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

Historic Preservation Commission
Meeting Agenda
February 20, 2026 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. **Election of Officers**
3. **Approval of the Meeting Minutes**
   A. **Approval of Meeting Minutes:** December 19, 2025
4. **Financial Report**
5. **Old Business**
   A. **Addition: 2976 N. Main Street**
   Consideration of approval for a Certificate of Appropriateness application submitted by Kristin and Dane Thomas for an addition to the existing house located at 2976 N. Main St (2001390060). Case #COA2025-09A
6. **New Business**
   A. **New Construction: 1947, 1949, 1951 & 1955 Galt Commons**
   Consideration for approval of a certificate of appropriateness application submitted by Riversbend Construction, Inc. for the construction of five houses located at 1947, 1949, 1951, 1953, & 1955 Galt Commons (20012904920, 20012904910, 20012904900, 20012904890, 20012904880). Case #COA2026-01
   B. **Central Business District Project Application: 3033, 3045, & 3059 Cherokee Street**
   Consideration to review the sixty (60) percent design submittal of a Central

Business District (CBD) project application submitted by Jason Kisz for the construction of a mixed-use development at 3033, 3045, & 3059 Cherokee Street (20012900960, 20012900950, 20012900940). Case #CBD2024-03

7. **COAA Approval by City Staff and HPC Chair**

   A. COAA2025-23 - 2908 Moon Station Road

   B. COAA2026-01 - 2255 Lewis Street

8. **Discussion**

9. **Public Comments**

10. **Staff Comment**

11. **Adjourn**

The next scheduled meeting of the Historic Preservation Commission will be Friday, March 20, 2026, 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)
December 19, 2025
8:00 AM

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1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:00 a.m.
Roll Call: Patrick Gallagher, Kevin Whipple, Rachel Butler, Andrew Bramlett, Sharon Blandford, and Thomas Neaves
Staff Present: Chanelle Campbell (Planning & Zoning Administrator) and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: None

2. Approval of the Meeting Minutes

A. **Approval of Meeting Minutes:** November 21, 2025

Chairman Gallagher called for a motion.
Motion to approve by Commissioner Neaves
Seconded by Commissioner Blandford
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 5-0. Motion carried.

3. Financial Report

Ms. Chanelle Campbell presented the financial report. As with previous meetings, the financial budget remains the same at $23,398. These funds are available for use by the Historic Preservation Commission (HPC) for projects.

Chairman Gallagher called for a motion.
Motion to approve by Commissioner Bramlett
Seconded by Commissioner Butler
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 5-0. Motion carried.

4. Old Business

5. New Business

A. Discussion Only: Ethos Preservation Historic Design Standard and Ordinance Recommendations

Ms. Chanelle Campbell introduced the agenda items for discussion. The two discussion items include the Ethos Standards, which are an update to the Historic Design Standards completed in 2023, and the updated historic district map. The purpose of the discussion was to review the documents and provide questions, comments, and feedback. Ms. Campbell explained that the results of the discussion would be

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incorporated into the documents and used to conduct a public hearing or town hall meeting to receive feedback from the public. After public comment, the documents would then go before Mayor and Council for official adoption. Ms. Campbell thanked Commissioners that sent in comments and reiterated that the discussion was an opportunity to dissect and review concerns about the proposed changes.

Ms. Campbell refreshed the Commissioners on the proposed changes to the Historic District Design Standards and ordinance sections relating to the Historic District and HPC. She explained that Ethos Preservation completed work in 2023 and that a representative from Ethos Preservation discussed the proposed updates with the HPC in 2024. Ethos Preservation reviewed the Historic District Design Standards to ensure they matched statewide historic district requirements, and to consolidate the ordinance, and to address gaps and overlaps between the Central Business District (CBD) standards and the Historic District standards. Ethos Preservation found repetitive and verbose language in the Design Standards and made suggestions to make the Standards more digestible for Commissioners, staff, and the public. Ms. Campbell opened the floor for discussion.

Ms. Campbell asked the Commissioners to discuss non-historic properties within the historic district. She explained that because the historic district boundaries are so broad, there are non-historic properties within the historic district that have to come through the historic review process. Commissioner Butler asked if the historic district map was available. Vice Chair Whipple sought clarification as to whether the map shown was the new historic district map or the old historic district map. Ms. Campbell responded that the map was the result of the survey completed by Kennesaw State University (KSU). Vice Chair Whipple asked if the intent was to reduce the historic district boundaries. Ms. Campbell responded in the affirmative. She stated that changes to the historic boundaries would not be made by staff alone and would involve town halls. She explained that the survey findings indicated that not many historic parcels remained in the historic district. Ms. Campbell relayed that another consultant, New South, proposed combining the neighborhood-specific historic districts into a single historic district. Another option, provided by the Department of Community Affairs (DCA), would be to remove the historic district and instead designate specific properties as local landmarks, which would be historic properties subject to the HPC review process. Vice Chair Whipple commented that he knew the HPC receives applications to review roof and deck replacements from the Cherokee Ridge Trail subdivision, which is not historic but within the historic district. He agreed with removing individual historic districts to an extent but advised that the district should be contiguous along major arterial roads. Vice Chair Whipple suggested that the HPC should maintain the ability to regulate new construction or alterations on non-historic properties that are adjacent to historic properties to ensure continuity along street fronts. He added that some areas can be removed from the district because an undue burden is being placed on residents that are not in an actual historic area. Commissioner Bramlett agreed and stated that he preferred the district idea to the landmarks concept. He expressed that the idea of arterial connections made sense. He noted that there are gaps in the current historic district map where non-historic properties are located, and expressed

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that it would be beneficial for the HPC to have oversight of the properties given their proximity to downtown Kennesaw.

Vice Chair Whipple commented that the packet noted an attempt to align the code requirements of the CBD and the historic district so they do not compete with each other. He asked if the historic district requirements will be stricter than the CBD requirements and if the historic district requirements would override the CBD requirements. Ms. Campbell responded that the HPC requirements are stricter requirements that superseded the CBD requirements in the recommendations. Vice Chair Whipple commented that incorporating CBD properties into the historic district made sense given that the Design Standards would supersede the CBD ordinance measures. Commissioner Bramlett commented that there is a hole in the historic district map north of Lewis Street. He expressed that including the area would be preferable because it is completely surrounded by the historic district.

Commissioner Bramlett commented that there was a property identified as historic outside the historic district boundaries on Hampton Court. He asked if staff knew why the property was included. Ms. Campbell responded that staff was working with DCA and KSU to identify the property. To her knowledge, the property is just a house. Ms. Campbell explained that staff was trying to gain clarification on about five properties from the KSU survey. She stated that the HPC would be notified once results were finalized.

Commissioner Neaves sought clarification on whether there was a discussion to get rid of the districts and replace them with parcel-specific historic designations. Ms. Campbell responded that the topic was not explicitly discussed, but was an option provided by DCA. Ms. Campbell reiterated that the goal was not to eliminate the historic district, as it is needed to maintain Certified Local Government status.

Commissioner Neaves agreed that neighborhoods like Cherokee Ridge Trail located off main corridors with no identified historic structures should be revised out of the historic district. He supported retaining the historic district structure instead of using a parcel-specific historic designation because the parcel-specific option could lead to a non-cohesive streetscape.

Vice Chair Whipple asked what the determination was from Ethos Preservation and New South regarding the Camp McDonald area. Ms. Campbell shared that the consultants stated the area was non-existent and should be removed. Vice Chair Whipple commented that the Adams Park area in the historic district was a large chunk that could be removed and suggested that the district lines could be adjusted to follow Watts Drive, which has some historic properties.

Vice Chair Whipple asked if there was a new historic district map. Ms. Campbell responded that there was no new map yet and that the items presented were preliminary findings. She explained the map would have to go through the official adoption process, which would include a town hall meeting.

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Vice Chair Whipple explained some of the history on the efforts to combine and consolidate the historic district. He stated that there were originally multiple districts within the historic district. During a city signage update, the HPC was tasked with identifying way points for each district to assist residents, building officials, code enforcement inspectors, and relators in identifying the location of the historic districts.The discussion of merging the districts into a single, more defined historic district was to help simplify the process.

Ms. Campbell shared that New South suggested combining the districts to eliminate confusion. She explained that the districts are not currently consolidated and that areas like North Main Street and Big Shanty were assigned specific character details, which makes a cohesive interpretation of the historic district difficult. Ms. Campbell commented that a consolidated district would make it easier for people to understand the boundaries and regulations of the historic districts.

Commissioner Bramlett commented that the Pine Hill Drive neighborhood off of Big Shanty Road has many homes older than 50 years. He asked what the commissioners' thoughts were about adding the area to the historic district given that the structures are older than 50 years but were not recorded on the survey as historic properties. Ms. Campbell responded that expanding the district would require an additional survey to identify historic properties followed by a new map adoption. She explained that the survey completed by KSU was within the existing historic district boundaries.

Commissioner Butler asked if there was a future road system map available to review; she asked whether any parts of the historic district would be affected by new roads. Ms. Campbell responded that she had not been updated on any new road systems, but was aware of projects for Sardis Street and Cherokee Street. She stated that she could find out if there were any updates and provide the information.

Vice Chair Whipple commented that the current discussion involves shrinking the historic district due to a loss of properties, road improvements, and growth. He suggested a phased approach where the current phase involves updating the Design Standards to reduce confusion and redefine the historic district. He agreed with Commissioner Bramlett that there should be a phase two, which would involve extending the survey to get more information for the Commission. He expressed that he wanted to grow the historic district without placing an undue burden on longtime homeowners and wanted to select an age criteria for historic structures that balanced the two objectives. Ms. Campbell responded that she agreed phasing would be the best approach. She noted that phasing would allow the Commission to see how the updates impact the community and the historic district before assessing how to grow the historic district. Vice Chair Whipple suggested that adding specific area like Pine Hill Circle could be a move independent of the district updates. Vice Chair Whipple recommended that outreach and engagement to specific neighborhoods should involve more intimate, smaller town halls for areas that might be added to the historic district. Ms. Campbell asked the Commission to take into consideration the number of pending projects

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including the City's comprehensive plan, which could impact the ability to pursue additional projects. She explained that the current goal was to preserve the identified historic resources and use the existing documentation to create a cohesive vision and goal for historic preservation in Kennesaw.

Vice Chair Whipple commented that the Commission needed to take a detailed look at demolitions with the updates, including what requirements should be placed on applicants for demolition. He advised that the HPC should require more documentation to support demolition, including information on what will replace the demolished structure and a timeline for new construction. He asked if staff could research what other historic districts require for demolitions and relocations to ensure that demolition is a last resort. Ms. Campbell explained that the completion of the historic district survey means the City is now qualified for funding as a category two Certified Local Government (CLG). Ms. Campbell expressed that funding access is an opportunity to consider how the HPC can assist with rehabilitating structures before they reach the point of demolition. She asked the Board to consider how funding the City has acces to can be used to help preserve structures.

Commissioner Neaves asked what level of design review was required for properties outside the historic district but within the CBD and how the level of review compares to the Historic District Design Standards. Ms. Campbell responded that the CBD tends to be more lenient compared to the Design Standards. She also explained that the CBD district tries to be compatible with the historic district, which is why non-historic structures in the CBD need to be reviewed by the HPC for alignment with the historic district. Commissioner Butler provided examples of differences between the Design Standards and the CBD regulations with fence height and building height restrictions. Vice Chair Whipple commented that the height limitation in the Design Standards has been adjusted so often that it is virtually non-existent. He hoped the updates could clean up the height requirements, so the Commission can evaluate projects based solely on the Design Standards.

Commissioner Neaves commented that he asked about the level of design review for the CBD because non-historic buildings along South Main Street impact the look and feel of historic buildings in Downtown Kennesaw. Commissioner Neaves expressed that people may come to Downtown Kennesaw believing that a property is within a historic area when it is instead subject to much less stringent regulation. Ms. Campbell responded that staff has been trying to rectify discrepancies between the CBD and Historic District Design Standards. She explained it was a difficult balance because there is a limit on what restraints can be placed on a property outside of the historic district. Ms. Campbell expressed hopes that the Design Standards rewrite and comprehensive plan would help clarify what the historic district should look and feel like in the context of Kennesaw.

Vice Chair Whipple asked if the request for proposal the HPC reviewed for the Livable Centers Initiative (LCI) included generating a form-based code. Ms. Campbell responded that the form-based code was for Cobb Parkway. Vice Chair Whipple asked

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if the goal of the LCI was to create a gateway into Kennesaw. Ms. Campbell responded in the affirmative. She explained that part of the project would cover placemaking and having designated areas that could be used for the identity of Kennesaw.

Vice Chair Whipple commented that in the past, CBD projects that were not in the historic district were required to be reviewed by the HPC. Vice Chair Whipple was skeptical about how much the HPC's comments were taken into account in the CBD review process. He commented that the HPC's concerns were usually about being cognizant of neighboring properties with regard to building height, fence height, and potential impacts on historic structures during construction activity. Vice Chair Whipple questioned whether placing CBD properties in the historic district would place an undue burden on the properties, but noted that it would allow the HPC oversight to create a more cohesive district. Commissioner Bramlett asked if CBD cases would still come before the HPC. Ms. Cambell responded in the affirmative.

Ms. Campbell stated that Ethos Preservation's review also covered building materials. She referenced section H of the recommended revisions provided by Ethos Preservation, which stated: "The use of hardiplank as an approved material on a historic building is not appropriate and is not consistent with preservation best practices. It is appropriate on new buildings or on new additions to historic buildings. Remove this as a permitted material on historic buildings". She asked the Commissioners for their thoughts and comments on the suggested revision. Commissioner Bramlett asked if the HPC had allowed hardiplank for the last few years. He commented that he thought the Commission discussed the material due to state requirements. Chairman Gallagher commented that the HPC had previously allowed hardiplank. He explained that the material was the closest available option to wood. Vice Chair Whipple commented that hardiplank is still an acceptable material for additions. He stated that alterations to historic buildings require wood siding. He noted that requiring wood creates challenges because wood siding is often in poor shape and requires significant repair. He believed that the intent of the Design Standards is to limit hardiplank to new construction and additions to existing historic structures. Vice Chair Whipple stated that wood would still be one of the allowable materials for rehabilitation. Commissioner Butler asked if the HPC needed to vote on the siding measure. Ms. Campbell responded that a vote was not needed as the item was for discussion only. Vice Chair Whipple asked Commissioners if they were in agreement that existing wood siding would need to be maintained or replaced in link kind with wood siding instead of hardiplank or similar cement siding. Commissioner Butler agreed. Vice Chair Whipple commented that the HPC could ask Ethos Preservation for more information about the hardiplank recommendation if needed. Commissioner Neaves agreed with Vice Chair Whipple's comments about hardiplank siding. Ms. Campbell commented that the document was sent out to Commissioners for review because they are more familiar with what occurs within city limits. She noted that Ethos's comments were based on its history as a consultant. Ms. Campbell explained that this was an example of why staff wanted the HPC to review the recommendations to ensure that they align with the City's goals for the historic district. Commissioner Neaves asked if Mayor and Council could override the HPC if they voted not to allow someone to have hardiplank siding. Ms.

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Campbell responded that Mayor and Council could override the HPC. She noted that the session was in part to ensure any recommenced updates were grounded in actual requirements by the governing historic body within the state. Commissioner Neaves commented that he wanted to ensure there was a relief mechanism built into the process so an applicant could appeal their case to Mayor and Council if they were denied by the HPC. Ms. Campbell responded that anyone has the right to appeal denials to Mayor and Council. She explained that Mayor and Council would use the same documentation as the HPC to review the case. Chairman Gallagher explained that an applicant would need a variance from Mayor and Council to go outside of the Standards.

Commissioner Neaves commented that the agenda packet included a recommendation to remove the COA application submittal requirements from chapter one of the design standards and instead place the requirements exclusively on the COA application. He stated he did not agree with the recommendation because applications typically reference the adopted documents when justifying required materials. Vice Chair Whipple commented that design professionals use documents like the Design Standards to determine requirements for a particular property. He stated that having the required documents outlined in the Design Standards works as a cheat sheet for design professionals. He noted that the application requirements in the standards could be reduced, but expressed that the standards need to direct design professionals and residents through the application process without having to call Planning and Zoning. Ms. Campbell commented that based on the comments by Ethos Preservation, the recommendation to remove the application requirements was to allow application updates without legislative action. She explained that with the requirements outlined in the Historic Design Standards, any changes have to go through a lengthy process. Outlining the requirements on an application would allow staff the flexibility to change the application requirements in response to any changes in state requirements. Commissioner Neaves understood the value of having the flexibility to update applications without legislative action. He explained that he has come across needing to justify an application requirement that is not in the regulations. He stated that it creates the potential for an applicant to ask about a requirement and having to answer that it was not based on regulation. Ms. Campbell responded that she understood the viewpoint. She explained that one option was to broadly outline the requirements in the standards and provide specifics on the application. Vice Chair Whipple commented that the information on the application requirements could be placed on the first few pages of the application. Ms. Campbell suggested there could be a comment in the requirements that stated "as outlined in the application" so the application would be tied to the Design Standards. She explained that the option would allow the application to be updated without legislative action. Commissioner Neaves suggested that language could be added stating that the application requirements were subject to approval by the Planning and Zoning Administrator.

Vice Chair Whipple stated that he saw comments about windows. He explained that windows have been one of the biggest contention points in the Standards. He commented that he saw a recommendation to allow alluminum windows instead of

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strictly wood windows. He noted that the Standards still only allow wood windows on new construction. He asked the Commissioners for their opinions on window materials. He thought that the issues with window materials were similar to the siding discussion. He advised that the HPC needed to decide on the distinction between material for rehabilitation, additions, and new construction. Commissioner Bramlett commented that the recommendations seem to allow clad windows only on new construction. Vice Chair Whipple sought clarification on whether revisions were proposed to the section on window materials. He asked if historic windows still needed to be wood. Commissioner Bramlett responded in the affirmative.

Ms. Campebll asked if there were any additional thoughts or notes. She stated that staff will continue to work on the updates based on the feedback received. She explained that the next step would be to conduct town hall meetings to provide updates to the public and allow an opportunity to provide feedback. Ms. Campbell stated that after town halls were completed, staff will bring the historic design standards to the HPC and the necessary boards for official adoption.

Vice Chair Whipple asked if a new historic district map would be completed before the town halls so residents would know whether they are in the updated historic district boundaries. Ms. Campbell responded that a revised map would be ready to present at the town halls. She stated that a revised map would be completed internally to avoid undue panic from the public. She explained that the map revisions will take the Commissioners' feedback into consideration. Ms. Campbell clarified that staff will provide the map to the HPC before it goes to the public. Commissioner Bramlett asked if there were any details on the timing of the town halls. Ms. Campbell responded that staff was hoping to have at least two town halls. She stated that a date had not been set for the town halls.

Chairman Gallagher asked if there was any further discussion. Ms. Campbell stated that there was no further discussion and that the discussion had been helpful. Chairman Gallagher asked if the floor needed to be open for public comments. Ms. Campbell responded that there was no public comment on discussion only items.

B. Discussion Only: Updated Historic District Map

6. COAA Approval by City Staff and HPC Chair

A. COAA2025-21 - 2893 N Main Street

This is a Certificate of Appropriateness for a vinyl and skate shop at 2893 North Main Street. The Certificate of Appropriateness application was submitted by Harrison Marcus on behalf of 41 South Creative for two signs. The application was administratively approved on December 2, 2025.

7. Discussion

Vice Chair Whipple asked if staff was still actively seeking applicants to join the Commission. Ms. Campbell responded in the affirmative. She stated that there is currently one vacancy on the HPC. She asked if Commissioners knew anyone with a

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background in historic preservation, architecture, engineering, or a similar field, to please direct them to staff. Commissioner Bramlett stated that someone reached out to him recently but he did not know if she was filling out the application.

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 8:54 a.m.

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CERTIFICATE OF APPROPRIATENESS APPLICATION

□ Application Fee: $50.00 □ Demolition Fee: $150.00

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

A Certificate of Appropriateness (COA) must be obtained from the **HPC** prior to the issuance of a building permit. If a building permit is applied for prior to the issuance of a Certificate of Appropriateness, the building permit will be denied.

Completed applications, along with the required documents, must be submitted to the Planning and Zoning Department through the **iWorq portal** located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting. No application will be reviewed or placed on the HPC meeting agenda unless all requirements are met.

The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

a. The surrounding development
b. The best interest of the community
c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

□ Material Specifications
□ Drawing of Sign with Dimensions and Colors to be used
□ Façade detail of fonts

Application for landscaping to include

□ Variety of trees and shrubs
□ Indicate size and location of plantings

Application for exterior renovations and additions to include

□ Existing conditions site plan depicting location of addition in relation to the existing property
□ Existing floor plan of building
□ Proposed floor plan of building including portions not to be altered
□ Elevations of all exterior façade of addition including relationship to existing building
□ Detail of trim to be utilized on façade
□ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
□ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. **NAME OF APPLICANT:** Kristin & Dane Thomas
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 2976 N Main St NW, Kennesaw, GA 30144

   _____

   (Home#)_____ (Cell#) [redacted] (Email) [redacted]

   PROPERTY ADDRESS: 2976 N Main St NW, Kennesaw, GA 30144

   Land Lot 139 Tax Parcel 20013900060 Lot Size 0.928 +/- acres

   Current zoning on property: R-20

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

   _____

   (Home#)_____ (Cell#) _____ (Email) _____

   NAME OF OWNER:

   Kristin & Dane Thomas

   (Home#)_____ (Cell#) _____ (Email) _____

3. **ACTIVITY**

- [ ] New Construction
- [ ] Demolition
- [ ] Awnings
- [ ] Fence
- [ ] Repairs or Alterations
- [ ] Landscaping
- [x] Exterior Architectural Features
- [ ] Exterior Environmental Feature Change
- [ ] Moving a Building
- [ ] Sign Erection
- [ ] Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Approval for addition on rear of property. Addition will connect to other previous addition of property, not not original historic home. Addition will include a new garage, as well as a flex room. Height of addition will mirror pitch and height of other roof pitches. Siding will be hardie plank along with vinyl windows and doors to match exisiting materials used in house. Will match current roofing.Addition will best mirror exisiting home.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with the Planning and Zoning Department through **iWorq portal** located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the Zoning Administrator. The appeal shall be on the application exactly as presented to the commission.

Kristin Thomas 10-28-25

Signature of Applicant **Date**

Signature of Owner **Date**

(If different from applicant, consenting to work to be performed on said property.

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

_____

Darryl Simmons (Application Deemed Complete)
Planning & Zoning Administrator Date: _____

_____

(Application Administratively Approved)
HPC Chair Date: _____

☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE:_____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

_____

_____

(May re-submit within 60 days)

POSTPONED/TABLED_____

Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

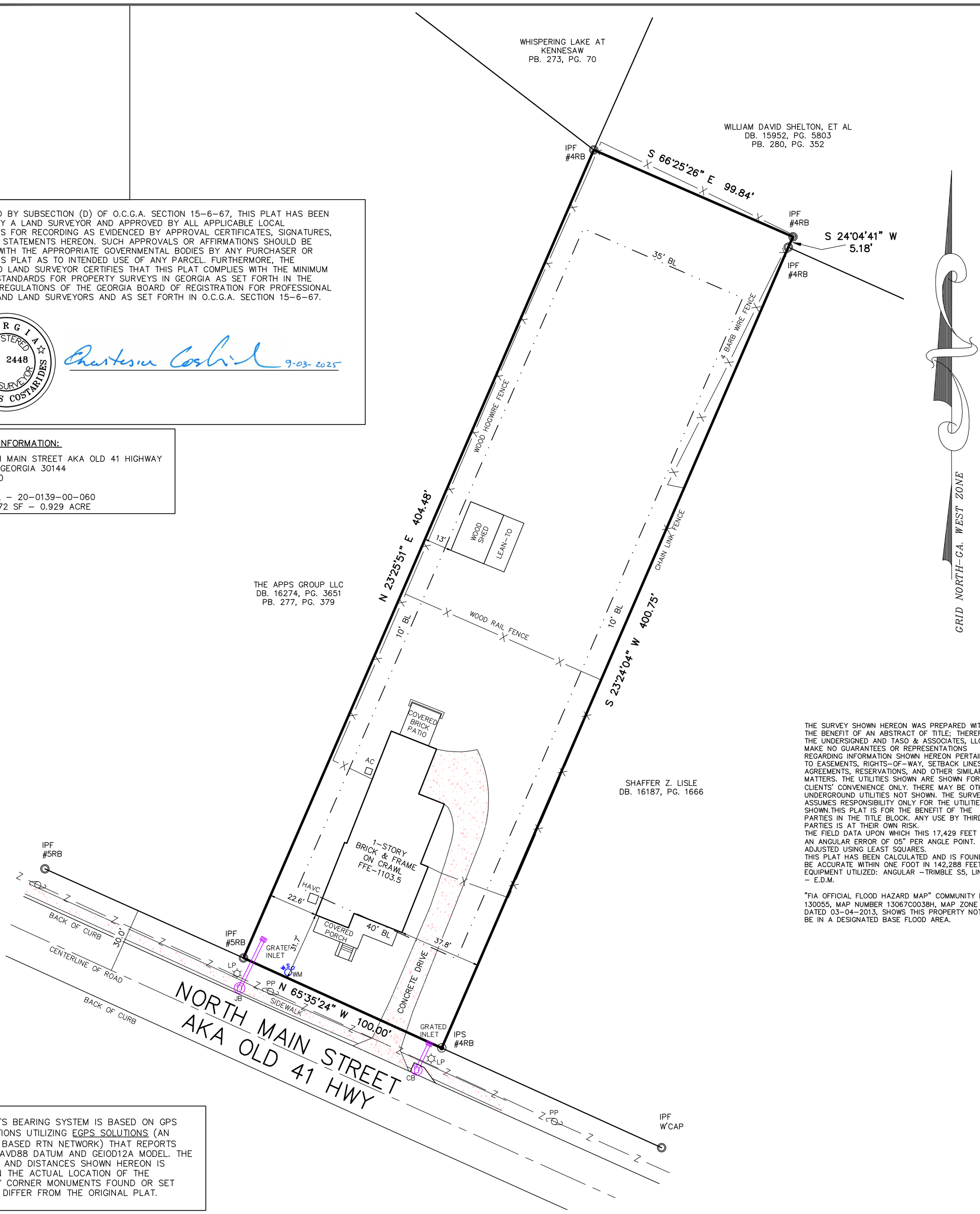
GEORGIA REGISTERED No. 2448 LAND SURVEYOR ANASTASIOS COSTARIDES

9-03-2025

PROPERTY INFORMATION:

2976 NORTH MAIN STREET AKA OLD 41 HIGHWAY
KENNESAW, GEORGIA 30144
ZONED R-20

TAX PARCEL - 20-0139-00-060
AREA: 40,472 SF - 0.929 ACRE



THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TASO & ASSOCIATES, LLC MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN.THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
THE FIELD DATA UPON WHICH THIS 17,429 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT. IT WAS ADJUSTED USING LEAST SQUARES.
THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 142,288 FEET.
EQUIPMENT UTILIZED: ANGULAR -TRIMBLE S5, LINEAR - E.D.M.

"FIA OFFICIAL FLOOD HAZARD MAP" COMMUNITY No. 130055, MAP NUMBER 13067C0038H, MAP ZONE 'X', DATED 03-04-2013, SHOWS THIS PROPERTY NOT TO BE IN A DESIGNATED BASE FLOOD AREA.

THIS PLATS BEARING SYSTEM IS BASED ON GPS OBSERVATIONS UTILIZING EGPS SOLUTIONS (AN INTERNET BASED RTN NETWORK) THAT REPORTS NAD83, NAVD88 DATUM AND GEIOD12A MODEL. THE BEARINGS AND DISTANCES SHOWN HEREON IS BASED ON THE ACTUAL LOCATION OF THE PROPERTY CORNER MONUMENTS FOUND OR SET AND WILL DIFFER FROM THE ORIGINAL PLAT.

LEGEND:

BOC - BACK OF CURB
BL - BUILDING LINE
CB - CATCH BASIN
CH - CHORD
CL - CENTERLINE
CMP - CORRUGATED METAL PIPE
CONC. - CONCRETE
CONC.MON. - CONCRETE MONUMENT
DE - DRAINAGE EASEMENT
DS - DOWNSPOUT
DI - DROP INLET
EOP - EDGE OF PAVEMENT
EX - EXISTING
FH - FIRE HYDRANT
FLOW LINES
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
HW - HEADWALL
HD - HOUSE DRAIN
IPF - IRON PIN FOUND
IPS - IRON PIN SET

FENCE LINE ——X——X——
#3RB - 3/8" REBAR
#4RB - 1/2" REBAR
#5RB - 5/8" REBAR
AI - ANGLE IRON
CT - CRIMP TOP
OT - OPEN TOP
SR - SOLID ROD
JB - JUNCTION BOX
LLL - LAND LOT LINE
A - LENGTH OF ARC
LP - LIGHT POLE
N/F - NOW OR FORMERLY
PP - POWER POLE
R - RADIUS
RCP -REINFORCED CONCRETE PIPE
RTW - RETAINING WALL
R/W - RIGHT-OF-WAY
C/O - SANITARY SEWER CLEANOUT
SSE - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
TBM - TEMPORARY BENCH MARK
TMH - TELEPHONE MANHOLE
WM - WATER METER
WV - WATER VALVE

NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELED - "PL CORNER 2448"

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

REFERENCES:

1. DEED BOOK 15337, PAGE 1876
2. PLAT BOOK 66, PAGE 49

RETRACEMENT BOUNDARY SURVEY FOR:

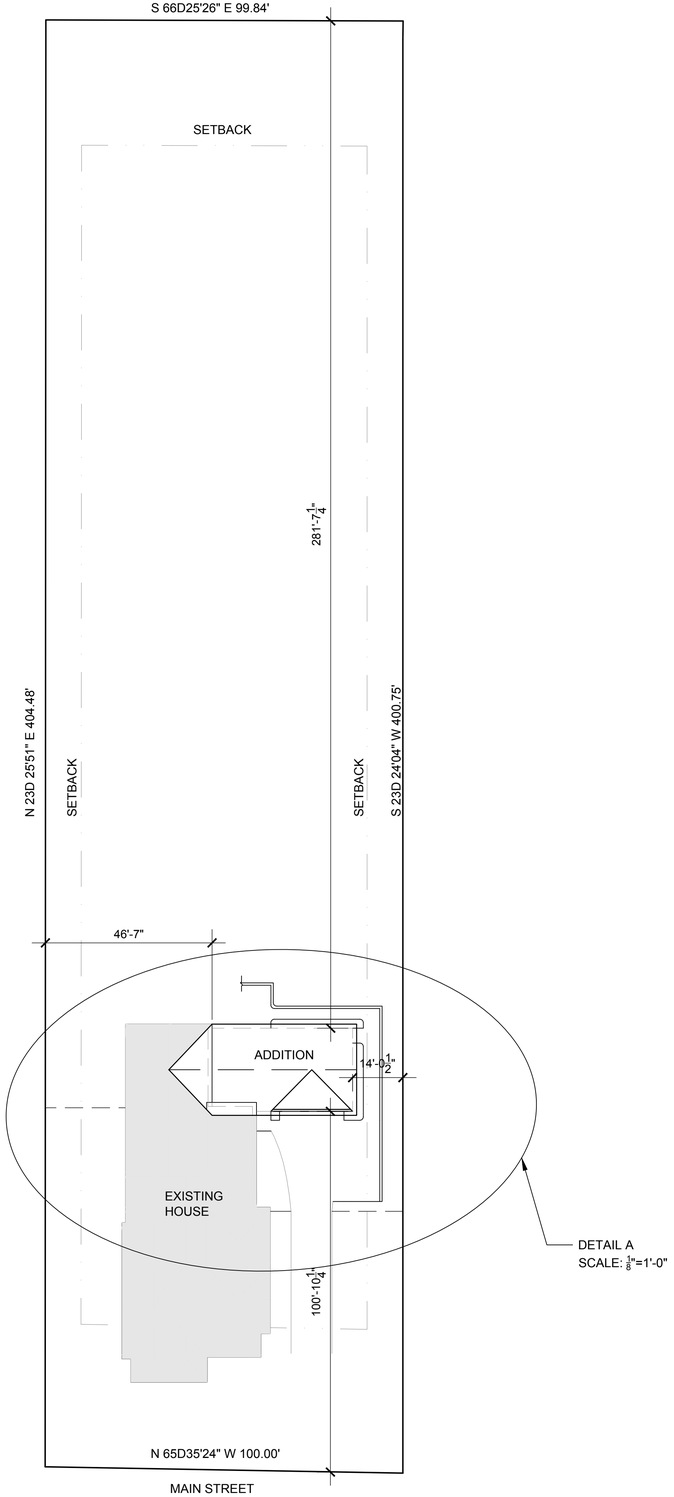
2976 NORTH MAIN STREET

LOCATED IN LAND LOT 139
20th DISTRICT-2Nd SECTION
COBB COUNTY, GEORGIA
CITY OF KENNESAW
FIELD DATE: AUGUST 22, 2025
PREPARED: AUGUST 28, 2025
SCALE: 1" = 30'

GRAPHIC SCALE
0' 15' 30' 60'
(IN FEET)
1" = 30'

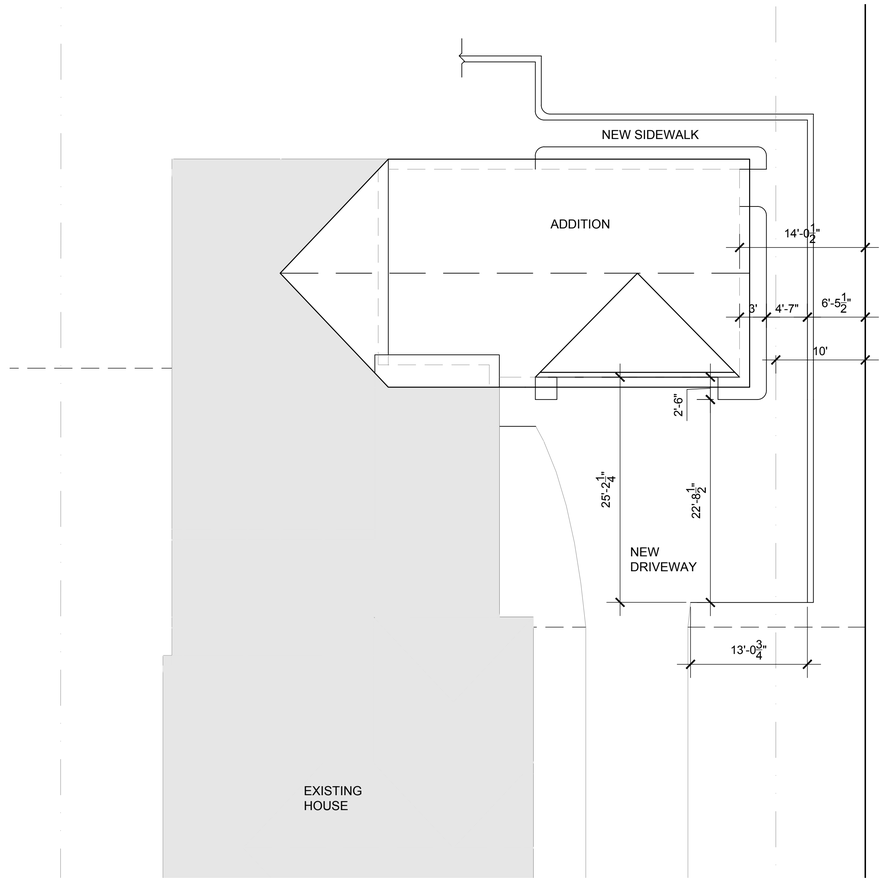
JOB No. - C 25-0051
CERTIFICATE OF AUTHORIZATION LSF000920

TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 - PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com



N

SITE PLAN
SCALE: 1"=20'-0"



DETAIL A
SCALE: 1/8"=1'-0"

General Notes

EXISTING TO BE RENOVATED: 470SQFT

ADDITION:
GARAGE: 531 SQFT
FIRST FLOOR ADDITION: 390 SQFT
SECOND FLOOR ADDITION: 516 SQFT
TOTAL ADDITION: 1437 SQFT

MATERIALS USED:

-ROOF PITCH TO MATCH EXISTING HOUSE
-SIDING TO MATCH EXISTING HOUSE
-ROOFING TO MATCH EXISTING HOUSE
-EXTERIOR TRIM TO MATCH EXISTING HOUSE

THESE DRAWINGS ARE INTENDED FOR BUILDING PERMITS.
PLANS PREPARED BY BLUE DOOR DRAFTING, LLC.
-RESIDENTIAL DESIGNER, NOT A LICENSED ARCHITECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

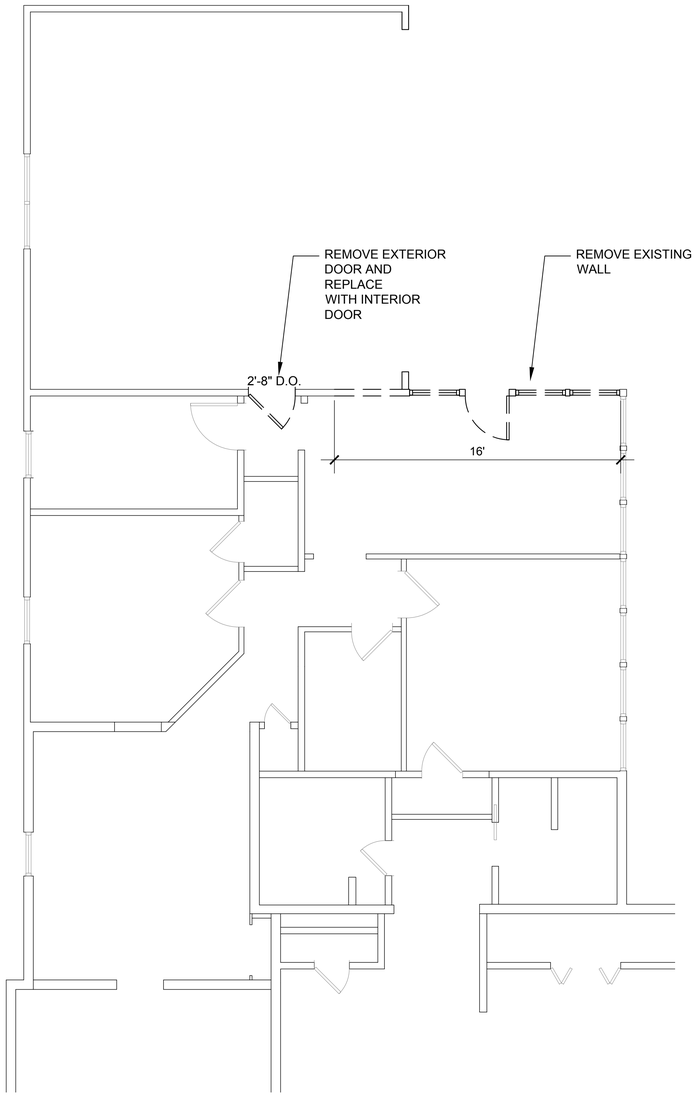
No.	Revision/Issue	Date
	October 6, 2025	

Firm Name
Blue Door
Drafting, LLC
(770)548-2475

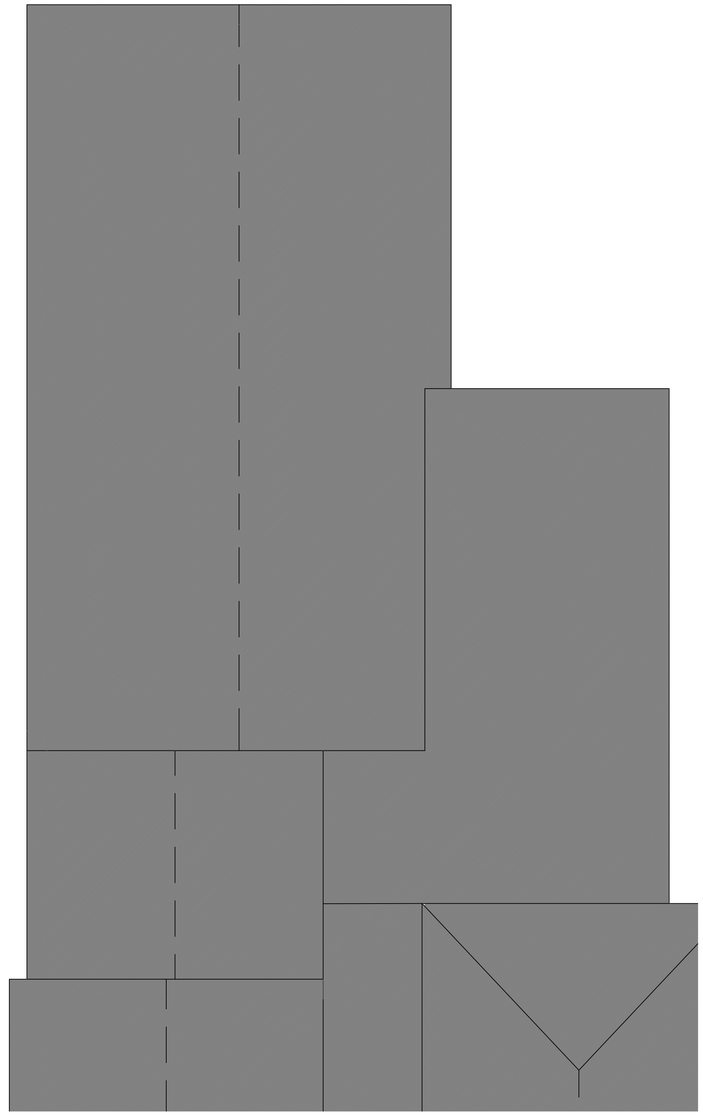
Client
Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title
Site Plan

Project: Garage Addition
Date: 10/06/2025
Scale:
Sheet: A-1



EXISTING/DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

N

General Notes

No.	Revision/Issue	Date
	October 6, 2025	

Firm Name

Blue Door
Drafting, LLC
(770)548-2475

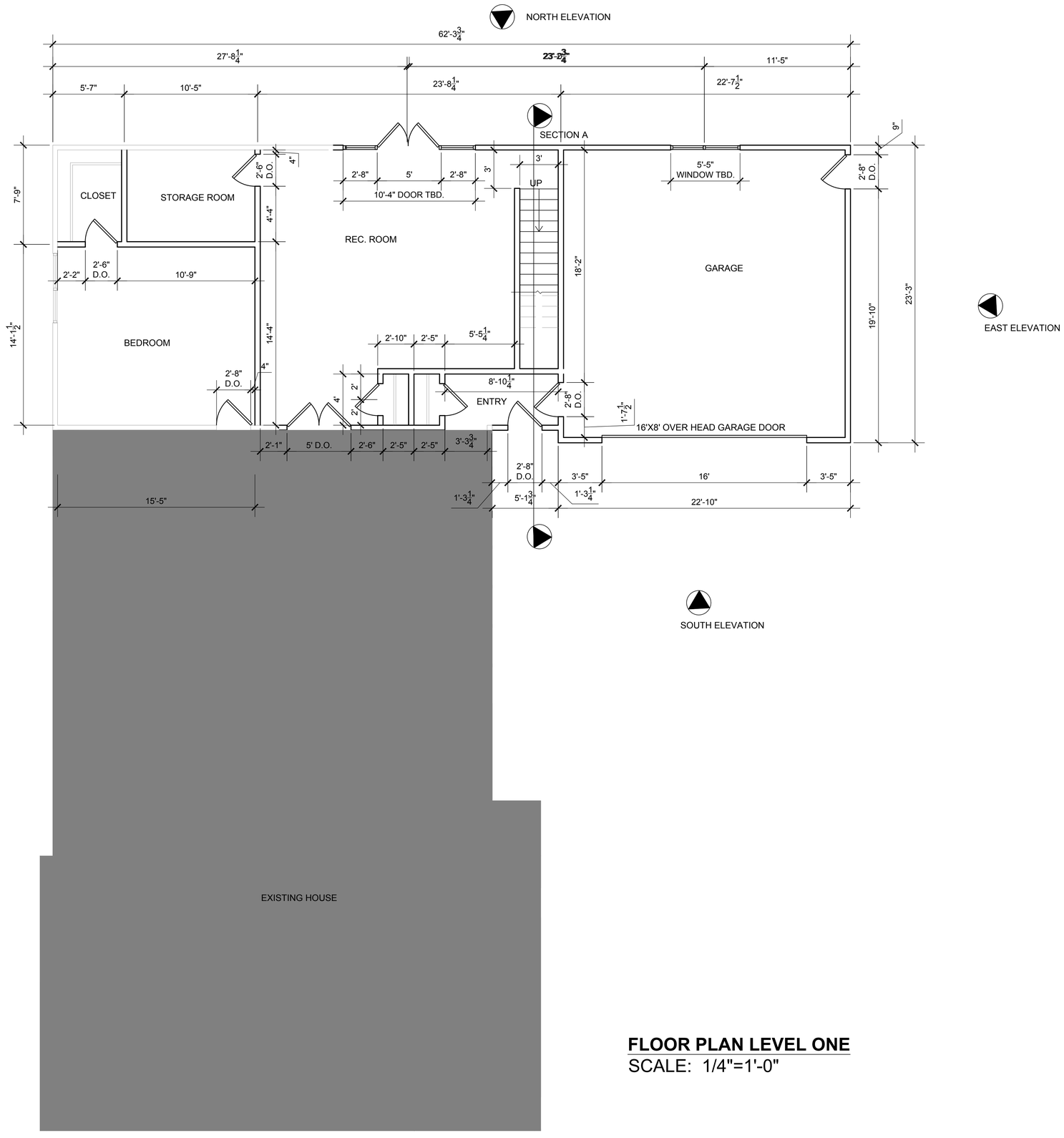
Client

Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title

Existing/Demo
Floor Plan
and
Existing Roof Plan

Project	Sheet
Garage Addition	A-2
Date: 10/06/2025	
Scale	



FLOOR PLAN LEVEL ONE
SCALE: 1/4"=1'-0"

General Notes

No.	Revision/Issue	Date
	October 6, 2025	

Firm Name

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Drafting, LLC
(770)548-2475

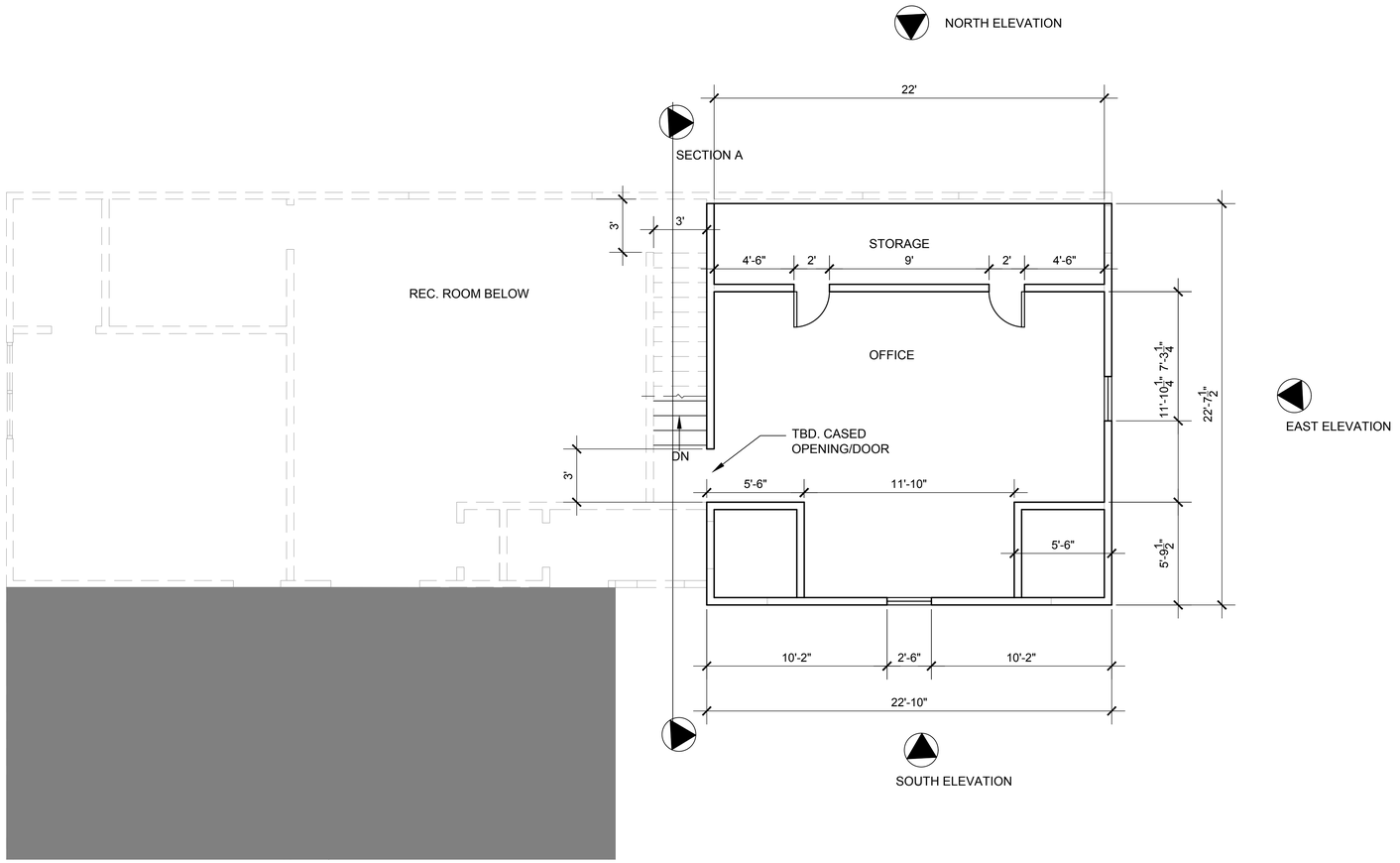
Client

Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title

Floor Plan - Level 1

Project	Sheet
Garage Addition	A-3
Date: 10/06/2025	
Scale:	



FLOOR PLAN LEVEL TWO

SCALE: 1/4"=1'-0"

N

General Notes

No.	Revision/Issue	Date
	October 6, 2025	

Firm Name

Blue Door
Drafting, LLC
(770)548-2475

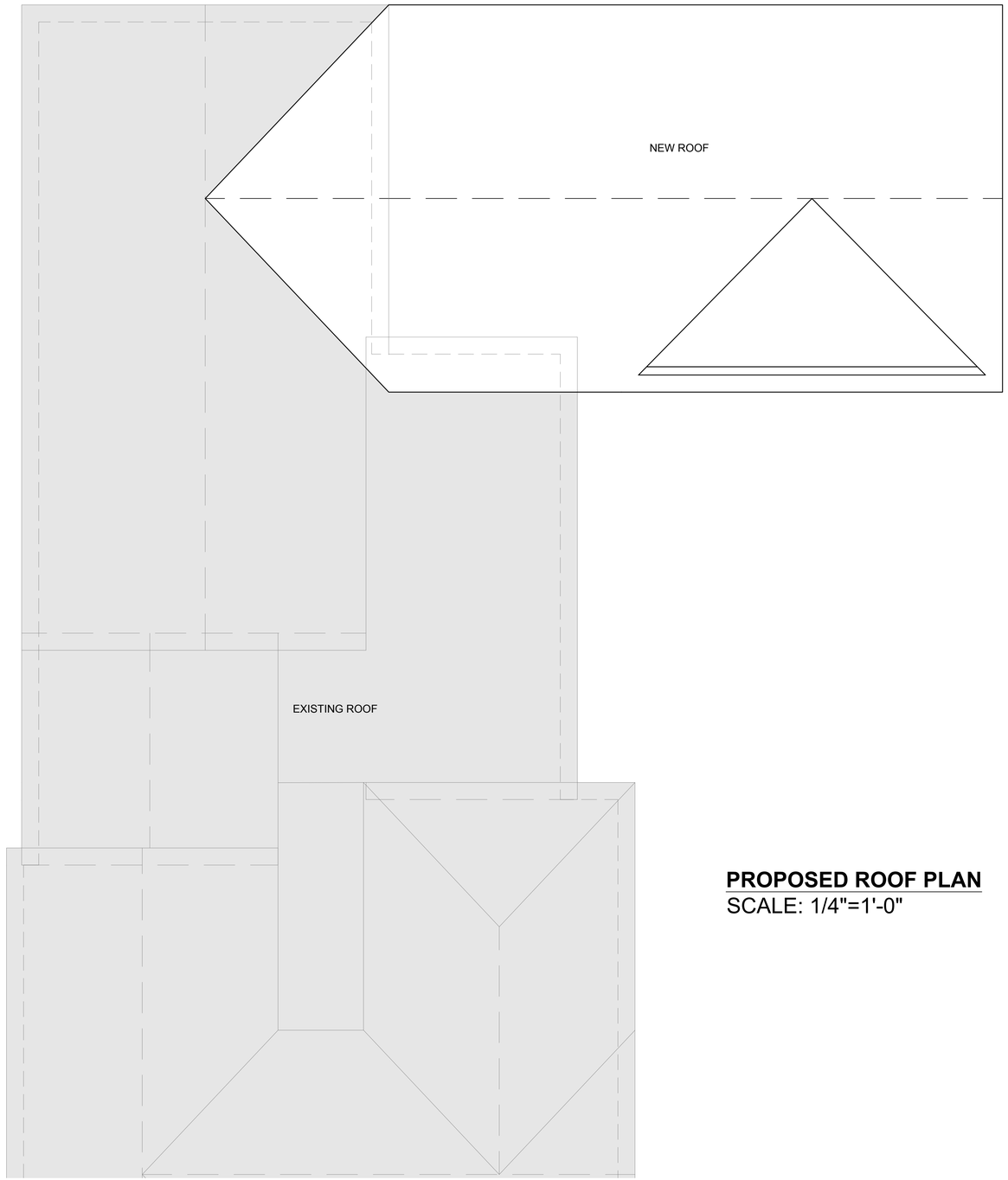
Client

Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title

Floor Plan - Level 2

Project	Sheet
Garage Addition	A-4
Date: 10/06/2025	
Scale:	



PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

N

General Notes

No.	Revision/Issue	Date
	October 6, 2025	

Firm Name

Blue Door
Drafting, LLC
(770)548-2475

Client

Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

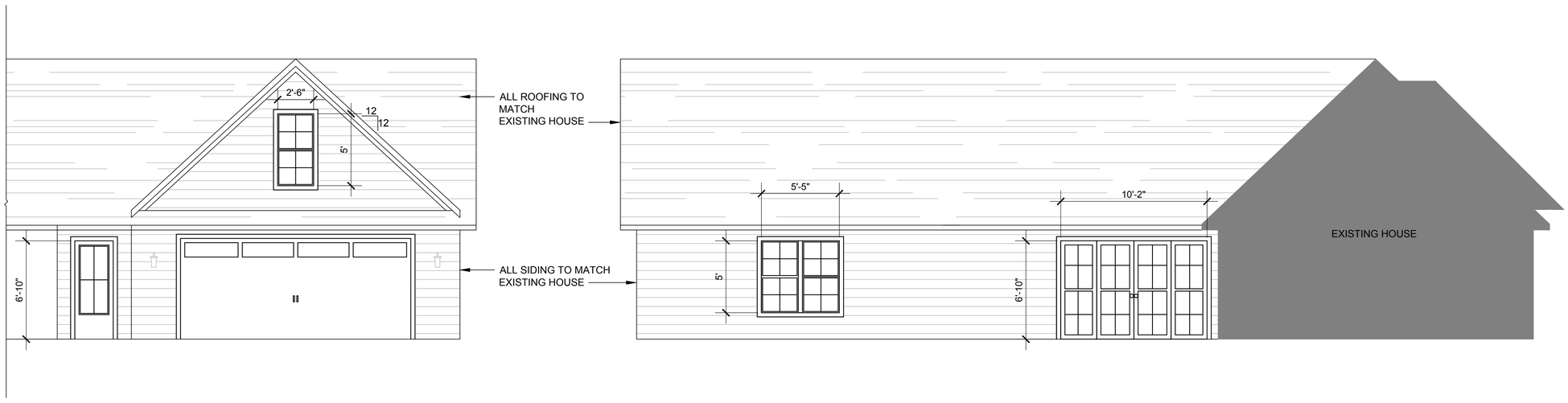
Title

Proposed Roof Plan

Project	Sheet
Garage Addition	A-5
Date: 10/06/2025	
Scale:	



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

NORTH ELEVATION
SCALE: 1/4"=1'-0"

General Notes

WEST ELEVATION NOT IN SCOPE

No.	Revision/Issue	Date
	October 6, 2025	

Firm Name

Blue Door
Drafting, LLC
(770)548-2475

Client

Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title

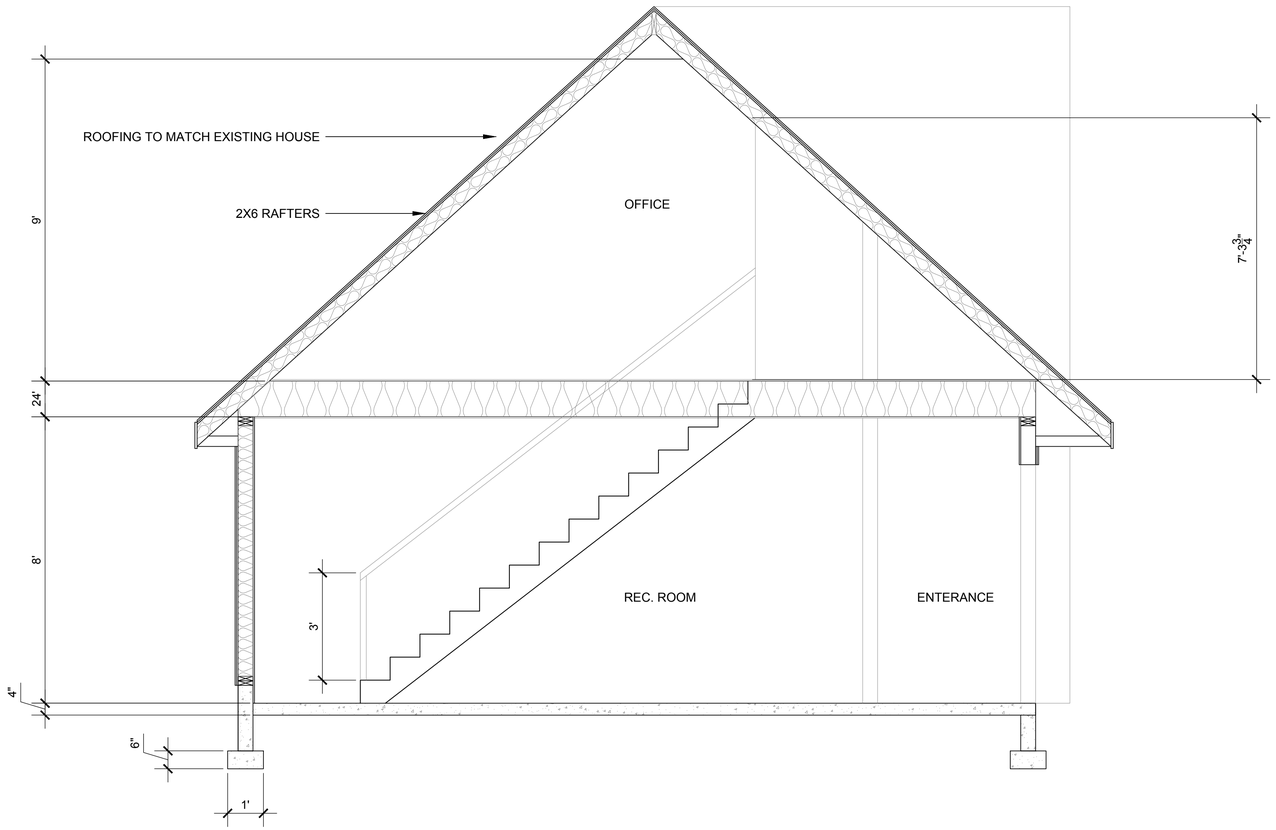
Elevations

Project
Garage Addition

Date
10/06/2025

Scale

Sheet
A-6



SECTION
SCALE: 1/4"=1'-0"

General Notes

No.	Revision/Issue	Date
	October 6, 2025	

Firm Name

Blue Door
Drafting, LLC
(770)548-2475

Client

Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title

Sections and Details

Project	Sheet
Garage Addition	A-7
Date: 10/06/2025	
Scale:	

Siding, current siding is vinyl 4.25 in width. Addition siding will mirror current siding, but hardy plank:





James Hardie Primed HZ5 Straight Fiber Cement Cedarmill Lap siding Primed 5.25-in x 144-in

Item #656427 | Model #6000019

Shop James Hardie

3.3 4

$12.32

Texture: Cedarmill

Example of windows to be used, goal is to mirror current windows in main house as best as possible:



31.375 in. x 59.25 in. 50 Series White Single Hung Low-E Argon Glass Vinyl Fin Window with Grids, Screen Incl

by American Craftsman

(303)

Allentown South Store

7 in stock Aisle 29, Bay 008

- Designed for easy window installation
- Sleek and modern exterior frame enhances curb appeal
- Made of easy care, premium vinyl

Width (in.) x Height (in.): 31.375 x 59.25

31.375 x 59.25

$254.00

Pickup at Allentown South

Delivering to 18103

Pickup
Today
7 in stock
FREE

Delivery
Thu, Nov 6
98 available
FREE

Check Nearby Stores

Delivery Details

1

Add to Cart

View Full Product Details

Roofing: (will match current roofing)

Building Supplies / Roofing / Roof Shingles





500+ bought last week

Owens Corning Oakridge Onyx Black Algae Resistant Architectural Roof Shingles (32.8-sq ft per Bundle)

Item #10086 | Model #1304450

Shop Owens Corning

5 24

$42.48

Current view of home from street:



Back of house where current garage is:



View from neighbor property of current garage:







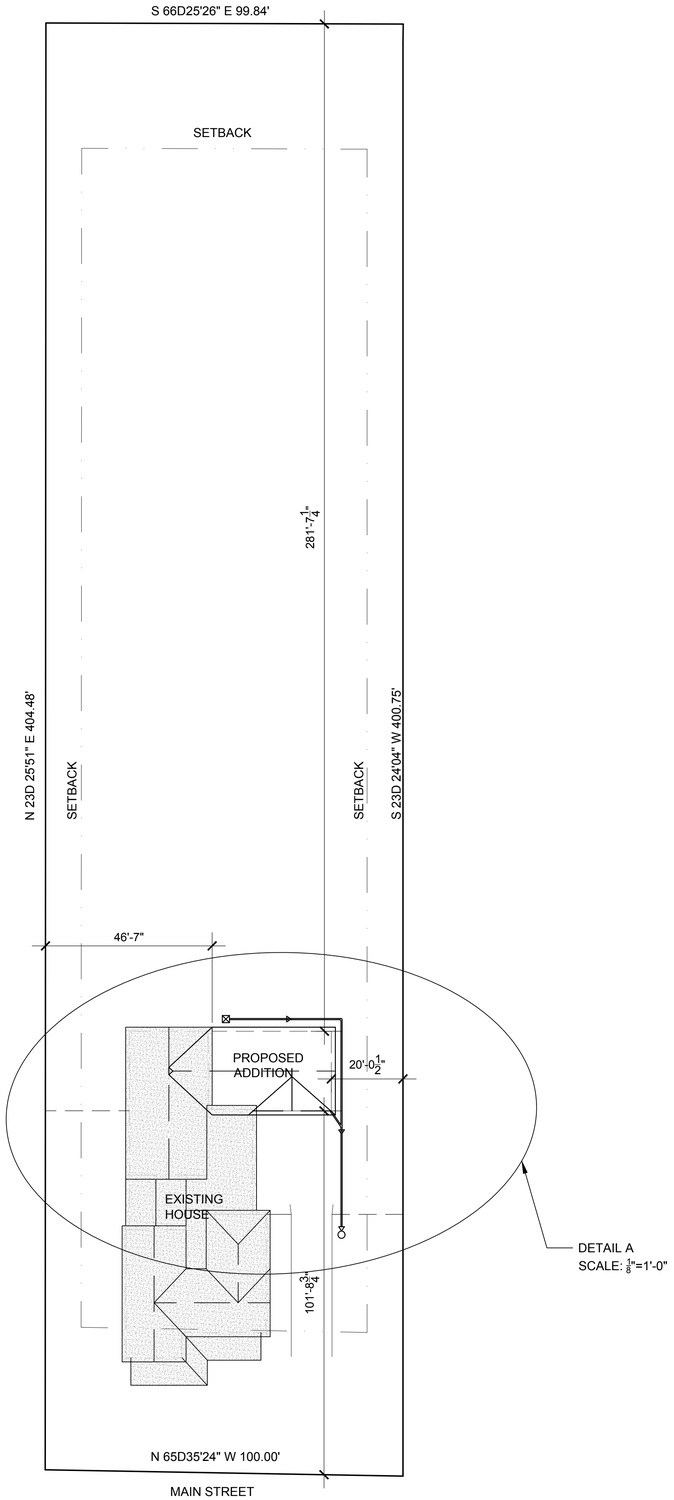

bryant

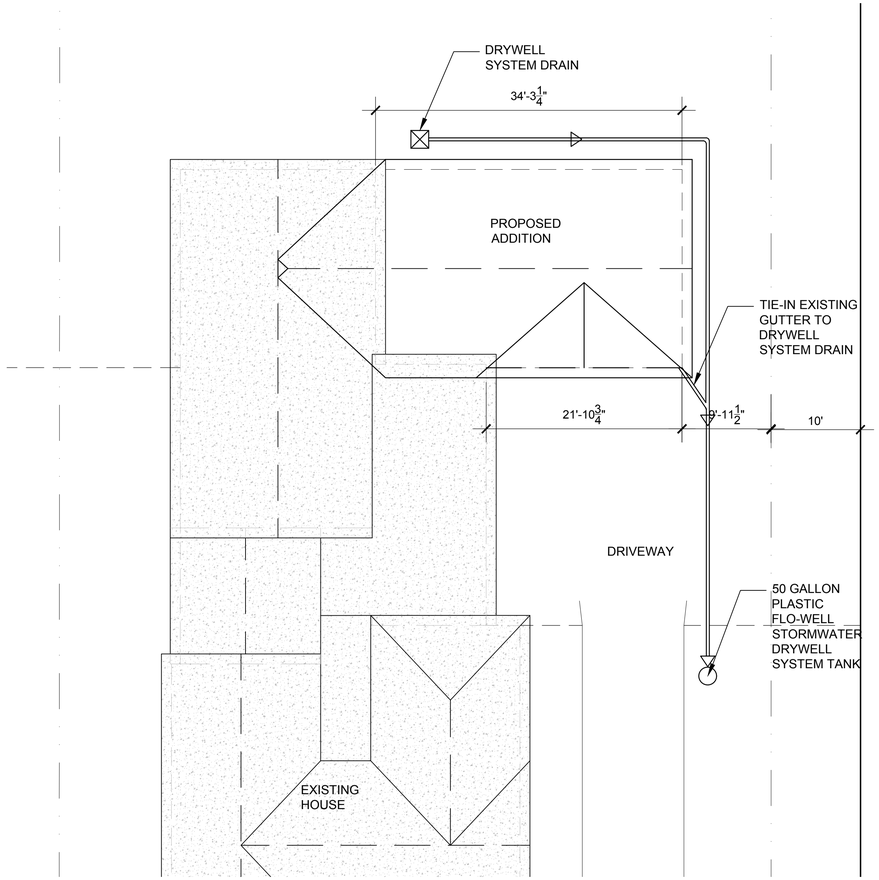




Very rough example of how home will look from street (created with AI, plans in separate attachment are most accurate):







DETAIL A
SCALE: 1/8"=1'-0"

SITE PLAN
SCALE: 1"=20'-0"

N

General Notes

EXISTING TO BE RENOVATED: 470SQFT

ADDITION: 1056 SQFT

TOTAL PROJECT: 1526 SQFT

MATERIALS USED:

-ROOF PITCH TO MATCH EXISTING HOUSE
-SIDING TO MATCH EXISTING HOUSE
-ROOFING TO MATCH EXISTING HOUSE
-EXTERIOR TRIM TO MATCH EXISTING HOUSE
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PLANS PREPARED BY BLUE DOOR DRAFTING, LLC.
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	December 8, 2025	
	October 6, 2025	

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Blue Door Drafting, LLC
(770)548-2475

Client
Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

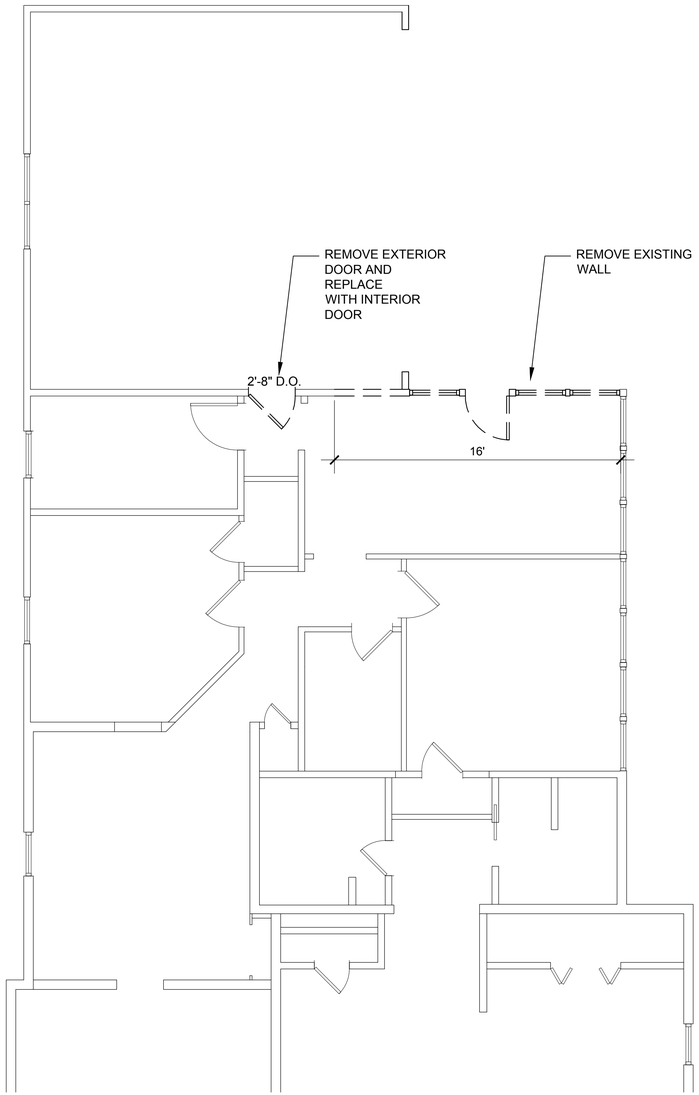
Title
Site Plan

Project
Garage Addition

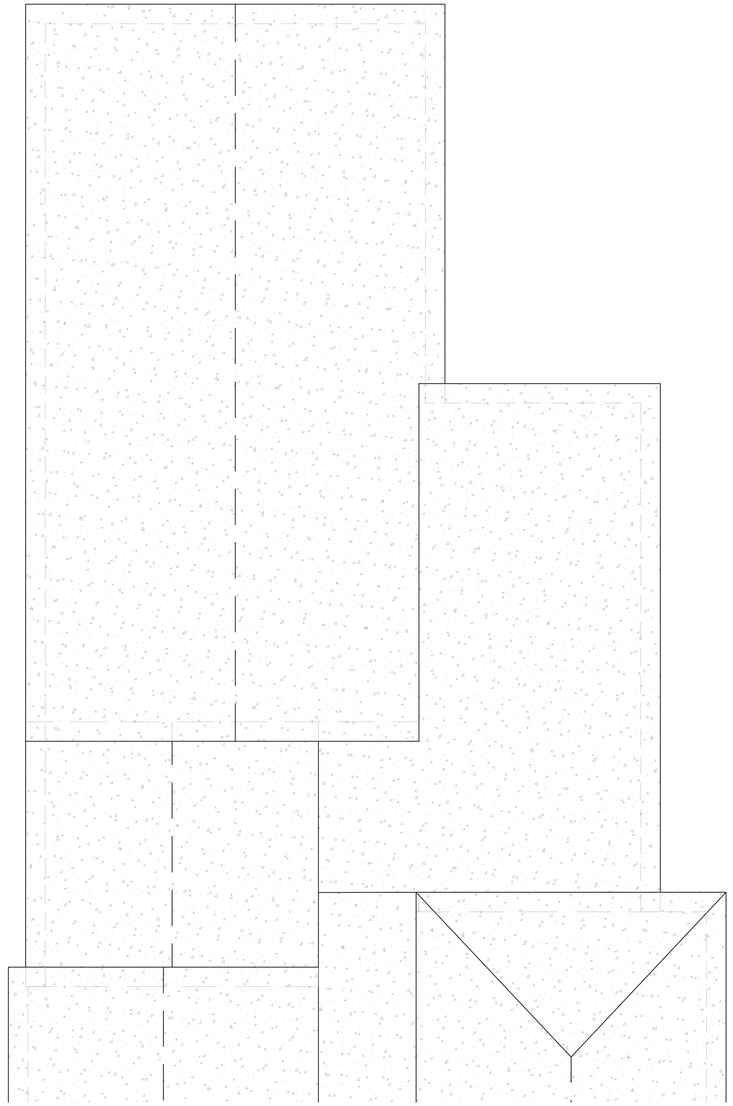
Date
02/03/2026

Scale

Sheet
A-1



EXISTING/DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

N

General Notes

EXISTING TO BE RENOVATED: 470SQFT

ADDITION: 1056 SQFT

TOTAL PROJECT: 1526 SQFT

MATERIALS USED:

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-DOORS AND WINDOWS TO MATCH EXISTING HOUSE
-TRIM TO MATCH EXISTING HOUSE

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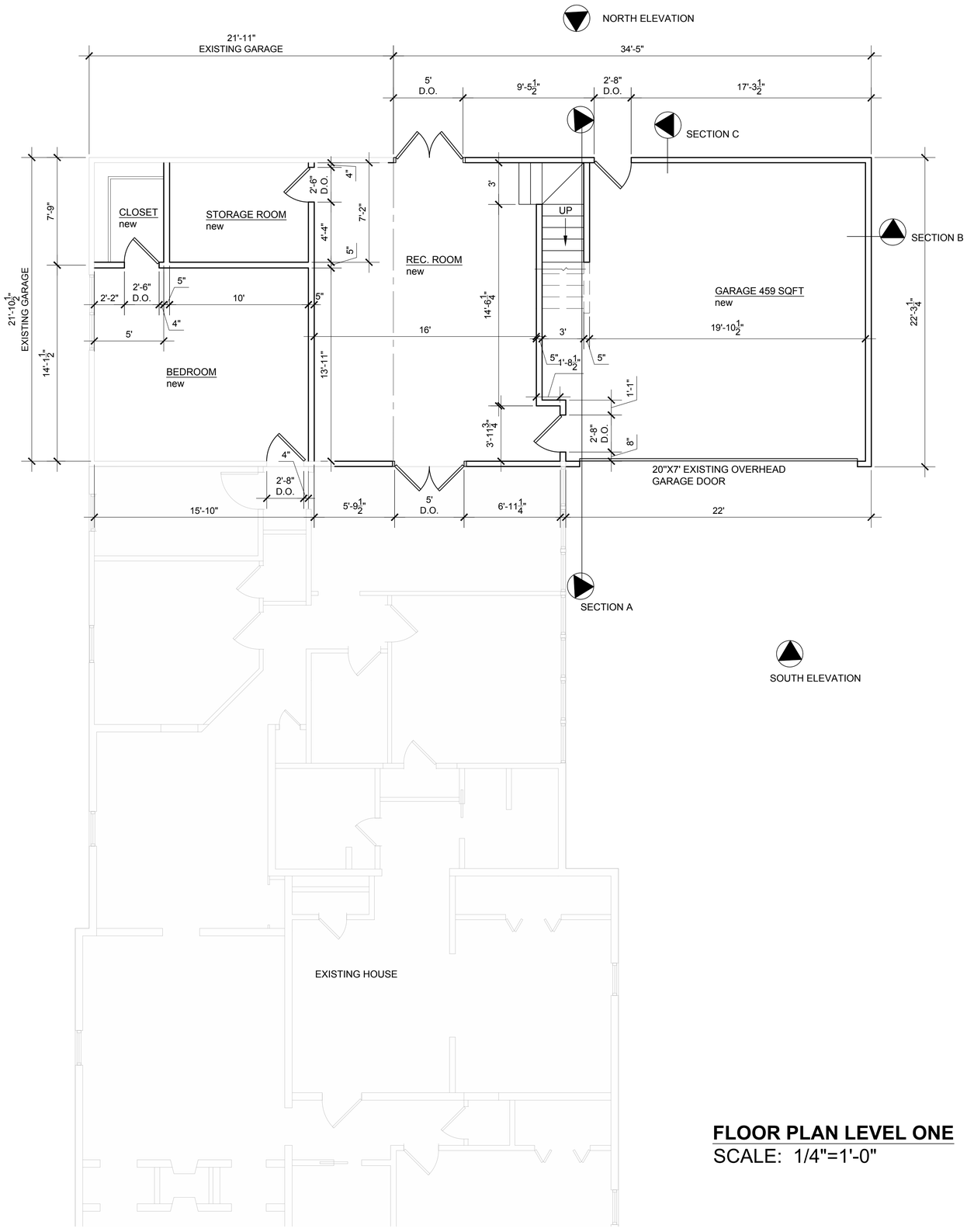
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	October 6, 2025	

Firm Name
Blue Door Drafting, LLC
(770)548-2475

Client
Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title
Existing/Demo Floor Plan and Existing Roof Plan

Project	Sheet
Garage Addition	A-2
Date: 02/03/2026	
Scale:	



FLOOR PLAN LEVEL ONE

SCALE: 1/4"=1'-0"

General Notes

EXISTING TO BE RENOVATED: 470SQFT

ADDITION: 1056 SQFT

TOTAL PROJECT: 1526 SQFT

MATERIALS USED:

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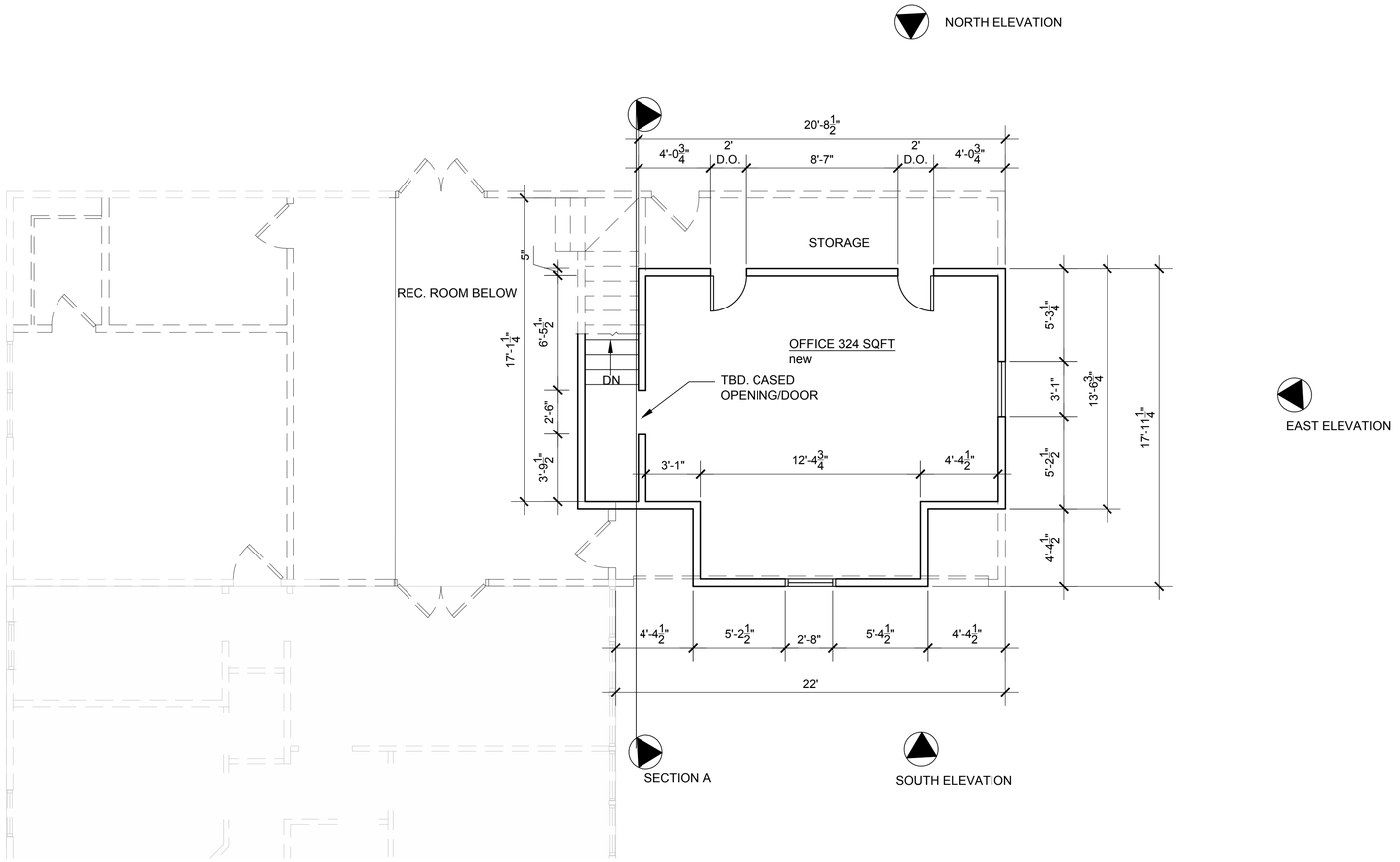
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Firm Name
Blue Door
Drafting, LLC
(770)548-2475

Client
Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title
Floor Plan - Level 1

