
JASON KISZ
678-616-5221

Know what's below. Call before you dig.

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Cherokee Street- Kennesaw
Drainage Basin Name: On-Site Basin

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	3.67	55		70		77	3.67	100%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		3.67		0.00		0.00		3.67	100%

*HSG = hydrologic soil group

Impervious (ac)	0.00
Weighted CN	55
Potential Max Soil Retention, S_{pre} (in)	8.18

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	2.47	98		98		98	2.47	67%
Impervious		98	0.25	98		98		98	0.25	7%
Open space - Good condition (grass cover > 75%)		39	0.95	61		74		80	0.95	26%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		3.67		0.00		0.00		3.67	100%

Impervious (ac)	2.72
Rv	0.72
Weighted CN	88
Potential Max Soil Retention, S_{post} (in)	1.31

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection. **Note: The green cell will unlock if the Scenario 1 box above is checked**

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection. **Note: The green cell will unlock if the Scenario 2 box above is checked**

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection. **Note: The green cell will unlock if the Scenario 3 box above is checked**

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection. **Note: The green cell will unlock if the Scenario 4 box above is checked**

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: Cherokee Street- Kennesaw
Drainage Basin Name: On-Site Basin

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in) 1.00

Total Site Area for Water Quality Volume (acres)	3.67
Target Runoff Reduction Volume (cf)	9,552
Target Water Quality Volume (cf)	11,463

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ$_a$ from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Dry Extended Detention Basin	0.78	2.70	0.05			BMP 2	9,453	0	9,453	0%	0	9,453	11,343	60%
BMP 2	Infiltration Trench				5,736			0	9,453	9,453	100%	5,736	3,717	0	100%
BMP 3	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	0.78	2.70	0.05				9,453				5,736		11,343	
	UNTREATED AREA (acres)	0.17	0.02												

Target Runoff Reduction Volume (cf)	9,552
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	3,816

Target Water Quality Volume (cf)	11,463
% TSS Removal Achieved	99%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
POND PLAN AND DETAILS

SHEET NUMBER
C304

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

COBB WATER NOTES:

1. THE DEVELOPER OR DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.
2. WATER SERVICES AND SEWER SERVICE LATERALS LOCATIONS ARE TO BE PERMANENTLY MARKED ON THE CURB.
3. PLEASE CALL 770-419-6320 TO SCHEDULE SEWER CONNECTION INSPECTION 24 HOURS PRIOR TO TAPPING SEWER LINE.
4. ALL SANITARY SEWER IN THE PUBLIC RIGHT-OF-WAY IS REQUIRED TO BE ELECTRONICALLY LOCATABLE WITH 12-GAUGE COPPER WIRE AND MARKED WITH POLYETHYLENE 6" WIDE YELLOW WARNING TAPE PER CCWS DETAIL NUMBERS 02722-2 AND 02722-4A.
5. THE SEWER LATERAL SHOWN IN DETAIL #02722-2 MUST BE SET WITHIN 2' OF THE INSIDE EDGE OF THE R.O.W.
6. EXISTING MANHOLES MUST BE CORED & BOOTED WITH A KOR-N-SEAL OR EQUAL RUBBER BOOT. PLEASE CALL 770-419-6320 TO SCHEDULE INSPECTION OF SEWER TIE-IN.
7. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF PERMANENT PUBLIC WATER OR SANITARY EASEMENTS ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123
8. AS-BUILTS REQUIRED. NO C.O. ISSUED UNTIL AS-BUILTS HAVE BEEN APPROVED BY CCWS
9. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125
10. CONTRACTOR TO FIELD VERIFY ALL SLOPES LESS THAN 1% IN PRESENCE OF A COBB COUNTY WATER SYSTEM INSPECTOR EITHER PRIOR TO OR DURING THE CONSTRUCTION FINAL INSPECTION, OR, PRIOR TO THE PLACEMENT OF STONE BASE IN STREETS/PAVED AREA
11. ALL SANITARY SEWER MANHOLES OR 8" DIAMETER OR GREATER MAINS WHICH ARE INSTALLED WITH THIS PROJECT NEED INSPECTION. CALL (770) 419-6320 TO SET UP A PRE-CONSTRUCTION MEETING TO GO OVER CCWS REQUIREMENTS

MATERIAL NOTES

1. SANITARY SEWER MATERIAL SHALL BE AS SHOWN ON THE PLANS.

2. SANITARY SEWER MATERIAL SHALL MEET THE MINIMUM REQUIREMENTS BELOW:
SDR 35 PVC (FOR COVER BETWEEN 7' AND 16') PER ASTM D3034;
SDR 26 PVC (FOR COVER BETWEEN 4' AND 7') PER ASTM D3034;
OR DUCTILE IRON PIPE (FOR COVER LESS THAN 4' AND GREATER THAN 16') PER ASTM A746 & AWWA C150.

3. WATER LINES SHALL BE AS FOLLOWS:
POLYETHYLENE (PE) WATER PIPE AWWA C901, SDR 9 (200 PSI) MINIMUM (LESS THAN 3") or
COPPER TUBING PER ASTM B88, TYPE K (LESS THAN 3"),
SDR 21 PVC PER ASTM D2241, (2" TO 3"),
DUCTILE IRON PIPE PER AWWA C151, CLASS 350 (3" OR LARGER), OR
C900 DR18 PVC PER AWWA C900, CLASS 150, DR18 (4" TO 12"),

4. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.

5. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.

POWER NOTES:

-CONTRACTOR SHALL COORDINATE WITH POWER SERVICE PROVIDER ON LOCATION OF TRANSFORMERS.
-CONTRACTOR SHALL COORDINATE WITH POWER SERVICE PROVIDER ON LOCATION OF STREET LIGHTS
-CONTRACTOR SHALL COORDINATE WITH POWER SERVICE PROVIDER FOR RELOCATION OF ANY EXISTING POLES

UTILITY NOTES:

-CONTRACTOR SHALL DETERMINE THE DEPTHS OF EXISTING UTILITIES AT STORM AND SEWER CROSSINGS PRIOR TO THE PURCHASE OF MATERIAL AND INSTALLATION OF THE PROPOSED UTILITY.

N

UTILITIES SYMBOLS LEGEND

- EX. GAS (TO REMAIN)
- EX. TELEPHONE (TO REMAIN)
- EX. POWER (TO REMAIN)
- EX. SANITARY SEWER
- PROPOSED SANITARY SEWER
- EX. WATER
- PROPOSED WATER
- PROPOSED FIRE
- EX. STORM
- PROPOSED STORM
- SANITARY SEWER MANHOLE, MH
- CLEAN OUT, C.O.
- FIRE DEPARTMENT CONNECTION, FDC
- POST INDICATOR VALVE, PIV
- FIRE HYDRANT
- TEE
- REDUCER
- METER
- ELBOW
- CROSS
- VALVE
- THRUST BLOCK

SCALE: 1" = 30'
30 0 30 60 90 FEET

24 HOUR CONTACT
JASON KISZ
678-616-5221

UTILITY PLAN

Know what's below. Call before you dig.

COBB COUNTY WATER SYSTEM
Judy B. Jones, P.E. Director
Customer Service Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-419-6200
www.cobbwater.org

Divisions
Accounting
Commercial Call & Education
Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

10/10/2024

Cobb County Fire Department
Fire Prevention Division
1596 County Services Parkway
Marietta, GA 30060

To whom it concern:

A Fire Flow Test has been conducted by the Cobb County Water System for the following project:

PROJECT NAME:	CHEROKEE STREET RESIDENTIAL
STREET NAME:	3045 CHEROKEE STREET
DISTRICT:	20
LAND LOT(S):	129
DEVELOPER:	KISZ CONSTRUCTION
CONTACT NAME:	JAMES EAGLE PHONE: 678-427-3788
TYPE OF DEV:	COMMERCIAL

The results of this test are: TEST DATE: 10/9/2024

STATIC PRESSURE	58	PSI
RESIDUAL PRESSURE	54	PSI
FIRE HYDRANT FLOW	1160	GPM
AVAILABLE FLOW AT 20 psi	3710	GPM
SIZE OF WATER MAIN (UNCONFIRMED)	12	INCHES

The data contained herein are furnished only to demonstrate that adequate fire protection flow exists at the time of the test. Fluctuations to pressure and flow will occur due to demands on the system and other conditions beyond the control of the Cobb County Water System; therefore, additional criteria must be considered and additional independent tests run to confirm pressures for use in the design of any water distribution, sprinkler, or fire protection system.

Sincerely,
COBB COUNTY WATER SYSTEM

Michael Watson
Construction Inspection Supervisor
Engineering Records Division
Michael.Watson@cobbcounty.org
cc: File

For Cobb County Water System Use Only:
STATIC / RESIDUAL HYDRANT NO.- H200125010
FLOW HYDRANT NO. H200129009

Cobb County...Expect the Best!
Equal Opportunity Employer www.cobbcounty.org

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group
BAILEYcivil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE UTILITY PLAN

SHEET NUMBER C401

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS

SOIL LEGEND:

- -MsD3: MADISON AND PACOLET SOILS, 10-15% SLOPE, SEVERELY ERODED
- -MsE2: MADISON AND PACOLET SOILS, 15-25% SLOPE, ERODED
- -PgC3: PACOLET SANDY CLAY LOAM, 6-10% SLOPE, SEVERELY ERODED
- -UfC: URBAN LAND-CECIL COMPLEX, 2-10% SLOPE

N

25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY

25' STATE UNDISTURBED STREAM BUFFER

50' CITY UNDISTURBED STREAM BUFFER

75' CITY IMPERVIOUS STREAM BUFFER

SAMPLING LOCATION

MULCH BERM TO BE PROVIDED IN CONJUNCTION W/ SILT FENCE DUE TO IMPAIRED STREAM IN VICINITY

CENTERLINE CREEK

INTERMITTENT STREAM AT CONFLUENCE

PHASE 1 LIMITS OF DISTURBANCE AREA: 2.23 AC

25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY

DITCH CENTERLINE EPHEMERAL

LIMIT OF SENSITIVE SILT FENCE SD1-S

DIVERSION DITCH
MIN. BOTTOM WIDTH: 2.0'
MIN. DEPTH: 2.0'
MAX SIDE SLOPE: 2:1

MULCH BERM TO BE PROVIDED IN CONJUNCTION W/ SILT FENCE DUE TO IMPAIRED STREAM IN VICINITY

POND RETROFIT
BASIN #1
BASE OF POND: 1088.0'
TOP OF POND BERM: 1096.0'

LIMIT OF SENSITIVE SILT FENCE SD1-S

9-12" STONE W/ FILTER FABRIC

MULCH BERM TO BE PROVIDED IN CONJUNCTION W/ SILT FENCE DUE TO IMPAIRED STREAM IN VICINITY

DIVERSION DITCH
MIN. BOTTOM WIDTH: 2.0'
MIN. DEPTH: 2.0'
MAX SIDE SLOPE: 2:1

PHASE 1 LIMITS OF DISTURBANCE AREA: 2.23 AC

POND SPOILS/ SOIL STOCKPILE

PHASE 1 LIMITS OF DISTURBANCE AREA: 2.23 AC

PHASE 1 LIMITS OF DISTURBANCE AREA: 2.23 AC

PHASE 1 LIMITS OF DISTURBANCE AREA: 2.23 AC

MIN. 4'X8' SIGN FOR IMPAIRED STREAM

PHASE 1 LIMITS OF DISTURBANCE AREA: 2.23 AC

BENCHMARK
TOP OF M.H.
ELEV.= 1129.03'

BENCHMARK
TOP OF M.H.
ELEV.= 1137.50'

BENCHMARK
TOP OF M.H.
ELEV.= 1125.68'

3059 2-STORY FR. W/CRWL FFE MAIN 1136.69

3045 1-STORY FR. W/CRWL FFE MAIN 1137.08 FFE CRWL 1133.42

3033 1-STORY BRK. W/CRWL FFE MAIN 1135.01 FFE CRWL 1129.33

1+ STORY BLOCK FFE MAIN:1126.66

1945 N HOUSE

N HOUSE

20' SEWER EASEMENT

ACCESS AND UTILTY EASEMENT

CONC. AREA

CONC. DRIVEWAY

CONC WALL

CARPORT

SHED

BRICK WALL FIREPLACE

PORCH SCREEN

CHIMNEY

PORCH COVERED

EXISTING GASLINE

EXISTING SSMH TOP=1129.03 I.E. IN=1123.93 I.E. OUT=1123.83

EXISTING SSMH TOP=1125.68 I.E. IN(A)=1118.88 I.E. IN(B)=1118.98 I.E. OUT=1118.68

EXISTING SSMH TOP=1137.50 I.E. IN=1129.60 I.E. OUT=1129.50

EXISTING SSMH TOP=1131.42 I.E. IN=1123.42 I.E. OUT=1123.12

END OF 1" INV OUT: 102

Cd-S STONE CHECKDAM	Dn1 TEMPORARY DOWNDRAIN STRUCTURE	Rt RETRO FITTING	Sd2-P INLET SEDIMENT TRAP	Su SURFACE ROUGHENING	Ds3 DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ss EROSION CONTROL MATTING AND BLANKETS
Co CONSTRUCTION EXIT	Dn2 PERMANENT DOWNDRAIN STRUCTURE	Sd1 SEDIMENT BARRIER	Sd3 TEMPORARY SEDIMENT BASIN	Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4 DISTURBED AREA STABILIZATION (SODDING)	Pm POLY-ACRYLAMIDE (PAM)
Di DIVERSION	Fr FILTER RING	Sd2-F INLET SEDIMENT TRAP	St STORMDRAIN OUTLET PROTECTION	Ds2 DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Du DUST CONTROL ON DISTURBED AREAS	

TOTAL SITE AREA = 3.92 ACRES
TOTAL AREA OF DISTURBANCE = 3.93 ACRES
TOTAL AREA OF INITIAL DISTURBANCE = 2.23 ACRES

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

Know what's below. Call before you dig. 811

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivil@group.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
INITIAL EROSION CONTROL PLAN

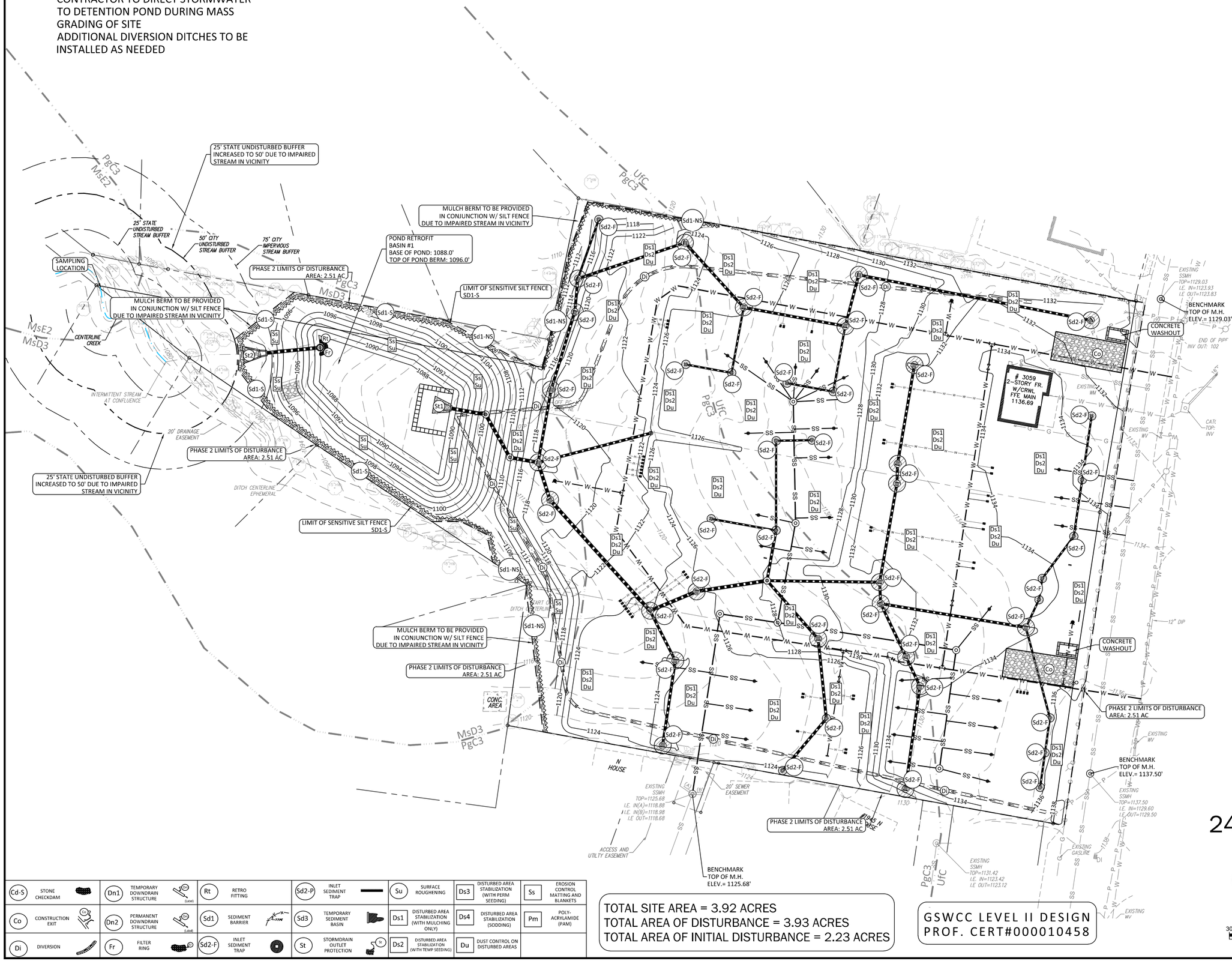
SHEET NUMBER
C501

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

CONTRACTOR TO DIRECT STORMWATER
TO DETENTION POND DURING MASS
GRADING OF SITE
ADDITIONAL DIVERSION DITCHES TO BE
INSTALLED AS NEEDED



Cd-S STONE CHECKDAM	Dn1 TEMPORARY DOWNDRAIN STRUCTURE (Label)	Rt RETRO FITTING	Sd2-P INLET SEDIMENT TRAP	Su SURFACE ROUGHENING	Ds3 DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ss EROSION CONTROL MATTING AND BLANKETS
Co CONSTRUCTION EXIT	Dn2 PERMANENT DOWNDRAIN STRUCTURE (Label)	Sd1 SEDIMENT BARRIER	Sd3 TEMPORARY SEDIMENT BASIN	Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4 DISTURBED AREA STABILIZATION (SODDING)	Pm POLY-ACRYLAMIDE (PAM)
Di DIVERSION	Fr FILTER RING	Sd2-F INLET SEDIMENT TRAP	St STORMDRAIN OUTLET PROTECTION	Ds2 DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)	Du DUST CONTROL ON DISTURBED AREAS	

TOTAL SITE AREA = 3.92 ACRES
TOTAL AREA OF DISTURBANCE = 3.93 ACRES
TOTAL AREA OF INITIAL DISTURBANCE = 2.23 ACRES

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

Know what's below. Call before you dig. 811

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY
Group BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

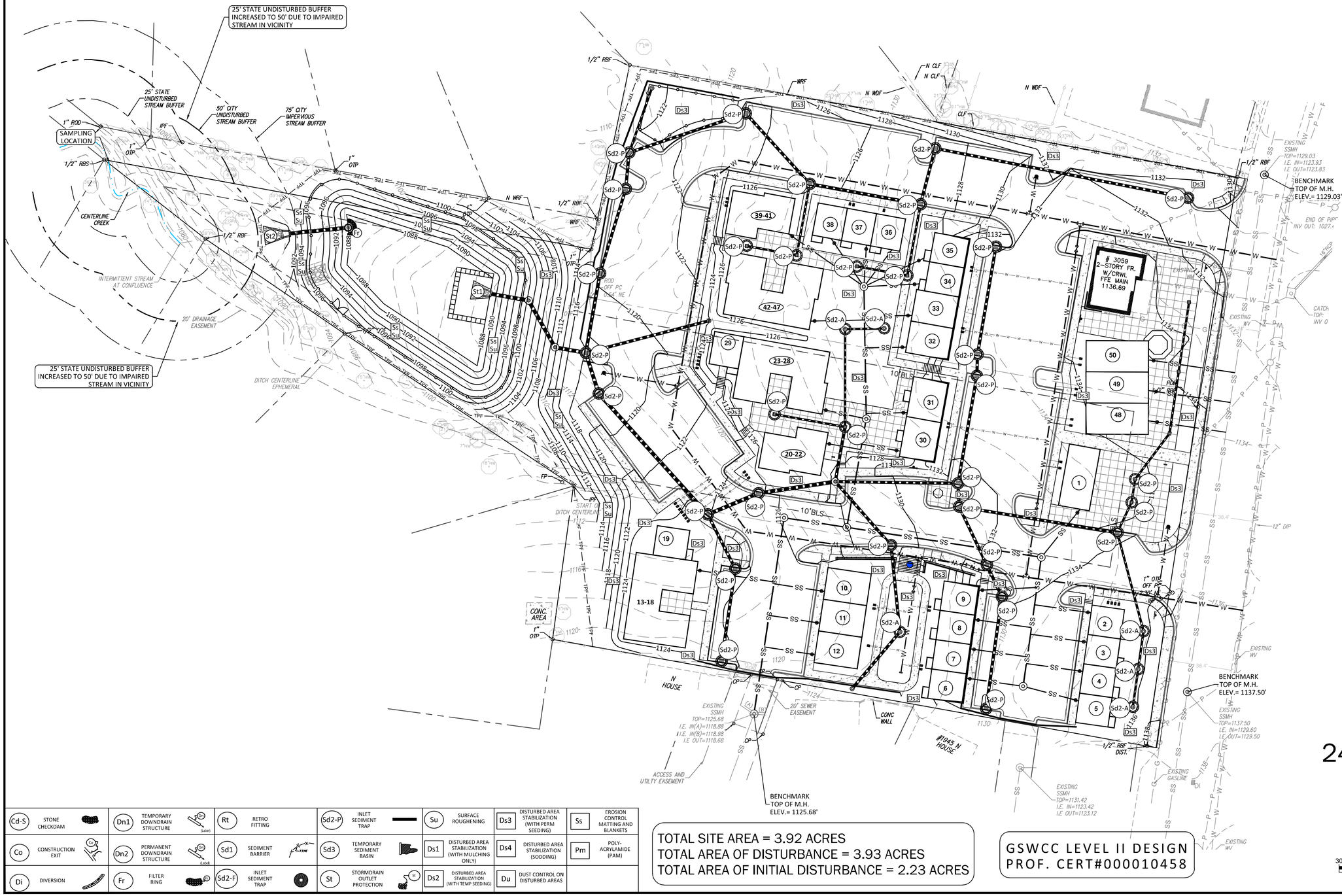
SHEET TITLE
INTERMEDIATE EROSION CONTROL PLAN

SHEET NUMBER
C502

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS



Cd-S	STONE CHECKDAM	Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Rt	RETRO FITTING	Sd2-P	INLET SEDIMENT TRAP	Su	SURFACE ROUGHENING	Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ss	EROSION CONTROL MATTING AND BLANKETS
Co	CONSTRUCTION EXIT	Dn2	PERMANENT DOWNDRAIN STRUCTURE	Sd1	SEDIMENT BARRIER	Sd3	TEMPORARY SEDIMENT BASIN	Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4	DISTURBED AREA STABILIZATION (SODDING)	Pm	POLY-ACRYLAMIDE (PAM)
Di	DIVERSION	Fr	FILTER RING	Sd2-F	INLET SEDIMENT TRAP	St	STORMDRAIN OUTLET PROTECTION	Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Du	DUST CONTROL ON DISTURBED AREAS		

TOTAL SITE AREA = 3.92 ACRES
TOTAL AREA OF DISTURBANCE = 3.93 ACRES
TOTAL AREA OF INITIAL DISTURBANCE = 2.23 ACRES

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

Know what's below. Call before you dig. 811

24 HOUR CONTACT
JASON KISZ
678-616-5221

SCALE: 1" = 30'
30 0 30 60 90 FEET

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 07/17/25

Group BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivil@group.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
FINAL EROSION CONTROL PLAN

SHEET NUMBER
C503

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

EROSION CONTROL NOTES

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 APPLICABLE PORTION OF THE PRIMARY PERMITTEES ES&PC PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO SECONDARY CONDUCTING ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE. LIST THE NAMES AND ADDRESSES OF ALL SECONDARY PERMITTEES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.