Project	Sheet
Garage Addition	A-3
Date: 02/03/2026	
Scale:	



FLOOR PLAN LEVEL TWO
SCALE: 1/4"=1'-0"

N

General Notes

EXISTING TO BE RENOVATED: 470SQFT

ADDITION: 1056 SQFT

TOTAL PROJECT: 1526 SQFT

MATERIALS USED:

-ROOF PITCH TO MATCH EXISTING HOUSE
-SIDING TO MATCH EXISTING HOUSE
-ROOFING TO MATCH EXISTING HOUSE
-EXTERIOR TRIM TO MATCH EXISTING HOUSE
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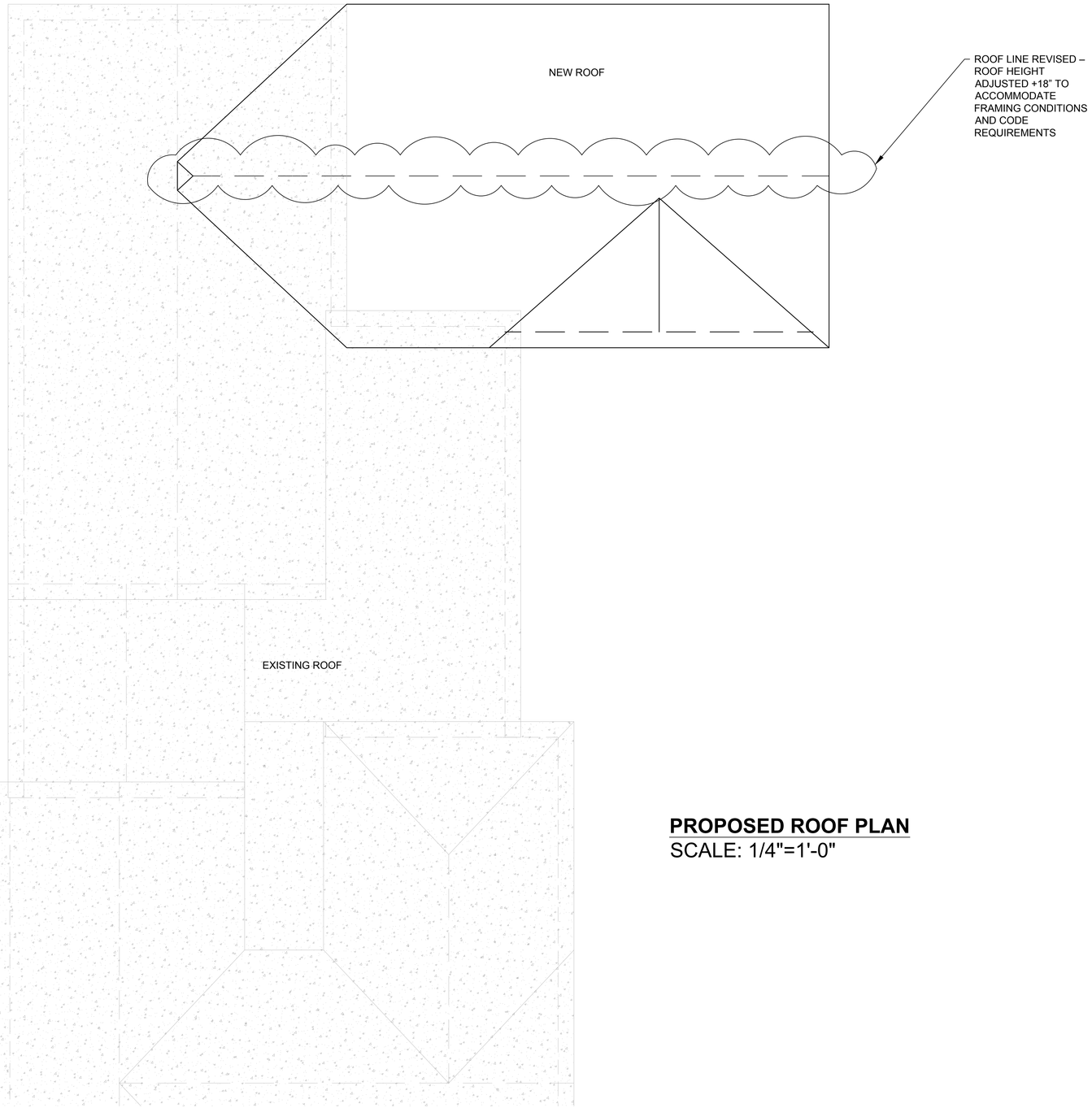
Client

Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title

Floor Plan - Level 2

Project: Garage Addition
Date: 02/03/2026
Scale:
Sheet: A-4



PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

General Notes

EXISTING TO BE RENOVATED: 470SQFT

ADDITION: 1056 SQFT

TOTAL PROJECT: 1526 SQFT

MATERIALS USED:

-ROOF PITCH TO MATCH EXISTING HOUSE
-SIDING TO MATCH EXISTING HOUSE
-ROOFING TO MATCH EXISTING HOUSE
-EXTERIOR TRIM TO MATCH EXISTING HOUSE
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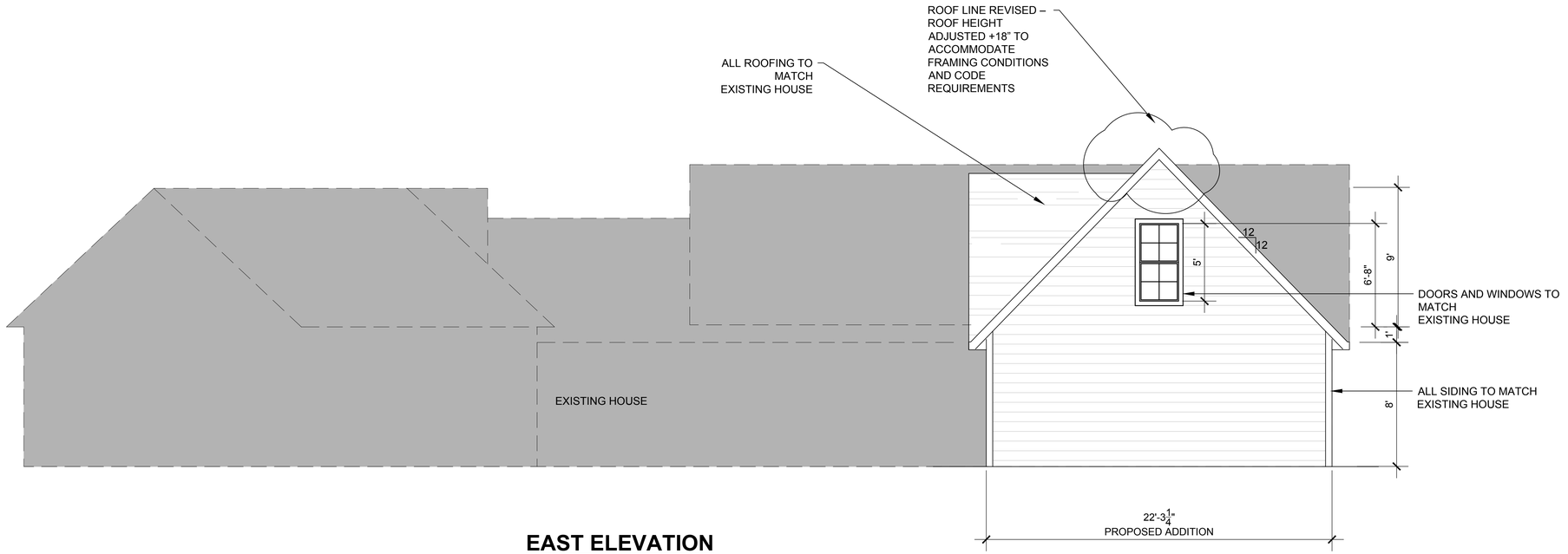
No.	Revision/Issue	Date
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Drafting, LLC
(770)548-2475

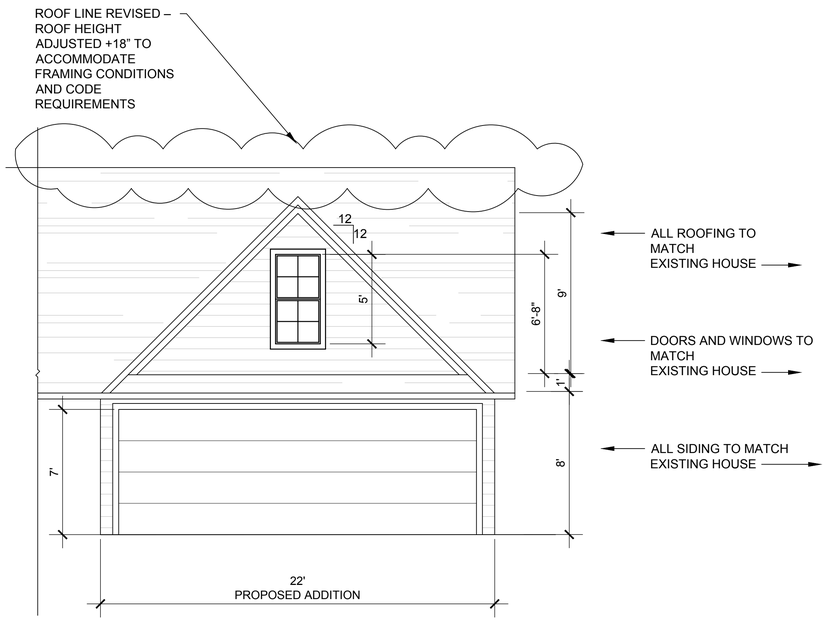
Client
Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title
Proposed Roof Plan

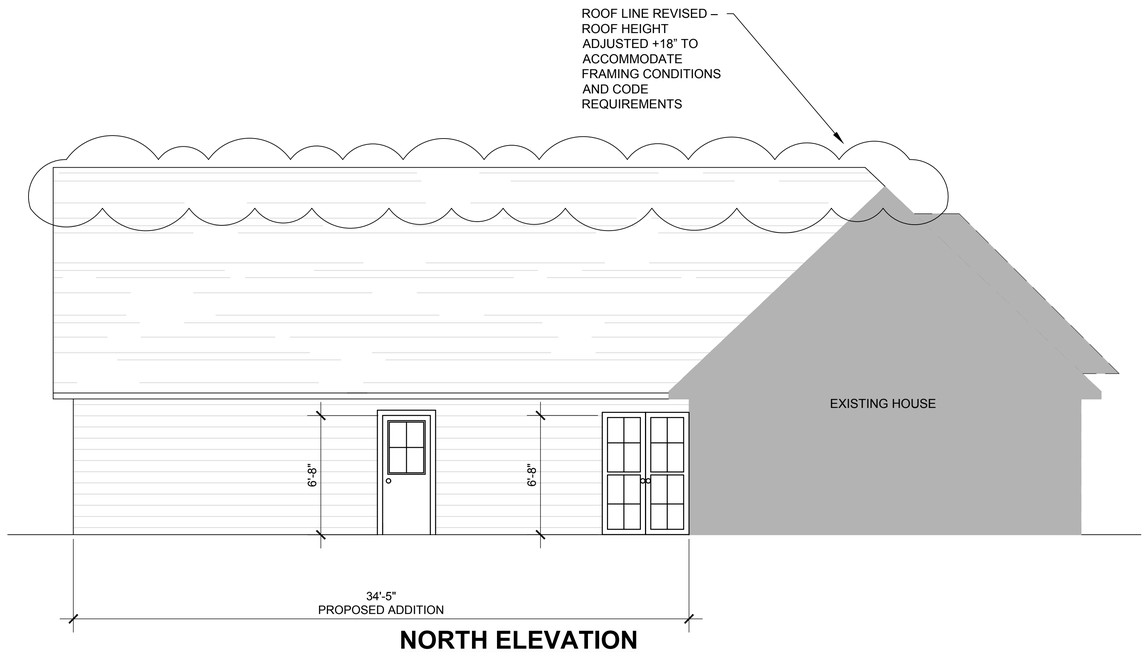
Project	Sheet
Garage Addition	A-5
Date: 02/03/2026	
Scale	



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

General Notes

EXISTING TO BE RENOVATED: 470SQFT

ADDITION: 1056 SQFT

TOTAL PROJECT: 1526 SQFT

MATERIALS USED:

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-SIDING TO MATCH EXISTING HOUSE
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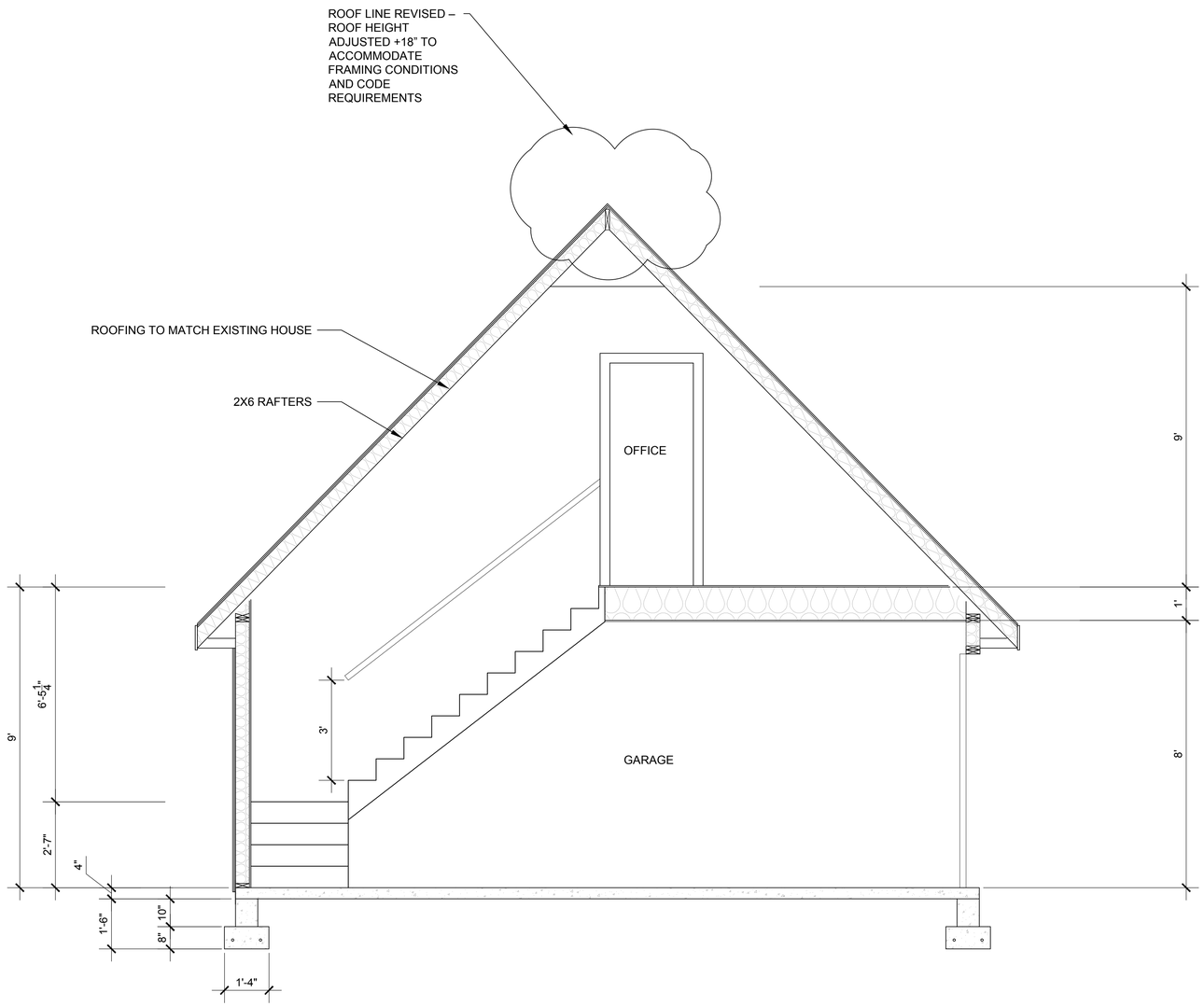
No.	Revision/Issue	Date
	October 6, 2025	
	December 8, 2025	
	February 3, 2026	

Firm Name
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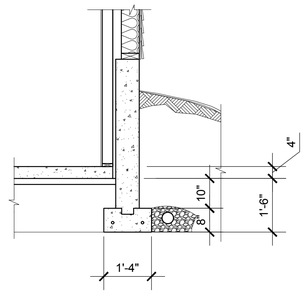
Client
Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title
Elevations

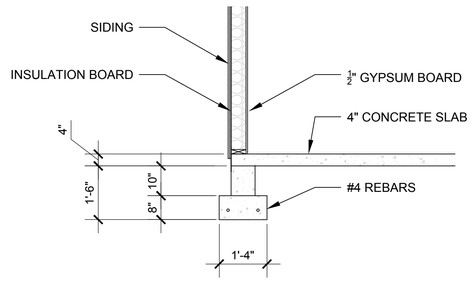
Project: Garage Addition
Date: 02/03/2026
Scale:
Sheet: A-6



SECTION A
SCALE: 1/2"=1'-0"



SECTION B
SCALE: 1/2"=1'-0"



SECTION C
SCALE: 1/2"=1'-0"

General Notes

EXISTING TO BE RENOVATED: 470SQFT

ADDITION: 1056 SQFT

TOTAL PROJECT: 1526 SQFT

MATERIALS USED:

-ROOF PITCH TO MATCH EXISTING HOUSE
-SIDING TO MATCH EXISTING HOUSE
-ROOFING TO MATCH EXISTING HOUSE
-EXTERIOR TRIM TO MATCH EXISTING HOUSE
-DOORS AND WINDOWS TO MATCH EXISTING HOUSE
-TRIM TO MATCH EXISTING HOUSE

THESE DRAWINGS ARE INTENDED FOR BUILDING PERMITS.
PLANS PREPARED BY BLUE DOOR DRAFTING, LLC.
-RESIDENTIAL DESIGNER, NOT A LICENSED ARCHITECT.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

No.	Revision/Issue	Date
	February 3, 2026	
	December 8, 2025	
	October 6, 2025	

Firm Name
Blue Door Drafting, LLC
(770)548-2475

Client
Thomas Residence
2976 N. Main St.
Kennesaw, GA 30144

Title
Sections and Details

Project
Garage Addition

Date
02/03/2026

Scale

Sheet
A-7


2976

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
November 21, 2025
8:00 AM

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1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:00 a.m.
Roll Call: Patrick Gallagher, Kevin Whipple, Rachel Butler, Andrew Bramlett, Sharon Blandford, and Thomas Neaves
Absent: Darryl Simmons (Planning & Zoning Administrator)
Staff Present: Chanelle Campbell (Assistant Zoning Administrator & City Planner) and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: Kristin Thomas (Applicant and Property Owner)

2. Approval of the Meeting Minutes

A. **Approval of Meeting Minutes:** September 19, 2025

Chairman Gallagher called for a motion.
Motion to approve by Commissioner Blandford
Seconded by Commissioner Neaves
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 5-0. Motion carried.

3. Financial Report

Ms. Chanelle Campbell presented the financial report. The October balance for the Historic Preservation Commission (HPC) fund remains at $23,398. The balance for the fund has not changed in the last 30 days.

Chairman Gallagher called for a motion.
Motion to approve by Commissioner Neaves
Seconded by Commissioner Blandford
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 5-0. Motion carried.

4. Old Business

5. New Business

A. **Addition: 2976 N. Main Street**
Consideration of approval of a Certificate of Appropriatness application submitted by Kristin and Dane Thomas for an addition to the existing house located at 2976 N. Main Street (20013900060). Case #COA2025-09A

Ms. Chanelle Campbell presented this agenda item. This is a consideration for a Certificate of Appropriateness as submitted by Kristin and Dane Thomas for an addition

to the existing historic home at 2976 North Main Street. The home is on the local registry and is believed to have been constructed around 1902. Multiple approved changes have been made to the property since the 1990s. Changes made prior to 2016 were not changes made by the applicant, as the applicant did not purchase the home until 2016. Most approved changes were for the stability and maintenance of the home. Ms. Campbell invited the applicant to explain the proposed changes.

Mrs. Kristin Thomas, property owner and applicant, stated that her family has owned 2976 North Main Street for 10 years. She stated that they loved the home, but needed additional space. Mrs. Thomas explained they had previously gone through the historic review process and were mindful of the Historic Design Standards when designing the addition. The proposed addition will be located at the rear of the house and will attach to a previously constructed rear addition. To construct the addition, the current garage will be enclosed and attached to a new garage at the end of the driveway. The addition's roof pitch height will mirror the existing roof pitch. Mrs. Thomas also stated that they hoped to use the same materials as the current home for the addition.

Commissioner Neaves asked if the existing garage would be turned into a bedroom. Mrs. Thomas responded in the affirmative. She further explained that the addition would consist of a bedroom, storage room, and a flex room. Mrs. Thomas stated that the proposed use of the flex room had not yet been finalized, but the space will likely be used as an additional living room.

Vice Chair Whipple asked what materials were proposed for the exterior. Mrs. Thomas responded that their preference was to use vinyl siding to match the existing home. She stated that she understood wood was the preferred material. She added that the proposed windows and doors would be vinyl to mirror existing windows and doors on the home. Vice Chair Whipple asked if the entire original house was sided over in vinyl siding. Mrs. Thomas responded that she believed it was sided over.

Vice Chair Whipple stated that the addition to the historic building is supposed to look different than the original. He explained that if vinyl siding was used on the addition, it would be preferred that the vinyl siding on existing house be removed to reveal the original wood siding. He stated that the addition would then look different from the historic home. Vice Chair Whipple asked what materials were proposed for the roof. Mrs. Thomas responded that the roof would use the same shingles as the roof of the existing house.

Commissioner Neaves asked the applicant why the application listed the proposed materials as Hardie Plank siding and vinyl windows. Mrs. Thomas responded that Hardie Plank was listed because she knew it is the preferred material. She stated that the preference was for vinyl siding, but she forgot to list the information on the application. Commissioner Butler reminded the applicant that vinyl siding was a prohibited material according to the Historic Design Standards.

Chairman Gallagher asked the applicant if they objected to using Hardie Plank siding

on the addition. He explained that Hardie Plank would be a different from the vinyl siding on the existing house. He also stated that Hardie plank would likely be a different material than the house's original siding if the vinyl siding was removed. Mrs. Thomas responded that if they were to remove the vinyl siding from the existing house, they would likely replace it with Hardie Plank. She explained that the original siding was likely not usable and would require extensive work. She further stated that their preference was to not have half vinyl and half historic siding on the home. Chairman Gallagher explained that if Hardie Plank was used for the addition and the vinyl was removed and replaced with Hardie Plank, then the entire house would conform to HPC standards.

Commissioner Butler referenced the applicant to section 7.1 of the Historic Design Standards and stated that vinyl and alluminum windows were not permitted. Vice Chair Whipples stated that he believed that the HPC had previously approved vinyl windows on additions. He explained that replacing a historic window would require using materials like aluminum-clad wood or wood windows. Commissioner Butler agreed that the section only covered the replacement of historic windows. Vice Chair Whipple asked if the current windows were vinyl. Mrs. Thomas responded that the windows on the historic house and addition were vinyl. She added that the previous owners replaced the windows with vinyl windows. Chairman Gallagher asked if the window panes were six over six. Mrs. Thomas responded in the affirmative. Chairman Gallagher asked if the windows on the addition would match. Mrs. Thomas responded in the affirmative. She stated that the windows on the front of the house and the windows with shutters were original to the house, but that the other windows were additions.

Chairman Gallagher asked if there were any further questions or comments from Commissioners. Hearing no additional Commissioner comments, Chairman Gallagher called for a motion.
Motion by Vice Chair Whipple to approve the application as submitted with the condition that the addition utilize fiber cement siding in lieu of any vinyl siding.
Seconded by Commissioner Bramlett
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 5-0. Motion carried.

B. **Tree Removal: 2976 N. Main Street**
Consideration of approval of a Certificate of Appropriatness application submitted by Kristin Thomas for the removal of a tree located at 2976 N. Main Street (20013900060). Case #COA2025-09B

Ms. Chanelle Campbell presented this agenda item. This Certificate of Appropriateness application is a request submitted by Kristin and Dane Thomas to remove a tree at 2976 North Main Street. The applicant previously received an administrative approval in 2024 for the removal of a tree. An administrative approval was permitted because an arborist report supporting the removal of the trees was submitted. The current request for a tree removal was submitted without an arborist report. Therefore, a hearing before the HPC is required. The applicants are requesting to remove a tree and replace it with a native tree. Ms. Campbell invited the applicant to provide further details on the

request.

Mrs. Kristin Thomas, property owner and applicant, stated that the tree needed to be removed to make space for the new addition to the house. She noted that the trees on the property, including the tree subject to the current request, had previously been evaluated by an arborist. Mrs. Thomas explained that the tree was split at the top and moisture was getting into the tree. The arborist informed her that the tree would be dead in the next ten years. She stated that the tree would likely be replaced by an oak or maple from the approved planting list, but that the decision was not finalized.

Commissioner Butler asked if the previous arborist report was available. Ms. Campbell responded in the affirmative. She explained that the report does not explicitly reference the tree mentioned in the current application.

Commissioner Bramlett asked what species the tree was. Mrs. Thomas responded that she did not know.

Commissioner Bramlett asked where the tree was located on the property. Mrs. Thomas stated that the tree was located in the rear of the property, approximately 40 feet behind the driveway on the right. Vice Chair Whipple asked the applicant to indicate where on the site plan the tree was located. Mrs. Thomas indicated that the tree was located at the rear of the property behind the driveway. Vice Chair Whipple asked if the applicant knew where they wanted to plant the replacement tree. Mrs. Thomas stated that the location had not been finalized, but noted that the tree would be placed further back on the property behind the addition.

Vice Chair Whipple asked if the previous administrative approvals for tree removals stipulated replanting compensatory to the removed trees. Mrs. Thomas responded in the affirmative. She explained that the previous administrative approval was for a tree removal in the front yard. She stated that a tree was replanted to the right of the front yard.

Chairman Gallagher asked if there were any further questions from the Commissioners. Hearing no additional questions or comments, Chairman Gallagher called for a motion.
Motion to approve by Commissioner Bramlett.
Vice Chair Whipple amended the motion to approve to include the condition that a tree from the approved planting list be planted in like-kind to the removed tree.
Seconded by Commissioner Butler
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 5-0. Motion carried.

6. COAA Approval by City Staff and HPC Chair

A. COAA2025-19 - 3096 Cherokee Street

This is a Certificate of Appropriateness for 3096 Cherokee Street. The Certificate of Appropriateness application was submitted by Courtney Benas for the installation of a fence.The application was administratively approved on September 19, 2025.

B. COAA2025-20 - 2940 Dallas Street

This is a Certificate of Appropriateness for 2970 Dallas Street. The Certificate of Appropriateness application was submitted by Kelly Lee for the replacement of a sign. The application was administratively approved on November 4, 2025.

C. COAA2025-22 - 2077 Cherokee Ridge Trail

This is a Certificate of Appropriateness for 2077 Cherokee Ridge Trail. The Certificate of Appropriateness application was submitted by Waylon Carter for a roof replacement. The application was administratively approved on November 12, 2025.

7. Discussion

Chairman Gallagher opened the floor for discussion.

Commissioner Bramlett explained that the Atlanta Preservation Center "Phoenix Flies" tours were discussed at the previous HPC meeting. He announced that the Atlanta Preservation Center approved the submitted date of March 21 at 10:00 a.m. Commissioner Bramlett stated that all were welcome to attend.

Chairman Gallagher thanked Commissioner Bramlett and closed the floor to discussion.

8. Public Comments

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

9. Staff Comment

Chairman Gallagher opened the floor for staff comment.

Ms. Chanelle Campbell updated the Commissioners on the Historic Resource Survey completed by Kennesaw State University (KSU). She announced that the survey had officially been completed, new parcels were updated in GNAHRGIS, and the Department of Community Affairs (DCA) approved the project. Ms. Campbell explained that the next step was to collaborate with GIS to make a new historic district map. Once the new map is completed, staff and the Commission can move forward with either adjusting the historic district boundaries or updating the Historic Design Standards. Ms. Campbell expressed that staff would appreciate feedback from the Commissioners on updates to the Historic Design Standards. She stated that staff hoped to have the draft before the Commission by the first quarter of next year.

Commissioner Butler asked if there would be a meeting in a conference room so the Commissioners could look at the map and different properties. Ms. Campbell stated that she would look into setting up a meeting with Commissioners to incorporate their input prior to any official decision. Ms. Campbell explained that once the map was completed, the draft would be sent out ahead of an official meeting to discuss the

survey findings.

Commissioner Bulter asked if the meeting would need to be a public meeting. Ms. Campbell explained that when all board members were in the same room, it is considered an official meeting. Vice Chair Whipple stated that he believed that the meeting would need to be an advertised work session. He stated that the Commission had held similar meetings in the past.

Ms. Campbell stated that the map was requested from GIS by the end of December. She stated that if there were no cases on the December agenda, the December meeting could be used to discuss the Historic Design Standards and historic district boundaries.

Ms. Campbell announced that the surveyed properties were in GNAHRGIS and viewable by the public. She offered to send the Commissioners a link to the website and an Excel sheet of the properties. She explained that GIS would be creating a map from the Excel sheet to create a more visual representation of the findings.

Chairman Gallagher thanked Ms. Campbell.

10. Adjourn

Chairman Gallagher adjourned the meeting at 8:25 a.m.

MAYOR
Derek Easterling

City Manager
Jeff Drobney, ICMA-CM

City Clerk
Lea Alvarez, CMC

COUNCIL
Mayor Pro Tem Pat Ferris
Antonio Jones
Madelyn Orochena
Tracey Viars
Anthony Gutierrez

November 21, 2025

Dale & Kristin Thomas
2976 N Main St
Kennesaw, GA 30144

Subject: Certificate of Appropriateness (COA) Application – Case #COA2025-09A
2976 N. Main St, Kennesaw GA 30144, Parcel - 20013900060

Dear Mr. & Mrs. Thomas,

The City of Kennesaw Historic Preservation Commission (HPC) held their regularly scheduled meeting on November 21, 2025, to review the above-referenced application. This letter is written to inform you of their actions.

Your case sought an approval for a Certificate of Appropriateness for the construction of an addition to the historic house located at 2976 N. Main St. **The HPC Board voted to approve the request with the following condition:**

1. **The applicant will utilize fiber cement siding on the addition in lieu of vinyl siding.**

You may now proceed with applying for a residential building permit for the addition. If you have questions or concerns, please contact Planning and Zoning at (770) 590-8268 or zoningdept@kennesaw-ga.gov .

Sincerely,

Chanelle Campbell

Chanelle Campbell
Assistant Planning and Zoning Administrator | Planner

Item Report

TO: The Historic Preservation Commission

FROM: Chanelle Campbell, Planning and Zoning Director

DATE: February 20, 2026

TITLE: **New Construction: 1947, 1949, 1951 & 1955 Galt Commons**
Consideration for approval of a certificate of appropriateness application submitted by Riversbend Construction, Inc. for the construction of five houses located at 1947, 1949, 1951, 1953, & 1955 Galt Commons (20012904920, 20012904910, 20012904900, 20012904890, 20012904880). Case #COA2026-01

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. COA2026-01_1945-1955 Galt Commons_Application Packet

CERTIFICATE OF APPROPRIATENESS APPLICATION

□ Application Fee: $50.00 □ Demolition Fee: $150.00

A MINIMUM OF ONE CONSULTATION WITH PLANNING AND ZONING ADMINISTRATOR AND STAFF PRIOR TO THE SUBMISSION OF THE REQUESTED APPLICATION IS MANDATORY.

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

A Certificate of Appropriateness (COA) must be obtained from the **HPC** prior to the issuance of a building permit. If a building permit is applied for prior to the issuance of a Certificate of Appropriateness, the building permit will be denied.

Completed applications, along with the required documents, must be submitted to the Planning and Zoning Department through the **iWorq portal** located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting. No application will be reviewed or placed on the HPC meeting agenda unless all requirements are met.

The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

a. The surrounding development
b. The best interest of the community
c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

□ Material Specifications
□ Drawing of Sign with Dimensions and Colors to be used
□ Façade detail of fonts

Application for landscaping to include

□ Variety of trees and shrubs
□ Indicate size and location of plantings

Application for exterior renovations and additions to include

□ Existing conditions site plan depicting location of addition in relation to the existing property
□ Existing floor plan of building
□ Proposed floor plan of building including portions not to be altered
□ Elevations of all exterior façade of addition including relationship to existing building
□ Detail of trim to be utilized on façade
□ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
□ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. **NAME OF APPLICANT:** Riversbend Construction, Inc..
   - [x] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 3018 Cherokee Street NW

   Kennesaw GA 30144

   (Home#)_____ (Cell#) _____ (Email) [redacted]

   PROPERTY ADDRESS: 1947,1949,1951,1953,1955 Galt Commons

   Land Lot 129 Tax Parcel 20012904920 20012904910 20012904900 20012904890 20012904880 Lot Size 0.1

   Current zoning on property: CBD

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

   Sanctuary Development LLC (Chad Howie)

   (Home#)_____ (Cell#) _____ (Email) [redacted]

   NAME OF OWNER:

   Riversbend Construction, Inc..

   (Home#)_____ (Cell#) _____ (Email) [redacted]

3. **ACTIVITY**

- [x] New Construction
- [ ] Demolition
- [ ] Awnings
- [x] Fence
- [ ] Repairs or Alterations
- [x] Landscaping
- [x] Exterior Architectural Features
- [ ] Exterior Environmental Feature Change
- [ ] Moving a Building
- [ ] Sign Erection
- [ ] Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

Construction of proposed house plans on last 5 lots at Galt Commons

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with the Planning and Zoning Department through **iWorq portal** located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the Zoning Administrator. The appeal shall be on the application exactly as presented to the commission.



1/7/2026

Signature of Applicant **Date**



1/7/2026

Signature of Owner **Date**

(If different from applicant, consenting to work to be performed on said property.

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

_____

Chanelle Campbell (Application Deemed Complete)
Planning & Zoning Administrator Date: _____

_____

(Application Administratively Approved)
HPC Chair Date: _____

☐ GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: February 20, 2026

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

_____

_____

(May re-submit within 60 days)

POSTPONED/TABLED_____

_____

Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review

CONTACTS/DRAWING INDEX
FTP DOWNLOAD CENTER
www.millerarchitecture.com/downloads/

OWNER
Old Cherokee JV, LLC
3008 Cherokee Street NW
Kennesaw, Georgia 30144
Chad Howle
chowle@sanctuarycompanies.com
(770) 789-3350

CIVIL*

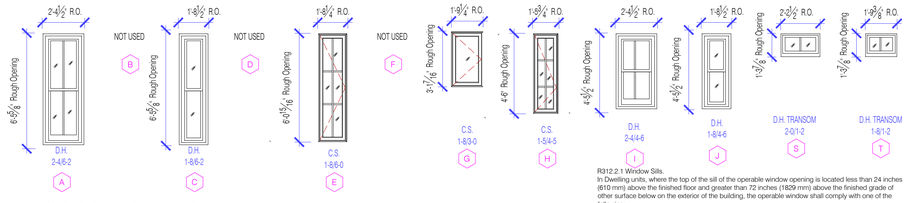
ARCHITECTURAL/STRUCTURAL
Miller Architecture
715 North Church Street Suite 140
Charlotte, North Carolina 28202
Tony F. Miller, AIA LEED AP #6201
tonymiller@millerarchitecture.com
PH: 704-377-8500

A101 1947 Floor Plans
A102 1949 & 1953 Floor Plans
A103 1951 Floor Plans
A104 1955 Floor Plans
A201 1947 Elevations
A202 1949 & 1953 Elevations
A203 1951 Elevations
A204 1955 Elevations
A301 1947 & 1951 Building Section
A302 1947 & 1951 Building Section
A303 1947 & 1951 Building Section
A304 1949 & 1953 Building Section

A401 Wall Section
A402 Wall Section
A403 Wall Section
A701 Casework and Trim
A702 Interior Elevations

E101 1947 Elec Location Diagram
E102 1949 & 1953 Elec Location Diagram
E103 1951 Elec Location Diagram
E104 1955 Elec Location Diagram

S100 General Structural Notes
S101 1947 Structural Plans
S102 1947 Structural Plans
S103 1949-1953 Structural Plans
S104 1949-1953 Structural Plans
S105 1951 Structural Plans
S106 1951 Structural Plans
S107 1955 Structural Plans
S108 1955 Structural Plans
S201 Structural Details
S202 Structural Details

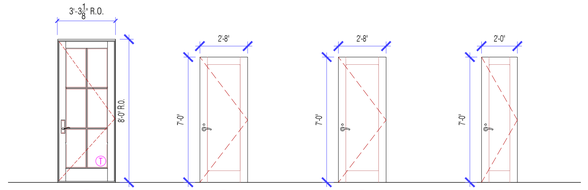


WINDOW NOTES: (See Elevations for Window Labeling & Quantities)
1. Windows are Pygem 1500 Builder Series (Color: Black) or Owner Approved Equal.
2. Window Alternates acceptable to the Architect shall be dimensions shown, mullion pattern shown and black in color.
3. Window & Cabinet Hardware is either Matte Black or Satin Brass (depending on location).
4. Provide "Sash Limiters" per ASTM F 2090 for windows with sill openings greater than 72" above adjacent grade and where the lowest part of the clear opening of the window is less than 24" above finish floor per Section R312.2 of the IRC 2018.
4. All Windows shall Comply with the 2015 IECC (Climate Zone 3) with a U-Factor of .30 for the Window Assembly and Solar Heat Gain Coefficient (SHGC).
5. See Elevations for Location and Quantities of fixed and Direction of operable Window units

Glazing shall be TEMPERED in the following conditions: In Egress Doors, in Sliding Panels, in Storm Doors, within 60" of drain inlet of Hot Tubs, Bathtubs, Whirlpools, steam rooms, showers & swimming pools, within 24" adjacency to a doorway up to 60"AFF., in Windows with more than 9sf area, in Sashes within 18" AFF and in Railings & adjacent to handrails

R312.2.1 Window Sills.
In Dwelling units, where the top of the sill of the operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade of other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable window openings will not allow a 4-inch-diameter (102 mm) sphere to pass through where the openings are in their largest opened positions.
2. Operable windows are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices.
Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.



EXTERIOR ENTRY DOOR
Pygem Mira Patio Door or Approved Equal (Painted SW6098 Sconce Gold Exterior Color) or Owner Approved Equal
Painted Black Interior Finish
3/4 Lite - Dual Low-E Glass
3-1/2" Flat Exterior Trim
with Matte Black Finish Hardware
Emtek or Equal

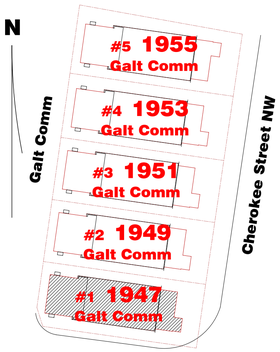
EXTERIOR SWINGING PASSAGE DOOR
Trustile Doors or Approved Equal
Paint Grade Style TM1000 Flat Panel No Sticking
2'-8" x 7'-0"
Fully Gasketted
with Matte Black Finish Hardware
Emtek or Equal

INTERIOR SWINGING PASSAGE DOOR
Trustile Doors or Approved Equal
Stain Grade Style TM1000 Flat Panel No Sticking
2'-8" x 7'-0"
with Matte Black Finish Hardware
Emtek or Equal

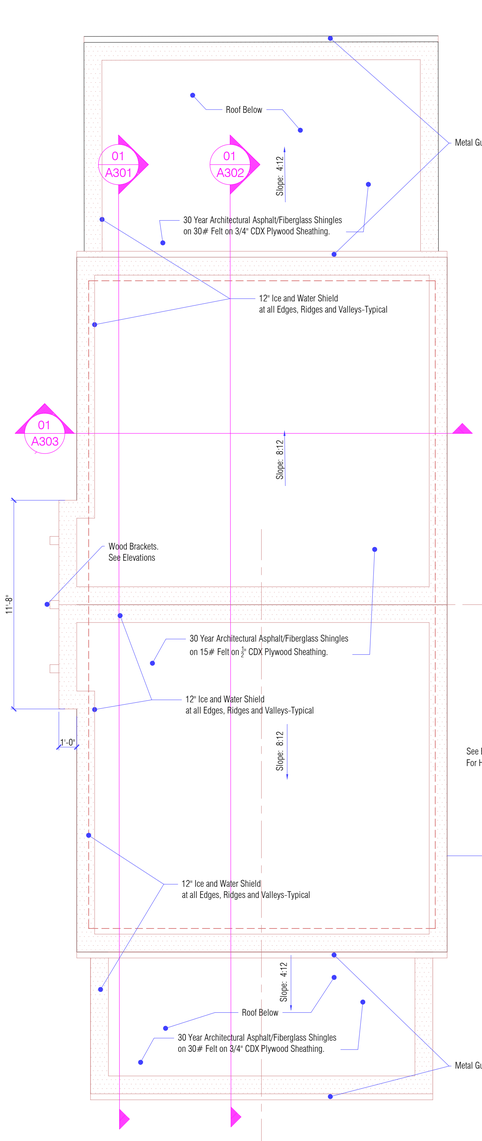
INTERIOR SWINGING PASSAGE DOOR
Trustile Doors or Approved Equal
Paint Grade Style TM1000 Flat Panel No Sticking
2'-0" x 7'-0"
with Matte Black Finish Hardware
Emtek or Equal

1 = Tempered Glass -See Elevations and/or Floor Plans for Tempered Glazing in the Keyed Doors above per R308.
Note: Minimum 18" Sill Height Required unless glazing is tempered.

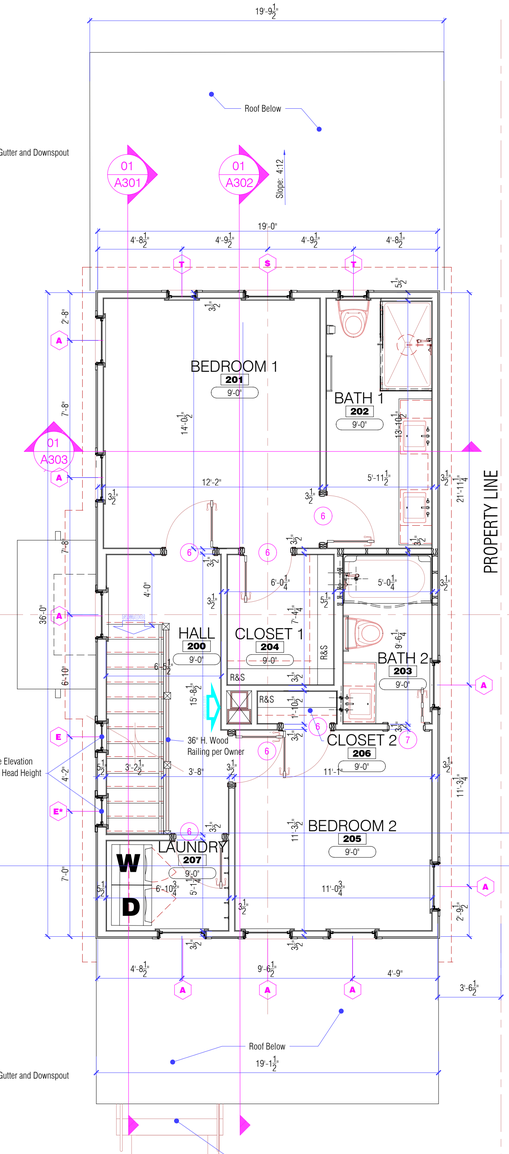
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Verify Door Style and Door Hardware with Owner before Purchasing. Door Hardware is Matte Black. Window & Cabinet Hardware is either Matte Black or Satin Brass (depending on location).
4. Undercut Dryer Room Door 1".
5. See Floor Plan for Direction of Door Swing.



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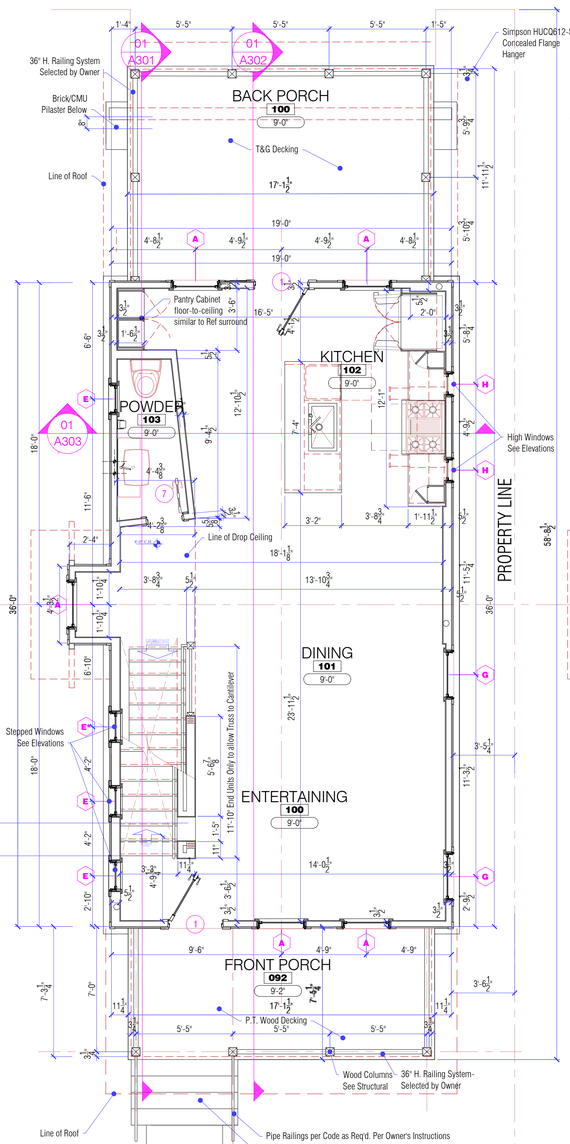


ROOF PLAN 1/4" : 1'-0" **21**



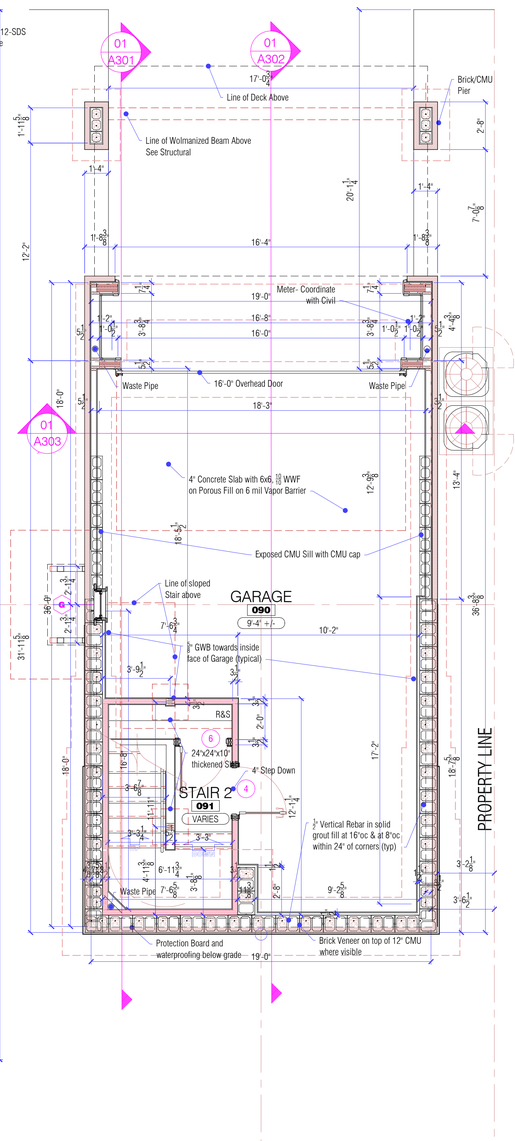
SECOND FLOOR 706sf Heated

THIRD LEVEL PLAN 1/4" : 1'-0" **13**



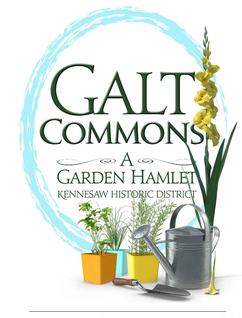
STREET LEVEL 706sf Heated, 126sf Porch& 206sf Deck

STREET LEVEL PLAN 1/4" : 1'-0" **09**



BASEMENT 92sf Heated, 520sf Garage & 304sf Carport

GARAGE LEVEL PLAN 1/4" : 1'-0" **01**



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FOR

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3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

1947 GALT COMM FLOOR PLANS

FILE NAME: 03-SCD-A101 - 1947 Plans.dwg
DRAWN BY: TFM, JV
CHECKED BY: TFM

A101

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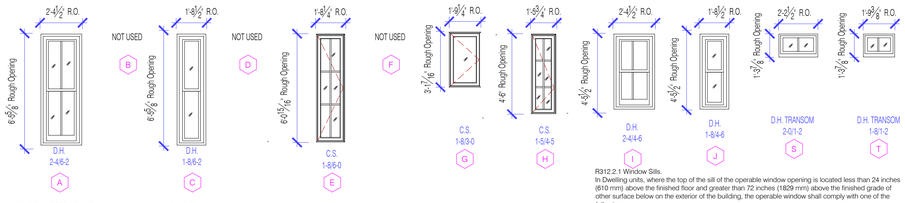
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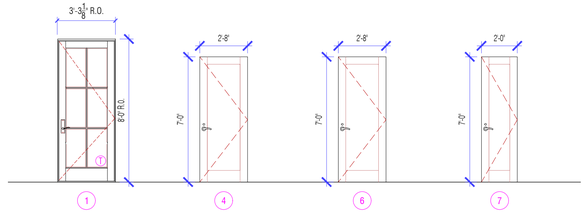


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1. Windows are Plygem 1500 Builder Series (Color: Black) or Owner Approved Equal.
2. Window Alternates acceptable to the Architect shall be dimensions shown, mullion pattern shown and black in color.
3. Window & Cabinet Hardware is either Matte Black or Satin Brass (depending on location).
4. Provide "Sash Limiters" per ASTM F 2090 for windows with sill openings greater than 72" above adjacent grade and where the lowest part of the clear opening of the window is less than 24" above finish floor per Section R312.2 of the IRC 2018.
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R312.2.1 Window Sills.
In Dwelling units, where the top of the sill of the operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade of other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable window openings will not allow a 4-inch-diameter (102 mm) sphere to pass through where the openings are in their largest opened positions.
2. Operable windows are provided with window fall prevention devices that comply with ASTM F2090.
3. Operable windows are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices.
Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.



1 EXTERIOR ENTRY DOOR
Plygem Mira Patio Door or Approved Equal
(Painted SW6398 Sconce Gold Exterior Color) or Owner Approved Equal
Painted Black Interior Finish
3/4 Lite - Dual Low-E Glass
3-1/2" Flat Exterior Trim
with Matte Black Finish Hardware
Emtek or Equal

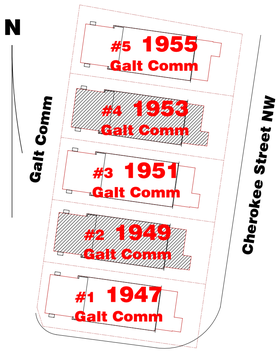
4 EXTERIOR SWINGING PASSAGE DOOR
Trustile Doors or Approved Equal
Paint Grade Style TM1000 Flat Panel No Sticking
2'-8" x 7'-0"
Fully Gasketted
with Matte Black Finish Hardware
Emtek or Equal

6 INTERIOR SWINGING PASSAGE DOOR
Trustile Doors or Approved Equal
Stain Grade Style TM1000 Flat Panel No Sticking
2'-8" x 7'-0"
with Matte Black Finish Hardware
Emtek or Equal

7 INTERIOR SWINGING PASSAGE DOOR
Trustile Doors or Approved Equal
Paint Grade Style TM1000 Flat Panel No Sticking
2'-0" x 7'-0"
with Matte Black Finish Hardware
Emtek or Equal

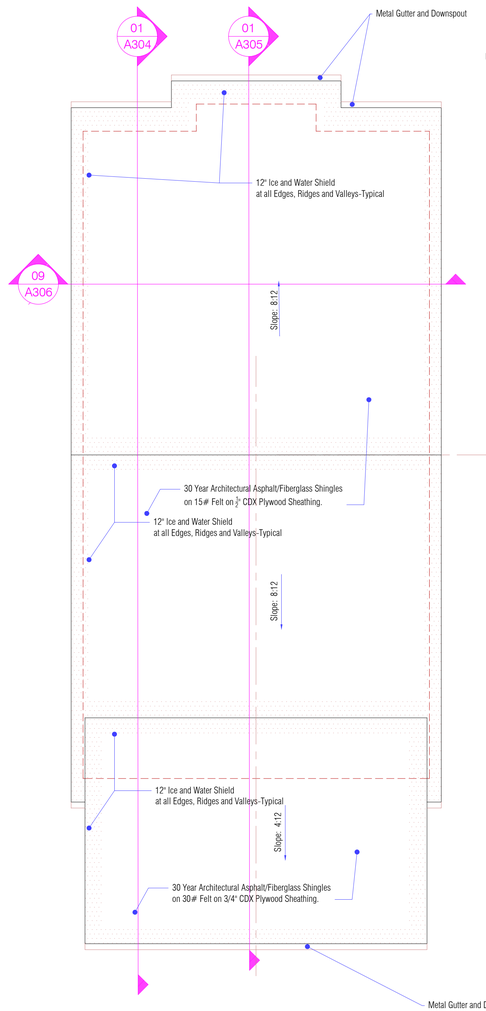
T = Tempered Glass -See Elevations and/or Floor Plans for Tempered Glazing in the Keyed Doors above per R308.
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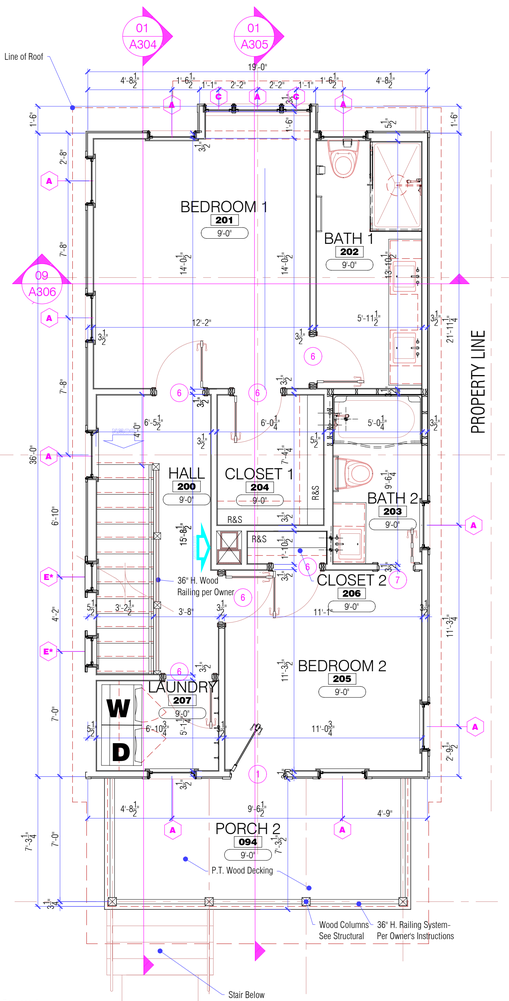


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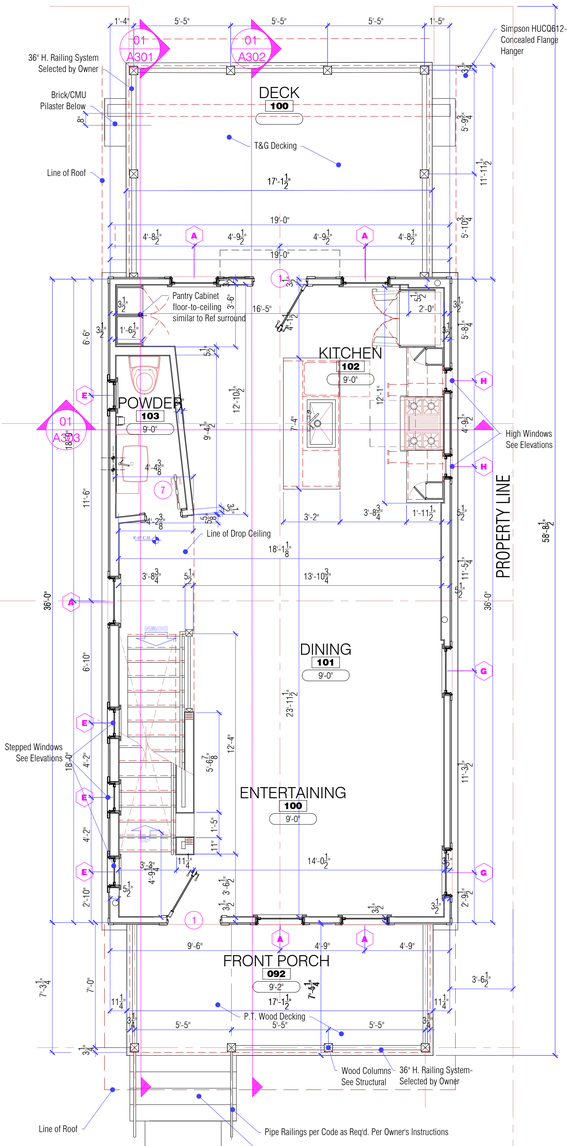


ROOF PLAN 1/4" : 1'-0" **21**



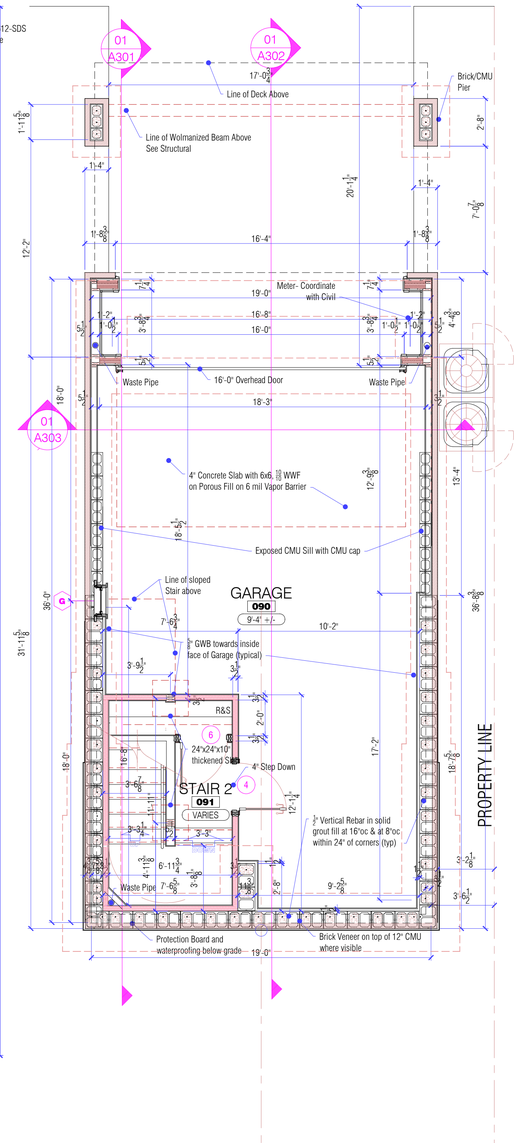
SECOND FLOOR 706sf Heated & 126sf Porch

THIRD LEVEL PLAN 1/4" : 1'-0" **13**



STREET LEVEL 695sf Heated, 126sf Porch& 206sf Deck

STREET LEVEL PLAN 1/4" : 1'-0" **09**



BASEMENT 92sf Heated, 520sf Garage & 304sf Carport

GARAGE LEVEL PLAN 1/4" : 1'-0" **01**

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FOR

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ISSUED FOR: CONSTRUCTION
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1949 & 1953 FLOOR PLANS

FILE NAME: 03-SCD-A102 - 1949 & 1953 Plans.dwg
DRAWN BY: JV, TFM
CHECKED BY: TFM

A102

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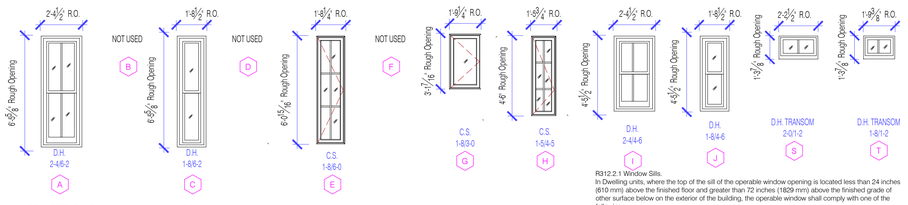
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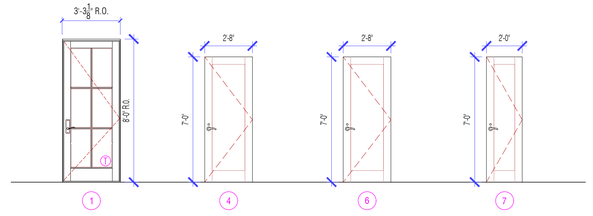
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4. Provide "Sash Limiters" per ASTM F 2090 for windows with sill openings greater than 72" above adjacent grade and where the lowest part of the clear opening of the window is less than 24" above finish floor per Section R312.2 of the IRC 2018.
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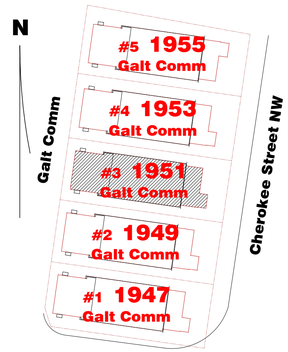
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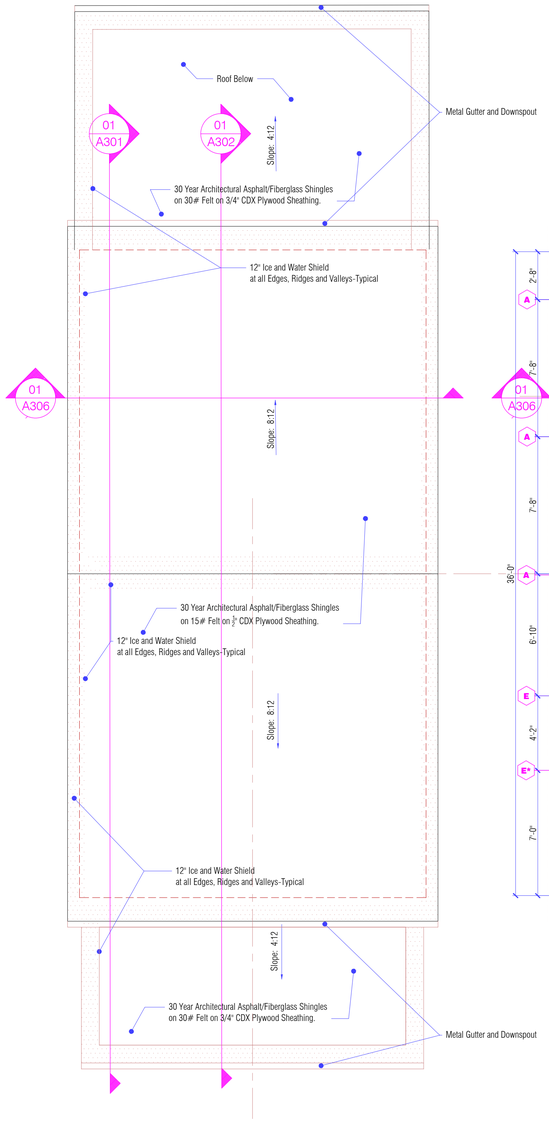
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2. Operable windows are provided with window fall prevention devices that comply with ASTM F2090.
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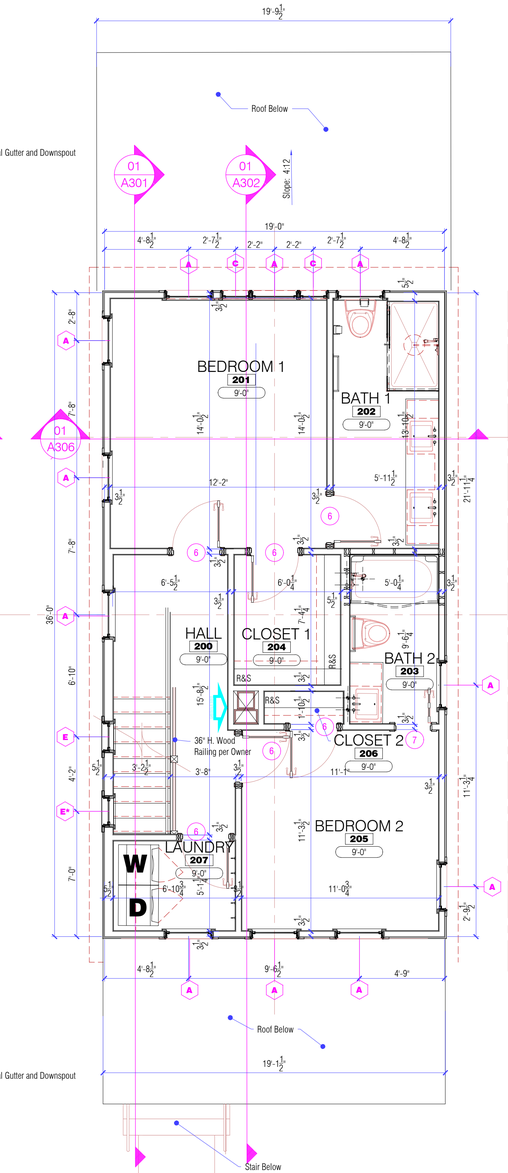
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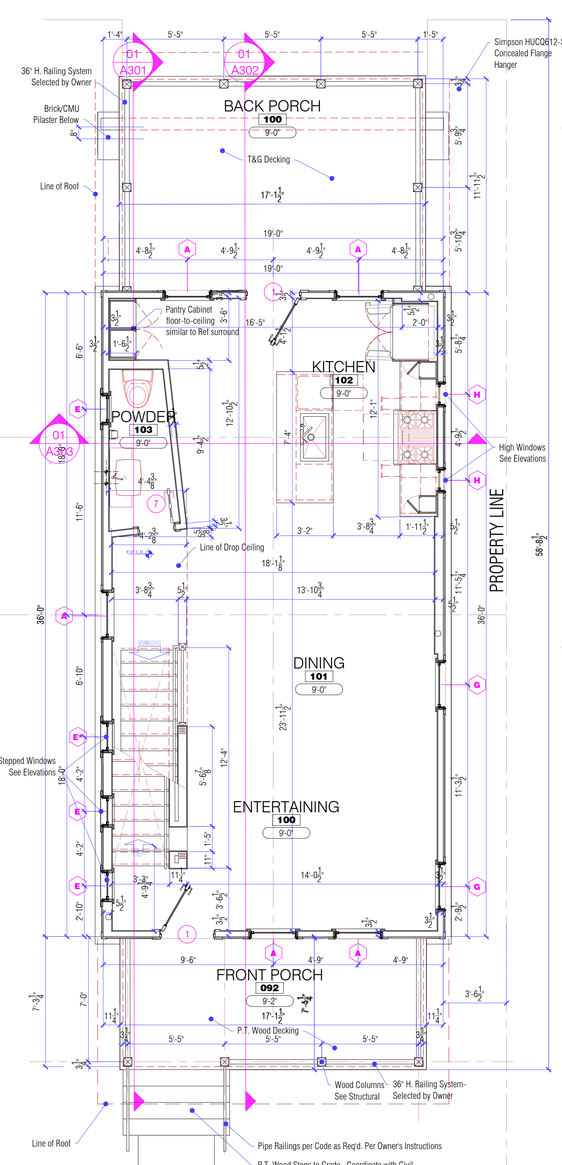


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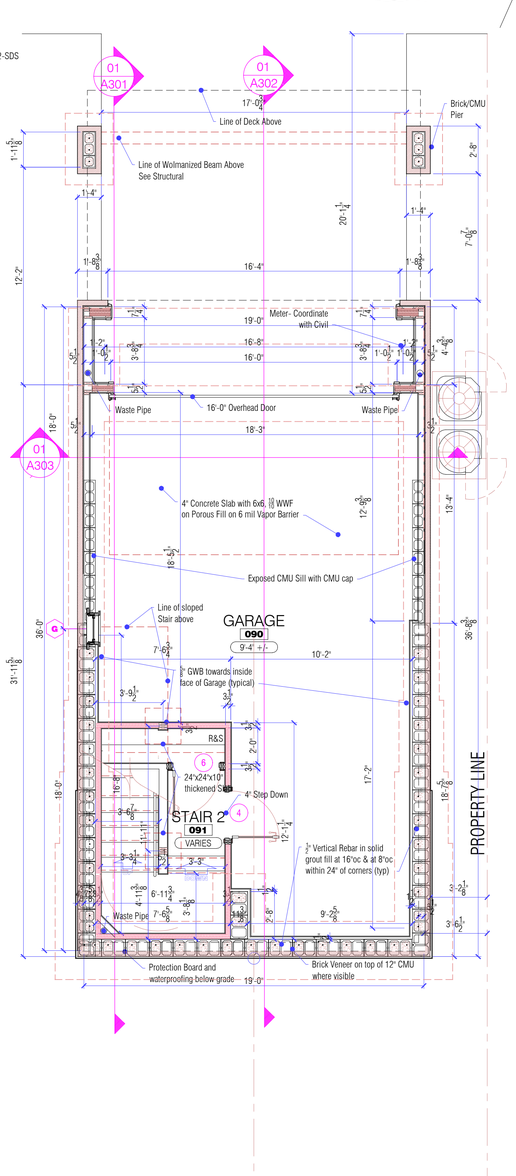
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STREET CABOODLE 1951 GALT COMM FLOOR PLANS

FILE NAME: 03-SCD-A103 - 1951 Plans.dwg
DRAWN BY: TFM, JV
CHECKED BY: TFM

A103

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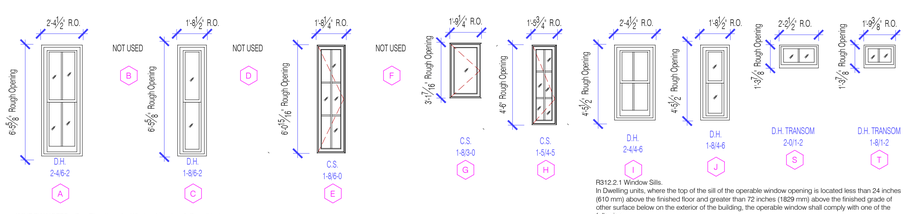
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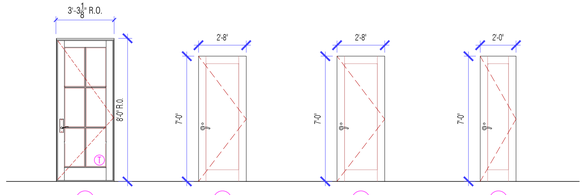


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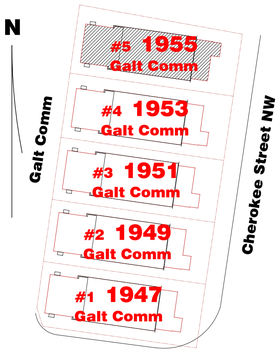
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Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

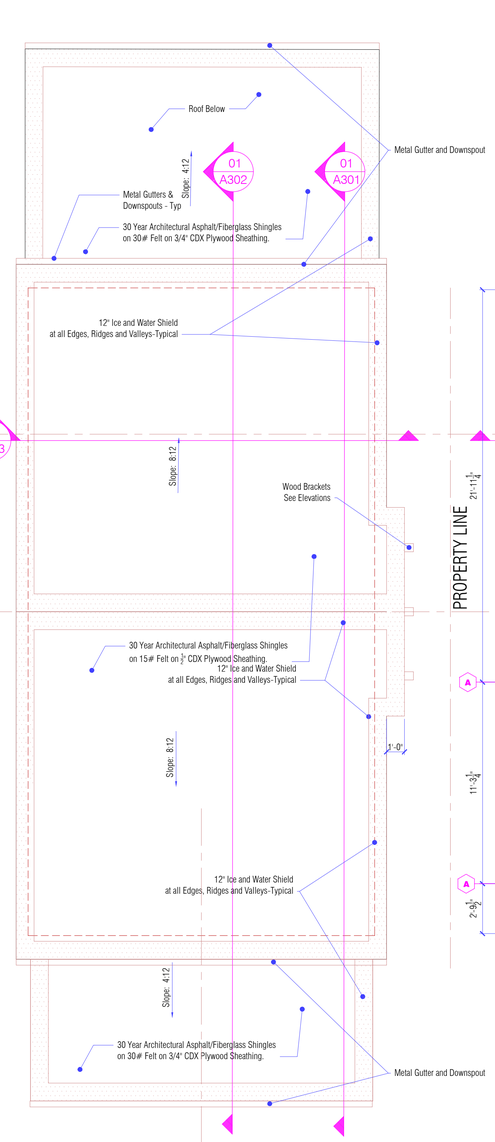


DOOR NOTES:
1. Exterior Doors are Pygem Mira Series - Hybrid (HBR) or Owner Approved Equal.
2. Interior Doors are Trustile TM1000 (Color: Per Owner) or Owner Approved Equal.
3. Door Alternates acceptable to the Architect shall be dimensions shown, mullion pattern shown and in color Specified. Verify Door Style and Door Hardware with Owner before Purchasing. Door Hardware is Matte Black. Window & Cabinet Hardware is either Matte Black or Satin Brass (depending on location).
4. Undercut Dryer Room Door 1".
5. See Floor Plan for Direction of Door Swing.

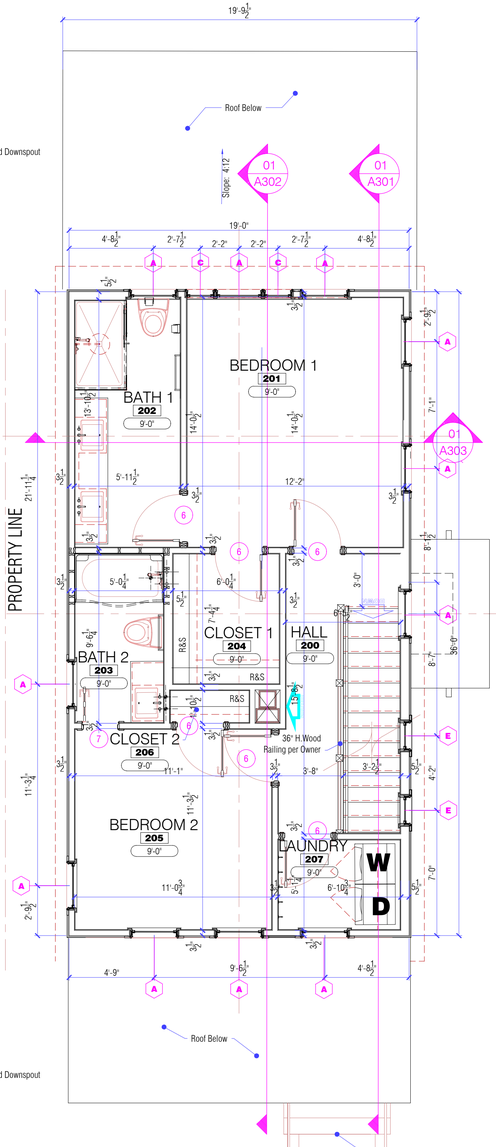
Ⓣ = Tempered Glass -See Elevations and/or Floor Plans for Tempered Glazing in the Keyed Doors above per R308.
Note: Minimum 18" Sill Height Required unless glazing is tempered.



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TONY F. MILLER
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9671
ARCHITECT
CHARLOTTE, NC
06/03/25

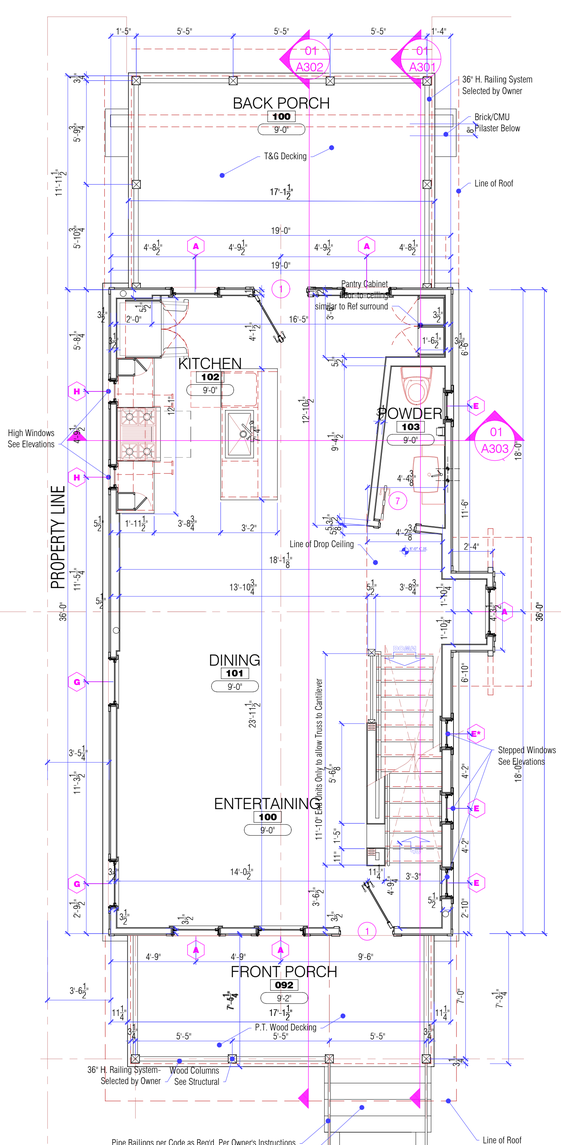


21 ROOF PLAN 1/4" : 1'-0"



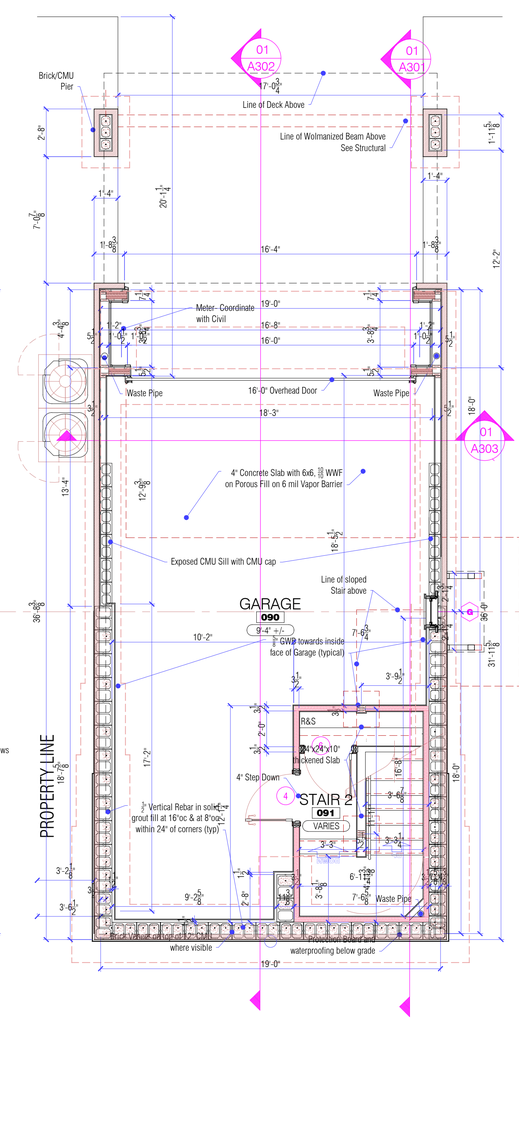
13 THIRD LEVEL PLAN 1/4" : 1'-0"

SECOND FLOOR 706sf Heated



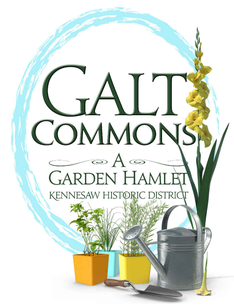
09 STREET LEVEL PLAN 1/4" : 1'-0"

STREET LEVEL 706sf Heated, 126sf Porch & 206sf Screened Porch



01 GARAGE LEVEL PLAN 1/4" : 1'-0"

BASEMENT 92sf Heated, 520sf Garage & 304sf Carport



2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

1955
FLOOR PLANS

FILE NAME: 03-SCD-A104 - 1955 Plans.dwg
DRAWN BY: TFM, JV
CHECKED BY: TFM

A104

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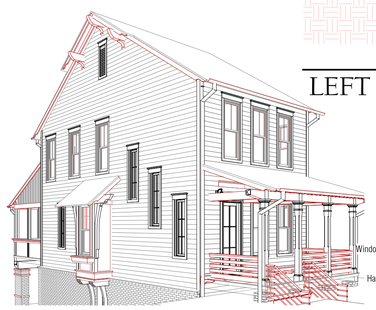
Old Cherokee, LLC

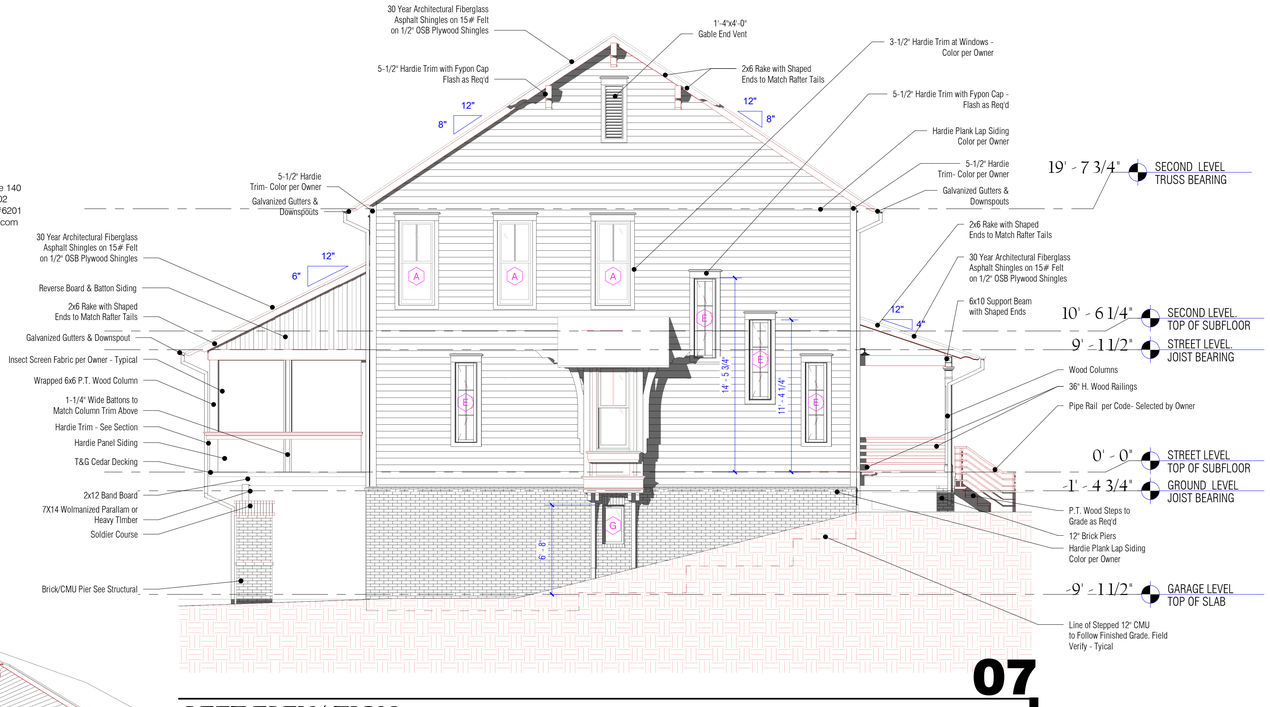
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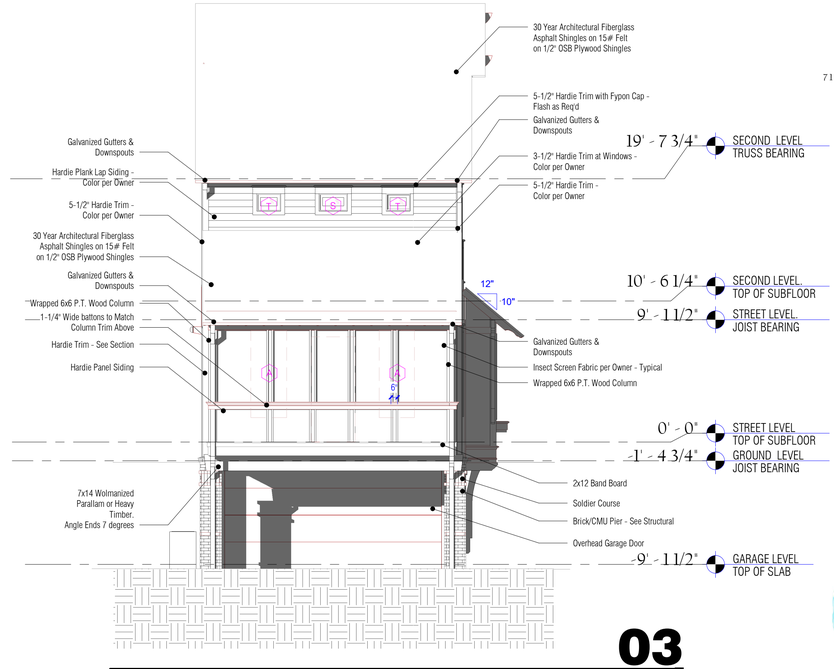




07

LEFT ELEVATION

3/16" = 1'-0"

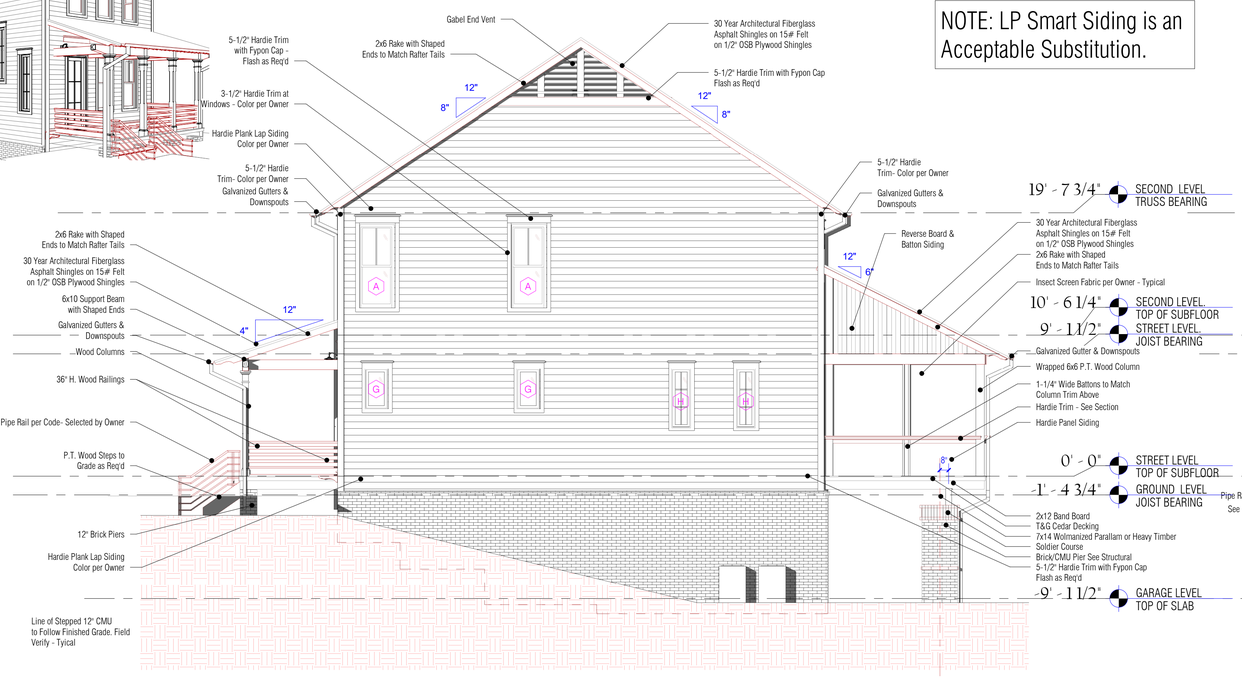


03

REAR ELEVATION

3/16" = 1'-0"

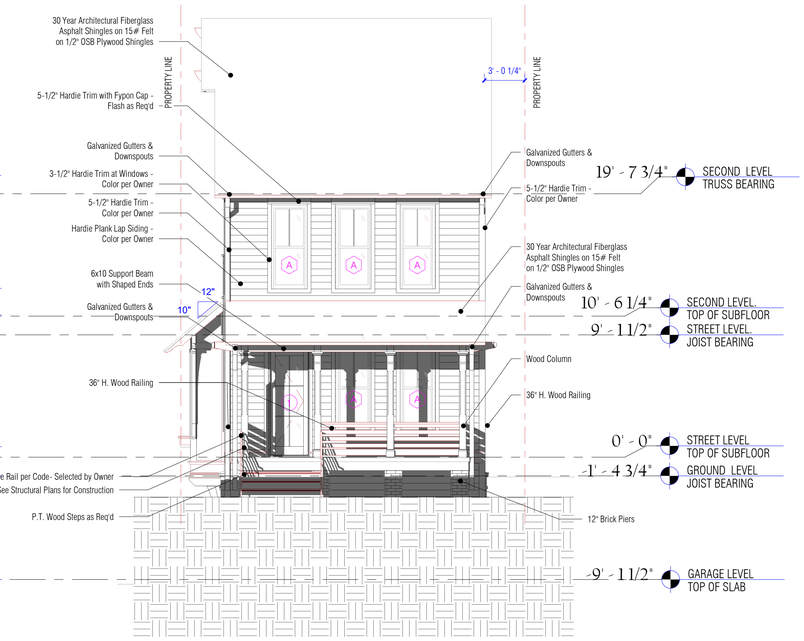
NOTE: LP Smart Siding is an Acceptable Substitution.



05

RIGHT ELEVATION

3/16" = 1'-0"



01

FRONT ELEVATION

3/16" = 1'-0"

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LICENSED
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11/6/25

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KENNESAW HISTORIC DISTRICT

2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 4/15/2025
REVISIONS:

STREET CABOODLE 1947 GALT COMM ELEVATIONS

FILE NAME: STREET CABOODLE 1951.rvt
DRAWN BY: JW
CHECKED BY: TFM

A201

CONTACTS / DRAWING INDEX

OWNER

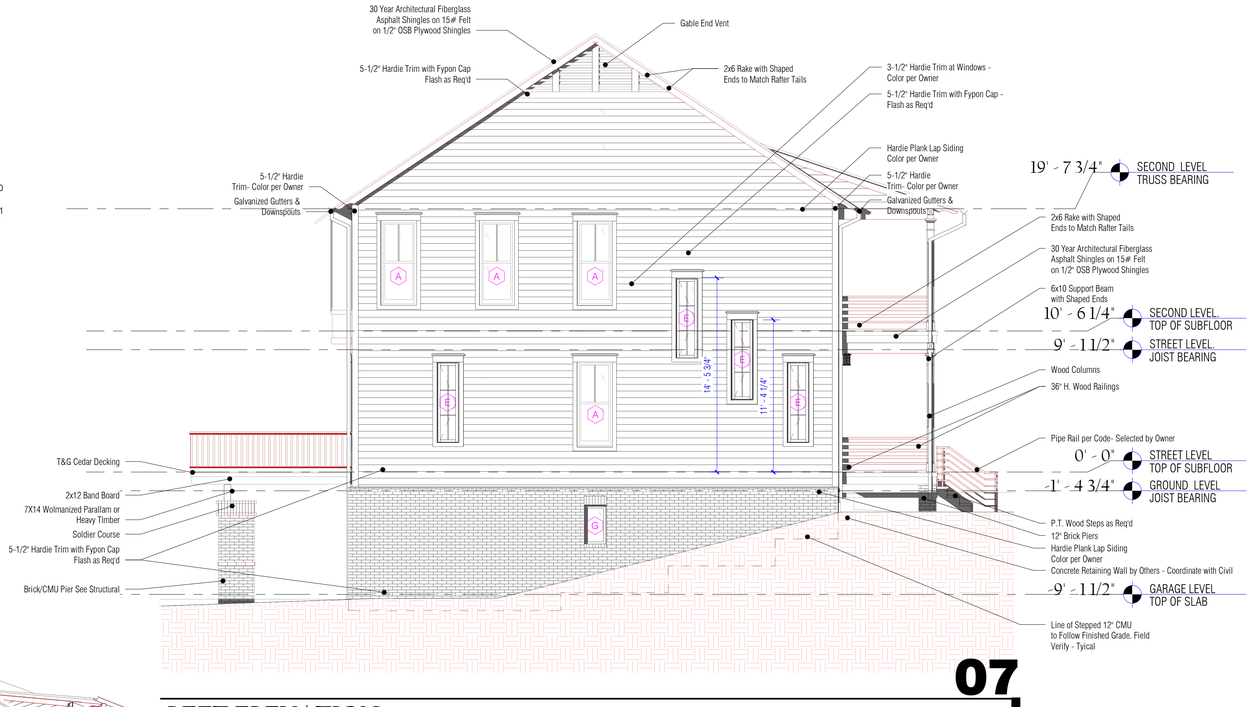
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Kennesaw, Georgia 30144

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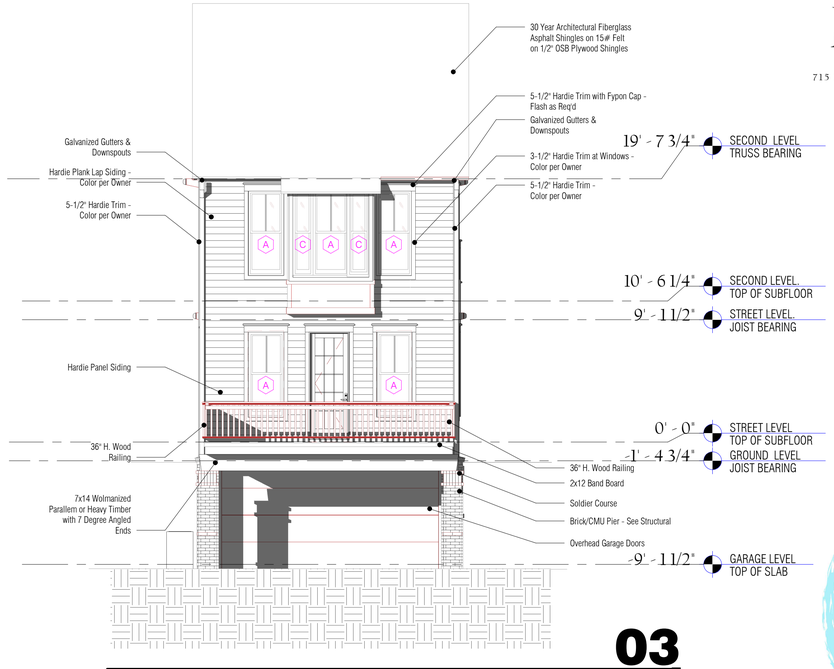
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tonymiller@millerarchitecture.com
PH: 704-377-8500



07

LEFT ELEVATION

3/16" = 1'-0"



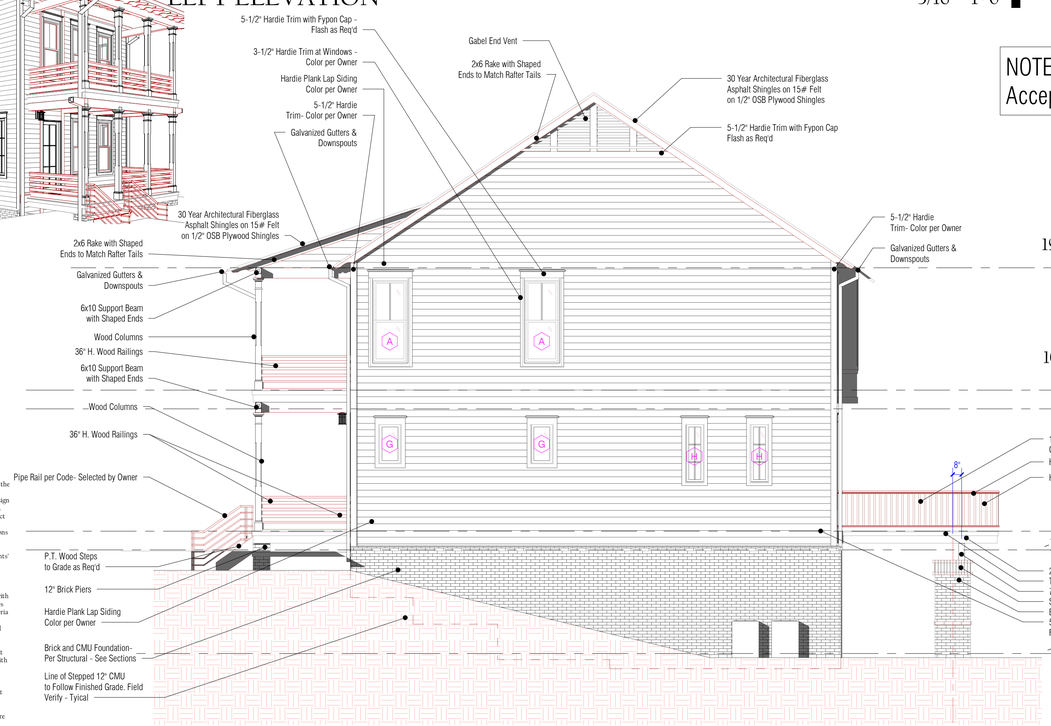
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REAR ELEVATION

3/16" = 1'-0"



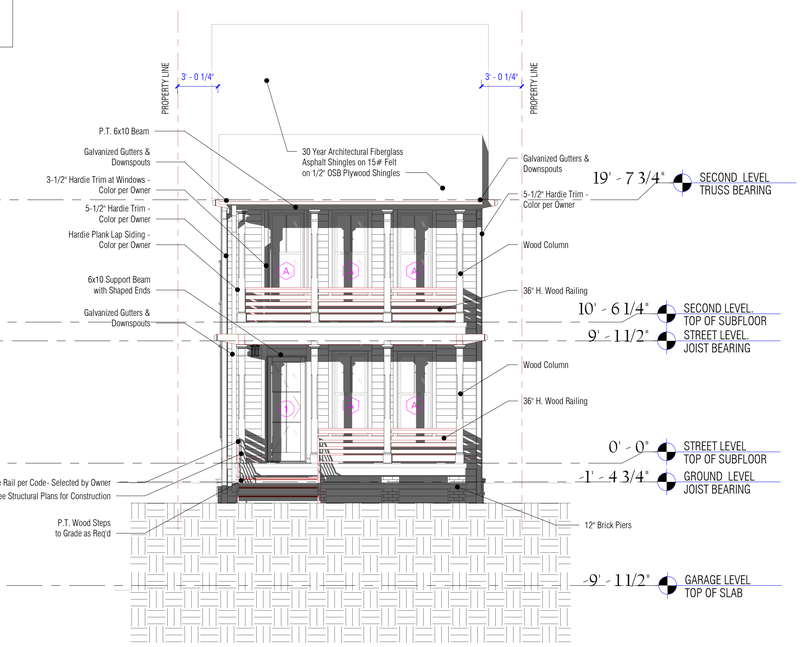
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05

RIGHT ELEVATION

3/16" = 1'-0"



01

FRONT ELEVATION

3/16" = 1'-0"

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Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 4/15/2025
REVISIONS:

STREET CABOODLE 1949 & 1953 GALT COMM ELEVATIONS

FILE NAME: STREET CABOODLE 1951.rvt
DRAWN BY: JW
CHECKED BY: TFM

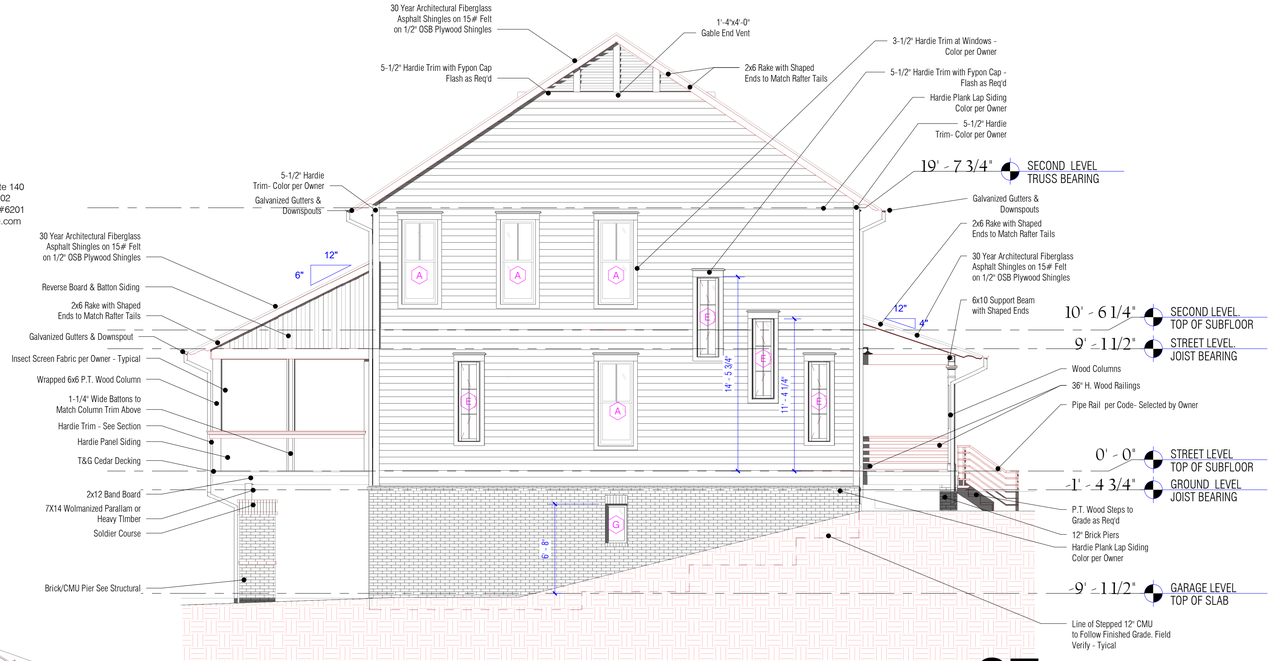
A202

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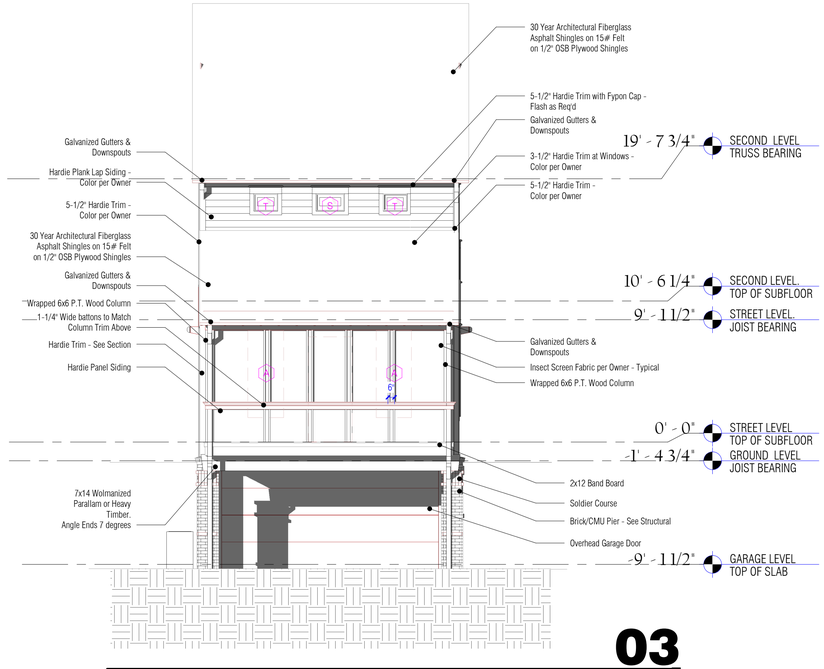
OWNER
Old Cherokee, LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

CIVIL

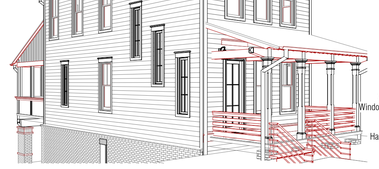
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tonymiller@millerarchitecture.com
PH: 704-377-8500



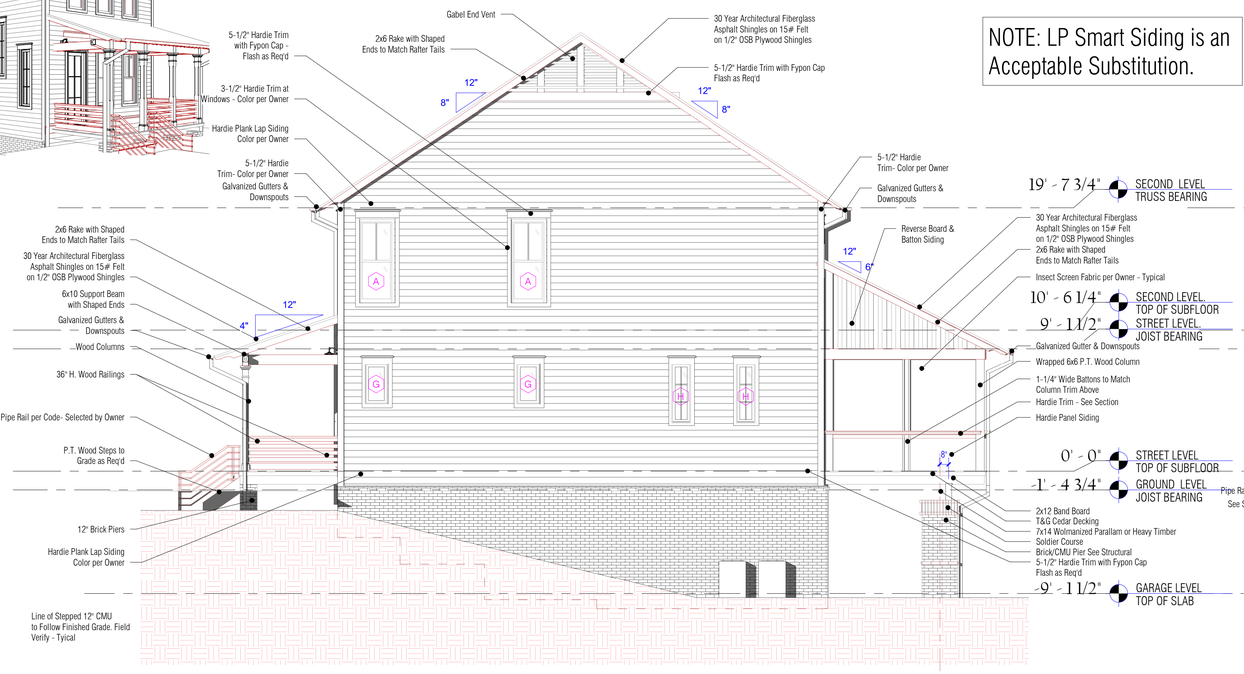
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LEFT ELEVATION
3/16" = 1'-0"



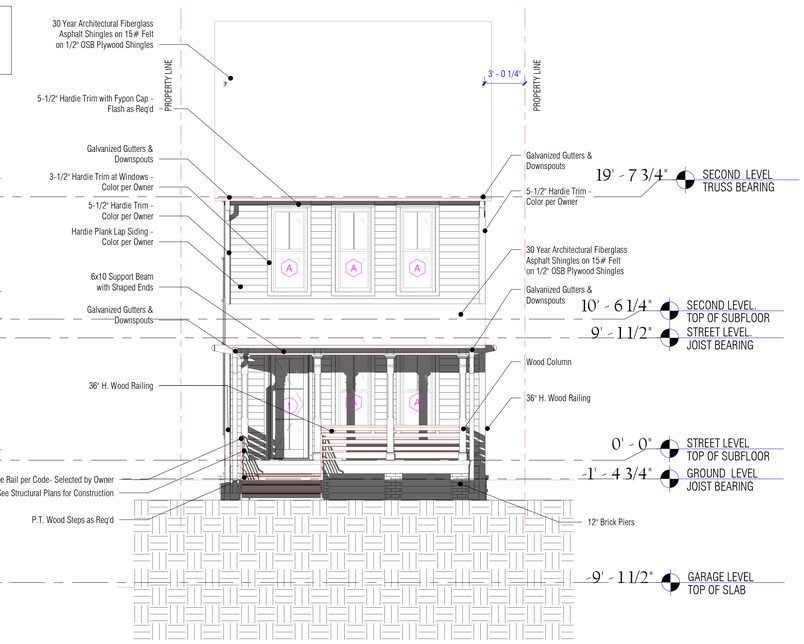
03
REAR ELEVATION
3/16" = 1'-0"



NOTE: LP Smart Siding is an Acceptable Substitution.



05
RIGHT ELEVATION
3/16" = 1'-0"



01
FRONT ELEVATION
3/16" = 1'-0"

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4/15/25

GALT COMMONS
A GARDEN HAMLET
KENNESAW HISTORIC DISTRICT

2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 4/15/2025
REVISIONS:

STREET CABOODLE 1951 GALT COMM ELEVATIONS

FILE NAME: STREET CABOODLE 1951.rvt
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CHECKED BY: TFM

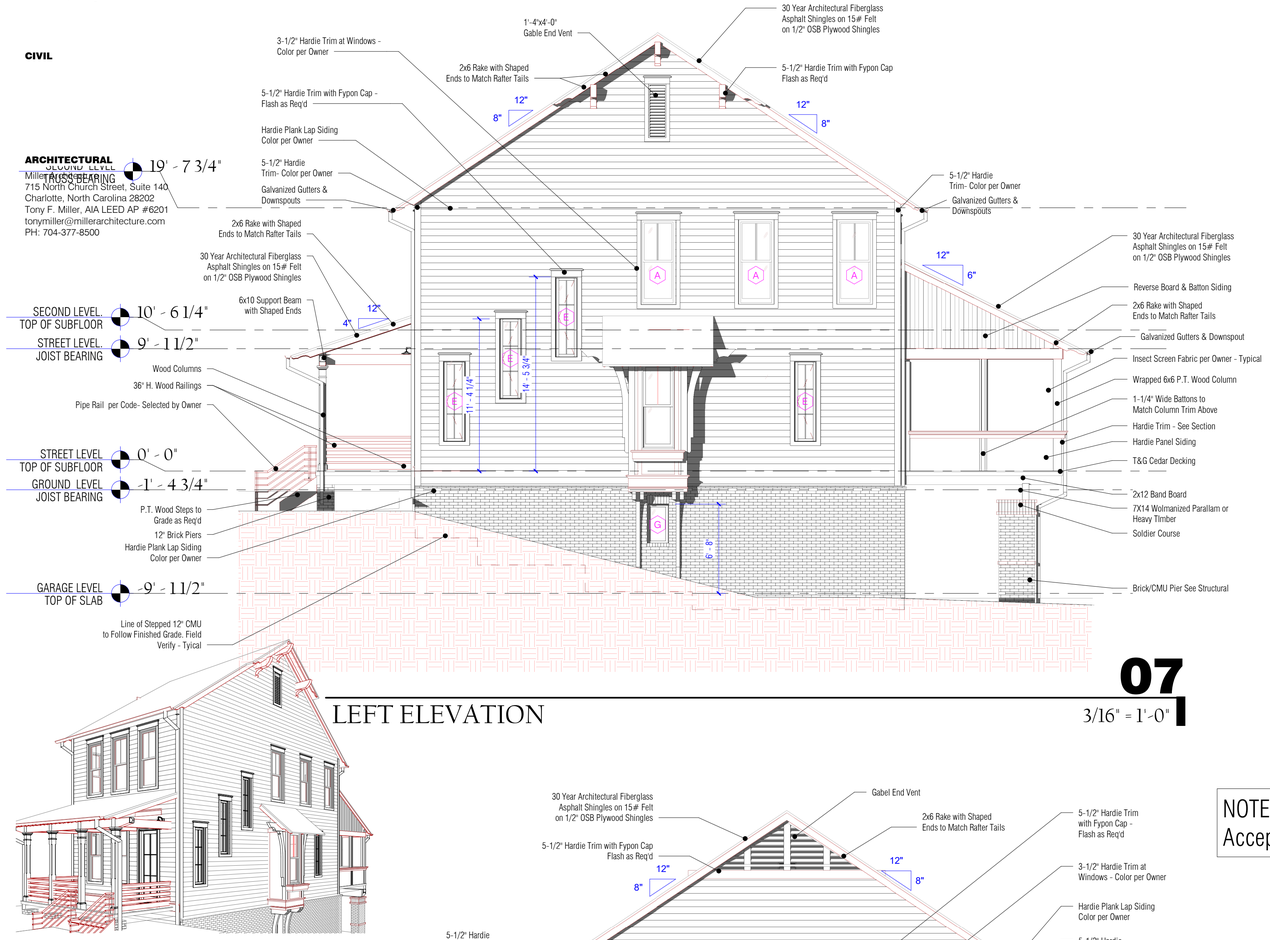
A203

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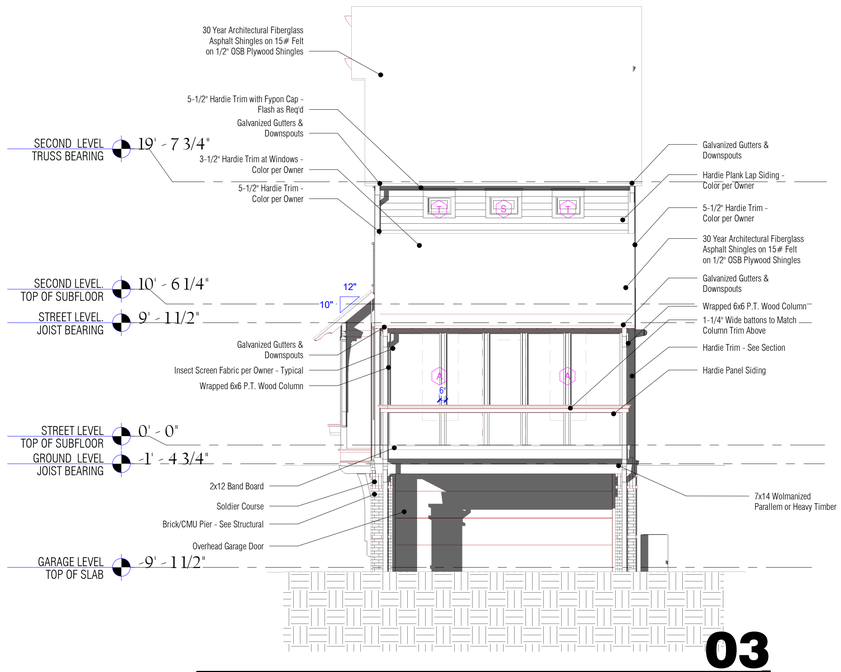
OWNER
Old Cherokee, LLC
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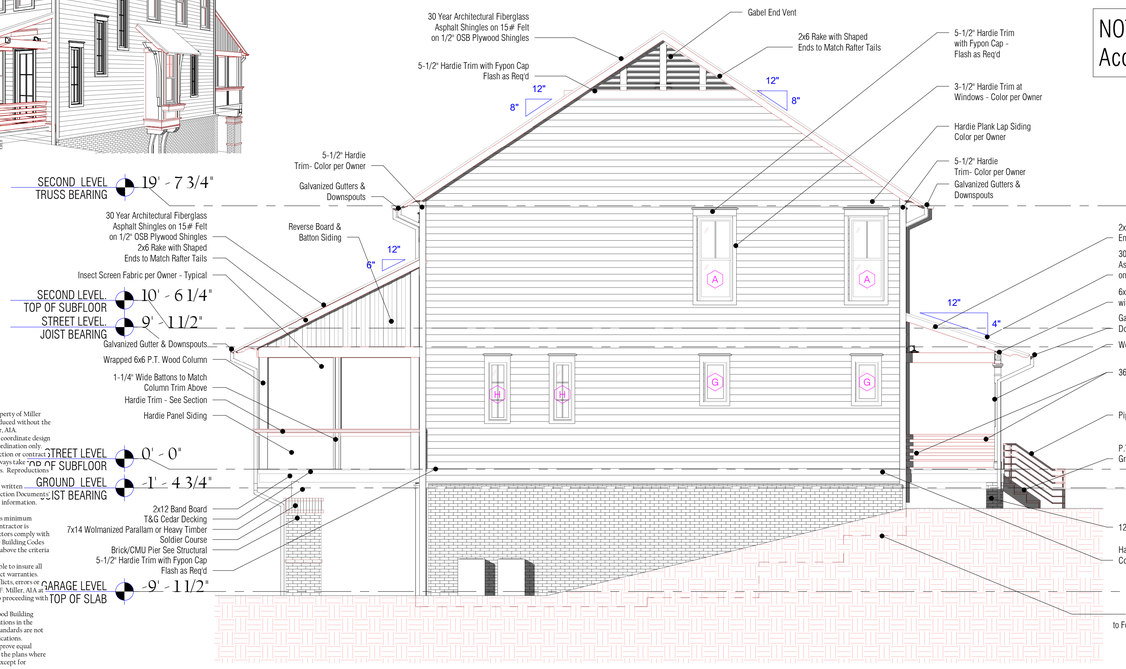


07 LEFT ELEVATION
3/16" = 1'-0"

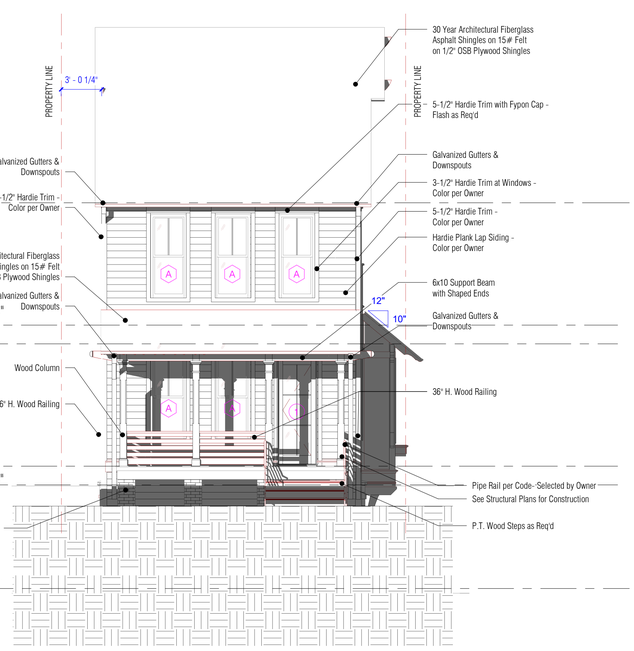


03 REAR ELEVATION
3/16" = 1'-0"

NOTE: LP Smart Siding is an Acceptable Substitution.



05 RIGHT ELEVATION
3/16" = 1'-0"



01 FRONT ELEVATION
3/16" = 1'-0"

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GALT COMMONS
A GARDEN HAMLET
KENNESAW HISTORIC DISTRICT

2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 4/15/2025
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STREET CABOODLE 1955 GALT COMM ELEVATIONS

FILE NAME: STREET CABOODLE 195I.rvt
DRAWN BY: JW
CHECKED BY: TFM

A204

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chowie@sanctuarycompanies.com
(770) 789-3350

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Charlotte, North Carolina 28202
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tonymiller@millerarchitecture.com
PH: 704-377-8500

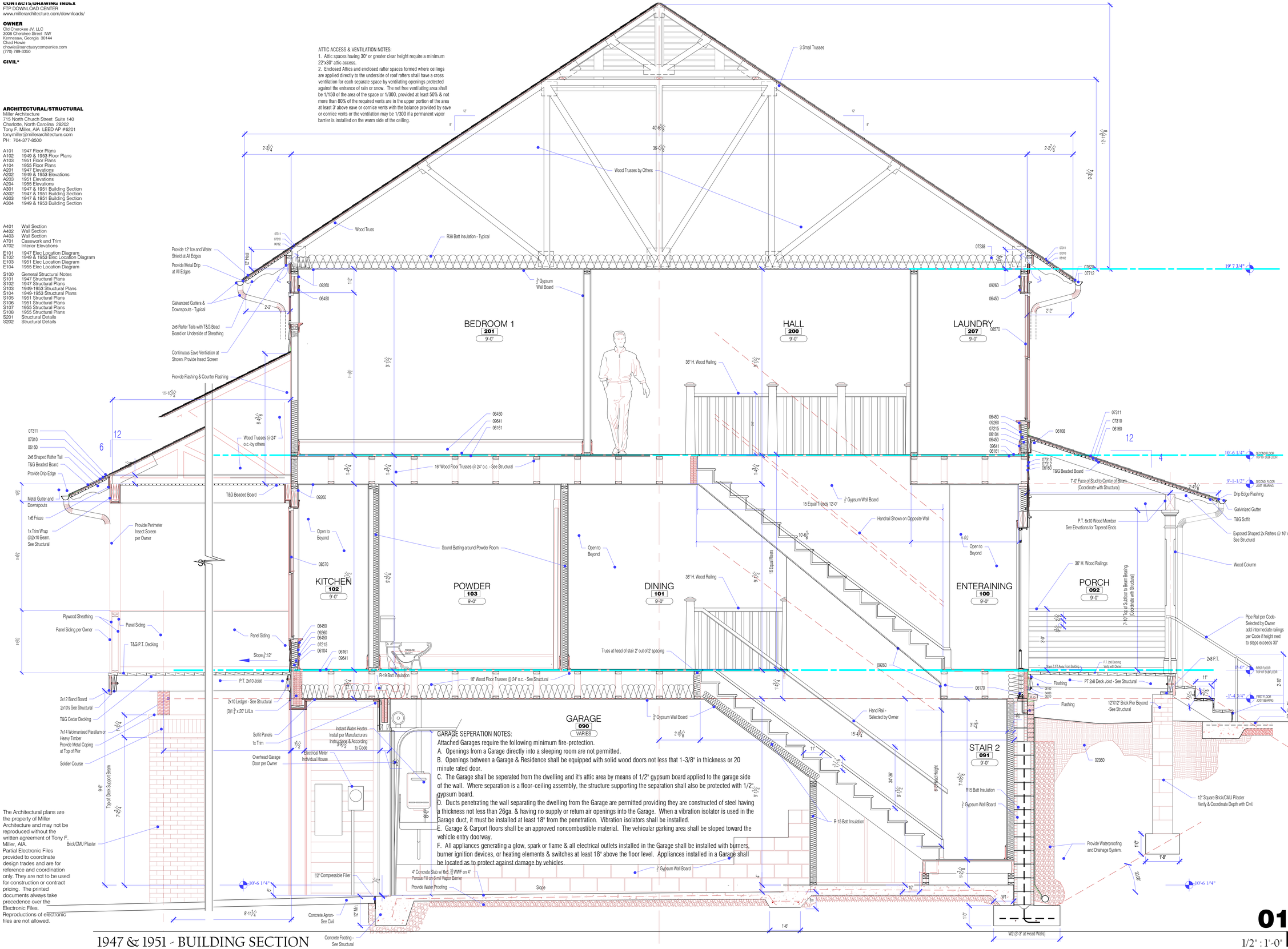
A101 1947 Floor Plans
A102 1949 & 1953 Floor Plans
A103 1951 Floor Plans
A104 1955 Floor Plans
A201 1947 Elevations
A202 1949 & 1953 Elevations
A203 1951 Elevations
A204 1955 Elevations
A301 1947 & 1951 Building Section
A302 1947 & 1951 Building Section
A303 1947 & 1951 Building Section
A304 1949 & 1953 Building Section

A401 Wall Section
A402 Wall Section
A403 Wall Section
A701 Casework and Trim
A702 Interior Elevations

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E102 1949 & 1953 Elec Location Diagram
E103 1951 Elec Location Diagram
E104 1955 Elec Location Diagram

S100 General Structural Notes
S101 1947 Structural Plans
S102 1947 Structural Plans
S103 1949-1953 Structural Plans
S104 1949-1953 Structural Plans
S105 1951 Structural Plans
S106 1951 Structural Plans
S107 1955 Structural Plans
S108 1955 Structural Plans
S201 Structural Details
S202 Structural Details

ATTIC ACCESS & VENTILATION NOTES:
1. Attic spaces having 30" or greater clear height require a minimum 22"x30" attic access.
2. Enclosed Attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have a cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. The net free ventilating area shall be 1/150 of the area of the space or 1/300, provided at least 50% & not more than 80% of the required vents are in the upper portion of the area at least 3' above eave or cornice vents with the balance provided by eave or cornice vents or the ventilation may be 1/300 if a permanent vapor barrier is installed on the warm side of the ceiling.



GARAGE SEPERATION NOTES:
Attached Garages require the following minimum fire-protection.
A. Openings from a Garage directly into a sleeping room are not permitted.
B. Openings between a Garage & Residence shall be equipped with solid wood doors not less that 1-3/8" in thickness or 20 minute rated door.
C. The Garage shall be seperated from the dwelling and it's attic area by means of 1/2" gypsum board applied to the garage side of the wall. Where separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected with 1/2" gypsum board.
D. Ducts penetrating the wall separating the dwelling from the Garage are permitted providing they are constructed of steel having a thickness not less than 26ga. & having no supply or return air openings into the Garage. When a vibration isolator is used in the Garage duct, it must be installed at least 18" from the penetration. Vibration isolators shall be installed.
E. Garage & Carport floors shall be an approved noncombustible material. The vehicular parking area shall be sloped toward the vehicle entry doorway.
F. All appliances generating a glow, spark or flame & all electrical outlets installed in the Garage shall be installed with burners, burner ignition devices, or heating elements & switches at least 18" above the floor level. Appliances installed in a Garage shall be located as to protect against damage by vehicles.

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1947 & 1951 - BUILDING SECTION

1/2" : 1'-0"

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9671
ARCHITECT
CHARLOTTE, NC
06/03/25

GALT COMMONS
A GARDEN HAMLET
KENNESAW HISTORIC DISTRICT

2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

1947 & 1951 BUILDING SECTION

FILE NAME: 03-SCD-A301-Building Section.dwg
DRAWN BY: TFM_JV
CHECKED BY: TFM

01
A301

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ATTIC ACCESS & VENTILATION NOTES:
1. Attic spaces having 30" or greater clear height require a minimum 22"x30" attic access.
2. Enclosed Attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have a cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. The net free ventilating area shall be 1/150 of the area of the space or 1/300, provided at least 50% & not more than 80% of the required vents are in the upper portion of the area at least 3' above eave or cornice vents with the balance provided by eave or cornice vents or the ventilation may be 1/300 if a permanent vapor barrier is installed on the warm side of the ceiling.

3 Small Trusses
Wood Trusses by Others
Wood Truss
R38 Batt Insulation - Typical
Provide 12" Ice and Water Shield at All Edges
Provide Metal Drip at All Edges
Galvanized Gutters & Downspouts - Typical
2x6 Rafter Tails with T&G Bead Board on Underside of Sheathing
Continuous Eave Ventilation at Shown. Provide Insect Screen
Provide Flashing & Counter Flashing
½" Gypsum Wall Board
36" H. Wood Railing
Wood Trusses @ 24" o.c.-by others
16" Wood Floor Trusses @ 24" o.c. - See Structural
15 Equal Treads 12'-0"
¾" Gypsum Wall Board
Handrail Shown on Opposite Wall
Open to Beyond
Sound Batting around Powder Room
16 Equal Risers
Truss at head of stair 2' out of 2' spacing
R-19 Batt Insulation
P.T. 2x10 Joist
2x10 Ledger - See Structural
(3) 1 ¾" x 20" LVL's
2x12 Band Board
2x10's See Structural
T&G Cedar Decking
7x14 Wolmanized Parallam or Heavy Timber Provide Metal Coping at Top of Pier
Soldier Course
Top of Dock Support Beam
Brick/CMU Pilaster
Plywood Sheathing
Panel Siding
Panel Siding per Owner
T&G P.T. Decking
Slope ¼"-12"
Soffit Panels
1x Trim
Overhead Garage Door per Owner
Instant Water Heater Install per Manufacturers Instructions & According to Code
Electrical Meter Individual House
4" Concrete Slab w/ 6x6 WWF on 4" Porous Fill on 6 mil Vapor Barrier
Provide Water Proofing
1/2" Compressible Filler
Concrete Apron-See Civil
12" Min.
Slope
Metal Gutter and Downspouts
1x6 Frieze
1x Trim Wrap (S)2x10 Beam See Structural
Provide Drip Edge
2x6 Shaped Rafter Tail
T&G Beaded Board
Provide Perimeter Insect Screen per Owner
Open to Beyond
Hand Rail - Selected by Owner
Pipe Railings Selected by Owner add intermediate per Code if height next to steps exceeds 30"
P.T. 6x10 Wood Member See Elevations for Tapered Ends
36" H. Wood Railings
7'-10" Top of Subfloor to Beam Bearing (Coordinate with Structural)
P.T. 2x8 Deck Joist - See Structural
Flashing
12"X12" Brick Pier Beyond -See Structural
Provide Waterproofing and Drainage System.
12" Square Brick/CMU Pilaster Verify & Coordinate Depth with Civil.
R-15 Batt Insulation
¾" Gypsum Wall Board
7'-0" Face of Stud to Center of Beam (Coordinate with Structural)
Wood Column
T&G Beaded Board
Drip I
Galvi
T&G
Expos
See Structural

BEDROOM 1 201 9'-0"
HALL 200 9'-0"
LAUNDRY 207 9'-0"
SCREENED PORCH 093 9'-0"
KITCHEN 102 9'-0"
POWDER 103 9'-0"
DINING 101 9'-0"
ENTERAINING 100 9'-0"
PORCH 092 9'-0"
GARAGE 090 VARIES
STAIR 2 091 9'-0"

GARAGE SEPERATION NOTES:
Attached Garages require the following minimum fire-protection.
A. Openings from a Garage directly into a sleeping room are not permitted.
B. Openings between a Garage & Residence shall be equipped with solid wood doors not less that 1-3/8" in thickness or 20 minute rated door.
C. The Garage shall be seperated from the dwelling and it's attic area by means of 1/2" gypsum board applied to the garage side of the wall. Where separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected with 1/2" gypsum board.
D. Ducts penetrating the wall separating the dwelling from the Garage are permitted providing they are constructed of steel having a thickness not less than 26ga. & having no supply or return air openings into the Garage. When a vibration isolator is used in the Garage duct, it must be installed at least 18" from the penetration. Vibration isolators shall be installed.
E. Garage & Carport floors shall be an approved noncombustible material. The vehicular parking area shall be sloped toward the vehicle entry doorway.
F. All appliances generating a glow, spark or flame & all electrical outlets installed in the Garage shall be installed with burners, burner ignition devices, or heating elements & switches at least 18" above the floor level. Appliances installed in a Garage shall be located as to protect against damage by vehicles.

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as
Sic

1947 & 1951 BUILDING SECTION

FILE NAME: 03-SCD-A302-Building Sections.dwg
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01
1/2" : 1'-0"
A302

1947 & 1951 - BUILDING SECTION

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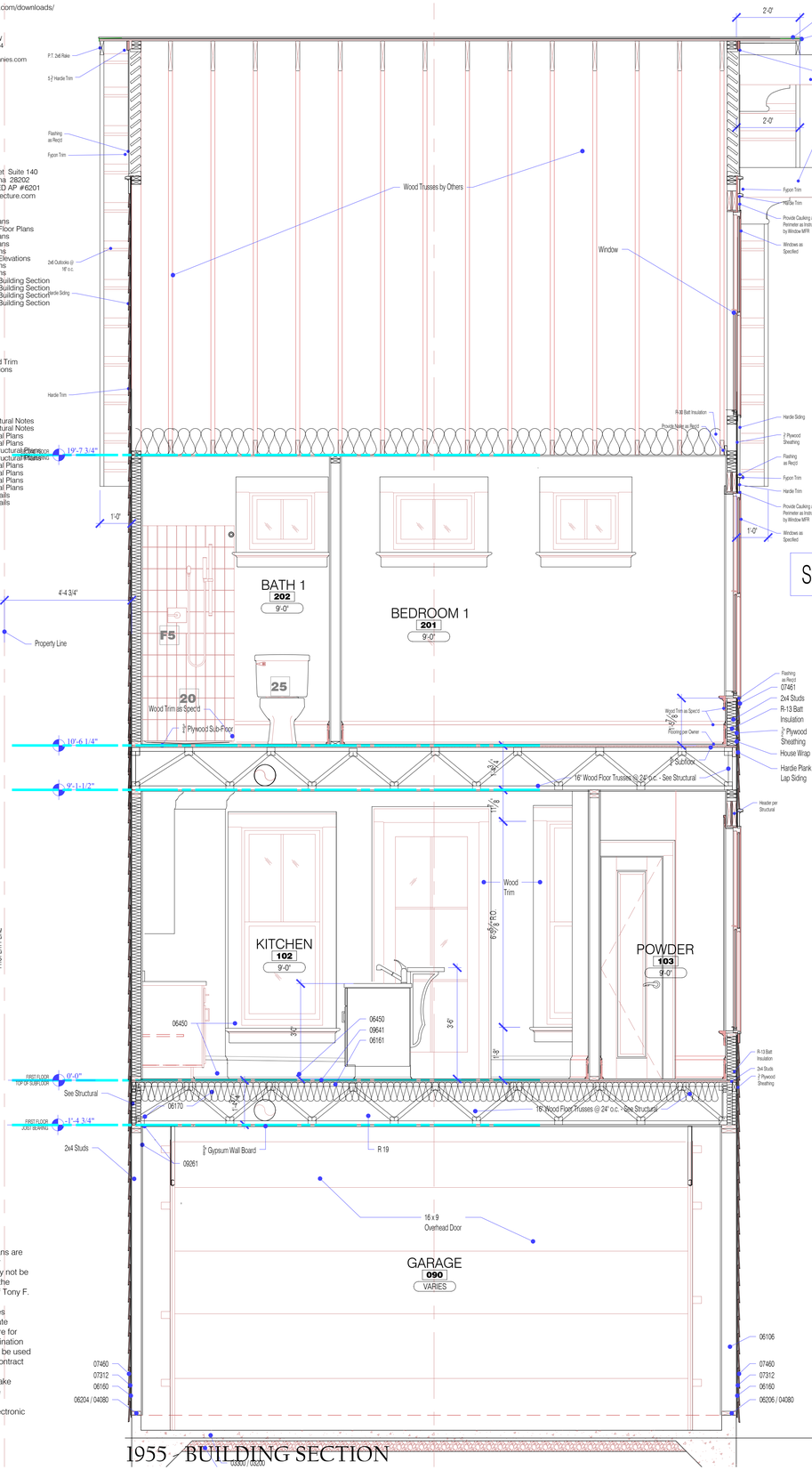
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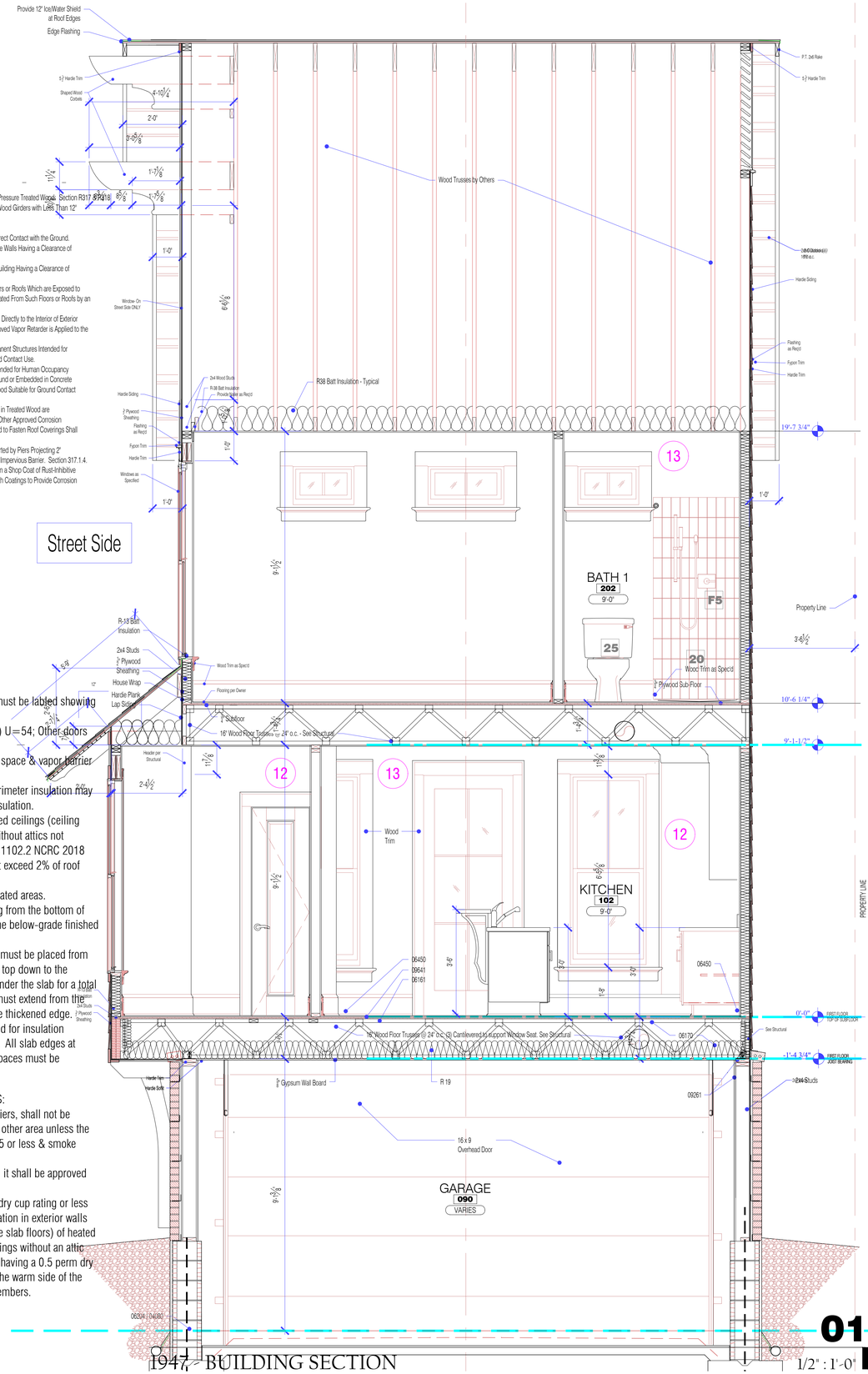
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09
1955 - BUILDING SECTION
1/2" : 1'-0"



01
1947 - BUILDING SECTION
1/2" : 1'-0"

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1947 & 1951 BUILDING SECTIONS

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A303

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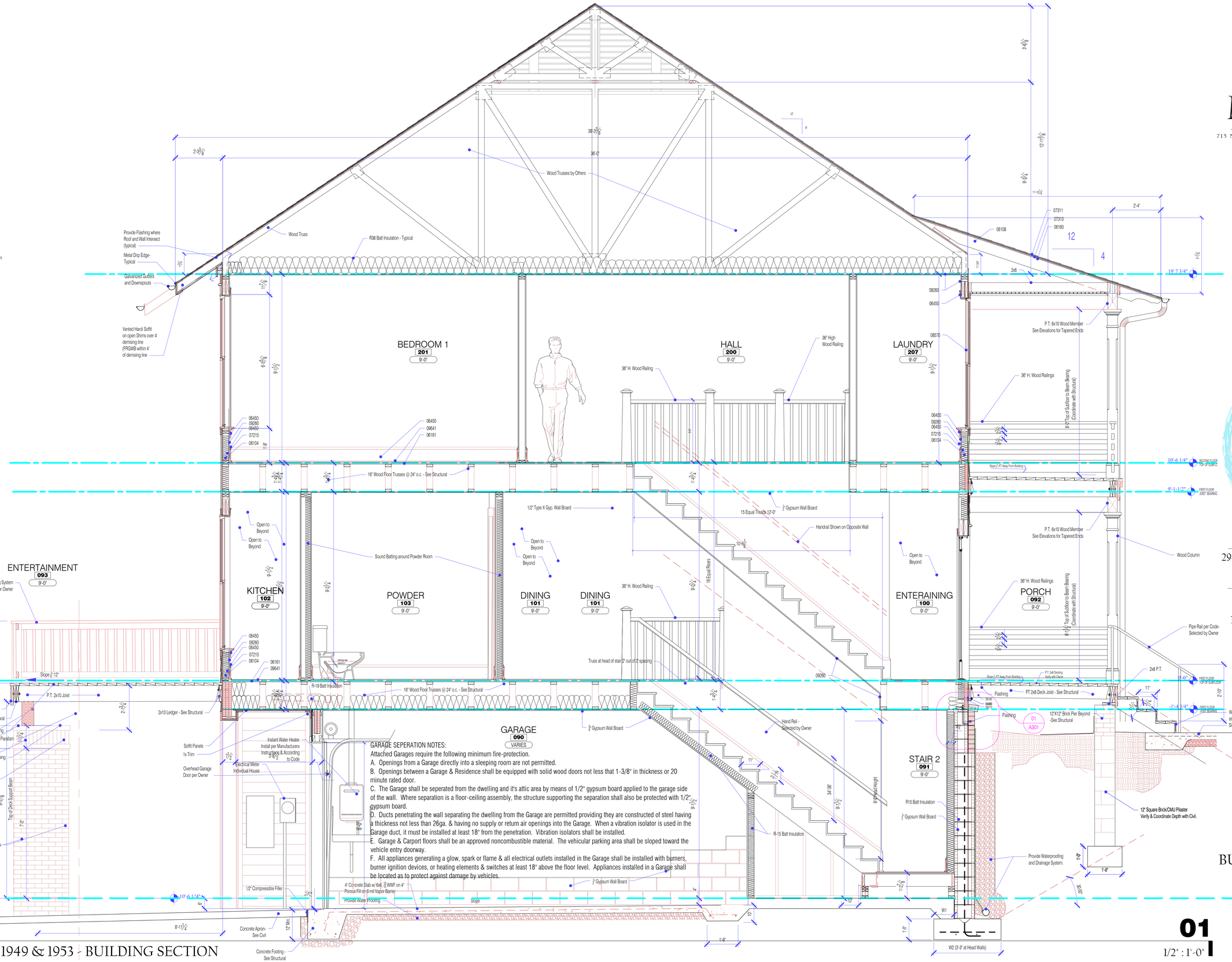
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1949 & 1953 - BUILDING SECTION

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1949 & 1953
BUILDING SECTION

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01
1/2" : 1'-0"

A304

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DIVISION 1 GENERAL CONDITIONS
Working drawings are accompanied by written specifications. Consult them for further information.

01230 ALTERNATES

DIVISION 2 SITEWORK
02230 Compacted Subgrade free of organic material
02310 Slope away from building
02315 See Structural for Main Bearing Capacity
02316 Backfill compacted thoroughly & uniformly around foundation walls
02360 EPA approved Chemical Insecticide Treatment w/ Color Dye applied.
Contractor to provide certificate of
03370 1 Year Warranty against infestation
03600 Grout cement, 3,4# size
03820

DIVISION 3 CONCRETE
03200 Bell 10/10 Welded Wire Fabric ASTM A185
03210 #4 Dowels cont. w/ 12" lap
See Structural Drawings
03300 Slab thickness as shown
Maintain 60° F. for 24 hours.
Control joints as required
Control joints at 24' max.
Concrete Footing stepped (Where Noted) in accordance w/local codes - 3000 PSI Min. Bearing Capacity - Footing shall extend down below frost depth - See Structural
03305 Concrete Slab 3000 PSI w/ Brushed #4 Rebar Reinforcement - Control joints as required minimum 6'o.c.
03310 4" Concrete Slab 3000 PSI w/ Brushed #4 Rebar Reinforcement @ 24" o.c. each way
Maintain 60° F. min. for 24 hours
Slope slab away from building
03312 Thickened slab - See Structural for Locations

DIVISION 4 MASONRY
04090 Mortar Type S above grade (typical).
ASTM C270 (1 part Portland Cement; 1/2 part Hydrated Lime; 4-1/2 parts Sand) Rocked concrete joints
04091 Mortar Type S below grade (typical).
ASTM C270 (1 part Portland Cement; 1/2 part Hydrated Lime; 4-1/2 parts Sand) Rocked concrete joints
04470 Grout Fill w/ aggregates 3/4" max.
04472 Grout Fill - See Structural
04482 (2) #5 V-tie - Reinforcing through grout Block cells min. 8" each side Arch M.O.
04488 Galvanized Arch 18" ACW Masonry Tie - See Structural for Location and Spacing
04494 9 Gauge Truss Type Masonry Reinforcing - See Structural
04500 Veneer Height - 32'o.c.
04210 Modular Brick - See Finish Schedule for Details
Non-corrosive metal ties, fastenings & Non-combustible Flashing
04220 8" Concrete Masonry Units ASTM C-90
Grade N req. at in running bond
04222 12" Concrete Masonry Units ASTM C-90
04221 Grade N req. at in running bond

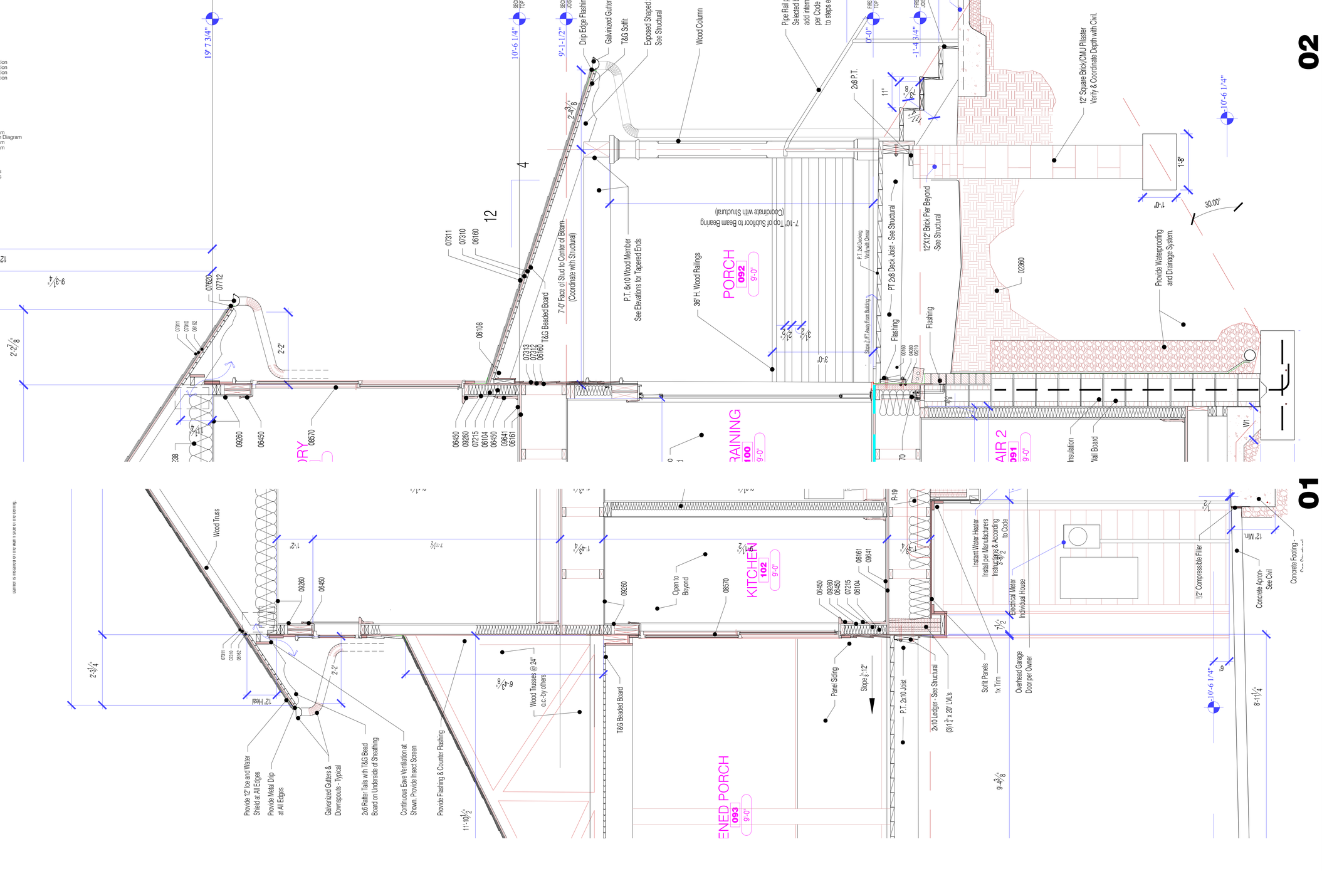
DIVISION 5 METALS
\-Not Used.

DIVISION 6 WOOD & PLASTICS
06060 12" Structural Plywood Fillin Plate
06070 Pressure Treated wood blocking beneath columns to carry structural load
06090 Wood blocking at roof for connection
Shims Tight to Steel - See Structural
06096 Wood Blocking as required
06100 2x4 Framing - See Structural
06104 2x4 Framing Southern Yellow Pine
Studs @ 16" o.c. unless noted - See Structural for Spacing
06108 2x6 Framing - See Structural
06108 2x8 Framing - See Structural
06110 2x10 Framing - See Structural
11.5SC #Plywood Sheathing - See Structural
Sheathing Exposure 1 Plywood Sheawall
See Structural for minimum application
Sheathing Exposure 1 Plywood wall sheathing w/ CDX installation or 3/4" OSB as Alternate
06161 3/4" T&G Underlayment Exposure 1 (or interior grade acceptable if installed after exterior walls are dried in) - See Structural 23/32 T&G Advantech OSB
06162 1/2" OSB at roof substrate with greater than 6/12 slope
06165 1/2" OSB at roof sheathing at less than 6/12 slope with 10d nails @ 6"o.c. @ edges & 12"o.c. @ intermediate
06170 Pre-Engineered 16" 2x4 Trusses w/ Openings for Ducts as required by Mechanical
Pre-Engineered 18" 2x4 Trusses w/ Openings for Ducts as required by Mechanical
as shown - See Structural and MEP Drawings
06180 Structural Engineered Roof Trusses By Contractor Engineered Submitted Shop Drawings for Architects Review and Approval
06208 2x4 Pressure Treated Framing - See Structural
06210 2x10 Pressure Treated Framing - See Structural
06220 2x12 Pressure Treated Framing - See Structural
06430 Wood Railings - See Sections for Details
06446 Fypon Bracket or Approved Equal - See Finish Schedule
- Install Per MFR Recommendations
06447 Fypon Dentil Block or Approved Equal - See Finish Schedule - Install Per MFR Recommendations
06448 Nonardox NK Rail Adjustable Post Wrap
Tan in Color - Or Approved Equal
06449 Composite Decking See Finish Schedule For Details
06450 See Finish Schedule for Details
06451 Stain grade Wood Trim - See Millwork
06452 Pressure Treated Wood Trim Painted
06600 Tan in Color - Or Approved Equal

DIVISION 7 THERMAL & MOISTURE PROTECTION
07130 24" Strip Bituthane Water Proof
Flashing to Extend 12" up Wall and Lap 8" at Penetrations
07213 R-13 Batt Insulation w/ moisture backing to living side
07215 R-15 Batt Insulation w/ moisture backing to garage
07220 R-30 Batt Insulation - Allow 1" air flow gap for ventilation
07238 Sturd Attenuation Blanket continuous
07250 Sturd Attenuation Blanket continuous
Vapor Barrier 6 mil. polyethylene
6" minimum laps.
07260 Provide another layer over any penetrations
07310 #15 Felt w/ 4" laps
07312 30 Year Architectural Fiberglass Asphalt Shingles - See Finish Schedule
07313 House Wrap - Install Per Manufacturer Instructions
07400 RainScreen System See Sheet A302 For Details
Provide All Accessory Components As Required For A Complete Installation
07461 See Finish Schedule For Details
07600 See Finish Schedule For Details
07601 26ga Galvanized Flashing
07621 Lock Strip Galvanized Continuous
07652 Lock Strip Galvanized Reinforced to Lock Strip Continuous
07653 12" Seal Strip Continuous w/ Continuous Seal Under each Edge
07712 Provide Galvanized Roof Downspout System - Galvanized Finish - Sized as per Architect For Approval
07915 Caulk to Match One Adjacent Material/ Color
-Backing Rod Where Required - All Sides.
07920 Paintable Silicon Sealant continuous

DIVISION 8 DOORS & WINDOWS
SEE ELEVATIONS FOR DOOR & WINDOW SIZING
08201 Steel Entry Door, Inset/wire weather stripping, Color/ Tan
Lap side & top with House Wrap. Provide A Minimum 5yr warranty. See Door Schedule For Details
08204 Aluminum Clad Patio Door with 5/8" Low E Insulating Glass & Integrated vinyl nailing fin. Lap stripping Lap side & top with House Wrap. Provide A Minimum 5yr warranty. See Door Schedule For Details.
08670 Double Hung Window with 5/8" Insulating Glass & Integrated vinyl nailing fin. Lap flashing fins with 15" Felt. Provide A Minimum 5yr warranty. See Window Schedule For Details.
08671 French Casement Window with 5/8" Insulating Glass & Integrated vinyl nailing fin. Lap flashing fins with 15" Felt. Provide A Minimum 5yr warranty. See Window Schedule For Details.
08672 Picture Window with 5/8" Insulating Glass & Integrated vinyl nailing fin. Lap flashing fins with 15" Felt. Provide A Minimum 5yr warranty. See Window Schedule For Details.

DIVISION 9 FINISHES
09200 1/2" Gypsum Wall Board. See Finish Schedule
09261 Metal Furring Channels - Attached to Studs screws
- Use Fire Rated GWB where Required
- Use Moisture Resistant GWB in wet areas
09262 Metal Furring Channels
09641 Galvanized Metal Corner GWB Trim (Typical)
09660 Resilient Wood Flooring See Finish Schedule (Not Used)
Carpeting to be selected by Owner See Finish Schedule
09910 Paint - See Finish Schedule
09930 Stain - See Finish Schedule



SCALE: 3/4"=1'-0"

02 WALL SECTION

SCALE: 3/4"=1'-0"

01 WALL SECTION

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A401

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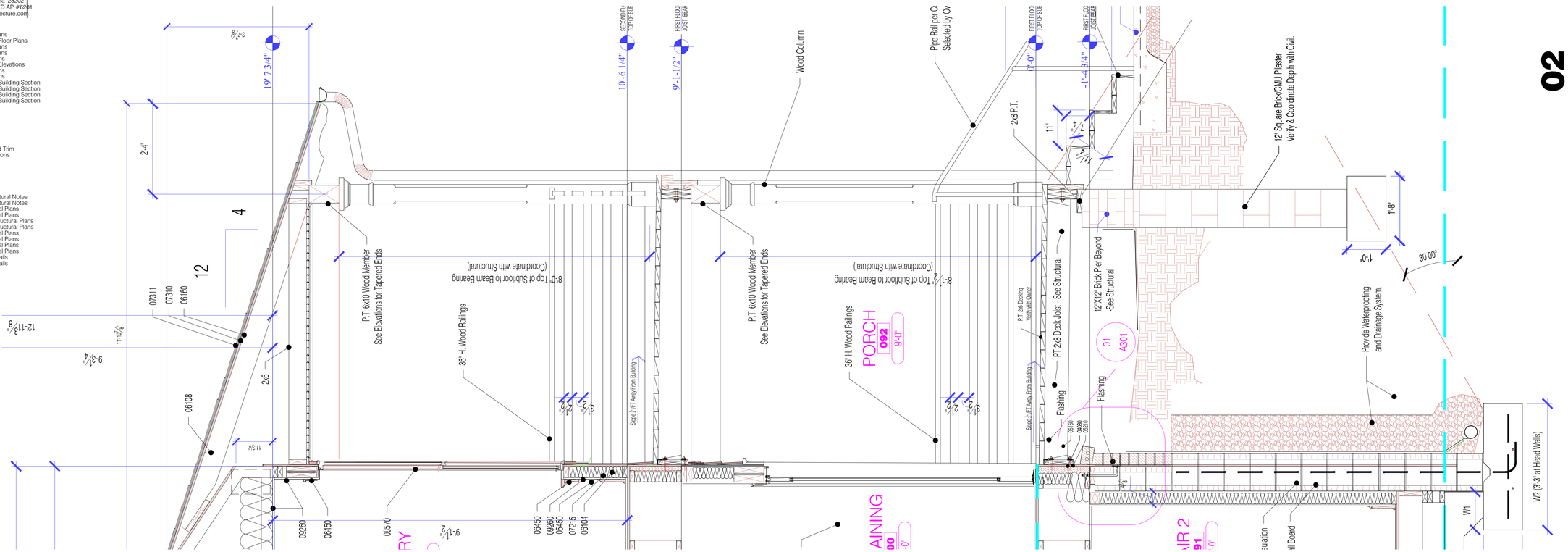
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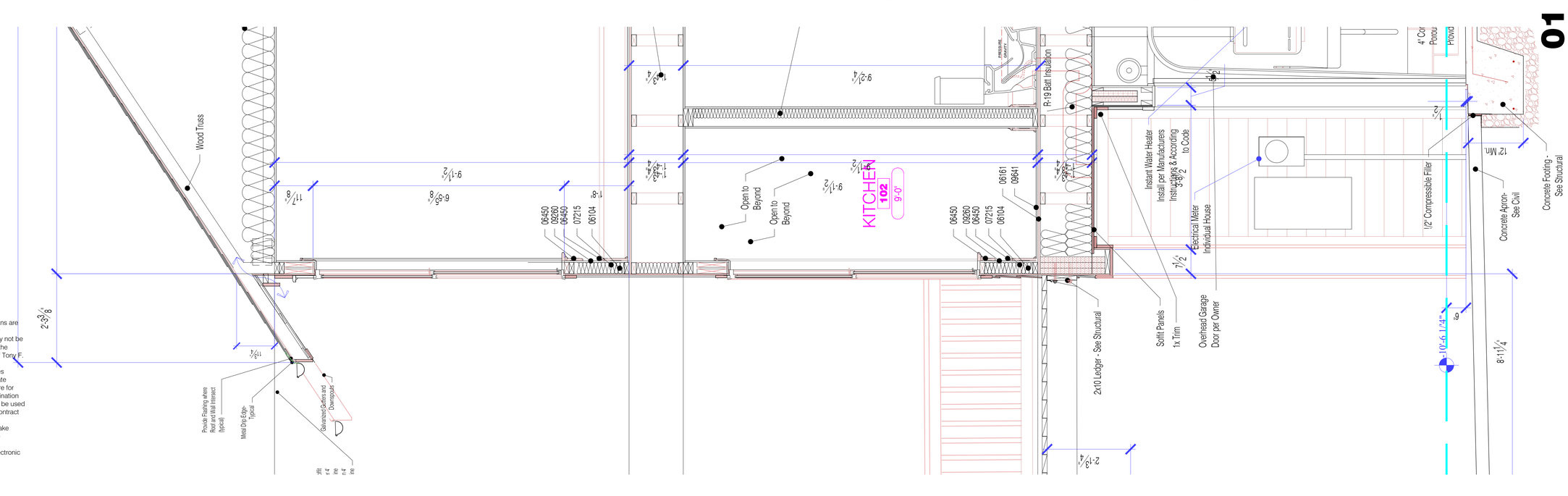
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DIVISION 1 GENERAL CONDITIONS
Working drawings are accompanied by written specifications. Consult them for further information.
01230 ALTERNATES
DIVISION 2 SITEWORK
02230 Compacted Subgrade free of organic material
02310 Slope away from building to divert runoff.
02315 See Structural for Min. Bearing Capacity
02316 Backfill compacted thoroughly &
Treatment w/ Color Dye applied
02360 EPA approved Chemical Insecticide
Treatment w/ Color Dye applied
Contractor to provide certificate of
03220 1 Year Warranty against infestation
03300 Guarantee: Min. 3,000 psi
03520 Slab Finish: Light Broom Finish
DIVISION 3 CONCRETE
03200 Bell 10/10 Welded Wire Fabric ASTM A185
03210 #4 Dowels cont. w/ 12" lap
See Structural Drawings
03300 Concrete Strength: 3,000 PSI
Maintain 50° F. for 24 hours.
03305 Control joints as required
Control joints at exposed
03306 Concrete Footing stepped (Where Noted) in accordance w/local codes - 3000 PSI Min. Bearing Capacity - Footing shall extend down to undisturbed soil. See Structural.
03310 4" Concrete Slab 3000 PSI w/ Brushed Finish. Control joints @ 10'-0" O.C. Control joints as required minimum 6'o.c.
Maintain 50° F. min. for 24 hours
03312 Thickened slab - See Structural for building.
Thickened slab. See Structural for Locations.
DIVISION 4 MASONRY
04090 Mortar Type S above grade (typical).
ASTM C270 (1) part Portland Cement;
ASTM C207 (1) part Hydrated Lime; 4.5 parts Sand) Rodded concrete joints
04091 Mortar Type S below grade (typical).
ASTM C270 (1) part Portland Cement;
ASTM C207 (1) part Hydrated Lime; 4.5 parts Sand) Rodded concrete joints
04470 Grout Fill w/ aggregates 3/4" max.
04480 Grout Fill - See Structural
04482 (2) #5 V-bar. Reinforcing through
04488 grout Mod cells min. 8" each side Arch M.O.
Galvanized Wire Mesh Reinforcing Tie - See Structural
04494 9 Gauge Truss Type Masonry Reinforcing
See Structural
04499 Weep holes @ 32"o.c.
04210 Modular Brick - See Finish Schedule for Details
Non-corrosive metal ties, fastenings &
04220 anchors - See Structural
04229 8" Concrete Masonry Units ASTM C-90
Grade N reg. wt. in running bond
04230 8" Concrete Masonry Units ASTM C-90
04221 Grade N reg. wt. in running bond
DIVISION 5 METALS
-Not Used.
DIVISION 6 WOOD & PLASTICS
06060 1/2" Structural Plywood Fillet Plate.
06070 Pressure Treated wood blocking beneath columns to carry structural load
06099 Wood Blocking as required for Attachment
06100 Stirrup Tie or equal - See Structural
06104 Wood Blocking as required
06106 2x4 Framing - See Structural
06108 2x8 Framing - See Structural
06109 2x10 Framing - See Structural
06110 11/32" APA Rated Exterior 32/oc/cs/cs/ct/ct/ct Sheathing Exposure 1 Plywood Sheawall See Structural for minimum application
Oriented Strand Board (OSB) may be used in lieu of CDX as Alternate.
06161 3/4" T&G Underlayment Exposure 1 (or Interior grade acceptable if installed after roofing is complete) APA RATED 23/32 T&G Advantech (OSB)
06162 1/2" OSB at roof substrate with greater than 6/12 slope
06165 1/2" OSB at roof sheathing at less than 6/12 slope with 10d nails @ 6"o.c. @ edges & 12"o.c. @ intermediate
06170 Pre-Engineered 16" 2x4 Trusses w/ Openings for Ducts as required by Mechanical as shown - See Structural and M.E.P. Drawings
06180 By Others Engineered Roof Truss Shop Drawings for Architects Review and Approval
06208 2x4 Pressure Treated Framing - See Structural
06210 2x10 Pressure Treated Framing - See Structural
06220 2x12 Pressure Treated Framing - See Structural
06430 Wood Railings - See Sections for Details
06446 Fypon Bracket or Approved Equal - See Finish Schedule
- Install Per MFR Recommendations
06447 Fypon Deck Block or Approved Equal - See Finish Schedule
06448 Nonarotex NK Rail Adjustable Post Wrap
Tan in Color - Or Approved Equal
06449 Composite Decking See Finish Schedule For Details
06450 Simpson Strong-Tie Connectors - See Structural
06451 Stain grade Wood Trim - See Millwork
06452 Pressure Treated Wood Trim Painted
06600 Tan in Color - Or Approved Equal
DIVISION 7 THERMAL & MOISTURE PROTECTION
07130 34" Strip Bituthane Water Proof
Flashing to Extend 12" up Wall and Lap 8" at Footing
07213 R-13 Batt Insulation w/ moisture backing to living side
07215 R-15 Batt Insulation w/ moisture backing to living side
07230 R-30 Batt Insulation - Allow 1" air flow gap for ventilation
07250 Sturd Attenuation Blanket continuous
07258 Rigid Insulation - See Structural
07260 Vapor Barrier 6 mil polyethylene
6" minimum laps.
Provide another layer over any
tears or holes.
07310 #15 Felt w/ 4" laps
07311 30 Year Architectural Fiberglass Asphalt Shingles - See Finish Schedule
07312 House Wrap - Install Per Manufacturer Instructions
07313 RainScreen System See Sheet A302 For Details
07400 Metal Roofing - See Finish Schedule
Provide All Necessary Components As Required For A Complete Installation
07461 Cementitious Trim See Finish Schedule For Details
07600 26ga Galvanized Flashing
07621 Lock Strip Galvanized Continuous
07652 Drip Edge Flashing at Rake Mechanically Lock. Strip Continuous
07653 12" Soal Strip Continuous w/ Continuous Seal Under each Edge
07712 Provide Scuppers and Downspout System - Galvanized
07915 Caulk to Match Adjacent Material Color
- Backing Rod Where Required - All Sides.
07920 Paintable Silicon Sealant continuous
DIVISION 8 DOORS & WINDOWS
SEE ELEVATIONS FOR DOOR & WINDOW SIZING
08201 Steel Entry Door, hardware,weather stripping. Color: Tan
Lap side & top with House Wrap. Provide A Minimum 5yr warranty. See Door Schedule For Details
08204 Aluminum Clad Patio Door with 5/8" Low E Insulating Glass & Integrated vinyl fin for attachment and stripping. Lap side & top with House Wrap. Provide A Minimum 5yr warranty. See Door Schedule For Details.
08670 Double Hung Window with 5/8" Insulating Glass & Integrated vinyl fin for attachment and stripping. Lap flashing free with 15" Felt. Provide A Minimum 5yr warranty. See Window Schedule For Details
08671 Fixed Casement Window with 5/8" Insulating Glass & Integrated vinyl fin for attachment and stripping. Lap flashing free with 15" Felt. Provide A Minimum 5yr warranty. See Window Schedule For Details.
08672 Picture Window with 5/8" Insulating Glass & Integrated vinyl fin for attachment and stripping. Lap flashing free with 15" Felt. Provide A Minimum 5yr warranty. See Window Schedule For Details.
DIVISION 9 FINISHES
09200 1/2" Gypsum Wall Board. See Finish Schedule
09261 5/8" Gypsum Soffit Board. Screw attached screws
- Use Fire Rated GWB where Required
- Use Moisture Resistant GWB in wet areas
09262 Metal Stud Framing - See Structural
09641 Galvanized Metal Corner GWB Trim (Typical)
09660 Carpeting to be selected by Owner -See Finish Schedule
09910 Paint - See Finish Schedule
09930 Stain - See Finish Schedule





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TONY F. MILLER 6201 REGISTERED ARCHITECT CHARLOTTE, NC
06/03/25

02
SCALE: 3/4"=1'-0"
WALL SECTION

01
SCALE: 3/4"=1'-0"
WALL SECTION

GALT COMMONS
A GARDEN HAMLET
KENNESAW HISTORIC DISTRICT

2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

1949, 1951 & 1953 WALL SECTIONS

FILE NAME: 03-SCD-A402.dwg
DRAWN BY: TFM, JV
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A402

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R311.7.8 Handrails.
Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:
1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

R311.7.8.2 Continuity.
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inch (38 mm) between the wall and the handrails.
Exceptions:
1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.7.8.3 Grip-size.
All required handrails shall be of one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 11/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 61/4 inches (160 mm) with a maximum cross section of dimension of 21/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 61/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 11/4 inches (32 mm) to a maximum of 23/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

R507.3 Wood/plastic composites.
Wood/plastic composites used in exterior deck boards, stair treads, handrails and guardrail systems shall bear a label indicating the required performance levels and demonstrating compliance with the provisions of ASTM D 7032.