ALL SILT FENCES MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, QUALIFIED PRODUCTS LIST #36.

SILT FENCES SHALL NOT BE PLACED IN STREAM BUFFER OR FLOODPLAINS, UNLESS UTILIZED FOR THE CONSTRUCTION OF AN EXEMPT ACTIVITY (I.E. ROADWAY DRAINAGE STRUCTURES, SEWER/WATER CROSSINGS, OR DRAINAGE STRUCTURES) PER THE APPROVED PLANS. FOR SUCH DISTURBANCES WITHIN THE BUFFER, THE AREA SHALL BE IMMEDIATELY STABILIZED USING EROSION CONTROL MATTING AND/OR BLANKETS ONCE THE ACTIVITY IS COMPLETE.

SEDIMENT STORAGE VOLUME (67 CY/ACRE) MUST BE INSTALLED PRIOR TO ANY OTHER LAND DISTURBANCE ACTIVITY AND IN PLACE UNTIL FINAL STABILIZATION OCCURS.

FOR EACH SITE ON WHICH LAND DISTURBING ACTIVITY OCCURS, EACH ENTITY OR PERSON ACTING AS EITHER A PRIMARY, SECONDARY, OR TERTIARY PERMITTEE, AS DEFINED IN THE STATE GENERAL PERMIT, SHALL HAVE AS A MINIMUM ONE PERSON WHO IS IN RESPONSIBLE CHARGE OF EROSION AND SEDIMENTATION CONTROL ACTIVITIES ON BEHALF OF SAID ENTITY OR PERSON AND MEETS THE APPLICABLE (LEVEL 1A) EDUCATION OR TRAINING CERTIFICATION REQUIREMENTS (O.C.G.A. 12-7-19(A)(2)).

ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. IN SUCH INSTANCES WHERE THE ESTABLISHMENT OF VEGETATION IS INOPPORTUNE DUE TO SEASON OR DROUGHT, DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED USING 2"-4" OF MULCH (DS1). ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.

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

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, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 50 FEET WITH A MINIMUM OF 6" THICK STONE, SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 1-1/2" & 3-1/2" IN DIAMETER AND OVERLAID ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M288-96, SECTION 7.3 SEPARATION REQUIREMENTS.

IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCE/EXITS, ALL PERIMETER EROSION CONTROL AND TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS SHOWN ON THE INITIAL PHASE EROSION CONTROL PLAN.

SILT FENCE SHOULD BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN GEORGIA, TABLE 6-27.1. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES ½ HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

STONE CHECK DAMS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.

TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHOULD BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

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

SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ON TO 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 MEASURES ARE FUNCTIONING PROPERLY.

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.

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES DUE TO ANY CONSTRUCTION ACTIVITY BY OTHERS.

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. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING THE CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING BARRIERS AT THE TOE OF SLOPES UNDER CONSTRUCTION. THESE BARRIERS SHALL BE AS SHOWN IN THE PLANS. THESE BARRIERS MAY BE RELOCATED AND REUSED AFTER PERMANENT SLOPE STABILIZATION BECOMES FULLY ESTABLISHED. AS THEY ARE RELOCATED, ANY DEFECTIVE MATERIALS IN THE BARRIER SHALL BE REPLACED. IN ADDITION, ALL DEBRIS AND SILT AT THE PREVIOUS LOCATION SHALL BE REMOVED.
CUT AND FILL SLOPES ARE NOT TO EXCEED "2H:1V".

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

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

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS GAR100001
SWCD: COBB COUNTY SWCD

Project Name: CHEROKEE ST RESIDENTIAL **Address: 3033, 3045, & 3059 CHEROKEE ST NW**
Local Issuing Authority: CITY OF KENNESAW **Date on Plans:** 03-17-25
Name & Email of person filling out checklist: JAMES ERGLE JAMES.ERGLE@BAILEYCIVILGROUP.COM

Plan Page #	Included Y/N		
			TO BE SHOWN ON ES&PC PLAN
C504	Y	1	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed. **Permit IV.D.1. pg 27**
ALL	Y	2	Level II certification number issued by the Commission, signature and seal of the certified design professional. Signature, seal and Level II number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed. The Level II certification must be issued to the Design Professional, **after completion of a GSWCC approved course**, and whose signature and seal are on the Plan.
C504	Y	3	Limits of disturbance shall be **less than** 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include the GAEPD approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs. * A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed. **Permit IV.D.3. pg 28**
ALL	Y	4	The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
C508	Y	5	Provide the name, address, email address, and phone number of Primary Permittee.
C508	Y	6	Note total and disturbed acreages of the project or phase under construction.
C508	Y	7	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
ALL	Y	8	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C508	Y	9	Descriptions of the nature of construction activity and existing site conditions.
C001	Y	10	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C508	Y	11	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
C508	Y	12	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on **Part IV page 20** of the permit.
C508	Y	13	Design professional's certification statement and signature that the Permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 20** of the permit. *
C508	Y	14	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect **and certify** the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." *
C508	Y	15	Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C508	N/A	16	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
C508	Y	17	Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
C508	Y	18	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
C508	Y	19	Clearly note statement that "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."
C508	Y	20	Clearly note statement that "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."
C508	Y	21	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
C504	Y	22	Any construction activity which discharges storm water into a Biota Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of a Biota Impaired Stream Segment, must comply with **Part III.C.** of the permit. Include the completed Appendix 1 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
C508	N/A	23	If a TMDL Implementation Plan for sediment has been finalized for the Biota Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
C508	Y	24	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited. *
C508	Y	25	Provide BMPs for the remediation of all petroleum spills and leaks.
C508	Y	26	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
C508	Y	27	Description of practices to provide cover for building materials and building products on site. *
C508	Y	28	Description of the practices that will be used to reduce the pollutants in storm water discharges. *
C508	Y	29	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization).
C508	Y	30	Provide complete requirements of Inspections and record keeping by the Primary Permittee. *
C508	Y	31	Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
C508	Y	32	Provide complete details for Retention of Records as per **Part IV.F.** of the permit. *
C508	Y	33	Description of analytical methods to be used to collect and analyze the samples from each location. *
C508	Y	34	Appendix B rationale for NTU values at all outfall sampling points where applicable. *
501-503	Y	35	Delineate all sampling locations on **all phases of** the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged. *
C508	Y	36	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan. *
ALL	Y	37	Graphic scale and North arrow.
C301	Y	38	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft
1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2, 5 or 10

C508	N/A	39	Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.
C508	N/A	40	Use of Alternative BMP for application to the Equivalent BMP List. Refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *
501-503	Y	41	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers as required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
501-503	Y	42	Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
C509	Y	43	Delineation and acreage of contributing drainage basins on the project site.
HYDRO	Y	44	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
C508	Y	45	Estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. **For solar farm projects, post-construction impervious area shall be calculated as 70% of total solar panel square footage.**
502 & 505	Y	46	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate at all storm water discharge points.
C501	Y	47	Soil series for the project site and their delineation.
501-503	Y	48	The limits of disturbance for each phase of construction.
505-506	Y	49	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
501-502	Y	50	Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.
505-506	Y	51	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
C507	Y	52	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

* **If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.**

Effective January 1, 2025

TMDL & BMP's for Impaired Streams:

1. If a Total Maximum Daily Load (TMDL) Implementation Plan for sediment has been finalized at least six (6) months prior to the permittee's submittal of the NOI, the Erosion, Sedimentation and Pollution Control Plan (Plan) must address any site-specific conditions or requirements included in the TMDL Implementation Plan that are applicable to the permittee's discharge(s) to the Impaired Stream Segment within the timeframe specified in the TMDL Implementation Plan. If the TMDL Implementation Plan establishes a specific numeric wasteload allocation that applies to an permittee's discharge(s) to the Impaired Stream Segment, then the permittee must incorporate that allocation into the Erosion, Sedimentation and Pollution Control Plan and implement all necessary measures to meet that allocation. A list of TMDL Implementation Plans can be viewed on the EPD website, www.gaepd.org.

2. In order to ensure that the permittee's discharge(s) do not cause or contribute to a violation of State water quality standards, the Plan must include at least four (4) of the following best management practices (BMPs) for those areas of the site which discharge into or within one (1) linear mile upstream and within the same watershed as the Impaired Stream Segment:

a. During construction activities, double the width of the 25 foot undisturbed vegetated buffer along all State waters requiring a buffer and the 50 foot undisturbed vegetated buffer along all State waters classified as "trout streams" requiring a buffer. During construction activities, EPD will not grant variances to any such buffers that are increased in width pursuant to this section.
b. Increase all temporary sediment basins and retrofitted storm water management basins to provide sediment storage of at least 3600 cubic feet (134 cubic yards) per acre drained.
c. Use baffles in all temporary sediment basins and retrofitted storm water management basins to at least double the conventional flow path length to the outlet structure.
d. Place a large sign (minimum 4 feet x 8 feet) on the site visible from the roadway identifying the construction site, the permittee(s), and the contact person(s) and telephone number(s).
e. Use anionic polyacrylamide (PAM) and/or mulch to stabilize areas left disturbed for more than seven (7) calendar days in accordance with Part III.D.1. of this permit.
f. Conduct turbidity and Total Suspended Solids (TSS) sampling after every rain event of 0.5 inch or greater within any 24 hour period, recognizing the exceptions specified in Part IV.D.6.d. of this permit. State of Georgia Page 13 of 33, Department of Natural Resources Permit No. GAR100001, EPD
g. Comply with the applicable end-of-pipe turbidity effluent limit, without the "BMP defense" as provided for in O.C.G.A. 12-7-6(a)(1).
h. Limit the total planned site disturbance to less than 50% impervious surfaces (excluding any Statemandated buffer areas from such calculations).
i. Limit the amount of area disturbed at any one time to no greater than 25 acres or 50% of the total planned site, whichever is less.
j. Use "Dirt II" techniques to model and manage storm water runoff (e.g., seep berms, sand filters, anionic PAM), available on the EPD website, www.gaepd.org.
k. Add appropriate organic soil amendments (e.g., compost) and conduct pre- and post-construction soil sampling to a depth of 6 (six) inches to document improved levels of soil carbon after final stabilization of the construction site.
l. Use mulch filter berms, in addition to a silt fence, on the site perimeter wherever storm water may be discharged.
m. Apply the appropriate Georgia Department of Transportation approved erosion control matting or blankets or bonded fiber matrix to all slopes steeper than 3:1.
n. Use appropriate erosion control matting or blankets instead of concrete in construction storm water ditches and storm drainages designed for a 25 year, 24 hour rainfall event.
o. Use anionic PAM under a passive dosing method (e.g., flocculant blocks) within construction storm water ditches and storm drainages that feed into temporary sediment basins and retrofitted management basins.
p. Install sod for a minimum 20 foot width, in lieu of seeding, along the site perimeter wherever storm water may be discharged.
q. Use a surface draining skimmer designed to drain temporary sediment basins and retrofitted storm water management basins over a minimum three (3) day period.
r. Certified personnel shall conduct inspections at least twice every seven (7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Part IV.D.4.a.(2). (a) – (c) of this permit.
s. Apply the appropriate compost blankets (minimum depth 1.5 inches) to protect soil surfaces until vegetation is established during the final stabilization phase of the construction activity.
t. Use alternative BMPs whose performance has been documented to be superior to conventional BMPs as certified by a Design Professional (unless disapproved by EPD or the State Soil and Water Conservation Commission).

SCHEDULE: 06/01/25-06/01/26

28

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12
1	INSTALL TREE PROTECTION FENCE												
2	INSTALL SEDIMENT CONTROLS												
3	CLEARING AND GRADING												
4	STORM DRAIN INSTALLATION												
5	SANITARY SEWER INSTALLATION												
6	GRASS (TEMP.) (PERM.)												
7	UTILITY INSTALLATION												
8	MAINTAIN EROSION CONTROL												
9	BLDG. CONST. AND PAVING												
10	FINAL LANDSCAPING												
11	CLEAN UP												

811 Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

EROSION CONTROL NOTES & CHECKLIST

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE EROSION CONTROL NOTES

SHEET NUMBER C504

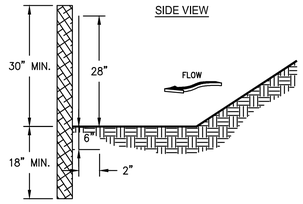
PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

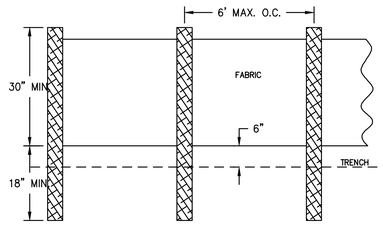
REVISIONS

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW



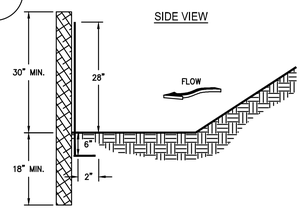
FRONT VIEW



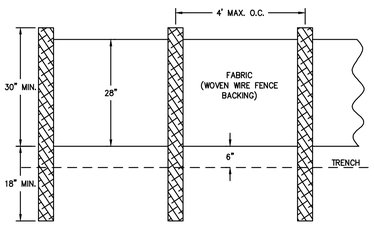
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-S SILT FENCE - TYPE SENSITIVE

SIDE VIEW



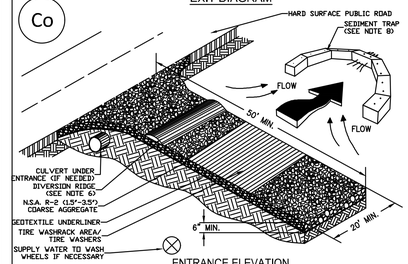
FRONT VIEW



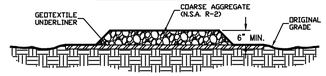
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (28") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Co CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



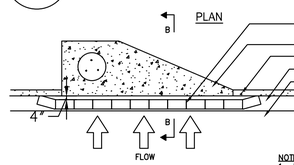
ENTRANCE ELEVATION



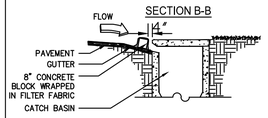
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Sd2-P CURB INLET FILTER "PIGS IN BLANKET"

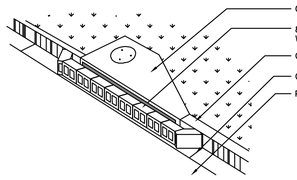
PLAN



SECTION B-B

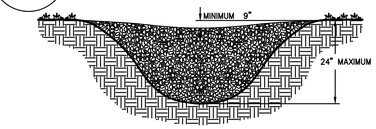


NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

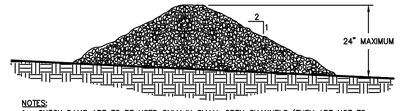


Cd-S STONE CHECK DAM

CROSS SECTION



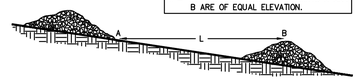
PROFILE VIEW



NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288–96, SECTION 7.3, TABLE 3).

SPACING BETWEEN CHECK DAMS

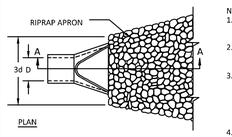
A = THE TOE OF THE UPSTREAM CHECK DAM.
B = TOP OF THE DOWNSTREAM CHECK DAM.
L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



St RIPRAP OUTLET PROTECTION

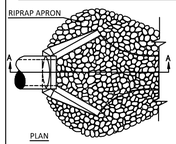
43

PIPE OUTLET TO FLAT AREA – NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

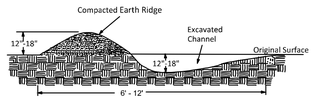
PIPE OUTLET TO WELL DEFINED CHANNEL



St - CALCULATIONS

St #	STRUCTURE	Do (in)	Q25 (cfs)	V25 (fps)	La (ft)	W1 (ft)	W2 (ft)	d50 (ft)	DEPTH (ft)
1	A3 - 24" HDPE OUTFALL	24	18.80	11.25	11	6	11	0.50	1.5
2	B3 - 24" HDPE OUTFALL	24	4.66	6.63	11	6	11	0.20	1.0

Di DIVERSION DITCH



TYPICAL DIVERSION DITCH

STABLE OUTLETS SHALL BE PROVIDED FOR EACH DIVERSION.

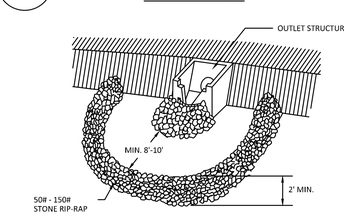
DIVERSION

CONSTRUCTION SPECIFICATIONS

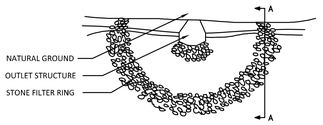
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND FREE OF IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
3. ALL FILLS SHALL BE MACHINE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETED DIVERSION.
4. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. DIVERSION CHANNEL SHALL BE STABILIZED IN ACCORDANCE WITH SPECIFICATION CH - CHANNEL STABILIZATION.

Fr STONE FILTER RING

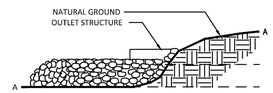
PERSPECTIVE VIEW



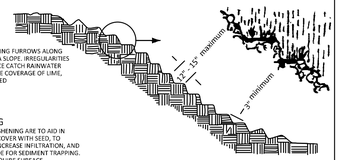
PLAN VIEW (NOT TO SCALE)



CROSS SECTION (NOT TO SCALE)



Su SURFACE ROUGHENING



SURFACE ROUGHENING

THE PURPOSES OF SURFACE ROUGHENING ARE TO AID IN ESTABLISHMENT OF VEGETATIVE COVER WITH SEED, TO REDUCE RUNOFF VELOCITY AND INCREASE INFILTRATION, AND TO REDUCE EROSION AND PROVIDE FOR SEDIMENT TRAPPING. ALL SLOPES STEEPER THAN 3:1 REQUIRE SURFACE ROUGHENING, EITHER STAIR STEP GRADING, GROOVING, FURROWING, OR TRACKING IF THEY ARE TO BE STABILIZED WITH VEGETATION. HOWEVER, IF THE SLOPE IS TO BE STABILIZED WITH EROSION CONTROL BLANKETS OR SOIL REINFORCEMENT MATTING, THE SOIL SURFACE SHOULD NOT BE ROUGHENED.
AREAS WITH GRADES LESS STEEP THAN 3:1 SHOULD HAVE THE SOIL SURFACE LIGHTLY ROUGHENED AND LOOSENED TO A DEPTH OF 2 TO 4 INCHES PRIOR TO SEEDING. AREAS WHICH HAVE BEEN GRADED AND WILL NOT BE STABILIZED IMMEDIATELY MAY BE ROUGHENED TO REDUCE RUNOFF VELOCITY UNTIL SEEDING TAKES PLACE. SLOPES WITH A STABLE ROCK FACE DO NOT REQUIRE ROUGHENING OR STABILIZATION.

GROOVING

GROOVING CONSISTS OF USING MACHINERY TO CREATE A SERIES OF RIDGES AND DEPRESSIONS WHICH RUN PERPENDICULAR TO THE SLOPE (ON THE CONTOUR). GROOVES MAY BE MADE WITH ANY APPROPRIATE IMPLEMENT WHICH CAN BE SAFELY OPERATED ON THE SLOPE AND WHICH WILL NOT CAUSE UNDUE COMPACTION.
SUGGESTED IMPLEMENTS INCLUDE DISCS, TILLERS, SPRING HARROWS, AND THE TEETH ON A FRONTEND LOADER BUCKET. SUCH GROOVES SHALL NOT BE LESS THAN 3 INCHES DEEP NOR FURTHER THAN 15 INCHES APART.