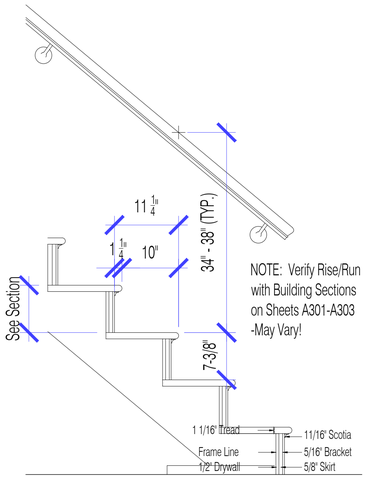
R507.3.1 Installation of wood/plastic composites.
Wood/plastic composites shall be installed in accordance with the manufacturer's instructions.

R303.7 Stairway illumination.
All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads.
Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

Exception: An artificial light source is not required at the top and bottom landing, provided an artificial light source is located directly over each stairway section.

R303.7.1 Light activation.
Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the dwelling unit.

Exception: Lights that are continuously illuminated or automatically controlled.



03
STAIR DETAILS
1" = 1'-0"

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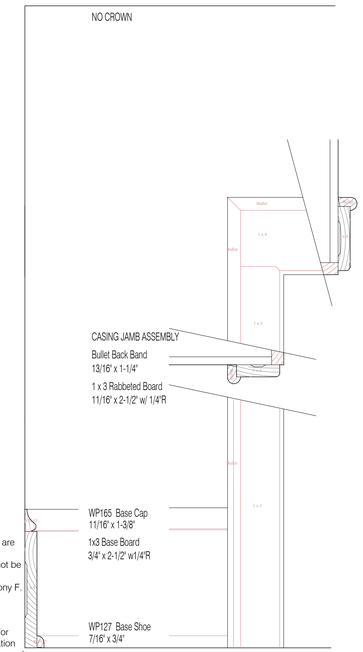
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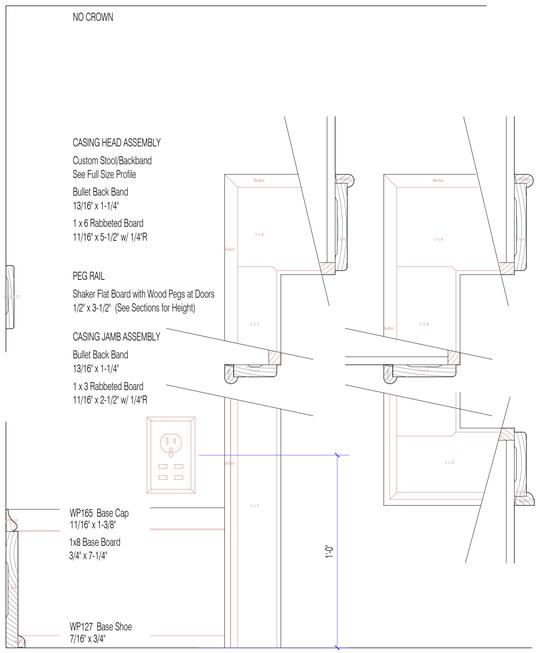
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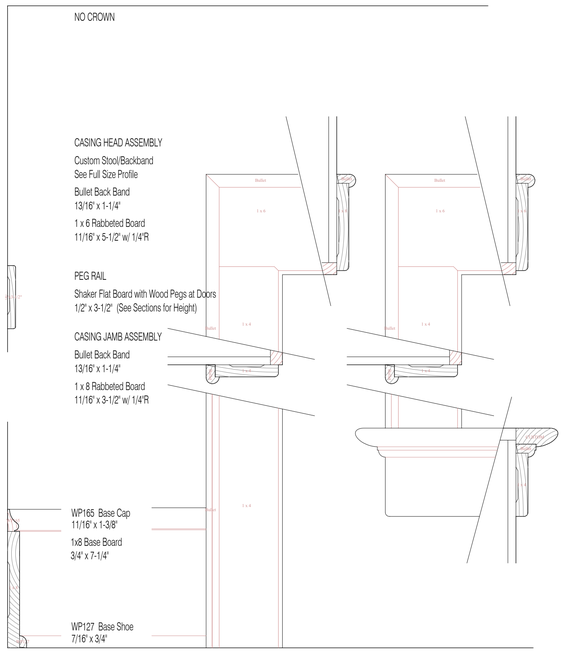
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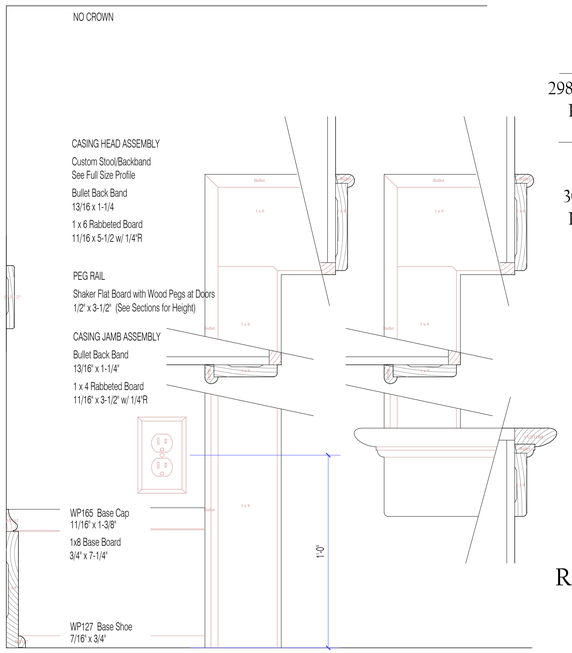
Trim Level Four TRIM-4
Closets as Noted (Excluding Master Closet)



Trim Level Three TRM-3
Bedrooms, Foyer, Baths (Typical)



Trim Level Two TRM-2
Upstairs Hallways



Trim Level One TRM-1
Living Room

01
TYPICAL TRIM COMPONENTS
Not to Scale

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RUNNING TRIM & STAIRS

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IMPORTANT!! CONTRACTOR SHALL READ ALL APPLICABLE NOTES RELEVANT TO THE PLANS PRIOR TO CONSTRUCTION.

DESIGN LOADS AND GENERAL :

1. DESIGN LOADS ARE ALL DEAD LOADS PLUS:
A. SLEEPING ROOMS . . . . . 30 PSF
B. ALL OTHER FLOORS . . . . . 40 PSF
C. BALCONIES . . . . . 40 PSF
ATTIC FLOOR LIVE LOADING WITH THE FOLLOWING:
D. I.) AREA ACCESSIBLE BY STAIRS . . . . . 30 PSF
E. II.) ROOF SLOPES > 3:12 . . . . . 20 PSF
F. III.) ROOF SLOPES < 3:12 . . . . . 10 PSF
G. ROOF LIVE LOAD. . . . . 20 PSF
H. WIND LOAD . . . . . 115 MPH (ULTIMATE) EXPOSURE B (ASCE7-10)
I. TILE FLOORS ARE ASSUMED TO BE CERAMIC OR PORCELAIN DESIGNED FOR AN ADDITIONAL 10PSF DEAD LOAD AND L/360 DEFLECTION UNLESS OTHERWISE NOTED ON PLANS.
2. ALL DESIGNS ARE IN ACCORDANCE WITH GEORGIA RESIDENTIAL CODE, 2018 EDITION. REFER TO THE RELEVANT CODE FOR ANY ADDITIONAL INFORMATION NOT COVERED IN THESE NOTES OR THE DESIGNS.
3. ENGINEERING DESIGN IS FOR STRUCTURAL INFORMATION ONLY. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR DIMENSION ERRORS, ARCHITECTURAL ERRORS, DETAILING OF WATERPROOFING, PLUMBING, ELECTRICAL, MECHANICAL INFORMATION, OR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR ANY PART OF THE PLAN NOT RELEVANT TO THE STRUCTURAL INFORMATION.
4. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS AND OTHER CONTRACT DRAWINGS AND REPORT ANY DISCREPANCIES WITH THE PROJECT ENGINEER AND ARCHITECT PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS.
5. THE GENERAL CONTRACTOR IS REQUIRED FOR PROVIDING ALL REQUIRED BRACING AND SHORING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS UNTIL THE STRUCTURE IS TIED TOGETHER AND COMPLETE.
6. WHERE CONFLICTS OCCUR BETWEEN GENERAL NOTES AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
8. LOADS APPLIED TO THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADS USED FOR THE DESIGN OF THE STRUCTURE ARE INDICATED IN THE GENERAL NOTES. DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY INSTALLED AND ALL TEMPORARY BRACING IS IN PLACE.
9. WHERE DIMENSIONS ARE NOT INDICATED, BEAMS ARE INTENDED TO ALIGN UNDER LOAD BEARING WALLS. SEE THE ARCHITECTURAL PLANS FOR DIMENSIONS TO WALLS.
10. WHEN STEEL FRAMES ARE INDICATED ON THE PLANS, STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW, APPROVE, AND SIGN EACH SHEET PRIOR TO SUBMISSION. THE STRUCTURAL ENGINEER'S REVIEW SHALL BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK, AND COORDINATE THE SHOP DRAWINGS PRIOR TO SUBMISSION. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, DIMENSIONS, ETC.

FOUNDATIONS:

1. SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD IF ANY SOILS ARE FOUND TO BE UNSUITABLE FOR THIS BEARING CAPACITY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL MEETS OR EXCEEDS THIS VALUE.
2. ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D-1557), OTHERWISE USE SELF-COMPACTING CLEAN WASHED #57 STONE.
3. ALL SOILS AND FILL UNDER FLOORS WITHIN AND/OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
4. ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLAB WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.
5. ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.
6. ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF ADJACENT FOOTINGS SHALL BE LESS THAN THEIR HORIZONTAL DISTANCE LESS ONE FOOT. (STEPPED FOOTING) DIFFERENTIAL HEIGHTS BETWEEN FOOTINGS CAN BECOME EXCESSIVE USUALLY WHERE A PIER FOOTING IN A CRAWLSPACE OR GARAGE FOOTING IS NEXT TO A BASEMENT WALL FOOTING.
7. SIZE OF INTERIOR CMU PIERS DEPEND ON HEIGHT AND LOADING. UNLESS OTHERWISE NOTED AS LARGER, CMU PIERS SHALL BE:

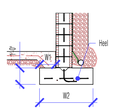
PIER	FILL	MAX. HEIGHT	CONCRETE FTG
8x16	HOLLOW	32"	24"x36"x10"
8x16	GROUTED	80"	24"x36"x10"
12x16	HOLLOW	48"	24"x36"x10"
12x16	GROUTED	120"	36"x36"x10"
16x16	HOLLOW	64"	36"x36"x10"
16x16	GROUTED	160"	36"x36"x10"

*ALL HOLLOW PIERS AND WALLS TO HAVE TOP 8" GROUTED.

8. SHIMS USED BETWEEN MASONRY PIERS AND WOOD GIRDERS SHALL CONSIST OF EITHER SOLID WOOD OR MULTIPLE STACKS OF STEEL SHIMS EQUAL IN WIDTH TO THE GIRDER AND FULLY CONTACT AT LEAST 8" THE LENGTH OF THE PIER.

SPECIAL FOUNDATION CONSIDERATIONS:

1. FOR UNRESTRAINED RETAINING WALLS SEE SPECIAL DESIGNS ON DRAWINGS.
2. ANCHOR BOLTS SHALL BE INSTALLED AS REQUIRED BY CODE UNLESS OTHERWISE NOTED ON THE PLANS. DO NOT USE FOUNDATION STRAPS IN BRICK VENEER. STRAPS ARE ONLY ACCEPTABLE IN CONCRETE OR GROUT FILLED CMU AND MUST BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE STANDARD ANCHOR BOLTS OR STRAPS ARE MISSED OR NOT INSTALLED PROPERLY, A RETROFIT BOLT SUCH AS A SIMPSON ½" DIAMETER TITEN HD BOLT OR EPOXY BOLT MAY BE USED IN ITS PLACE IN A MANNER APPROVED BY THE MANUF.
3. ALL REINFORCING STEEL WHEN SPECIFIED, SHALL BE LAPPED AT LEAST 24" AT SPLICES.
4. **WHERE PRE-EMBEDDED HOLD DOWN ANCHORS ARE SPECIFIED ON THE PLANS, INSPECTION BY ENGINEER IS REQUIRED PRIOR TO POURING CONCRETE FOOTINGS.**
5. THE TOPS OF ALL RESTRAINED BASEMENT WALLS SHALL EXTEND TO THE BOTTOM OF THE FLOOR FRAMING SILL PLATE WHEN UNBALANCED FILL EXCEEDS 48".
6. RESTRAINED BASEMENT WALLS SHALL BE RESTRAINED AT THE TOP AND BOTTOM PRIOR TO BACKFILLING.



Vertical Height of Unbalanced FILL	D (Dowel No.)	FOOTING		
		W1	W2	Heel
3'	#4 @ 32"oc	6"	24"	NA
4'	#4 @ 24"oc	6"	24""	NA
5'	#4 @ 16"oc	9"	30""	NA
6'	#4 @ 16"oc	12"	36"	
7' *	#4 @ 8"oc	12"	39"	#4@ 8"oc

* See Flooring Diaphram and Truss Bracing detail where unbalanced fill is over 7'

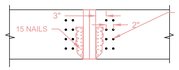
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FRAMING CONSTRUCTION - OTHER THAN ROOF:

1. SEE SECTION R602.3 (1) OF THE CODE FOR A GENERAL FASTENER SCHEDULE FOR STRUCTURAL MEMBERS. ALL LIGHT GAUGE METAL CONNECTORS SPECIFIED ON THE PLAN ARE DESIGNATIONS BY SIMPSON STRONG TIE. REFER TO SIMPSON'S PRODUCT MANUAL FOR SIZES, SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS. OTHER BRANDS MAY BE USED PROVIDED THE CONNECTION IS EQUAL TO OR STRONGER THAN THAT SPECIFIED.
2. SUPPORT ALL FLOOR JOISTS WITH METAL HANGERS. 2X2 LEDGERS ARE ONLY ACCEPTABLE FOR ATTIC JOISTS.
3. WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE FOLLOWING HANGER SCHEDULE MAY BE USED UNLESS NOTED OTHERWISE ON THE PLAN:

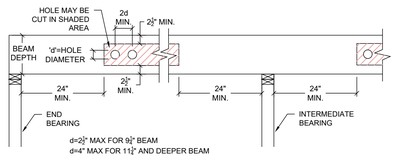
MEMBER SIZE	SIMPSON HANGERS
(2) 2X8	LUS 28-2
(2) 2X10	LUS 210-2
(3) 2X8 OR (3) 2X10	LUS 28-3
(2) 2X12	LUS 210-2
(2) 1¾" X 9½" LVL	HUS 410
(2) 1¾" X 11⅞" LVL	HUS 412
(2) 1¾" X 14" LVL ALL TRIPLE LVLs	HUS 414 HHUS 5.50/10

4. NOTE: **FILL ALL HOLES IN MULTIPLE PLY BEAM HANGERS WITH 16d x 3½" COMMON NAILS (3¼" x 0.162") OR 16d x2½" (2½" x 0.162") NAILS** UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DO NOT BEND OR MODIFY THE HANGER OR USE INAPPROPRIATE FASTENERS. **DO NOT USE 10dX 1½" "HANGER NAILS" UNLESS OTHERWISE NOTED ON THE PLANS** OR IN SITUATIONS WHERE ONLY ½" OR LESS OF WOOD IS PROVIDED TO NAIL INTO.
5. METAL HOLD-DOWN STRAPS SHALL BE INSTALLED OVER SHEATHING AND VISIBLE FOR INSPECTION. **FILL ALL HOLES IN METAL STRAPS WITH 16d SINKER NAILS (0.148"X 3¼").**
6. ALL FRAMING LUMBER MAY BE SPF#2 OR SOUTHERN PINE #2 OR BETTER UNLESS NOTED OTHERWISE.
7. ALL WALLS UP TO 10 FT. TALL SHALL BE 2X4 SPF#2 @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLAN. TALLER WALLS SHALL COMPLY WITH TABLE R602.3(5) OF THE CODE OR AS NOTED ON THE PLAN.
8. ALL EXTERIOR WALLS IN TWO STORY OR VAULTED ROOMS SHALL HAVE THE STUDS BALLOON FRAMED CONTINUOUSLY BETWEEN THE FLOOR AND CEILING/ROOF DIAPHRAGMS.
9. LUMBER BEAMS TO HAVE SAME NUMBER OF SUPPORT STUDS AS THE NUMBER OF PLIES UNLESS NOTED OTHERWISE.
10. FASTEN FIRST KING STUD TO LUMBER HEADER WITH AT LEAST THREE 16D COMMON NAILS (3¼"X0.162") IN EACH PLY. EACH KING STUD PLY SHALL BE NAILED TO THE OTHER WITH TWO ROWS OF 3"X0.131" NAILS SPACED AT 9" O.C. SEE R602.7.5 FOR NUMBER OF KING STUDS REQUIRED IF NOT NOTED ON PLANS.
11. ALL LOAD-BEARING HEADERS ARE (2)2X8 SPF#2 DROPPED OR FLUSH DOUBLE PLY RIM BOARD HEADERS WITH JOISTS CONNECTED TO HEADER WITH JOIST HANGERS UNLESS OTHERWISE NOTED. FLUSH RIM BOARD HEADERS IN ACCORDANCE WITH R602.7.2 MAY BE USED AND ARE GENERALLY RECOMMENDED WHEN POSSIBLE.
12. STEEL BEAMS MUST HAVE (5)-2X4 OR (4)-2X6 STUDS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
13. "LVL" AND GLU-LAM BEAMS MUST HAVE ENOUGH STUDS TO SUPPORT ALL PLIES AT EACH END WITH A MINIMUM OF (3)-2X4 OR (2)-2X6 STUDS UNDER EACH END UNLESS NOTED OTHERWISE.
14. ALL BEAMS AND HEADERS SHALL BE RESTRAINED AGAINST ROTATION AT THEIR ENDS BY EITHER FRAMING JOISTS, BRACING, OR KING STUDS.
15. ALL BUILT-UP COLUMNS SHALL HAVE EACH PLY NAILED TO THE OTHER WITH TWO ROWS OF 3"X0.131" NAILS SPACED AT 9" ON CENTER OR HEADLOK SCREWS @ 9" O.C. THAT CAN PENETRATE ALL PLIES. NAIL THE EXTERIOR SHEATHING OR INTERIOR GYPSUM TO EACH PLY WITH FASTENERS SPACED AT 12" O.C.
16. WHERE THREE OR FOUR-PLY LVL BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTSIDE PLIES), FASTEN ALL TRIPLE PLY LVLs TOGETHER WITH TWO ROWS OF 5" LONG FLATLOK OR SIMPSON SDS SCREWS @ 16" O.C. AND FOUR PLY LVLs WITH TWO ROWS OF 6½" FLATLOK SCREWS @ 16" O.C. UNLESS NOTED OTHERWISE ON THE PLANS. THE SCREWS SHALL BE LOCATED A MINIMUM OF 2" AND A MAXIMUM OF 3" FROM THE TOP OR BOTTOM OF THE BEAM.
17. WHERE LVL BEAM HANGERS CONNECT TO A THREE OR FOUR PLY LVL MEMBER, THERE SHALL BE AT LEAST ONE-HALF THE AMOUNT OF TRUSSLOK SCREWS ON EACH SIDE OF THE HANGER AS THERE ARE NAIL HOLES IN THE HANGER FLANGE. SEE THE DETAIL ABOVE. SCREWS SHALL BE KEPT TO A 2" GRID SPACING PATTERN WITH A MINIMUM 2" EDGE DISTANCE. TO AVOID USING SCREW FASTENERS, A SOLID "PSL" BEAM OF EQUAL DIMENSIONS AND STRENGTH TO THE BUILT-UP LVL BEAM MAY BE USED INSTEAD.



MULTI-PLY LVL CONNECTION AT HANGER EXAMPLE

18. STRUCTURAL COMPOSITE WOOD BEAMS MAY BE DRILLED FOR WIRING AND PLUMBING AS SHOWN BELOW.



BEAM HOLE DETAIL

19. WHERE NON-LOAD BEARING PARTITIONS FALL BETWEEN FLOOR JOISTS OR TRUSSES, 2X4 LADDERS @ 24" O/C MUST BE PLACED PERPENDICULAR TO THE JOISTS TO SUPPORT THE PLYWOOD DECKING. THE LADDERS SHALL BE SUPPORTED WITH A SIMPSON "Z" CLIP OR SIMILAR DEVICE. A DOUBLE JOIST CAN ALSO BE USED AND IS ALLOWED TO BE SEPARATED 4" MAX TO ALLOW FOR PLUMBING AND WIRING. WHERE THERE ARE NO OBSTRUCTIONS A SINGLE JOIST CAN BE INSTALLED UNDER THE WALL.
20. ALL WOOD I-JOISTS AND OPEN WEB FLOOR TRUSSES MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS PLUS DETAILS SHOWN ON PLANS. LOAD-BEARING PARTITIONS, JACKS, BEAMS AND COLUMN SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR. TRUSSES AND PLYWOOD CANNOT CARRY CONCENTRATED POINT LOADS. I-JOIST MATERIAL SHOULD NOT BE USED AS BLOCKING UNDER CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS WITH ADEQUATE BLOCKING AND/OR BEAMS.
21. ALL STEEL COLUMNS SHALL BEAR ON CONCRETE, MASONRY, OR STEEL ONLY UNLESS OTHERWISE NOTED. BEAMS THAT BEAR ON TOP OF STEEL COLUMNS SHALL BE WELDED TO THE COLUMN.
22. ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR CONCRETE SHALL BE TREATED IN ACCORDANCE WITH THE AWPA UC3B CATEGORY. ALL WOOD IN CONTACT WITH THE GROUND IS TO CONFORM WITH THE AWPA UC4B CATEGORY. SEE SECTION R317.3.1 OF THE CODE FOR APPROVED FASTENERS IN TREATED LUMBER.
23. **ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS -WHETHER WOOD OR STEEL-CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.**
24. ALL WALL SHEATHING SHALL BE ½" OSB OR ⅜" PLYWOOD ORIENTED LONG SIDE VERTICALLY. FASTEN SHEATHING WITH 2½" X 0.113" GALVANIZED RING SHANK NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING UNLESS OTHERWISE NOTED. CARE SHOULD BE TAKEN TO SET THE PNEUMATIC NAIL GUN AIR PRESSURE CORRECTLY SO AS NOT TO OVERDRIVE THE NAILHEAD INTO THE SHEATHING. OTHER FASTENERS APPROVED PER TABLE R602.3 (1&2) OF THE CODE MAY BE USED. PROVIDE 2X4 BLOCKING AT ALL HORIZONTAL SEAMS TO PROVIDE EDGE NAILING FOR SHEATHING.
25. **ALL ENGINEERED WOOD SHEAR WALLS AND PORTAL FRAMES REQUIRE INSPECTION OF FASTENERS PRIOR TO CONCEALING THEM WITH HOUSEWRAP OR CLADDING. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE ENGINEER AT THE PROPER TIME TO ALLOW FOR THIS VERIFICATION.**
26. AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF TWO (3"X 0.131") NAILS. THIS WILL AVOID CRACKING BETWEEN WALLBOARD AND TOP OF BASE MOLDING DUE TO VERTICAL OSCILLATION OF STAIR STRINGERS.
27. ALL STAIRS ARE TO BE DESIGNED BY MANUFACTURER. THE SCOPE OF THIS ENGINEERED DESIGN DOES NOT INCLUDE STAIR DESIGN. ALL "SELF SUPPORTING STAIRS" MUST BE CONNECTED TO ADEQUATE FRAMING TO SUPPORT THE LOAD OF THE STAIR CASE. IT IS THE STAIR MANUFACTURER'S RESPONSIBILITY TO PROVIDE THE E.O.R. WITH ALL POINT LOADS PRIOR TO CONSTRUCTION. ALL STAIRS SHALL BE DESIGNED BY THE MANUFACTURER.

HEADERS AND LINTELS:

MASONRY LINTELS
1. SEE SECTION R703.8.3 FOR LINTEL SPAN REQUIREMENTS. WHEN SPANS EXCEED THE CODE'S REQUIREMENTS, FASTEN L4"X4"X5/16" STEEL ANGLE TO WOOD HEADER WITH ½"DIA"X4" GALVANIZED LAG SCREWS @ 16"O.C. EXTEND ALL ANGLES 6" PAST OPENING TO BEAR ON MASONRY VENEER AT ENDS.
2. WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS. THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MASONRY.
3. ALL BRICK VENEER OVER LOWER ROOFS (BRICK CLIMBS) MUST HAVE A STRUCTURAL ANGLE FASTENED TO AN ADJACENT STUD WALL IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE CODE OR THE DETAIL ON THE PLAN, WITH STEEL BRICK STOPS TO PREVENT SLIDING OF BRICK.
4. ALL "SELF-SUPPORTING MASONRY ARCHES" TO BE DESIGNED AND INSTALLED PER MASONRY CONTRACTOR.

ROOF CONSTRUCTION:

1. IN ADDITION TO THE CODE'S FASTENER SCHEDULE, UNLESS NOTED OTHERWISE ON THE PLAN, INSTALL SIMPSON SDWC15600 SCREWS OR H1 OR H2.5A HURRICANE CLIPS AT THE ENDS OF THE RAFTERS WHERE THEY BEAR ON THE WALL PLATE @ 48" O.C. ON OPEN ROOF AREAS. SUCH AS PORCHES. INSTALL SIMPSON CONNECTOR AT EACH RAFTER. FASTEN HURRICANE CLIPS TO THE OUTSIDE OF THE WALL PLATE WITH 8d COMMON NAILS AND TO THE RAFTER OR TRUSS WITH 8dX1½" NAILS. INSTALLING OVER WALL SHEATHING IS ACCEPTABLE.
2. ALL ROOF TRUSSES MUST BE INSTALLED IN ACCORDANCE WITH TRUSS MANUFACTURERS' REQUIREMENTS. **TRUSS DESIGNS AND LAYOUT SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL.** CONNECTIONS TO RESIST UPLIFT SHALL BE INSTALLED WHERE REQUIRED. WHEN ROOF TRUSS MANUFACTURERS DO NOT PROVIDE THE REQUIRED CONNECTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ROOF TRUSS ENGINEER OR THE ENGINEER OF RECORD TO PROVIDE AN ADEQUATE CONNECTOR. WHEN NO CONNECTIONS ARE REQUIRED BY THE MANUFACTURER INSTALL SIMPSON H1 OR H2.5A CONNECTORS AT EACH END OF THE TRUSS AS A MINIMUM.
3. HORIZONTAL COMPRESSION CHORD BRACING SHALL BE ADEQUATELY CONNECTED AT THE GABLE WALL ENDS OR WITH DIAGONAL BRACING AT ENDS TO RESTRAIN BRACE FORCE. BRACING DETAILING SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.
4. UNLESS OTHERWISE NOTED ON THE PLANS, RAFTERS SHALL BE 2X6 SPF#2 @ 16" O/C FOR SHINGLES WITH ½" OSB SHEATHING WITH ONE LAYER OF 15# FELT UNLESS NOTED OTHERWISE. THEY ARE TO BE CUT INTO HIPS, RIDGES, ETC., UNLESS NOTED OTHERWISE. TILE, SLATE AND OTHER HEAVY ROOF COVERINGS SHALL USE 2X8 SPF#2 @ 16" O/C WITH 2" MINIMUM SHEATHING WITH (2) LAYERS OF 15# FELT, OR AS RECOMMENDED BY THE ROOF COVERING MANUFACTURER.
5. ALL RAFTERS FRAMING INTO STRUCTURAL RIDGE BEAMS (RIDGES WITHOUT CEILING TIES), SHALL BE CONNECTED WITH THREE 3"X 0.131" TOE-NAILS FOR SPANS UP TO 8 FT. AND A SIMPSON LRU28 HANGER OR A34 BRACKET FOR SPANS GREATER THAN 8 FT.
6. VAULTED CEILINGS REQUIRE SPECIAL RAFTER TIES OR A STRUCTURAL RIDGE BEAM PER THE PLANS. ALL HIPS, VALLEYS, AND RIDGES ARE 2X10 SPF#2 UNLESS NOTED OTHERWISE.
7. ALL "HOGS" SHALL BE COMPOSED OF TWO 2X6'S OR TWO 2X8'S, AS INDICATED ON THE PLAN. THE BOARDS SHALL BE FASTENED TOGETHER AT THEIR ENDS WITH 3"X0.131" NAILS AT 4" ON CENTER TO FORM AN "L" SHAPE. SEE THE DETAIL BELOW.
8. RAFTERS MAY BE SPLICED OVER HOGS. SPLICE RAFTER HOGS ONLY AT A ROOF BRACE.
9. GABLE END WALLS WHERE GREATER THAN 6 FT. TALL MUST BE BRACED PARALLEL TO RIDGES WITH A MINIMUM OF 2X6 DIAGONAL BRACES @ 6 FT. O.C. ALONG THE GABLE WALL TO INTERIOR CEILING JOISTS. BRACES TO BEAR ON 2X6 HOGS AND TO THE GABLE WALL AT APPROXIMATELY MID-HEIGHT.
10. WHERE CEILING JOISTS RUN PARALLEL TO GABLE WALLS, INSTALL 2X4@6FT. LONG STRONGBACKS FLATWISE SPACED AT 6 FT. ON CENTER TYING TO THE TOPS OF EACH CROSSING CEILING JOIST WITH 3-10d NAILS AND TO THE GABLE WALL.
11. ALL ROOF BRACES MUST HAVE A STUD FROM PLATE THROUGH ALL FLOORS TO THE FOUNDATION OR SUPPORTING BEAM BELOW. NO BRACES SHALL BE ATTACHED TO TOP WALL PLATE WITHOUT STUDS DIRECTLY UNDER THEM.

RAFTER HOG DETAIL

ROOF PLAN LEGEND:

A. ⊗ INDICATES LOCATION OF ROOF BRACE POINT AT RAFTER LEVEL.
B. ⊗→ARROW AWAY FROM THE BRACE POINT INDICATES DIRECTION OF ROOF BRACE TO PARTITION, BEAM, OR OTHER BRACE POINT BELOW.
C. ⊗←ARROW INTO BRACE POINT INDICATES A VERTICAL OR ANGLED VERTICAL ROOF BRACE TO PARTITION, BEAM, OR OTHER BRACE POINT BELOW.
D. ROOF BRACES UNDER 7'-0" ARE 2-2X4 NAILED WITH 3"X 0.131"NAILS @ 6" O.C. VERTICALLY FROM TOP TO BOTTOM. BRACES LONGER THAN 7'-0" SHALL CONSIST OF (2)2X6 T-BRACES. BRACES LONGER THAN 12 FT. MUST BE BRACED HORIZONTALLY IN TWO DIRECTIONS AT MID-HEIGHT.

CONNECT BOTTOMS OF ALL BRACES THAT ARE NOT WITHIN 26° FROM VERTICAL TO BEAMS OR WALLS WITH ONE SIMPSON A34 BRACKET.

MATERIALS SPECIFICATIONS:

CONCRETE GENERAL NOTES:

1. EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 318 CODE. CONCRETE SHALL BE 3,000 PSI IN 28 DAYS FOR FOOTINGS, WALLS, BEAMS, COLUMNS AND SLABS, UNLESS NOTED OTHERWISE.
2. BEFORE PLACING CONCRETE, ALL DEBRIS, WATER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLACES TO BE OCCUPIED BY THE CONCRETE. THE PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 AND ASTM C94 REQUIREMENTS. CONCRETE SHALL BE RAPIDLY HANDLED FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING. CONCRETE TO BE SPADED AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING STEEL AND LEVELED OFF AT PROPER GRADE TO RECEIVE FINISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUFFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.
3. SLAB ON GRADE SHALL BE REINFORCED WITH 6X6, W1.4XW1.4 WELDED WIRE FABRIC OR FIBERMESH SYNTHETIC FIBERS - FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE, COMPLYING WITH ASTM C 1116, TYPE III, 3/4" LONG MAXIMUM, UNIFORMLY DISPERSED IN CONCRETE MIX AT MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 1.5 lb/CUBIC YARD.
4. CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 301. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS JOINTS. IN SLABS ON GRADE, SAW CONTRACTION JOINTS SHALL NOT BE OVER 12 FEET CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF ONE-THIRD OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE CONCRETE HAS CURED.
5. CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50° F AND NOT ABOVE 90° F. THE METHODS AND RECOMMENDED PRACTICES AS DESCRIBED IN ACI 306 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER CONCRETING.
6. FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATUR

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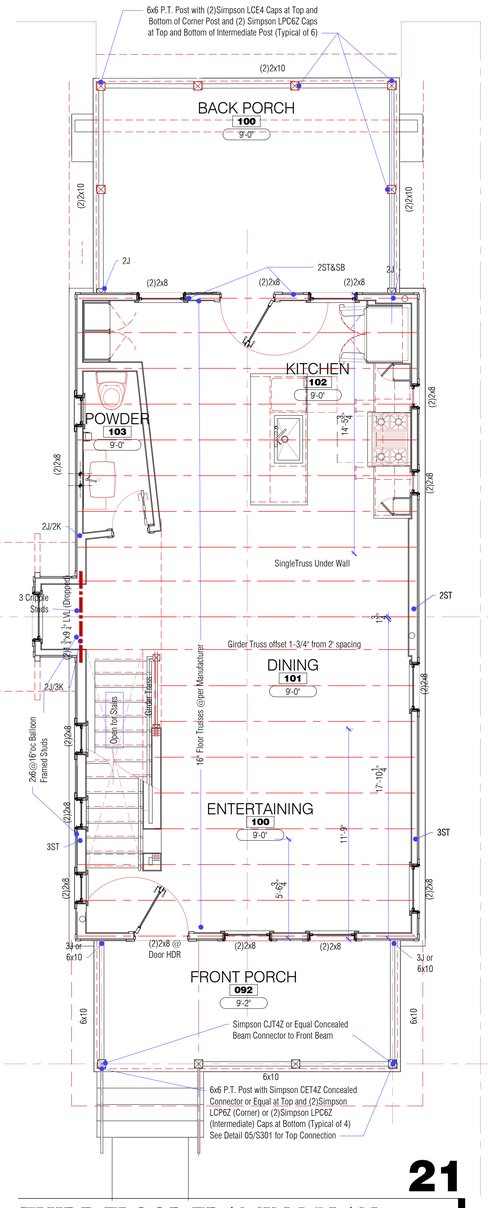
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A102 1949 & 1953 Floor Plans
A103 1951 Floor Plans
A104 1955 Floor Plans
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A204 1955 Elevations
A301 1947 & 1951 Building Section
A302 1947 & 1951 Building Section
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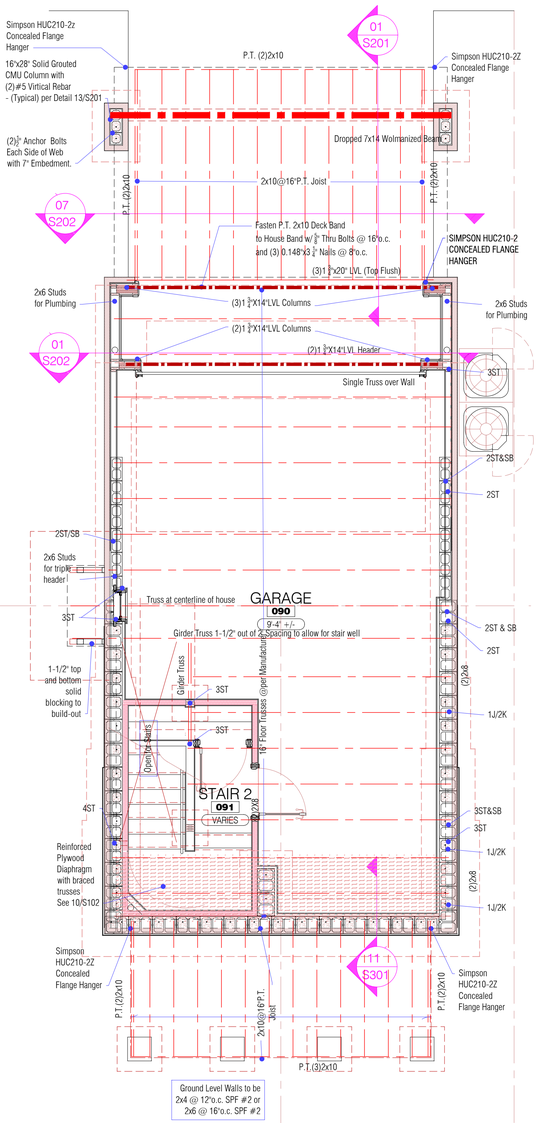
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A402 Wall Section
A403 Wall Section
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A702 Interior Elevations

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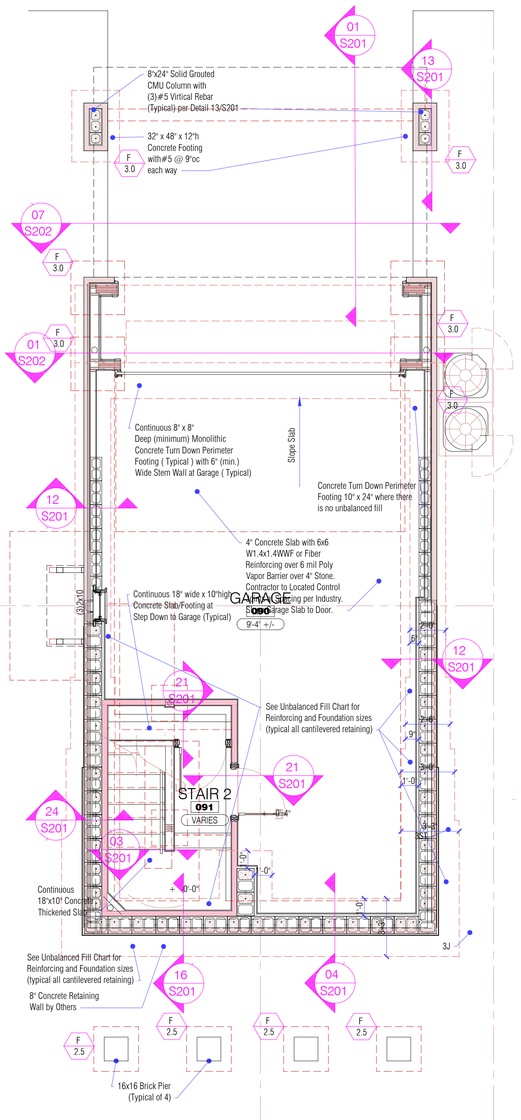
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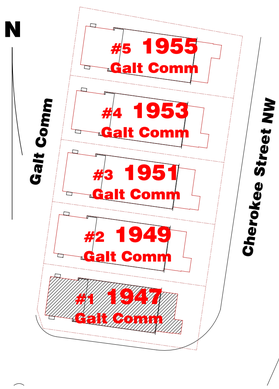
21
THIRD FLOOR FRAMING PLAN 1/4" : 1'-0"



13
SECOND FLOOR FRAMING PLAN 1/4" : 1'-0"



01
FOUNDATION PLAN 1/4" : 1'-0"



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Kennesaw, Georgia 30144

FOR

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ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

1947
STRUCTURAL
FLOOR PLANS

FILE NAME: 04-SCDL-S101 Structural Plans.dwg
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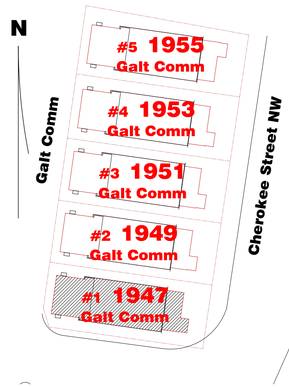
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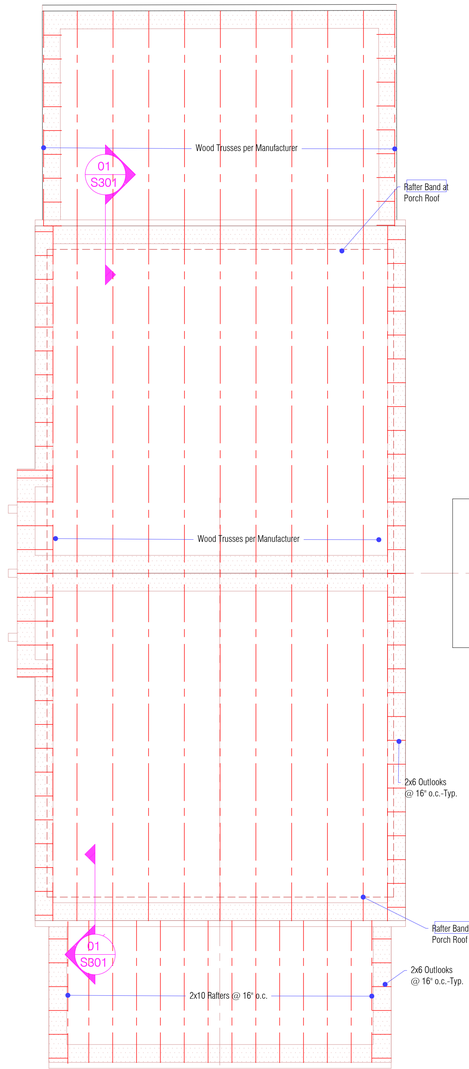
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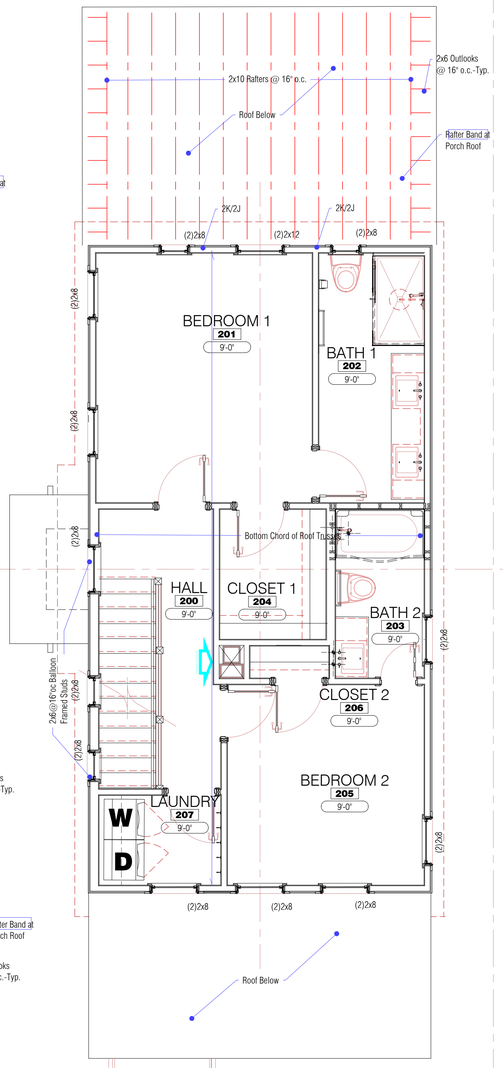
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09
ROOF FRAMING PLAN 1/4" : 1'-0"



01
CEILING FRAMING PLAN 1/4" : 1'-0"



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Kennesaw, Georgia 30144

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ISSUE DATE: 06/03/2025
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1947 STRUCTURAL CEILING & ROOF PLANS

FILE NAME: 04-Galt-S102 Plans & Details.dwg
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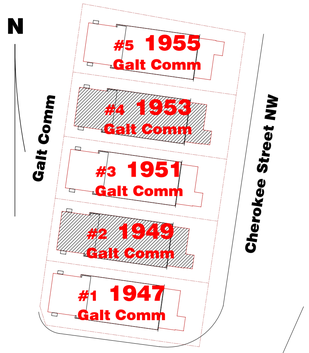
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A101 1947 Floor Plans
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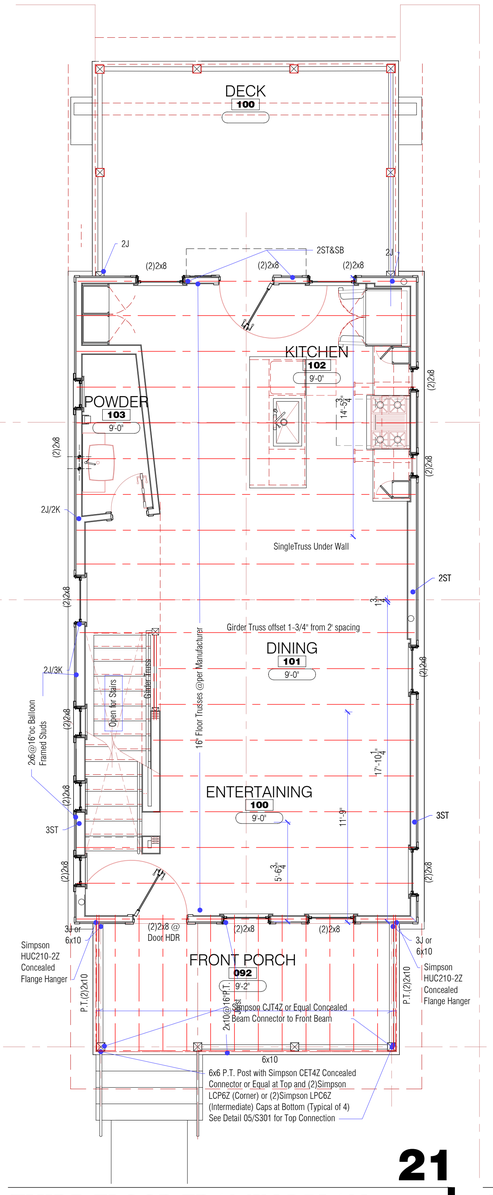
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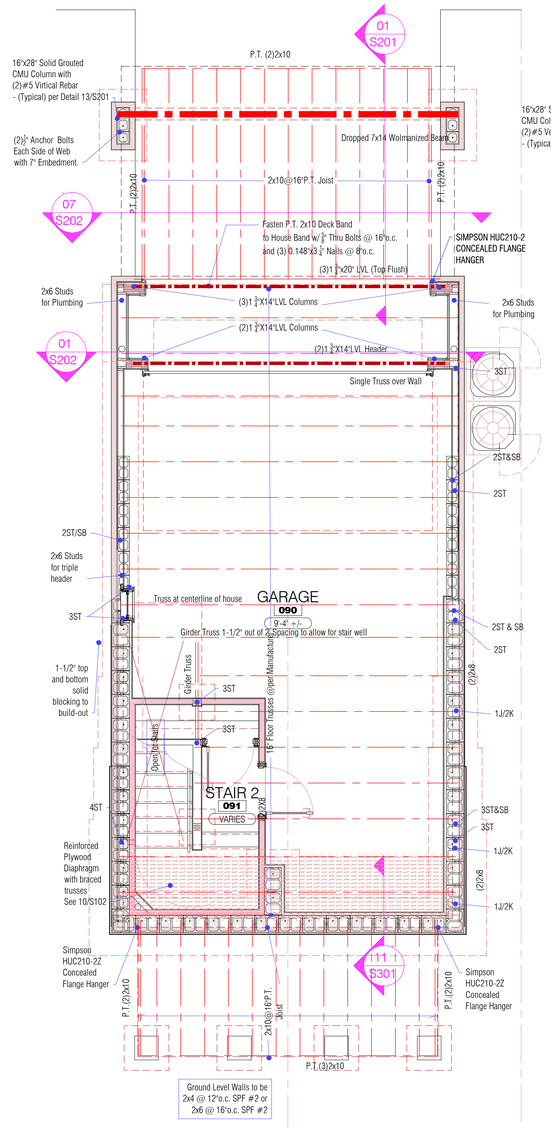
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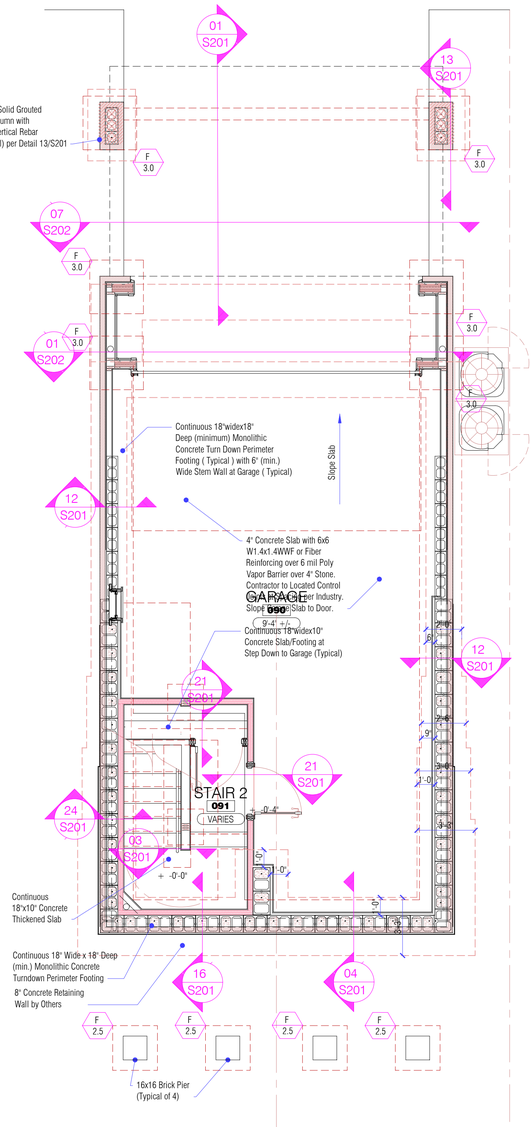
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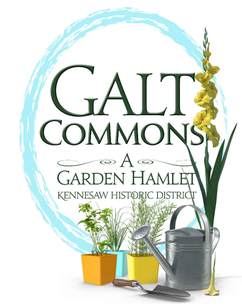
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THIRD FLOOR FRAMING PLAN 1/4" : 1'-0"



13
SECOND FLOOR FRAMING PLAN 1/4" : 1'-0"



01
FOUNDATION & FIRST FLOOR FRAMING PLAN 1/4" : 1'-0"



2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

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ISSUED FOR: CONSTRUCTION
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1949 & 1953 STRUCTURAL FLOOR PLANS

FILE NAME: 04-SCDL-S104 2&4 Plans-Details (2
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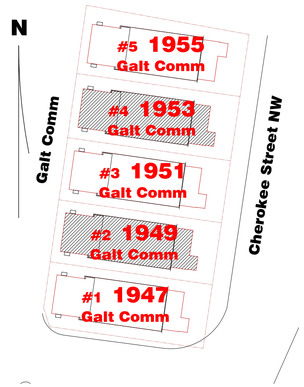
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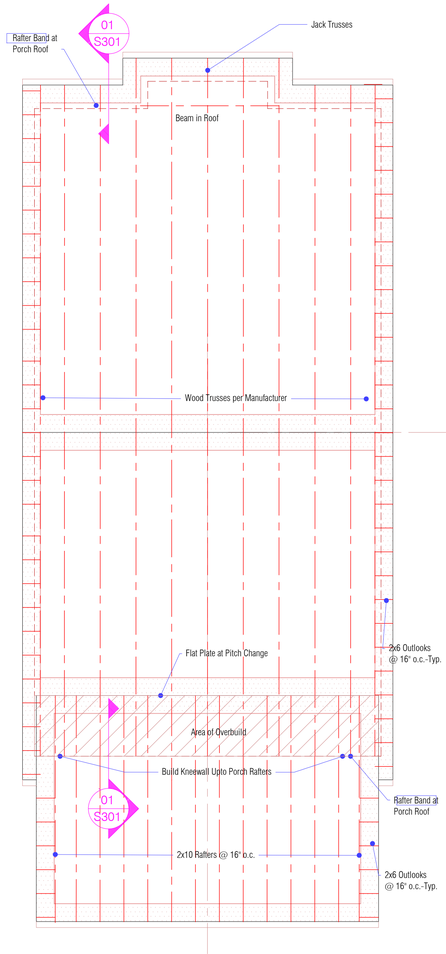
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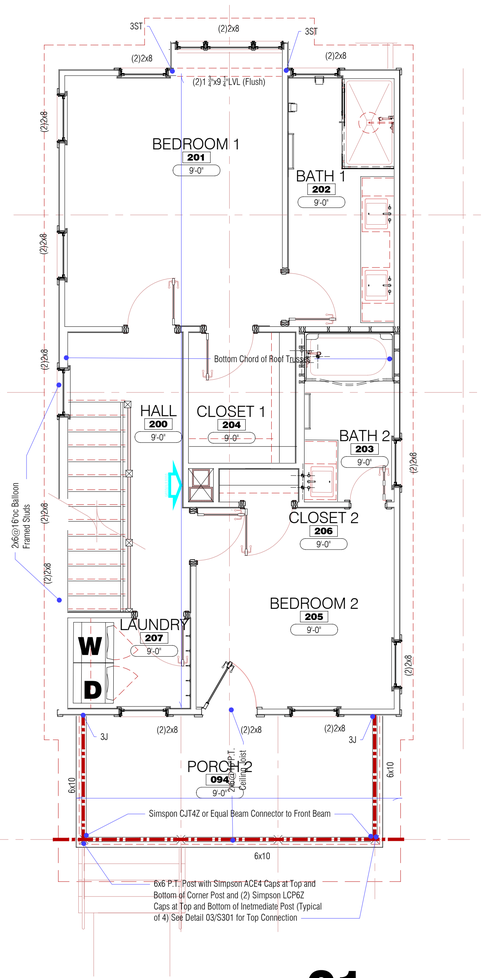
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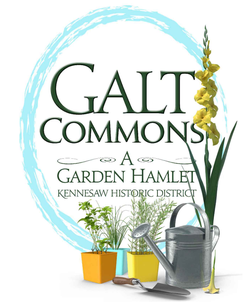
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9671
NORTH CAROLINA
CHARLOTTE, NC
06/03/25



09 ROOF FRAMING PLAN 1/4" : 1'-0"



01 CEILING FRAMING PLAN 1/4" : 1'-0"



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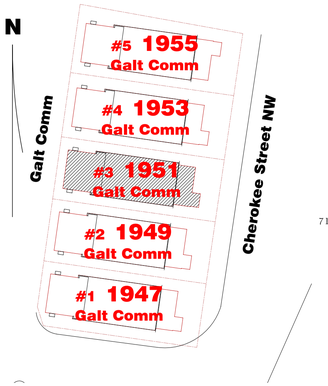
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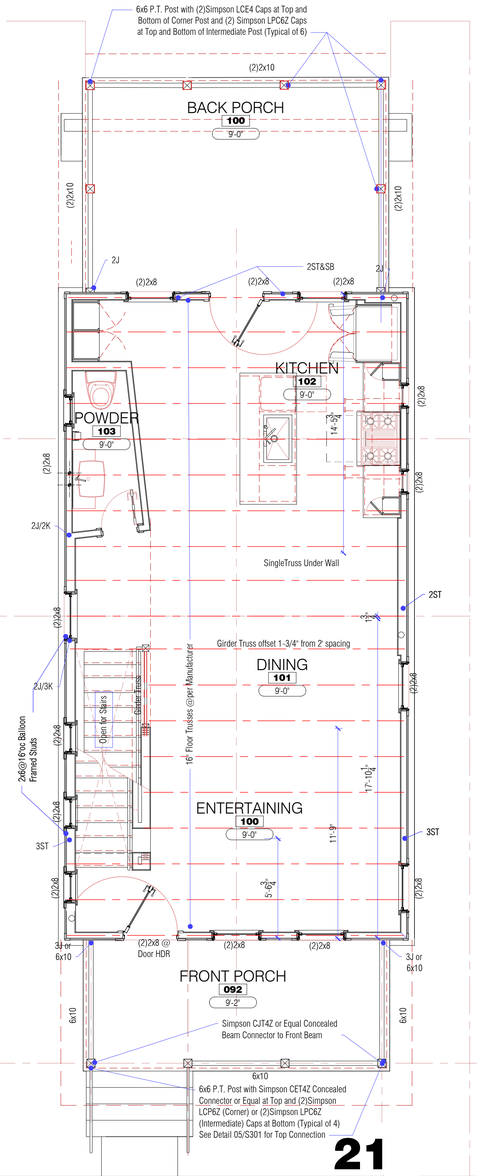
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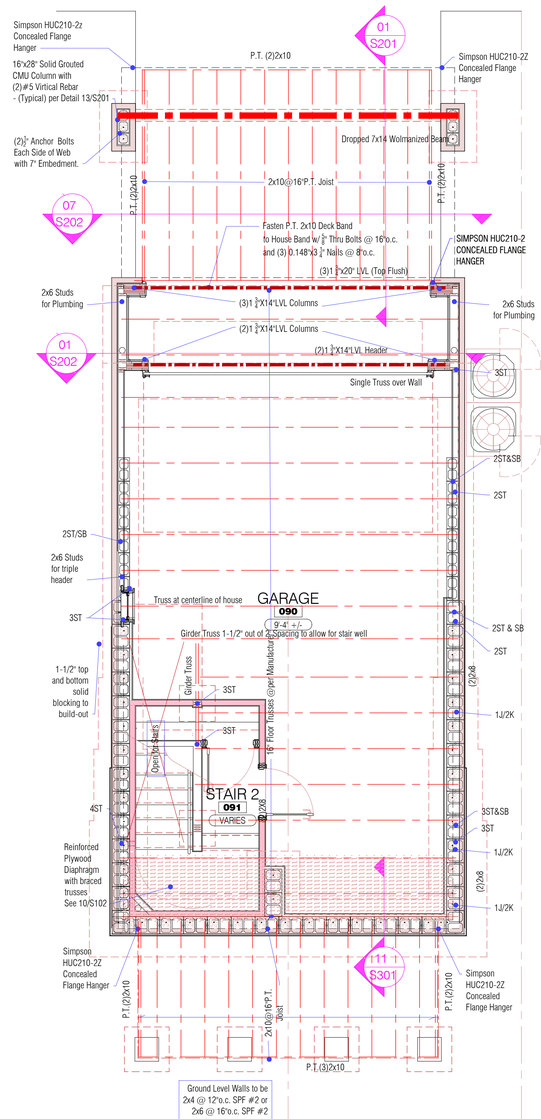


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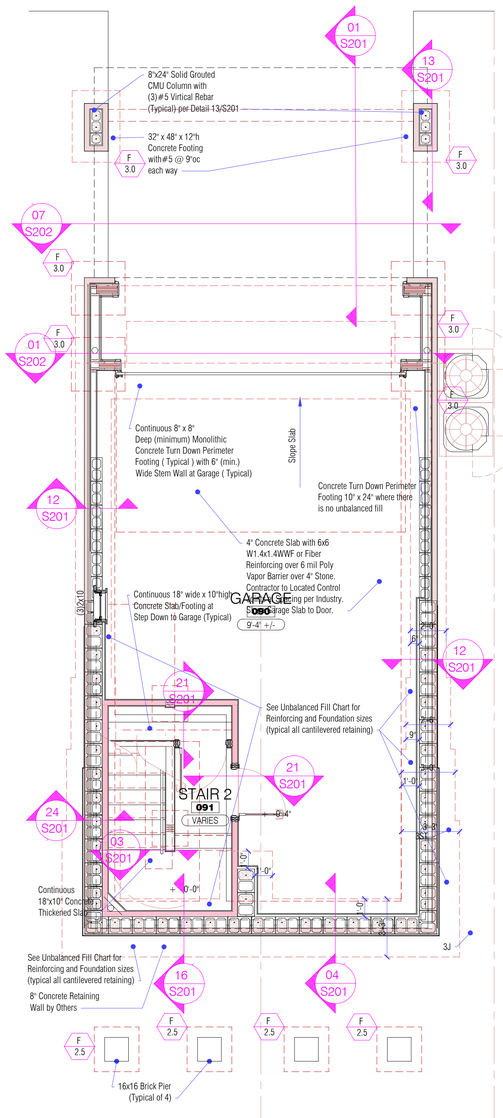
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THIRD FLOOR FRAMING PLAN 1/4" : 1'-0"



13

SECOND FLOOR FRAMING PLAN 1/4" : 1'-0"



01

FOUNDATION & FIRST FLOOR FRAMING PLAN 1/4" : 1'-0"



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1951 STRUCTURAL FLOOR PLANS

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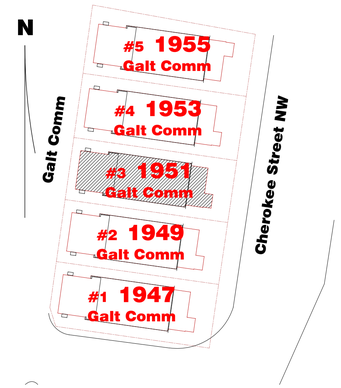
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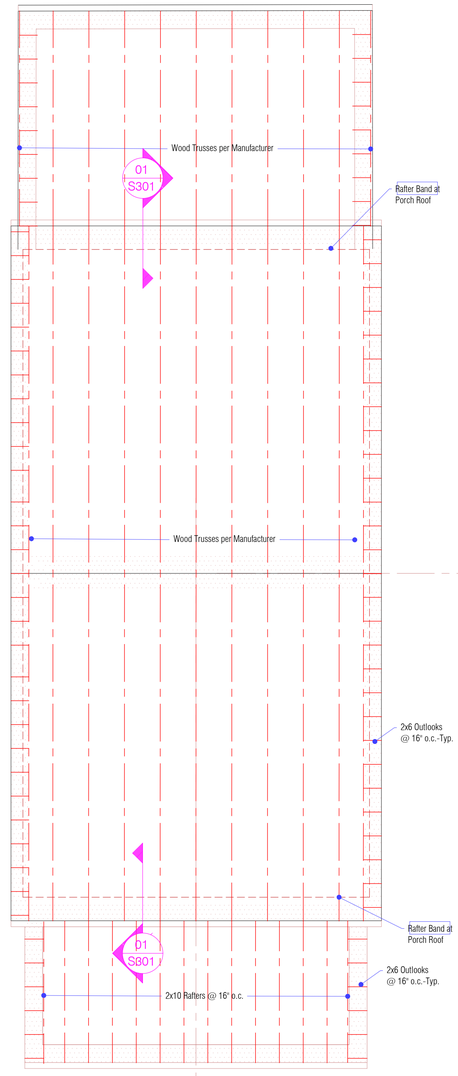
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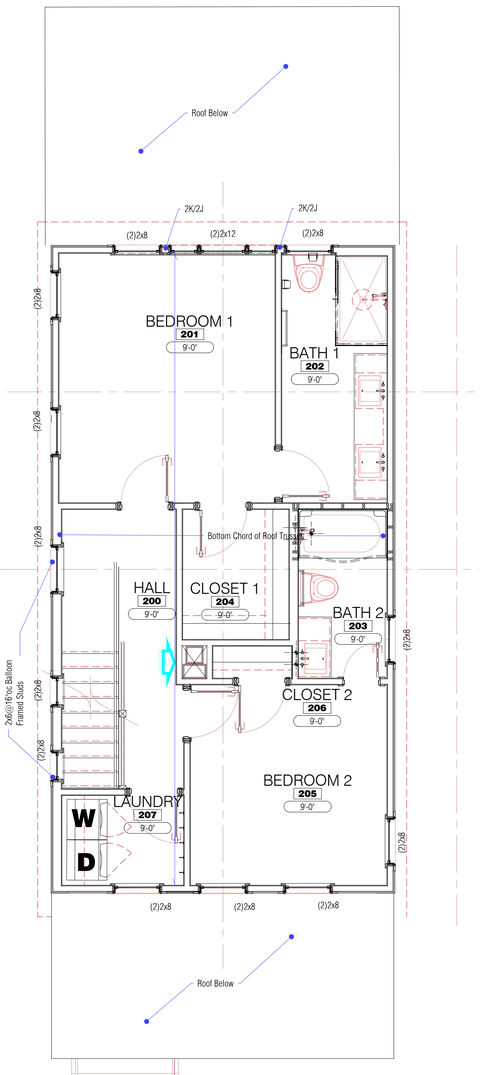
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09
ROOF FRAMING PLAN 1/4" : 1'-0"



01
CEILING FRAMING PLAN 1/4" : 1'-0"



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1951 STRUCTURAL CEILING & ROOF PLANS

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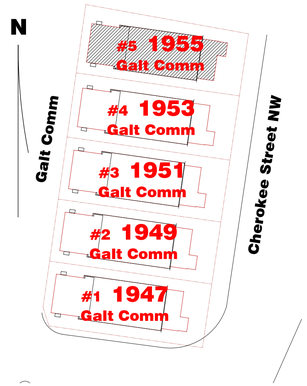
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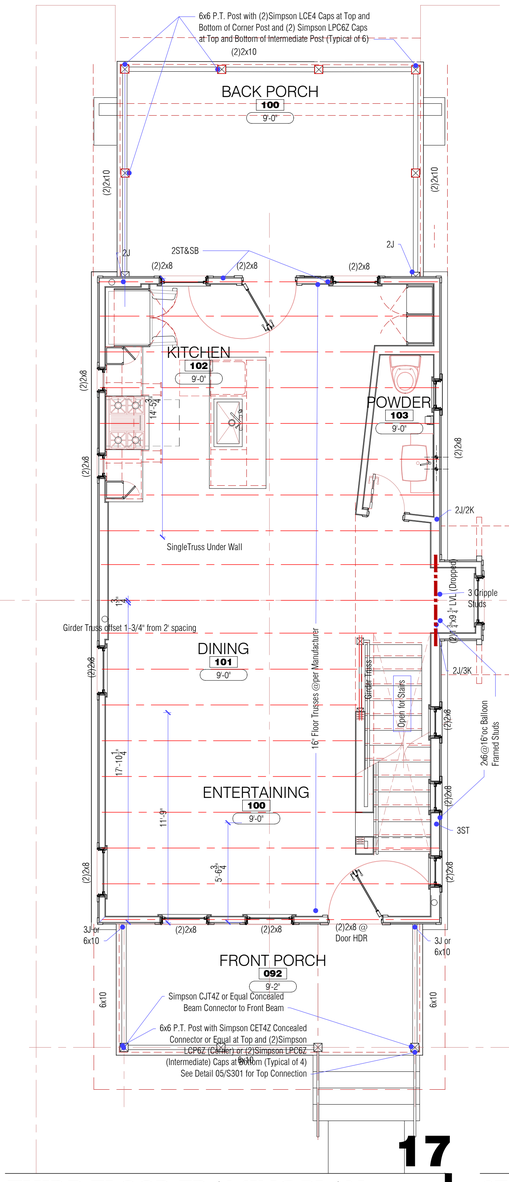
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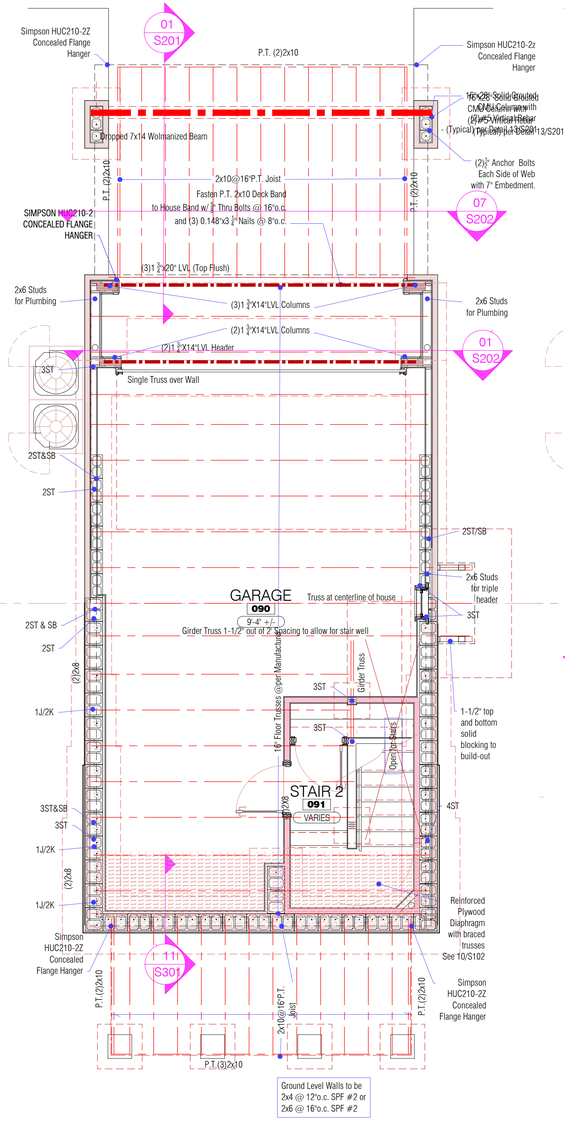
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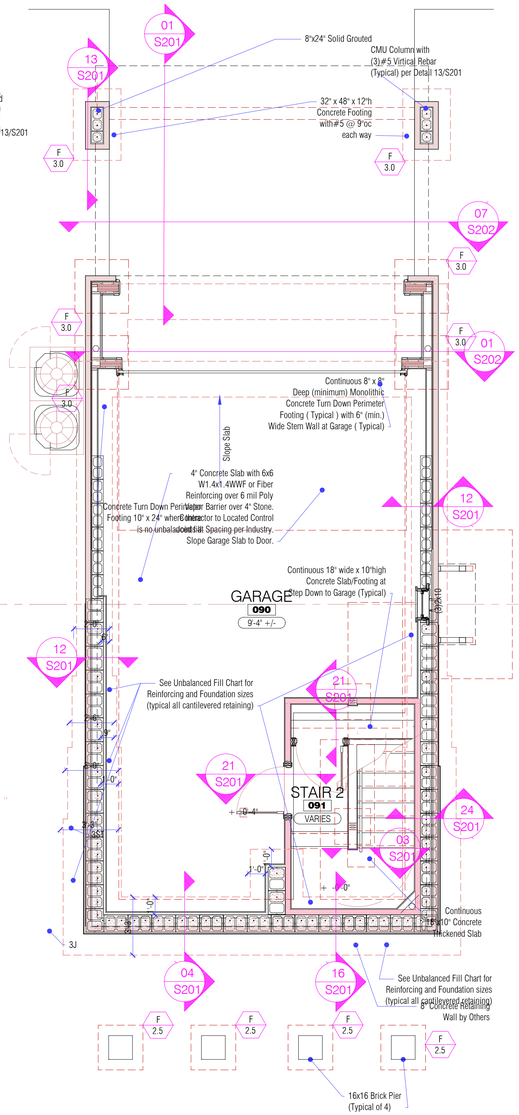
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17
THIRD FLOOR FRAMING PLAN 1/4" : 1'-0"

09
SECOND FLOOR FRAMING PLAN 1/4" : 1'-0"

01
FOUNDATION & FIRST FLOOR FRAMING PLAN 1/4" : 1'-0"

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1955
STRUCTURAL
FLOOR PLANS

FILE NAME: 04-SCDL-S107 5 Plan.dwg
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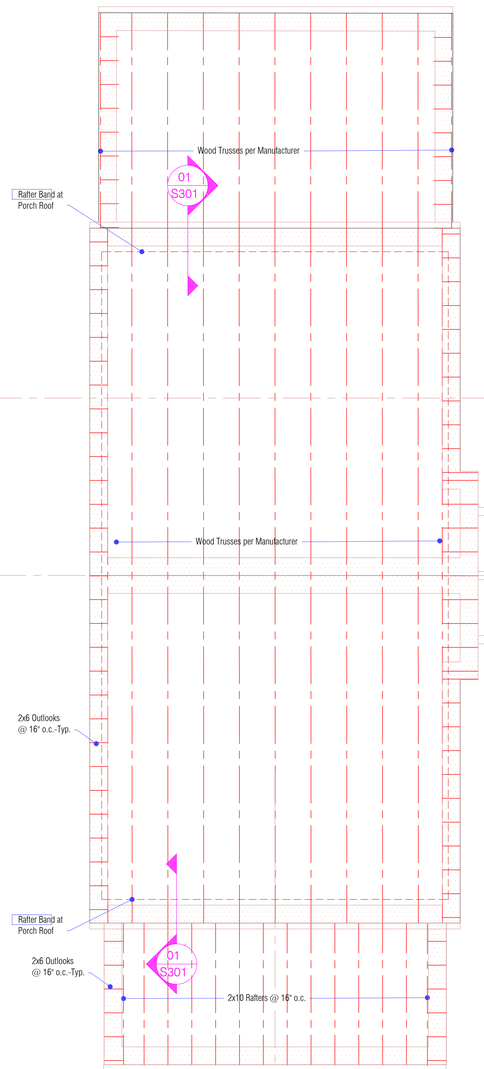
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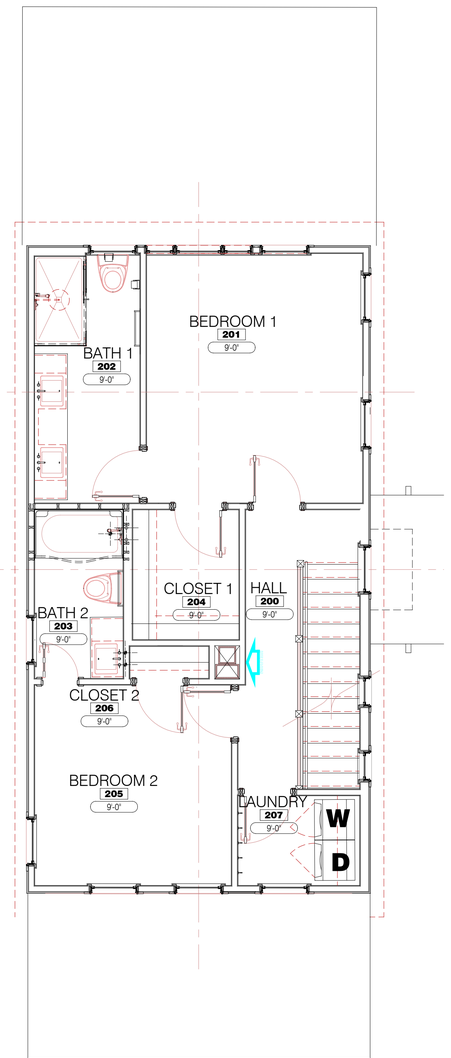
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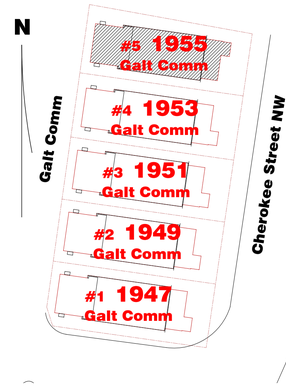
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ROOF FRAMING PLAN 1/4" : 1'-0"



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CEILING FRAMING PLAN 1/4" : 1'-0"



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1955 STRUCTURAL ROOF PLAN & DETAILS

FILE NAME: 04-SCDL-S108 5 Plan-Details.dwg
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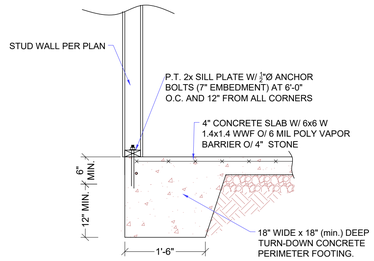
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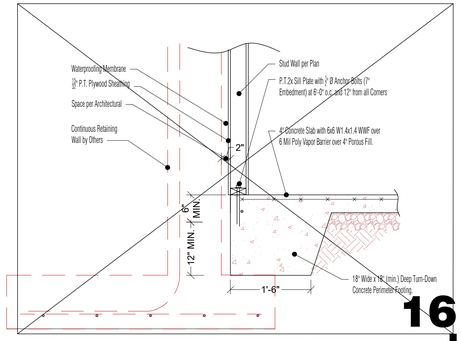
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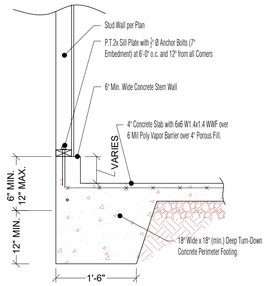
24

TURN DOWN FOOTING 3/4" : 1'-0"



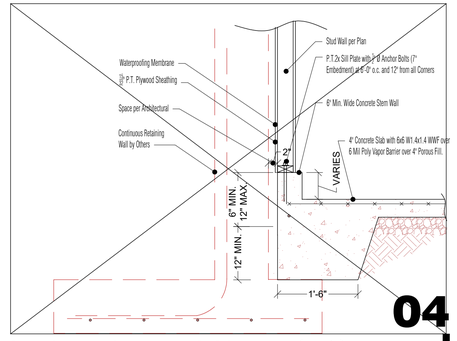
16

TURN DOWN FOOTING (NA) 3/4" : 1'-0"



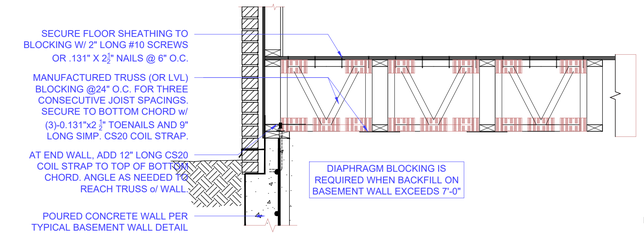
12

TURN DOWN FOOTING 3/4" : 1'-0"



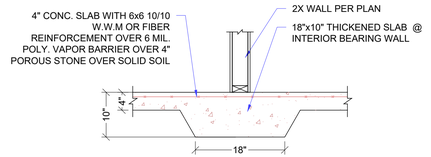
04

TURN DOWN FOOTING (NA) 3/4" : 1'-0"



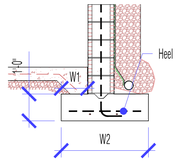
11

DIAPHRAGM & TRUSS BLOCKING at RETAINING WALLS over 7' 3/4" : 1'-0"



03

THICKENED SLAB FOOTING 3/4" : 1'-0"

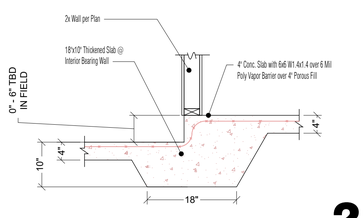


Vertical Height of Unbalanced FILL	D (Dowel No.)	FOOTING W1	FOOTING W2	FOOTING Heel
3'	#4 @ 32"oc	6"	24"	NA
4'	#4 @ 24"oc	6"	24""	NA
5'	#4 @ 16"oc	9"	30""	NA
6'	#4 @ 16"oc	12"	36"	
7' *	#4 @ 8"oc	12"	39"	#4@ 8"oc

* See Flooring Diaphram and Truss Bracing detail where unbalanced fill is over 7'

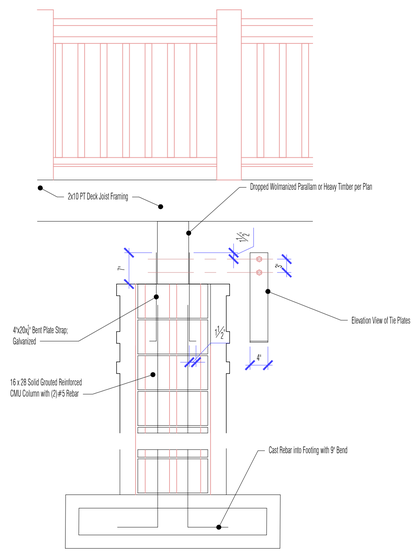
10

RETAINING WALLS REINFORCING & FOOTING SIZES 3/8" : 1'-0"



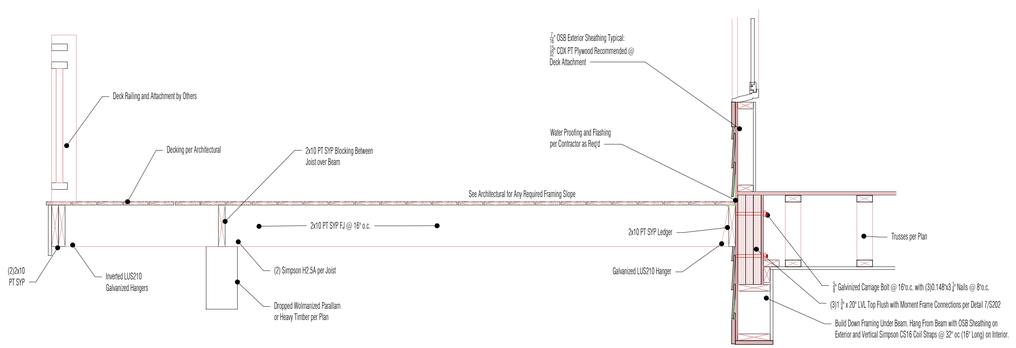
21

STEPPED SLAB 3/4" : 1'-0"



13

BEAM SUPPORT & COLUMN DETAIL 3/4" : 1'-0"



01

REAR DECK SECTION -SCREENED PORCH FLOOR SIMILAR 3/4" : 1'-0"

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A GARDEN HAMLET
KENNESAW HISTORIC DISTRICT

2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

STRUCTURAL DETAILS 1947-1955

FILE NAME: 04-SCD-S201 Structural Details.dwg
DRAWN BY: JV, TFM
CHECKED BY: TFM

S201

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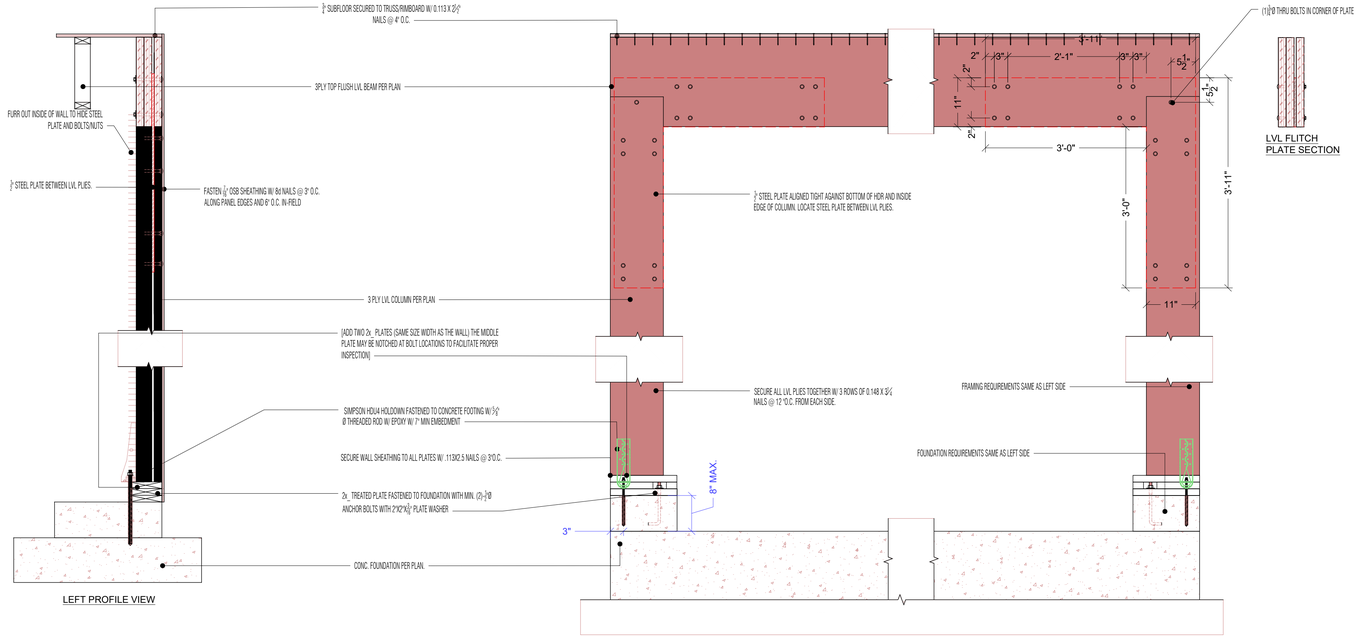
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A401 Wall Section
A402 Wall Section
A403 Wall Section
A701 Casework and Trim
A702 Interior Elevations

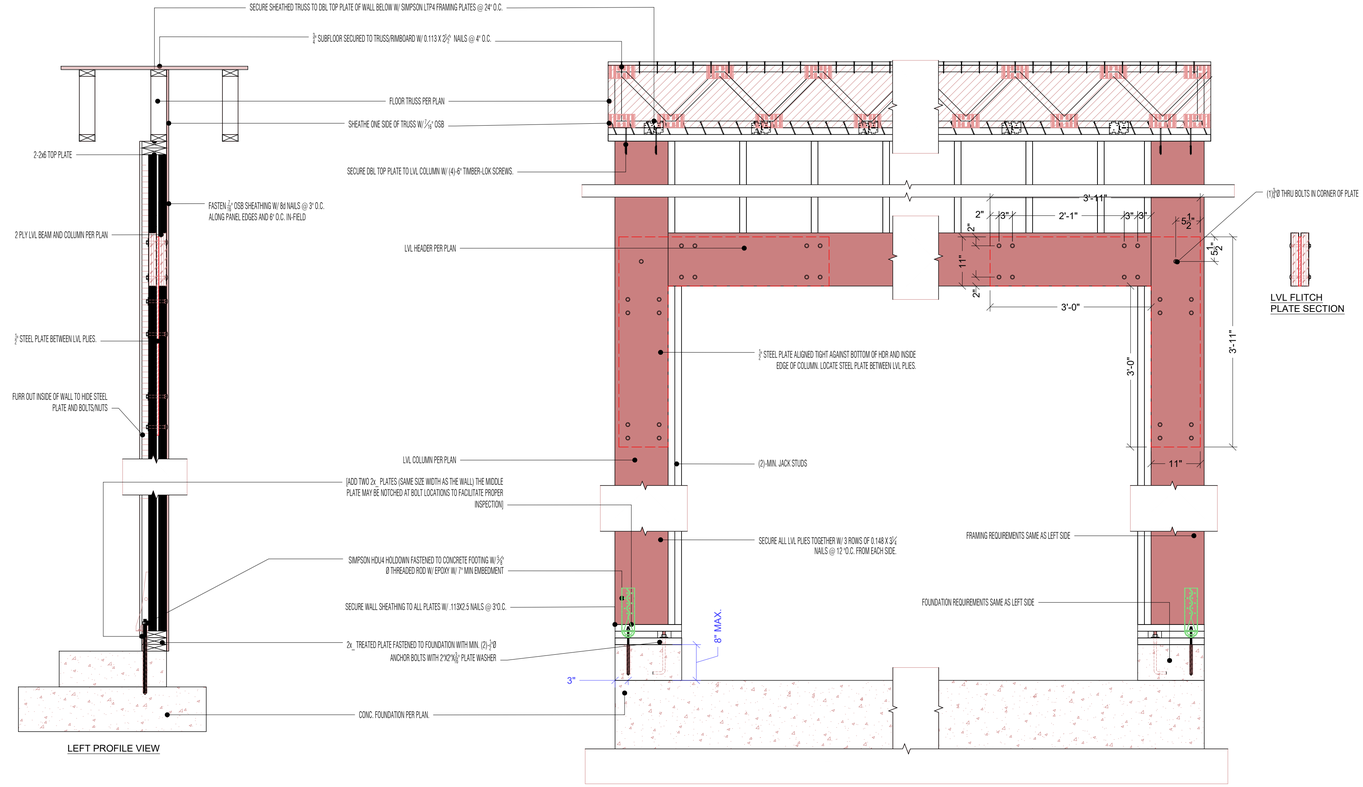
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07 LVL MOMENT FRAME WITH STEEL FLITCH PLATES

3/4" : 1'-0"



01 LVL MOMENT FRAME WITH STEEL FLITCH PLATES AT GARAGE

3/4" : 1'-0"

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STRUCTURAL DETAILS

FILE NAME: 04-SCD-S202 Structural Details.dwg
DRAWN BY: CR
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S202

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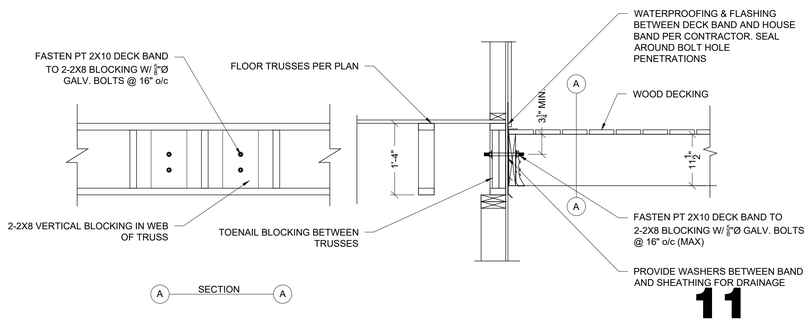
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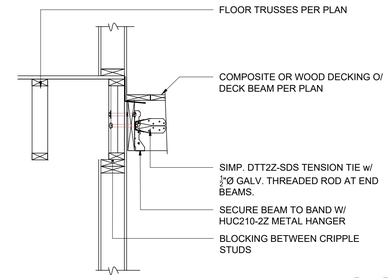
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A402 Wall Section
A403 Wall Section
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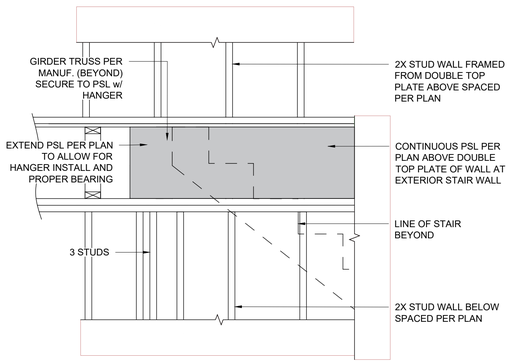
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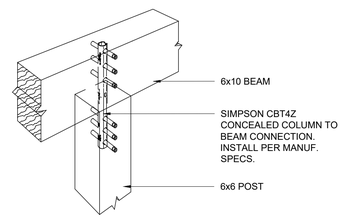
11
WOOD DECK AT PERPENDICULAR TRUSSES 3/4" : 1'-0"



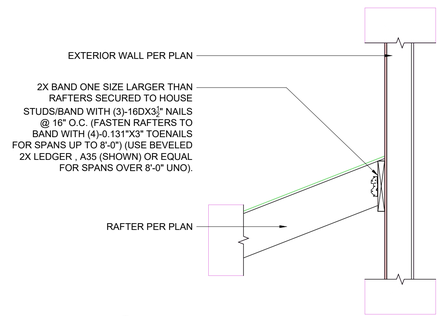
03
TENSION TIE AT END BEAMS 3/4" : 1'-0"



13
PSL WIND GIRT FRAMING AT EXTERIOR STAIR WALL 3/4" : 1'-0"



05
PSL WIND GIRT FRAMING AT EXTERIOR STAIR WALL 3/4" : 1'-0"



01
RAFTER BAND 3/4" : 1'-0"

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STRUCTURAL DETAILS

FILE NAME: 04-SCD-S301 Structural Details.dwg
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ELECTRICAL SPECIFICATIONS

1. All electrical work shall be in accordance with the latest adopted edition of the national electrical code and all applicable Kennesaw and Georgia codes.
2. All material, equipment and appliances shall be new and shall conform to the standards of the a nationally recognized laboratory (UL or equivalent) and the national manufacturers association.
3. All electrical permits and inspection fees shall be obtained by and paid for by the Electrical Contractor.
4. Electrical contract drawings are diagrammatic and indicate the general arrangement of electrical equipment. Do not scale electrical plans. Obtain all dimensions from the~ architect's dimensioned drawings and field measurements. The electrical contractor shall review architectural plans for door swings and built-in equipment; conditions indicated on those plans shall govern for this work.
5. Verify all utility requirements for electrical service (prior to starting any work(such as voltage, phases, fault current, etc., and coordinate exact location of incoming electrical service with local power company prior to project start.
6. Notify engineer of any differences from what is shown on plans.
7. Electrical Contractor shall guaranty all work and materials for one year from the date of initial occupancy.
8. A complete grounding system shall be provided and installed in accordance with article 250 of the NEC.
9. All cutting and patching required for installation of electrical equipment or material shall be the responsibility of the Electrical Contractor. Do not cut any material that will weaken the structure without written permission of the architect.
10. Provide a TYPED directory in all panel boards clearly describing the location and type of load served for all circuits.
11. The electrical contractor shall request a selective breaker coordination study from the electrical gear manufacturer per NEC 700 requirements, if so applicable.
12. 615. all electric water heaters shall have disconnects sized per 422.11(E3)
13. Electrical contractor shall make all final critical connections to equipment regardless of who supplies the equipment. This includes all HVAC, plumbing and owner furnished equipment connections of 120v or higher.
14. Raceways shall be installed concealed in new wall construction, above ceilings, below floors, and in other cavities to the greatest extent possible. where exposed raceways must be used, layout raceways to minimize the number of vertical runs.
15. All exposed raceway shall be run parallel or perpendicular to the building surfaces and shall be painted as directed by the architect. no exposed conduit shall be allowed in finished spaces except as permitted by owner or architect. Exposed raceway in finished spaces shall be Wiremold type.
16. Before commencing with any rough-in, coordinate the exact location and mounting height of all wall mounted devices with the architectural interior elevations, casework shop drawings, and existing conditions. If any discrepancies are discovered, notify the architect or builder for further direction. Minor adjustments in device location, i.e. 5'-0" in any direction shall be done at no additional cost to the contract.
17. All wiring shall be installed in IMC, RMC, EMT or types AC and MC flexible cables. RNC conduit (pvc), shall only be used underground and outdoor&, where not subject to physical damage. minimum size conduit shall be 3/4'. AC and MC flexible cables shall be used only in areas permitted by code. Indoor branch circuit wiring may be type NM, NMC, or NMS for dwelling units or other buildings permitted to be of types iii, iv or v construction. Dwelling unit service feeders may be type SE or use cables in areas permitted by code. Ampacity for SE and use cables in contact with insulation shall be the 60 degree ampacity of table 310.15(B)(16). All other wiring in dwelling units exceeding 50 amperes shall be installed in EMT indoors or PVC outdoors, where not subject to physical damage.
18. All flex shall be liquid tight flexible.
19. Provide a pull wire or fish tape in all empty conduits. provide a blank cover plate over all unused boxes including data/comm boxes.
20. Where a single homerun is required, the circuit shall be installed in a dedicated conduit. Do not combine with other circuits.
21. Conductors shall be copper, rated at not less than 600 volts. minimum size shall be no. 14 AWG unless otherwise noted on the drawings. all wire #8 AWG and larger shall be stranded, #10 thru #12 AWG conductors shall be solid. All insulation types shall be THWN/THHN. Feeder circuit conductors may be copper or aluminum.
22. 20a/120v branch circuits exceeding 100' in length from panel to farthest device shall use no. 10 conductors and ½"c.
23. For every wiring device, mark the branch circuit to which it is connected on the back of each device plate, using an Indelible Marker.
24. Coordinate all device and device plate colors with owner/architect. devices and device plates located in cabinetry shall be a color to match cabinetry finish.
25. Exact location of all floor-mounted outlets shall be coordinated with the owner/architect before rough-in.
26. Two or more adjacent power or communication receptacles shall be ganged with a combination faceplate. If they cannot be ganged, they shall be installed with a minimum distance between units.
27. 630. wall receptacles shown back to back may be offset but shall be installed directly adjacent to one another.
28. Light switches shall be no more than 6' from edge of door frame and Electrical Contractor is responsible for adding blocking to the framing to ensure no interference from the millwork as located on the architect's casement plans.
29. Receptacles placed in bedrooms with USB ports shown shall be spaced per the plan and Electrical Contractor is responsible for blocking accordingly to ensure correct spacing.
30. Where penetrations are made through a required fire-resistive wall, floor, or partition for the purpose of running raceway carrying electrical, telephone, television, or local communication and/or signaling circuits, the opening around the raceway shall be fire stopped per the state building code. Coordination with the general contractor shall be maintained to ensure that this fire stopping is accomplished. Use approved assemblies such as the following..(or as required by the local building official):
a. Conduit penetrations of 1,2,3 & 4 hour gyp board walls • U.L.#wl 1001
b. Conduit penetrations of 1 hour 8ypiioard ceiling assembly UL 526
31. In required fire rated walls and partitions, openings for installation of boxes that are greater than 16 square inches shall be protected as required by UL. Coordinate closely with the general contractor to ensure that the integrity of the UL rating is maintained.
32. Outlet boxes for devices mounted on opposite sides of fire rated partitions shall not be mounted in the same wall cavity. separate wall penetrations by mounting on opposite sides of wall studs or other vertical structural member in the wall.
33. Prior to ordering any equipment the electrical contractor shall provide shop drawing submittals to the owner, builder, or architect for the lighting fixtures, electrical gear, fire alarm system and other similar systems. Shop drawing submittals shall not be provided if the equipment being supplied is the same as what is specified on the plans.
34. The electrical contractor shall be responsible for providing restraints to resist the earthquake effects on the electrical system as required by state code.
35. If during the course of work the electrical contractor discovers a problem with the performance of the installation relative to the plans and specifications or NEC or other codes, the electrical contractor shall immediately bring the problem to the attention of the architect and contractor for resolution prior to the execution of the work.
36. Wiring devices shall be Leviton, Hubbell, or equal. Device and plate colors shall be selected by Owner or Architect. All electrical conductors shall be tested for continuity and grounds before being energized. All faulty conductors shall be replaced. The electrical connections, except control wiring provided by others. Connections to exterior HVAC and similar equipment shall be through Neoprene jacketed flexible metallic conduit with watertight connectors.

GENERAL NOTES

1. All electrical work shall be in accordance with the 2011 National Electrical Code and all local and state codes.
2. All material shall be new and shall conform to the standards of the Underwriter's Laboratories, Inc., and the National Manufacturers Association.
3. All electrical permits and inspection fees shall be obtained and paid for by the electrical contractor.
4. Drawings are diagrammatic only and indicate only the general arrangement. See architectural drawings for exact dimensions.
5. Electrical Contractor shall guarantee all work and materials for one year effective the day the project is accepted by the Owner.
6. Electrical Contractor shall make all electrical power connections to HVAC, plumbing and other equipment as required.
7. All cutting and patching of walls and floors for electrical equipment shall be the responsibility of the Electrical Contractor.
8. Branch circuit wiring within dwelling units shall be metallic sheathed type AC cable. All branch circuit conductors shall be copper.
9. Electrical Contractor responsible for daily cleaning.
10 Electrical Contractor for owner fixtures upon receipt of deliver and confirmation of product count.

NOTES

1. Provide keyless light fixture with 100Watt equivalent LED bulb in two opposite corners of crawlspace. Switch to be located on floor joist above entrance to crawlspace.
2. Coordinate the exact location and type of Mechanical units with mechanical contractor for proper wiring and breaker size.
3. HVAC units shall have (1) weather protected GFCI outlet located within 3'-0" of equipment.

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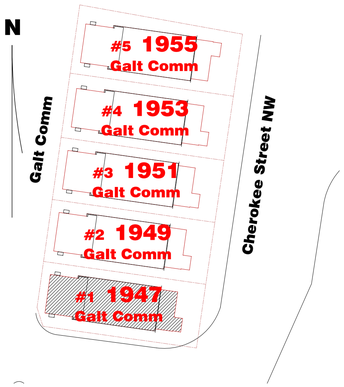
ELECTRICAL SYMBOLS KEY

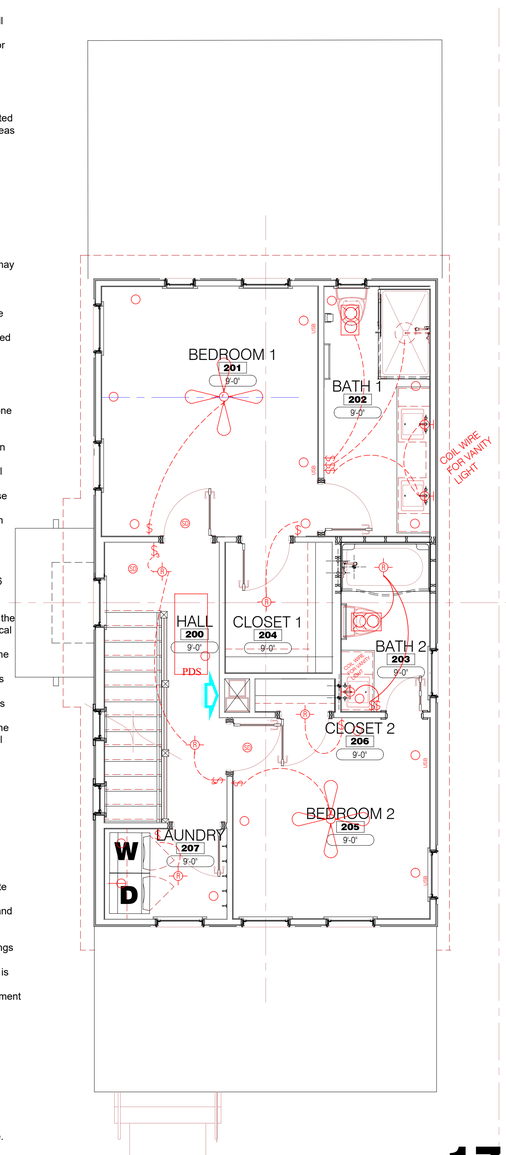
	15 AMP-120V Duplex Grounding Type Receptacle At 12"A.F.F.I Light Almond Plastic.	$	Single Pole Light Switch. Centerline At 50" AFF. Smooth White Plastic Cover Plate. Typical		Location Of Circuit Breaker Panel board
	Same As Above, Except Split Wired On Switch. Light Almond.	$3	Same As Above, Except Three-Way Type		Special Appliance Outlet located minimum 4 feet from Natural Gas Service Entrance
	Quadruplex Grounding Receptacle, Smooth Plastic. Light Almond	$4	Same As Above, Except Four-Way Type		Door Bell Button Location 42" AFF
	15 AMP-120V Duplex Waterprotected Receptacle With Ground Fault Protection And Reset Button. Smooth White w GREY Plastic SIDE HINGE COVER	$LM	Motion Sensor Switch. Smooth Light Almond Plastic Handle And Cover		Electric Meter Service (Location by Builder and to be coordinated with Civil Engineering Plans
	Receptacle Mounted Above Countertop Or Shelf At 44"A.F.F. Smooth Light Almond Plastic.	$D	Single Pole Switch for fireplace Remote Control	TV	Recessed TV Multi Outlet (White Smooth Cover Acceptable)
	15 AMP-120v Duplex Waterproof Receptacle With Ground Fault Protection And Reset Button. Smooth Light Almond Plastic	DB	Door Bell Chimes at 8'-0" A. F.F.		
	F15 AMP-120V Duplex Grounding Type Receptacle with MINIMUM 2 USB PORTS At 12" A.F.F. Light Almond Plastic.		CAT 6 DATA receptacle. Smooth Light Almond Plastic Cover		
	30 amp,125/250 volt, NEMA 14-30R, 3-pole, 4-wire, flush mount receptacle with smooth plastic cover	RG6	RG6-Quad Shield Black Coaxial Cable. Light Almond plastic cover		

1. Plans show Minimum Requirements of Owner. Subcontractors shall install all additional Code Required Components as part of the Contract.
2. Subcontractor shall comply with all Applicable Codes and Local Ordinances.
3. Subcontractor shall Coordinate Electrical Requirements of HVAC, Automation Equipment and Local Utilities with respective installers.

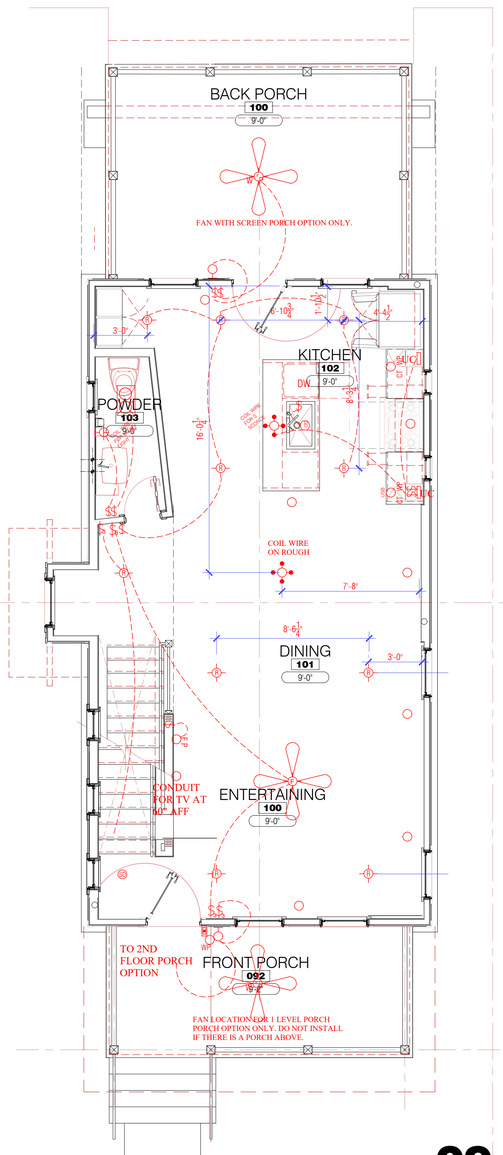
REFLECTED CEILING KEY

	Floor To Ceiling Height Ceiling Heights For The Balcony Ceiling Are Taken From Finished Floor		4" x 2' Surface Mounted Flourescent Light Fixture		Ceiling Fan. Electrical Contractor responsible for assuring mounting meets manufacturer specifications for blocking for weight.
SC	Wall Mounted Lighting Fixture Wall Sconce.		Ceiling Mountedled LED PUCK Lighting Fixture Flood Lamp. See Electrical		Ceiling Fan. UL Listed for Damp Locations. Electrical Contractor responsible for assuring mouting meets manufacturer specification for blocking for weight.
	Eyebrow Light See Allowance. See Electrical		Ceiling Mounted LED Lighting Fixture Spot Lamp.		
	Fountain Light in Floor See Allowance. See Electrical.		Hanging Light Fixture.		
	Install Wall Mounted Picture Light AsPer Manufacturer's Instructions, 5' A.F.F. (Recessed Picture)		Ceiling Mounted Track Light As Per Manufacturer"s Instructions		
SS	Prewire for Security System		Low Voltage Under Counter Fixture		
	Light Fixture. UL Listed for Damp Location		Ventilating Fan With Light		
	Hanging Chandelier (Use manufacturerer recmmendations for subsurface blocking for support.		Low Voltage exterior lighting cotroller		

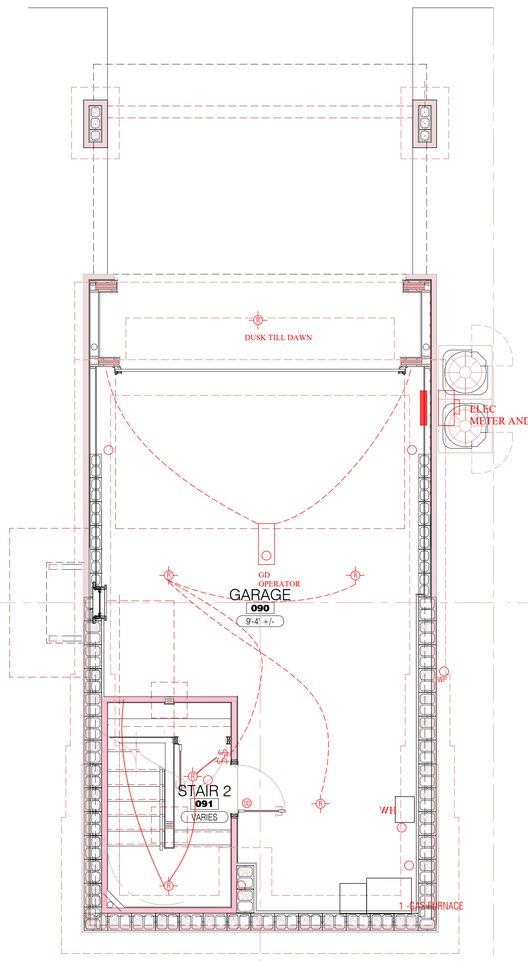




17 SECOND FLOOR ELECTRICAL DIAGRAM



09 STREET LEVEL ELECTRICAL DIAGRAM



01 BASEMENT ELECTRIAL DIAGRAM

1/4" : 1'-0"

MILLER ARCHITECTURE
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GALT COMMONS
A GARDEN HAMLET
KENNESAW HISTORIC DISTRICT

2985-3007 Cherokee Street NW
Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

1947
ELECTRICAL LAYOUT
DIAGRAM & NOTES

FILE NAME: 05-SCDL-E101 1947 Elec Diagram.dw
DRAWN BY: TFM, JV
CHECKED BY: TFM

E101

CONTACTS/DRAWING INDEX
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ELECTRICAL SPECIFICATIONS

1. All electrical work shall be in accordance with the latest adopted edition of the national electrical code and all applicable Kennesaw and Georgia codes.
2. All material, equipment and appliances shall be new and shall conform to the standards of the a nationally recognized laboratory (UL or equivalent) and the national manufacturers association.
3. All electrical permits and inspection fees shall be obtained by and paid for by the Electrical Contractor.
4. Electrical contract drawings are diagrammatic and indicate the general arrangement of electrical equipment. Do not scale electrical plans. Obtain all dimensions from the~ architect's dimensioned drawings and field measurements. The electrical contractor shall review architectural plans for door swings and built-in equipment; conditions indicated on those plans shall govern for this work.
5. Verify all utility requirements for electrical service (prior to starting any work(such as voltage, phases, fault current, etc.. and coordinate exact location of incoming electrical service with local power company prior to project start.
6. Notify engineer of any differences from what is shown on plans.
7. Electrical Contractor shall guaranty all work and materials for one year from the date of initial occupancy.
8. A complete grounding system shall be provided and installed in accordance with article 250 of the NEC.
9. All cutting and patching required for installation of electrical equipment or material shall be the responsibility of the Electrical Contractor. Do not cut any material that will weaken the structure without written permission of the architect.
10. Provide a TYPED directory in all panel boards clearly describing the location and type of load served for all circuits.
11. The electrical contractor shall request a selective breaker coordination study from the electrical gear manufacturer per NEC 700 requirements, if so applicable.
12. 615. all electric water heaters shall have disconnects sized per 422.11(E3)
13. Electrical contractor shall make all final critical connections to equipment regardless of who supplies the equipment. This includes all HVAC, plumbing and owner furnished equipment connections of 120v or higher.
14. Raceways shall be installed concealed in new wall construction, above ceilings, below floors, and in other cavities to the greatest extent possible. where exposed raceways must be used, layout raceways to minimize the number of vertical runs.
15. All exposed raceway shall be run parallel or perpendicular to the building surfaces and shall be painted as directed by the architect. no exposed conduit shall be allowed in finished spaces except as permitted by owner or architect. Exposed raceway in finished spaces shall be Wiremold type.
16. Before commencing with any rough-in, coordinate the exact location and mounting height of all wall mounted devices with the architectural interior elevations, casework shop drawings, and existing conditions. If any discrepancies are discovered, notify the architect or builder for further direction. Minor adjustments in device location, i.e. 5'-0" in any direction shall be done at no additional cost to the contract.
17. All wiring shall be installed in IMC, RMC, EMT or types AC and MC flexible cables. RNC conduit (pvc), shall only be used underground and outdoor&, where not subject to physical damage. minimum size conduit shall be 3/4'. AC and MC flexible cables shall be used only in areas permitted by code. Indoor branch circuit wiring may be type NM, NMC, or NMS for dwelling units or other buildings permitted to be of types iii, iv or v construction. Dwelling unit service feeders may be type SE or use cables in areas permitted by code. Ampacity for SE and use cables in contact with insulation shall be the 60 degree ampacity of table 310.15(B)(16). All other wiring in dwelling units exceeding 50 amperes shall be installed in EMT indoors or PVC outdoors, where not subject to physical damage.
18. All flex shall be liquid tight flexible.
19. Provide a pull wire or fish tape in all empty conduits. provide a blank cover plate over all unused boxes including data/comm boxes.
20. Where a single homerun is required, the circuit shall be installed in a dedicated conduit. Do not combine with other circuits.
21. Conductors shall be copper, rated at not less than 600 volts. minimum size shall be no. 14 AWG unless otherwise noted on the drawings. all wire #8 AWG and larger shall be stranded, #10 thru #12 AWG conductors shall be solid. All insulation types shall be THWN/THHN. Feeder circuit conductors may be copper or aluminum.
22. 20a/120v branch circuits exceeding 100' in length from panel to farthest device shall use no. 10 conductors and ¾"c.
23. For every wiring device, mark the branch circuit to which it is connected on the back of each device plate, using an Indelible Marker.
24. Coordinate all device and device plate colors with owner/architect. devices and device plates located in cabinetry shall be a color to match cabinetry finish.
25. Exact location of all floor-mounted outlets shall be coordinated with the owner/architect before rough-in.
26. Two or more adjacent power or communication receptacles shall be ganged with a combination faceplate. If they cannot be ganged, they shall be installed with a minimum distance between units.
27. 630. wall receptacles shown back to back may be offset but shall be installed directly adjacent to one another.
28. Light switches shall be no more than 6' from edge of door frame and Electrical Contractor is responsible for adding blocking to the framing to ensure no interference from the millwork as located on the architect's casement plans.
29. Receptacles placed in bedrooms with USB ports shown shall be spaced per the plan and Electrical Contractor is responsible for blocking accordingly to ensure correct spacing.
30. Where penetrations are made through a required fire-resistive wall, floor, or partition for the purpose of running raceway carrying electrical, telephone, television, or local communication and/or signaling circuits, the opening around the raceway shall be fire stopped per the state building code. Coordination with the general contractor shall be maintained to ensure that this fire stopping is accomplished. Use approved assemblies such as the following,,(or as required by the local building official):
a. Conduit penetrations of 1,2,3 & 4 hour gyp board walls + U.L.#wl 1001
b. Conduit penetrations of 1 hour 8ypiioard ceiling assembly UL 526
31. In required fire rated walls and partitions, openings for installation of boxes that are greater than 16 square inches shall be protected as required by UL. Coordinate closely with the general contractor to ensure that the integrity of the UL rating is maintained.
32. Outlet boxes for devices mounted on opposite sides of fire rated partitions shall not be mounted in the same wall cavity. separate wall penetrations by mounting on opposite sides of wall studs or other vertical structural member in the wall.
33. Prior to ordering any equipment the electrical contractor shall provide shop drawing submittals to the owner, builder, or architect for the lighting fixtures, electrical gear, fire alarm system and other similar systems. Shop drawing submittals shall not be provided if the equipment being supplied is the same as what is specified on the plans.
34. The electrical contractor shall be responsible for providing restraints to resist the earthquake effects on the electrical system as required by state code.
35. If during the course of work the electrical contractor discovers a problem with the performance of the installation relative to the plans and specifications or NEC or other codes, the electrical contractor shall immediately bring the problem to the attention of the architect and contractor for resolution prior to the execution of the work.
36. Wiring devices shall be Leviton, Hubbell, or equal. Device and plate colors shall be selected by Owner or Architect. All electrical conductors shall be tested for continuity and grounds before being energized. All faulty conductors shall be replaced. The electrical connections, except control wiring provided by others. Connections to exterior HVAC and similar equipment shall be through Neoprene jacketed flexible metallic conduit with watertight connectors.

GENERAL NOTES

1. All electrical work shall be in accordance with the 2011 National Electrical Code and all local and state codes.
2. All material shall be new and shall conform to the standards of the Underwriter's Laboratories, Inc., and the National Manufacturers Association.
3. All electrical permits and inspection fees shall be obtained and paid for by the electrical contractor.
4. Drawings are diagrammatic only and indicate only the general arrangement. See architectural drawings for exact dimensions.
5. Electrical Contractor shall guarantee all work and materials for one year effective the day the project is accepted by the Owner.
6. Electrical Contractor shall make all electrical power connections to HVAC, plumbing and other equipment as required.
7. All cutting and patching of walls and floors for electrical equipment shall be the responsibility of the Electrical Contractor.
8. Branch circuit wiring within dwelling units shall be metallic sheathed type AC cable. All branch circuit conductors shall be copper.
9. Electrical Contractor responsible for daily cleaning.
10 Electrical Contractor for owner fixtures upon receipt of deliver and confirmation of product count.

NOTES

1. Provide keyless light fixture with 100Watt equivalent LED bulb in two opposite corners of crawlspace. Switch to be located on floor joist above entrance to crawlspace.
2. Coordinate the exact location and type of Mechanical units with mechanical contractor for proper wiring and breaker size.
3. HVAC units shall have (1) weather protected GFCI outlet located within 3'-0" of equipment.

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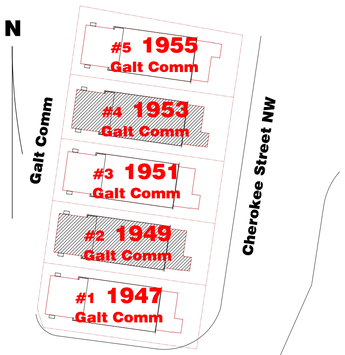
ELECTRICAL SYMBOLS KEY

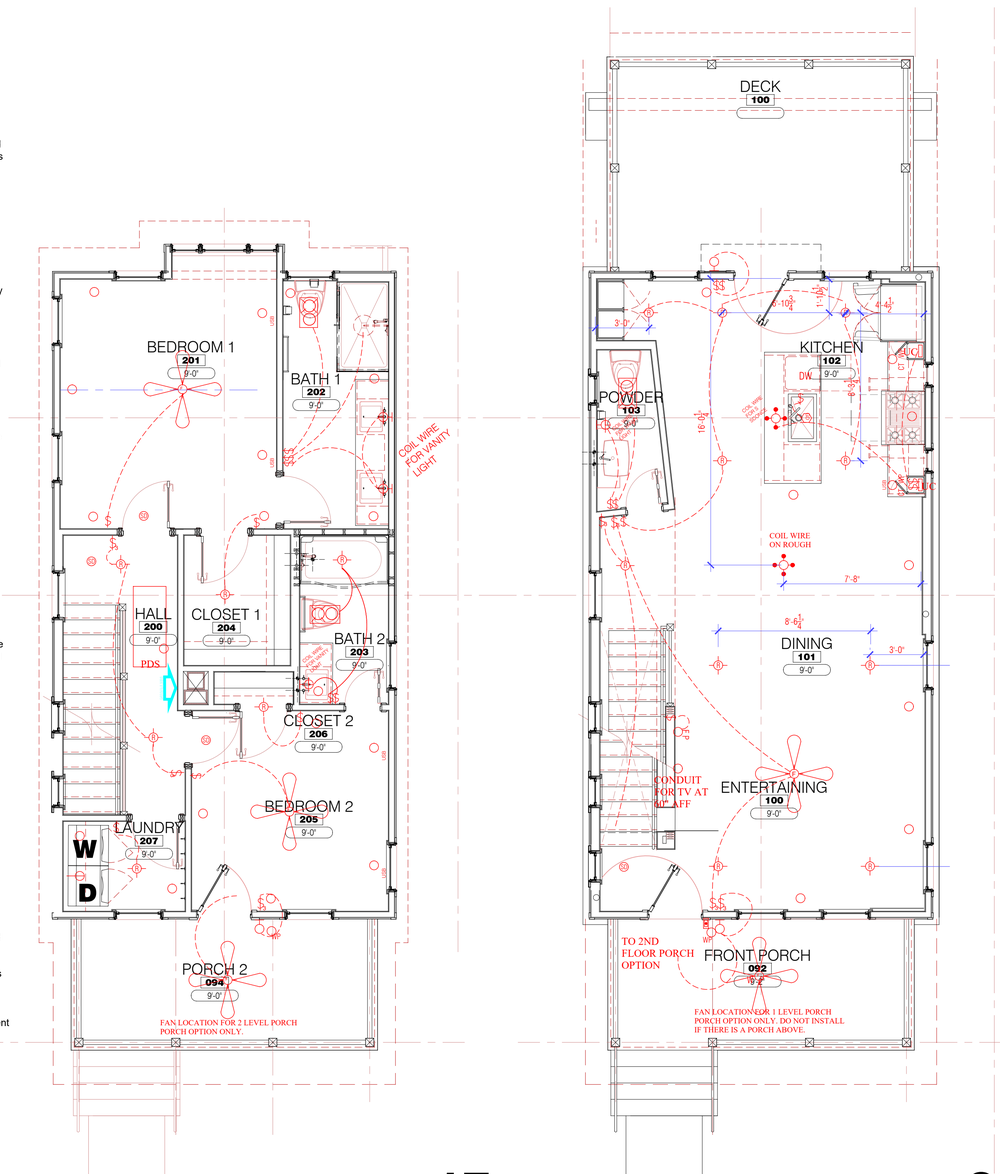
	15 AMP-120V Duplex Grounding Type Receptacle At 12"A.F.F.) Light Almond Plastic.	$	Single Pole Light Switch. Centerline At 50" AFF. Smooth White Plastic Cover Plate. Typical		Location Of Circuit Breaker Panel board
	Same As Above, Except Split Wired On Switch. Light Almond.	$3	Same As Above, Except Three Way Type		Special Appliance Outlet located minimum 4 feet from Natural Gas Service Entrance
	Quadruplex Grounding Receptacle, Smooth Plastic. Light Almond	$4	Same As Above, Except Four-Way Type		Door Bell Button Location 42" AFF
	15 AMP-120V Duplex Waterprotected Receptacle With Ground Fault Protection And Reset Button. Smooth White w GREY Plastic SIDE HINGE COVER	$M	Motion Sensor Switch. Smooth Light Almond Plastic Handle And Cover		Electric Meter Service (Location by Builder and to be coordinated with Civil Engineering Plans
	Receptacle Mounted Above Countertop Or Shelf At 44"A.F.F. Smooth Light Almond Plastic.	$D	Single Pole Switch for fireplace Remote Control	GDO	Recessed TV Multi Outlet (White Smooth Cover Acceptable)
	15 AMP-120V Duplex Waterproof Receptacle With Ground Fault Protection And Reset Button. Smooth Light Almond Plastic		Door Bell Chimes at 8'-0" A. F.F.		
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	30 amp,125/250 volt, NEMA 14-30R, 3-pole, 4-wire, flush mount receptacle with smooth plastic cover	TV	RG6-Quad Shield Black Coaxial Cable. Light Almond plastic cover		

1. Plans show Minimum Requirements of Owner. Subcontractors shall install all additional Code Required Components as part of the Contract.
2. Subcontractor shall comply with all Applicable Codes and Local Ordinances.
3. Subcontractor shall Coordinate Electrical Requirements of HVAC, Automation Equipment and Local Utilities with respective installers.

REFLECTED CEILING KEY

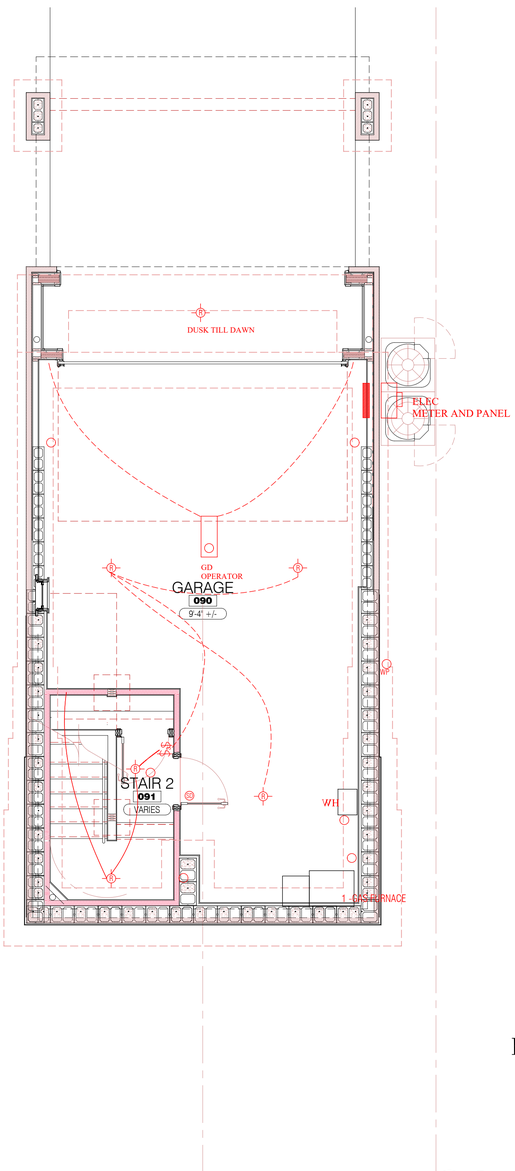
	Floor To Ceiling Height Ceiling Heights For The Balcony Ceiling Are Taken From Finished Floor		4"" x 2' Surface Mounted Flouresscent Light Fixture		Ceiling Fan. Electrical Contractor responsible for assuring mounting meets manufacturer specifications for blocking for weight.
SC	Wall Mounted Lighting Fixture Wall Sconce.		Ceiling Mountedlied LED PUCK Lighting Fixture Flood Lamp. See Electrical		Ceiling Fan. UL Listed for Damp Locations. Electrical Contractor responsible for assuring mouting meets manufacturer specificaton for blocking for weight.
	Eyebrow Light See Allowance. See Electrical		Ceiling Mounted LED Lighting Fixture Spot Lamp.		
	Fountain Light in Floor See Allowance. See Electrical.		Hanging Light Fixture.		
	Install Wall Mounted Picture Light AsPer Manufacturer's Instructions, 5' A.F.F. (Reocessed Picture)	PL	Ceiling Mounted Track Light As Per Manufacturer"s Instructions		
SS	Prewire for Security System		Low Voltage Under Counter Fixture		
	Light Fixture. UL Listed for Damp Location		Ventilating Fan With Light		
	Hanging Chandelier (Use manufacturerer recmmendations for subsurface blocking for support.		Low Voltage exterior lighting cotroller		





SECOND FLOOR ELECTRICAL DIAGRAM 17

STREET LEVEL ELECTRICAL DIAGRAM 09



BASEMENT ELECTRIAL DIAGRAM 01

1/4" : 1'-0"

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1949 & 1953 ELECTRICAL LAYOUT DIAGRAM & NOTES

FILE NAME: 05-SCDL-E102 1949 1953 Elec Diagra
DRAWN BY: TFM, JV
CHECKED BY: TFM

E102

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b. Conduit penetrations of 1 hour 8ypiioard ceiling assembly UL 526
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10 Electrical Contractor for owner fixtures upon receipt of deliver and confirmation of product count.

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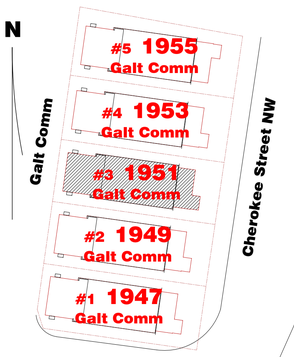
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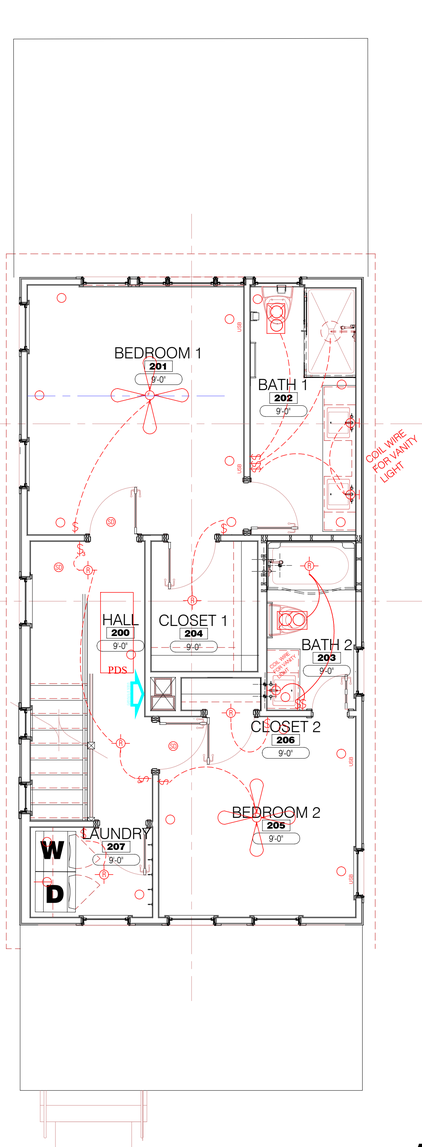
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	Same As Above, Except Split Wired On Switch. Light Almond.	$3	Same As Above, Except Three Way Type		Special Appliance Outlet located minimum 4 feet from Natural Gas Service Entrance
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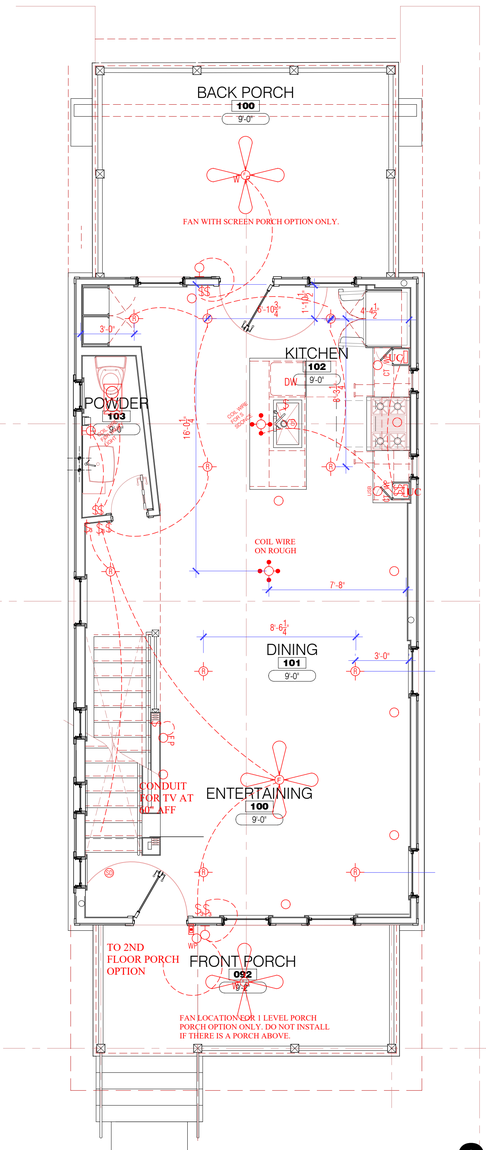
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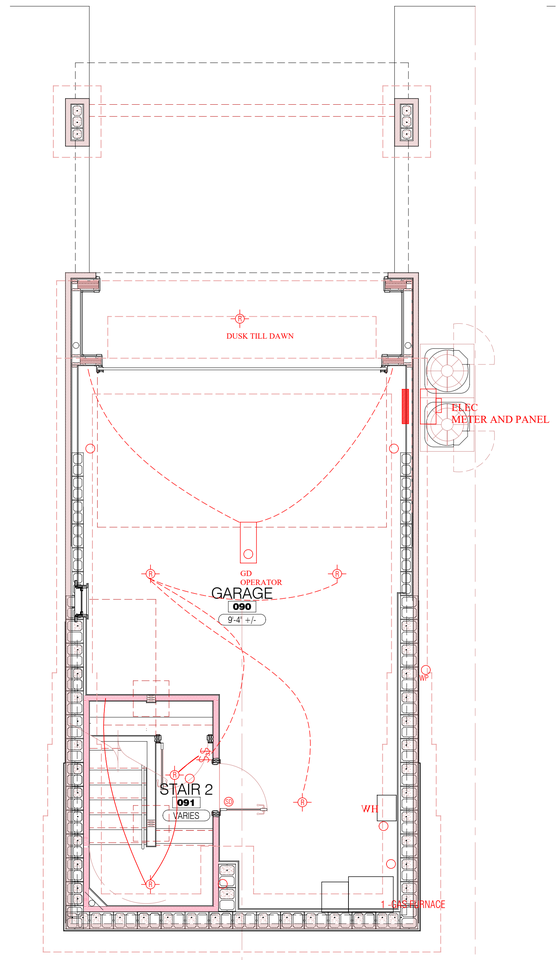
REFLECTED CEILING KEY

	Floor To Ceiling Height Ceiling Heights For The Balcony Ceiling Are Taken From Finished Floor		4"" x 2' Surface Mounted Flouresent Light Fixture		Ceiling Fan. Electrical Contractor responsible for assuring mounting meets manufacturer specifications for blocking for weight.
SC	Wall Mounted Lighting Fixture Wall Sconce.		Ceiling Mountedlied LED PUCK Lighting Fixture Flood Lamp. See Electrical		Ceiling Fan. UL Listed for Damp Locations. Electrical Contractor responsible for assuring mouting meets manufacturer specificaton for blocking for weight.
	Eyebrow Light See Allowance. See Electrical		Ceiling Mounted LED Lighting Fixture Spot Lamp.		
	Fountain Light in Floor See Allowance. See Electrical.		Hanging Light Fixture.		
	Install Wall Mounted Picture Light AsPer Manufacturer's Instructions, 5' A.F.F. (Recessed Picture)		Ceiling Mounted Track Light As Per Manufacturer"s Instructions		
SS	Prewire for Security System		Low Voltage Under Counter Fixture		
	Light Fixture. UL Listed for Damp Location		Ventilating Fan With Light		
	Hanging Chandelier (Use manufacturerer recmmendations for subsurface blocking for support.		Low Voltage exterior lighting cotroller		









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Kennesaw, Georgia 30144

FOR

Old Cherokee , LLC
3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

1951
ELECTRICAL LAYOUT
DIAGRAM & NOTES

FILE NAME: 05-SCDL-E103 1951 Elec Diagram.dw
DRAWN BY: TFM, JV
CHECKED BY: TFM

E103

17 SECOND FLOOR ELECTRICAL DIAGRAM

09 STREET LEVEL ELECTRICAL DIAGRAM

01 BASEMENT ELECTRIAL DIAGRAM 1/4" : 1'-0"

CONTACTS/DRAWING INDEX
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A101 1947 Floor Plans
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ELECTRICAL SPECIFICATIONS

1. All electrical work shall be in accordance with the latest adopted edition of the national electrical code and all applicable Kennesaw and Georgia codes.
2. All material, equipment and appliances shall be new and shall conform to the standards of the a nationally recognized laboratory (UL or equivalent) and the national manufacturers association.
3. All electrical permits and inspection fees shall be obtained by and paid for by the Electrical Contractor.
4. Electrical contract drawings are diagrammatic and indicate the general arrangement of electrical equipment. Do not scale electrical plans. Obtain all dimensions from the~ architect's dimensioned drawings and field measurements. The electrical contractor shall review architectural plans for door swings and built-in equipment; conditions indicated on those plans shall govern for this work.
5. Verify all utility requirements for electrical service (prior to starting any work(such as voltage, phases, fault current, etc.. and coordinate exact location of incoming electrical service with local power company prior to project start.
6. Notify engineer of any differences from what is shown on plans.
7. Electrical Contractor shall guaranty all work and materials for one year from the date of initial occupancy.
8. A complete grounding system shall be provided and installed in accordance with article 250 of the NEC.
9. All cutting and patching required for installation of electrical equipment or material shall be the responsibility of the Electrical Contractor. Do not cut any material that will weaken the structure without written permission of the architect.
10. Provide a TYPED directory in all panel boards clearly describing the location and type of load served for all circuits.
11. The electrical contractor shall request a selective breaker coordination study from the electrical gear manufacturer per NEC 700 requirements, if so applicable.
12. 615. all electric water heaters shall have disconnects sized per 422.11(E3)
13. Electrical contractor shall make all final critical connections to equipment regardless of who supplies the equipment. This includes all HVAC, plumbing and owner furnished equipment connections of 120v or higher.
14. Raceways shall be installed concealed in new wall construction, above ceilings, below floors, and in other cavities to the greatest extent possible. where exposed raceways must be used, layout raceways to minimize the number of vertical runs.
15. All exposed raceway shall be run parallel or perpendicular to the building surfaces and shall be painted as directed by the architect. no exposed conduit shall be allowed in finished spaces except as permitted by owner or architect. Exposed raceway in finished spaces shall be Wiremold type.
16. Before commencing with any rough-in, coordinate the exact location and mounting height of all wall mounted devices with the architectural interior elevations, casework shop drawings, and existing conditions. If any discrepancies are discovered, notify the architect or builder for further direction. Minor adjustments in device location, i.e. 5'-0" in any direction shall be done at no additional cost to the contract.
17. All wiring shall be installed in IMC, RMC, EMT or types AC and MC flexible cables. RNC conduit (pvc), shall only be used underground and outdoor&, where not subject to physical damage. minimum size conduit shall be 3/4'. AC and MC flexible cables shall be used only in areas permitted by code. Indoor branch circuit wiring may be type NM, NMC, or NMS for dwelling units or other buildings permitted to be of types iii, iv or v construction. Dwelling unit service feeders may be type SE or use cables in areas permitted by code. Ampacity for SE and use cables in contact with insulation shall be the 60 degree ampacity of table 310.15(B)(16). All other wiring in dwelling units exceeding 50 amperes shall be installed in EMT indoors or PVC outdoors, where not subject to physical damage.
18. All flex shall be liquid tight flexible.
19. Provide a pull wire or fish tape in all empty conduits. provide a blank cover plate over all unused boxes including data/comm boxes.
20. Where a single homerun is required, the circuit shall be installed in a dedicated conduit. Do not combine with other circuits.
21. Conductors shall be copper, rated at not less than 600 volts. minimum size shall be no. 14 AWG unless otherwise noted on the drawings. all wire #8 AWG and larger shall be stranded, #10 thru #12 AWG conductors shall be solid. All insulation types shall be THWN/THHN. Feeder circuit conductors may be copper or aluminum.
22. 20a/120v branch circuits exceeding 100' in length from panel to farthest device shall use no. 10 conductors and ¾"c.
23. For every wiring device, mark the branch circuit to which it is connected on the back of each device plate, using an Indelible Marker.
24. Coordinate all device and device plate colors with owner/architect. devices and device plates located in cabinetry shall be a color to match cabinetry finish.
25. Exact location of all floor-mounted outlets shall be coordinated with the owner/architect before rough-in.
26. Two or more adjacent power or communication receptacles shall be ganged with a combination faceplate. If they cannot be ganged, they shall be installed with a minimum distance between units.
27. 630. wall receptacles shown back to back may be offset but shall be installed directly adjacent to one another.
28. Light switches shall be no more than 6' from edge of door frame and Electrical Contractor is responsible for adding blocking to the framing to ensure no interference from the millwork as located on the architect's casement plans.
29. Receptacles placed in bedrooms with USB ports shown shall be spaced per the plan and Electrical Contractor is responsible for blocking accordingly to ensure correct spacing.
30. Where penetrations are made through a required fire-resistive wall, floor, or partition for the purpose of running raceway carrying electrical, telephone, television, or local communication and/or signaling circuits, the opening around the raceway shall be fire stopped per the state building code. Coordination with the general contractor shall be maintained to ensure that this fire stopping is accomplished. Use approved assemblies such as the following,(or as required by the local building official):
a. Conduit penetrations of 1,2,3 & 4 hour gyp board walls • U.L.#wl 1001
b. Conduit penetrations of 1 hour 8ypiioard ceiling assembly UL 526
31. In required fire rated walls and partitions, openings for installation of boxes that are greater than 16 square inches shall be protected as required by UL. Coordinate closely with the general contractor to ensure that the integrity of the UL rating is maintained.
32. Outlet boxes for devices mounted on opposite sides of fire rated partitions shall not be mounted in the same wall cavity. separate wall penetrations by mounting on opposite sides of wall studs or other vertical structural member in the wall.
33. Prior to ordering any equipment the electrical contractor shall provide shop drawing submittals to the owner, builder, or architect for the lighting fixtures, electrical gear, fire alarm system and other similar systems. Shop drawing submittals shall not be provided if the equipment being supplied is the same as what is specified on the plans.
34. The electrical contractor shall be responsible for providing restraints to resist the earthquake effects on the electrical system as required by state code.
35. If during the course of work the electrical contractor discovers a problem with the performance of the installation relative to the plans and specifications or NEC or other codes, the electrical contractor shall immediately bring the problem to the attention of the architect and contractor for resolution prior to the execution of the work.
36. Wiring devices shall be Leviton, Hubbell, or equal. Device and plate colors shall be selected by Owner or Architect. All electrical conductors shall be tested for continuity and grounds before being energized. All faulty conductors shall be replaced. The electrical connections, except control wiring provided by others. Connections to exterior HVAC and similar equipment shall be through Neoprene jacketed flexible metallic conduit with watertight connectors.

GENERAL NOTES

1. All electrical work shall be in accordance with the 2011 National Electrical Code and all local and state codes.
2. All material shall be new and shall conform to the standards of the Underwriter's Laboratories, Inc., and the National Manufacturers Association.
3. All electrical permits and inspection fees shall be obtained and paid for by the electrical contractor.
4. Drawings are diagrammatic only and indicate only the general arrangement. See architectural drawings for exact dimensions.
5. Electrical Contractor shall guarantee all work and materials for one year effective the day the project is accepted by the Owner.
6. Electrical Contractor shall make all electrical power connections to HVAC, plumbing and other equipment as required.
7. All cutting and patching of walls and floors for electrical equipment shall be the responsibility of the Electrical Contractor.
8. Branch circuit wiring within dwelling units shall be metallic sheathed type AC cable. All branch circuit conductors shall be copper.
9. Electrical Contractor responsible for daily cleaning.
10 Electrical Contractor for owner fixtures upon receipt of deliver and confirmation of product count.

NOTES

1. Provide keyless light fixture with 100Watt equivalent LED bulb in two opposite corners of crawlspace. Switch to be located on floor joist above entrance to crawlspace.
2. Coordinate the exact location and type of Mechanical units with mechanical contractor for proper wiring and breaker size.
3. HVAC units shall have (1) weather protected GFCI outlet located within 3'-0" of equipment.

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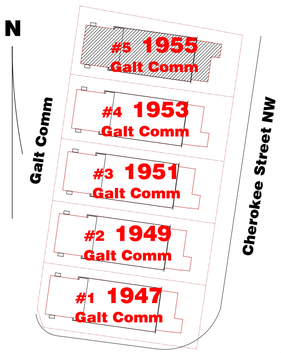
ELECTRICAL SYMBOLS KEY

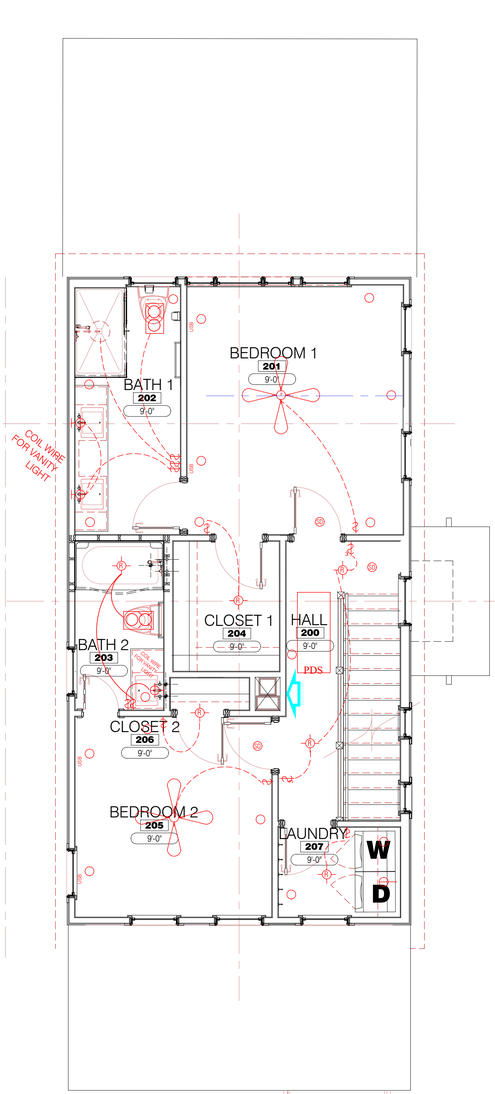
	15 AMP-120V Duplex Grounding Type Receptacle At 12"A.F.F.) Light Almond Plastic.	$	Single Pole Light Switch. Centerline At 50" AFF. Smooth White Plastic Cover Plate. Typical		Location Of Circuit Breaker Panel board
	Same As Above, Except Split Wired On Switch. Light Almond.	$3	Same As Above, Except Three Way Type		Special Appliance Outlet located minimum 4 feet from Natural Gas Service Entrance
	Quadruplex Grounding Receptacle, Smooth Plastic. Light Almond	$4	Same As Above, Except Four-Way Type		Door Bell Button Location 42" AFF
	15 AMP-120V Duplex Waterprotected Receptacle With Ground Fault Protection And Reset Button. Smooth White w GREY Plastic SIDE HINGE COVER	$LV	Motion Sensor Switch. Smooth Light Almond Plastic Handle And Cover		Electric Meter Service (Location by Builder and to be coordinated with Civil Engineering Plans
	Receptacle Mounted Above Countertop Or Shelf At 44"A.F.F. Smooth Light Almond Plastic.	$D	Single Pole Switch for fireplace Remote Control	DB	Recessed TV Multi Outlet (White Smooth Cover Acceptable)
	15 AMP-120v Duplex Waterproof Receptacle With Ground Fault Protection And Reset Button. Smooth Light Almond Plastic		Door Bell Chimes at 8'-0" A. F.F.		
	F15 AMP-120V Duplex Grounding Type Receptacle with MINIMUM 2 USB PORTS At 12" A.F.F. Light Almond Plastic.		CAT 6 DATA receptacle. Smooth Light Almond Plastic Cover		
	30 amp,125/250 volt, NEMA 14-30R, 3-pole, 4-wire, flush mount receptacle with smooth plastic cover	TV	RG6-Quad Shield Black Coaxial Cable. Light Almond plastic cover		

1. Plans show Minimum Requirements of Owner. Subcontractors shall install all additional Code Required Components as part of the Contract.
2. Subcontractor shall comply with all Applicable Codes and Local Ordinances.
3. Subcontractor shall Coordinate Electrical Requirements of HVAC, Automation Equipment and Local Utilities with respective installers.

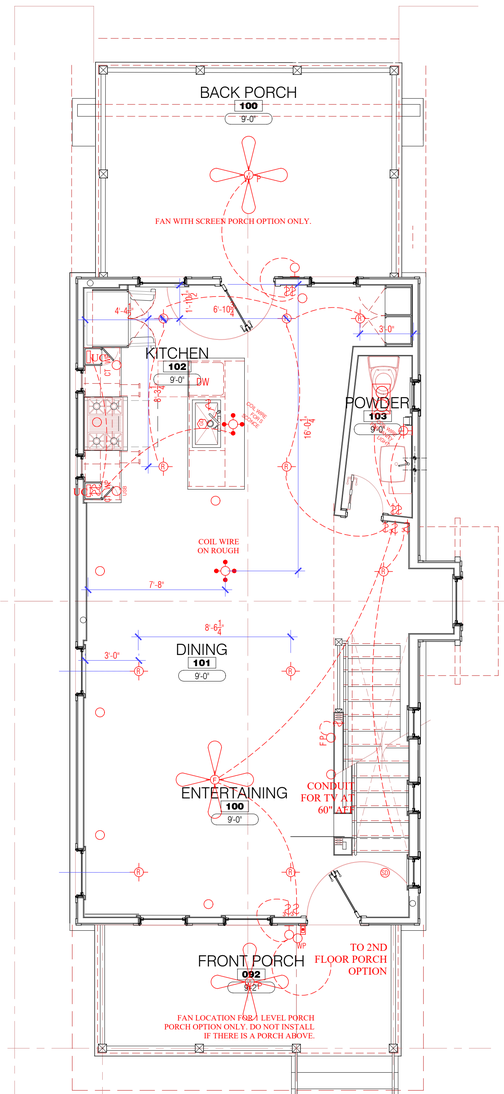
REFLECTED CEILING KEY

	Floor To Ceiling Height Ceiling Heights For The Balcony Ceiling Are Taken From Finished Floor		4"" x 2' Surface Mounted Flouresscent Light Fixture		Ceiling Fan. Electrical Contractor responsible for assuring mounting meets manufacturer specifications for blocking for weight.
SC	Wall Mounted Lighting Fixture Wall Sconce.		Ceiling Mountedlied LED PUCK Lighting Fixture Flood Lamp. See Electrical		Ceiling Fan. UL Listed for Damp Locations. Electrical Contractor responsible for assuring mouting meets manufacturer specificaton for blocking for weight.
	Eyebrow Light See Allowance. See Electrical		Ceiling Mounted LED Lighting Fixture Spot Lamp.		
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	Install Wall Mounted Picture Light AsPer Manufacturer's Instructions, 5' A.F.F. (Reocessed Picture)		Ceiling Mounted Track Light As Per Manufacturer"s Instructions		
SS	Prewire for Security System		Low Voltage Under Counter Fixture		
	Light Fixture. UL Listed for Damp Location		Ventilating Fan With Light		
	Hanging Chandelier (Use manufacturerer recmmendations for subsurface blocking for support.		Low Voltage exterior lighting cotroller		

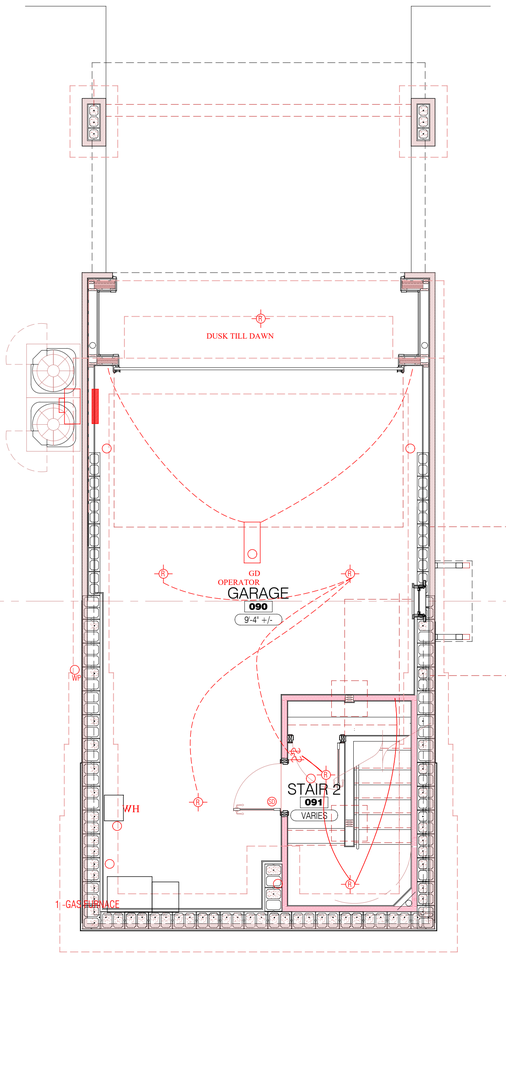




SECOND FLOOR ELECTRICAL DIAGRAM 17



STREET LEVEL ELECTRICAL DIAGRAM 09



BASEMENT ELECTRIAL DIAGRAM 01
1/4" : 1'-0"

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FOR

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3008 Cherokee Street, NW
Kennesaw, Georgia 30144

ISSUED FOR: CONSTRUCTION
ISSUE DATE: 06/03/2025
REVISIONS:

1955 ELECTRICAL LAYOUT DIAGRAM & NOTES

FILE NAME: 05-SCDL-E104 1955 Elec Diagram.dw
DRAWN BY: TFM, JV
CHECKED BY: TFM

E104

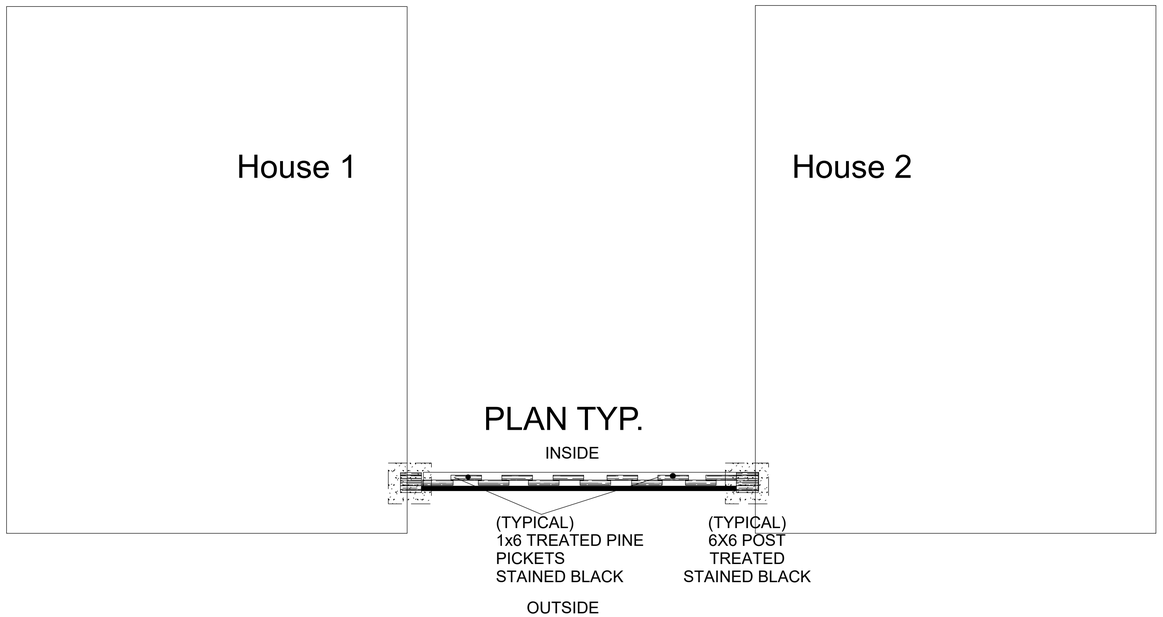
ELEVATION TYP.



LOT 39-43
FENCE DETAIL

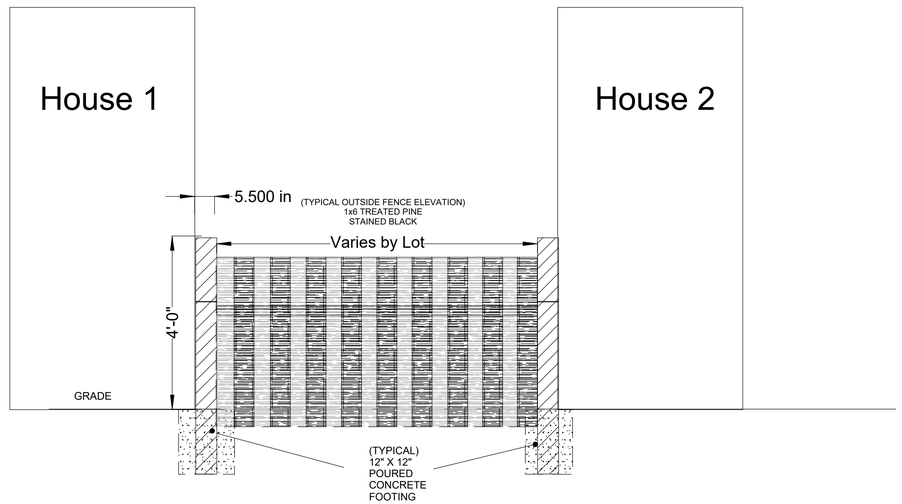
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SEE SITE PLAN ON
SHEET SCD-A100

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Ground Plan as seen from Cherokee St.

ELEVATION DETAILS TYP.



Elevation as seen from Cherokee St.