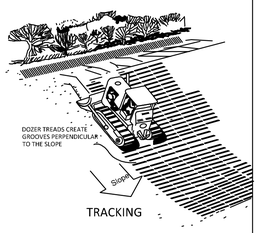
ROUGHENING WITH TRACKED MACHINERY

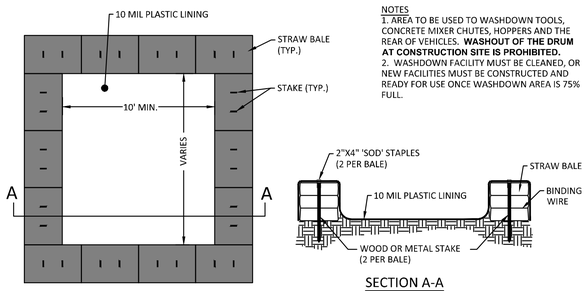
ROUGHENING WITH TRACKED MACHINERY ON CLAY SOILS IS NOT RECOMMENDED UNLESS NO ALTERNATIVES ARE AVAILABLE. UNDUE COMPACTION OF SURFACE SOIL RESULTS FROM THIS PRACTICE. SANDY SOILS DO NOT COMPACT SEVERELY AND MAY BE TRACKED. IN NO CASE IS TRACKING AS EFFECTIVE AS THE OTHER ROUGHENING METHODS DESCRIBED.
TRACKING SHALL BE DONE BY OPERATING TRACKED MACHINERY UP AND DOWN THE SLOPE TO LEAVE HORIZONTAL DEPRESSIONS IN THE SOIL. AS FEW PASSES OF THE MACHINERY AS POSSIBLE SHOULD BE MADE TO MINIMIZE COMPACTION.

SEEDING

ROUGHENED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE TO OBTAIN OPTIMUM SEED GERMINATION AND SEEDING GROWTH. REFER TO SPECIFICATIONS DS1, DS2, DS3, AND DS4 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY, TEMPORARY SEEDING, PERMANENT VEGETATION, AND SODDING), RESPECTIVELY.

GROOVING SLOPES





NOTES
1. AREA TO BE USED TO WASHDOWN TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES. **WASHOUT OF THE DRUM AT CONSTRUCTION SITE IS PROHIBITED.**
2. WASHDOWN FACILITY MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE WASHDOWN AREA IS 75% FULL.

SECTION A-A

ABOVE GROUND CONCRETE WASHDOWN

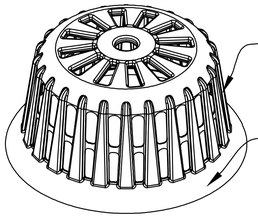
SCALE: NONE

811 Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

TYPICAL CONSTRUCTION SEQUENCE FOR SILT-SAVER FRAME & FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.
6. CONSULT AND FOLLOW MANUFACTURER'S SPECIFICATIONS.



1/4 " MIN. THICK HIGH DENSITY POLYETHYLENE FRAME WITH NON-WOVEN FILTER COVER

BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP

SD2-A INLET PROTECTION

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

TOTAL SITE AREA = 3.92 ACRES
TOTAL AREA OF DISTURBANCE = 3.93 ACRES
TOTAL AREA OF INITIAL DISTURBANCE = 2.23 ACRES

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

BAILEY civil Group
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR KISZ CONSTRUCTION INC
3033, 3045, & 3059 CHEROKEE ST NW
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE EROSION CONTROL DETAILS

SHEET NUMBER C505

PROJECT NUMBER 24114

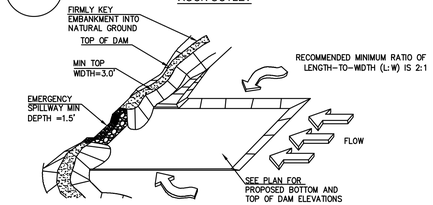
DATE MARCH 17TH, 2025

REVISIONS

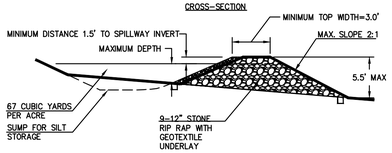
Sd4-C TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

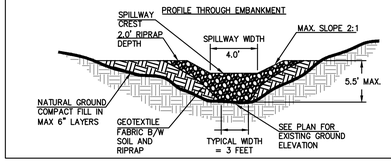
ROCK OUTLET



CROSS-SECTION



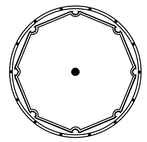
PROFILE THROUGH EMBANKMENT



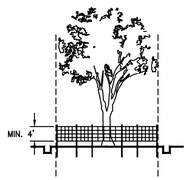
Tf TREE PROTECTION

"SNOW" FENCE

PLAN



CROSS-SECTION

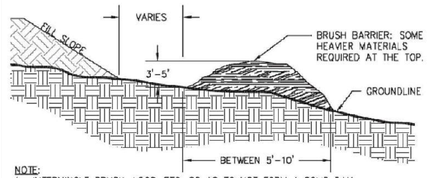


NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

BRUSH BARRIER

Sd1-BB

BRUSH BARRIER SECTION



NOTE:
1. INTERMINGLE BRUSH, LOGS, ETC. SO AS TO NOT FORM A SOLID DAM.
2. BRUSH SHOULD BE WIND-ROWED ON THE CONTOUR AS CLOSE AS POSSIBLE.
3. MINIMUM BASE WIDTH FOR BARRIER SHALL BE 5 FEET AND SHOULD BE NO WIDER THAN 10 FEET. THE HEIGHT OF THE BARRIER SHOULD BE BETWEEN 3' AND 5'.
4. A COMMERCIALLY AVAILABLE FILTER FABRIC MAY BE PLACED ON THE SIDE OF THE BRUSH BARRIER RECEIVING SEDIMENT-LADEN RUNOFF FOR ADDED FILTER CAPACITY (LOWER EDGE MUST BE BURIED IN A 6 INCH DEEP TRENCH AND THE UPPER EDGE MUST BE FASTENED TO THE BRUSH BARRIER).

NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

TOTAL SITE AREA = 3.92 ACRES
TOTAL AREA OF DISTURBANCE = 3.93 ACRES
TOTAL AREA OF INITIAL DISTURBANCE = 2.23 ACRES

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Bailey Civil Group
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivil@group.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
EROSION CONTROL DETAILS

SHEET NUMBER
C506

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

DEFINITION

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

CONDITIONS

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 AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIED TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS 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 APPLYING AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OF STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

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

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK." DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-S OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TB-TACKIFERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds1 DISTURBED AREA STABILIZATION WITH MULCHING

DEFINITION

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

CONDITIONS

TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE*	PLANTING DATES**
WHEAT	4.1 POUNDS	3 BU.	9/1–12/31
BARLEY	3.3 POUNDS	3 BU.	8/7–11/21
LESPEDEZA	0.9 POUNDS	40 POUNDS	2/1–5/1
LOVEGRASS, WEEPING	0.1 POUNDS	4 POUNDS	3/14–6/21
MILLET, BROWNTOP	0.9 POUNDS	40 POUNDS	4/1–7/1
MILLET, PEARL	1.1 POUNDS	50 POUNDS	5/1–8/1
OATS	2.9 POUNDS	4 BU.	9/1–12/1
RYE	3.9 POUNDS	3 BU.	7/14–12/1
RYEGRASS, ANNUAL	0.9 POUNDS	40 POUNDS	8/1–5/1
SUDANGRASS	1.4 POUNDS	60 POUNDS	4/1–9/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS

SPECIFICATIONS

GRADING AND SHAPING

EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.

NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.

WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER

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

SEEDING

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING

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

IRRIGATION

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

Ds2 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING

DEFINITION

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

CONDITIONS

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

SPECIFICATIONS

GRADING AND SHAPING

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZER EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

SEEDBED PREPARATION

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

BROADCAST PLANTINGS

1.TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2.TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3.TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
4.ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1.WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
2.FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
3.WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS A PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

INDIVIDUAL PLANTS

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS. PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE, TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRYSTRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOES OF 3/4 : 1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLY MULCH

STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:
1.EMULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MUCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT.
THE EQUIPMENT OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH.
CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATER, THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.
2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAYBE USED. THE DISKS MAYBE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS PREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB- TACKIFIERS AND BINDERS.
4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.
5. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

IRRIGATION

IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

SEEDING RATE FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE*	PLANTING DATES**
BAHIA, PENSACOLA	1.4 POUNDS	60 POUNDS	1/1–12/31
BERMUDA SPRIGS	0.9 CU FT.	40 CU FT.	3/14–7/14
CROWNVETCH	0.3 POUNDS	15 POUNDS	9/1–11/1
FESCUE, TALL	1.1 POUNDS	50 POUNDS	3/1–5/1 & 8/1–10/1
LESPEDEZA SERICEA	1.7 POUNDS	75 POUNDS	1/1–12/31
LOVEGRASS, WEEPING	0.1 POUNDS	4 POUNDS	3/14–6/21
REED CANARY	1.1 POUNDS	50 POUNDS	8/1–11/1
SUNFLOWER, AZTEC'MAX.	0.2 POUNDS	10 POUNDS	4/1–6/1

*Unusual site conditions may require heavier seeding rates
**Seeding dates may need to be altered to fit temperature variations and conditions

Ds3 DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

GRASS TYPE	PLANTING YEAR	FERTILIZER (NPK)	RATE (LBS/ ACRE)	NITROGEN TOP DRESSING (LBS/ ACRE)
COOL SEASON GRASSES	1ST 2ND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 --- 30
WARM SEASON GRASSES	1ST 2ND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30

FERTILIZER RATES FOR PERMANENT VEGETATION (Ds-3)

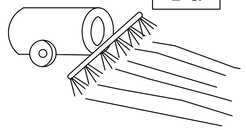
APPROPRIATE SOD VARIETIES FOR MOUNTAIN; BLUE RIDGE; AND RIDGES AND VALLEYS.

GRASS	VARIETY	GROWING SEASON
BERMUDA	COMMON TIFWAY TIFGREEEN, TIFLAWN	WARM WEATHER
TALL FESCUE	KENTUCKY	COOL WEATHER

SOIL PREPARATION
BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL TYPE SOILS.
MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR GENERAL APPLICATION OF 10-10-10 @ 1000 LBS PER ACRE (1 LB /40 SQ. FT.)
AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2 TONS / ACRE.

Ds4 STABILIZATION WITH SODDING

Du DUST CONTROL



TEMPORARY METHODS

MULCHES. SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TB-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE STANDARD DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES. THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD TB-TACKIFIERS AND BINDERS.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS. SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

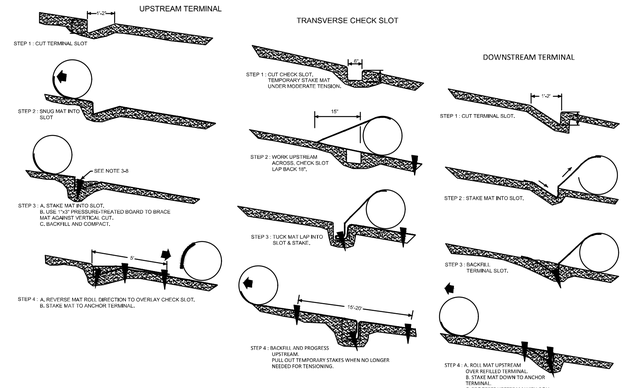
CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS

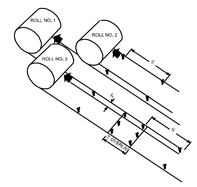
PERMANENT VEGETATION. SEE STANDARD DS3 -DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE STANDARD TP - TOPSOILING.

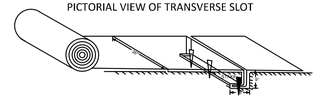
STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.



SEQUENTIAL ROLL RUN OUT IN CHANNELS



PICTORIAL VIEW OF TRANSVERSE SLOT



INSTALLATION INSTRUCTIONS

1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND FIRST ROLL. FOR ALIGNMENT TO CHANNEL CENTER.
4. WORK OUTWARDS FROM CHANNEL CENTER TO EDGE.
5. USE 3" OVERLAP AND STAKE AT 5' INTERVAL ALONG SEAMS.
6. USE 3" OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT LINING AT ROLL ENDS.

INSTALLATION NOTES

SITE PREPARATION
AFTER THE SITE HAS BEEN SHAPED AND GRADED TO THE APPROVED DESIGN, PREPARE A FRIABLE SEEDBED RELATIVELY FREE FROM CLODS AND ROCKS MORE THAN ONE INCH IN DIAM ETER, AND ANY FOREIGN MATERIAL THAT WILL PREVENT CONTACT OF THE SOIL STABILIZATION MAT WITH THE SOIL SURFACE. SURFACE MUST BE SMOOTH TO ENSURE PROPER CONTACT OF BLANKETS OR MATTING TO THE SOIL SURFACE. IF NECESSARY, REDIRECT ANY RUNOFF FROM THE DITCH OR SLOPE DURING INSTALLATION.

STAPLES
THE FOLLOWING ARE CONSIDERED APPROPRIATE STAPLING AND STAKING MATERIALS.

TEMPORARY BLANKETS
THIS INCLUDES STRAW, EXCELSIOR, COCONUT FIBER, AND WOOD FIBER BLANKETS. STAPLES SHALL BE USED TO ANCHOR TEMPORARY BLANKETS. U-SHAPED WIRE (11 GAUGE OR GREATER) STAPLES WITH LEGS AT LEAST 6 INCHES IN LENGTH AND A CROWN OF ONE INCH OR APPROPRIATE BIODEGRADABLE STAPLES CAN BE USED. STAPLES SHALL BE OF SUFFICIENT THICKNESS FOR SOIL PENETRATION WITHOUT UNDUE DISTORTION.

PERMANENT MATTING
SOUND WOOD STAKES, 1X3 INCHES STOCK SAWN IN A TRIANGULAR SHAPE, SHALL BE USED. DEPENDING ON THE COMPACTION OF THE SOIL, SELECT STAKES WITH A LENGTH FROM 12 TO 18 INCHES. U-SHAPED STAPLES SHALL BE 11 GAUGE STEEL OR GREATER, WITH LEGS AT A MINIMUM OF 8 INCHES LENGTH WITH A 2 INCH CROWN.

PLANTING
LIME, FERTILIZER, AND SEED SHALL BE APPLIED IN ACCORDANCE WITH SEEDING OR OTHER TYPE OF PLANTING PLAN COMPLETED PRIOR TO INSTALLATION OF TEMPORARY COMBINATION BLANKETS OR JUTE MESH. FOR PERMANENT MATS, THE AREA MUST BE BROUGHT TO FINAL GRADE, PLOWED, LIMED, AND FERTILIZED. AFTER THE PERMANENT MAT HAS BEEN INSTALLED AND BACKFILLED, THE ENTIRE AREA SHALL BE GRASSED. REFER TO SPECIFICATION DS3 - DISTURBED AREA STABILIZATION ET(WITH PERMANENT VEGETATION).

MAINTENANCE
ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

Ss EROSION CONTROL MATTING AND BLANKETS

VEGETATION NOTES

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 MULCHING ONLY

PROJECT SPECIFIC ES&PC PLAN CHECKLIST NOTES

(3) THE PROPOSED SITE CONSTRUCTION WILL DISTURB LESS THAN 50 ACRES AT ONE TIME.

24-HOUR LOCAL CONTACT:
(4) JASON KISZ
678-616-5221
JASONKISZ@GMAIL.COM

PRIMARY PERMITTEE:
(5) JASON KISZ
KISZ CONSTRUCTION
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189
678-616-5221
JASONKISZ@GMAIL.COM

24 HOUR CONTACT
JASON KISZ
678-616-5221

(6) PROJECT AREA= 3.92 AC
INITIAL LIMITS OF DISTURBANCE= 3.93 AC
TOTAL LIMITS OF DISTURBANCE= 2.23 AC

(7) GPS LOCATION PROJECT : 34.0275, -84.6098 (LAT / LONG)

(9) DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY
THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF MIXED USE COMMERCIAL AND RESIDENTIAL BUILDINGS, ASSOCIATED ACCESS DRIVEWAY, AND AN ASPHALT PARKING LOT. THE EXISTING SITE IS COMPRISED OF DEVELOPED SINGLE FAMILY RESIDENTIAL. THE SITE AREA CONSIST OF 3.92 ACRES AND IS ZONED CBD (COMMERCIAL). THE SITE IS LOCATED ON LAND LOT 129, 20TH DISTRICT, LOCATED IN COBB COUNTY GA. THE SITE IS BOUND TO THE EAST BY CHEROKEE STREET. A DETENTION POND WILL BE CONSTRUCTED ON THE WESTERN PORTION OF THE SITE. THE IMPROVEMENTS MADE WILL DRAIN TO A DETENTION FACILITY. THE POLLUTANT SOURCES WILL BE SILT, SEDIMENT, AND OTHER SUSPENDED SOLIDS DURING THE CONSTRUCTION PROCESS AS WELL AS RUNOFF FROM THE IMPERVIOUS AREAS AFTER CONSTRUCTION.

(11) THE PROJECT'S INITIAL RECEIVING WATER IS AN UNNAMED TRIBUTARY DRAINING TO PROCTOR CREEK. PROCTOR CREEK IS AN IMPAIRED STREAM SEGMENT. THERE ARE NO SENSITIVE AREAS ON SITE, INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, ETC. NO ADJACENT AREAS WILL BE AFFECTED.

(13) THE FOLLOWING STATEMENT AND THE SIGNATURE OF THE DESIGN PROFESSIONAL MUST BE SHOWN ON THE ES&PC PLAN OR UNDER ES&PC NOTES. "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 CONSERVATIONCOMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.".

SIGNATURE 03-17-25 DATE

(12) THE FOLLOWING STATEMENT AND THE SIGNATURE OF THE DESIGN PROFESSIONAL MUST BE SHOWN ON THE ES&PC PLAN OR UNDER ES&PCNOTES. "I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELFOR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

SIGNATURE 03-17-25 DATE

(14) THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF INITIAL SEDIMENT STORAGE REQUIREMENTS, PERIMETER CONTROL BMPs, AND SEDIMENT BASINS IN ACCORDANCE WITH PART IV.A.5. WITHIN 7 DAYS AFTER INSTALLATION.

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

(16) THERE WILL BE NO ENCROACHMENTS IN THE BUFFER, THEREFORE A BUFFER PERMIT IS NOT REQUIRED.

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

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

(19) 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.

(20) 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.

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

(22) THE PROJECT DOES DISCHARGE STORM WATER WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT. THE IMPAIRED STREAM IN QUESTION IS PROCTOR CREEK.

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

(24) CONCRETE TRUCK WASHING - AREA TO BE USED TO WASHDOWN TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES. **WASHOUT OF THE DRUM AT CONSTRUCTION SITE IS PROHIBITED**.

(25) BMP'S FOR PETROLEUM SPILLS AND LEAKS:
LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL. MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER) OR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THE LICENSED PROFESSIONAL.

(26) A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED.
THIS DEVELOPMENT WILL HAVE ONE (1) DRY EXTENDED DETENTION BASIN WITH AN INFILTRATION TRENCH, WHICH WILL ATTENUATE THE FLOW OF WATER FROM THE SITE TO PRECONSTRUCTION CONDITIONS. THIS SYSTEM AS A PERMANENT APPLICATION TO REDUCE WATER POLLUTION AND ENSURE SHEET FLOW. THIS FORM OF WATER QUALITY WILL ALLOW TIME FOR APPROXIMATELY 99% OF TOTAL SUSPENDED SOLIDS TO SETTLE OUT BEFORE THE RUNOFF IS RELEASED. DOWNSTREAM CHANNEL INTEGRITY WILL BE PRESERVED BY MEANS OF A 24 HOUR DRAW DOWN OF THE DEVELOPED 1 YEAR 24 HOUR RAINFALL EVENT IN THE POND. THIS FORM OF CHANNEL PROTECTION, AS DESCRIBED IN THE GEORGIA 'BLUE BOOK', WILL HELP ENSURE THAT CRITICAL EROSIVE DISCHARGE VELOCITIES AND FLOW VOLUMES ARE NOT EXCEEDED.

(27) DESCRIPTIION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE. PLASTIC SHEETING TO COVER TEMPORARY ROOFS. 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.

(28) DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORMWATER DISCHARGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS 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 MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS.

CONCRETE TRUCK WASHING- AREA TO BE USED TO WASHDOWN TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES. **WASHOUT OF THE DRUM AT CONSTRUCTION SITE IS PROHIBITED**.

FERTILZER/HERBICIDES- THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURE'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENTS OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENTS CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

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

(29) SEE THIS SHEET FOR CONSTRUCTION SCHEDULE.

(30) INSPECTIONS:

a. PERMITTEE REQUIREMENTS

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON WORKING SATURDAY, NON WORKING SUNDAY, AND NON WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE WITH COMPLIANCE OF THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOW AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST) : (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE ; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION ; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND.OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

MAINTENANCE

THE PLAN SHALL INCLUDE A DESCRIPTION OF PROCEDURES TO ENSURE THE TIMELY MAINTENANCE OF VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN.

(31) SAMPLING FREQUENCY

1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.
2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

a. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

b. IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR RFOM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

c. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT REA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

d. WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

e. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

- NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTION TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

NON-STORM WATER DISCHARGES.

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER LISTED IN PART III.A.2. OF THIS PERMIT THAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORM WATER COMPONENT(S) OF THE DISCHARGE.

REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. SIGNED IN ACCORDANCE WITH PART V.G.2. THE SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY THE EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A N.O.T IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED;
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT THE DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

(32) RETENTION OF RECORDS

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORD AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.
2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS. RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

(33) SAMPLING REQUIREMENTS

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:
   1. A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM WATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DOWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;
   2. A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;
   3. WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR

RETROFIT CALCULATION (BASIN #1)

STORAGE CALCULATIONS
1. REQUIRED STORMWATER STORAGE = 813 CY
(AS DETERMINED BY LOCAL ORDINANCE)
2. REQUIRED SEDIMENT STORAGE = 264 CY
(67 CY/AC * 3.93 AC DRAINAGE AREA)
3. TOTAL REQUIRED STORAGE = 813 + 264 = 1,077 CY
4. AVAILABLE STORAGE = 1,494 CY
5. IS THE AVAILABLE STORAGE (4) GREATER THAN THE TOTAL REQUIRED STORAGE (3)?
X YES _____ NO
6. IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
_____ RAISE THE INVERT OF THE OUTLET STRUCTURE _____ INCHES
_____ UNDERCUT THE POND _____ FEET
_____ OTHER _____
7. CLEAN-OUT ELEVATION = 1088.44 FT
(ELEVATION CORRESPONDING TO 22 CY/AC *3.93 AC DISTURBED AREA)
8. IS THE LENGTH-WIDTH RATIO 2:1 OR GREATER?
X YES _____ NO
9. IF "NO", THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
_____ BAFFLES (TYPE OF BAFFLE: _____)
_____ OTHER _____
A 5.0', 42" HALF ROUND PERFORATED CMP W/ STONE FILTER WILL BE ATTACHED TO THE OCS. THE TOP OF THE HALF ROUND ELEVATION =1093.0

25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY

25' STATE UNDISTURBED STREAM BUFFER

50' CITY UNDISTURBED STREAM BUFFER

75' CITY IMPERVIOUS STREAM BUFFER

POND RETROFIT
BASIN #1
BASE OF POND: 1088.0'
TOP OF POND BERM: 1096.0'

CENTERLINE CREEK

INTERMITTENT STREAM AT CONFLUENCE

20' DRAINAGE EASEMENT

25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY

DITCH CENTERLINE EPHEMERAL

BASIN #1
POND W/ RETROFIT
AREA: 3.93 AC.
REQ. SEDIMENT STORAGE: 264 CY
PROVIDED STORAGE: 1,494 CY
CLEANOUT VOLUME: 87 CY
CLEANOUT ELV.: 1088.4'
CLEANOUT ELV TO BE MARKED ON RISER OR SEDIMENT GAUGE

DITCH CENTERLINE EPHEMERAL

CONC. AREA

N HOUSE

EXISTING SSMH
TOP=1125.68
I.E. IN(A)=1118.88
I.E. IN(B)=1118.98
I.E. OUT=1118.68

20' SEWER EASEMENT

ACCESS AND UTILTY EASEMENT

BENCHMARK
TOP OF M.H.
ELEV.= 1125.68'

#1845 N HOUSE

CONC WALL

1+ STORY BLOCK
FFE MAIN:1126.66

3059
2-STORY FR.
W/CRWL
FFE MAIN
1136.69

CARPORT

SHED

BRICK WALL FIREPLACE

EXISTING SSMH
TOP=1129.03
I.E. IN=1123.93
I.E. OUT=1123.83

BENCHMARK
TOP OF M.H.
ELEV.= 1129.03'

END OF INV OUT: 102

3045
1-STORY FR. W/CRWL
FFE MAIN 1137.08
FFE CRWL 1133.42

PORCH SCREEN

CHIMNEY

CONC WALL

PORCH COVERED

3033
2-STORY FR. W/CRWL
FFE MAIN 1135.50
FFE CRWL 1129.33

CONC. DRIVEWAY

BENCHMARK
TOP OF M.H.
ELEV.= 1137.50'

EXISTING SSMH
TOP=1137.50
I.E. IN=1129.60
I.E. OUT=1129.50

EXISTING GASLINE

EXISTING SSMH
TOP=1131.42
I.E. IN=1123.42
I.E. OUT=1123.12

TOTAL SITE AREA = 3.92 ACRES
TOTAL AREA OF DISTURBANCE = 3.93 ACRES
TOTAL AREA OF INITIAL DISTURBANCE = 2.23 ACRES

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

PERFORATED HALF-ROUND PIPE WITH STONE FILTER

Rt-P

ISOMETRICS

FILL AROUND BARRIER WITH 3"–4" STONE (EVEN WITH TOP)

ONE–HALF ROUND CORRUGATED METAL PIPE ATTACHED TO WEIR BOX.

1" HOLES 8"–10" APART

APRON OR CONCRETE BOTTOM TO BE USED AT THE BOTTOM OF HALF ROUND.

PLAN

HALF ROUND PERFORATED PIPE DURING CONSTRUCTION ONLY.

½" THREADED ROD W/NUTS AND WASHERS (ANCHORED TO STEEL BRACKET)

1" MINIMUM GRADED STONE

2" MIN.

WEIR OPENING

2" MIN.

1/4" STEEL BRACKET

WEIR OPENING

FLOW

MAINTENANCE
RETROFIT STRUCTURES SHALL BE KEPT CLEAR OF TRASH AND DEBRIS. THIS WILL REQUIRE CONTINUOUS MONITORING AND MAINTENANCE, WHICH INCLUDES SEDIMENT REMOVAL WHEN ONE THIRD OF THE SEDIMENT STORAGE CAPACITY HAS BEEN LOST.
STRUCTURES ARE TEMPORARY AND SHALL BE REMOVED WHEN DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

RETROFIT CALCULATIONS

1. REQUIRED STORMWATER STORAGE = 813 CY (21,972 CF)
2. REQUIRED SEDIMENT STORAGE (67 CY/AC)
= 67 CY/AC * 3.93 AC = 264 CY
= 7,128 CF (7,128 CF PROVIDED @ 1089.32)
3. TOTAL REQUIRED STORAGE (1 + 2)
= 1,077 CY (29,100 CF)
4. AVAILABLE STORAGE = 1,494 CY
(40,342 CF @ 1094.0)
5. IS 4 GREATER THAN 3? YES
6. IF NO, INCREASE STORAGE. N/A
7. CLEAN-OUT ELEVATION (22 CY/AC)
= 22 CY/AC * 3.93 AC = 86.5 CY
(2,346 CF (86.9 CY) PROVIDED @ 1088.44)
8. IS THE LENGTH TO WIDTH RATIO GREATER THAN 2:1? YES
9. IF NO, THE LENGTH OF FLOW MUST BE INCREASED. CHOOSE METHOD TO BE USED:N/A
10. DIAMETER AND HEIGHT OF CMP RETROFITS
DIAMETER = 42 IN HEIGHT: 5.0 FT (EL. 1093.0)

Cd-S	STONE CHECKDAM	Dn1	TEMPORARY DOWNDRAIN STRUCTURE	Rt	RETRO FITTING	Sd2-P	INLET SEDIMENT TRAP	Su	SURFACE ROUGHENING	Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ss	EROSION CONTROL MATTING AND BLANKETS
Co	CONSTRUCTION EXIT	Dn2	PERMANENT DOWNDRAIN STRUCTURE	Sd1	SEDIMENT BARRIER	Sd3	TEMPORARY SEDIMENT BASIN	Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4	DISTURBED AREA STABILIZATION (SODDING)	Pm	POLY-ACRYLAMIDE (PAM)
Di	DIVERSION	Fr	FILTER RING	Sd2-F	INLET SEDIMENT TRAP	St	STORMDRAIN OUTLET PROTECTION	Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Du	DUST CONTROL ON DISTURBED AREAS		

Know what's below. Call before you dig. 811

24 HOUR CONTACT
JASON KISZ
678-616-5221

N

SCALE: 1" = 30'
30 0 30 60 90 FEET

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 07/17/25

Group
BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

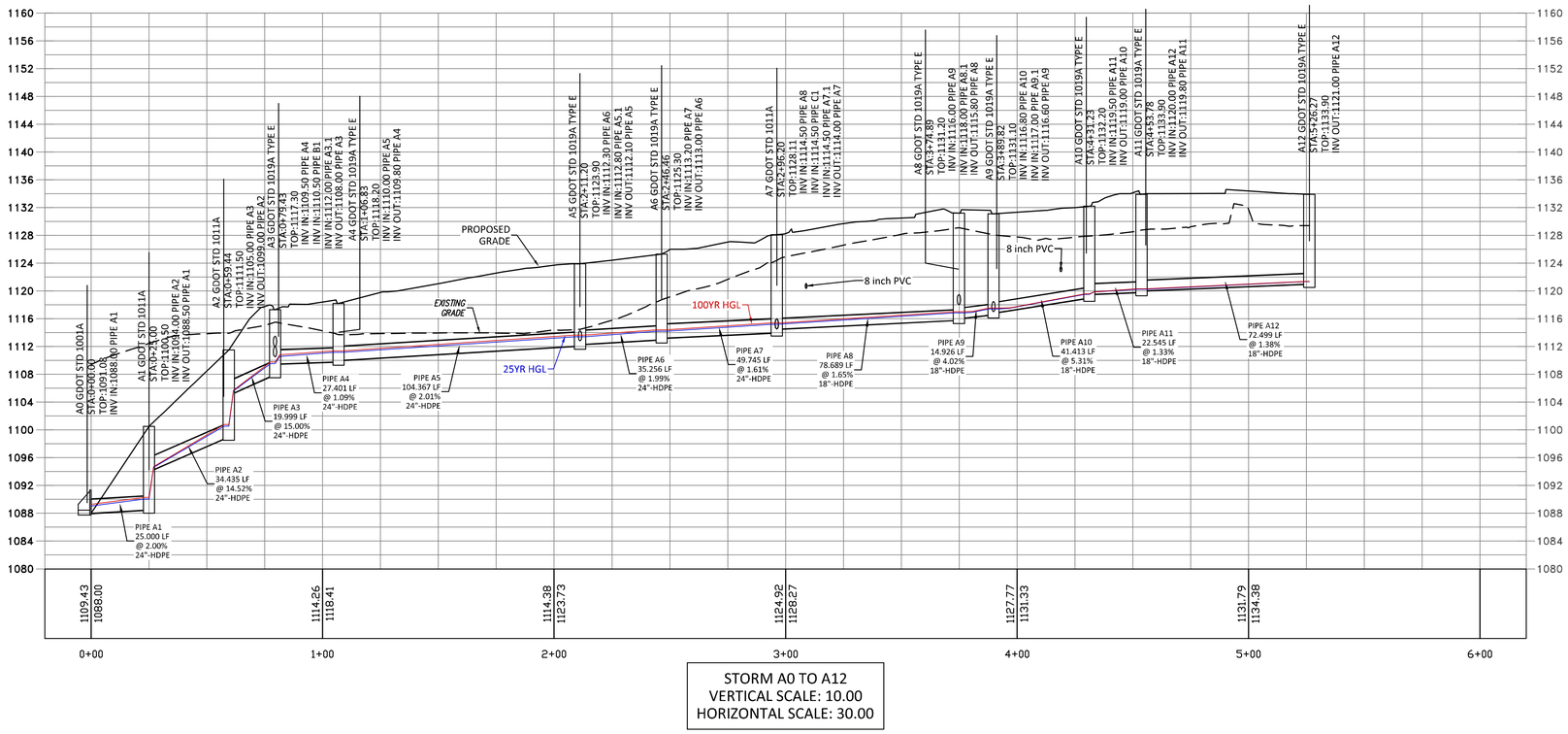
SHEET TITLE
SEDIMENT BASIN CALCS

SHEET NUMBER
C509

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS



STORM A0 TO A12
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

NOTES:

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

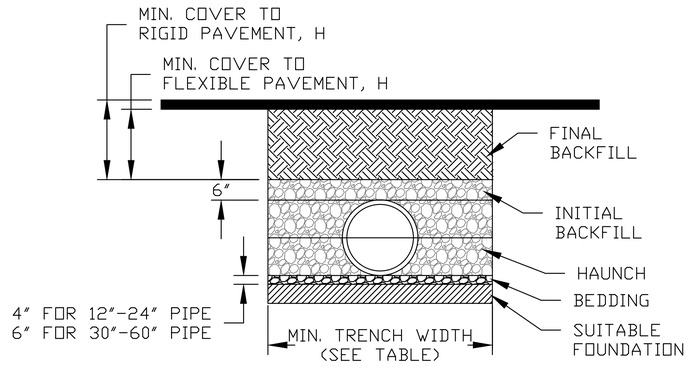
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

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

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

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

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.



STORM PIPE NOTES:

1. THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD "PIPE CULVERTS" NUMBER 1030D, LATEST EDITION SHALL BE USED IN DETERMINING THE CLASS OF REINFORCED CONCRETE PIPE OR GAUGE OF CORRUGATED STEEL PIPE OR TYPE 2 CORRUGATED ALUMINUM PIPE UNDER FILL AND THE METHOD OF BACKFILLING.
2. FIELD JOINTS FOR CORRUGATED PIPE SHALL BE MADE WITH BANDS OF THE SAME BASE METAL AND COATING AS THE CORRUGATED PIPE. BANDS SHALL BE OF THE HUGGER TYPE DESIGNED TO FULLY ENGAGE AT LEAST ONE ANNULAR CORRUGATION AT THE END OF EACH CORRUGATED PIPE AROUND IT'S ENTIRE CIRCUMFERENCE. MINIMUM BAND WITH SHALL EQUAL THE CENTERLINE LENGTH OF FOUR (4) ANNULAR CORRUGATIONS. BANDS SHALL CONFORM TO CURRENT ASTM/AASHTO INDUSTRY STANDARDS AS TO SECURING BOLTS, THEIR NUMBER AND PLACEMENT.
3. CONCRETE PIPE SECTIONS MAY BE JOINED WITH BITUMINOUS PLASTIC CEMENT JOINTS, REBBER-TYPE GASKET JOINTS, O-RING GASKET JOINTS OR PRE-FORMED PLASTIC GASKET JOINTS. IN BITUMINOUS PLASTIC CEMENT JOINTS, THE ANNULAR SPACE SHALL BE FILLED WITH JOINT MATERIAL, AND THE INSIDE OF EACH JOINT WIPED SMOOTH. RUBBER-TYPE, O-RING, AND PRE-FORMED PLASTIC GASKET JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL CATCH BASINS, DROP INLETS OR OTHER DRAINAGE STRUCTURES SHALL COMPLY WITH THE LATEST STANDARDS APPROVED AND PROMULGATED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION IN "STANDARDS SPECIFICATIONS FOR CONSTRUCTION OF ROADS AND BRIDGES", LATEST EDITION.
5. HDPE PIPE SHALL BE ADVANCED DRAINAGE SYSTEMS, INC "N-12" SMOOTH INTERIOR DUAL WALL CORRUGATED PIPE OR APPROVED EQUAL, GRANULAR BACKFILL TO TOP OF PIPE. WATERTIGHT BELL AND SPIGOT GASKETED JOINTS MUST BE PROVIDED
6. PIPE LENGTHS ARE SCALED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PIPE LENGTH PRIOR TO ORDERING PIPE AND PRIOR TO CONSTRUCTION.
7. COMPACT ALL FILL AREAS ABOVE AND UNDER PIPE TO MIN. 98% STD. PROCTOR.
8. ALL ORGANICS AND TOP SOIL SHALL BE REMOVED FROM BACK FILL MATERIALS.

LOT GRADING:

-ALL LOTS TO HAVE A SIDE YARD SWALE SLOPED AT NOT LESS THAN 2.0%. SEE GRADING PLAN FOR FLOW PATTERNS. HOUSE PADS SHOWN FOR LOT FIT ONLY. NOT TO BE USE FOR HOME CONSTRUCTION.
-THERE IS AN ASSUMED EASEMENT ALONG ALL SIDEYARD

SWALES AND REAR YARD DITCHES/SWALES.

PEDESTAL INLETS:

TOP ELEVATIONS AT PEDESTAL INLETS IN PLAN AND PROFILE VIEW ARE TO THE THROAT ELEVATION.

NOTE:
98% STANDARD PROCTOR COMPACTION IS REQUIRED IN ALL AREAS OF FILL. GEOTECHNICAL ENGINEER TO OBSERVE PLACEMENT OF FILL DURING CONSTRUCTION.

Know what's below. Call before you dig. 811

24 HOUR CONTACT
JASON KISZ
678-616-5221

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 07/17/25

Bailey Civil Group
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

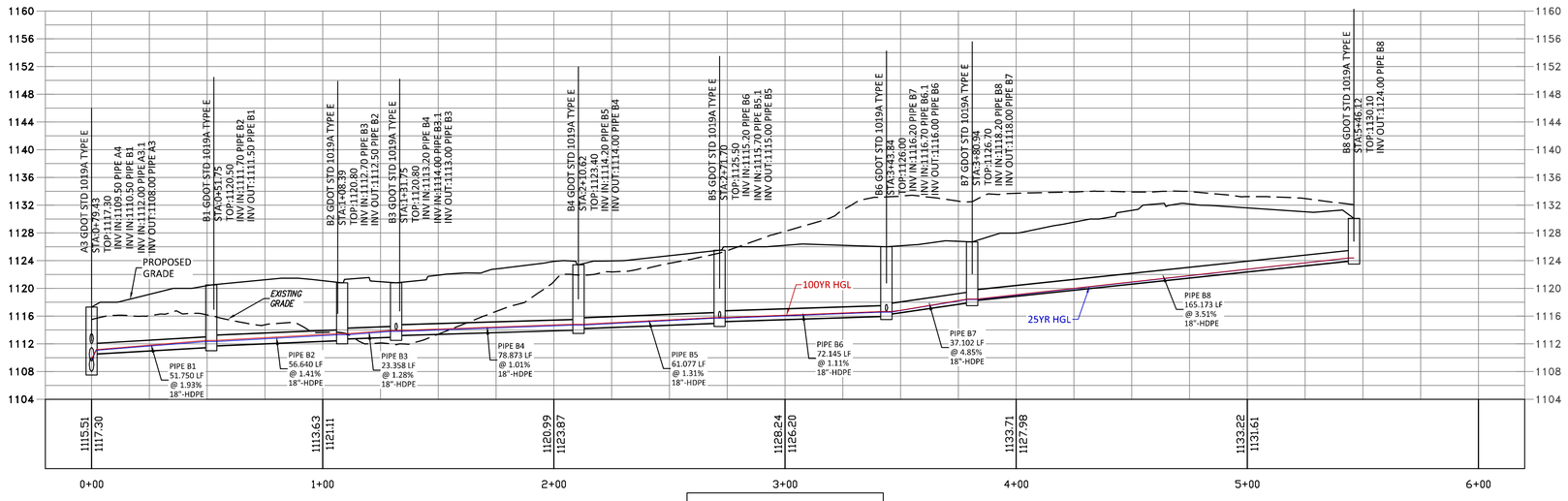
SHEET TITLE
STORM PROFILES

SHEET NUMBER
C601

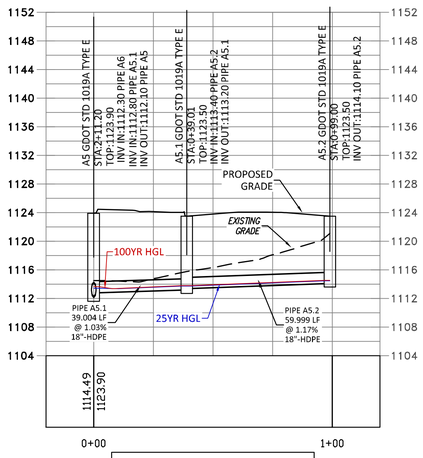
PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

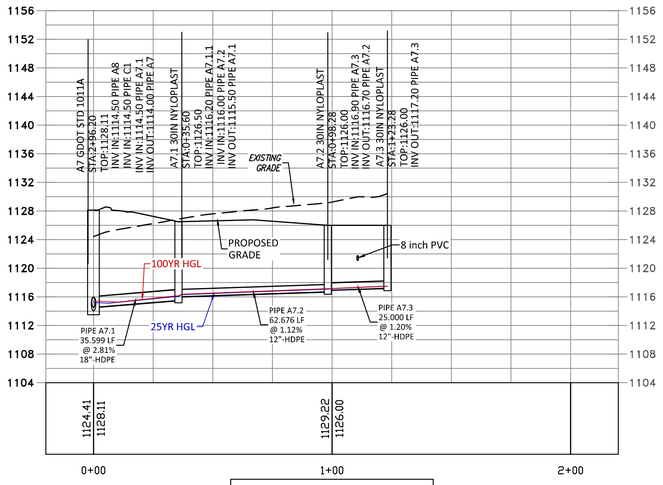
REVISIONS



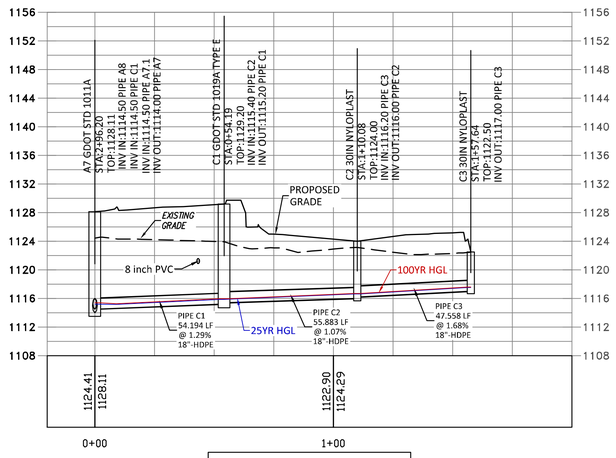
STORM A3 TO B8
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM A5 TO A5.2
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM A7 TO A7.3
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM A7 TO C3
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

Know what's **below.** Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

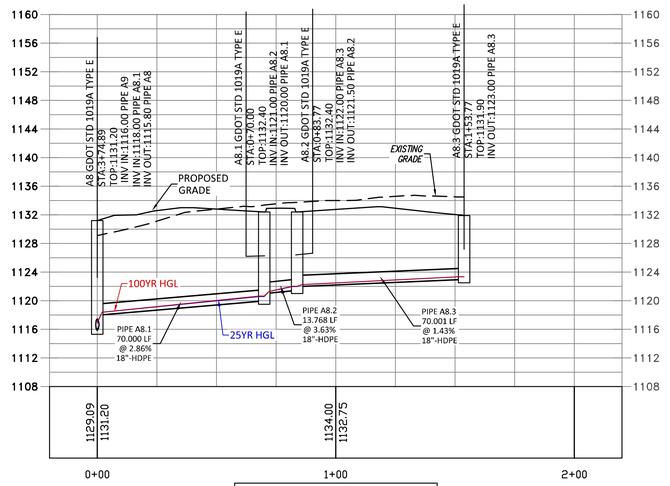
SHEET TITLE
STORM PROFILES

SHEET NUMBER
C602

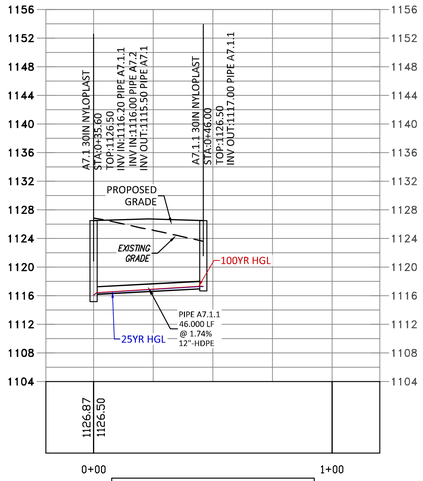
PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