CONTRACTOR/BUILDING INDEX
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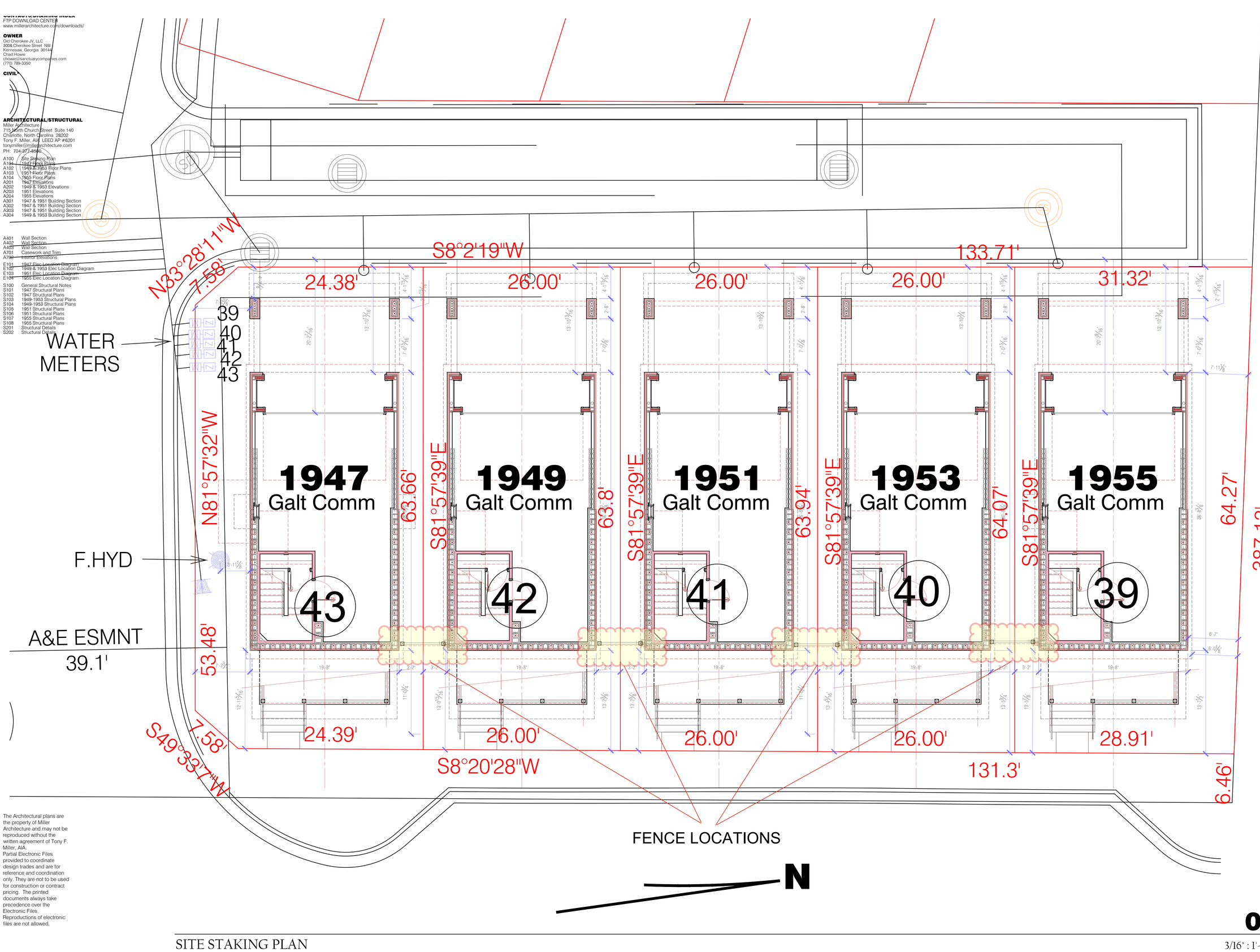
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SITE STAKING PLAN

01
3/16" : 1'-0"

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Review Comments

SITE STAKING
1947-1955
GALT COMM

FILE NAME: 02-SCD-A100 - Staking.dwg
DRAWN BY: TFM
CHECKED BY: TFM

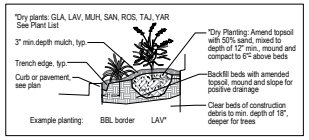
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SHRUBS

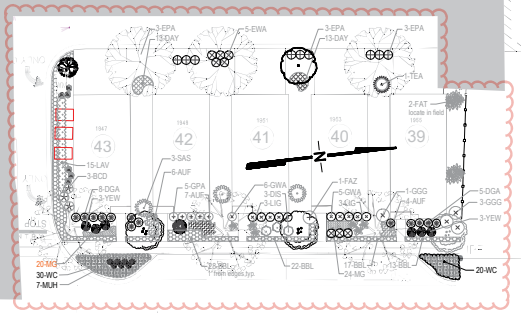
key	#	Common Name	Botanical Name	size	space	notes
BCD		Blue Cascade Distylium	Distylium 'PIIDIST-II' PP #24,409	3 gal	3.5'	full to ground, vigorous
BLU		Blueberry	Vaccinium x 'Sunshine Blue'	3 gal	4-5'	full, vigorous, or 'Elliott'
BPE		Big Pink Encore- 'Carnation'	Rhododendron 'Rob ec' PP15339	3 gal	3.5-4'	full to ground, vigorous
CAM		Camellia	Camellia sasanqua	4-5' ht	as shown	full to ground, vigorous
CHV		Chindo Viburnum	Viburnum plicatum 'Chindo'	4-5' ht	5'	full to ground, vigorous
DGA		Dwarf Green Aucuba	Aucuba japonica 'Green Dwarf'	3 gal	3'	full, vigorous
DIS		Distylium	Distylium 'Vintage Jade'	3 gal	4'	full, vigorous, min. 20" spd
DGA		Dwarf Gardenia	Gardenia jasminoides nana	3 gal	3-3.5'	full, vigorous, min. 16" ht
DYH		Dwarf Yaupon Holly	Ilex vomitoria 'nana'	3 gal	3'	full, min 12" spd
EDG		Edgeworthia	Edgeworth a chrysantha	5-10 gal	as shown	full, specimen, or 'Akebono'
EPA		Encore Pink Azalea	Rhododendron 'Con et' PP12111	3 gal	3'	full, min 12" spd
ERA		Encore Red Az. 'Aut. Fire'	Rhododendron 'Rob eza' PPA2	3 gal	2.5-3'	or 'Autumn Ruby'
EVB		Evergreen Blueberry	Vaccinium darrowi Rosa's Blush	3 gal	4'	full, vigorous
EWA		Encore white Azalea	Rhododendron 'Rob eg' PP15227	3 gal	3'	full, min 12" spd
FAT		Fatsia	Fatsia japonica	10 gal	5-6'	bigand weird
FAZ		Formosa Azalea	Azalea indica 'Formosa'	3 gal	4'+	full, vigorous
GAR		Gardenia	Gardenia jasminoides	3 gal	3-3.5'	or 'August Beauty'
GGG		GG Gerbing Azalea	Azalea indica 'GG Gerbing'	3 gal	4-5'	full, vigorous
GPA		Gumpo Pink Azalea	Azalea x 'Gumpo' - Pink	3 gal	3'	full, min 12" spd
GWA		Gumpo White Azalea	Azalea x 'Gumpo' - White	3 gal	3'	full, min 12" spd
LIM		Limelight Hydrangea	Hydrangea paniculata 'Limelight'	5-10 gal	as shown	full, vigorous, min. 4' ht
NH		Needlepoint Holly	Ilex cornuta 'Needlepoint'	3 gal	3.5'	full to ground, min. 18" ht
SBB		Sunshine Blueberry	Vaccinium x 'Sunshine Blue'	3 gal	3-4'	full, vigorous
SBW		Sonic Bloom Weigela	Weigela florida 'Bokrasopin'	7 gal	3.5-4'	full, vigorous, min. 30" ht
SKY		Skypencil Holly	Ilex crenat 'Sky Pencil'	3 gal	as shown	match pairs, 30-36" ht
SOB		Southern Blueberry	Vaccinium corymbosum	3 gal	4-5' oc	full, vigorous, or 'Bluejay'
TFA		Tea Olive	Osmanthus fragrans 'Aurantiacus'	5-10 gal	6'+	full to ground, well branched
VAS		VA Sweetspire	Itea virginica 'Henry's Garnet'	3 gal	3'	full, min 20x30"
YEW		Spreading Yew	Cephalotaxus harringtonia	3 gal	3'	min. 24" spd

PERENNIALS & GROUNDCOVER

key	#	Common Name	Botanical Name	size	space	notes
ALL		Allium	Allium 'Purple Sensation'	bulbs	18"	plant bulbs in Fall/Winter
ANS		Agapanthus	Agapanthus 'Northern Star'	1 gal	18"	full, or 'Bressingham Blue'
AUF		Autumn Fern	Dryopteris erythrosora	1 gal	24"	full in pot
BBL		Big BlueLiriope	Liriope muscari	4" pot	16"	full in pot
BEL		Bellflower	Campanula persicifolia 'Alba'	1 gal	18" max	or 'Blue Bloomers'
CAT		Catmint	Nepeta 'Walker's Low'	1 gal	20"	full in pot
DAY		Daylily	Hemerocallis 'Moontraveler'	1 gal	16-20"	full, mix w/25% Stellas
LAM		Lamb's Ear	Stachy Helene von Stein	1 gal	18"	full in pot
LAV*		Lavender	Lavandula angusifolia 'Munstead'	1 gal	24"	full in pot; or "Hidcote"
LIG		Ligularia	Ligularia 'Last Dance'	1 gal	24"	full in pot
LOL		Verbena	Verbena 'Lollipop'	1 gal	15-18"	full in pot
MG		Mondo Grass	Ophiopogon japonicus	4" pot	12"	full in pot
MUH*		Muhly Grass	Muhlenbergia capillar s	1 gal	30-36"	full in pot
OST		Ostrich Fern	Matteuccia struthiopteris	3 gal	as shown	full in pot
PAP		Paprika	Achillea millefolium 'Paprika'	1 gal	18-24"	full in pot
RHP		Red Hot Pokers	Kniphofia 'Echo Rojo'	1 gal	18"	full in pot
ROS*		Rosemary	Rosmarinus officinalis	1 gal	18-24"	full in pot
SAN*		Santolina	Santolina chamaecyparissus	1 gal	24-30"	full in pot
SNZ		Sneezeweed	Helenium 'Rubinzwerg'	1 gal	18"	full in pot, or 'Mardi Gras'
SPL		Spreading Liriope	Liriope spicata	4" pot	16"	allow to spread in bed
VAL		Variegated Liriope	Liriope muscari 'Variegata'	4" pot	15-18"	full in pot
WC		Wintercreeper	Euonymus fortunei 'Coloratus'	4" pot	24"	full in pot



Dry Plants Planting - section, nts



CHEROKEE STREET
40' R/W

LANDSCAPE NOTES

1. TREE locations shown are optimized for planting, use this plan to locate small trees.
2. Locate shrubs min. 24"oc from AC units.
3. Amend soil as illustrated in detail for dry plantings identified in plant list.
4. All plant beds to receive min. 3" depth mulch. Leave 6" space between tree trunks and mulch.
5. Focal flower beds may be mounded and mulched with pine bark mini-nuggets for contrast.
6. Space groups of same plants evenly, adjust as required for site conditions.
7. Planters shown are 30" min. apart. Excavate soil to set level, backfill with compacted clean organic soil.
8. Call LA: 770-687-5373 if layout does not work. Some of site is made up.

MAINTENANCE NOTES

1. DO NOT CUT shrubs into unnatural balls.
2. Allow same plants to grow together, so not separate. Prune tops of shrubs only where wild sprouts look odd or when blocking windows.
3. Allow spreading groundcovers to spread.
4. Do not prune flowering shrubs and perennials until flowering is over and plants are dormant.
5. Replace plants as required during planting season October through April.
6. Water in dry weather per County restrictions - in the middle of the night.

PREPARED BY:
LandMatters Studios, llc
Landscape Architecture & Planning
Atlanta, Georgia
404-965-8780

LANDSCAPE PLANTING

Galt Commons
3007 CHEROKEE STREET
PROJECT ADDRESS
128 & 158 / 20th / 2nd
LAND LOT / DISTRICT / SECTION
CITY OF KENNESAW, COBB COUNTY, GEORGIA
CITY / COUNTY / STATE

No.	REVISION	DATE
1	REVISED FOR AS-BUILT CONDITIONS, REVD PLANT LIST	04/1023
2	REVISED FOR NEW CONDITIONS, REVD PLANT LIST	01/0226

MHM DESIGN
MHM DRAWN
SLR CHECKED
8/15/22 DATE
SCALE 1" = 20'-0"
SHEET L-3
PROJECT No.

Item Report

TO: The Historic Preservation Commission

FROM:

DATE: February 20, 2026

TITLE: **Central Business District Project Application: 3033, 3045, & 3059 Cherokee Street**
Consideration to review the sixty (60) percent design submittal of a Central Business District (CBD) project application submitted by Jason Kisz for the construction of a mixed-use development at 3033, 3045, & 3059 Cherokee Street (20012900960, 20012900950, 20012900940). Case #CBD2024-03

Summary:

Recommendation:

Fiscal Impact:

Attachments:
1. CBD2024-03_3033, 3045, & 3059 Cherokee Street_ Site Plans
2. 09-19-25 HPC Minutes

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
C401-402	SEWER & WATER PLANS
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

TP-1	LANDSCAPE PLAN
S4515A2	LIGHTING PLAN

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

UNDERGROUND MUST BE INSPECTED PRIOR TO COVERING.

COBB COUNTY WATER SYSTEM

Approval errors or omissions do not relieve Architect, Developer, or Contractor from compliance with applicable codes and specifications.

APPROVED
By Christopher Duggan at 4:04 pm, Jan 20, 2026

COBB COUNTY FIRE MARSHAL'S OFFICE
REVIEWED
These drawings were reviewed under applicable codes in effect on the permit application date. Every effort was made to verify code compliance; however, this does not relieve the owner/tenant of the responsibility to comply with items missed or unknown to the reviewer, as referenced in Title 25-2-36.1, O.C.G.A.
www.COBBFMO.ORG
Brian S. Batty 01/22/2026
To initiate an appeal to the Fire Prevention and Protection Safety Ordinance Board of Appeals (OCCG Section 54-119) send an email to fireappeals@cobbcounty.org with a statement of accusation.

ENGINEER:
BAILEY CIVIL GROUP, LLC
MATT BAILEY, P.E.
P.O. BOX 4392
CARTERSVILLE, GA 30120
TELEPHONE: [redacted]
EMAIL: [redacted]

24 HOUR CONTACT
JASON KISZ
[redacted]

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT
(NOTE TO ALSO BE DISPLAYED ON ANY PLATS)

PROFESSIONAL ENGINEER STAMPED PLANS SIGNIFY CONFORMANCE TO ALL GEORGIA STATE AND COBB COUNTY CODES. FURTHER, DESIGN PROFESSIONAL AND DEVELOPER MAINTAIN THE SOLE RESPONSIBILITY FOR THE DESIGN AND FOR CORRECTING ALL ERRORS, OMISSIONS, PROBLEMS, AND CODE VIOLATIONS (IF ANY) EXPOSED DURING CONSTRUCTION AFTER AUTHORIZATION BY COBB COUNTY

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

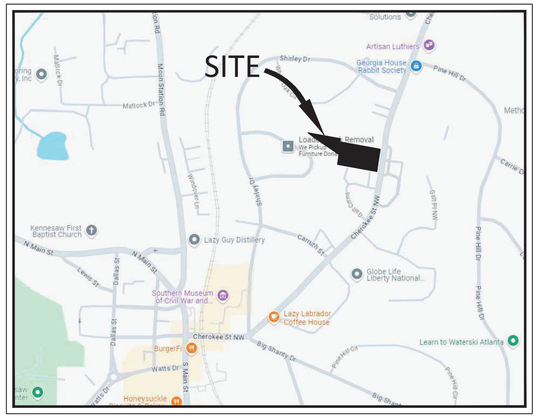
PROJECT NARRATIVE:
THE PROPOSED PROJECT WILL BE THE CONSTRUCTION OF ATTACHED MULTI-FAMILY UNITS, COMMERCIAL UNITS, MAIL KIOSK, ROADS, DETENTION PONDS, STORM DRAINAGE AND SEWER INFRASTRUCTURE, AS WELL AS ALL NECESSARY UTILITIES. THERE WILL BE 50 RESIDENTIAL UNITS, WITH 4 STRUCTURES CONTAINING COMMERCIAL/RETAIL COMPONENTS.
TOWNHOME UNITS: 22
CONDO UNITS: 28
RETAIL SF: 4,400 SF
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

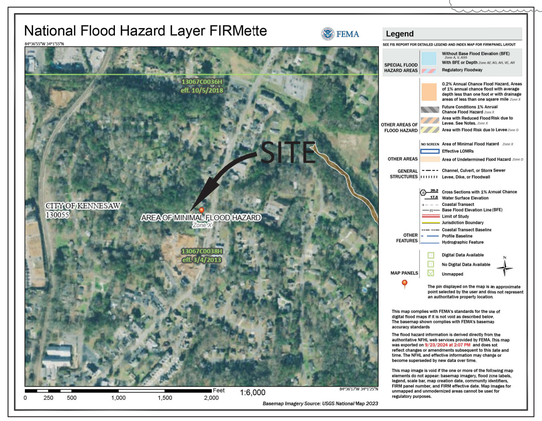
GSWCC LEVEL II DESIGN
PROF. CERT#000010458

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												■



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.

NOTE: COMBINATION PLAT MUST BE APPROVED BY CITY OF KENNESAW PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT

1

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 FLOOR AREA RATIO: 1.10
-MAX BUILDING HEIGHT: SUBJECT TO HISTORIC DISTRICT DESIGN GUIDELINES
-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

DATE: MARCH 17, 2025
REVISED: AUGUST 5, 2025
REVISED: OCTOBER 30, 2025
REVISED: NOVEMBER 17, 2025
REVISED: NOVEMBER 20, 2025

FIRE INSPECTION NOTE

-DEVELOPER MUST INCLUDE PROVISION WITHIN HOA DOCUMENTS REQUIRING THAT ALL RESIDENTS ALLOW ACCESS FOR INSPECTIONS OF FIRE PROTECTION APPURTENANCES AS REQUIRED BY COBB FMO

2

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

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 Matt Bailey PHONE [redacted]

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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

SPR-2025-K001

SHEET TITLE
COVER

SHEET NUMBER
C001

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS
1 COUNTY AND CITY 08-05-25
2 COBB FIRE 10-30-25



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%

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

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

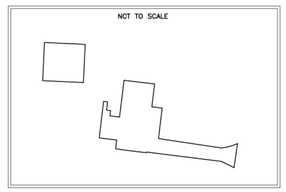
THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT 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.

NTS

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

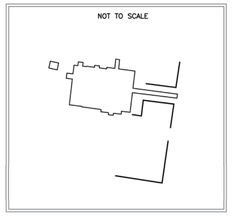
3033
EXISTING LOT COVERAGE DETAIL

NOT TO SCALE



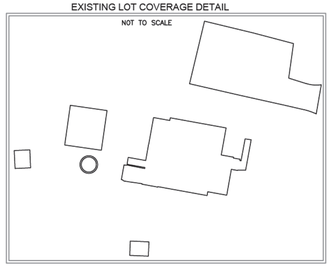
3045
EXISTING LOT COVERAGE DETAIL

NOT TO SCALE



3059
EXISTING LOT COVERAGE DETAIL

NOT TO SCALE



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

SHEET 1 OF 1

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

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JEROME A. STEPANOFF

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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 *CBD*
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 *CBD*
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
AM	AS PER MAP
AI	ANGLE IRON FOUND
AZ	AS PER ZONING
BLK	BLOCK
BOC	BACK OF CURB
BLK	BLOCK
BSL	BUILDING SETBACK LINE
BM	BENCH MARK
BSMT	BASEMENT
CBX	CABLE BOX
CPB	CABLE PEDESTAL
CH	CHORD
CI	CATCH IRON
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C.O.A.	CITY OF ATLANTA
CM	CONCRETE MONUMENT
CM	CORNER MAP
CRWL	CRAWL SPACE
CP	CALCULATED POINT
(D)	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
DPB	DRAINAGE PIPE BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
EWD	EXCAVATED WOOD STICK
FD	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FF	FINISH FLOOR
FP	FENCE POST
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
IP	IRON PIN
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IRSF	IRON PIN FOUND
ICP	INTERLOCKING CONCRETE PAVERS
IWP	INTERLOCKING WOOD PAVERS
IV	IRRIGATION VALVE
JB	JUNCTION BOX
JB	JUNCTION BOX
LLL	LAND LOT LINE
LLP	LAND LOT LINE/ ENDING IP
MGN	MAGNOLIA TREE
MH	MAN HOLE
MF	METAL FENCE
O/H	OVERHANG
OTP	OPEN TOP PIPE FOUND
OW	OWNERSHIP UNCLEAR
PL	PLAT
PC	PROPERTY CORNER
PL	PROPERTY LINE
PB	POWER BOX
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PP	POWER POLE
R	RADIUS
PVC	POLYVINYL CHLORIDE PIPE
RBF	REINFORCED BAR FOUND
RBS	REINFORCED BAR SET
RCP	REINFORCED CONC. PIPE
ROP	ROOF OVERHANG
SA	SIDE
SDE	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SPK	SCREENED PORCH
SW	SIDEWALK
TOB	TOP OF BANK
UE	UTILITY EASEMENT
WM	WATER METER
WDF	WOOD FENCE
WDH	WOOD HOUSE
WF	WIRE FENCE
WM	WATER METER
WV	WATER VALVE
WF	WIRE FENCE
WP	WOOD POST
W/	WITH/

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 property 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 11/20/25

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 SPR-2025-K001
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

13 #2057 PB.11/PG.167 DB.15269/PG.0307 ZONED R-15

12 #2055 PB.11/PG.167 DB.16020/PG.4245 ZONED R-15

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

10 #2051 PB.11/PG.167 DB.15022/PG.4360 ZONED R-15

9 # 2047 DB.15278/PG.2353 ZONED R-15 N/F ALBERTO LUNA & TERESA JAIMES PB.11/PG.167

8 PB.11/PG.167

2045 7 PB.11/PG.167 ZONED R-15 N/F GURDON W COUNTS

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

16 #2108 PB.14/PG.7 DB.14937/PG.5939 ZONED R-15

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

17 # 9 PB.14/PG.7 DB.15913/PG.2789 ZONED R-15

18 #2090 PB.14/PG.7 DB.15682/PG.246 ZONED R-15

19 #2088 PB.14/PG.7 DB.15125/PG.1804 ZONED R-15

28 #1925 PB.281/PG.471 ZONED-CBD

38 #1945 PB.281/PG.471 ZONED-CBD

39 #1955 PB.281/PG.471 ZONED-CBD

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

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

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

20' PONY PATH (APP)

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

20' DRAINAGE EASEMENT

20' SEWER EASEMENT

CENTERLINE CREEK

INTERMITTENT STREAM AT CONFLUENCE

DITCH CENTERLINE EPHEMERAL

ACCESS AND UTILITY EASEMENT

N ASPHALT DRIVEWAY PRIVATE SHARED DRIVEWAY

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

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

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

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

END OF PIPE INV OUT: 1027.42

CATCH TOP- INV C

12" DIP

EXISTING GASLINE

EXISTING FH

CARPORT

SHED

BRICK WALL FIREPLACE

PORCH SCREEN

CHIMNEY

PORCH COVERED

CONC. DRIVEWAY

CONC WALL

CONC. AREA

N HOUSE

1945 N HOUSE

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
[redacted]

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

EXISTING CONDITIONS PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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 SPR-2025-K001
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

1 FOR REMOVAL OF EXISTING METERS: METERS TO BE REMOVED BY COBB COUNTY WATER SYSTEM. CALL 770-419-6475 TO FACILITATE WATER METER REMOVAL (REQUEST PULL AND KILL)

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

DEMOLITION NOTES:

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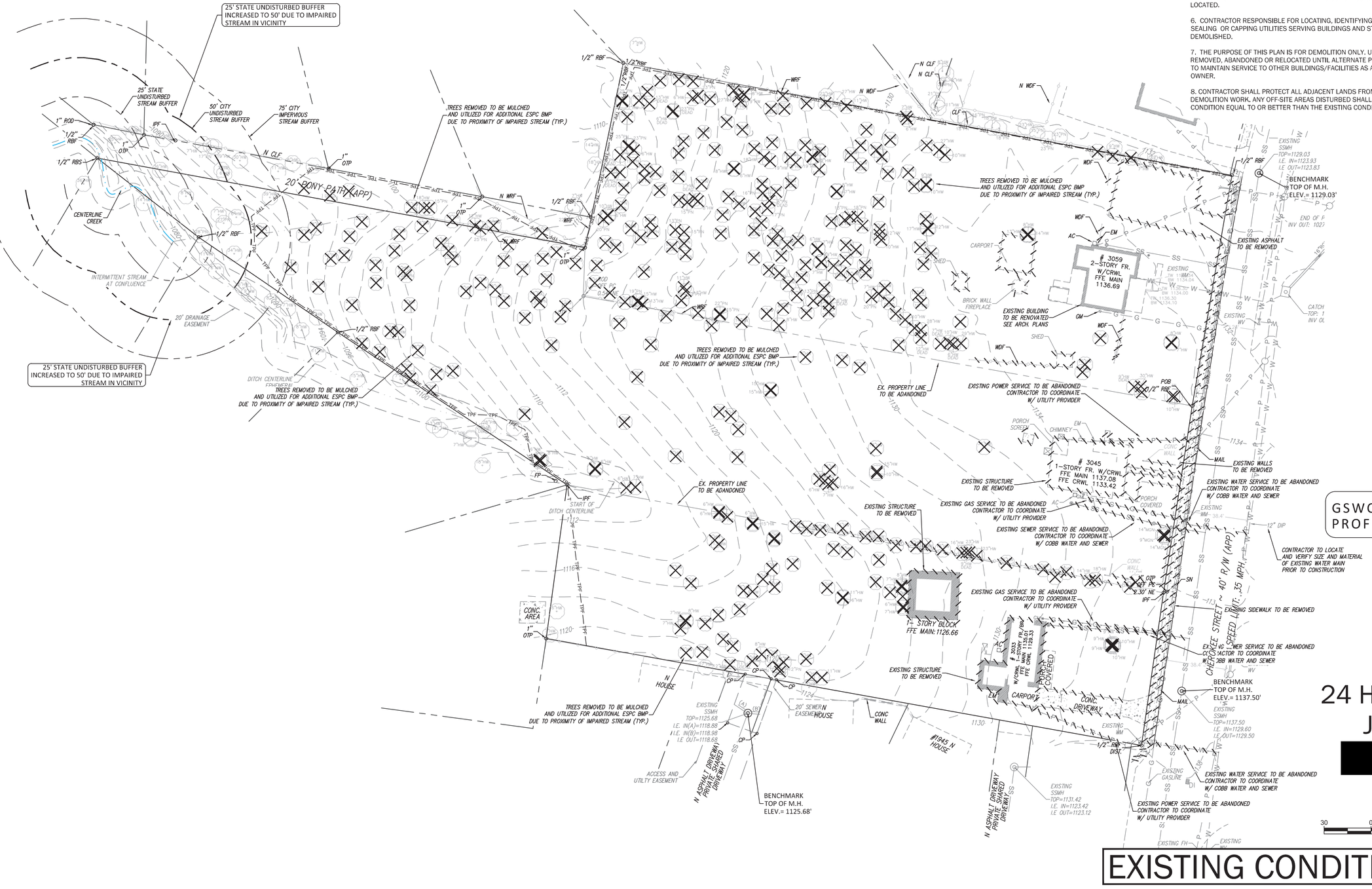
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6. CONTRACTOR RESPONSIBLE FOR LOCATING, IDENTIFYING, DISCONNECTING, AND SEALING OR CAPPING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED.

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



EXISTING CONDITIONS PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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 SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE DEMOLITION PLAN

SHEET NUMBER C102

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS
1 COBB COUNTY WATER 08-05-25

PARKING:
RATIOS REQUIRED
RESIDENTIAL CONDOS/TOWNHOMES: 2/DWELLING
NEIGHBORHOOD RETAIL: 1/200 SF

REQUIRED SPACES
RESIDENTIAL: 50 UNITS= 100 SPACES
RETAIL: 4,400 SF= 22 SPACES
TOTAL: 122 SPACES

PROVIDED SPACES
TOTAL: 132 SPACES

SOLID REFUSE DISPOSAL: EACH RESIDENTIAL UNIT TO BE SUPPLIED W/ CURBIE TRASH RECEPTACLE

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT
(NOTE TO ALSO BE DISPLAYED ON ANY PLATS)

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

GENERAL NOTES:
SITE AREA=3.92 AC.
PARCEL #20012900950, 20012900940, & 2001290960
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 ABUTTING RESIDENTIAL ZONING)
-MAX FLOOR AREA RATIO: 1.10
-MAX BUILDING HEIGHT: SUBJECT TO HISTORIC DISTRICT DESIGN GUIDELINES

-MAX LOT COVERAGE: 87%
-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.
-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

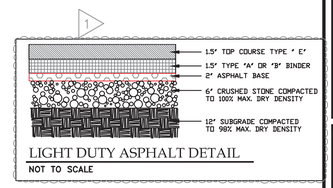
DUMPSTER ENCLOSURE TO BE VERTICALLY ENCLOSED W/ OPAQUE WALLS
ENCLOSURE TO MATCH ARCHITECTURAL STYLE OF PROPOSED STRUCTURES
DUMPSTER DRAIN MUST BE CONNECTED TO PUBLIC SEWER
DUMPSTER PAD TO BE COVERED TO PREVENT STORMWATER RUNOFF FROM ENTERING PUBLIC SEWER

DUMPSTER LOCATION FOR COMMERCIAL USE

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

25' STATE UNDISTURBED BUFFER
50' CITY UNDISTURBED STREAM BUFFER
75' CITY IMPERVIOUS STREAM BUFFER
N CLF
20' PONY PATH (APP.)
CENTERLINE CREEK
INTERMITTENT STREAM AT CONFLUENCE
DITCH CENTERLINE EPHEMERAL
N WRF
WRF
12' ACCESS GATE
10' BSL
25' BSL
STORMWATER MANAGEMENT AREA
25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY
5' POND FENCE CHAIN LINK SEE DETAIL ON C701
WHITE DIRECTIONAL ARROWS THERMOPLASTIC PAINT (TYP.) SEE DETAIL CSP-TAR
START OF DITCH CENTERLINE
RETAINING WALL
1/2" RBF
DOG PARK
N WDF
CLF
N CLF
5' CONCRETE SIDEWALK
H.C. RAMP TYPE D
H.C. RAMP TYPE B
H.C. RAMP TYPE A
MINI COURTYARD
CENTRAL PARK W/ FIREPLACE
CENTRAL PLAZA
CENTRAL GREENWAY
GREEN SPACE
MAIL KIOSK
H.C. SIGN
FOUNTAIN
RETAINING WALL
CONC. AREA
13-18
39-41
42-47
23-28
20-22
3059 2-STORY FR. W/CRWL FFE MAIN 1136.69
COMMERCIAL PLAZA
SERVICE AREA
DELIVERIES
NEW R/W LINE
BENCHMARK TOP OF M.H. ELEV.= 1129.03'
GDOT T-11A
STOP BAR
STOP SIGN R1-1
EXISTING BUILDING TO BE RENOVATED SEE ARCH. PLANS
WALKUP ROTUNDA SEE ARCH. PLANS
6' CONCRETE SIDEWALK
CHEROKEE STREET ~ 40' R/W (APP.) SPEED LIMIT: 35 MPH
BENCHMARK TOP OF M.H. ELEV.= 1137.50'
N HOUSE
#1845 N HOUSE
ACCESS AND UTILITY EASEMENT
N ASPHALT DRIVEWAY PRIVATE SHARED DRIVEWAY
BENCHMARK TOP OF M.H. ELEV.= 1125.68'
RETAINING WALL
CONC WALL

Square Footage Breakdown		
Unit Number	SF	Description
EX	1200	EX STRUCTURE
C1	800	COMMERCIAL
C48-C50	800	COMMERCIAL
#1	1600	FLAT ABOVE COMMERCIAL
#2-9	1250	TOWNHOME
#10-12	1,500	TOWNHOME
#13-18	1,045	FLAT
#19	1,200	TOWNHOME
#20-28	1,045	FLAT
#29	1,250	TOWNHOME
#30-31	1,600	TOWNHOME
#32-33	1,500	TOWNHOME
#34-38	1,250	TOWNHOME
#39-47	1,045	FLAT
#48-50	1,600	FLAT ABOVE COMMERCIAL
TOTAL	65,280 SF	



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE

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)

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
[redacted]

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

SITE PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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

SPR-2025-K001

SHEET TITLE: SITE PLAN

SHEET NUMBER: C201

PROJECT NUMBER: 24114

DATE: MARCH 17TH, 2025

REVISIONS
1 COUNTY AND CITY 08-05-25

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

N CLF

20' PONY PATH (APP)

CENTERLINE CREEK

INTERMITTENT STREAM AT CONFLUENCE

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

DITCH CENTERLINE EPHEMERAL

START OF DITCH CENTERLINE

1/2"RBF

N WRF

WRF

PT: 5+69.78

6+00

S79° 32' 45.95"E
196.19'

7+00

PC: 5+08.34

L=61.439
R=39.000
C=55.28

5+00

N10° 11' 34.70"E
101.26'

PT: 4+07.08

4+00

L=32.442
R=40.000
C=31.56

PC: 3+74.64

N66° 16' 35.06"W
64.29'

3+00

PT: 3+10.35

L=39.270
R=50.000
C=38.27

PC: 2+71.08

BP: 0+00.00

MAIN DRIVE CENTERLINE
STATION=2+56.42

N81° 16' 35.06"W
40.12'

L=25.509
R=150.000
C=25.47

S88° 58' 56.38"W
21.58'

L=55.173
R=150.000
C=54.86

2+00

PT: 2+30.95

PC: 2+05.45

PT: 1+83.87

PC: 1+28.70

S9° 56' 35.23"W
10.82'

PT: 1+17.87

PC: 0+88.20

BP: 0+00.00

N81° 16' 35.06"W
88.20'

0+00

BP: 0+00.00

CONC. AREA

13-18

95.51'
S8° 27' 07.86"W

EP: 0+95.51

N HOUSE

N2° 32' 24.58"E
32.00'

ACCESS AND UTILITY EASEMENT

N ASPHALT DRIVEWAY PRIVATE SHARED DRIVEWAY

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

CONC WALL

#1845 N HOUSE

N ASPHALT DRIVEWAY PRIVATE SHARED DRIVEWAY

N CLF

N CLF

N WDF

N WDF

CLF

PT: 7+68.57

L=2.594
R=27.000
C=2.59

PC: 7+65.98

S85° 03' 00.38"E
33.65'

PC: 8+02.23

L=3.074
R=32.000
C=3.07

PT: 8+05.30

8+00

S79° 32' 45.95"E
86.45'

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

S31° 35' 13.56"W
45.07'

EP: 8+91.75

EP: 2+19.64

2+00

MAIN DRIVE CENTERLINE
STATION=7+71.30

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

N10° 13' 04.01"E
108.98'

L=2.062
R=10.000
C=2.06

N1° 35' 41.70"W
12.59'

PT: 1+10.65

PC: 1+08.59

L=2.062
R=10.000
C=2.06

PT: 0+96.00

PC: 0+93.94

1+00

N10° 13' 04.01"E
93.94'

MAIN DRIVE CENTERLINE
STATION=1+21.24

BP: 0+00.00

L=29.670
R=150.000
C=29.62

0+00

MAIN DRIVE CENTERLINE
STATION=0+84.49

1+00

0+00

EP: 1+04.52

104.52'
S8° 02' 19.00"W

1+00

S80° 59' 26.53"W
109.48'

N7° 44' 51.41"W
74.21'

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

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

38.4'

24'

39-41

38

37

36

35

34

33

32

42-47

29

23-28

31

30

20-22

19

10

11

12

9

8

7

6

50

49

48

2

3

4

5

15" TOP COURSE TYPE 'E'
15" TYPE 'A' OR 'B' BINDER
2" ASPHALT BASE
6" CRUSHED STONE COMPACTED TO 100% MAX. DRY DENSITY
12" SUBGRADE COMPACTED TO 98% MAX. DRY DENSITY

LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE

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

24 HOUR CONTACT
JASON KISZ
[redacted]

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

DRIVE AISLE CENTERLINES

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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 SPR-2025-K001
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

FIRE DEPARTMENT PLAT NOTE:

WATER MAINS, FIRE HYDRANTS, AND DRIVEWAY DIMENSIONS MUST BE INCLUDED ON FINAL PLAT

FIRE DEPARTMENT ACCESS:

FIRE DEPARTMENT ACCESS ROADS MUST HAVE UNOBSTRUCTED WIDTH NOT LESS THAN 20'
FIRE DEPARTMENT ACCESS ROADS MUST HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6"

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

(NOTE TO ALSO BE DISPLAYED ON ANY PLATS)

Unit Numbers	# of Stories	Approx. Height to Highest Ceil	On Grade or Basement?	Height Above Grade Plane
1	3	±33'	On Grade	±33'
2 to 5	3	±33'	On Grade	±33'
6 to 9	3	±33'	Basement	±24'
10 to 12	3	±33'	On Grade	±33'
13 to 18	3	±33'	On Grade	±33'
19	3	±33'	On Grade	±33'
20 to 22	3	±33'	On Grade	±33'
23 to 28	3	±33'	On Grade	±33'
29	3	±33'	On Grade	±33'
30 to 31	3	±33'	Basement	±27'
32 to 35	3	±33'	Basement	±27'
36 to 38	3	±33'	On Grade	±33'
39 to 41	3	±33'	On Grade	±33'
42 to 47	3	±33'	On Grade	±33'
48 to 50	3	±33'	On Grade	±33'

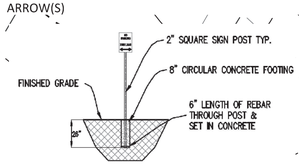
COBB COUNTY FIRE LANE NOTES:

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

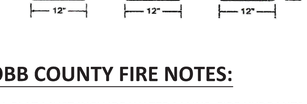
1. CURBING OF LINEAGE DELINEATING FIRE LANES SHALL BE PAINTED RED
   - A. THE TOP AND FACE OF THE CURB SHALL BE PAINTED RED
   - B. "NO PARKING FIRE LANE" SHALL BE STENCILED ON THE CURBE EVERY 100 FEET
   - C. LETTERS SHALL NOT BE LESS THAN THREE INCHES IN HEIGHT, AND WHITE IN COLOR
   - D. NOT LESS THAN ONE "NO PARKING FIRE LANE" SIGN SHALL BE POSTED WITHIN EACH COMPLEX

OR

2. FIRE LANE CURBING SHALL NOT BE REQUIRED TO BE PAINTED RED
   - A. ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE
   - B. ADDITIONAL SIGNS SHALL BE ERECTED SUCH THAT SIGNS NOT SPACE MORE THAN 100 FEET APART
   - C. SIGNS SHALL BE MINIMUM 12" WIDE BY 18" HIGH
   - D. SIGNS SHALL HAVE RED LETTERS ON WHITE REFLECTIVE BACKGROUND
   - E. LETTERS SHALL BE NOT LESS THAN TWO INCHES IN HEIGHT
   - F. SIGNS SHALL BE SINGLE-FACED WITH DIRECTIONAL ARROW(S)



REINFORCED SIGN POST DETAIL: NTS



COBB COUNTY FIRE NOTES:

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

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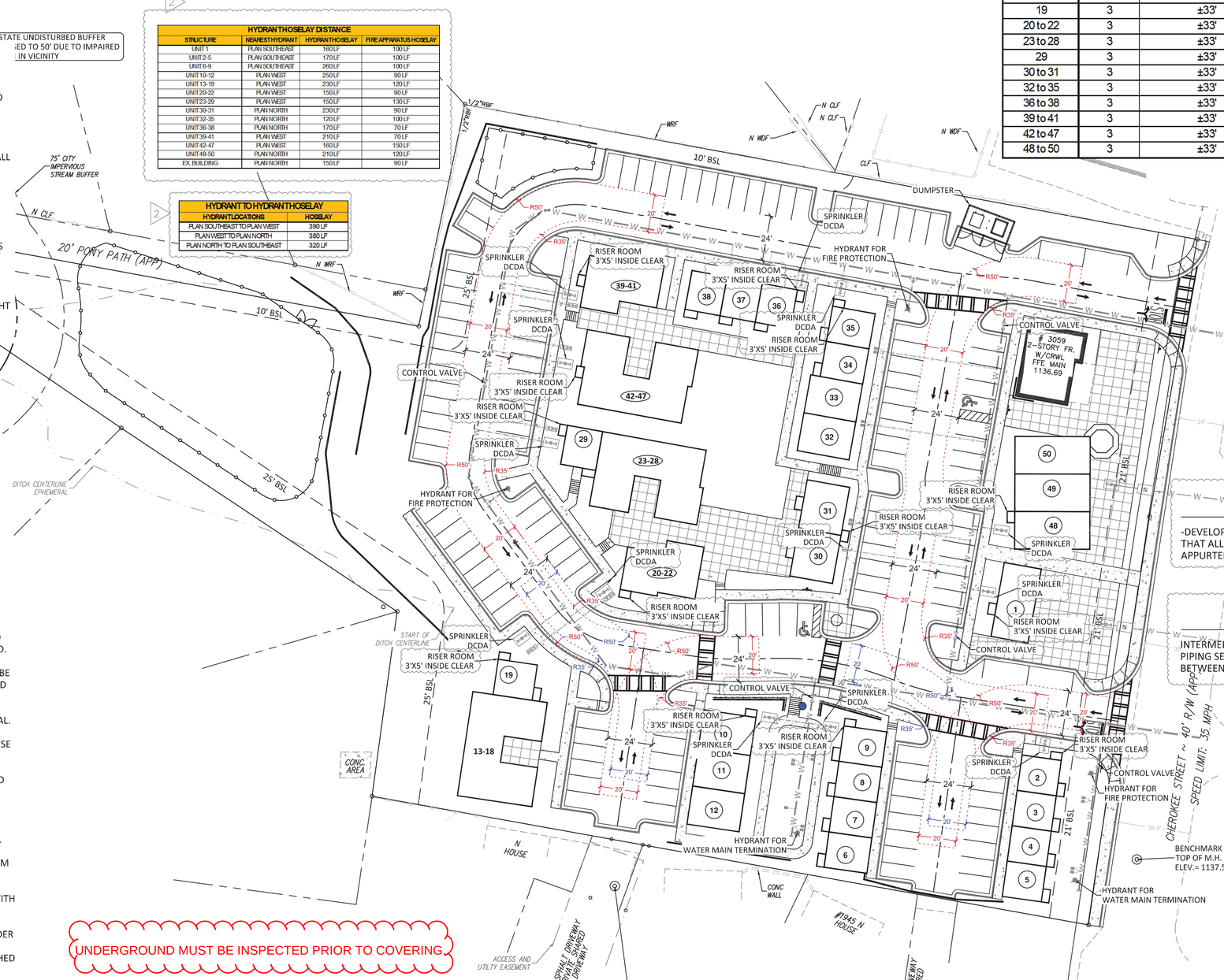
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THE OWNER HEREBY DESIGNATES
(PRINT) JASON KISZ
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HYDRANT TO HYDRANT HOSELAY	
HYDRANT LOCATIONS	HOSELAY
PLAN SOUTHEAST TO PLAN WEST	390 LF
PLAN WEST TO PLAN NORTH	380 LF
PLAN NORTH TO PLAN SOUTHEAST	320 LF

HYDRANT HOSELAY DISTANCE			
STRUCTURE	NEAREST HYDRANT	HYDRANT HOSELAY	FIRE APPARATUS HOSELAY
UNIT 1	PLAN SOUTHEAST	160 LF	100 LF
UNIT 2-5	PLAN SOUTHEAST	170 LF	100 LF
UNIT 6-9	PLAN SOUTHEAST	260 LF	100 LF
UNIT 10-12	PLAN WEST	250 LF	90 LF
UNIT 13-19	PLAN WEST	230 LF	120 LF
UNIT 20-22	PLAN WEST	150 LF	90 LF
UNIT 23-29	PLAN WEST	150 LF	130 LF
UNIT 30-31	PLAN NORTH	230 LF	90 LF
UNIT 32-35	PLAN NORTH	120 LF	100 LF
UNIT 36-38	PLAN NORTH	170 LF	70 LF
UNIT 39-41	PLAN WEST	210 LF	70 LF
UNIT 42-47	PLAN WEST	160 LF	150 LF
UNIT 48-50	PLAN NORTH	210 LF	120 LF
EX. BUILDING	PLAN NORTH	150 LF	90 LF



N

UNDERGROUND MUST BE INSPECTED PRIOR TO COVERING.

SPRINKLER NOTES

-ALL STRUCTURES TO BE SPRINKLERED
-PER DISCUSSION WITH ARCHITECT, SPRINKLER SYSTEMS TO BE NFPA 13R. IF ALTERNATE SPRINKLER SYSTEM DESIGN IS PROPOSED FOLLOWING APPROVAL OF CIVIL PLANS, DEVELOPER MUST OBTAIN WRITTEN APPROVAL FROM THE COBB FIRE MARSHAL OFFICE
-MINIMUM 1.5" FDC TO BE PROVIDED FOR EACH NFPA 13R SYSTEM
-ATTIC SPACE OF STRUCTURES MUST BE PROTECTED WITH DRY SPRINKLER SYSTEM
-MAXIMUM BUILDING HEIGHT FROM GRADE PLANE TO CEILING OF HIGHEST OCCUPIABLE FLOOR IS 35'
-IF MAXIMUM BUILDING HEIGHT IS EXCEEDED FOLLOWING SITE PLAN APPROVAL BY COBB FMO, SITE PLAN MUST BE UPDATED TO PROVIDE AERIAL APPARATUS ACCESS ROADS.

FIRE PROTECTION NOTE

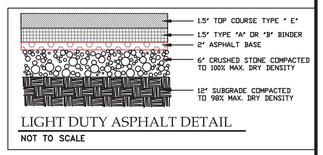
-INDICATING VALVE AND FIRE DEPARTMENT CONNECTION FOR EACH STRUCTURE TO BE BUILDING MOUNTED AND CLEARLY LABELLED. VALVE AND CONNECTION MUST BE EASILY ACCESSIBLE BY FIRE DEPARTMENT PERSONNEL DURING EMERGENCY SITUATIONS, AND MUST BE PLACED FACING A DRIVE AISLE WHICH MEET FIRE ACCESS REQUIREMENTS.
-FOR COMMERCIAL USE, KNOX BOX FOR ACCESS TO STRUCTURE MUST BE PLACED ADJACENT TO FDC AND CLEARLY LABELLED. KNOX BOX MUST BE EASILY ACCESSIBLE BY FIRE DEPARTMENT PERSONNEL DURING EMERGENCY SITUATIONS.
-ALL DCDA BACKFLOW SYSTEMS INSTALLED FOR FIRE PROTECTION MUST BE RATED FOR FIRE SERVICE USE. SEE SHEET C402 FOR SIZING OF BACKFLOWS FOR EACH STRUCTURE.
-ALL COMMERCIAL UNITS TO BE SEPARATED BY FIREWALL WITH MINIMUM 2-HOUR RATING

FIRE INSPECTION NOTE

-DEVELOPER MUST INCLUDE PROVISION WITHIN HOA DOCUMENTS REQUIRING THAT ALL RESIDENTS ALLOW ACCESS FOR INSPECTIONS OF FIRE PROTECTION APPURTENANCES AS REQUIRED BY COBB FMO

VALVE NOTE

INTERMEDIATE CONTROLVE VALVES TO BE PROVIDED AT LOCATIONS WITHIN PIPING SECTIONS SUCH THAT THE NUMBER OF FIRE PROTECTION CONNECTIONS BETWEEN VALVES DOES NOT EXCEED SIX



LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE

24 HOUR CONTACT
JASON KISZ
[redacted]

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

Know what's below. Call before you dig.

FIRE SITE PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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

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

PROJECT CHEROKEE STREET SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE: FIRE SITE PLAN

SHEET NUMBER: C203

PROJECT NUMBER: 24114

DATE: MARCH 17TH, 2025

REVISIONS
1 NEW SHEET ISSUE 08-05-25
2 COBB FIRE 10-30-25

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

1

WALL NOTE

INSTALLATION OF RETAINING WALL AND GEOGRID MUST BE MINIMUM 5' SEPARATION FROM WATER MAIN AS APPROVED BY COBB COUNTY WATER AND SEWER
IF GEOGRID CANNOT MAINTAIN MINIMUM 5' SEPARATION FROM WATER MAIN, ALTERNATE WALL DESIGN MUST BE PROVIDED

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

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
CENTERLINE CREEK
HEADWALL TO BE PROVIDED W/ ENERGY DISSIPATION BLOCKS PER GDOT STD 1125
INTERMITTENT STREAM AT CONFLUENCE
20' DRAINAGE EASEMENT
25' STATE UNDISTURBED BUFFER INCREASED TO 50' DUE TO IMPAIRED STREAM IN VICINITY
DITCH CENTERLINE EPHEMERAL
RETAINING WALL
GRADED POND ACCESS MIN. 12' WIDTH MAX 15% SLOPE
START OF DITCH CENTERLINE
CONC. AREA
N HOUSE
ACCESS AND UTILITY EASEMENT
BENCHMARK TOP OF M.H. ELEV.= 1125.68'
BENCHMARK TOP OF M.H. ELEV.= 1129.03'
BENCHMARK TOP OF M.H. ELEV.= 1137.50'
#3059 2-STORY FR. W/CRWL FFE MAIN 1136.69
#1945 1-STORY HOUSE
LANDSCAPE WALL
ADA PARKING MAX 2% SLOPE IN ALL DIRECTION
END OF INV OUT: 102
CATCH TOP: INV
DI
F.F.E.=1127.00
F.F.E.=1127.83 B.F.E.=1127.00
F.F.E.=1137.83 B.F.E.=1122.00
F.F.E.=1126.50
F.F.E.=1135.83 B.F.E.=1125.00
F.F.E.=1134.50
F.F.E.=1134.00
F.F.E.=1136.00
39-41
42-47
23-28
20-22
13-18
1-5
6-12
28-33
34-38
48-50

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

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
[redacted]

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

GRADING PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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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

SPR-2025-K001

SHEET TITLE GRADING PLAN

SHEET NUMBER C301

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS
1 COBB WATER 10-30-25

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

2 WALL NOTE

INSTALLATION OF RETAINING WALL AND GEOGRID MUST BE MINIMUM 5' SEPARATION FROM WATER MAIN AS APPROVED BY COBB COUNTY WATER AND SEWER
IF GEOGRID CANNOT MAINTAIN MINIMUM 5' SEPARATION FROM WATER MAIN, ALTERNATE WALL DESIGN MUST BE PROVIDED

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.

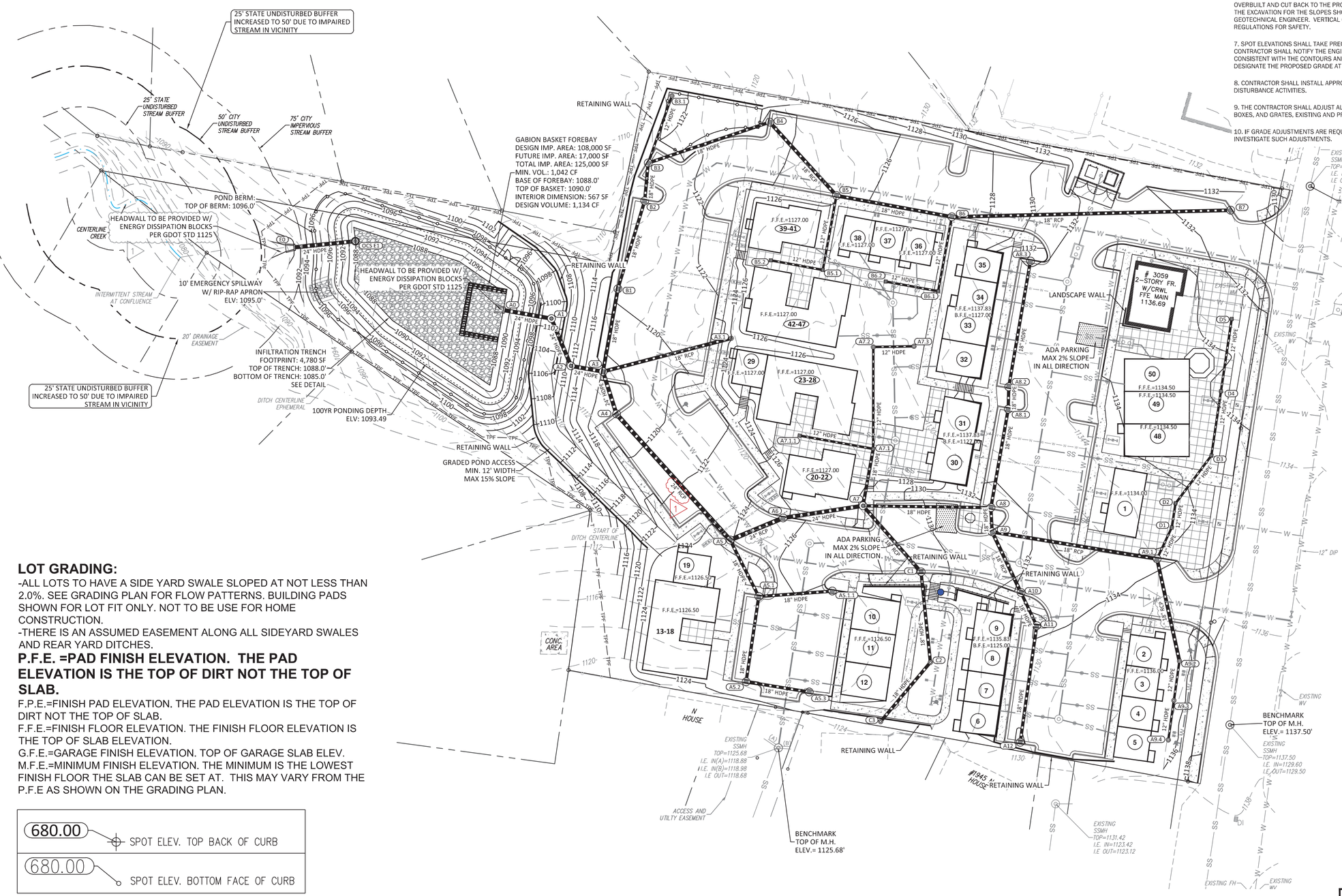
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS SHOWN ALONG CURB & GUTTER DESIGNATE THE PROPOSED GRADE AT THE LIP OF THE GUTTER UNLESS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

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

DRAINAGE PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

Group BAILEYcivil
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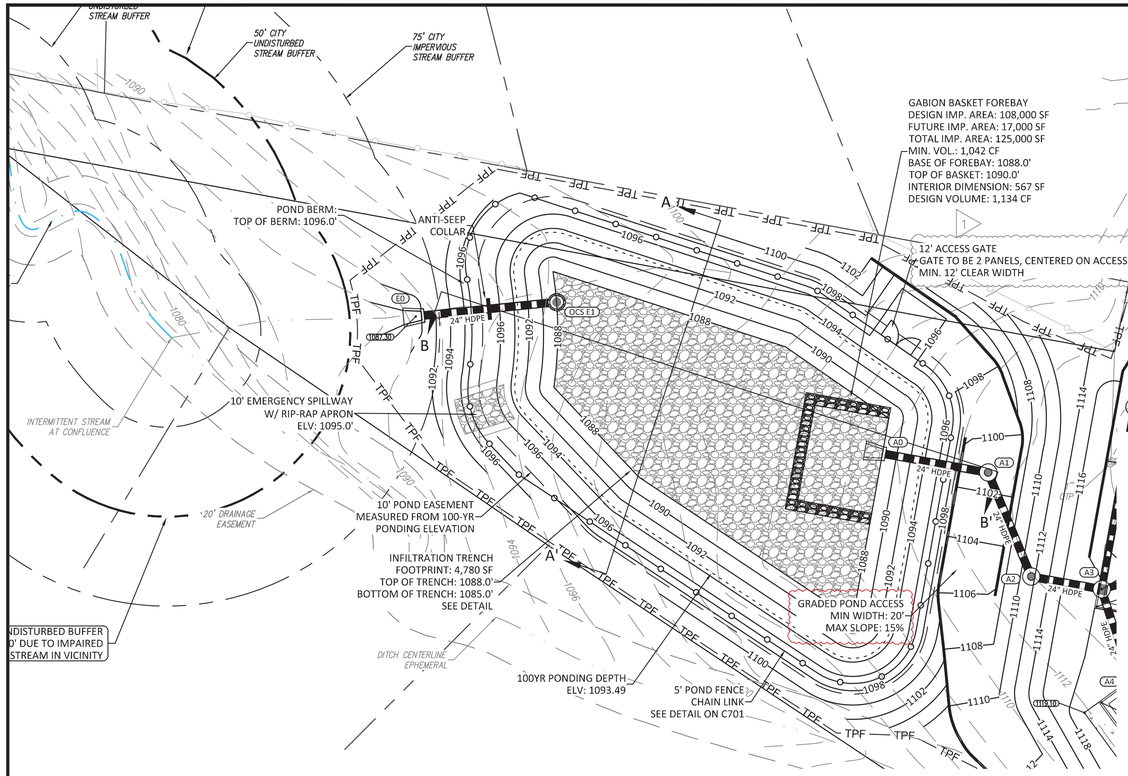
SHEET TITLE DRAINAGE PLAN

SHEET NUMBER C302

PROJECT NUMBER 24114

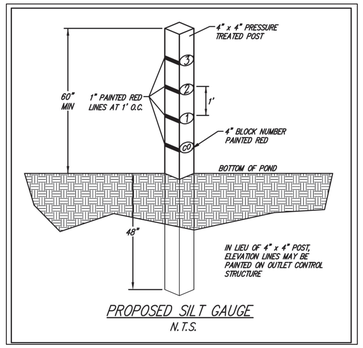
DATE MARCH 17TH, 2025

REVISIONS
1 CITY OF KENNESAW 08-05-25
2 COBB WATER 10-30-25



POND PLAN

SCALE: 1"=20'



PROPOSED SILT GAUGE

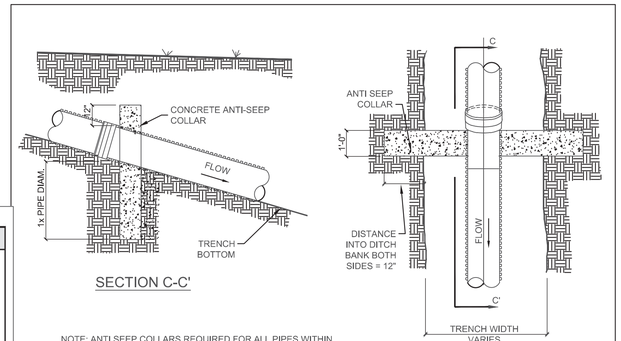
N.T.S.

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

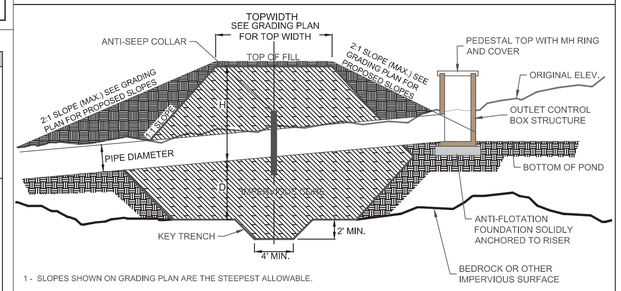
Maintenance Activity	Schedule
• Inspect to ensure that contributing drainage area and infiltration practice are clear of sediment, trash and debris. Remove any accumulated sediment and debris. • Ensure that the contributing drainage area is stabilized. Plant replacement vegetation as needed. • Check 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.

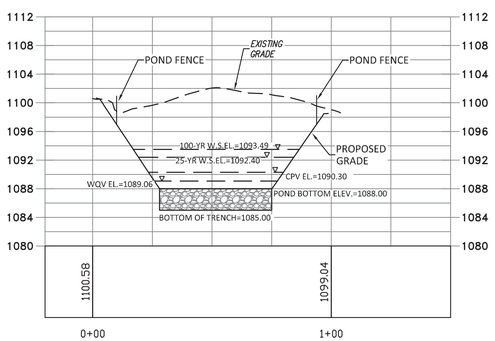
2 - CORE TO BE CLAY OR OTHER IMPERVIOUS MATERIAL. DEPTH OF CORE SHALL BE TO IMPERVIOUS MATERIAL, OR TO MIN. DEPTH OF "H".

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

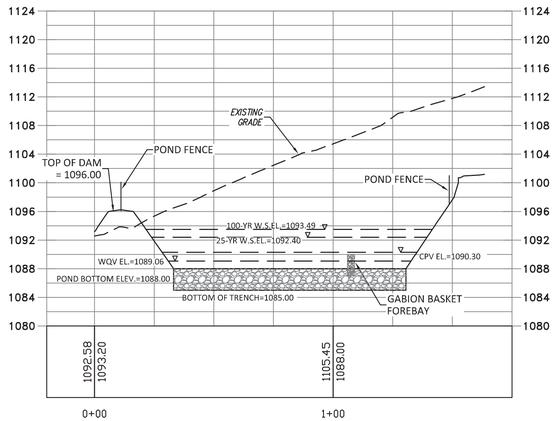
4 - TOP WIDTH 8' MIN. OR AS SHOWN ON GRADING PLAN, GRADING PLAN CONTROLS.

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



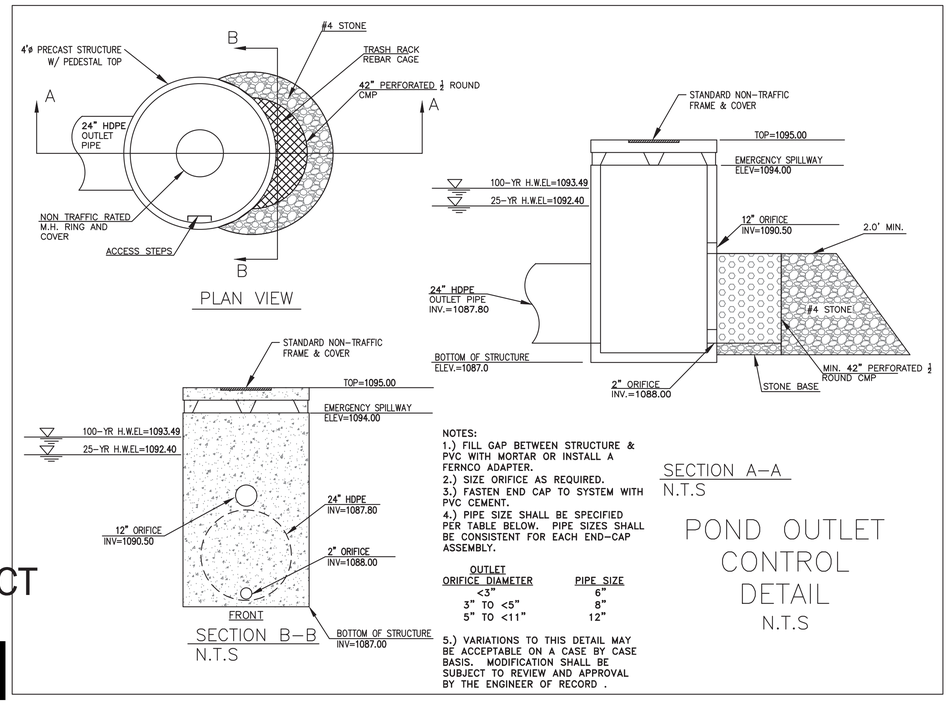
POND SECTION B-B'
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

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

24 HOUR CONTACT

JASON KISZ

[redacted]



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 11/20/25

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

SPR-2025-K001

SHEET TITLE
POND PLAN AND DETAILS

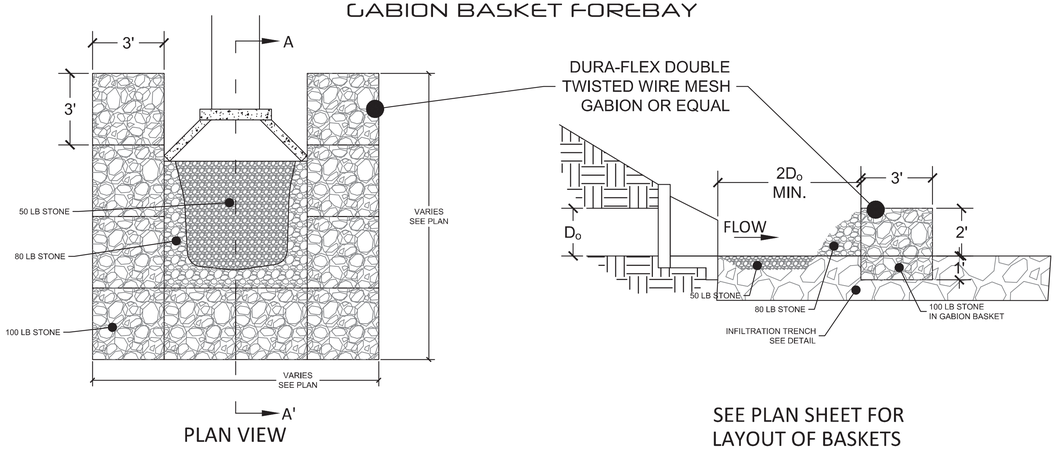
SHEET NUMBER
C303

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
[redacted]

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, 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 11/20/25

Bailey Civil Group
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FOR KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
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PROJECT CHEROKEE STREET SPR-2025-K001
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. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.

SEWER TAP NOTE

MINIMUM ALLOWABLE SEPARATION BETWEEN SEWER TAPS IS 10'

CONTRACTORS PERFORMING UTILITY WORK MUST BE LICENSED AS AN ACTIVE UTILITY CONTRACTOR ISSUED BY THE STATE OF GEORGIA AS REQUIRED BY THE RULES AND REGULATIONS OF THE STATE OF GEORGIA BOARD OF UTILITY CONTRACTORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED TITLE 43, CHAPTER 14

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.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT
(NOTE TO ALSO BE DISPLAYED ON ANY PLATS)

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
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
START OF

DUMPSTER TO BE COVERED WITH ROOF/CANOPY TO PREVENT STORMWATER FROM ENTERING SANITARY SEWER SYSTEM
4" DUMPSTER DRAIN SS A3.3
DUMPSTER TRAP SS A3.2 MIN. 750 GALLONS
6" PVC
CLEANOUT 10' FROM MANHOLE TRANSITION FROM PUBLIC TO PRIVATE OWNERSHIP OF LINE
WATER AND SEWER CONNECTION FOR EXISTING STRUCTURE TO BE PRESERVED
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
3059 2-STORY FR. W/CRWL FFE: MAIN 1136.69
GREASE TRAP FOR MIXED USE BUILDING COBB STANDARD DETAIL 03410-20 MIN. 1500 GALLONS
SANITARY WASTE MUST BYPASS GREASE TRAP
ALTERNATING INVERTS TO BE STAGGERED BY 1.0' INV (LOW): 1122.0' INV (HIGH): 1123.0' LATERAL FROM UNITS 39-41 TO BE LOW INVERT
6" PVC LATERAL @ 1.0% MIN. (TYP.)
10' CC SSE BLDG SETBACK
PROPOSED 20' CC SSE
6" PVC LATERAL @ 1.0% MIN. (TYP.)
GREASE TRAP FOR MIXED USE BUILDING COBB STANDARD DETAIL 03410-20 MIN. 1500 GALLONS
SANITARY WASTE MUST BYPASS GREASE TRAP
13-18
6" PVC LATERAL @ 1.0% MIN. (TYP.)
PROPOSED 20' CC SSE
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
PROPOSED 20' CC SSE
#1945 N HOUSE
10' CC SSE BLDG SETBACK
6" PVC LATERAL @ 1.0% MIN. (TYP.)
ACCESS AND UTILITY EASEMENT
EX. MH TO BE CORED AND BOOTED W/ A KORE-N-SEAL OR EQUAL RUBBER BOOT NEW INV IN: 1119.0'
BENCHMARK TOP OF M.H. ELEV.= 1125.68'
BENCHMARK TOP OF M.H. ELEV.= 1137.50'
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
EXISTING GASLINE
EXISTING FH
EXISTING WV
12" DIP
8" DIP

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
- METER
- VALVE
- TEE
- ELBOW
- THRUST BLOCK
- REDUCER
- CROSS

CCWS

COBB COUNTY WATER SYSTEM
Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-419-6200
www.cobbwater.org

Judy B. Jones, P.E.
Director

Divisions
Administration
Communications & 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 concerns:

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: 678-427-1788**
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	1100	GPM
AVAILABLE FLOW AT 20 psi	3710	GPM
SIZE OF WATER MAIN (UNCONFIRMED)	12	INCHES

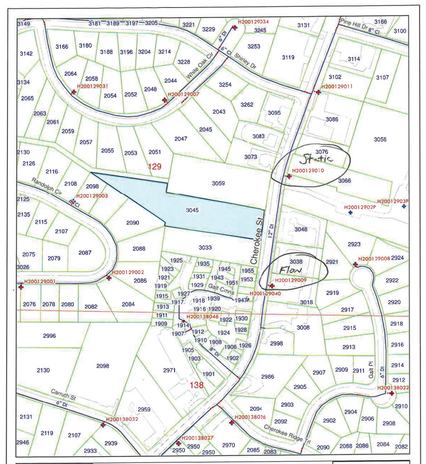
The data contained herein are furnished only to demonstrate that adequate fire protection flow exists at the time of the test. Fluctuations in pressure and flow will occur due to demands on the system and other conditions beyond the control of the Cobb County Water System; therefore, additional criteria 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

For Cobb County Water System Use Only:
STATIC / RESIDUAL HYDRANT NO. H200129010
FLOW HYDRANT NO. H200129009

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

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



GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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 SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE SEWER PLAN

SHEET NUMBER C401

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS
1 COBB COUNTY WATER 08-05-25
2 COBB WATER 10-30-25
3 COBB WATER 11-17-25

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

24 HOUR CONTACT
JASON KISZ
[redacted]

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

SEWER PLAN

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

WALL NOTE

INSTALLATION OF RETAINING WALL AND GEOGRID MUST BE MINIMUM 5' SEPARATION FROM WATER MAIN AS APPROVED BY COBB COUNTY WATER AND SEWER
IF GEOGRID CANNOT MAINTAIN MINIMUM 5' SEPARATION FROM WATER MAIN, ALTERNATE WALL DESIGN MUST BE PROVIDED

VALVE NOTE

ALL VALVING WITHIN PAVING TO BE PROVIDED WITH ROADWAY BOXES COMPLIANT WITH COBB COUNTY WATER STANDARDS

THRUST BLOCK NOTE

ALL ELBOWS AND TEES ON 8" WATER MAIN, INCLUDING 8" HYDRANT LINES, TO BE RESTRAINED W/ THRUST BLOCKS PER COBB WATER AND SEWER STANDARD DETAIL 02713-12(A) AND 02713-12(B) SEE SHEET C704

UNDERGROUND MUST BE INSPECTED PRIOR TO COVERING

CCWS

MATERIAL NOTES

1. SANITARY SEWER MATERIAL SHALL BE AS SHOWN ON THE PLANS.
2. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.

METER NOTES

SINGLE SERVICE: ¾" DOMESTIC METER FOR INDIVIDUAL UNITS W/ ¾" COPPER SERVICE LATERAL

DOUBLE SERVICE: (2) ¾" DOMESTIC METER FOR INDIVIDUAL UNITS W/ 1" COPPER SERVICE LATERAL

MASTER METERS: DOMESTIC METERS 1" AND LARGER TO BE PROVIDED W/ SEPARATE BOX FOR BACKFLOW PREVENTER

CONNECTION NOTE

WATER MAIN INSTALLED UNDER CHEROKEE STREET TO BE BORED AND CASED PER GDOT STANDARDS.
WATER MAIN INSTALLED BY ROAD BORE TO BE PROTECTED BY 16" STEEL CASING
IF BORING IS NOT FEASIBLE BASED ON FIELD CONDITIONS, CONTRACTOR MUST OBTAIN APPROVAL FROM COBB WATER AND SEWER AND COORDINATE OPEN CUT WITH CITY OF KENNESAW DOT.

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.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT
(NOTE TO ALSO BE DISPLAYED ON ANY PLATS)

N

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

IMPERVIOUS STREAM BUFFER

IMPERVIOUS STREAM BUFFER

CREEK

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

DITCH CENTERLINE EPHEMERAL

ACCESS/UTILITY EASEMENT

ACCESS/UTILITY EASEMENT

COBB WATER MASTER METERING CONNECTION COUNT

UNIT 1: 2 (1 COMMERCIAL, 1 RESIDENTIAL) (3" DOMESTIC)
UNIT 13-19: 7 (7 RESIDENTIAL) (2" DOMESTIC)
UNIT 20-22: 3 (3 RESIDENTIAL) (1.5" DOMESTIC)
UNIT 23-29: 7 (7 RESIDENTIAL) (2" DOMESTIC)
UNIT 39-41: 3 (3 RESIDENTIAL) (1.5" DOMESTIC)
UNIT 42-47: 6 (6 RESIDENTIAL) (2" DOMESTIC)
UNIT 48-50: 6 (3 COMMERCIAL, 3 RESIDENTIAL) (3" DOMESTIC)

COBB WATER DCDA CONNECTION COUNT

UNIT 1: 2 (1 COMMERCIAL, 1 RESIDENTIAL) (4" DIP)
UNIT 2-5: 4 (4 RESIDENTIAL) (3" DIP)
UNIT 6-9: 4 (4 RESIDENTIAL) (3" DIP)
UNIT 10-12: 3 (3 RESIDENTIAL) (3" DIP)
UNIT 13-19: 7 (7 RESIDENTIAL) (3" DIP)
UNIT 20-22: 3 (3 RESIDENTIAL) (3" DIP)
UNIT 23-29: 7 (7 RESIDENTIAL) (3" DIP)
UNIT 30-31: 2 (2 RESIDENTIAL) (1.5" DIP)
UNIT 32-35: 4 (4 RESIDENTIAL) (3" DIP)
UNIT 36-38: 3 (3 RESIDENTIAL) (3" DIP)
UNIT 39-41: 3 (3 RESIDENTIAL) (3" DIP)
UNIT 42-47: 6 (6 RESIDENTIAL) (3" DIP)
UNIT 48-50: 6 (3 COMMERCIAL, 3 RESIDENTIAL) (4" DIP)

SPRINKLER NOTES

-ALL STRUCTURES TO BE SPRINKLERED
-PER DISCUSSION WITH ARCHITECT, SPRINKLER SYSTEMS TO BE NFPA 13R. IF ALTERNATE SPRINKLER SYSTEM DESIGN IS PROPOSED FOLLOWING APPROVAL OF CIVIL PLANS, DEVELOPER MUST OBTAIN WRITTEN APPROVAL FROM THE COBB FIRE MARSHAL OFFICE
-MINIMUM 1.5" FDC TO BE PROVIDED FOR EACH NFPA 13R SYSTEM
-ATTIC SPACE OF STRUCTURES MUST BE PROTECTED WITH DRY SPRINKLER SYSTEM
-MAXIMUM BUILDING HEIGHT FROM GRADE PLANE TO CEILING OF HIGHEST OCCUPIABLE FLOOR IS 35'
-IF MAXIMUM BUILDING HEIGHT IS EXCEEDED FOLLOWING SITE PLAN APPROVAL BY COBB FMO, SITE PLAN MUST BE UPDATED TO PROVIDE AERIAL APPARATUS ACCESS ROADS.

Cobb County Water System
Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-419-6200
www.cobbwater.org

Judy B. Jones, P.E.
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Divisions
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10/10/2024

Cobb County Fire Department
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1596 County Services Parkway
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To whom it concerns:

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DISTRICT:	**20**
LAND LOT(S) :	**129**
DEVELOPER:	**KISZ CONSTRUCTION**
CONTACT NAME:	**JAMES EAGLE** **PHONE: 678-427-1788**
TYPE OF DEV:	**COMMERCIAL**

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AVAILABLE FLOW AT 20 psi	**3710**	**GPM**
SIZE OF WATER MAIN (UNCONFIRMED)	**12**	**INCHES**

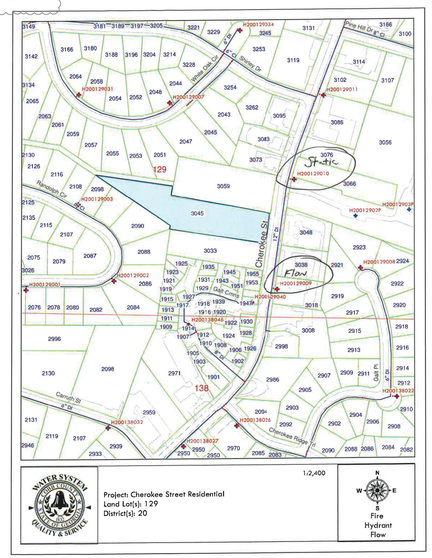
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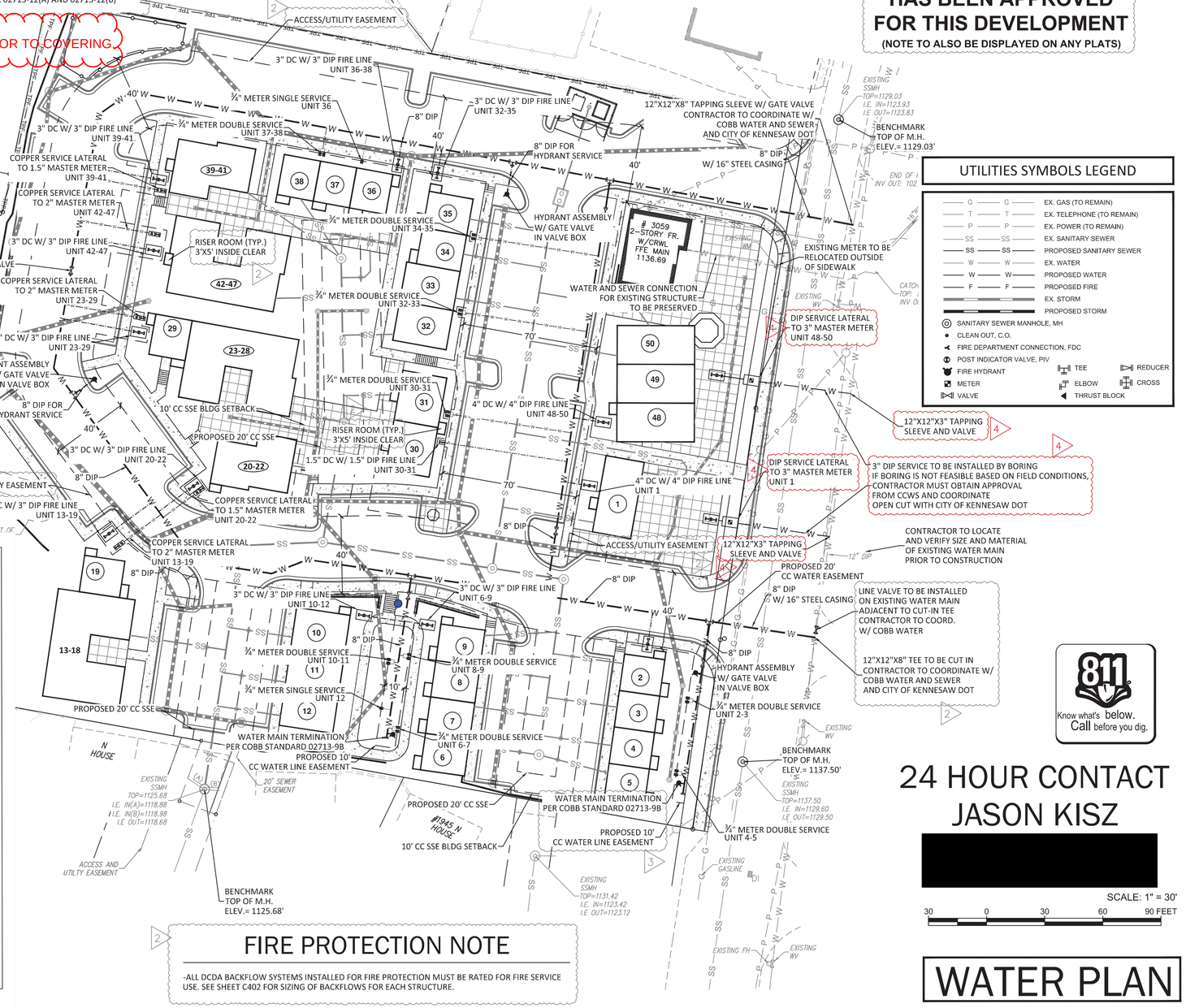
Sincerely,
COBB COUNTY WATER SYSTEM

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. H200129010
FLOW HYDRANT NO. H200129009

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





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
- METER
- VALVE
- TEE
- ELBOW
- THRUST BLOCK
- REDUCER
- CROSS

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

24 HOUR CONTACT
JASON KISZ
[redacted]

SCALE: 1" = 30'

30 0 30 60 90 FEET

FIRE PROTECTION NOTE

-ALL DCDA BACKFLOW SYSTEMS INSTALLED FOR FIRE PROTECTION MUST BE RATED FOR FIRE SERVICE USE. SEE SHEET C402 FOR SIZING OF BACKFLOWS FOR EACH STRUCTURE.

WATER PLAN

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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 SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE WATER PLAN

SHEET NUMBER C402

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS
1 COUNTY FIRE/WATER 08-05-25
2 COBB WATER 10-30-25
3 COBB WATER 11-17-25
4 COBB WATER 11-20-25

CITY OF KENNESAW EROSION NOTES

1

-ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE CITY OF KENNESAW
-ALL BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE

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

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

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

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

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

CONC. AREA

CONC. DRIVEWAY

CONC WALL

CARPORT

SHED

BRICK WALL FIREPLACE

PORCH SCREEN

CHIMNEY

CONC WALL

PORCH COVERED

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=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=1131.42 I.E. IN=1123.42 I.E. OUT=1123.12

END OF 9" INV OUT: 102

20' SEWER EASEMENT

ACCESS AND UTILTY EASEMENT

START OF DITCH CENTERLINE

DITCH CENTERLINE

EXISTING GASLINE

12" DIP

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

24 HOUR CONTACT
JASON KISZ
[redacted]

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

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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
SPR-2025-K001

SHEET TITLE
INITIAL EROSION CONTROL PLAN

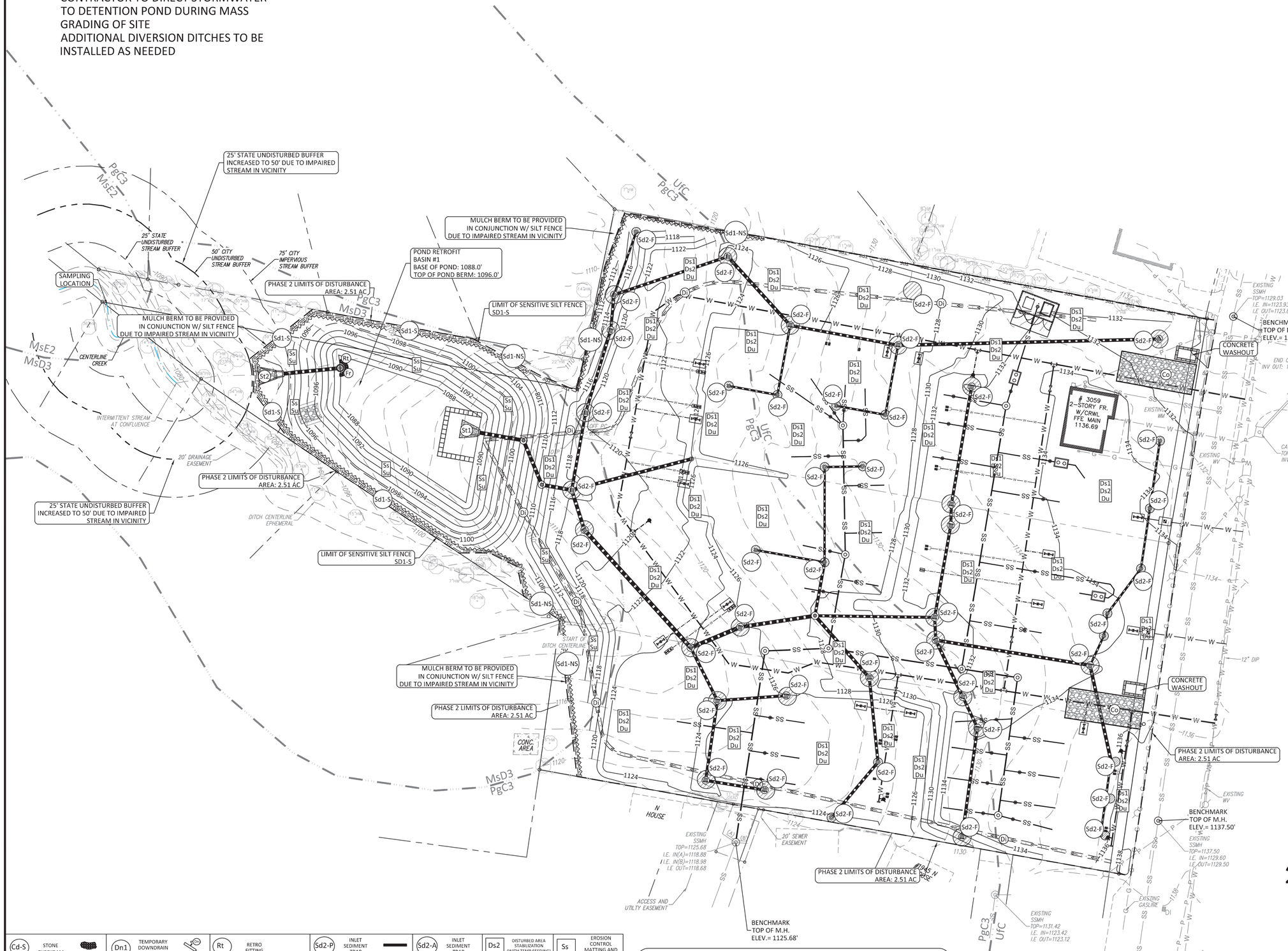
SHEET NUMBER
C501

PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

REVISIONS
1 CITY OF KENNESAW 08-05-25

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

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

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

Know what's below. Call before you dig.