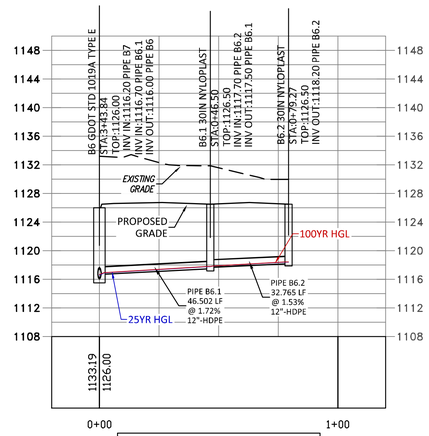
REVISIONS



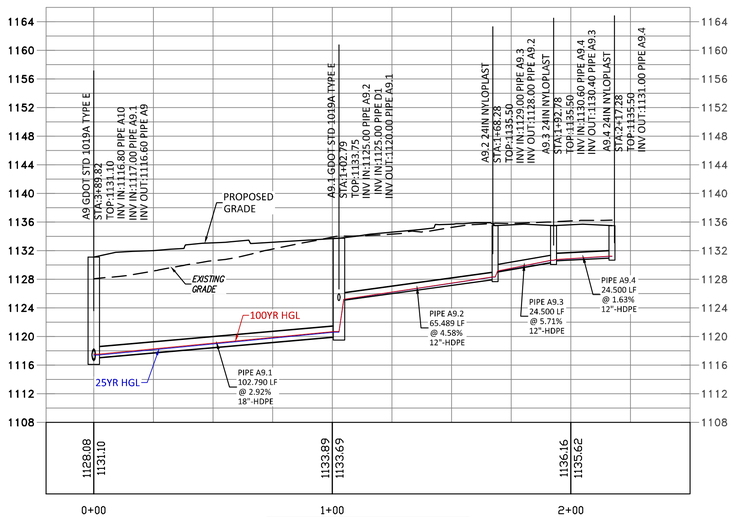
STORM A8 TO A8.3
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



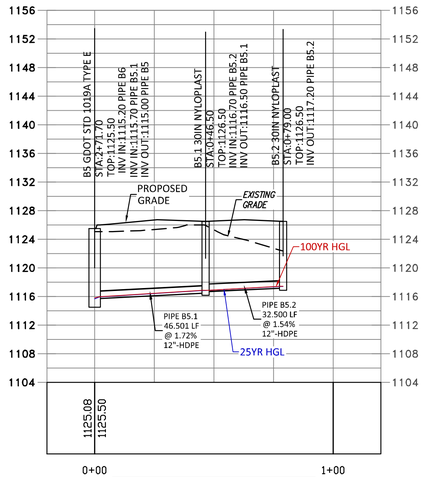
STORM A7.1 TO A7.1.1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



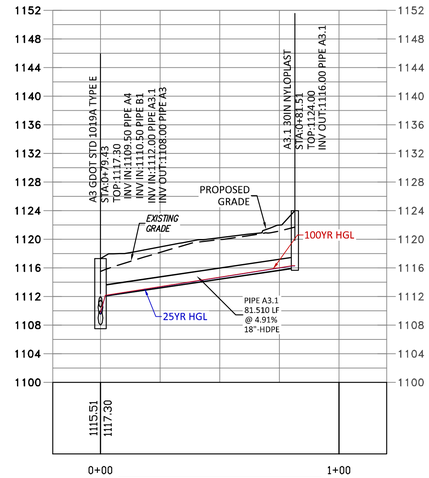
STORM B6 TO B6.2
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM A9 TO A9.4
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM B5 TO B5.2
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM A3 TO A3.1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 07/17/25

Group
BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

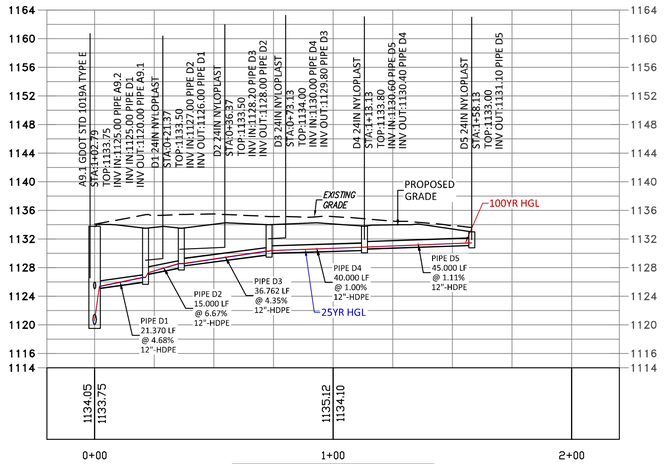
SHEET TITLE
STORM PROFILES

SHEET NUMBER
C603

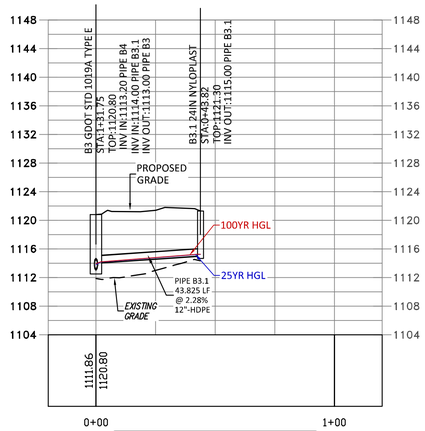
PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

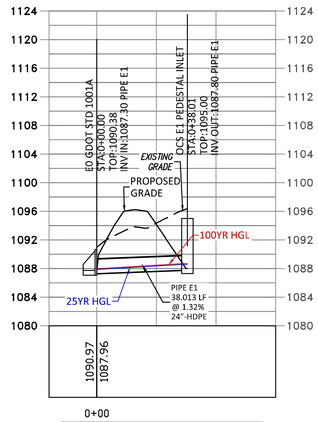
REVISIONS



STORM A9.1 TO D5
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM B3 TO B3.1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM E0 TO E1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group
BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivil@group.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
STORM PROFILES

SHEET NUMBER
C604

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

2-YEAR STORM

24114

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	HGL Dn (ft)	HGL Up (ft)	Drng Area (ac)	Runoff Coeff (C)	Incr Q (cfs)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Vel Up (ft/s)	Vel Ave (ft/s)
1	PIPE E1	1087.30	1087.80	38.013	1.32	24	1087.50	1088.07	0.00	0.00	0.60	0.60	28.10	3.60	2.42	3.01
2	PIPE A1	1088.00	1088.50	25.000	2.00	24	1088.70	1089.57	0.00	0.00	0.00	9.07	34.65	9.28	5.28	7.28
3	PIPE A2	1094.00	1099.00	34.435	14.52	24	1094.42	1100.08	0.00	0.00	0.00	9.10	93.37	18.65	5.28	12.07
4	PIPE A3	1105.00	1108.00	19.999	15.00	24	1105.42	1109.08	0.15	0.80	0.68	9.12	94.90	19.07	5.28	12.18
5	PIPE A4	1109.50	1109.80	27.401	1.10	24	1110.23	1110.76	0.19	0.90	0.97	7.28	25.64	7.02	4.90	5.96
6	PIPE A5	1110.00	1112.10	104.357	2.01	24	1110.76	1113.03	0.06	0.90	0.31	6.61	34.76	6.24	4.80	5.52
7	PIPE A6	1112.30	1113.00	35.256	1.99	24	1113.03	1113.86	0.09	0.80	0.41	5.86	34.52	5.70	4.57	5.14
8	PIPE A7	1113.20	1114.00	49.745	1.61	24	1113.86	1114.84	0.00	0.00	0.00	5.86	31.07	6.33	4.52	5.43
9	PIPE A8	1114.50	1115.00	78.669	1.65	18	1115.01	1116.53	0.08	0.90	0.41	3.05	14.62	6.87	4.28	5.58
10	PIPE A9	1116.00	1116.60	14.926	4.02	18	1116.53	1117.18	0.08	0.90	0.41	2.32	22.81	4.17	3.72	3.95
11	PIPE A9.1	1117.00	1120.00	102.790	2.92	18	1117.26	1120.43	0.04	0.95	0.22	1.29	19.44	6.23	3.14	4.68
12	PIPE D1	1125.00	1126.00	21.370	4.68	12	1125.24	1126.42	0.05	0.85	0.24	1.01	8.35	7.18	3.21	5.19
13	PIPE D2	1127.00	1128.00	15.000	6.67	12	1127.19	1128.38	0.05	0.85	0.24	0.82	9.95	7.65	3.01	5.33
14	PIPE D3	1128.20	1129.80	36.762	4.35	12	1128.39	1130.13	0.03	0.95	0.16	0.64	8.05	6.13	2.60	4.47
15	PIPE D4	1130.00	1130.40	40.000	1.00	12	1130.25	1130.70	0.05	0.95	0.27	0.53	3.69	3.45	2.65	3.05
16	PIPE D5	1130.60	1131.10	45.000	1.11	12	1130.79	1131.34	0.06	0.95	0.32	0.32	4.07	3.10	2.31	2.70
17	PIPE A9.2	1125.00	1128.00	65.489	4.58	12	1125.13	1128.22	0.03	0.60	0.10	0.28	8.29	4.86	2.21	3.54
18	PIPE A9.3	1129.00	1130.40	24.500	5.71	12	1129.10	1130.59	0.03	0.60	0.10	0.21	9.22	4.81	2.05	3.43
19	PIPE A9.4	1130.60	1131.00	24.500	1.63	12	1130.71	1131.15	0.04	0.60	0.14	0.14	4.93	2.74	1.83	2.29
20	PIPE A8.1	1118.00	1120.00	70.000	2.86	18	1118.26	1120.42	0.11	0.85	0.53	1.23	19.23	6.10	3.10	4.60
21	PIPE A8.2	1121.00	1121.50	13.768	3.63	18	1121.20	1121.84	0.12	0.85	0.58	0.84	21.68	5.91	2.78	4.34
22	PIPE A8.3	1122.00	1123.00	70.001	1.43	18	1122.19	1123.26	0.10	0.85	0.48	0.48	13.60	3.62	2.40	3.01
23	PIPE A10	1116.80	1119.00	41.413	5.31	18	1117.18	1119.36 j	0.06	0.85	0.29	0.96	26.22	2.76	2.88	2.82

Project File: New.stm | Number of lines: 48 | Date: 12/20/2024

NOTES: ** Critical depth

Storm Sewers

24114

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	HGL Dn (ft)	HGL Up (ft)	Drng Area (ac)	Runoff Coeff (C)	Incr Q (cfs)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Vel Up (ft/s)	Vel Ave (ft/s)
24	PIPE A11	1119.50	1119.80	22.545	1.33	18	1119.75	1120.12	0.09	0.95	0.49	0.76	13.12	4.04	2.71	3.37
25	PIPE A12	1120.00	1121.00	72.499	1.38	18	1120.29	1121.26	0.09	0.95	0.49	0.49	13.36	3.58	2.40	2.99
26	PIPE B1	1110.50	1111.50	51.750	1.93	18	1110.69	1112.08	0.07	0.85	0.34	2.32	15.81	6.40	3.72	5.06
27	PIPE B2	1111.70	1112.50	56.640	1.41	18	1112.11	1113.06	0.05	0.85	0.24	2.17	13.52	5.60	3.64	4.62
28	PIPE B3	1112.70	1113.00	23.358	1.28	18	1113.10	1113.54	0.11	0.85	0.53	2.05	12.69	5.33	3.59	4.46
29	PIPE B4	1113.20	1114.00	78.873	1.01	18	1113.59	1114.49	0.05	0.85	0.44	1.70	11.46	4.64	3.39	4.02
30	PIPE B5	1114.20	1115.00	61.077	1.31	18	1114.56	1115.47	0.09	0.85	0.44	1.59	13.02	4.99	3.33	4.16
31	PIPE B6	1115.20	1116.00	72.145	1.11	18	1115.51	1116.40	0.14	0.85	0.68	1.14	11.98	4.27	3.03	3.65
32	PIPE B7	1116.20	1116.00	37.102	4.65	18	1116.40	1116.28	0.09	0.80	0.36	0.59	25.06	4.12	2.51	3.32
33	PIPE B8	1118.20	1124.00	165.173	3.51	18	1118.36	1124.27	0.11	0.85	0.53	0.53	21.32	5.10	2.46	3.78
34	PIPE B6.1	1116.70	1117.50	46.502	1.72	12	1116.85	1117.70	0.03	0.85	0.15	0.24	5.05	3.31	2.14	2.73
35	PIPE B6.2	1117.70	1118.20	32.765	1.53	12	1117.82	1118.36	0.03	0.85	0.15	0.15	4.77	2.72	1.86	2.29
36	PIPE A7.1	1114.50	1115.50	35.599	2.81	18	1114.84	1115.89	0.12	0.80	0.55	1.08	19.07	3.59	2.99	3.29
37	PIPE A7.2	1116.00	1116.70	62.676	1.12	12	1116.22	1116.97	0.06	0.70	0.24	0.44	4.08	3.39	2.51	2.95
38	PIPE A7.3	1116.90	1117.20	25.000	1.20	12	1117.09	1117.40	0.06	0.70	0.24	0.24	4.23	2.90	2.13	2.52
39	PIPE B5.1	1115.70	1116.50	46.501	1.72	12	1115.88	1116.74	0.05	0.85	0.24	0.35	5.05	3.68	2.35	3.02
40	PIPE B5.2	1116.70	1117.20	32.500	1.54	12	1116.83	1117.37	0.03	0.95	0.16	0.16	4.79	2.82	1.92	2.37
41	PIPE C1	1114.50	1115.20	54.194	1.29	18	1114.86	1115.68	0.05	0.95	0.27	1.63	12.93	5.00	3.35	4.18
42	PIPE C2	1115.40	1116.00	55.883	1.07	18	1115.76	1116.46	0.16	0.60	0.55	1.49	11.79	4.56	3.26	3.91
43	PIPE C3	1116.20	1117.00	47.558	1.68	18	1116.47	1117.39	0.25	0.75	1.07	1.07	14.76	4.85	2.97	3.91
44	PIPE A7.1.1	1116.20	1117.00	46.000	1.74	12	1116.36	1117.21	0.05	0.95	0.27	0.27	5.09	3.43	2.20	2.82
45	PIPE B3.1	1114.00	1115.00	43.825	2.28	12	1114.12	1115.17	0.05	0.60	0.17	0.17	5.83	3.29	1.94	2.62
46	PIPE A5.1	1112.80	1113.20	39.004	1.03	18	1113.10	1113.58	0.15	0.85	0.73	1.04	11.52	4.04	2.95	3.49

Project File: New.stm | Number of lines: 48 | Date: 12/20/2024

NOTES: ** Critical depth

Storm Sewers

24114

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	HGL Dn (ft)	HGL Up (ft)	Drng Area (ac)	Runoff Coeff (C)	Incr Q (cfs)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Vel Up (ft/s)	Vel Ave (ft/s)
47	PIPE A5.2	1113.40	1114.10	59.999	1.17	18	1113.61	1114.37	0.11	0.85	0.53	0.53	12.29	3.47	2.46	2.96
48	PIPE A3.1	1112.00	1116.00	81.510	4.91	18	1112.11	1116.20	0.06	0.85	0.29	0.29	25.29	4.76	2.10	3.43

25-YEAR STORM

24114

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	HGL Dn (ft)	HGL Up (ft)	Drng Area (ac)	Runoff Coeff (C)	Incr Q (cfs)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Vel Up (ft/s)	Vel Ave (ft/s)
1	PIPE E1	1087.30	1087.80	38.013	1.32	24	1087.85	1088.56	0.00	0.00	4.68	4.68	28.10	6.63	4.27	5.45
2	PIPE A1	1088.00	1088.50	25.000	2.00	24	1089.05	1090.06	0.00	0.00	0.00	18.80	34.65	11.25	7.15	9.20
3	PIPE A2	1094.00	1099.00	34.435	14.52	24	1094.61	1100.56	0.00	0.00	0.00	18.85	93.37	23.25	7.16	15.21
4	PIPE A3	1105.00	1108.00	19.999	15.00	24	1105.61	1109.56	0.15	0.80	1.16	18.88	94.90	23.53	7.17	15.35
5	PIPE A4	1109.50	1109.80	27.401	1.10	24	1110.58	1111.17	0.19	0.90	1.65	14.53	25.64	9.42	6.32	7.37
6	PIPE A5	1110.00	1112.10	104.357	2.01	24	1111.17	1113.42	0.06	0.90	0.52	13.52	34.76	7.06	6.13	6.60
7	PIPE A6	1112.30	1113.00	35.256	1.99	24	1113.42	1114.22	0.09	0.80	0.70	11.80	34.52	6.39	5.77	6.08
8	PIPE A7	1113.20	1114.00	49.745	1.61	24	1114.22	1115.20	0.00	0.00	0.00	11.17	31.07	6.92	5.69	6.31
9	PIPE A8	1114.50	1115.00	78.669	1.65	18	1115.24	1116.84	0.08	0.90	0.70	7.16	14.62	8.23	5.50	6.87
10	PIPE A9	1116.00	1116.60	14.926	4.02	18	1116.84	1117.42 j	0.08	0.90	0.70	4.55	22.81	4.50	4.62	4.56
11	PIPE A9.1	1117.00	1120.00	102.790	2.92	18	1117.42	1120.60	0.04	0.95	0.37	2.48	19.44	6.15	3.79	4.97
12	PIPE D1	1125.00	1126.00	21.370	4.68	12	1125.32	1126.58	0.05	0.85	0.41	1.86	8.35	8.54	3.93	6.24
13	PIPE D2	1127.00	1128.00	15.000	6.67	12	1127.26	1128.52	0.05	0.85	0.41	1.51	9.95	9.13	3.85	6.39
14	PIPE D3	1128.20	1129.80	36.762	4.35	12	1128.52	1130.26	0.03	0.95	0.28	1.17	8.05	5.39	3.36	4.37
15	PIPE D4	1130.00	1130.40	40.000	1.00	12	1130.34	1130.81	0.05	0.95	0.46	0.95	3.69	4.06	3.14	3.60
16	PIPE D5	1130.60	1131.10	45.000	1.11	12	1130.85	1131.41	0.06	0.95	0.55	0.55	4.07	3.62	2.68	3.15
17	PIPE A9.2	1125.00	1128.00	65.489	4.58	12	1125.17	1128.30	0.03	0.60	0.17	0.51	8.29	5.83	2.62	4.22
18	PIPE A9.3	1129.00	1130.40	24.500	5.71	12	1129.14	1130.65	0.03	0.60	0.17	0.37	9.22	5.73	2.40	4.07
19	PIPE A9.4	1130.60	1131.00	24.500	1.63	12	1130.75	1131.20	0.04	0.60	0.23	0.23	4.93	3.21	2.11	2.66
20	PIPE A8.1	1118.00	1120.00	70.000	2.86	18	1118.35	1120.57	0.11	0.85	0.90	2.31	19.23	7.33	3.71	5.52
21	PIPE A8.2	1121.00	1121.50	13.768	3.63	18	1121.27	1121.97	0.12	0.85	0.99	1.56	21.68	7.11	3.31	5.21
22	PIPE A8.3	1122.00	1123.00	70.001	1.43	18	1122.25	1123.34	0.10	0.85	0.82	0.82	13.60	4.24	2.77	3.50
23	PIPE A10	1116.80	1119.00	41.413	5.31	18	1117.42	1119.51 j	0.06	0.85	0.49	1.80	26.22	2.62	3.45	3.04

Project File: New.stm | Number of lines: 48 | Date: 12/20/2024

NOTES: ** Critical depth

Storm Sewers

24114

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	HGL Dn (ft)	HGL Up (ft)	Drng Area (ac)	Runoff Coeff (C)	Incr Q (cfs)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Vel Up (ft/s)	Vel Ave (ft/s)
24	PIPE A11	1119.50	1119.80	22.545	1.33	18	1119.83	1120.25	0.09	0.95	0.83	1.42	13.12	4.85	3.22	4.04
25	PIPE A12	1120.00	1121.00	72.499	1.38	18	1120.25	1121.34	0.09	0.95	0.83	0.83	13.36	4.19	2.77	3.48
26	PIPE B1	1110.50	1111.50	51.750	1.93	18	1111.07	1112.34	0.07	0.85	0.58	4.60	15.81	7.84	4.70	6.27
27	PIPE B2	1111.70	1112.50	56.640	1.41	18	1112.34	1113.31	0.05	0.85	0.41	4.46	13.52	6.19	4.58	5.39
28	PIPE B3	1112.70	1113.00	23.358	1.28	18	1113.31	1113.79	0.11	0.85	0.90	4.20	12.69	6.23	4.49	5.36
29	PIPE B4	1113.20	1114.00	78.873	1.01	18	1113.79	1114.71	0.05	0.85	0.41	3.46	11.46	5.43	4.21	4.82
30	PIPE B5	1114.20	1115.00	61.077	1.31	18	1114.71	1115.68	0.09	0.85	0.74	3.23	13.02	6.11	4.12	5.12
31	PIPE B6	1115.20	1116.00	72.145	1.11	18	1115.68	1116.57	0.14	0.85	1.15	2.30	11.98	4.66	3.71	4.18
32	PIPE B7	1116.20	1116.00	37.102	4.65	18	1116.57	1116.40	0.09	0.80	0.62	1.14	25.06	3.33	3.03	3.18
33	PIPE B8	1118.20	1124.00	165.173	3.51	18	1118.41	1124.35	0.11	0.85	0.90	0.90	21.32	5.98	2.84	4.41
34	PIPE B6.1	1116.70	1117.50	46.502	1.72	12	1116.90	1117.78	0.03	0.85	0.25	0.44	5.05	3.96	2.52	3.24
35	PIPE B6.2	1117.70	1118.20	32.765	1.53	12	1117.86	1118.40	0.03	0.85	0.25	0.25	4.77	3.19	2.15	2.67
36	PIPE A7.1	1114.50	1115.50	35.599	2.81	18	1115.20	1116.03 j	0.12	0.80	0.93	1.97	19.07	2.45	3.54	2.99
37	PIPE A7.2	1116.00	1116.70	62.676	1.12	12	1116.30	1117.07	0.06	0.70	0.41	0.77	4.08	3.99	2.96	3.47
38	PIPE A7.3	1116.90	1117.20	25.000	1.20	12	1117.11	1117.46	0.06	0.70	0.41	0.41	4.23	3.40	2.46	2.93
39	PIPE B5.1	1115.70	1116.50	46.501	1.72	12	1115.94	1116.83	0.05	0.85	0.41	0.62	5.05	4.38	2.78	3.58
40	PIPE B5.2	1116.70	1117.20	32.500	1.54	12	1116.86	1117.42	0.03	0.95	0.28	0.28	4.79	3.31	2.21	2.76
41	PIPE C1	1114.50	1115.20	54.194	1.29	18	1115.20	1115.85 j	0.05	0.95	0.46	2.94	12.93	3.65	4.00	3.82
42	PIPE C2	1115.40	1116.00	55.883	1.07	18	1115.88	1116.61	0.16	0.60	0.93	2.61	11.79	5.36	3.85	4.60
43	PIPE C3	1116.20	1117.00	47.558	1.68	18	1116.61	1117.51	0.25	0.75	1.51	1.51	14.76	4.60	3.46	4.03
44	PIPE A7.1.1	1116.20	1117.00	46.000	1.74	12	1116.40	1117.28	0.05	0.95	0.46	0.46	5.09	4.02	2.54	3.28
45	PIPE B3.1	1114.00	1115.00	43.825	2.28	12	1114.15	1115.22	0.05	0.60	0.29	0.29	5.83	3.86	2.24	3.05
46	PIPE A5.1	1112.80	1113.20	39.004	1.03	18	1113.42	1113.72 j	0.15	0.85	1.23	1.90	11.52	2.74	3.50	3.12

Project File: New.stm | Number of lines: 48 | Date: 12/20/2024

NOTES: ** Critical depth

Storm Sewers

24114

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	HGL Dn (ft)	HGL Up (ft)	Drng Area (ac)	Runoff Coeff (C)	Incr Q (cfs)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Vel Up (ft/s)	Vel Ave (ft/s)
47	PIPE A5.2	1113.40	1114.10	59.999	1.17	18	1113.72	1114.45	0.11	0.85	0.90	0.90	12.29	3.30	2.84	3.07
48	PIPE A3.1	1112.00	1116.00	81.510	4.91	18	1112.15	1116.26	0.06	0.85	0.49	0.49	25.20	5.61	2.41	4.01

100-YEAR STORM

24114

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	HGL Dn (ft)	HGL Up (ft)	Drng Area (ac)	Runoff Coeff (C)	Incr Q (cfs)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Vel Up (ft/s)	Vel Ave (ft/s)
1	PIPE E1	1087.30	1087.80	38.013	1.32	24	1087.94	1088.68	0.00	0.00	8.19	8.19	28.10	7.14	4.65	5.90
2	PIPE A1	1088.00	1088.50	25.000	2.00	24	1089.29	1090.28	0.00	0.00	0.00	25.87	34.65	12.09	8.75	10.42
3	PIPE A2	1094.00	1099.00	34.435	14.52	24	1094.72	1100.78	0.00	0.00	0.00	25.93	93.37	25.43	8.77	17.10
4	PIPE A3	1105.00	1108.00	19.999	15.00	24	1105.72	1109.78	0.15	0.80	1.49	25.97	94.90	25.74	8.78	17.26
5	PIPE A4	1109.50	1109.80	27.401	1.10	24	1110.81	1111.39	0.19	0.90	2.12	19.68	25.64	9.00	7.33	8.17
6	PIPE A5	1110.00	1112.10	104.357	2.01	24	1111.39	1113.64	0.06	0.90	0.67	18.26	34.76	7.82	7.05	7.43
7	PIPE A6	1112.30	1113.00	35.256	1.99	24	1113.64	1114.43	0.09	0.80	0.89	15.65	34.52	7.01	6.54	6.77
8	PIPE A7	1113.20	1114.00	49.745	1.61	24	1114.43	1115.40	0.00	0.00	0.00	15.06	31.07	7.46	6.42	6.94
9	PIPE A8	1114.50	1115.00	78.669	1.65	18	1115.40	1117.00	0.08	0.90	0.89	9.63	14.62	8.73	6.37	7.55
10	PIPE A9	1116.00	1116.60	14.926	4.02	18	1117.00	1117.56 j	0.08	0.90	0.89	6.12	22.81	4.91	5.16	5.03
11	PIPE A9.1	1117.00	1120.00	102.790	2.92	18	1117.56	1120.69	0.04	0.95	0.47	3.31	19.44	5.56	4.15	4.85
12	PIPE D1	1125.00	1126.00	21.370	4.68	12	1125.37	1126.67	0.05	0.85	0.53	2.44	8.35	9.22	4.37	6.80
13	PIPE D2	1127.00	1128.00	15.000	6.67	12	1127.30	1128.60	0.05	0.85	0.53	1.98	9.95	9.87	4.02	6.95
14	PIPE D3	1128.20	1129.80	36.762	4.35	12	1128.60	1130.32	0.03	0.95	0.35	1.52	8.05	5.21	3.57	4.44
15	PIPE D4	1130.00	1130.40	40.000	1.00	12	1130.39	1130.87	0.05	0.95	0.59	1.23	3.69	4.36	3.41	3.89
16	PIPE D5	1130.60	1131.10	45.000	1.11	12	1130.88	1131.45	0.06	0.95	0.71	0.71	4.07	3.88	2.88	3.38
17	PIPE A9.2	1125.00	1128.00	65.489	4.58	12	1125.19	1128.34	0.03	0.60	0.22	0.67	8.29	6.31	2.83	4.57
18	PIPE A9.3	1129.00	1130.40	24.500	5.71	12	1129.19	1130.69	0.03	0.60	0.22	0.49	9.22	6.21	2.59	4.40
19	PIPE A9.4	1130.60	1131.00	24.500	1.63	12	1130.77	1131.22	0.04	0.60	0.30	0.30	4.93	3.46	2.26	2.86
20	PIPE A8.1	1118.00	1120.00	70.000	2.86	18	1118.40	1120.66	0.11	0.85	1.16	3.05	19.23	7.95	4.04	6.00
21	PIPE A8.2	1121.00	1121.50	13.768	3.63	18	1121.31	1122.04	0.12	0.85	1.26	2.06	21.68	7.72	3.58	5.65
22	PIPE A8.3	1122.00	1123.00	70.001	1.43	18	1122.28	1123.38	0.10	0.85	1.05	1.05	13.60	4.56	2.96	3.76
23	PIPE A10	1116.80	1119.00	41.413	5.31	18	1117.56	1119.59 j	0.06	0.85	0.63	2.39	26.22	2.68	3.75	3.22

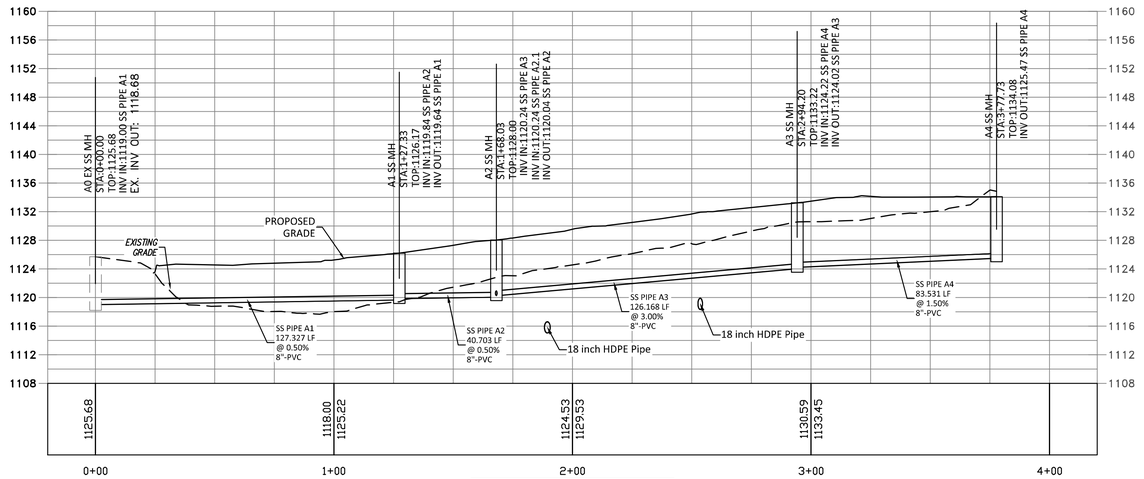
Project File: New.stm | Number of lines: 48 | Date: 12/20/2024

NOTES: ** Critical depth

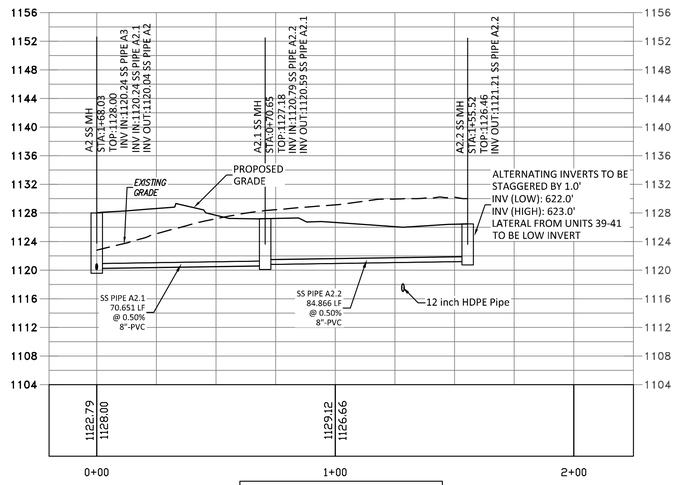
Storm Sewers

24114

Line No.	Line ID	Invert Dn (ft)	Invert Up (ft)	Line Length (ft)	Line Slope (%)	Line Size (in)	HGL Dn (ft)	HGL Up (ft)	Drng Area (ac)	Runoff Coeff (C)	Incr Q (cfs)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Vel Up (ft/s)	Vel Ave (ft/s)
24	PIPE A11	1119.50	1119.80	22.545	1.33	18	1119.88	1120.32	0.09	0.95	1.06	1.87	13.12	5.26	3.49	4.38
25	PIPE A12	1120.00	1121.00	72.499	1.38	18	1120.32	1121.38	0.09	0.95	1.06	1.06	13.36	3.92	2.96	3.44
26	PIPE B1	1110.50	1111.50	51.750	1.93	18	1111.19	1112.49	0.07	0.85	0.74	6.59	15.81	8.54	5.31	6.92
27	PIPE B2	1111.70	1112.50	56.640	1.41	18	1112.49	1113.46	0.05	0.85	0.53	6.12	13.52	6.46	5.15	5.81
28	PIPE B3	1112.70	1113.00	23.358	1.28	18	1113.46	1113.93	0.11	0.85	1.16	5.76	12.69	6.47	5.03	5.76
29	PIPE B4	1113.20	1114.00	78.873	1.01	18	1113.93	1114.84	0.05	0.85	0.53	4.73	11.46	5.59	4.58	5.13
30	PIPE B5	1114.20	1115.00	61.077	1.31	18	1114.84	1115.81	0.09	0.85	0.95	4.41	13.02	6.19	4.57	5.38
31	PIPE B6	1115.20	1116.00	72.145	1.11	18	1115.81	1116.67	0.14	0.85	1.47	3.12	11.98	4.67	4.07	4.37
32	PIPE B7	1116.20	1116.00	37.102	4.65	18	1116.67	1116.47 j	0.09	0.80	0.79	1.54	25.06	3.24	3.30	3.27
33	PIPE B8	1118.20	1124.00	165.173	3.51	18	1118.47	1124.40	0.11	0.85	1.16	1.16	21.32	5.48



SS A0 TO A4
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



SS A2 TO A2.2
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

COBB WATER & SEWER NOTES:

THE DEVELOPER OR DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.

WATER SERVICES AND SEWER SERVICE LATERALS LOCATIONS ARE TO BE PERMANENTLY MARKED ON THE CURB.

PLEASE CALL 770-419-6320 TO SCHEDULE SEWER CONNECTION INSPECTION 24 HOURS PRIOR TO TAPPING SEWER LINE.

ALL SANITARY SEWER IN THE PUBLIC RIGHT-OF-WAY IS REQUIRED TO BE ELECTRONICALLY LOCATABLE WITH 12-GAUGE COPPER WIRE AND MARKED WITH POLYETHYLENE 6" WIDE YELLOW WARNING TAPE PER CCWS DETAIL NUMBERS 02722-2 AND 02722-4A.

THE SEWER LATERAL SHOWN IN DETAIL #02722-2 MUST BE SET WITHIN 2' OF THE INSIDE EDGE OF THE R.O.W.

THE ELEVATION OF THE TOPS OF ALL MANHOLES ON A SEWER OUTFALL SHALL BE 12" TO 18" ABOVE LANDSCAPE GRADE UNLESS OTHERWISE AUTHORIZED BY AN EASEMENT AGREEMENT STIPULATION. RINGS AND COVERS MUST BE PRE-CAST INTO MANHOLE TOPS (BOLT DOWN, WATER-TIGHT RINGS REQUIRED IF BELOW THE 100-YEAR FLOOD PLAIN)

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

BAILEY civil Group
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
SANITARY SEWER PROFILES

SHEET NUMBER
C606

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

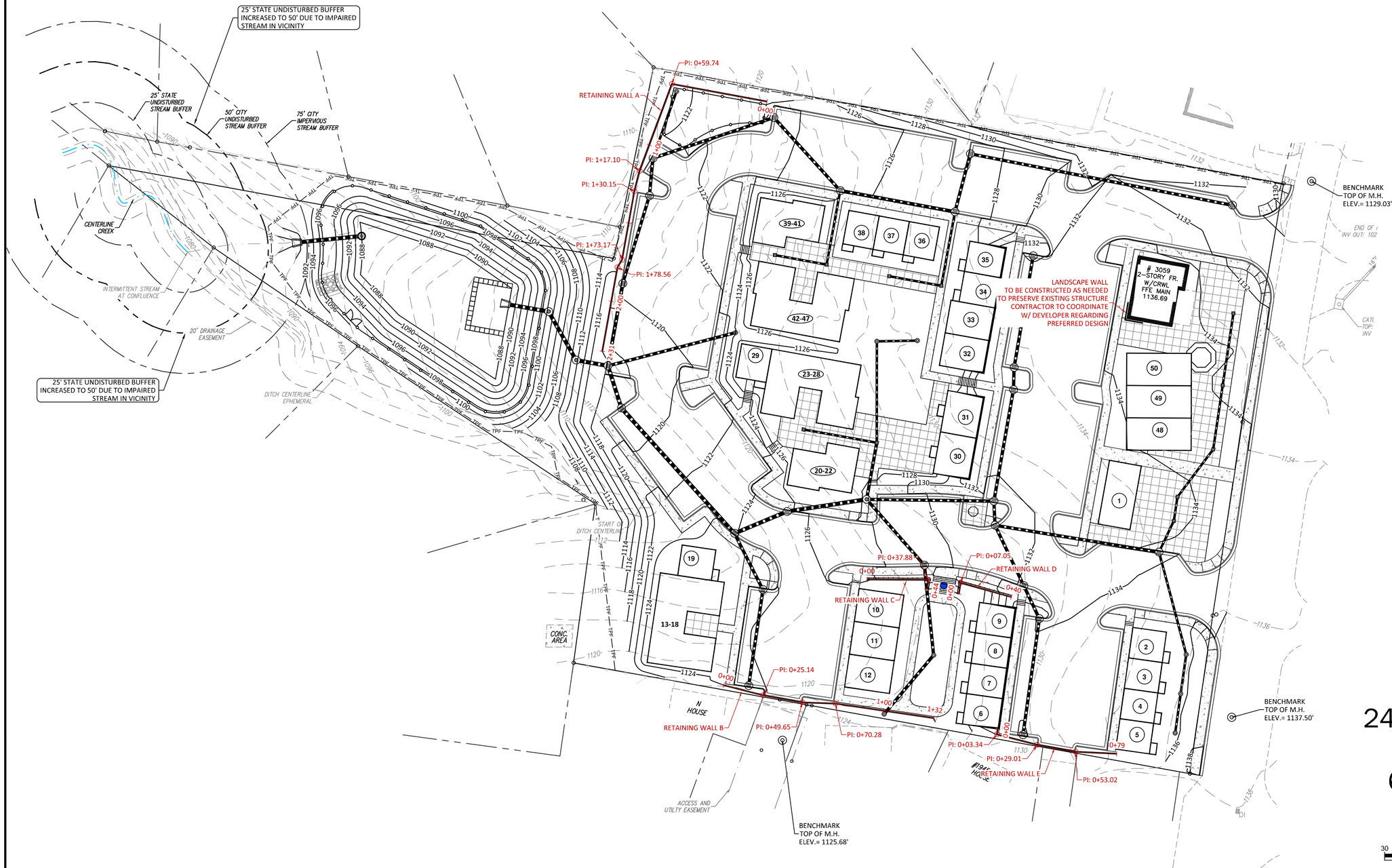
REVISIONS

RETAINING WALL NOTE:

ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS

ALL RETAINING WALLS GREATER THAN 21" IN HEIGHT TO BE PROVIDED WITH SAFETY HAND RAIL (SEE DETAIL CSP-FSR)

TOP AND BOTTOM GRADE ARE BASED ON DESIGN TOPOGRAPHY. ACTUAL GRADES MAY VARY BASED ON FIELD CONDITIONS.



N

SCALE: 1" = 30'

30 0 30 60 90 FEET

Know what's below. Call before you dig. 811

24 HOUR CONTACT
JASON KISZ
678-616-5221

RETAINING WALL LOCATIONS

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group
BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivil@group.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
RETAINING WALL LOCATIONS

SHEET NUMBER
C607

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

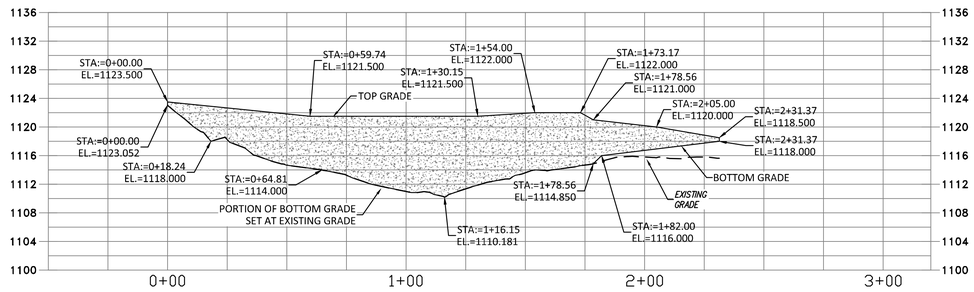
REVISIONS

RETAINING WALL NOTE:

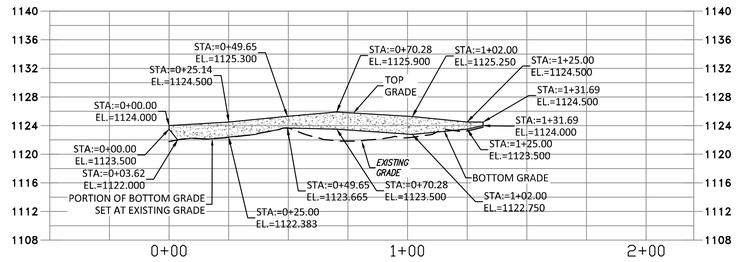
ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS

ALL RETAINING WALLS GREATER THAN 21" IN HEIGHT TO BE PROVIDED WITH SAFETY HAND RAIL (SEE DETAIL CSP-FSR)

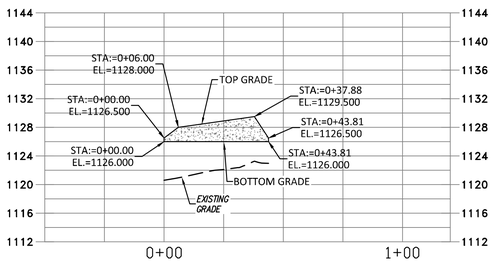
TOP AND BOTTOM GRADE ARE BASED ON DESIGN TOPOGRAPHY. ACTUAL GRADES MAY VARY BASED ON FIELD CONDITIONS DURING CONSTRUCTION.



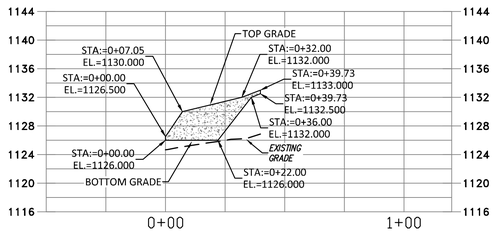
RETAINING WALL A
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



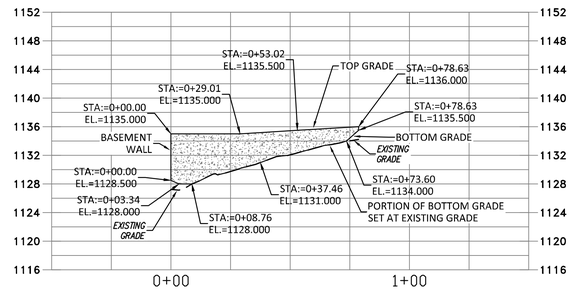
RETAINING WALL B
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



RETAINING WALL C
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



RETAINING WALL D
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



RETAINING WALL E
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
678-616-5221

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW DEWEY BAILEY 07/17/25

Group BAILEY civil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivil@group.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
RETAINING WALL PROFILES

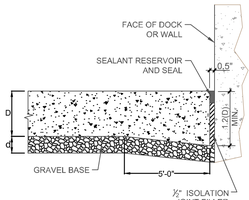
SHEET NUMBER
C608

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS

Know what's below. Call before you dig.



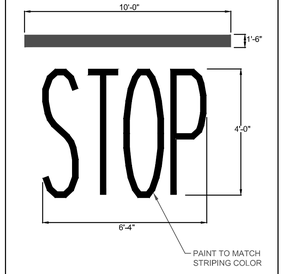
NOTE:
THICKEN EDGE AT FACE OF DOCK, WALLS AND STRUCTURES.

D = VARIES. SEE SITE PLAN.
d = VARIES. SEE SITE PLAN.

EXPANSION JOINT

SCALE: NONE

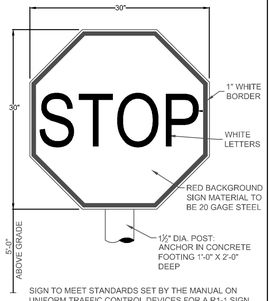
DETAIL # CSP-CEJ



ON-SITE TRAFFIC STOP & BAR

SCALE: NONE

DETAIL # CSP-TSB



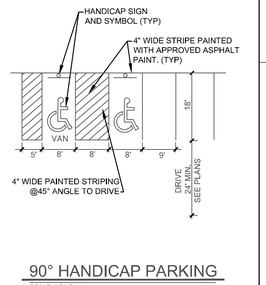
SIGN TO MEET STANDARDS SET BY THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR A R1-1 SIGN.