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JASON KISZ
[redacted]

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

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KISZ CONSTRUCTION INC
136 SANTA ANITA TRAIL
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CHEROKEE STREET SPR-2025-K001
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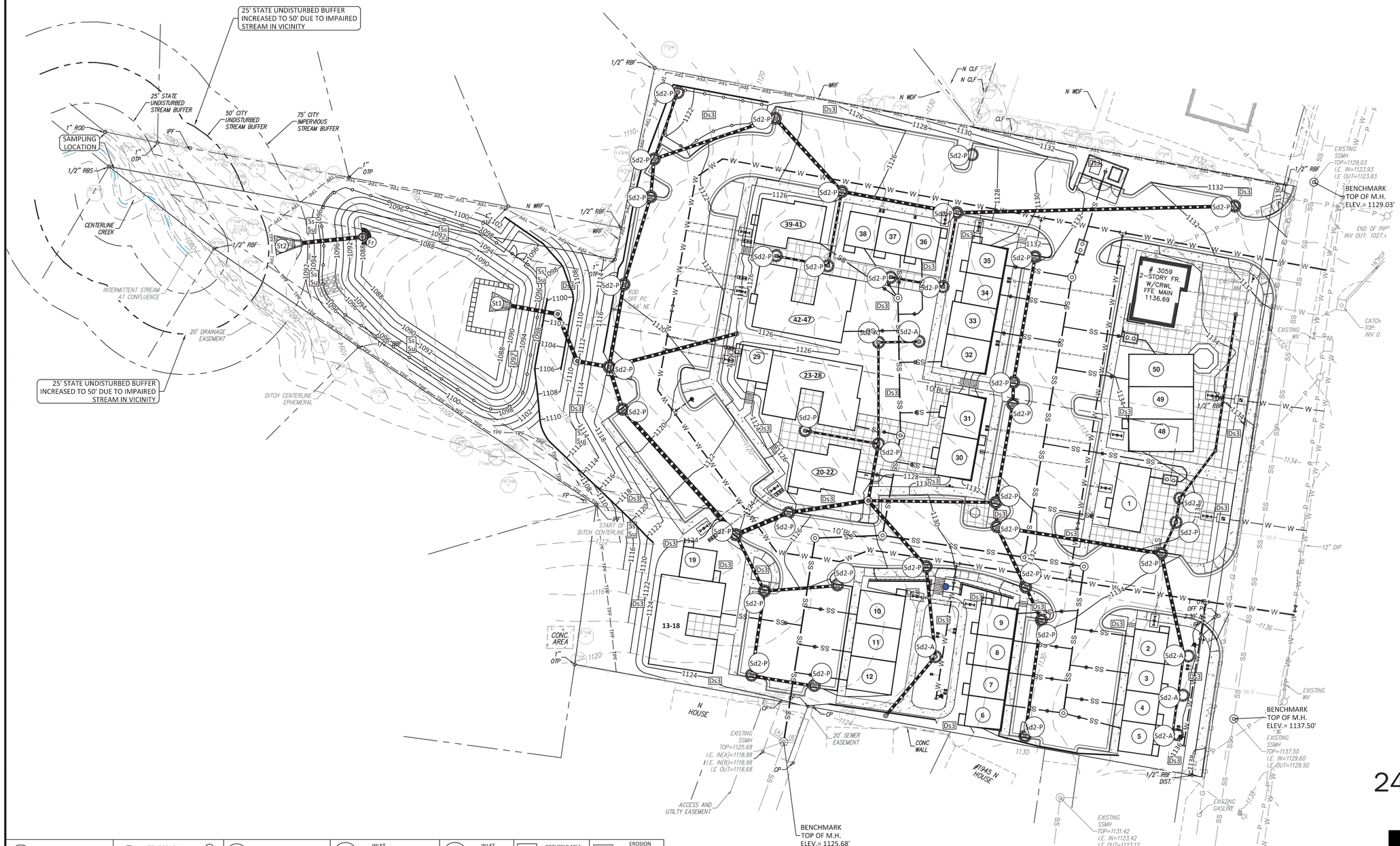
SHEET TITLE
INTERMEDIATE EROSION CONTROL PLAN

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	Sd2-A	INLET SEDIMENT TRAP	Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Ss	EROSION CONTROL MATTING AND BLANKETS
Co	CONSTRUCTION EXIT	Dn2	PERMANENT DOWNDRAIN STRUCTURE	Sd1	SEDIMENT BARRIER	Sd3	TEMPORARY SEDIMENT BASIN	Su	SURFACE ROUGHENING	Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Pm	POLY-ACRYLAMIDE (PAM)
Di	DIVERSION	Fr	FILTER RING	Sd2-F	INLET SEDIMENT TRAP	St	STORMDRAIN OUTLET PROTECTION	Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4	DISTURBED AREA STABILIZATION (SODDING)	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
[redacted]

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

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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 SPR-2025-K001
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:** 11-20-25
Name & Email of person filling out checklist: JAMES ERGLE **JAMES.ERGLE@BAILEYCIVILGROUP.COM**

TO BE SHOWN ON ES&PC PLAN

Plan Page #	Included Y/N		
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: 03/01/26-03/01/27

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												■

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

24 HOUR CONTACT
JASON KISZ
[redacted]

GSWCC LEVEL II DESIGN
PROF. CERT#000010458

EROSION CONTROL NOTES & CHECKLIST

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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

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

SHEET TITLE EROSION CONTROL NOTES

SHEET NUMBER C504

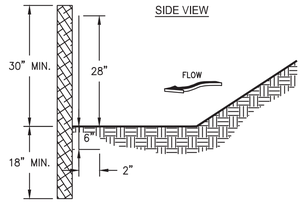
PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

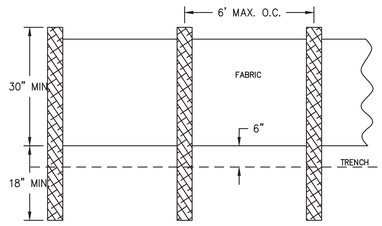
REVISIONS

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW



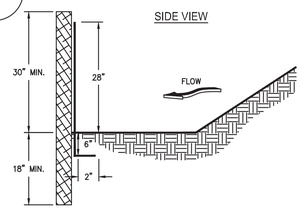
FRONT VIEW



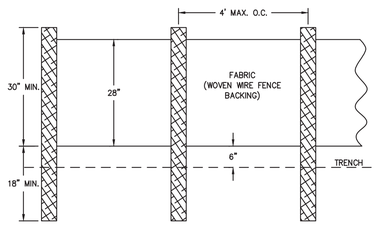
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Sd1-S SILT FENCE - TYPE SENSITIVE

SIDE VIEW



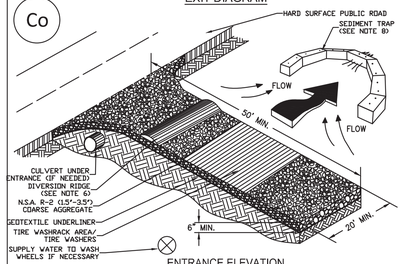
FRONT VIEW



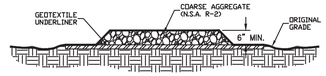
NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (28") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Co CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

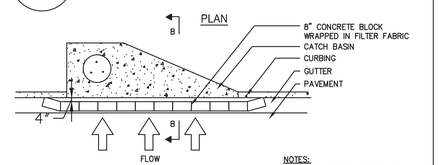


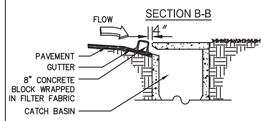
ENTRANCE ELEVATION



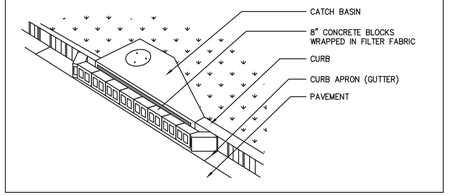
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD 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"



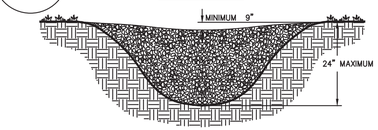


NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.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

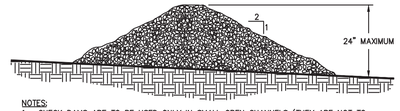


Cd-S STONE CHECK DAM

CROSS SECTION



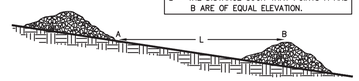
PROFILE VIEW



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

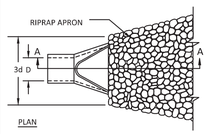
A = THE TOE OF THE UPSTREAM CHECK DAM.
B = TOP OF THE DOWNSTREAM CHECK DAM.
L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



St RIPRAP OUTLET PROTECTION

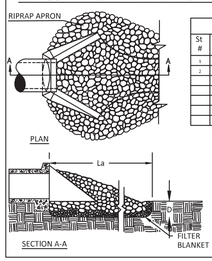
43

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.

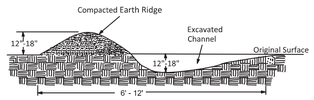
PIPE OUTLET TO WELL DEFINED CHANNEL



St - CALCULATIONS

St #	STRUCTURE	Do (in)	Q25 (cfs)	V25 (fps)	La (ft)	W1 (ft)	W2 (ft)	d50 (ft)	DEPTH (ft)
1	60 - 24" HDPE OUTFALL	24	18.80	11.25	13	6	15	0.50	1.5
2	80 - 24" HDPE OUTFALL	24	4.68	6.63	13	6	15	0.20	1.0

Di DIVERSION DITCH



TYPICAL DIVERSION DITCH

STABLE OUTLETS SHALL BE PROVIDED FOR EACH DIVERSION.

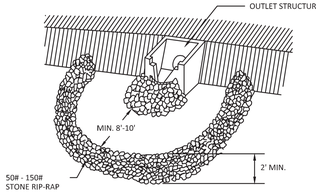
DIVERSION

CONSTRUCTION SPECIFICATIONS

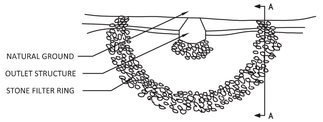
1. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED 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

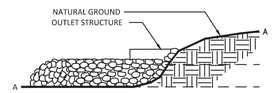
PERSPECTIVE VIEW



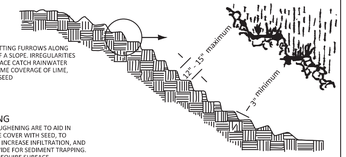
PLAN VIEW (NOT TO SCALE)



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.

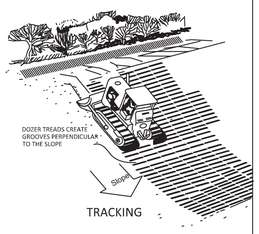
ROUGHENING WITH TRACKED MACHINERY

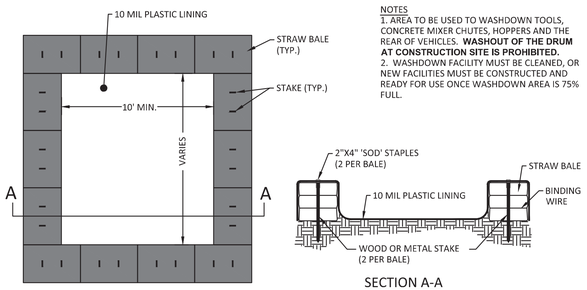
ROUGHENING WITH TRACKED MACHINERY ON CLAY SOILS IS NOT RECOMMENDED UNLESS NO ALTERNATIVES ARE AVAILABLE. UNDUE COMPACTION OF SURFACE SOIL RESULTS FROM THIS PRACTICE. SANDY SOILS DO NOT COMPACT SEVERELY AND MAY BE TRACKED. IN NO CASE IS TRACKING AS EFFECTIVE AS THE OTHER ROUGHENING METHODS DESCRIBED.
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

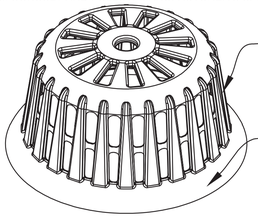
SCALE: NONE

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.



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 11/20/25

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 SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE EROSION CONTROL DETAILS

SHEET NUMBER C505

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

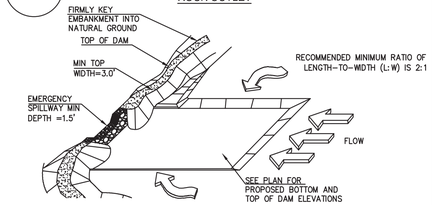
REVISIONS

Sd4-C

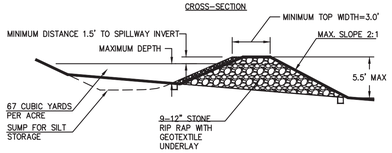
TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

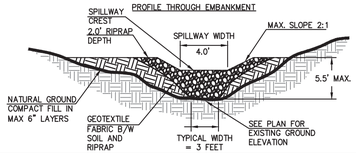
ROCK OUTLET



CROSS-SECTION



PROFILE THROUGH EMBANKMENT

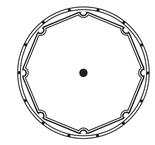


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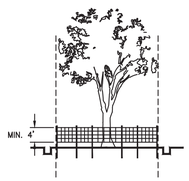
TREE PROTECTION

"SNOW" FENCE

PLAN



CROSS-SECTION

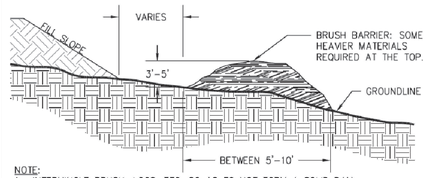


NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR 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.

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

24 HOUR CONTACT
JASON KISZ
[redacted]

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PROJECT
CHEROKEE STREET SPR-2025-K001
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 DISC" 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)

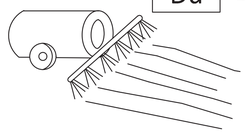
APPROPRIATE SOD VARIETIES FOR MOUNTAIN; BLUE RIDGE; AND RIDGES AND VALLEYS.

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.

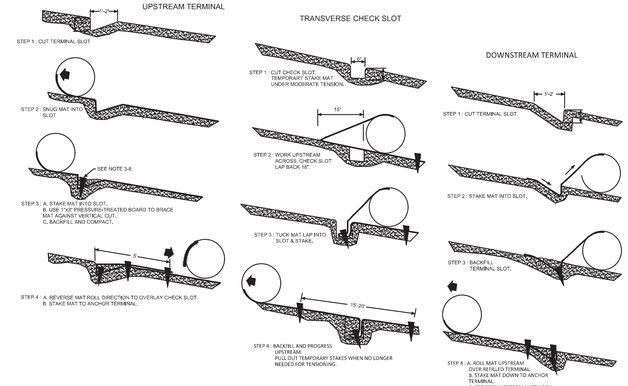
BARRIERS. SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

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

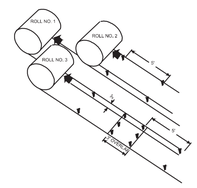
PERMANENT METHODS
PERMANENT VEGETATION. SEE STANDARD DS3 -DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

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

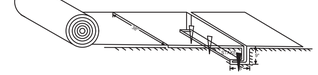
STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.



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 AUGNMENT 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).

WHEN A HYDR

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 11-20-25 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 11-20-25 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

START OF DITCH CENTERLINE

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

ACCESS AND UTILTY EASEMENT

20' SEWER N EASEMENT

HOUSE

CONC WALL

#1845 N HOUSE

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

1- STORY BLOCK
FFE MAIN:1126.66

3033
1-STORY BRK. W/CRWL
FFE MAIN 1135.70
FFE CRWL 1129.33

PORCH COVERED

CARPORT

CONC. DRIVEWAY

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

EXISTING GASLINE

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

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

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

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

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

1/4" STEEL BRACKET

WEIR OPENIN

2" MIN.

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 RETROFIT:
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	Sd2-A	INLET SEDIMENT TRAP	Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Ss	EROSION CONTROL MATTING AND BLANKETS
Co	CONSTRUCTION EXIT	Dn2	PERMANENT DOWNDRAIN STRUCTURE	Sd1	SEDIMENT BARRIER	Sd3	TEMPORARY SEDIMENT BASIN	Su	SURFACE ROUGHENING	Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Pm	POLY-ACRYLAMIDE (PAM)
Di	DIVERSION	Fr	FILTER RING	Sd2-F	INLET SEDIMENT TRAP	St	STORMDRAIN OUTLET PROTECTION	Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds4	DISTURBED AREA STABILIZATION (SODDING)	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.

24 HOUR CONTACT
JASON KISZ
[redacted]

N

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

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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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

SPR-2025-K001

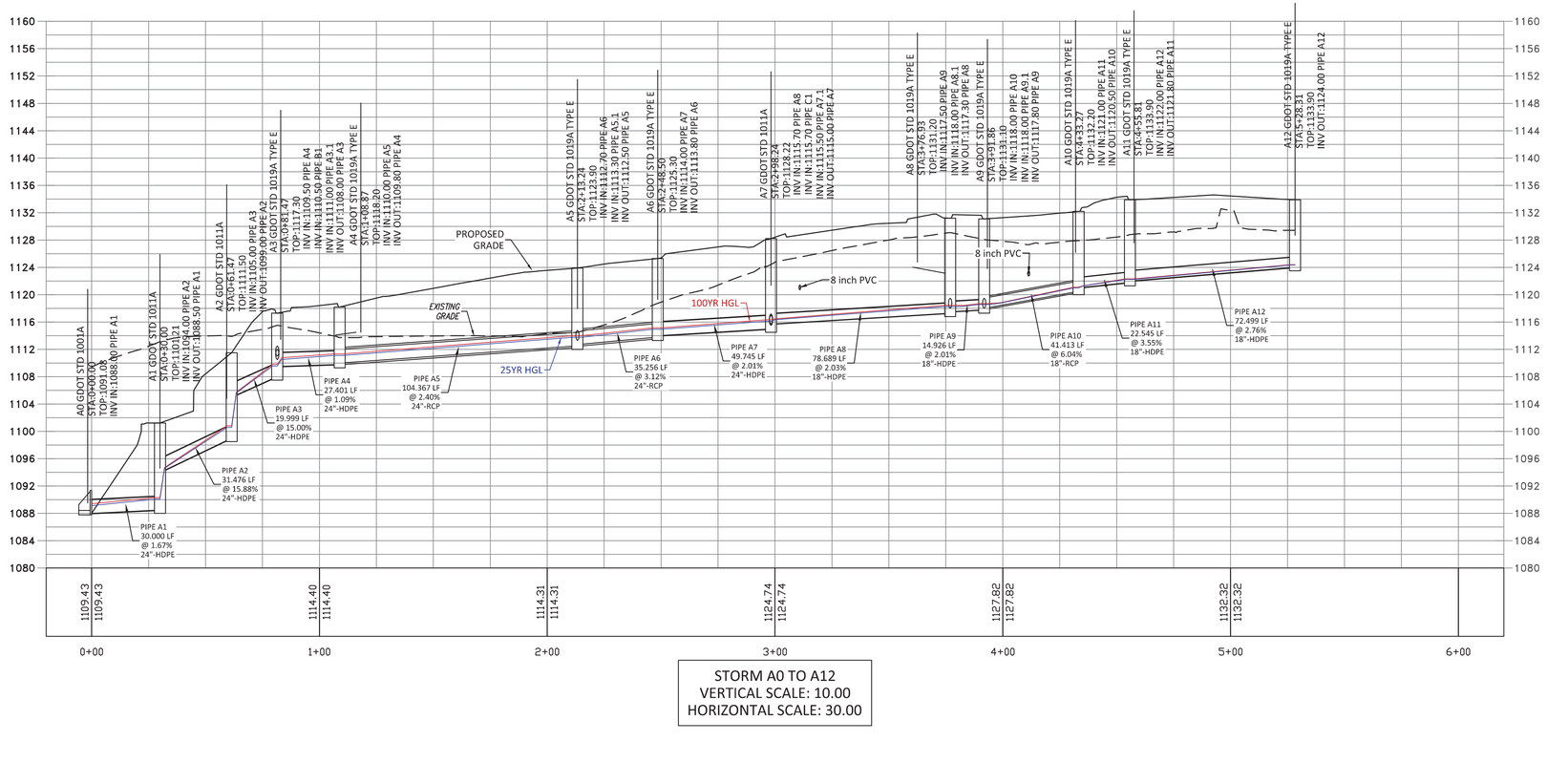
SHEET TITLE
SEDIMENT BASIN CALCS

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

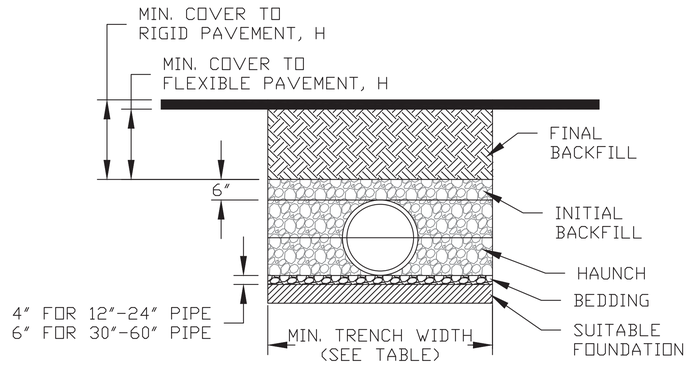
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

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.

24 HOUR CONTACT
JASON KISZ
[redacted]

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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

PROJECT
CHEROKEE STREET SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

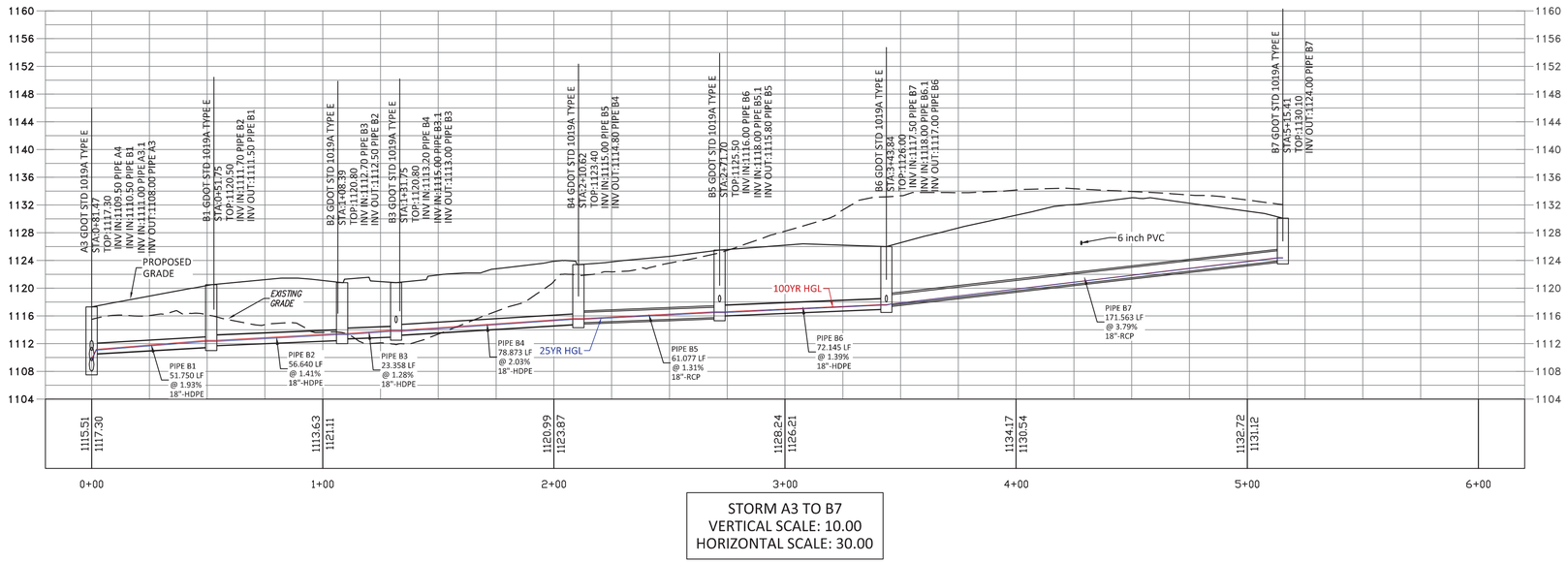
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STORM PROFILES

SHEET NUMBER
C601

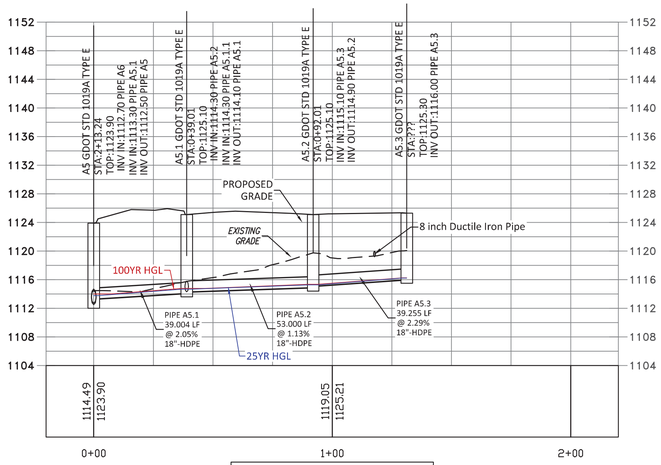
PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

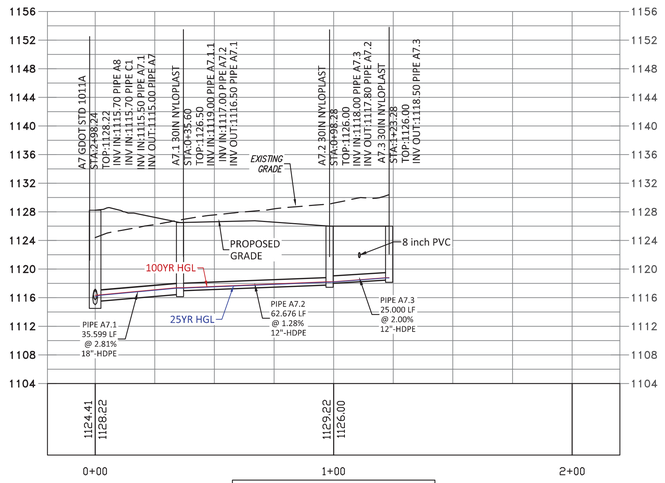
REVISIONS



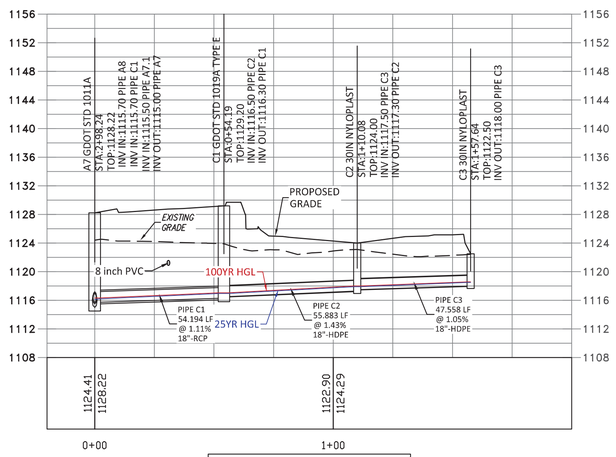
STORM A3 TO B7
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



STORM A5 TO A5.3
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

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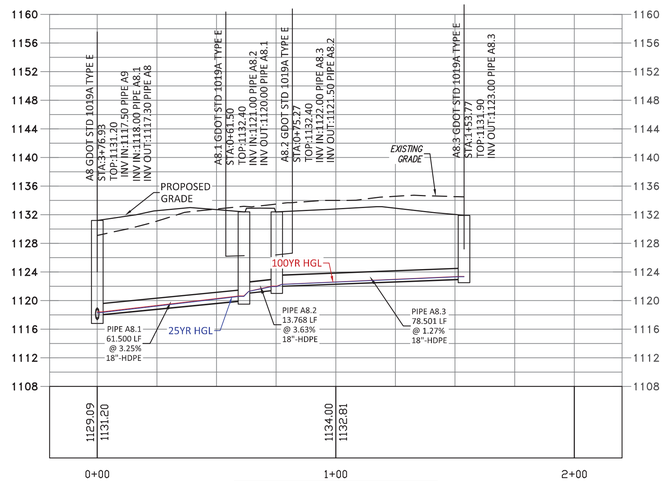
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STORM PROFILES

SHEET NUMBER
C602

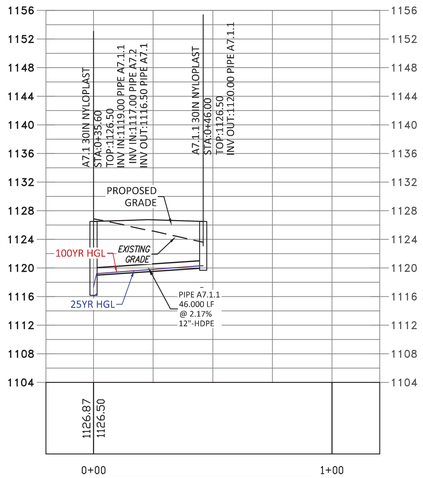
PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

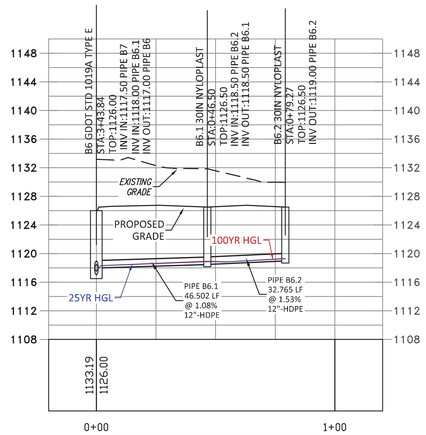
REVISIONS



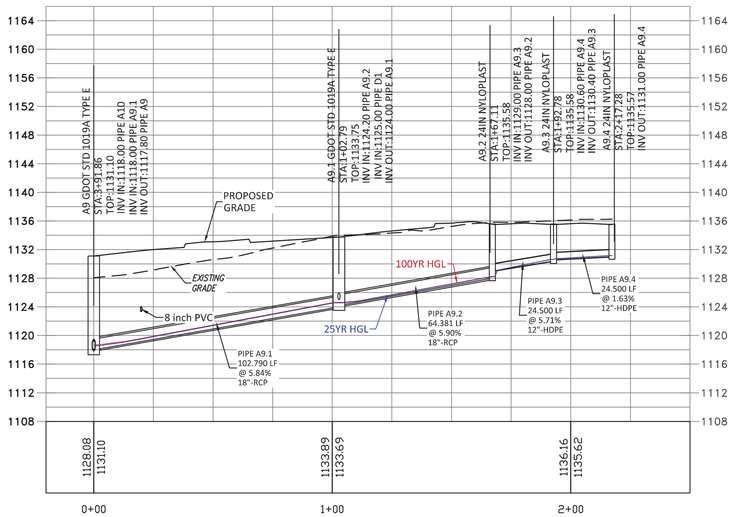
STORM A8 TO A8.3
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



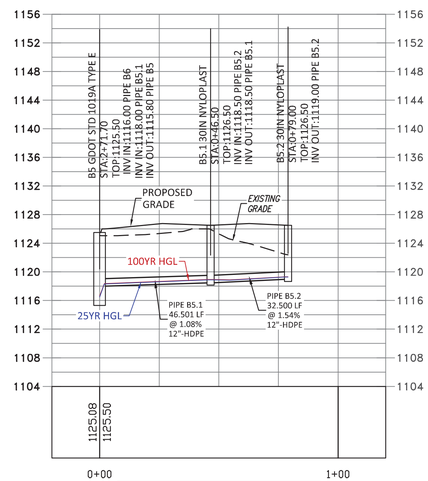
STORM A7.1 TO A7.1.1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



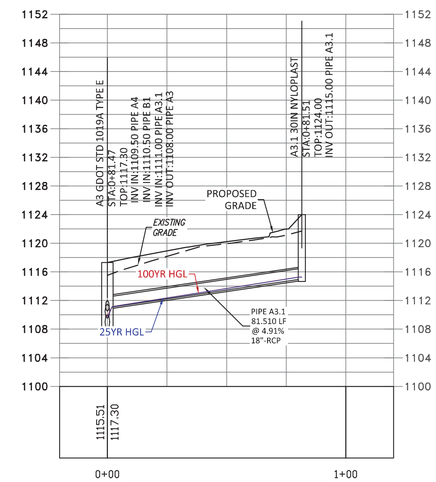
STORM B6 TO B6.2
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



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

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

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

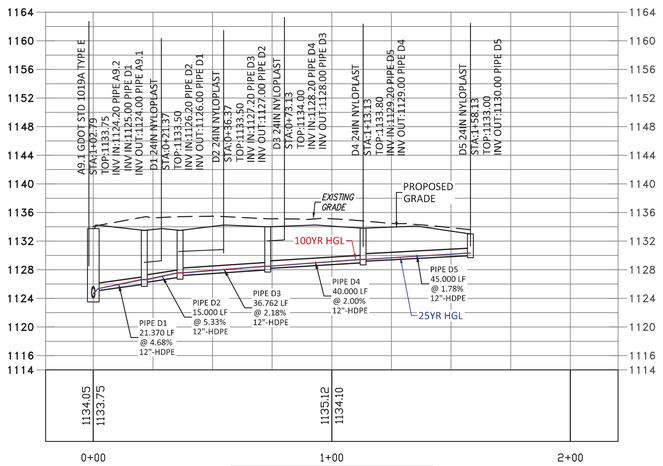
SHEET TITLE
STORM PROFILES

SHEET NUMBER
C603

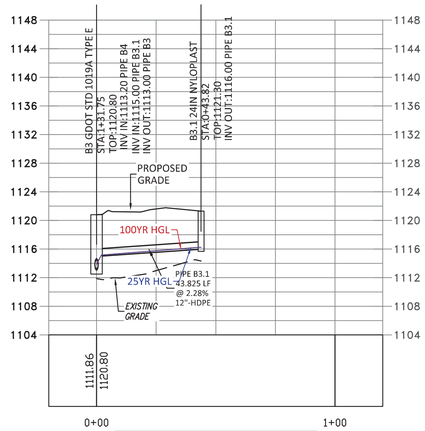
PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

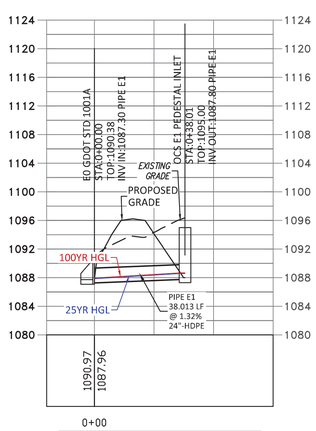
REVISIONS



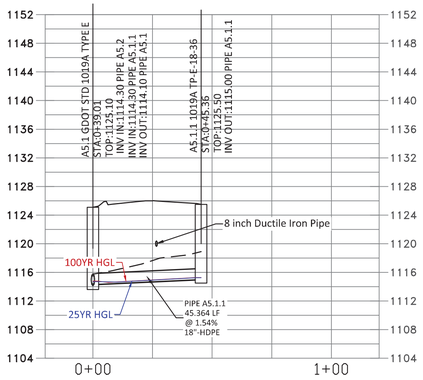
STORM A9.1 TO D5
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



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



STORM A5.1 TO A5.1.1
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
[redacted]

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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

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

PROJECT CHEROKEE STREET SPR-2025-K001
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	3.61	2.42	3.01
2	PIPE A1	1088.00	1088.50	30.000	1.67	24	1088.74	1089.58	0.00	0.00	0.00	9.19	31.63	8.72	5.30	7.01
3	PIPE A2	1094.00	1099.00	31.476	15.88	24	1094.42	1100.08	0.00	0.00	0.00	9.22	97.66	19.52	5.31	12.42
4	PIPE A3	1105.00	1108.00	19.999	15.00	24	1105.42	1109.09	0.15	0.80	0.68	9.24	94.90	19.14	5.31	12.22
5	PIPE A4	1109.50	1109.80	27.401	1.10	24	1110.19	1110.70	0.19	0.90	0.97	6.49	25.64	6.80	4.72	5.76
6	PIPE A5	1110.00	1112.50	104.367	2.40	24	1110.70	1113.37	0.06	0.90	0.31	6.07	37.92	6.17	4.62	5.40
7	PIPE A6	1112.70	1113.80	35.256	3.12	24	1113.37	1114.59	0.09	0.80	0.41	4.98	43.28	5.39	4.35	4.87
8	PIPE A7	1114.00	1115.00	49.745	2.01	24	1114.59	1115.77	0.00	0.00	0.00	4.80	34.74	6.27	4.30	5.28
9	PIPE A8	1115.70	1117.30	78.689	2.03	18	1116.14	1117.97	0.08	0.90	0.41	3.07	16.22	7.05	4.05	5.55
10	PIPE A9	1117.50	1117.80	14.926	2.01	18	1117.97	1118.33	0.08	0.90	0.41	1.95	16.13	4.16	3.53	3.85
11	PIPE A9.1	1118.00	1124.00	102.790	5.84	18	1118.33	1124.38	0.04	0.95	0.22	1.06	27.49	3.75	2.97	3.36
12	PIPE A9.2	1124.20	1128.00	65.489	5.80	18	1124.38	1128.18 j	0.03	0.60	0.10	0.24	27.40	1.91	1.99	1.95
13	PIPE A9.3	1129.00	1130.40	24.500	5.71	12	1129.09	1130.57	0.03	0.60	0.10	0.17	9.22	4.53	1.94	3.24
14	PIPE A9.4	1130.60	1131.00	24.500	1.63	12	1130.70	1131.13	0.03	0.60	0.10	0.10	4.93	2.51	1.70	2.11
15	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
16	PIPE D2	1126.20	1127.00	15.000	5.33	12	1126.42	1127.38	0.05	0.85	0.24	0.82	8.91	6.34	3.01	4.68
17	PIPE D3	1127.20	1128.00	36.762	2.18	12	1127.43	1128.33	0.03	0.95	0.16	0.64	5.69	4.80	2.80	3.80
18	PIPE D4	1128.20	1129.00	40.000	2.00	12	1128.41	1129.30	0.05	0.95	0.27	0.53	5.46	4.41	2.65	3.53
19	PIPE D5	1129.20	1130.00	45.000	1.78	12	1129.37	1130.24	0.06	0.95	0.32	0.32	5.14	3.65	2.31	2.98
20	PIPE A8.1	1118.00	1120.00	61.500	3.25	18	1118.25	1120.41	0.11	0.85	0.53	1.20	20.52	6.34	3.08	4.71
21	PIPE A8.2	1121.00	1121.50	13.768	3.63	18	1121.20	1121.84	0.12	0.85	0.58	0.82	21.68	5.87	2.76	4.31
22	PIPE A8.3	1122.00	1123.00	78.501	1.27	18	1122.20	1123.26	0.10	0.85	0.48	0.48	12.84	3.47	2.40	2.94
23	PIPE A10	1118.00	1120.50	41.413	6.04	18	1118.33	1120.86	0.06	0.85	0.29	0.96	27.95	3.38	2.88	3.13

Project File: 24114 STORM SEWERS 08-05-25.stm | Number of lines: 49 | Date: 8/5/2025

NOTES: ** Critical depth

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	1121.00	1121.80	22.545	3.55	18	1121.19	1122.12	0.09	0.95	0.49	0.76	21.43	5.70	2.71	4.20
25	PIPE A12	1122.00	1124.00	72.499	2.76	18	1122.17	1124.26	0.09	0.95	0.49	0.49	18.90	4.57	2.40	3.48
26	PIPE A7.1	1116.00	1116.80	35.599	2.25	18	1116.26	1117.19	0.12	0.80	0.55	1.08	17.05	5.39	2.98	4.19
27	PIPE A7.1.1	1119.00	1120.00	46.000	2.17	12	1119.15	1120.21	0.05	0.95	0.27	0.27	5.69	3.72	2.20	2.96
28	PIPE B1	1110.50	1111.50	51.750	1.93	18	1110.89	1112.08	0.07	0.85	0.34	2.36	15.81	6.42	3.74	5.08
29	PIPE B2	1111.70	1112.50	56.640	1.41	18	1112.11	1113.06	0.05	0.85	0.24	2.20	13.52	5.63	3.66	4.65
30	PIPE B3	1112.70	1113.00	23.358	1.28	18	1113.11	1113.54	0.11	0.85	0.53	2.08	12.89	5.35	3.60	4.48
31	PIPE B4	1113.20	1114.80	78.873	2.03	18	1113.54	1115.29	0.05	0.85	0.24	1.72	16.20	5.64	3.41	4.52
32	PIPE B5	1115.00	1115.80	61.077	1.31	18	1115.36	1116.28	0.09	0.85	0.44	1.62	13.02	5.02	3.34	4.18
33	PIPE B5.1	1118.00	1118.50	46.501	1.08	12	1118.24	1118.79	0.05	0.95	0.27	0.49	4.00	3.45	2.59	3.02
34	PIPE B5.2	1118.50	1119.00	32.500	1.54	12	1118.79	1119.21 j	0.05	0.95	0.27	0.27	4.79	1.43	2.20	1.82
35	PIPE B6	1116.00	1117.00	72.145	1.39	18	1116.29	1117.39	0.14	0.85	0.68	1.07	13.39	4.54	2.98	3.76
36	PIPE B6.1	1118.00	1118.50	46.502	1.08	12	1118.22	1118.77	0.05	0.85	0.24	0.43	4.00	3.33	2.50	2.92
37	PIPE B6.2	1118.50	1119.00	32.765	1.53	12	1118.77	1119.20 j	0.05	0.85	0.24	0.24	4.77	1.40	2.13	1.77
38	PIPE A7.2	1117.00	1117.80	62.676	1.28	12	1117.21	1118.07	0.06	0.70	0.24	0.44	4.36	3.55	2.51	3.03
39	PIPE A7.3	1118.00	1118.50	25.000	2.00	12	1118.14	1118.70	0.06	0.70	0.24	0.24	5.46	3.48	2.13	2.80
40	PIPE C1	1115.70	1116.30	54.194	1.11	18	1116.07	1116.78	0.05	0.95	0.27	1.63	11.97	4.74	3.35	4.05
41	PIPE C2	1116.50	1117.30	55.883	1.43	18	1116.84	1117.76	0.16	0.60	0.55	1.49	13.61	5.05	3.26	4.16
42	PIPE C3	1117.50	1118.00	47.558	1.05	18	1117.81	1118.39	0.25	0.75	1.07	1.07	11.66	4.11	2.97	3.54
43	PIPE B7	1117.50	1124.00	171.563	3.79	18	1117.66	1124.27	0.11	0.85	0.53	0.53	22.14	5.24	2.46	3.85
44	PIPE A5.1	1113.30	1114.10	39.004	2.05	18	1113.58	1114.51	0.15	0.85	0.73	1.22	16.29	5.42	3.09	4.25
45	PIPE A5.2	1114.30	1114.90	53.000	1.13	18	1114.53	1115.19	0.11	0.85	0.53	0.59	12.10	3.55	2.53	3.04
46	PIPE A5.3	1115.10	1116.00	39.255	2.29	18	1115.22	1116.18	0.05	0.85	0.24	0.24	17.23	3.46	2.00	2.73

Project File: 24114 STORM SEWERS 08-05-25.stm | Number of lines: 49 | Date: 8/5/2025

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 B3.1	1115.00	1116.00	43.825	2.28	12	1115.12	1116.17	0.05	0.60	0.17	0.17	5.83	3.29	1.94	2.62
48	PIPE A5.1.1	1114.30	1115.00	45.364	1.54	18	1114.51	1115.18 j	0.05	0.85	0.24	0.24	14.13	1.57	2.00	1.79
49	PIPE A3.1	1111.00	1115.00	81.510	4.91	18	1111.11	1115.20	0.06	0.85	0.29	0.29	25.20	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	4.70	4.70	28.10	6.63	4.28	5.45
2	PIPE A1	1088.00	1088.50	30.000	1.67	24	1089.12	1090.07	0.00	0.00	0.00	19.10	31.63	10.54	7.22	8.88
3	PIPE A2	1094.00	1099.00	31.476	15.88	24	1094.60	1100.57	0.00	0.00	0.00	19.15	97.66	24.12	7.23	15.67
4	PIPE A3	1105.00	1108.00	19.999	15.00	24	1105.61	1109.57	0.15	0.80	1.16	19.18	94.90	23.63	7.23	15.43
5	PIPE A4	1109.50	1109.80	27.401	1.10	24	1110.53	1111.12	0.19	0.90	1.65	13.47	25.64	8.26	6.12	7.19
6	PIPE A5	1110.00	1112.50	104.367	2.40	24	1111.12	1113.77	0.06	0.90	0.52	12.53	37.92	6.92	5.95	6.44
7	PIPE A6	1112.70	1113.80	35.256	3.12	24	1113.77	1114.95	0.09	0.80	0.70	10.27	43.28	5.99	5.51	5.75
8	PIPE A7	1114.00	1115.00	49.745	2.01	24	1114.95	1116.12	0.00	0.00	0.00	9.88	34.74	6.75	5.44	6.09
9	PIPE A8	1115.70	1117.30	78.689	2.03	18	1116.35	1118.27	0.08	0.90	0.70	6.30	16.22	8.60	5.22	6.91
10	PIPE A9	1117.50	1117.80	14.926	2.01	18	1118.27	1118.56 j	0.08	0.90	0.70	3.99	16.13	4.37	4.41	4.39
11	PIPE A9.1	1118.00	1124.00	102.790	5.84	18	1118.56	1124.55 j	0.04	0.95	0.37	2.14	27.49	3.52	3.63	3.57
12	PIPE A9.2	1124.20	1128.00	65.489	5.80	18	1124.55	1128.25 j	0.03	0.60	0.17	0.44	27.40	1.41	2.34	1.87
13	PIPE A9.3	1129.00	1130.40	24.500	5.71	12	1129.13	1130.63	0.03	0.60	0.17	0.31	9.22	5.43	2.29	3.86
14	PIPE A9.4	1130.60	1131.00	24.500	1.63	12	1130.73	1131.17	0.03	0.60	0.17	0.17	4.93	2.94	1.95	2.45
15	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
16	PIPE D2	1126.20	1127.00	15.000	5.33	12	1126.58	1127.52	0.05	0.85	0.41	1.51	8.91	5.49	3.65	4.57
17	PIPE D3	1127.20	1128.00	36.762	2.18	12	1127.52	1128.46	0.03	0.95	0.28	1.17	5.69	5.39	3.36	4.37
18	PIPE D4	1128.20	1129.00	40.000	2.00	12	1128.48	1129.41	0.05	0.95	0.46	0.95	5.46	5.20	3.14	4.17
19	PIPE D5	1129.20	1130.00	45.000	1.78	12	1129.42	1130.31	0.06	0.95	0.55	0.55	5.14	4.27	2.68	3.47
20	PIPE A8.1	1118.00	1120.00	61.500	3.25	18	1118.34	1120.57	0.11	0.85	0.90	2.27	20.52	7.64	3.69	5.67
21	PIPE A8.2	1121.00	1121.50	13.768	3.63	18	1121.27	1121.97	0.12	0.85	0.99	1.53	21.68	7.08	3.29	5.19
22	PIPE A8.3	1122.00	1123.00	78.501	1.27	18	1122.26	1123.34	0.10	0.85	0.82	0.82	12.84	4.07	2.77	3.42
23	PIPE A10	1118.00	1120.50	41.413	6.04	18	1118.56	1121.01 j	0.06	0.85	0.49	1.80	27.95	2.97	3.45	3.21

Project File: 24114 STORM SEWERS 08-05-25.stm | Number of lines: 49 | Date: 8/5/2025

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	1121.00	1121.80	22.545	3.55	18	1121.26	1122.25	0.09	0.95	0.83	1.42	21.43	6.86	3.22	5.04
25	PIPE A12	1122.00	1124.00	72.499	2.76	18	1122.25	1124.34	0.09	0.95	0.83	0.83	18.90	4.36	2.77	3.57
26	PIPE A7.1	1116.00	1116.80	35.599	2.25	18	1116.34	1117.33	0.12	0.80	0.93	1.97	17.05	6.43	3.54	4.98
27	PIPE A7.1.1	1119.00	1120.00	46.000	2.17	12	1119.19	1120.28	0.05	0.95	0.46	0.46	5.69	4.34	2.54	3.44
28	PIPE B1	1110.50	1111.50	51.750	1.93	18	1111.07	1112.35	0.07	0.85	0.58	4.85	15.81	7.86	4.72	6.29
29	PIPE B2	1111.70	1112.50	56.640	1.41	18	1112.35	1113.31	0.05	0.85	0.41	4.51	13.52	6.19	4.60	5.40
30	PIPE B3	1112.70	1113.00	23.358	1.28	18	1113.31	1113.79	0.11	0.85	0.90	4.24	12.89	6.24	4.51	5.37
31	PIPE B4	1113.20	1114.80	78.873	2.03	18	1113.79	1115.51	0.05	0.85	0.41	3.49	16.20	5.42	4.22	4.82
32	PIPE B5	1115.00	1115.80	61.077	1.31	18	1115.51	1116.49	0.09	0.85	0.74	3.26	13.02	6.11	4.13	5.12
33	PIPE B5.1	1118.00	1118.50	46.501	1.08	12	1118.32	1118.89	0.05	0.95	0.46	0.87	4.00	4.07	3.06	3.56
34	PIPE B5.2	1118.50	1119.00	32.500	1.54	12	1118.89	1119.28 j	0.05	0.95	0.46	0.46	4.79	1.62	2.54	2.08
35	PIPE B6	1116.00	1117.00	72.145	1.39	18	1116.49	1117.55	0.14	0.85	1.15	2.14	13.39	4.30	3.63	3.96
36	PIPE B6.1	1118.00	1118.50	46.502	1.08	12	1118.30	1118.87	0.05	0.85	0.41	0.77	4.00	3.93	2.96	3.44
37	PIPE B6.2	1118.50	1119.00	32.765	1.53	12	1118.87	1119.27 j	0.05	0.85	0.41	0.41	4.77	1.58	2.47	2.02
38	PIPE A7.2	1117.00	1117.80	62.676	1.28	12	1117.33	1118.17	0.06	0.70	0.41	0.77	4.36	3.44	2.96	3.20
39	PIPE A7.3	1118.00	1118.50	25.000	2.00	12	1118.19	1118.76	0.06	0.70	0.41	0.41	5.46	4.07	2.46	3.27
40	PIPE C1	1115.70	1116.30	54.194	1.11	18	1116.21	1116.95	0.05	0.95	0.46	2.94	11.97	5.60	4.00	4.80
41	PIPE C2	1116.50	1117.30	55.883	1.43	18	1116.95	1117.91	0.16	0.60	0.93	2.61	13.61	5.84	3.85	4.84
42	PIPE C3	1117.50	1118.00	47.558	1.05	18	1117.91	1118.51	0.25	0.75	1.81	1.81	11.66	4.60	3.46	4.03
43	PIPE B7	1117.50	1124.00	171.563	3.79	18	1117.71	1124.35	0.11	0.85	0.90	0.90	22.14	6.14	2.84	4.49
44	PIPE A5.1	1113.30	1114.10	39.004	2.05	18	1113.77	1114.68	0.15	0.85	1.23	2.36	16.29	4.97	3.74	4.35
45	PIPE A5.2	1114.30	1114.90	53.000	1.13	18	1114.68	1115.29	0.11	0.85	0.90	1.12	12.10	3.16	3.01	3.09
46	PIPE A5.3	1115.10	1116.00	39.255	2.29	18	1115.29	1116.24	0.05	0.85	0.41	0.41	17.23	3.06	2.30	2.68

Project File: 24114 STORM SEWERS 08-05-25.stm | Number of lines: 49 | Date: 8/5/2025

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 B3.1	1115.00	1116.00	43.825	2.28	12	1115.15	1116.22	0.05	0.60	0.29	0.29	5.83	3.86	2.24	3.05
48	PIPE A5.1.1	1114.30	1115.00	45.364	1.54	18	1114.68	1115.24 j	0.05	0.85	0.41	0.41	14.13	1.16	2.30	1.73
49	PIPE A3.1	1111.00	1115.00	81.510	4.91	18	1111.15	1115.26	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	6.20	6.20	28.10	7.18	4.65	5.91
2	PIPE A1	1088.00	1088.50	30.000	1.67	24	1089.39	1090.29	0.00	0.00	0.00	26.32	31.63	11.26	8.87	10.06
3	PIPE A2	1094.00	1099.00	31.476	15.88	24	1094.71	1100.79	0.00	0.00	0.00	26.38	97.66	26.38	8.88	17.63
4	PIPE A3	1105.00	1108.00	19.999	15.00	24	1105.72	1109.79	0.15	0.80	1.49	26.41	94.90	25.85	8.89	17.37
5	PIPE A4	1109.50	1109.80	27.401	1.10	24	1110.76	1111.35	0.19	0.90	2.12	18.54	25.64	8.89	7.10	8.00
6	PIPE A5	1110.00	1112.50	104.367	2.40	24	1111.35	1114.00	0.06	0.90	0.67	17.23	37.92	7.64	6.84	7.24
7	PIPE A6	1112.70	1113.80	35.256	3.12	24	1114.00	1115.15	0.09	0.80	0.89	14.10	43.28	6.55	6.24	6.40
8	PIPE A7	1114.00	1115.00	49.745	2.01	24	1115.15	1116.32	0.00	0.00	0.00	13.55	34.74	7.24	6.14	6.69
9	PIPE A8	1115.70	1117.30	78.689	2.03	18	1116.48	1118.44	0.08	0.90	0.89	8.64	16.22	9.32	6.01	7.66
10	PIPE A9	1117.50	1117.80	14.926	2.01	18	1118.44	1118.70 j	0.08	0.90	0.89	5.47	16.13	4.71	4.93	4.82
11	PIPE A9.1	1118.00	1124.00	102.790	5.84	18	1118.70	1124.65 j	0.04	0.95	0.47	2.91	27.49	3.60	3.98	3.79
12	PIPE A9.2	1124.20	1128.00	65.489	5.80	18	1124.65	1128.28 j	0.03	0.60	0.22	0.59	27.40	1.33	2.53	1.93
13	PIPE A9.3	1129.00	1130.40	24.500	5.71	12	1129.14	1130.66	0.03	0.60	0.22	0.41	9.22	5.90	2.46	4.18
14	PIPE A9.4	1130.60	1131.00	24.500	1.63	12	1130.75	1131.19	0.03	0.60	0.22	0.22	4.93	3.17	2.09	2.63
15	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
16	PIPE D2	1126.20	1127.00	15.000	5.33	12	1126.67	1127.60	0.05	0.85	0.53	1.98	8.91	5.47	4.02	4.75
17	PIPE D3	1127.20	1128.00	36.762	2.18	12	1127.60	1128.52	0.03	0.95	0.35	1.52	5.69	5.21	3.67	4.44
18	PIPE D4	1128.20	1129.00	40.000	2.00	12	1128.52	1129.47	0.05	0.95	0.59	1.23	5.46	5.59	3.41	4.50
19	PIPE D5	1129.20	1130.00	45.000	1.78	12	1129.47	1130.35	0.06	0.95	0.71	0.71	5.14	4.19	2.88	3.53
20	PIPE A8.1	1118.00	1120.00	61.500	3.25	18	1118.44	1120.66	0.11	0.85	1.16	3.01	20.52	7.05	4.03	5.54
21	PIPE A8.2	1121.00	1121.50	13.768	3.63	18	1121.31	1122.04	0.12	0.85	1.26	2.03	21.68	7.69	3.57	5.63
22	PIPE A8.3	1122.00	1123.00	78.501	1.27	18	1122.29	1123.38	0.10	0.85	1.05	1.05	12.84	4.38	2.96	3.67
23	PIPE A10	1118.00	1120.50	41.413	6.04	18	1118.70	1121.09 j	0.06	0.85	0.63	2.39	27.95	2.95	3.75	3.35

Project File: 24114 STORM SEWERS 08-05-25.stm | Number of lines: 49 | Date: 8/5/2025

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	1121.00	1121.80	22.545	3.55	18	1121.30	1122.32	0.09	0.95	1.06	1.87	21.43	7.44	3.49	5.47
25	PIPE A12	1122.00	1124.00	72.499	2.76	18	1122.32	1124.38	0.09	0.95	1.06	1.06	18.90	3.92	2.96	3.44
26	PIPE A7.1	1116.00	1116.80	35.599	2.25	18	1116.40	1117.41	0.12	0.80	1.19	2.58	17.05	6.95	3.84	5.39
27	PIPE A7.1.1	1119.00	1120.00	46.000	2.17	12	1119.22	1120.32	0.05	0.95	0.59	0.59	5.69	4.67	2.73	3.70
28	PIPE B1	1110.50	1111.50	51.750	1.93	18	1111.18	1112.50	0.07	0.85	0.74	6.64	15.81	8.56	5.33

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.

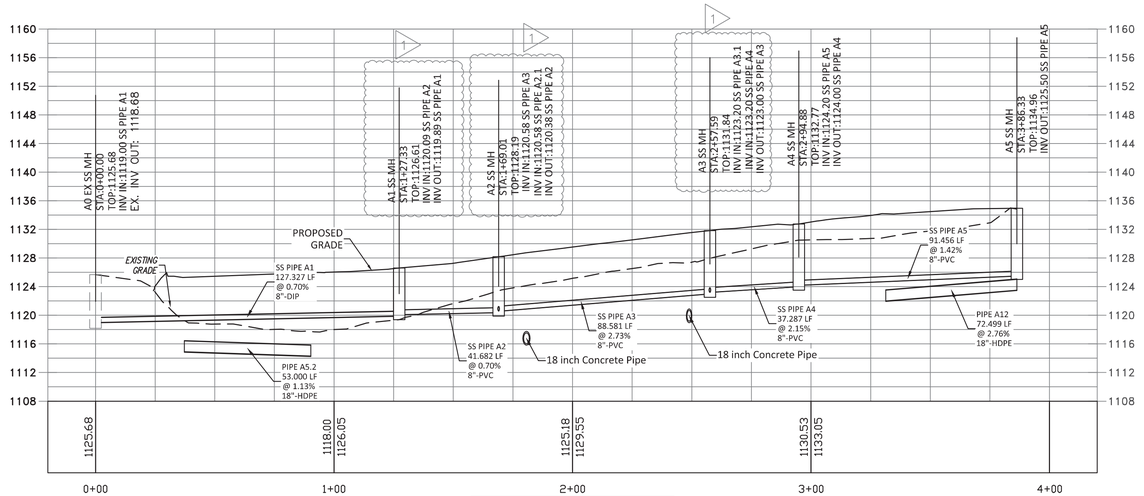
WATER SERVICES AND SEWER SERVICE LATERALS LOCATIONS ARE TO BE PERMANENTLY MARKED ON THE CURB.

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

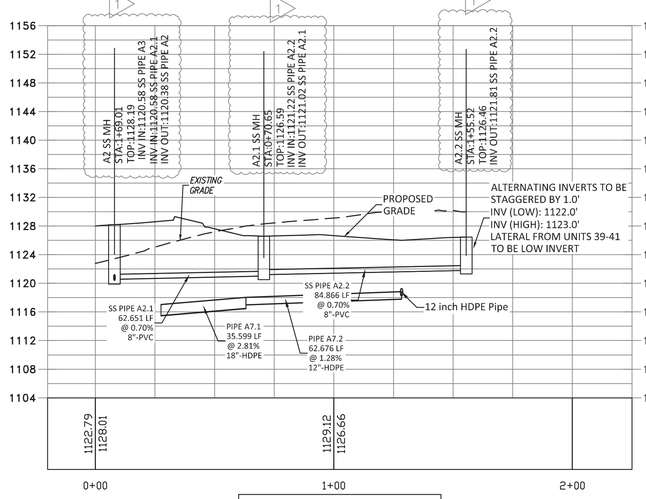
ALL SANITARY SEWER IN THE PUBLIC RIGHT-OF-WAY IS REQUIRED TO BE ELECTRONICALLY LOCATABLE WITH 12-GAUGE COPPER WIRE AND MARKED WITH POLYETHYLENE 6" WIDE YELLOW WARNING TAPE PER CCWS DETAIL NUMBERS 02722-2 AND 02722-4A.

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

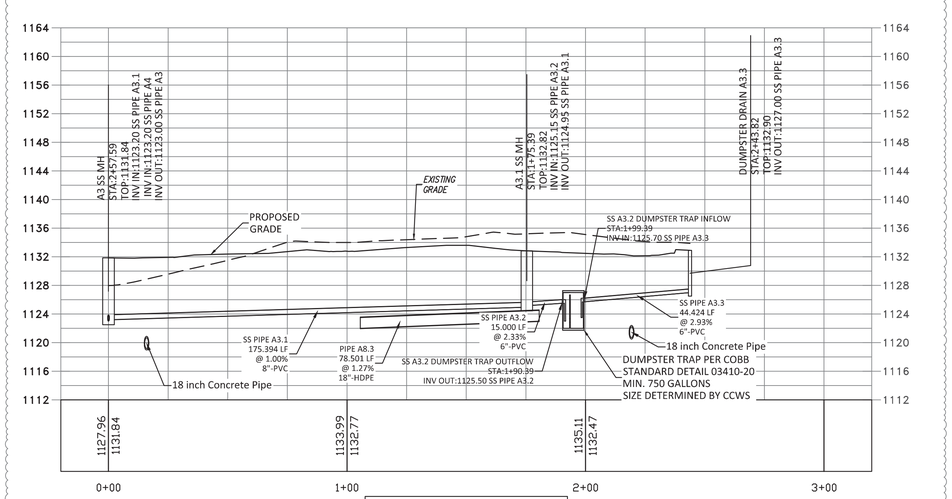
THE ELEVATION OF THE TOPS OF ALL MANHOLES ON A SEWER OUTFALL SHALL BE 12" TO 18" ABOVE LANDSCAPE GRADE UNLESS OTHERWISE AUTHORIZED BY AN EASEMENT AGREEMENT STIPULATION. RINGS AND COVERS MUST BE PRE-CAST INTO MANHOLE TOPS (BOLT DOWN, WATER-TIGHT RINGS REQUIRED IF BELOW THE 100-YEAR FLOOD PLAIN)



SS A0 TO A5
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



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



SS A3 TO A3.3
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
[redacted]

CCWS

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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 SPR-2025-K001
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
1 COBB COUNTY WATER 10-30-25

RETAINING WALL NOTE:

ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS

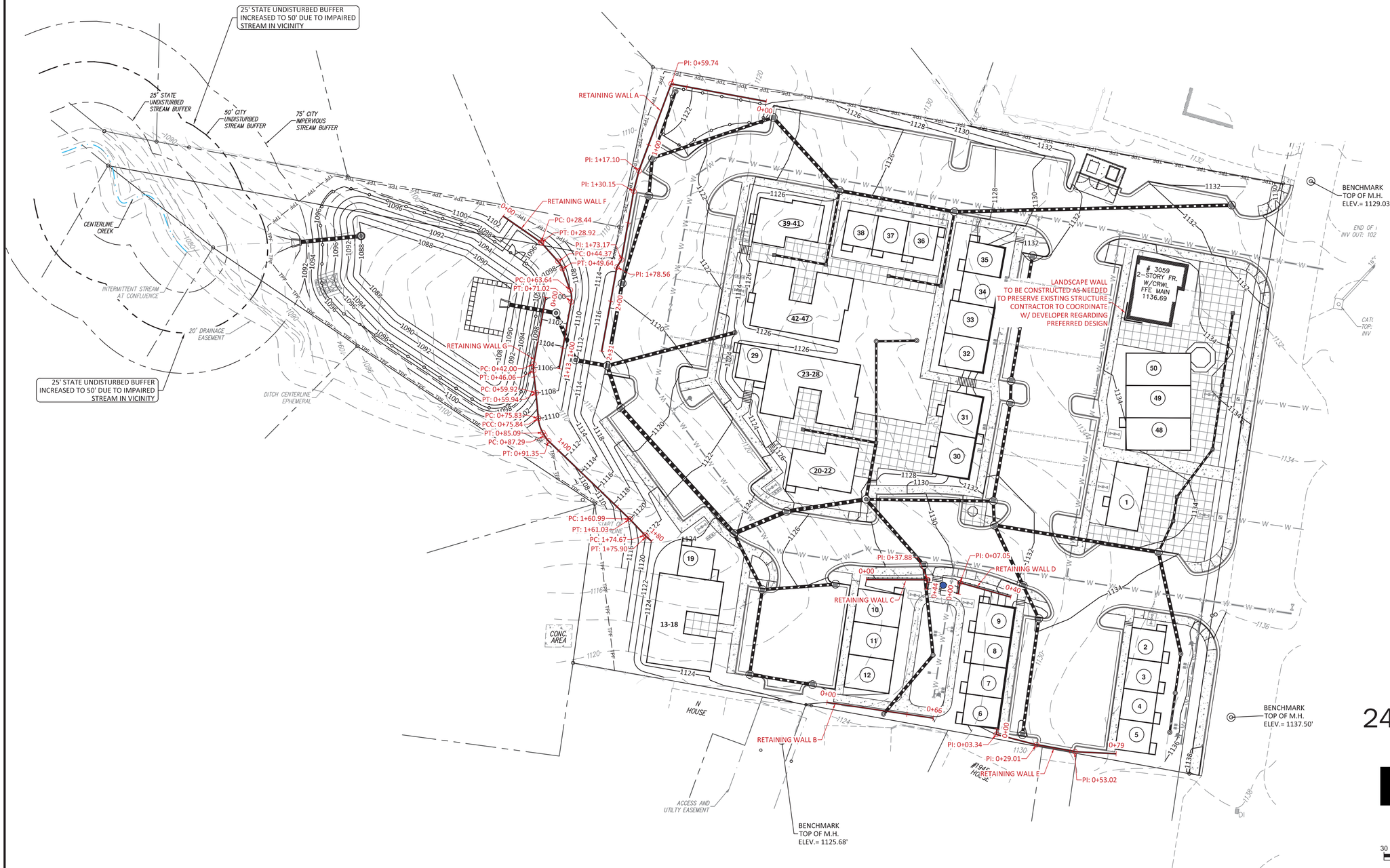
ALL RETAINING WALLS GREATER THAN 21" IN HEIGHT TO BE PROVIDED WITH SAFETY HAND RAIL (SEE DETAIL CSP-FSR)

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

1

WALL NOTE

INSTALLATION OF RETAINING WALL AND GEOGRID MUST BE MINIMUM 5' SEPARATION FROM WATER MAIN AS APPROVED BY COBB COUNTY WATER AND SEWER
IF GEOGRID CANNOT MAINTAIN MINIMUM 5' SEPARATION FROM WATER MAIN, ALTERNATE WALL DESIGN MUST BE PROVIDED



N

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

24 HOUR CONTACT
JASON KISZ
[redacted]

SCALE: 1" = 30'

30 0 30 60 90 FEET

RETAINING WALL LOCATIONS

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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
SPR-2025-K001

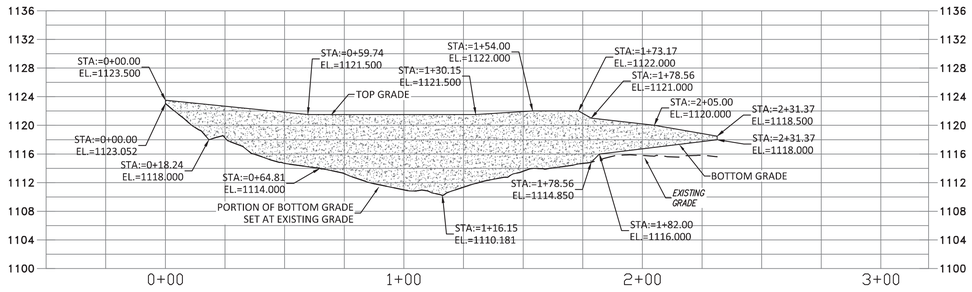
SHEET TITLE
RETAINING WALL LOCATIONS

SHEET NUMBER
C607

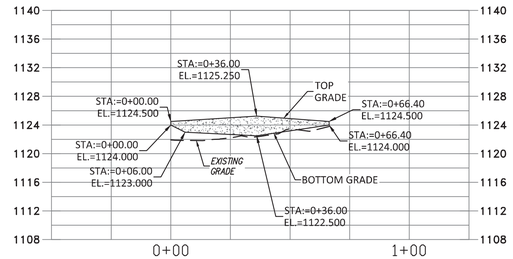
PROJECT NUMBER
24114

DATE
MARCH 17TH, 2025

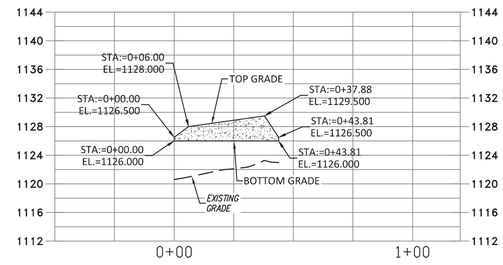
REVISIONS
1 COBB WATER 10-30-25



RETAINING WALL A
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



RETAINING WALL B
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

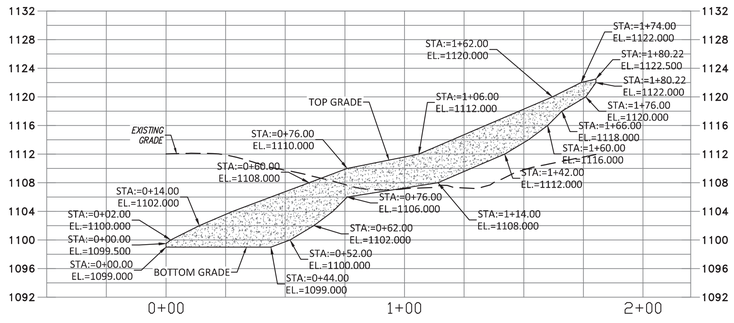


RETAINING WALL C
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

RETAINING WALL D
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

RETAINING WALL E
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

RETAINING WALL F
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00



RETAINING WALL G
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 30.00

1

WALL NOTE

INSTALLATION OF RETAINING WALL AND GEOGRID MUST BE MINIMUM 5' SEPARATION FROM WATER MAIN AS APPROVED BY COBB COUNTY WATER AND SEWER
IF GEOGRID CANNOT MAINTAIN MINIMUM 5' SEPARATION FROM WATER MAIN, ALTERNATE WALL DESIGN MUST BE PROVIDED

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.

Know what's below. Call before you dig.

24 HOUR CONTACT
JASON KISZ
[redacted]

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

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 SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE RETAINING WALL PROFILES

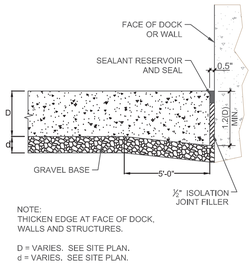
SHEET NUMBER C608

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS
1 COBB WATER 10-30-25

Know what's below. Call before you dig.



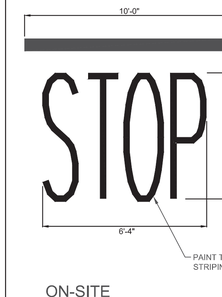
NOTE:
THICKEN EDGE AT FACE OF DOCK, WALLS AND STRUCTURES.

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

EXPANSION JOINT

SCALE: NONE

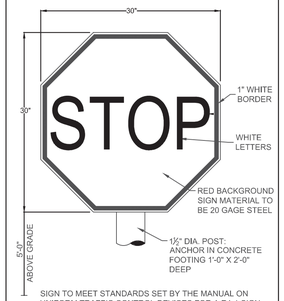
DETAIL # CSP-CEJ



ON-SITE TRAFFIC STOP & BAR

SCALE: NONE

DETAIL # CSP-TSB



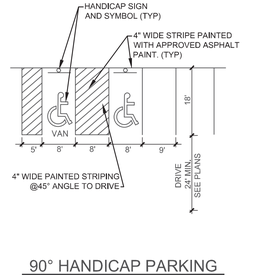
SIGN TO MEET STANDARDS SET BY THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR A R1-1 SIGN.

30"X30"

STOP SIGN

SCALE: NONE

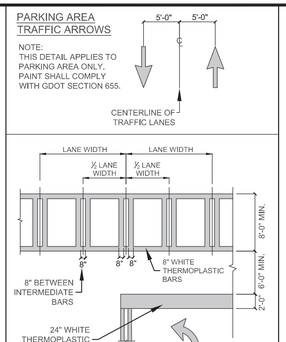
DETAIL # CSP-STP



90° HANDICAP PARKING

SCALE: NONE

DETAIL # CSP-PHC

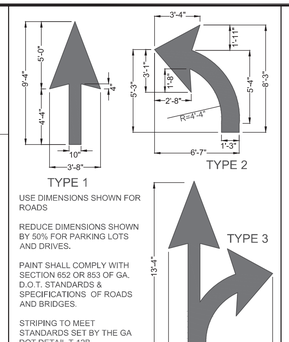


NOTE: STRIPING TO MEET STANDARDS SET BY THE GA DOT DETAIL T-11A

CROSSWALK STRIPING

SCALE: NONE

DETAIL # CSP-TCW



USE DIMENSIONS SHOWN FOR ROADS

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

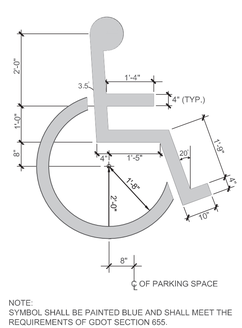
PAINT SHALL COMPLY WITH SECTION 652 OR 853 OF GA. D.O.T. STANDARDS & SPECIFICATIONS OF ROADS AND BRIDGES.

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

PAVEMENT TRAFFIC ARROWS

SCALE: NONE

DETAIL # CSP-TAR

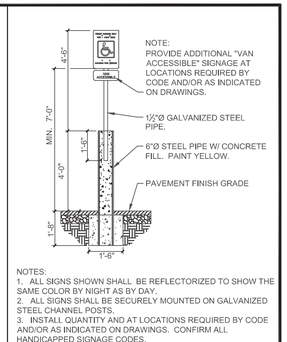


NOTE:
SYMBOL SHALL BE PAINTED BLUE AND SHALL MEET THE REQUIREMENTS OF GDOT SECTION 655.

HANDICAP SYMBOL

SCALE: NONE

DETAIL # CSP-HCL

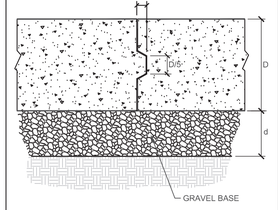


NOTES:
1. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
2. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
3. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

HANDICAP POST SIGN

SCALE: NONE

DETAIL # CSP-HCS

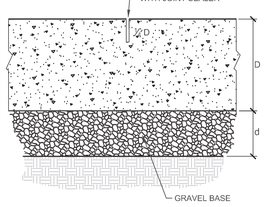


D = VARIES. SEE SITE PLAN.
d = VARIES. SEE SITE PLAN.

CONSTRUCTION JOINT DETAIL

SCALE: NONE

DETAIL # CSP-CCJ

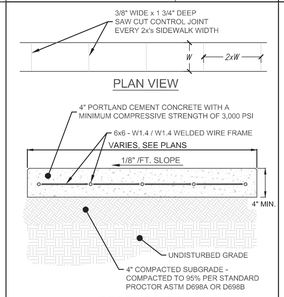


D = VARIES. SEE SITE PLAN.
d = VARIES. SEE SITE PLAN.

SCORE JOINT DETAIL

SCALE: NONE

DETAIL # CSP-CSJ

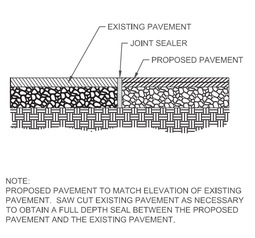


NOTES:
1. MAXIMUM SLOPE SHALL BE 5.0% UNLESS SPECIFIED OTHERWISE.
2. TOOL ALL EXPOSED EDGES AND JOINTS TO ¼" RADIUS
3. BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL
4. PROVIDE 1/2" WIDE EXPANSION JOINT WITH SEALER AT 50' INTERVALS AND AT ALL CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT.

SIDEWALK DETAIL

SCALE: NONE

DETAIL # CSP-CSW

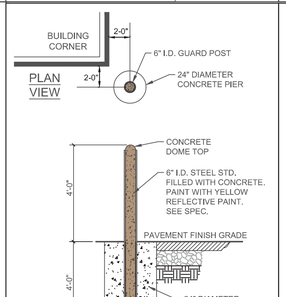


NOTE:
PROPOSED PAVEMENT TO MATCH ELEVATION OF EXISTING PAVEMENT. SAW CUT EXISTING PAVEMENT AS NECESSARY TO OBTAIN A FULL DEPTH SEAL BETWEEN THE PROPOSED PAVEMENT AND THE EXISTING PAVEMENT.

PAVEMENT TRANSITION

SCALE: NONE

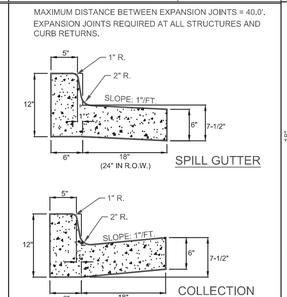
DETAIL # CSP-PTR



GUARD POST

SCALE: NONE

DETAIL # CSP-GDP

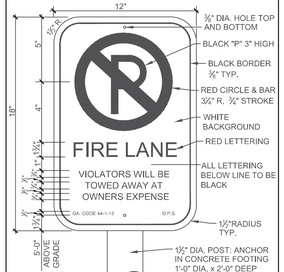


DETAIL SHOWN ABOVE IS SPECIFICALLY FOR CONDITION WHERE ASPHALT SLOPES TOWARD CURB. WHERE ASPHALT SLOPES AWAY FROM CURB, GUTTER SHALL ALSO SLOPE AWAY FROM CURB FACE TO MATCH SLOPE OF ADJACENT PAVING.

CONCRETE CURB & GUTTER

SCALE: NONE

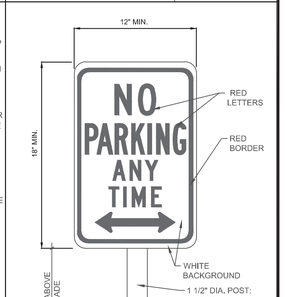
DETAIL # CSP-CCG



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

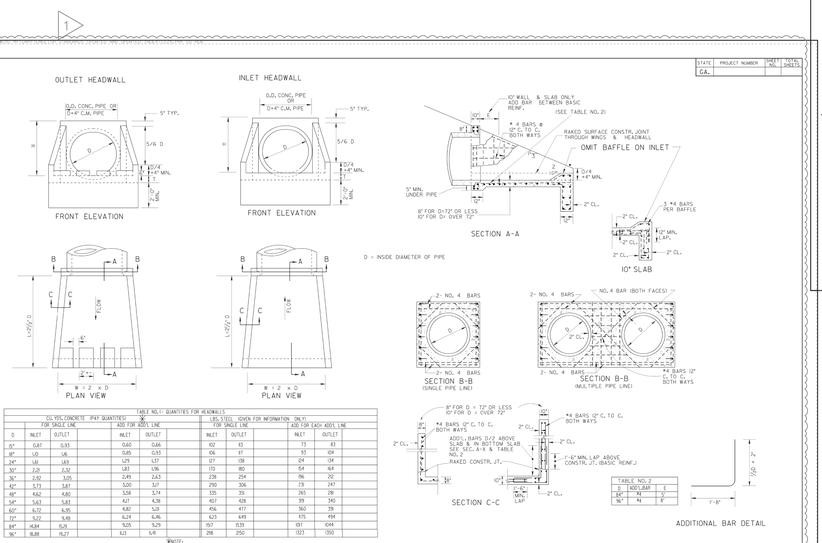


TABLE NO.1- QUANTITIES FOR HEADWALLS								
CU.YDS.CONCRETE "PAY QUANTITIES"				LBS.STEEL (GIVEN FOR INFORMATION ONLY)				
FOR SINGLE LINE		ADD FOR ADDL LINE		FOR SINGLE LINE		ADD FOR EACH ADDL LINE	
D	INLET	OUTLET	INLET	OUTLET	INLET	OUTLET	INLET	OUTLET
12"	0.87	0.93	0.60	0.66	62	63	73	83
18"	1.0	1.6	0.85	0.93	106	97	93	104
24"	1.0	1.63	1.21	1.37	127	138	124	134
30"	2.21	2.32	1.83	1.96	173	180	154	164
36"	2.92	3.05	2.49	2.63	238	254	196	212
42"	3.73	3.87	3.00	3.27	290	306	278	247
48"	4.62	4.80	3.58	3.74	335	351	265	281
54"	5.63	5.81	4.21	4.38	407	428	315	340
60"	6.72	6.95	4.82	5.28	456	417	360	319
72"	9.22	9.48	6.24	6.46	623	645	475	494
84"	11.84	12.15	9.05	5.29	757	1139	637	644
96"	14.88	15.27	8.13	8.41	298	350	1323	1350

NOTE:
QUANTITIES SHOWN WILL BE ACTUAL PAY QUANTITIES FOR CLASS "A" CONCRETE, INCLUDING REINFORCED STEEL. NO ADJUSTMENT WILL BE MADE FOR AS BUILT QUANTITIES.