30"X30"

STOP SIGN

SCALE: NONE

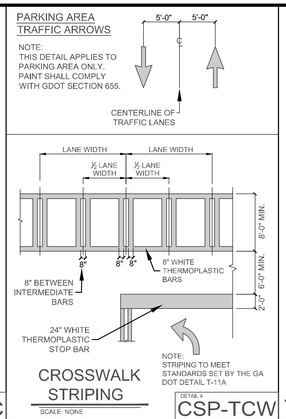
DETAIL # CSP-STP



90° HANDICAP PARKING

SCALE: NONE

DETAIL # CSP-PHC

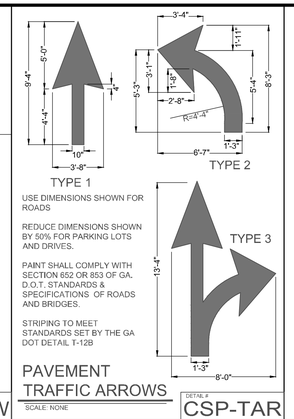


NOTE:
STRIPING TO MEET STANDARDS SET BY THE GA DOT DETAIL T-11A

CROSSWALK STRIPING

SCALE: NONE

DETAIL # CSP-TCW



USE DIMENSIONS SHOWN FOR ROADS

REDUCE DIMENSIONS SHOWN BY 50% FOR PARKING LOTS AND DRIVES.

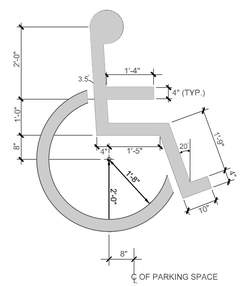
PAINT SHALL COMPLY WITH SECTION 652 OR 853 OF GA. D.O.T. STANDARDS & SPECIFICATIONS OF ROADS AND BRIDGES.

STRIPING TO MEET STANDARDS SET BY THE GA DOT DETAIL T-12B

PAVEMENT TRAFFIC ARROWS

SCALE: NONE

DETAIL # CSP-TAR

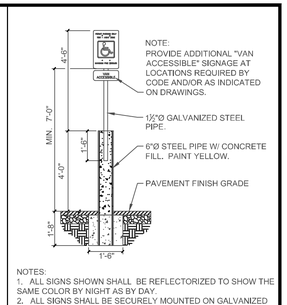


NOTE:
SYMBOL SHALL BE PAINTED BLUE AND SHALL MEET THE REQUIREMENTS OF GDOT SECTION 655.

HANDICAP SYMBOL

SCALE: NONE

DETAIL # CSP-HCL



NOTE:
PROVIDE ADDITIONAL "VAN ACCESSIBLE" SIGNAGE AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS.

1½"Ø GALVANIZED STEEL PIPE.

6"Ø STEEL PIPE W/ CONCRETE FILL. PAINT YELLOW.

PAVEMENT FINISH GRADE

NOTES:
1. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
2. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
3. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

HANDICAP POST SIGN

SCALE: NONE

DETAIL # CSP-HCS

D = VARIES. SEE SITE PLAN.
d = VARIES. SEE SITE PLAN.

CONSTRUCTION JOINT DETAIL

SCALE: NONE

DETAIL # CSP-CCJ

D = VARIES. SEE SITE PLAN.
d = VARIES. SEE SITE PLAN.

SCORE JOINT DETAIL

SCALE: NONE

DETAIL # CSP-CSJ

NOTES:
1. MAXIMUM SLOPE SHALL BE 5.0% UNLESS SPECIFIED OTHERWISE.
2. TOOL ALL EXPOSED EDGES AND JOINTS TO ½" RADIUS
3. BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL
4. PROVIDE 1/2" WIDE EXPANSION JOINT WITH SEALER AT 50' INTERVALS AND AT ALL CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT.

SIDEWALK DETAIL

SCALE: NONE

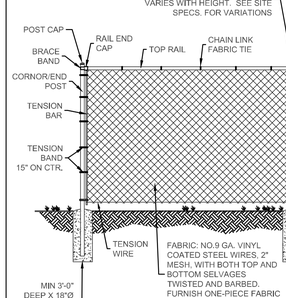
DETAIL # CSP-CSW

NOTE:
PROPOSED PAVEMENT TO MATCH ELEVATION OF EXISTING PAVEMENT. SAW CUT EXISTING PAVEMENT AS NECESSARY TO OBTAIN A FULL DEPTH SEAL BETWEEN THE PROPOSED PAVEMENT AND THE EXISTING PAVEMENT.

PAVEMENT TRANSITION

SCALE: NONE

DETAIL # CSP-PTR

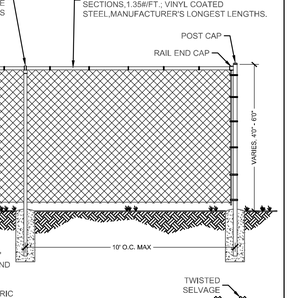


GUARD POST

SCALE: NONE

DETAIL # CSP-GDP

MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS = 40.0'.
EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS.

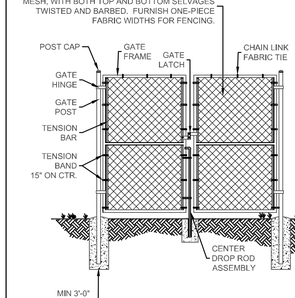


DETAIL SHOWN ABOVE IS SPECIFICALLY FOR CONDITION WHERE ASPHALT SLOPES TOWARD CURB. WHERE ASPHALT SLOPES AWAY FROM CURB, GUTTER SHALL ALSO SLOPE AWAY FROM CURB FACE TO MATCH SLOPE OF ADJACENT PAVING.

CONCRETE CURB & GUTTER

SCALE: NONE

DETAIL # CSP-CCG

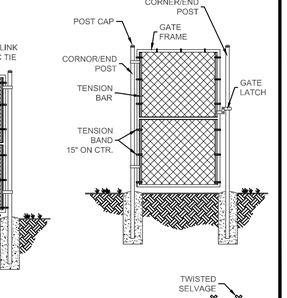


SIGN MATERIAL TO BE 20 GAGE STEEL

FIRE LANE SIGN

SCALE: NONE

DETAIL # CSP-SFL



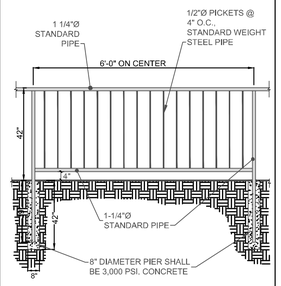
SIGN PER MUTCD STANDARDS SECTION 2B-31, SIGN R7-1

NO PARKING SIGN

SCALE: NONE

DETAIL # CSP-SNP

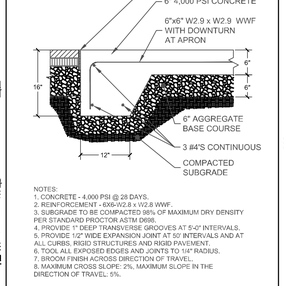
NOTE:
THIS SAFETY RAIL IS INTENDED FOR ELEVATION DIFFERENCES GREATER THAN 21" IN A PEDESTRIAN AREA, AND SHALL NOT BE USED FOR RAMPS OR STAIRS WHERE A HANDRAIL IS REQUIRED.



SAFETY RAIL FENCE

SCALE: NONE

DETAIL # CSP-FSR

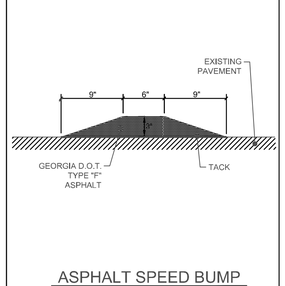


NOTES:
1. CONCRETE - 4,000 PSI @ 28 DAYS.
2. REINFORCEMENT - 6X6-W2.9 x W2.9 WWF.
3. SUBGRADE TO BE COMPACTED 98% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698.
4. PROVIDE 1" DEEP TRANSVERSE GROOVES AT 5'-0" INTERVALS.
5. PROVIDE 1/2" WIDE EXPANSION JOINT AT 50' INTERVALS AND AT ALL CURBS, RIGID STRUCTURES AND RIGID PAVEMENT.
6. TOOL ALL EXPOSED EDGES AND JOINTS TO 1/4" RADIUS.
7. BROOM FINISH ACROSS DIRECTION OF TRAVEL.
8. MAXIMUM CROSS SLOPE: 2%, MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL: 5%.

CONCRETE PAD W/ APRON

SCALE: NONE

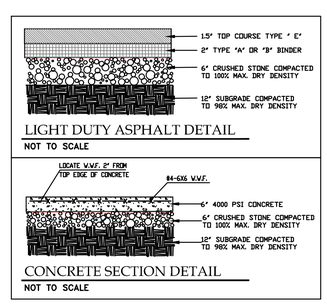
DETAIL # CSP-CPD



ASPHALT SPEED BUMP

SCALE: NONE

DETAIL # CSP-PSB



CHAIN LINK FENCE - VINYL COATED

SCALE: NONE

DETAIL # CSP-FCL2

CHAIN LINK GATE - VINYL COATED

SCALE: NONE

DETAIL # CSP-FCG2

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

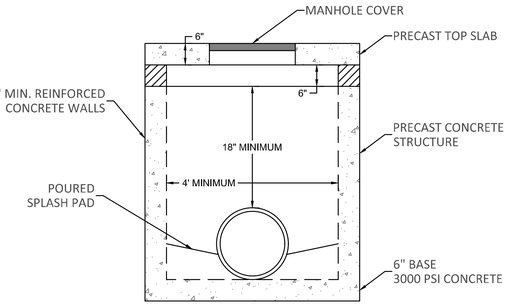
SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C701

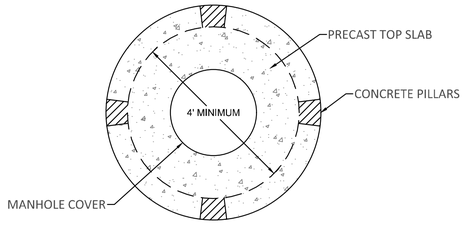
PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS



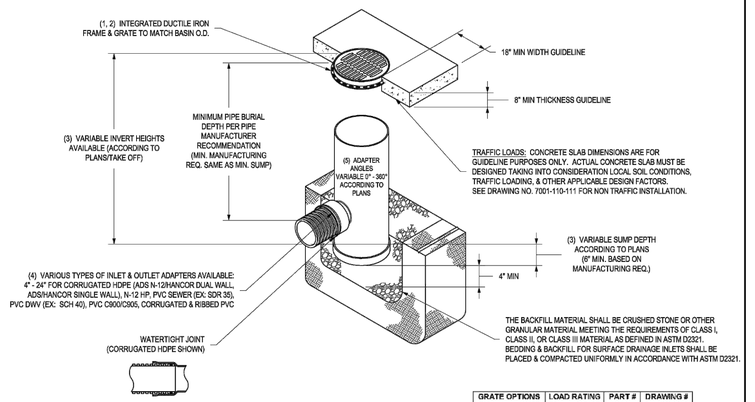
FRONT VIEW



TOP VIEW

PEDESTAL INLET DETAIL

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



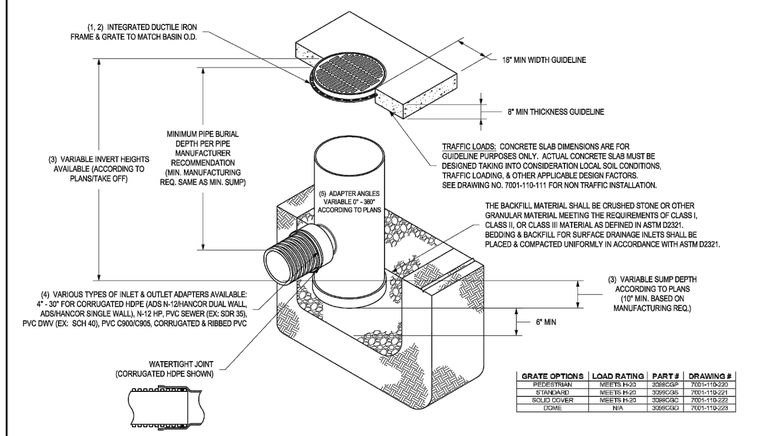
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2496CGP	7001-110-216
STANDARD	MEETS H-20	2496CGR	7001-110-217
SOLID COVER	MEETS H-25	2496CGC	7001-110-218
DOME	N/A	2496CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401CI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-3443 FAX (770) 932-2400 www.nyloplastusa.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-14-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-192	REV E

NYLOPLAST 30" DRAIN BASIN: 2830AG _ _X



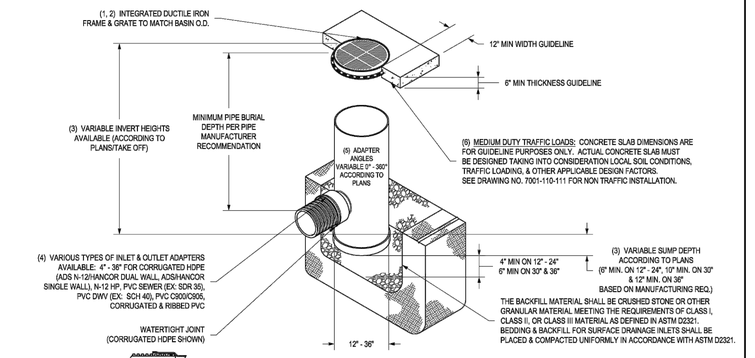
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	3096CGP	7001-110-220
STANDARD	MEETS H-20	3096CGS	7001-110-221
SOLID COVER	MEETS H-25	3096CGC	7001-110-222
DOME	N/A	3096CGD	7001-110-223

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-3443 FAX (770) 932-2400 www.nyloplastusa.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-14-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-193	REV G

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



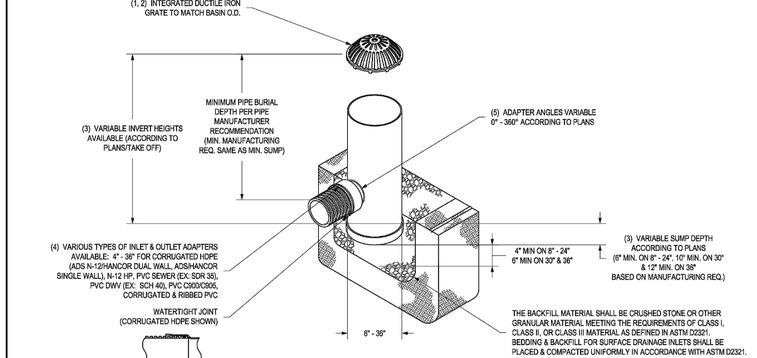
1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY EBC	MATERIAL PVC	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-3443 FAX (770) 932-2400 www.nyloplastusa.com
DATE 4-30-07			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH PEDESTRIAN GRATE QUICK SPEC INSTALLATION DETAIL
DATE 06-12-18			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-283	REV E

PEDESTRIAN GRATE
TO BE UTILIZED WITH NYLOPLAST
STRUCTURES IN HARDSCAPE AREAS

NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-3443 FAX (770) 932-2400 www.nyloplastusa.com
DATE 03-25-10			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL
DATE 06-12-18			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-397	REV E

DOME GRATE
TO BE UTILIZED WITH NYLOPLAST
STRUCTURES IN GRASS AREAS

Know what's below. Call before you dig.

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 03/17/25

Group
BAILEYCIVIL
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

FOR KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE CONSTRUCTION DETAILS

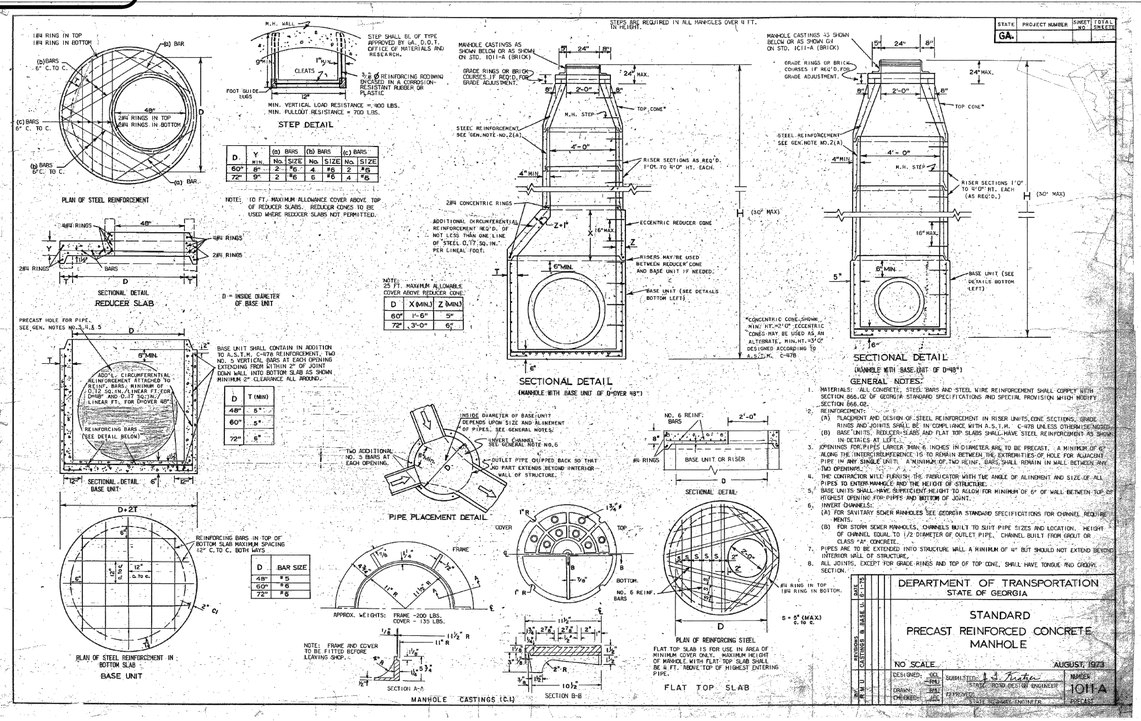
SHEET NUMBER C702

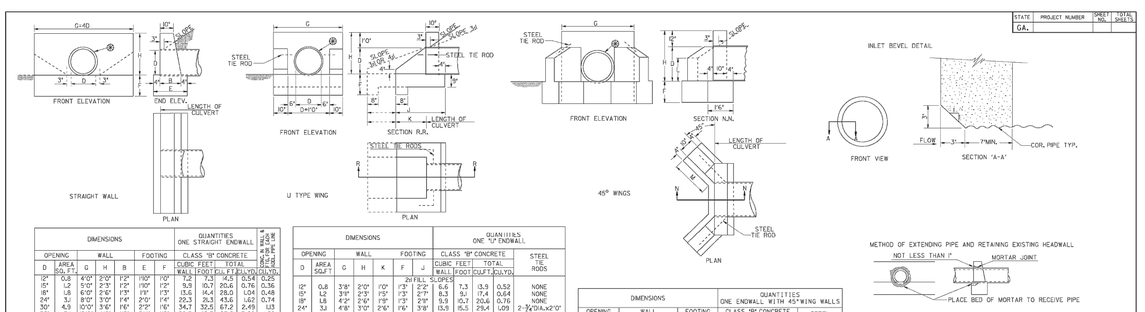
PROJECT NUMBER 24114

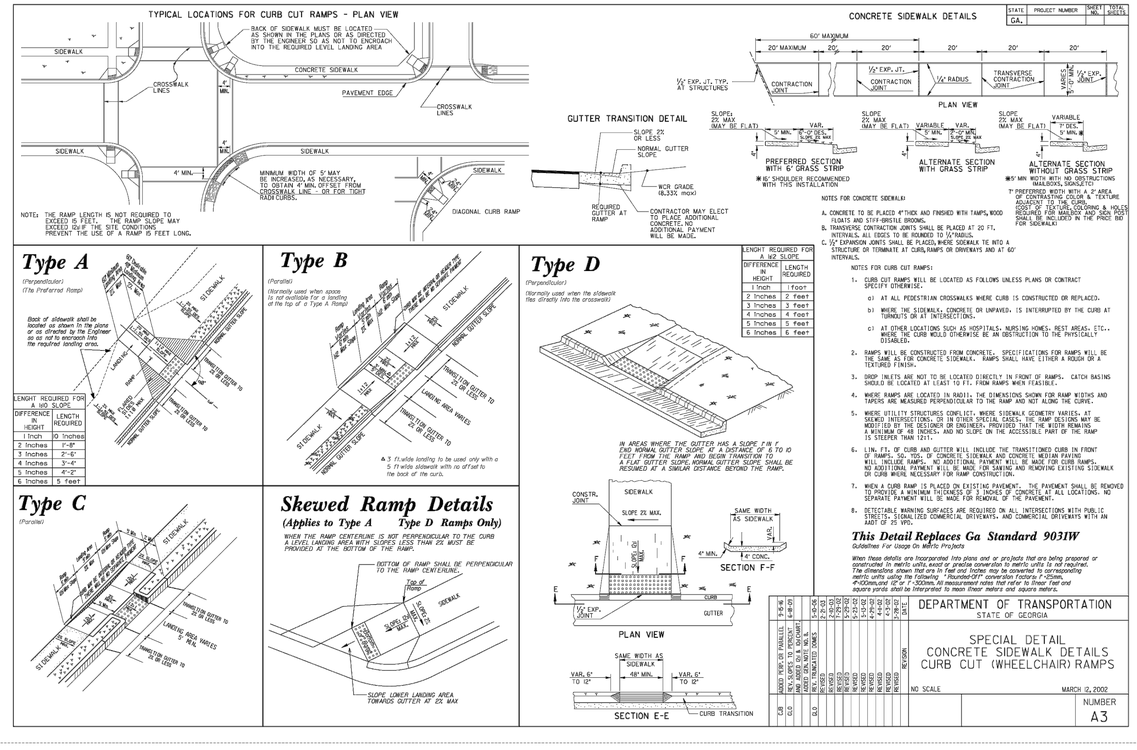
DATE MARCH 17TH, 2025

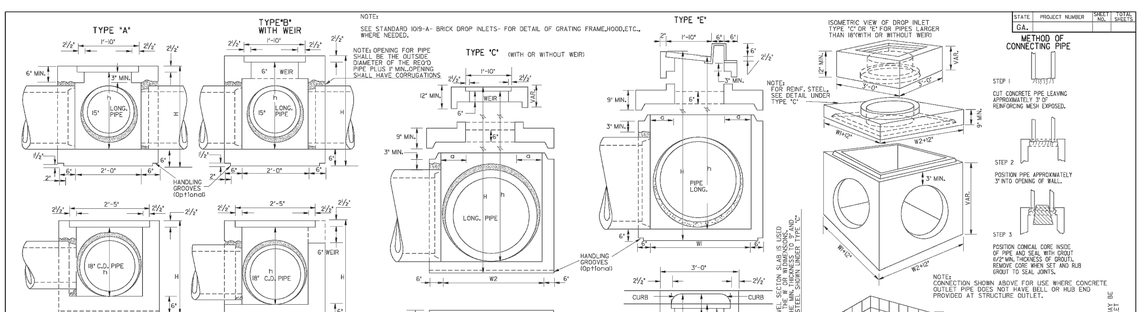
REVISIONS

811 Know what's below. Call before you dig.









FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C703

PROJECT NUMBER
24114

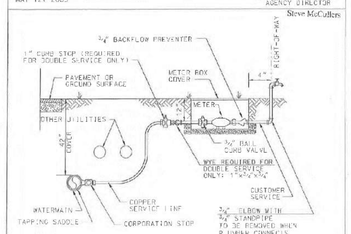
DATE
MARCH 17TH, 2025

REVISIONS

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY
Group BAILEYcivil
P.O. Box 4392 Cartersville, Ga 30120
678.925.6003 baileycivilgroup.com

DETAIL 02713-14A
COBB COUNTY WATER SYSTEM
¾" WATER METER INSTALLATION (TYPICAL SECTION)

MAY 12, 2005 — AGENCY DIRECTOR — Steve McCullers

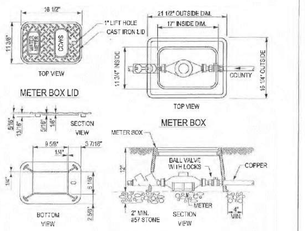


NOTE:
1. FITTINGS TO METER TO BE FLARED FITTINGS; PAST METER TO BE THREADED.
2. DOUBLE SERVICE NOT ALLOWED ABOVE ELEVATION 1140.