D = INSIDE DIAMETER OF PIPE CULVERT

H = D + 10" MIN. FOR C.M. PIPE
H = D + PIPE WALL THICKNESS + 8" FOR CONC. PIPE
(D /12 D + 9" TYP.)

T = 8" FOR D = 72" OR LESS
T = 10" FOR D = OVER 72"

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

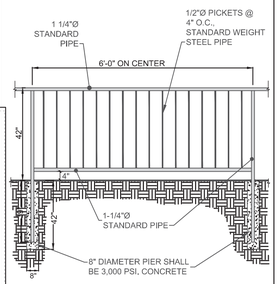
STANDARD
TAPERED
INLET HEADWALL - OUTLET HEADWALL
(BUILT-IN-PLACE)

NO SCALE — REV.& REDR.OCT., 1999

DES. — SUBMITTED — DATE
DRN. — DESIGN ENGR.
TRA. — APPROVED — CHIEF ENGINEER
CHK.

NUMBER 1125

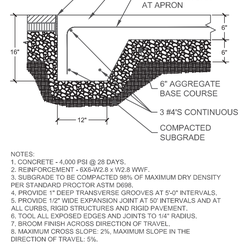
NOTE:
THIS SAFETY RAIL IS INTENDED FOR ELEVATION DIFFERENCES GREATER THAN 21" IN A PEDESTRIAN AREA, AND SHALL NOT BE USED FOR RAMPS OR STAIRS WHERE A HANDRAIL IS REQUIRED.



SAFETY RAIL FENCE

SCALE: NONE

DETAIL # CSP-FSR

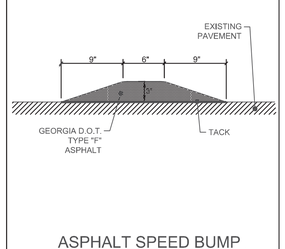


NOTES:
1. CONCRETE - 4,000 PSI @ 28 DAYS.
2. REINFORCEMENT - 6X6-W2.9 x W2.9 WWF.
3. SUBGRADE TO BE COMPACTED 98% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR ASTM D698.
4. PROVIDE 1" DEEP TRANSVERSE GROOVES AT 5'-0" INTERVALS.
5. PROVIDE 1/2" WIDE EXPANSION JOINT AT 50' INTERVALS AND AT ALL CURBS, RIGID 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

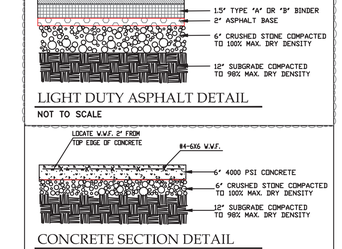
DETAIL # CSP-CPD



ASPHALT SPEED BUMP

SCALE: NONE

DETAIL # CSP-PSB

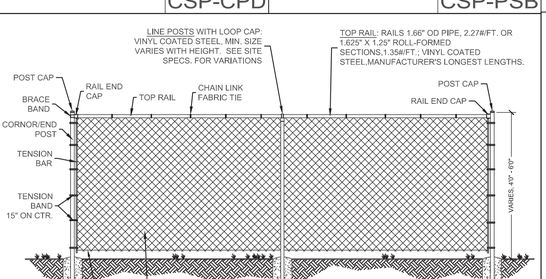


LIGHT DUTY ASPHALT DETAIL

NOT TO SCALE

CONCRETE SECTION DETAIL

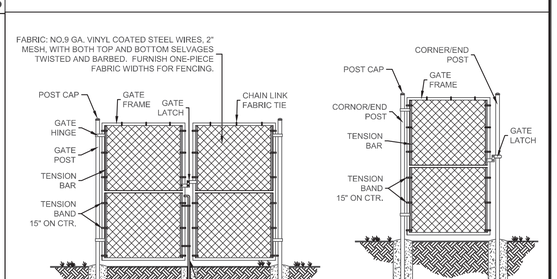
NOT TO SCALE



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 11/20/25

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 SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

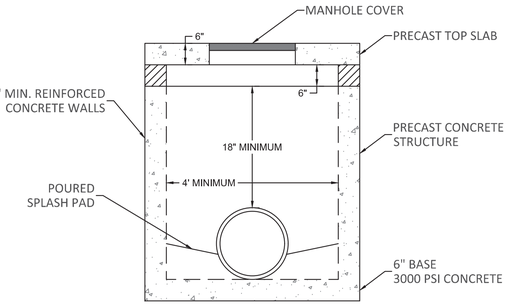
SHEET TITLE CONSTRUCTION DETAILS

SHEET NUMBER C701

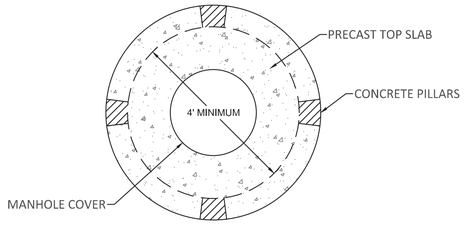
PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS
1 CITY OF KENNESAW 08-05-25



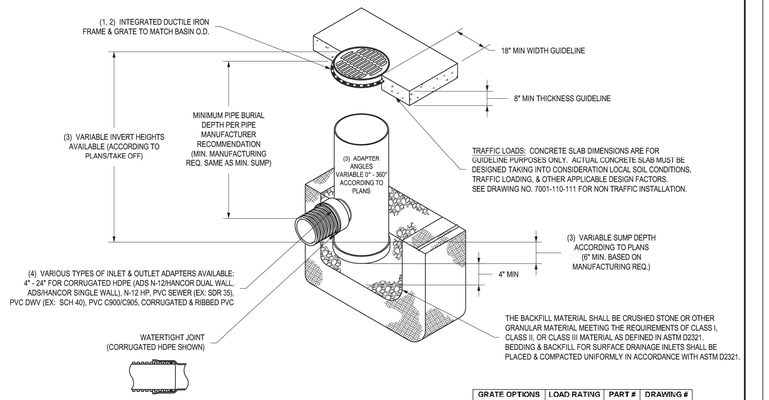
FRONT VIEW



TOP VIEW

PEDESTAL INLET DETAIL

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	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.

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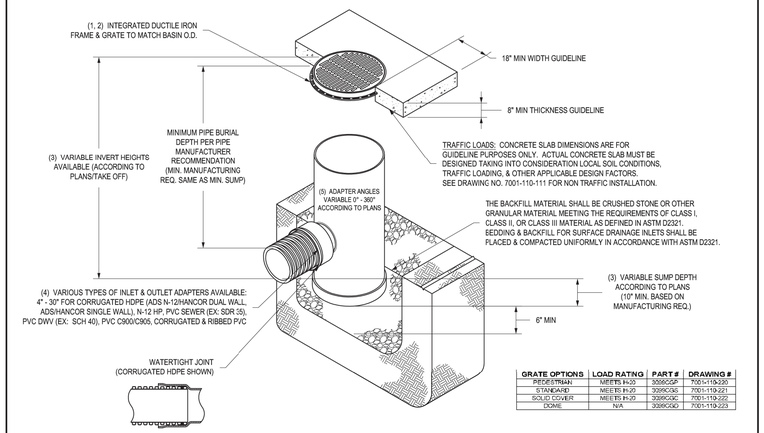
DRAWN BY	EBC
DATE	04-03-06
REVISED BY	NMH
DATE	03-14-16
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

NYLOPLAST 30" DRAIN BASIN: 2830AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	3036CGP	7001-110-220
STANDARD	MEETS H-20	3036CGS	7001-110-221
SOLID COVER	MEETS H-20	3036CGC	7001-110-222
DOME	N/A	3036CGD	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.

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DRAWN BY	EBC
DATE	04-03-06
REVISED BY	NMH
DATE	03-14-16
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 30 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

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. SEE DRAWING NO. 7001-110-012.
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).

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DRAWN BY	EBC
DATE	4-20-07
REVISED BY	NMH
DATE	06-12-18
DWG SIZE	A
MATERIAL	PVC
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH PEDESTRIAN GRATE QUICK SPEC INSTALLATION DETAIL

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.

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DRAWN BY	EBC
DATE	03-25-10
REVISED BY	NMH
DATE	06-12-18
DWG SIZE	A
MATERIAL	
PROJECT NO./NAME	
SCALE	1:40
SHEET	1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-307 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 11/20/25

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 SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

SHEET TITLE CONSTRUCTION DETAILS

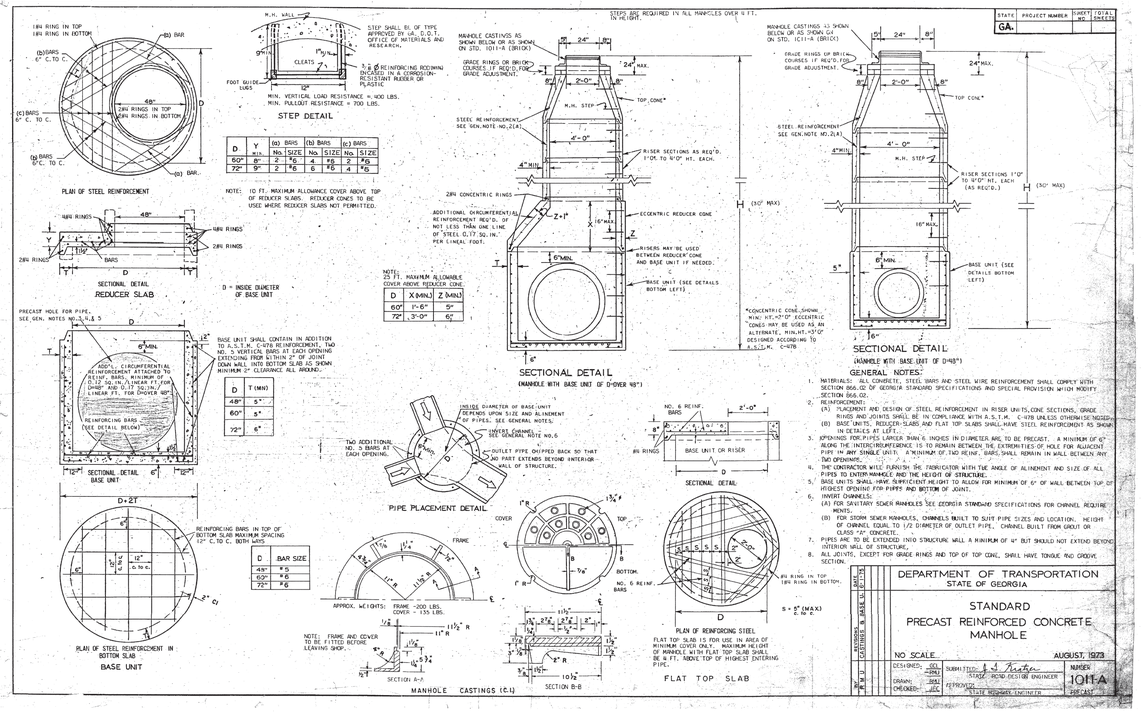
SHEET NUMBER C702

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS

Know what's below. Call before you dig.



D	X (MIN.)	Z (MIN.)
60"	1'-6"	5"
72"	3'-0"	6"

NOTE: 25 FT. MAXIMUM ALLOWABLE COVER ABOVE REDUCER CONE

D	(a) BARS No.	(a) BARS SIZE	(b) BARS No.	(b) BARS SIZE	(c) BARS No.	(c) BARS SIZE
60"	8"	2	#5	4	#5	2	#5
72"	9"	2	#6	4	#6	4	#5

D	T (MIN)
48"	5"
60"	5"
72"	6"

D	BAR SIZE
48"	#5
60"	#6
72"	#6

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD
PRECAST REINFORCED CONCRETE MANHOLE

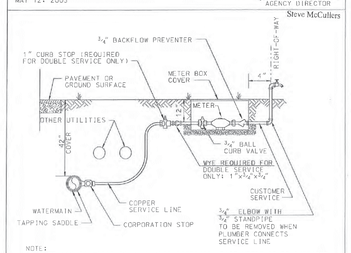
NO SCALE — AUGUST, 1973

DESIGNED: JDL — SUBMITTED: State Road & Bridge Design Engineer
DRAWN: BWJ
CHECKED: JDL — APPROVED: State Bridge Engineer
NUMBER 1011-A

REVISIONS: 4-1-74 ADDED NOTE NO. 8 TO GENERAL NOTES; 4-1-75 ADDED NOTE NO. 7 TO GENERAL NOTES; 4-1-76 ADDED NOTE NO. 8 TO GENERAL NOTES; 4-1-77 ADDED NOTE NO. 9 TO GENERAL NOTES; 4-1-78 ADDED NOTE NO. 10 TO GENERAL NOTES; 4-1-79 ADDED NOTE NO. 11 TO GENERAL NOTES; 4-1-80 ADDED NOTE NO. 12 TO GENERAL NOTES; 4-1-81 ADDED NOTE NO. 13 TO GENERAL NOTES; 4-1-82 ADDED NOTE NO. 14 TO GENERAL NOTES; 4-1-83 ADDED NOTE NO. 15 TO GENERAL NOTES; 4-1-84 ADDED NOTE NO. 16 TO GENERAL NOTES; 4-1-85 ADDED NOTE NO. 17 TO GENERAL NOTES; 4-1-86 ADDED NOTE NO. 18 TO GENERAL NOTES; 4-1-87 ADDED NOTE NO. 19 TO GENERAL NOTES; 4-1-88 ADDED NOTE NO. 20 TO GENERAL NOTES; 4-1-89 ADDED NOTE NO. 21 TO GENERAL NOTES; 4-1-90 ADDED NOTE NO. 22 TO GENERAL NOTES; 4-1-91 ADDED NOTE NO. 23 TO GENERAL NOTES; 4-1-92 ADDED NOTE NO. 24 TO GENERAL NOTES; 4-1-93 ADDED NOTE NO. 25 TO GENERAL NOTES; 4-1-94 ADDED NOTE NO. 26 TO GENERAL NOTES; 4-1-95 ADDED NOTE NO. 27 TO GENERAL NOTES; 4-1-96 ADDED NOTE NO. 28 TO GENERAL NOTES; 4-1-97 ADDED NOTE NO. 29 TO GENERAL NOTES; 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4-1-22 ADDED NOTE NO. 54 TO GENERAL NOTES; 4-1-23 ADDED NOTE NO. 55 TO GENERAL NOTES; 4-1-24 ADDED NOTE NO. 56 TO GENERAL NOTES; 4-1-25 ADDED NOTE NO. 57 TO GENERAL NOTES; 4-1-26 ADDED NOTE NO. 58 TO GENERAL NOTES; 4-1-27 ADDED NOTE NO. 59 TO GENERAL NOTES; 4-1-28 ADDED NOTE NO. 60 TO GENERAL NOTES; 4-1-29 ADDED NOTE NO. 61 TO GENERAL NOTES; 4-1-30 ADDED NOTE NO. 62 TO GENERAL NOTES; 4-1-31 ADDED NOTE NO. 63 TO GENERAL NOTES; 4-1-32 ADDED NOTE NO. 64 TO GENERAL NOTES; 4-1-33 ADDED NOTE NO. 65 TO GENERAL NOTES; 4-1-34 ADDED NOTE NO. 66 TO GENERAL NOTES; 4-1-35 ADDED NOTE NO. 67 TO GENERAL NOTES; 4-1-36 ADDED NOTE NO. 68 TO GENERAL NOTES; 4-1-37 ADDED NOTE NO. 69 TO GENERAL NOTES; 4-1-38 ADDED NOTE NO. 70 TO GENERAL NOTES; 4-1-39 ADDED NOTE NO. 71 TO GENERAL NOTES; 4-1-40 ADDED NOTE NO. 72 TO GENERAL NOTES; 4-1-41 ADDED NOTE NO. 73 TO GENERAL NOTES; 4-1-42 ADDED NOTE NO. 74 TO GENERAL NOTES; 4-1-43 ADDED NOTE NO. 75 TO GENERAL NOTES; 4-1-44 ADDED NOTE NO. 76 TO GENERAL NOTES; 4-1-45 ADDED NOTE NO. 77 TO GENERAL NOTES; 4-1-46 ADDED NOTE NO. 78 TO GENERAL NOTES; 4-1-47 ADDED NOTE NO. 79 TO GENERAL NOTES; 4-1-48 ADDED NOTE NO. 80 TO GENERAL NOTES; 4-1-49 ADDED NOTE NO. 81 TO GENERAL NOTES; 4-1-50 ADDED NOTE NO. 82 TO GENERAL NOTES; 4-1-51 ADDED NOTE NO. 83 TO GENERAL NOTES; 4-1-52 ADDED NOTE NO. 84 TO GENERAL NOTES; 4-1-53 ADDED NOTE NO. 85 TO GENERAL NOTES; 4-1-54 ADDED NOTE NO. 86 TO GENERAL NOTES; 4-1-55 ADDED NOTE NO. 87 TO GENERAL NOTES; 4-1-56 ADDED NOTE NO. 88 TO GENERAL NOTES; 4-1-57 ADDED NOTE NO. 89 TO GENERAL NOTES; 4-1-58 ADDED NOTE NO. 90 TO GENERAL NOTES; 4-1-59 ADDED NOTE NO. 91 TO GENERAL NOTES; 4-1-60 ADDED NOTE NO. 92 TO GENERAL NOTES; 4-1-61 ADDED NOTE NO. 93 TO GENERAL NOTES; 4-1-62 ADDED NOTE NO. 94 TO GENERAL NOTES; 4-1-63 ADDED NOTE NO. 95 TO GENERAL NOTES; 4-1-64 ADDED NOTE NO. 96 TO GENERAL NOTES; 4-1-65 ADDED NOTE NO. 97 TO GENERAL NOTES; 4-1-66 ADDED NOTE NO. 98 TO GENERAL NOTES; 4-1-67 ADDED NOTE NO. 99 TO GENERAL NOTES; 4-1-68 ADDED NOTE NO. 100 TO GENERAL NOTES; 4-1-69 ADDED NOTE NO. 101 TO GENERAL NOTES; 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4-1-46 ADDED NOTE NO. 378 TO

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

MAY 12, 2005 — AGENCY DIRECTOR — Steve McCullers

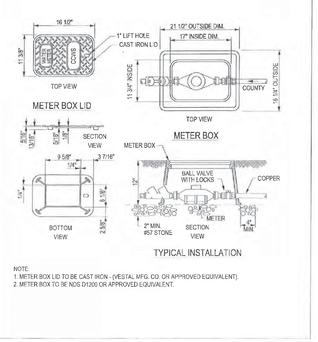


NOTE:
1. FITTINGS TO METER TO BE FLARED FITTINGS; PAST METER TO BE THREADED.
2. DOUBLE SERVICE NOT ALLOWED ABOVE ELEVATION 1140.

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

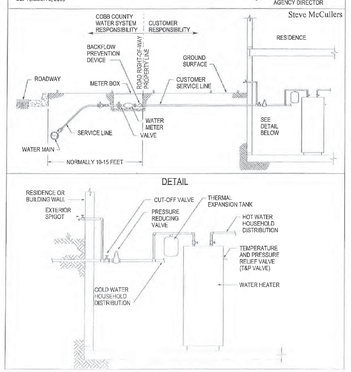
SEPTEMBER 10, 2007 — AGENCY DIRECTOR — Steve McCullers



NOTE:
1. METER BOX LID TO BE CAST IRON - (WESTAL MFG. CO. OR APPROVED EQUIVALENT).
2. METER BOX TO BE NDS DY200 OR APPROVED EQUIVALENT.

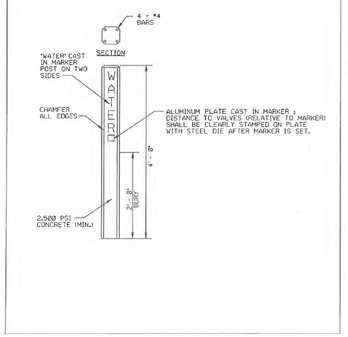
DETAIL 02713-50
COBB COUNTY WATER SYSTEM
ILLUSTRATION OF TYPICAL RESIDENTIAL WATER SUPPLY

SEPTEMBER 8, 2009 — AGENCY DIRECTOR — Steve McCullers



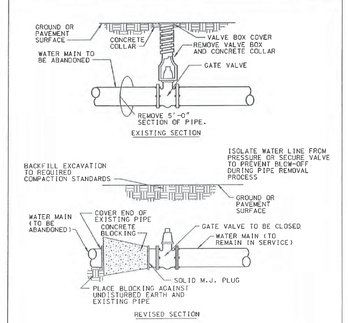
DETAIL 02713-5
COBB COUNTY WATER SYSTEM
CONCRETE VALVE MARKER

AUGUST 7, 2001 — AGENCY DIRECTOR



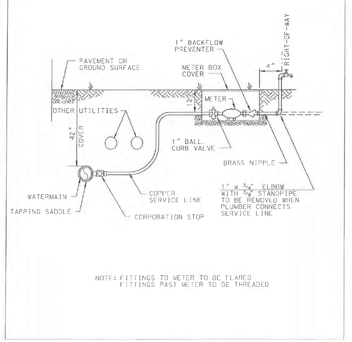
DETAIL 02713-6
COBB COUNTY WATER SYSTEM
LINE ABANDONMENT AT VALVE

AUGUST 7, 2001 — AGENCY DIRECTOR



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

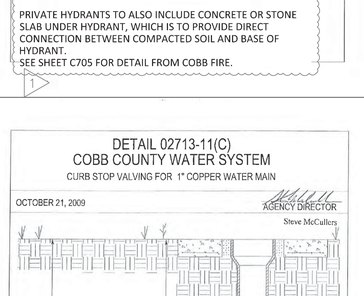
MAY 12, 2005 — AGENCY DIRECTOR — Steve McCullers



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



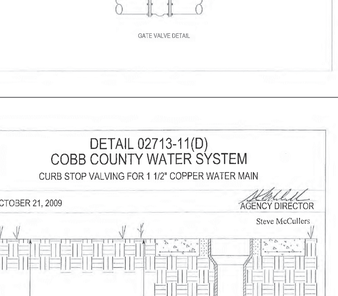
TYPICAL SECTION

PRIVATE HYDRANTS TO ALSO INCLUDE CONCRETE OR STONE SLAB UNDER HYDRANT, WHICH IS TO PROVIDE DIRECT CONNECTION BETWEEN COMPACTED SOIL AND BASE OF HYDRANT.
SEE SHEET C705 FOR DETAIL FROM COBB FIRE.

1

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 TYPE IN INCHES	RESIDENTIAL	COMMERCIAL (REGULATION STANDARD)	DOMESTIC	FIRE LINE	PROTECTION	SIZE OF METER BOX IN INCHES (OUTSIDE DIM.) W x L x D	SIZE OF METER VAULT IN FEET (OUTSIDE DIM.) W x L x D	COR VALVE SIZE	REQUIRED EASEMENT IN FEET W x L
¾ x ¾ e	X		X	X		14 x 20 x 18		M1	NONE
¾ x ¾		X		X		14 x 20 x 18		M1	3'-0" x 4'
1 e	X		X	X		14 x 20 x 18		M1	NONE
1		X	X	X		14 x 20 x 18		M1	5'-0" x 4'
1½		X	X	X		24 x 36 x 18		M2	5' x 6'
1½ WSP		X	X	X		24 x 36 x 18		M2	5' x 6'
2		X	X	X		24 x 36 x 18		M2	5' x 6'
2 WSP		X		X	X	24 x 36 x 18		M2	5' x 6'
3 WSP		X		X	X		5' x 8' x 5'-0"	A	9' x 10'
4 WSP		X		X	Y		5' x 8' x 5'-0"	A	9' x 10'
6 DC		X			Y		5' x 8' x 5'-0"	A	9' x 10'
6 FM x 1.5 or 2		X		X	Y		7' x 13' x 5'-0"	B	11' x 15'
8 DC		X			X		7' x 13' x 5'-0"	A	9' x 10'
8 FM x 2		X		X	X		7' x 13' x 5'-0"	B	11' x 15'
10 DC		X			X		5' x 9'-6" x 5'-0"	C	9' x 11'-6"
10 FM x 2		X		X	X		11' x 15' x 5'-0"	D	15' x 17'

WSBP — WITH 2" BYPASS LINE
DC — DOUBLE CHECK VALVE ASSEMBLY WITH NO BYPASS LINE E FIRE PROTECTION ONLY 1
6FM x 1.5 or 2 — FIRELINE AND MASTER METER 1.5" or 2" SIZE OF FIRE LINE METER.
ALL FM METERS INCLUDE 8" BYPASS LINE.

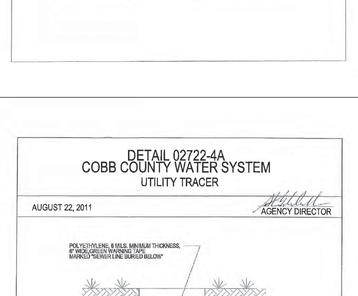
CCWS ID
#1 — STANDARD 12" x 12" METER BOX
#2 — STANDARD 24" x 36" METER BOX
A — 4'-0" x 7'-0" x 7'-0" CONCRETE VAULT WITH LID; HATCH 3'-0"x 3'-0"x 0'-0" REC.
B — 5'-0" x 13'-0" x 5'-0" CONCRETE VAULT WITH LID; HATCH 3'-0"x 3'-0"x 0'-0" REC.
C — 5'-0" x 9'-6" x 5'-0" CONCRETE VAULT WITH LID; HATCH 3'-0"x 3'-0"x 0'-0" REC.
D — 11'-0" x 14'-0" x 5'-0" CONCRETE VAULT WITH LID; HATCH 4'-0"x 4'-0"x 0'-0" REC.

RECOMMEND EASEMENT 5'-0"w x 4'-5"/ LOCATE FOOTAGE ALONG RIGHT OF WAY.
4 COURSES FOOTAGE PERPENDICULAR TO RIGHT OF WAY.

+ CCWS WILL PERMIT SEE "C" AND 1" ENDPOINT FLOW DEVICES TO BE INSTALLED WITH RESIDENTIAL ¾" AND 1" METER INSTALLATIONS.

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

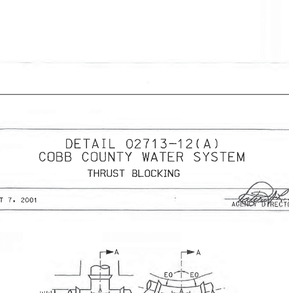
SEPTEMBER 27, 2001 — AGENCY DIRECTOR



NOTE: DOUBLE SERVICE NOT ALLOWED ABOVE ELEVATION 1140.

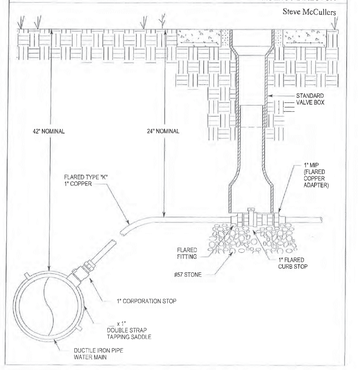
DETAIL 02713-31
COBB COUNTY WATER SYSTEM
WATER MAIN IN STREET INSTALLATION

FEBRUARY 14, 2006 — AGENCY DIRECTOR — Steve McCullers



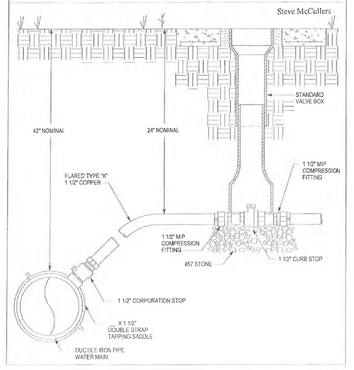
DETAIL 02713-11(C)
COBB COUNTY WATER SYSTEM
CURB STOP VALVING FOR 1" COPPER WATER MAIN

OCTOBER 21, 2009 — AGENCY DIRECTOR — Steve McCullers



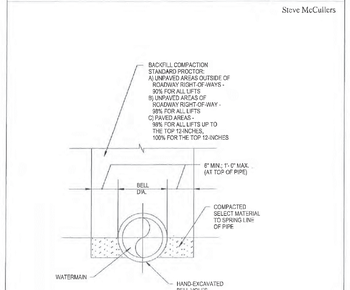
DETAIL 02713-11(D)
COBB COUNTY WATER SYSTEM
CURB STOP VALVING FOR 1 1/2" COPPER WATER MAIN

OCTOBER 21, 2009 — AGENCY DIRECTOR — Steve McCullers



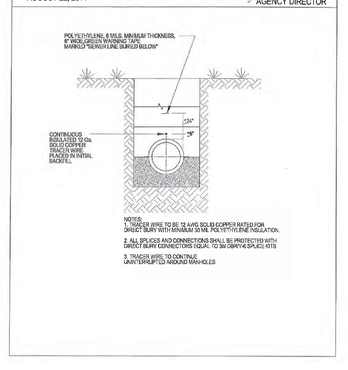
DETAIL 02713-1
COBB COUNTY WATER SYSTEM
WATER MAIN TRENCH DETAIL

FEBRUARY 15, 2008 — AGENCY DIRECTOR — Steve McCullers



DETAIL 02722-4A
COBB COUNTY WATER SYSTEM
UTILITY TRACER

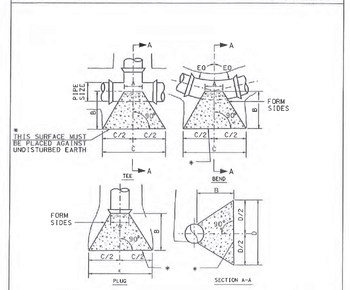
AUGUST 22, 2011 — AGENCY DIRECTOR



NOTES:
1. TRACER WIRE TO BE 12 AWG SOLID COPPER INSULATED FOR DIRECT BURY WITH MINIMUM 30 MIL POLYETHYLENE INSULATION.
2. ALL SPLICES AND CONNECTIONS SHALL BE PROTECTED WITH DIRECT BURY CONNECTIONS EQUAL TO 3M DBRY-II SPLICE KITS
3. TRACER WIRE TO CONTINUE UNINTERRUPTED AROUND MANHOLES

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 — Steve McCullers

FITTING	PIPE DIA. (IN)	THRUST	BLOCK	DIM.	(FEET)	APPROX. VOL. (C.Y.)	BEARING AREA (SQ.FT.)	DESIGN THRUST (LBS.)
		A	B	C	D			
90° BEND	6	1.0	1.6	3.9	2.4	0.30	9.3	18,000
	8	1.8	1.6	3.9	2.4	0.30	9.3	18,000
	10	1.5	2.5	5.3	3.6	0.55	23.9	47,875
	12	1.7	3.6	7.5	4.5	2.05	33.6	67,780
	14	2.0	3.5	8.7	5.0	3.09	45.5	90,840
	16	2.2	4.5	8.8	5.9	4.49	58.8	117,645
	18	2.3	4.5	10.1	6.6	6.10	73.5	147,708
	20	2.7	5.5	12.3	7.4	9.95	96.6	189,290
	24	3.3	6.0	12.4	7.4	11.40	121.5	243,000
45° BEND	6	0.7	1.3	3.2	2.0	0.20	6.3	12,600
	8	0.8	1.5	3.6	2.3	0.25	8.8	17,230
	10	0.9	1.8	4.5	2.8	0.47	13.0	25,020
	12	0.9	2.2	5.6	3.3	0.79	19.3	36,855
	14	0.9	2.4	6.4	3.9	1.21	24.6	45,050
	16	1.0	2.9	7.3	4.4	1.76	31.6	63,595
	18	1.1	3.3	8.2	4.9	2.50	40.0	80,040
	20	1.2	3.6	9.0	5.4	3.40	49.1	98,155
	24	1.5	4.2	10.5	6.4	5.60	68.9	137,790
22 ½° BEND	6	0.5	0.8	2.1	1.2	0.04	2.8	5,570
	8	0.6	1.1	2.7	1.5	0.10	4.4	8,810
	10	0.8	1.5	3.3	2.0	0.18	6.6	13,250
	12	0.9	1.8	4.0	2.4	0.30	8.4	16,740
	14	0.9	1.9	4.8	2.8	0.45	12.6	25,175
	16	1.0	2.1	5.7	3.3	0.67	16.5	32,965
	18	1.1	2.3	6.6	3.8	0.91	20.4	40,805
	20	1.2	2.6	8.5	3.8	1.28	25.1	50,175
	24	1.5	3.0	8.6	5.0	2.08	35.1	70,135
11 ¼° BEND	6	0.5	0.8	1.8	0.8	0.02	1.3	2,590
	8	0.6	0.8	1.8	1.0	0.04	2.2	4,410
	10	0.8	0.8	2.6	1.4	0.07	3.3	6,575
	12	0.8	1.1	2.8	1.7	0.13	4.7	9,410
	14	0.9	1.3	3.4	2.1	0.21	6.5	12,990
	16	1.0	1.5	3.7	2.2	0.25	8.2	16,400
	18	1.1	1.7	4.3	2.6	0.36	10.2	20,400
	20	1.2	1.8	4.6	3.0	0.45	12.6	25,215
	24	1.5	2.2	5.5	3.5	0.80	19.0	38,060
TEE (PLUG)	6	1.2	1.9	3.3	2.0	0.19	6.3	13,060
	8	1.2	1.7	4.3	2.6	0.41	11.2	23,000
	10	1.5	2.1	5.3	3.2	0.76	18.5	38,650
	12	1.7	2.5	6.5	3.9	1.26	29.6	47,670
	14	2.0	2.9	7.5	4.5	1.97	37.2	64,295
	16	2.2	3.3	8.5	5.2	2.91	47.8	99,995
	18	2.3	3.3	9.3	5.5	3.89	61.6	128,765
	20	2.7	4.0	10.4	6.2	5.40	84.1	175,745
	24	3.3	6.0	12.4	7.4	8.40	91.4	191,665

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 11/20/25

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

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

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

PROJECT CHEROKEE STREET — SPR-2025-K001
3033, 3045, & 3059 CHEROKEE ST NW
KENNESAW, GA 30144

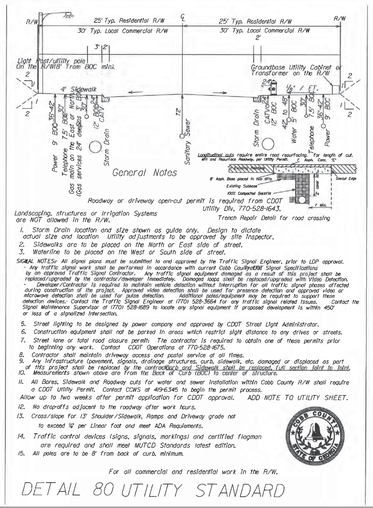
SHEET TITLE CONSTRUCTION DETAILS

SHEET NUMBER C704

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

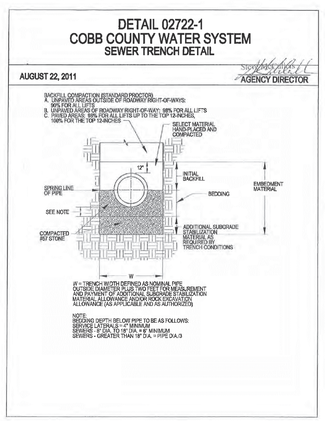
REVISIONS
1 — COBB FIRE — 08-05-25



DETAIL 80 UTILITY STANDARD

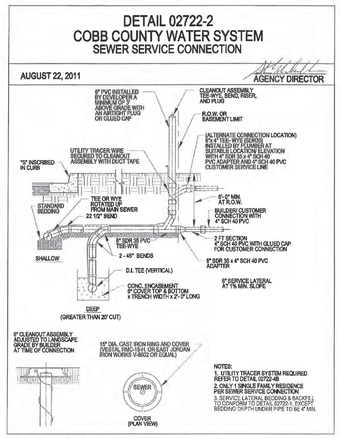
DETAIL 02722-1
COBB COUNTY WATER SYSTEM
SEWER TRENCH DETAIL

AUGUST 22, 2011 — AGENCY DIRECTOR



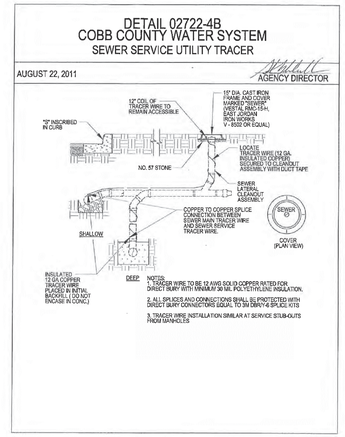
DETAIL 02722-2
COBB COUNTY WATER SYSTEM
SEWER SERVICE CONNECTION

AUGUST 22, 2011 — AGENCY DIRECTOR



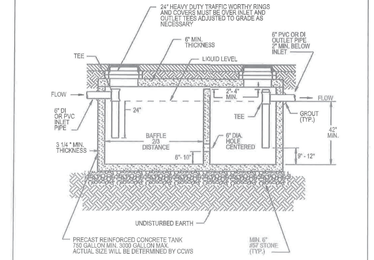
DETAIL 02722-4B
COBB COUNTY WATER SYSTEM
SEWER SERVICE UTILITY TRACER

AUGUST 22, 2011 — AGENCY DIRECTOR



DETAIL 03410-20
COBB COUNTY WATER SYSTEM
GREASE TRAP

JULY 23, 2012 — AGENCY DIRECTOR — STEVE MCCULLERS



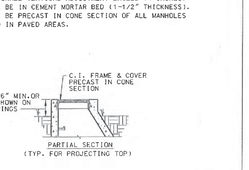
Note: Prior to covering the grease trap, call Environmental Compliance at 770.419.6430 to request an inspection. Please allow a 2-day notice for the inspection.

1

DETAIL 03410-2
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE
FRAME AND COVER INSTALLATION

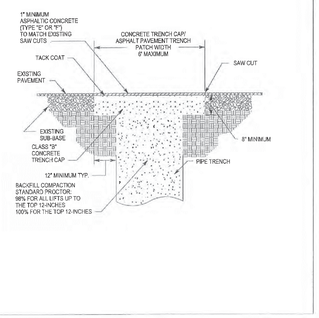
MAY 1, 2001 — AGENCY DIRECTOR

FRAME AND COVER INSTALLATION NOTES :
1. COVER TO BE SET FLUSH WITH PAVEMENT AND SHALL MATCH SLOPE OF STREET.
2. ADJUSTMENT OF FRAME AND COVER TO GRADE SHALL BE ACCOMPLISHED WITH A PRECAST CONCRETE LEVELING RING OR HDPE (LADTECH, INC. OR EQUAL) ADJUSTING RINGS. IN NO CASE SHALL VERTICAL ADJUSTMENT EXCEED 14-INCHES.
3. FRAME SHALL BE IN CEMENT MORTAR BED (1-1/2" THICKNESS).
4. FRAME SHALL BE PRECAST IN CONE SECTION OF ALL MANHOLES NOT LOCATED IN PAVED AREAS.



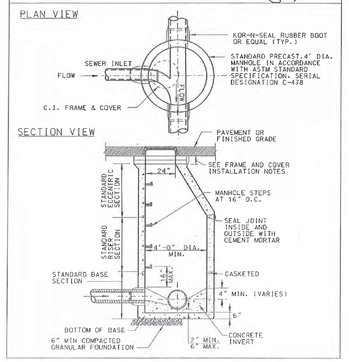
DETAIL 02510-2
COBB COUNTY WATER SYSTEM
CONCRETE TRENCH CAP AND
ASPHALT PAVEMENT TRENCH PATCH

FEBRUARY 13, 2006 — AGENCY DIRECTOR — Steve McCullers



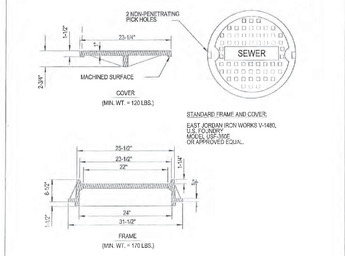
DETAIL 03410-1
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE
(< 20 DEPTH)

MAY 1, 2001 — AGENCY DIRECTOR



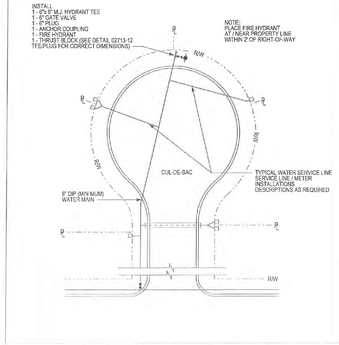
DETAIL 03410-11
COBB COUNTY WATER SYSTEM
STANDARD MANHOLE FRAME AND COVER

MAY 1, 2001 — AGENCY DIRECTOR



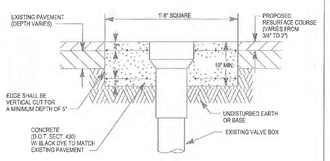
DETAIL 02713-9 (B)
COBB COUNTY WATER SYSTEM
DEAD-END FIRE HYDRANT INSTALLATION
(NEW INSTALLATIONS)

OCTOBER 21, 2009 — AGENCY DIRECTOR — Steve McCullers



DETAIL 02713-33
COBB COUNTY WATER SYSTEM
VALVE RAISING IN STREET AFTER REPAVING

JUNE 20, 2007 — AGENCY DIRECTOR — Steve McCullers



NOTES:
CONCRETE FOR COLLAR SHALL BE A MINIMUM OF 10" DEEP OR FROM THE TOP OF THE VALVE BOX, FLUSH WITH THE NEWLY RESURFACED PAVEMENT, TO UNDISTURBED EARTH.
REINFORCEMENT SHALL BE CUT-TO-FIT MAT OF 6"x 6", 10x10 GAUGE WELDED WIRE FABRIC.

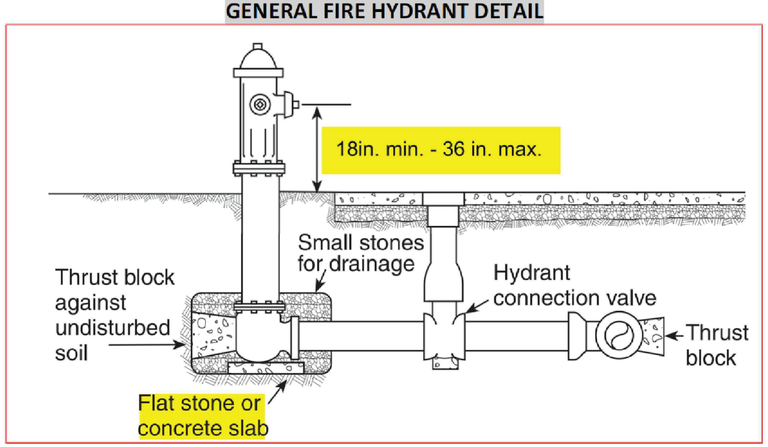
GENERAL NOTES

1. IF REPLACEMENT IS NECESSARY, VALVE BOX SHALL BE APPROVED STANDARD CAST IRON ADJUSTABLE WITH A MIN. DIA. OF 5 1/4". THE CASTING SHALL BE COATED WITH COAL-TAR PITCH VARNISH. THE LID SHALL BEAR THE WORD "WATER" OR THE LETTER "W". BOXES SHALL BE EQUAL TO VULCAN PATTERN V-Y-B-4. NO EXISTING VALVE BOX SHALL BE REUSED IF CRACKED, OR OTHERWISE DAMAGED, OR IF FOUND INAPPROPRIATE FOR SERVICE IN THE LOCATION.

2. VALVE BOX SHALL BE CLEANED OF ANY EXISTING DEBRIS, DIRT, SILT, GRAVEL, ETC. ANCHOR STRAIGHTENED TO ENSURE POSITIVE ACCESSIBILITY OF THE VALVE OPERATING NUT BY HAND/WRENCH.

1

GENERAL FIRE HYDRANT DETAIL



1

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GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY 11/20/25

Group
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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

SPR-2025-K001

SHEET TITLE CONSTRUCTION DETAILS

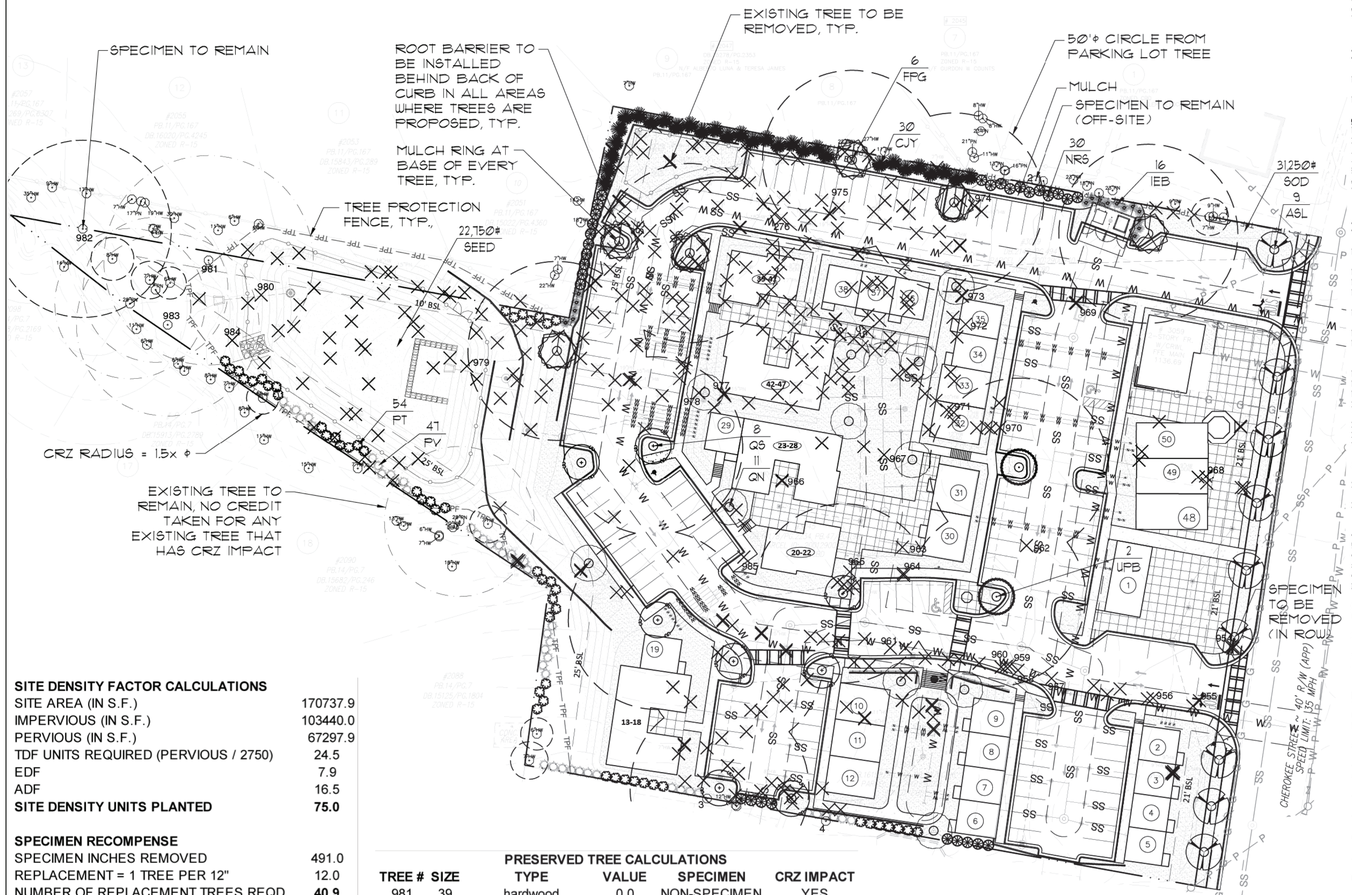
SHEET NUMBER C705

PROJECT NUMBER 24114

DATE MARCH 17TH, 2025

REVISIONS
1 COBB WATER 10-30-25

SYMBOL KEY	
— · —	= TREE PROTECTION FENCE
X	= EXISTING TREE TO BE REMOVED, TYP.



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**		

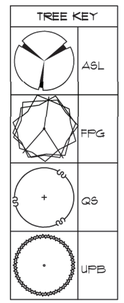
PLANTING SOIL MIX

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

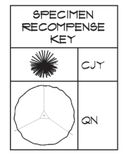
HARDWOOD MULCH

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.

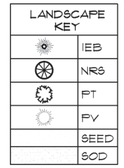
TREE KEY



SPECIMEN RECOMPENSE KEY



LANDSCAPE KEY



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. PERMIT CONDITION 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 LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION (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 GRADING 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, THE CONTAINER SIZE / 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 MATCH 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.).

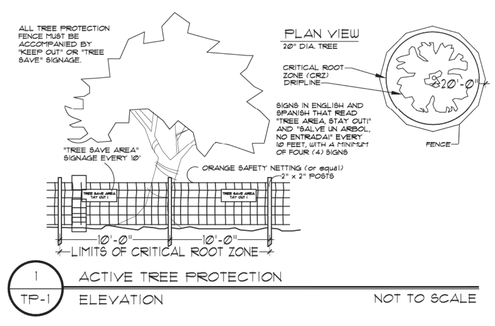
****WATERING NOTE:** ALL PLANTS SHALL BE HAND-WATERED UNTIL ACCEPTED BY OWNER OR VIA IRRIGATION SYSTEM IF INSTALLED & OPERATIONAL PRIOR TO PLANTS BEING INSTALLED..

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

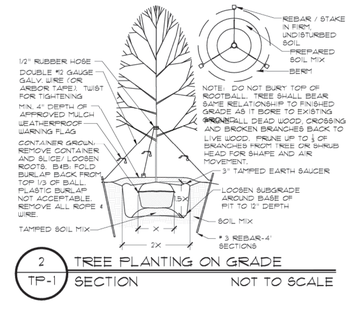
CONTRACTOR TO DETERMINE SOD / SEED / MULCH REQUIRED TO COVER ALL DISTURBED AREAS, TYP.

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.

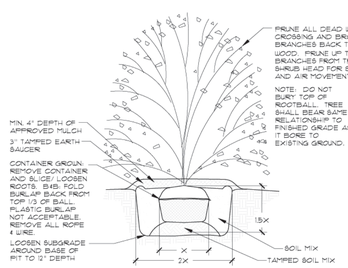


1 / TP-1 ACTIVE TREE PROTECTION ELEVATION — NOT TO SCALE

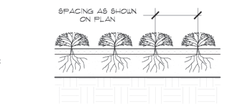


2 / TP-1 TREE PLANTING ON GRADE SECTION — NOT TO SCALE

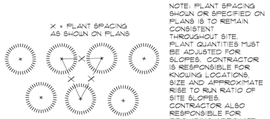
****NOTE:** ALL DISTURBED AREAS ARE TO BE PLANTED, SODDED, SEEDED, MULCHED OR OTHERWISE LANDSCAPED. SOD AND SEED CALCULATIONS SHOWN IN PLANTLIST ARE ONLY FOR AREAS DEPICTED TO BE COVERED WITH SOD OR SEED SHOWN ABOVE. ANY ADDITIONAL AREAS THAT ARE BARE AFTER CONSTRUCTION SHALL BE COVERED WITH SEED OR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

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 CONTRACTOR'S 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
ryan@buildable-designs.com
404.937.7089
145 Towne Lake Parkway, Suite 102, 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 LANDSCAPE ARCHITECT RYAN P. HART

SCALE: 1" = 40'-0"
DATE: JULY 31, 2025
JOB # 25-114
DRAWN BY: RPH

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

1 of 1

MINUTES OF HISTORIC PRESERVATION COMMISSION MEETING
CITY OF KENNESAW
Council Chambers
(2529 J.O. Stephenson Avenue, Kennesaw, GA 30144)
September 19, 2025
8:00 AM

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1. Call to Order / Roll Call

Chairman Gallagher called the meeting to order at 8:00 a.m.
Roll Call: Patrick Gallagher, Rachel Butler, Andrew Bramlett, Sharon Blandford, and Thomas Neaves
Absent: Kevin Whipple
Staff Present: Darryl Simmons (Planning & Zoning Administrator), Chanelle Campbell (Assistant Zoning Administrator & City Planner), and Rebecca Goldstein (Community Development Administrative Assistant)
Speakers Present: David Tash (Project Manager)

2. Approval of the Meeting Minutes

A. **Approval of Meeting Minutes:** August 15, 2025

Chairman Gallagher called for a motion.
Motion to approve by Commissioner Blandford.
Seconded by Commissioner Bramlett.
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

3. Financial Report

Mr. Darryl Simmons presented the financial report. As of the last balance sheet, August 31 2025, the unaudited balance sheet has not been changed. The carrying balance for the HPC special line item is $23,398.

Mr. Simmons thanked the Commissioners that have participated in training opportunities. He reminded the Commissioners that there is a separate training line item under Planning and Zoning available for Commissioners to participate in training opportunities. He highly encouraged the Commissioners to take advantage of training opportunities and again thanked the Commissioners that have participated in training opportunities.
Chairman Gallagher called for a motion.
Motion to approve by Commissioner Blandford.
Seconded by Commissioner Neaves.
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

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

Mr. Darryl Simmons presented this application. This is a required update to the Central Business District application for 3033 and 3045 Cherokee Street. The project received conditional approval on June 21, 2024, and on December 20, 2024. The applicant previously committed to providing project design updates to the Historic Preservation Commission (HPC) at certain intervals of the project. The design updates include a landscape plan, an identification of what trees would be removed, and any other site plan improvements since the original approval. Mr. Simmons announced that the applicant was present and yielded the floor to allow the applicant to update the Commissioners on the project.

Mr. David Tash, project manager with Kisz Construction, stated that plans and final designs were still being worked on. He explained that they were currently working with Cobb County Water and Cobb County Fire on metering the project, installing fire suppression sprinklers inside the units, deciding where the riser rooms would be located, and figuring out what size lines need to be installed. Mr. Tash explained that these items needed to be resolved before the design could be finalized. Mr. Tash also shared that there was a landscape plan for the project. The goal was to create a community-oriented development with units facing green spaces instead of parking lots. He explained that the hashed areas on the landscape plan were green spaces.

Commissioner Bramlett commented that there had been a previous discussion about connecting the development's roads with the roads in Galt Commons. He asked if there were any updates. Mr. Tash responded that the Galt Commons roads were private and that their project's roads were public. He explained that public and non-public roads were built to different standards and stated that the roads of the two developments would not be connected. Mr. Simmons commented that a condition in the rezoning required the developer to approach Galt Commons about the road tie-in. To ensure that all residents were made aware of the proposal, a majority of residents needed to approve the tie-in instead of the HOA, which was still in the process of being turned over by the developer.

Commissioner Butler asked if there would be a sidewalk and green space connecting the development and Galt Commons between units twelve and six on the site. Mr. Tash responded that the green spaces would be aligned and there would be walkability from Galt Commons to the project's commercial space, but the developments would not be connected to allow people to drive from one into the other. Commissioner Butler commented that there appeared to be bushes or shrubs between the two developments blocking a potential sidewalk and green space connection. She asked if a sidewalk was planned between units six and twelve to connect the two properties. Mr. Tash responded that people would be able to pass between the two properties at the space between units six and twelve. He added that there would also be a walkable alleyway between units five and six to access Galt Commons. Mr. Simmons explained to the

applicant that they would need to adjust the landscape plan to show open space between units twelve and six.

Commissioner Butler asked what landscaping was adjacent to units five and six on the Galt Commons Property. Mr.Tash responded that it was a dead end. Commissioner Butler asked if it would be back-to-back asphalt. Mr. Tash responded that there was a mulch bed with no plantings adjacent to a parking lot on that portion of the Galt Commons property. He clarified that the parking lot between units five and six lined up with the parking lot on the Galt Commons property. Chairman Gallagher asked if there would be an informal connection between the properties where people could walk instead of a formal green space connection. Mr. Tash confirmed.

Commissioner Butler asked if there was a six-inch curb in that area. Mr. Tash responded that he was unsure but stated there was likely a curb. He added that the intent was to match the grade with the Galt Commons so the properties would be continuous. Commissioner Butler asked what was on the Galt Commons property adjacent to unit five. Mr. Tash responded that the units on that portion of Galt Commons were still being developed. Commissioner Butler asked if the City knew what was located on the Galt Commons side. Mr. Simmons responded that plans were submitted by the developer for the remaining Galt Commons units, but they were still pending review of the architectural details. He added that site comments by Public Works and Building services also needed to be addressed.

Commissioner Butler asked for additional details on the site comments, noting that Tugg had site restraints and the end result was a three-story building next to single-story houses. Mr. Simmons responded that there were comments about grading and water retention and how the developer was going to mitigate the impacts along the front part of Cherokee Street. He added that architectural details and elevations were also submitted by the developer and were being reviewed for compatibility with what was approved for Galt Commons.

Commissioner Bramlett commented that there had been discussion early on about a walking path around the detention pond that was not shown on the landscape plan. He asked if there would still be a walking path. Mr. Tash responded that there would be a walking path around the detention pond.

Commissioner Neaves commented that he did not see any trees shading the parking area in the southeast corner of the development. He asked why there were trees that provided pedestrian and vehicle shade in the other parking areas but not in the parking area for units two through nine. Mr. Tash responded that they would look into adding trees.

Commissioner Neaves asked if there was a curb or grade change separating the development and Galt Commons, or if there would be a continuous walkway. Mr. Tash responded that there would not be a grade change or steps and that they were trying to match the grade with Galt Commons. He also stated that there may be a curb on the

Galt Commons side. He explained that they would bring the sidewalk to the property line but could not promise to build a sidewalk on the Galt Commons property. Commissioner Neaves commented that if the intent was a pedestrian connection, a break in the paved areas would be a hassle for pedestrians with wheels or strollers. He stated that it would be useful to have talks with Galt Commons to ensure the pavement was connected. Mr. Tash responded that the sidewalks on the Galt Commons side would be at the same level as the development's sidewalks, but that the Galt Commons sidewalk may not go to the property line. Mr. Simmons concurred that it would be an opportune time for the two developers to discuss the sidewalk connection, adding that the lack of pavement connection would also be a concern from and ADA accessibility standpoint. He stated that staff would encourage the developers to discuss making the sidewalk continuous. Mr. Tash responded that he assumed Galt Commons had the appropriate ADA accessibility for its sidewalks and that their sidewalks would have appropriate ADA accessibility. He explained that the issue was connecting the two sidewalks. He expressed that he could not promise to install a sidewalk on the Galt Commons side, but knew their sidewalk would be at the property line. Commissioner Neaves commented that it appeared there was room between the two developers for cooperation. Mr. Tash responded that they had a fine relationship with Galt Commons and that speaking with them would not be an issue.

Chairman Gallagher asked if there were any further Commissioner questions. Hearing none, Chairman Gallagher opened the floor to public comment. Hearing no public comment, he closed the floor to public comment.

Chairman Gallagher asked if the applicant was seeking a continuation of the review process. Mr. Simmons responded that the purpose of the meeting was to provide updates to the HPC and give the Commissioners the opportunity to weigh in on the project. He confirmed the applicant was seeking a continuation of the plan review process as stipulated by the HPC. Chairman Gallagher asked if the motion would be to carry those comments forward. Mr. Simmons responded that the motion would be to carry those comments forward to the applicant and await for the next milestone when they can bring in more definitive plans. Chairman Gallagher commented that the HPC would probably also want to add a note to encourage continued discussion between the developer and Galt Commons regarding connection between the two properties. Mr. Simmons responded that the optimal goal would be cooperation between both sides to achieve seamless connectivity between the two properties.

Chairman Gallagher added that the HPC would also want the applicants to take into consideration the HPC's comments on the landscaping plan regarding setbacks and the possibility of adding more trees.

Commissioner Butler asked if a buffer was required between the development and the neighboring residential property. Commissioner Bramlett stated that the neighboring house was Mike's Trophies, a commercial property. Mr. Simmons stated that it was a residential house that was converted to commercial. Mr. Tash commented that the single family house that they are keeping on their property will also be converted to

commercial.

Chairman Gallagher called for a motion.
Motion by Commissioner Bramlett to proceed with project designs with adjustments based on the following comments:
1. The applicant will incorporate comments about the connectivity of the sidewalk between units twelve and six with Galt Commons;
2. The applicant will incorporate landscape comments about the shrubbery on the southern property line as it pertains to connectivity with Galt Commons;
3. The applicant will incorporate landscape comments about trees between units and the curb at units nine and twelve and in the parking lot.
Seconded by Commissioner Neaves.
Chairman Gallagher proceeded with a roll call for approval.
Vote taken, motion unanimously approved 4-0. Motion carried.

5. New Business

6. COAA Approval by City Staff and HPC Chair

7. Discussion

Mr. Darryl Simmons shared that the resource survey of all lots located within the five historic districts was completed in July 2025, under the leadership of Professor of History Dr. Jennifer Dickey. The results were entered into GNAHRGIS and the information is currently under review by the Georgia Department of Community Affairs (DCA). Staff is currently awaiting feedback from DCA.

Mr. Simmons also shared that staff will be incorporating some of the redlined comments from Ethos Preservation. He reminded Commissioners that a consultant firm was utilized to redline the Historic District Design Standards and compare them with the Central Business District Standards to identify any conflicts. He stated that staff was putting together the comments and would present the findings from the consultant and any new standards from the DCA. He recommended that the Commissioners provide feedback to staff if they had any concerns or ideas.

Mr. Simmons also stated that staff was looking at how to make the process easier for applicants. He explained that the issue has been raised by Mayor and Council and members of the community. He shared that staff was looking into how to incorporate more authority for staff for certain administrative approvals with the Chair's approval. He explained that larger projects would still go through the HPC, but that staff was looking into ways to make the approval process less daunting for smaller projects, while adhering to the code. Mr. Simmons shared that staff would bring that work back to the HPC as well.

Commissioner Butler asked if it was possible for the Commissioners to receive the mark-ups for review. Mr. Simmons responded that staff would create a drop box and send out the documents.

Commissioner Neaves commented that as a newer Commissioner he did not necessarily have the background on items that came before the HPC. He asked if he could receive the meeting powerpoints in advance, since they had some additional case background. Mr. Simmons responded that the powerpoints were usually prepared a week in advanced and that staff could send it to him. Mr. Simmons asked if any other Commissioners wanted the powerpoint. Commissioner Butler responded in the affirmative. Chairman Gallagher responded in the affirmative. He commented that today's case received approval in June of last year, and the information was hard to recall. He thought the powerpoint would be beneficial. Mr. Simmons stated that he would get with staff and make the powerpoint part of the agenda packet.

8. Public Comments

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

9. Staff Comment

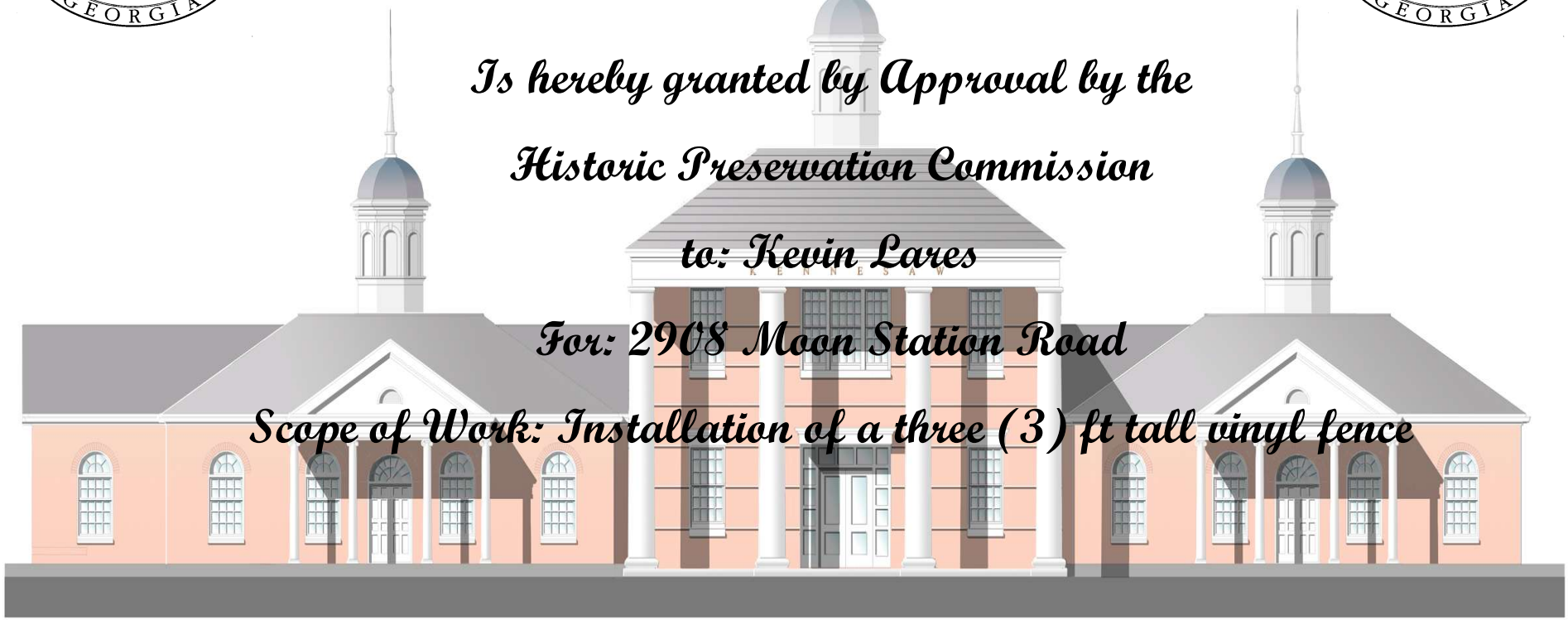
Mr. Darryl Simmons thanked Commissioner Bramlett for his work representing the HPC at the Historic Walking Tour for Kennesaw 101. He stated that the Commissioner did a wonderful job, was well prepared, and had handouts available. He applauded Commissioner Bramlett for spearheading the walking tours and thanked Mr. Bramlett, Commissioner Bramlett's father, for his help as well. Mr. Simmons stated that a lot of people are signing up for the tours and that they are bringing a lot of attention downtown.

Mr. Simmons added that collaborations like Kennesaw 101 helped to give people an understanding of what HPC and Staff do. He explained that Kennesaw 101 is to help people understand local government and the work being done behind the scenes for day-to-day operations. He stated that it was well attended with a class of about fifteen individuals. He again thanked Commissioner Bramlett. Chairman Gallagher congratulated Commissioner Bramlett and thanked him for his work.

10. Adjourn

Chairman Gallagher adjourned the meeting at 8:36 a.m.

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Kevin Lares

For: 2908 Moon Station Road

Scope of Work: Installation of a three (3) ft tall vinyl fence

Chanelle Campbell

Chanelle Campbell, Administrator
Planning & Zoning Department

12/30/2025

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

12/30/2025

Date

Expires
12/30/2026

1. **NAME OF APPLICANT:** Kevin Lares
   - ☐ Owner
   - ☐ Other
   - ☑ Other, please specify Contractor

APPLICANT MAILING ADDRESS: 121 Harvest Ridge, Acworth, GA 30102

(Home#) — (Cell [redacted]) (Email) [redacted]

PROPERTY ADDRESS: 2908 Moon Station Rd, Kennesaw, GA 30144

Land Lot 138 Tax Parcel 20013801440 Lot Size 0.29+/-

Current zoning on property: Central Business District (CBD)

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

(Home#)_____ (Cell#)_____ (Email)_____

NAME OF OWNER:

Arturo Yzaguirre

(Home#) — (Cell# [redacted]) (Email) [redacted]

3. **ACTIVITY**

- ☐ New Construction
- ☐ Demolition
- ☐ Awnings
- ☑ Fence
- ☐ Repairs or Alterations
- ☐ Landscaping
- ☐ Exterior Architectural Features
- ☐ Exterior Environmental Feature Change
- ☐ Moving a Building
- ☐ Sign Erection
- ☐ Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

New vinyl fence on rear of property, 3 ft. high.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with the Planning and Zoning Department through **iWorq portal** located on the city's website at least two weeks prior to the scheduled Historic Preservation Commission meeting.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the Zoning Administrator. The appeal shall be on the application exactly as presented to the commission.

Signature of Applicant — **Date** 12/4/25

Signature of Owner — **Date** 12/4/25

(If different from applicant, consenting to work to be performed on said property.

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Chanelle Campbell (Application Deemed Complete)
Planning & Zoning Administrator Date: 12/29/2025

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: December 26, 2029

X GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE:_____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

_____

_____

(May re-submit within 60 days)

POSTPONED/TABLED_____

Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review

SHEET INDEX:

A0.0 COVER SHEET
A1.0 FLOOR PLAN AND ELEVATION
A1.1 DETAILS
A1.2 CURRENT PHOTOS



SCOPE OF WORK:

EXISTING FENCE DOCUMENTATION

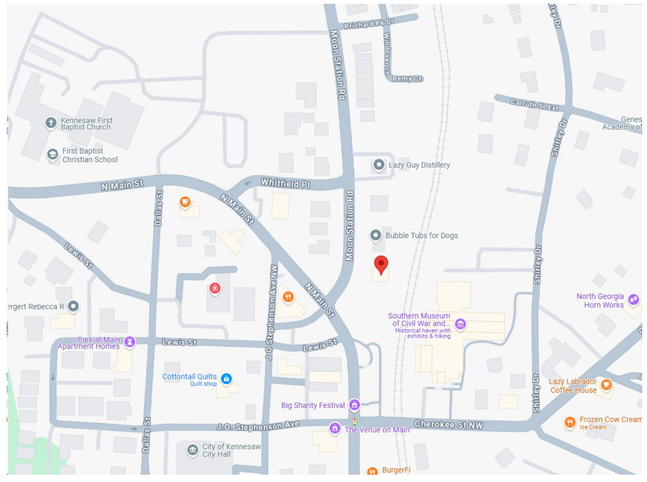
THIS SCOPE OF WORK COVERS THE DOCUMENTATION, MEASUREMENTS AND PREPARATION OF DRAWINGS FOR A FENCE THAT HAS ALREADY BEEN CONSTRUCTED ON THE PROPERTY

CONSTRUCTION CODES

The following will be the State of Georgia's minimum Standard Construction Codes:

- **International Building Code**,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- **International Residential Code**,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- **International Fire Code**,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- **International Plumbing Code**,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- **International Mechanical Code**,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- **International Fuel Gas Code**,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- **National Electrical Code**,
  - 2020 Edition, with no Georgia Amendments (Effective February 1, 2021).
- **International Energy Conservation Code**,
  - 2015 Edition, with Georgia Supplements and Amendments (2020) - (Effective January 1, 2020)
- **International Swimming Pool and Spa Code**,
  - 2018 Edition, with Georgia Amendments (2020) - (Effective January 1, 2020)
- **NFPA 101**
  - Life Safety Code 2018 Edition with State Amendments (2020) - (Effective January 1, 2020)

VICINITY MAP:



PROJECT ADDRESS:

2908 MOON STATION RD KENNESAW, GA 30144

PROJECT OWNER:

ARTURO YZAGUIRRE

CONTRACTOR & 24 HR-CONTACT:

KEVIN LARES
404-551-0102

SYMBOLS AND KEYS

DOOR AND WINDOW SIZE KEY
2868 = 2'-8" WIDE x 6'-0" HIGH

DRAWING # 1 3 SHEET # = SECTION OF ELEVATION

ROOM TITLE
KITCHEN

14.00' = ELEVATION ABOVE SEA LEVEL

1 = REVISION NUMBER

= REVISION CLOUD

RELEASED FOR CONSTRUCTION

MFC REMODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
OWNER

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

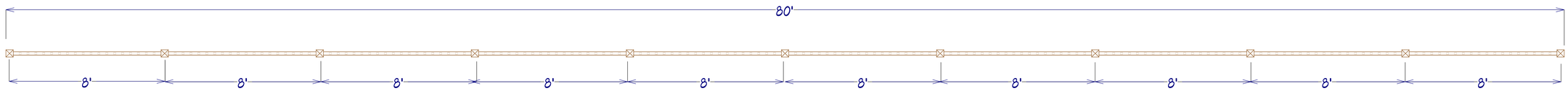
Revision Table
Label | Date | Description

COVER SHEET

DATE:
12/2/2025

SCALE:

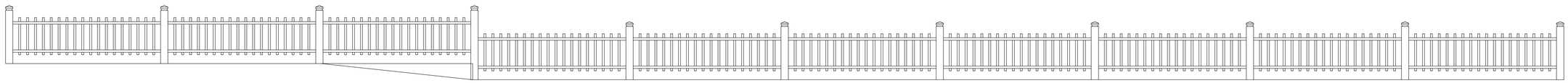
SHEET:
A0.0



01
A1.0

FENCE FLOOR PLAN

SCALE 3/8 = 1'-0"



02
A1.0

FENCE ELEVATION

SCALE 3/8 = 1'-0"

NOTE: All dimensions are to be
Checked and verified on site

MFC REMODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
OWNER

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

Revision Table	
Label	Date
	Description

FLOOR PLAN AND ELEVATION

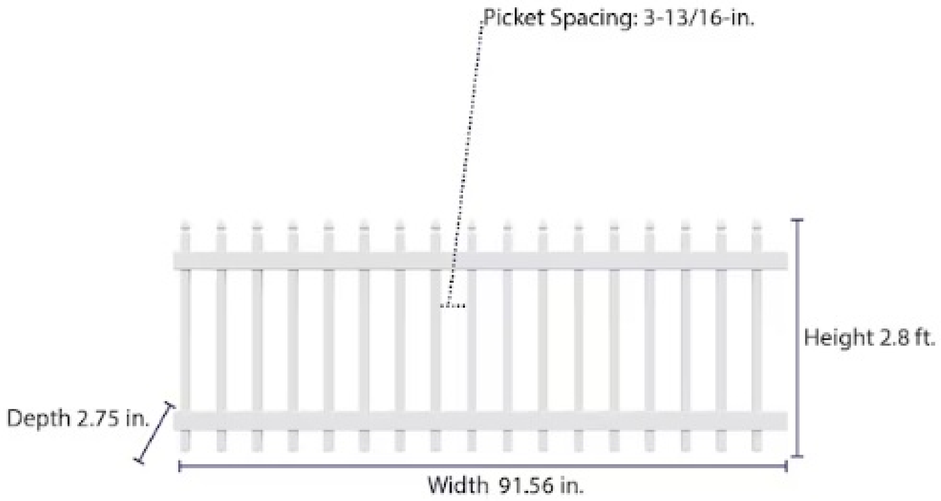
DATE:

12/2/2025

SCALE:

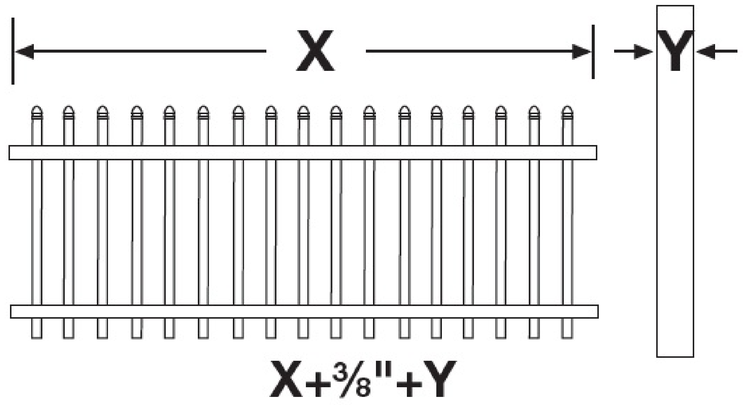
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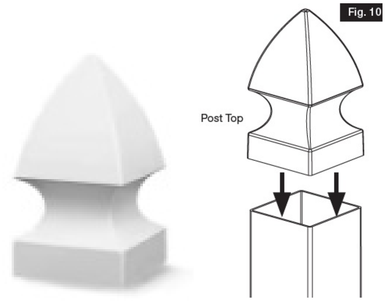
A1.0



01
A1.1

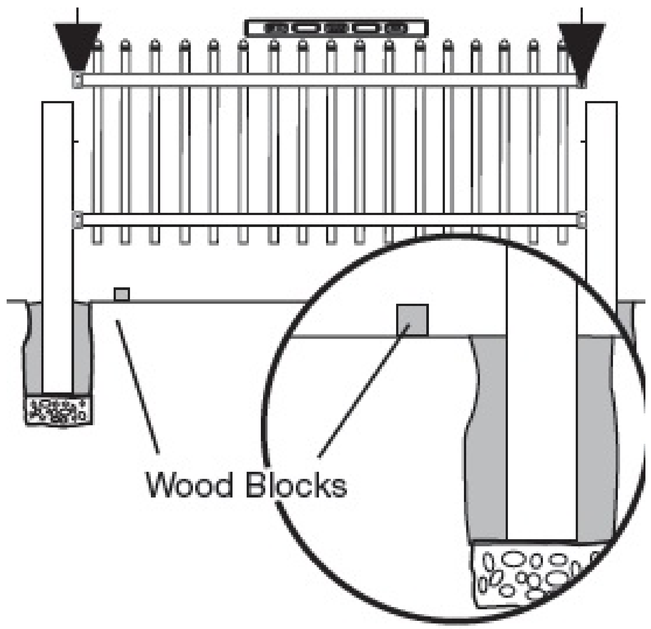
WHITE VINYL PICKET FENCE PANEL





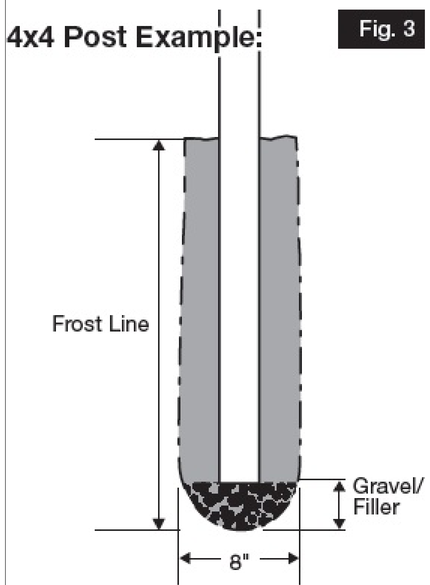
02
A1.1

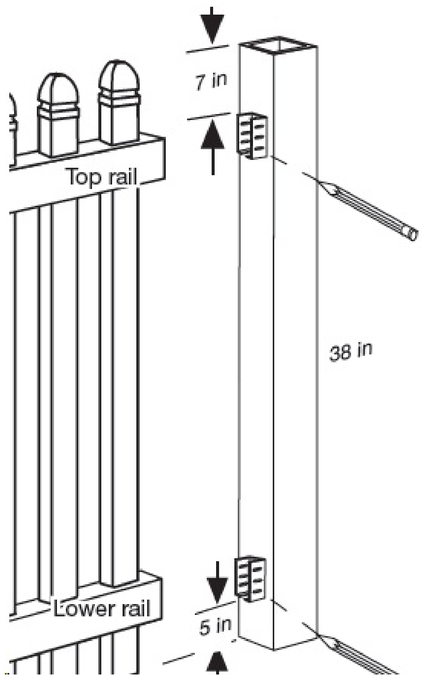
4.0 - IN W x 4.0-IN L
VINYL POST CAP

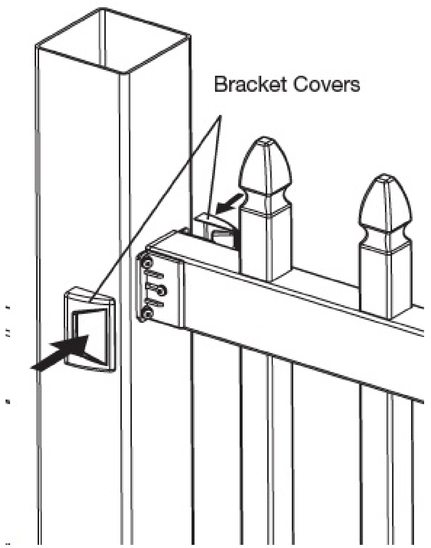


03
A1.1

INSTALLATION DETAILS







MFC REMODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
OWNER

OWNER: ARTURO YZAGUIRRE
2406 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

DETAILS

DATE:
12/2/2025

SCALE:

SHEET:
A1.1



01
A1.2

SIDE VIEW 1



02
A1.2

SIDE VIEW 2

MFC REMODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
OWNER

OWNER: ARTURO YZAGUIRRE
2408 MOON STATION RD KENNESAW, GA 30144

Revision Table

Label	Date	Description

CURRENT PHOTOS

DATE:
12/2/2025

SCALE:

SHEET:
A1.2

N/F
BUBBLE TUBS LLC
(DB 15464, PG 24)

NBRS
DRIVE

1/2"
RBF CAP

C.L.F.

(D = M)

C.L.F.

1/2"
RBF

SHED

ASPHALT DRIVE

(R/W VARIES)

SIDEWALK

SIDEWALK

(D = M)

2908
ONE STORY
FRAME / BRICK
HOUSE

CONC

H/C

C.L.F.

ASPHALT DRIVE

80 LF FENCE

(D = M)

CSX RAILROAD

A/C
UNIT

1/2"
RBF

1/2"
RBF

(D = 134.79')

P.O.B. *184.67' ALONG R/W TO R/W OF N MAIN ST. (PER DEED)*

NBRS
PARKING LOT

N/F
KENNESAW DOWNTOWN
DEVELOPMENT AUTHORITY
(DB 15100, PG 6304)

MFC REMODELS

CONTRACTOR:
Kevin Lares
2040 Baker Rd Suite 304-121,
Kennesaw, GA 30144

Designed by:
KR DESIGN & DRAFTING

OWNER: ARTURO YZAGUIRRE
2908 MOON STATION RD KENNESAW, GA 30144

Revision Table	
Date	Description

SITE PLAN WITH FENCE

DATE:
12/17/2025

SCALE:
1"=100"

SHEET:
S1.0

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AS-BUILT BOUNDARY PREPARED FOR
ARTURO IZAGUIRRE
LAND LOT 138, 20TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