DESCRIPTION	SINGLE SERVICE	DOUBLE SERVICE
METER	¾"	(2)¾"
CORPORATION STOP	¾"	1"
COPPER SERVICE LINE	¾"	1"
CURB STOP	¾"	(2)¾"
CURB STRAP TAPPING SADDLE	¾"	1"
BALL CURB STOP	¾"	(2)¾"

DETAIL 02713-14C
COBB COUNTY WATER SYSTEM
3/4" & 1" WATER METER BOX & LID DETAIL

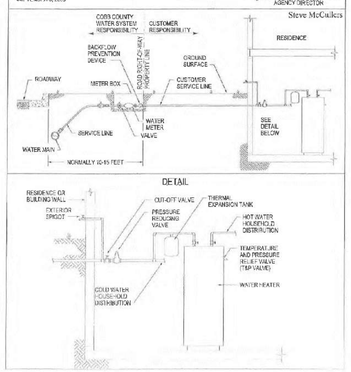
SEPTEMBER 10, 2007 — AGENCY DIRECTOR — Steve McCullers



NOTE:
1. METER BOX LID TO BE CAST IRON - (WESTAR MFG. CO. OR APPROVED EQUIVALENT)
2. METER BOX TO BE NDS D1020 OR APPROVED EQUIVALENT.

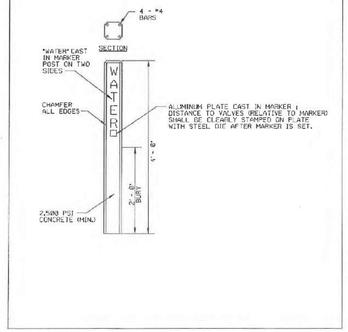
DETAIL 02713-50
COBB COUNTY WATER SYSTEM
ILLUSTRATION OF TYPICAL RESIDENTIAL WATER SUPPLY

SEPTEMBER 8, 2010 — AGENCY DIRECTOR — Steve McCullers



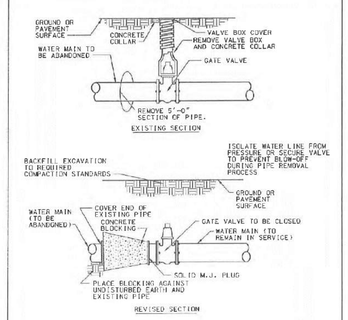
DETAIL 02713-5
COBB COUNTY WATER SYSTEM
CONCRETE VALVE MARKER

AUGUST 7, 2001 — AGENCY DIRECTOR



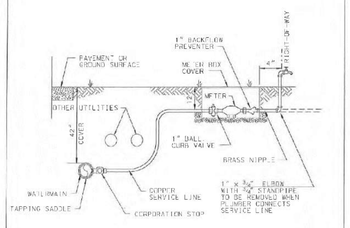
DETAIL 02713-6
COBB COUNTY WATER SYSTEM
LINE ABANDONMENT AT VALVE

AUGUST 7, 2001 — AGENCY DIRECTOR



DETAIL 02713-14B
COBB COUNTY WATER SYSTEM
1" WATER METER INSTALLATION (TYPICAL SECTION)

MAY 12, 2005 — AGENCY DIRECTOR — Steve McCullers



NOTE: FITTINGS TO METER TO BE FLARED FITTINGS PAST METER TO BE THREADED

DETAIL 02713-2
COBB COUNTY WATER SYSTEM
FIRE HYDRANT INSTALLATION (SUBDIVISION STANDARD)

AUGUST 7, 2001 — AGENCY DIRECTOR

DETAIL 02713-4
COBB COUNTY WATER SYSTEM
VALVE INSTALLATION

JULY 9, 2008 — AGENCY DIRECTOR — Steve McCullers

DETAIL 02713-23
COBB COUNTY WATER SYSTEM
¾" THRU 10" METER INSTALLATION INFORMATION

OCTOBER 26, 2010 — AGENCY DIRECTOR — Steve McCullers

METER SIZE ¾" - 10" IN INCHES	RESIDENTIAL	COMMERCIAL	SPECIAL APPLICATION (SEE NOTE 4)	TEMPORARY	PERMANENT CONNECTION	SIZE OF METER BOX IN INCHES (OUTSIDE DIMS.) W x L x D	SIZE OF METER VAULT IN FEET (OUTSIDE DIM.) W x L x D	LOCK (SEE NOTE 5)	REQUIRED EASEMENT IN FEET W x L
¾" x ¾" - 1"	X		Y	X	Y	14 x 20½ x 18		#1	NONE
1" x ¾"		X		X	Y	14 x 20½ x 18		#1	5' x 4'
1"	X		X	X	Y	14 x 20½ x 18		#1	NONE
1"		X	X	X	Y	14 x 20½ x 18		#1	5' x 4'
1½"	X		X	X	Y	17 x 36 x 18		#2	5 x 4
1½"		X	X	X	Y	17 x 36 x 18		#2	5 x 4
2" x DBT	X		X	X	Y	24 x 36 x 18		#2	5 x 4
2" x DBT		X	X	X	Y	24 x 36 x 18		#2	5 x 6
3" x DBT	X		X	X	Y		5 x 8 x 5½	A	5 x 10
4" x DBT	X		Y	Y			5 x 8 x 5½	A	5 x 10
3" DC	X			X	Y		5 x 8 x 5½	A	5 x 10
3" Fire x 1.5" or 2"	X		X	X	Y		11 x 13 x 5½	A	11 x 15
3" DC	X			X	Y		11 x 13 x 5½	A	11 x 15
4" Fire x 2"	X		X	X	Y		17 x 13.5 x 5½	A	11 x 15
10" DC	X			X	Y		11 x 13 x 5½	Q	15 x 17
10" Fire x 2"	X		X	X	Y		11 x 13 x 5½	Q	15 x 17

KEY: WITH 2" BYPASS LINE
DC — DOUBLE CHECK VALVE ASSEMBLY (VAULT NO BYPASS LINE & FIRE PROTECTION ONLY)
SFM x 1.5 or 2 — TURBO METER ASSEMBLY WITH 1.5" OR 2" SIZE OF METER IN SERVICE LINE METER.
1.5" or 2" SIZE OF METER IN SERVICE LINE METER.
ALL PIPE METERS INCLUDE 6" BYPASS LINE.

NOTES:
#C — STANDARD 17" x 17" METER BOX
#D — STANDARD 24" x 36" METER BOX
A — 4'-0" x 5'-0" x 6'-0" CONCRETE VAULT WITH LID. WATER 5' 0"W x 5' 0"L x 6'-0" DEEP.
B — 4'-0" x 10'-0" x 6'-0" CONCRETE VAULT WITH LID. WATER 5'-0"W x 11'-0"L x 6'-0" DEEP.
C — 10'-0" x 14'-0" x 6'-0" CONCRETE VAULT WITH LID. WATER 11'-0"W x 15'-0"L x 6'-0" DEEP.

MINIMUM EASEMENT 30'w x 4' - 5'w COVERS 1 FOOTAGE ALONG RIGHT OF WAY
4 FEET FOOTAGE PERPENDICULAR TO RIGHT OF WAY.

* CONS'N IS TO PROVIDE "SIGNS 1" DIAMETER OR SMALLER TO BE INSTALLED WITH RESIDENTIAL 3/4" AND 1" METER INSTALLATIONS.

DETAIL 02713-13
COBB COUNTY WATER SYSTEM
WATER METER LOCATION FOR SUBDIVISION (TYPICAL PLAN)

SEPTEMBER 27, 2001 — AGENCY DIRECTOR

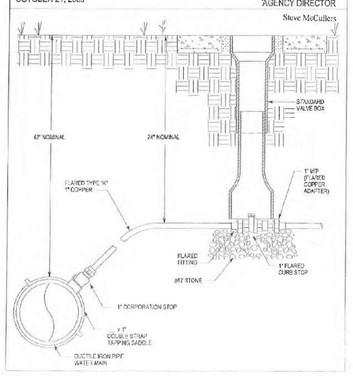
NOTE: DOUBLE SERVICE NOT ALLOWED ABOVE ELEVATION 1140.

DETAIL 02713-31
COBB COUNTY WATER SYSTEM
WATER MAIN IN STREET INSTALLATION

FEBRUARY 14, 2003 — AGENCY DIRECTOR — Steve McCullers

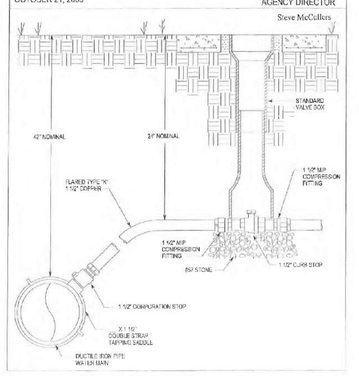
DETAIL 02713-11(C)
COBB COUNTY WATER SYSTEM
CURB STOP VALVING FOR 1" COPPER WATER MAIN

OCTOBER 21, 2009 — AGENCY DIRECTOR — Steve McCullers



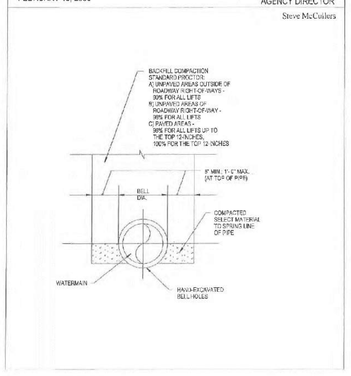
DETAIL 02713-11(D)
COBB COUNTY WATER SYSTEM
CURB STOP VALVING FOR 1 1/2" COPPER WATER MAIN

OCTOBER 21, 2009 — AGENCY DIRECTOR — Steve McCullers



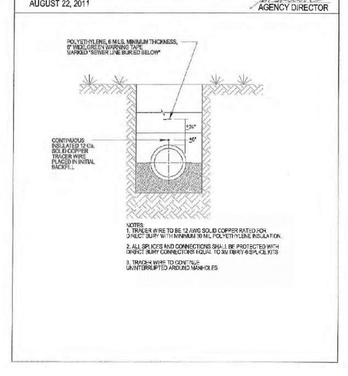
DETAIL 02713-1
COBB COUNTY WATER SYSTEM
WATER MAIN TRENCH DETAIL

FEBRUARY 15, 2006 — AGENCY DIRECTOR — Steve McCullers



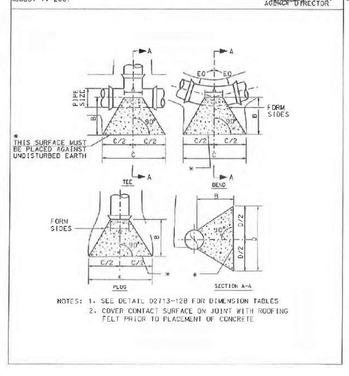
DETAIL 02722-4A
COBB COUNTY WATER SYSTEM
UTILITY TRACER

AUGUST 22, 2011 — AGENCY DIRECTOR



DETAIL 02713-12(A)
COBB COUNTY WATER SYSTEM
THRUST BLOCKING

AUGUST 7, 2001 — AGENCY DIRECTOR



NOTES: 1. SEE DETAIL 02713-12B FOR DIMENSION TABLES
2. COVER CONTACT SURFACE ON JOINT WITH ROOFING FELT PRIOR TO PLACEMENT OF CONCRETE

DETAIL 02713-12(B)
COBB COUNTY WATER SYSTEM
THRUST BLOCK DIMENSIONS

AUGUST 7, 2001 — AGENCY DIRECTOR

FITTING	PIPE DIA (IN)	THRUST	ALLOW.	DIM.	DIM (1)	APPROX. WT. (LBS.)	REQUIRED AREA (SQ. FT.)	BEARING THRUST (LBS.)
90° BEND	6	1.6	1.6	3.9	2.4	0.30	0.3	10,000
	8	2.8	1.6	3.9	2.4	0.30	0.3	10,000
	10	4.4	1.6	4.3	2.8	0.30	0.4	10,000
	12	6.3	1.6	4.3	3.2	1.00	0.4	10,000
	14	8.6	1.6	4.3	3.5	1.00	0.5	10,000
	16	11.2	1.6	4.3	3.9	1.00	0.6	10,000
	18	14.2	1.6	4.3	4.3	1.00	0.7	10,000
	20	17.5	1.6	4.3	4.7	1.00	0.8	10,000
	24	25.2	1.6	4.3	5.5	1.00	1.0	10,000
45° BEND	6	0.8	1.6	3.9	2.4	0.30	0.3	10,000
	8	1.4	1.6	3.9	2.4	0.30	0.3	10,000
	10	2.2	1.6	4.3	2.8	0.30	0.4	10,000
	12	3.2	1.6	4.3	3.2	1.00	0.4	10,000
	14	4.3	1.6	4.3	3.5	1.00	0.5	10,000
	16	5.6	1.6	4.3	3.9	1.00	0.6	10,000
	18	7.1	1.6	4.3	4.3	1.00	0.7	10,000
	20	8.8	1.6	4.3	4.7	1.00	0.8	10,000
	24	12.6	1.6	4.3	5.5	1.00	1.0	10,000
22.5° BEND	6	0.4	1.6	3.9	2.4	0.30	0.3	10,000
	8	0.7	1.6	3.9	2.4	0.30	0.3	10,000
	10	1.1	1.6	4.3	2.8	0.30	0.4	10,000
	12	1.6	1.6	4.3	3.2	1.00	0.4	10,000
	14	2.2	1.6	4.3	3.5	1.00	0.5	10,000
	16	2.8	1.6	4.3	3.9	1.00	0.6	10,000
	18	3.6	1.6	4.3	4.3	1.00	0.7	10,000
	20	4.4	1.6	4.3	4.7	1.00	0.8	10,000
	24	6.3	1.6	4.3	5.5	1.00	1.0	10,000
11.25° BEND	6	0.2	1.6	3.9	2.4	0.30	0.3	10,000
	8	0.4	1.6	3.9	2.4	0.30	0.3	10,000
	10	0.6	1.6	4.3	2.8	0.30	0.4	10,000
	12	0.8	1.6	4.3	3.2	1.00	0.4	10,000
	14	1.1	1.6	4.3	3.5	1.00	0.5	10,000
	16	1.4	1.6	4.3	3.9	1.00	0.6	10,000
	18	1.8	1.6	4.3	4.3	1.00	0.7	10,000
	20	2.2	1.6	4.3	4.7	1.00	0.8	10,000
	24	3.2	1.6	4.3	5.5	1.00	1.0	10,000

Thrust Block Notes:
1. The dimensions and values in these tables are based on the following:
   a. Water main test pressure = 350 p.s.i.
   b. Horizontal bearing strength of soil = 2,000 p.s.f.
2. The bearing surface of the thrust block shall be placed against undisturbed soil. If this is not possible, the fill between the bearing surface and undisturbed soil shall be compacted to at least 95% Modified Proctor density.

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group BAILEYCIVIL
P.O. Box 4392 — Cartersville, Ga 30120
678.925.6003 — baileycivilgroup.com

811 Know what's below. Call before you dig.

FOR KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

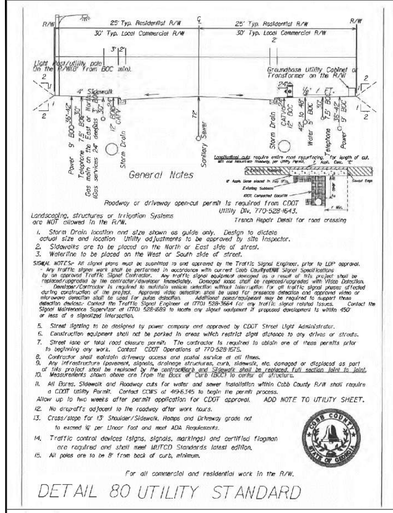
SHEET TITLE CONSTRUCTION DETAILS

SHEET NUMBER C704

PROJECT NUMBER 24114

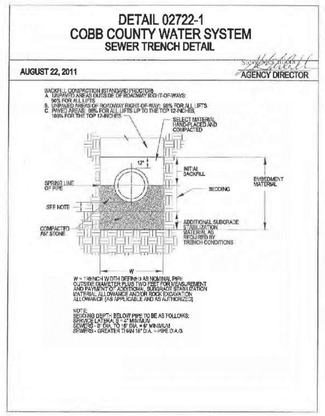
DATE MARCH 17TH, 2025

REVISIONS



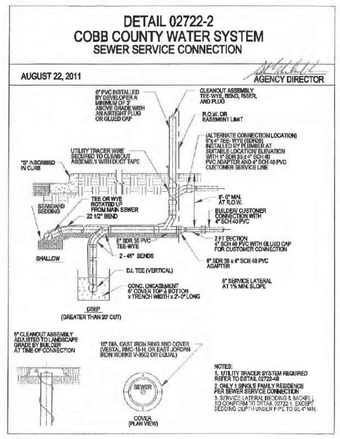
DETAIL 02722-1
COBB COUNTY WATER SYSTEM
SEWER TRENCH DETAIL

AUGUST 22, 2011 — AGENCY DIRECTOR



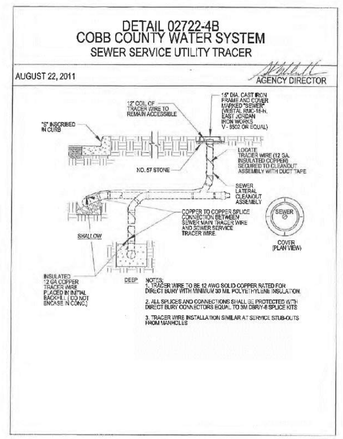
DETAIL 02722-2
COBB COUNTY WATER SYSTEM
SEWER SERVICE CONNECTION

AUGUST 22, 2011 — AGENCY DIRECTOR



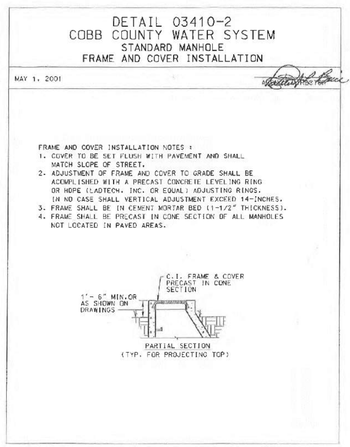
DETAIL 02722-4B
COBB COUNTY WATER SYSTEM
SEWER SERVICE UTILITY TRACER

AUGUST 22, 2011 — AGENCY DIRECTOR



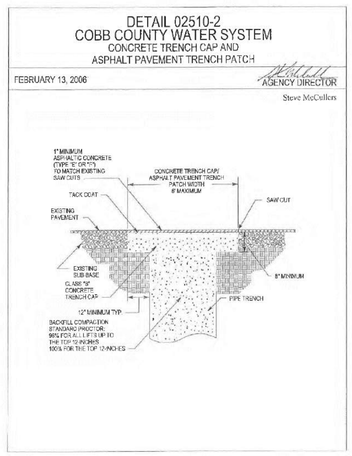
DETAIL 03410-2
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE
FRAME AND COVER INSTALLATION

MAY 1, 2001 — AGENCY DIRECTOR



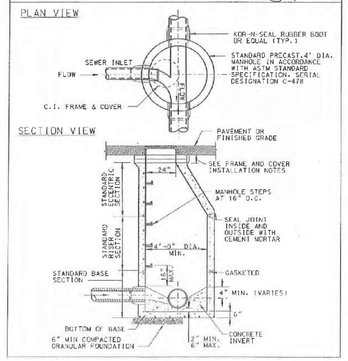
DETAIL 02510-2
COBB COUNTY WATER SYSTEM
CONCRETE TRENCH CAP AND
ASPHALT PAVEMENT TRENCH PATCH

FEBRUARY 13, 2006 — AGENCY DIRECTOR
Steve McCollars



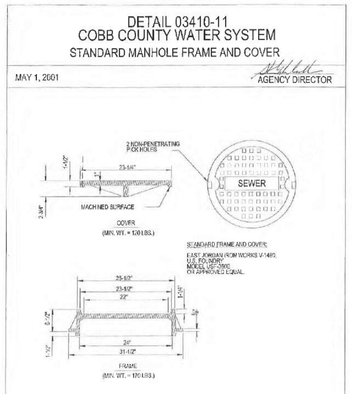
DETAIL 03410-1
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE
(< 20 DEPTH)

MAY 1, 2001 — AGENCY DIRECTOR



DETAIL 03410-11
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE FRAME AND COVER

MAY 1, 2001 — AGENCY DIRECTOR



GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Group
BAILEYcivil
P.O. Box 4392 · Cartersville, Ga 30120
678.925.6003 · baileycivilgroup.com

811 Know what's below. Call before you dig.

FOR
KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
WOODSTOCK, GA 30189

PROJECT
CHEROKEE STREET
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C705

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS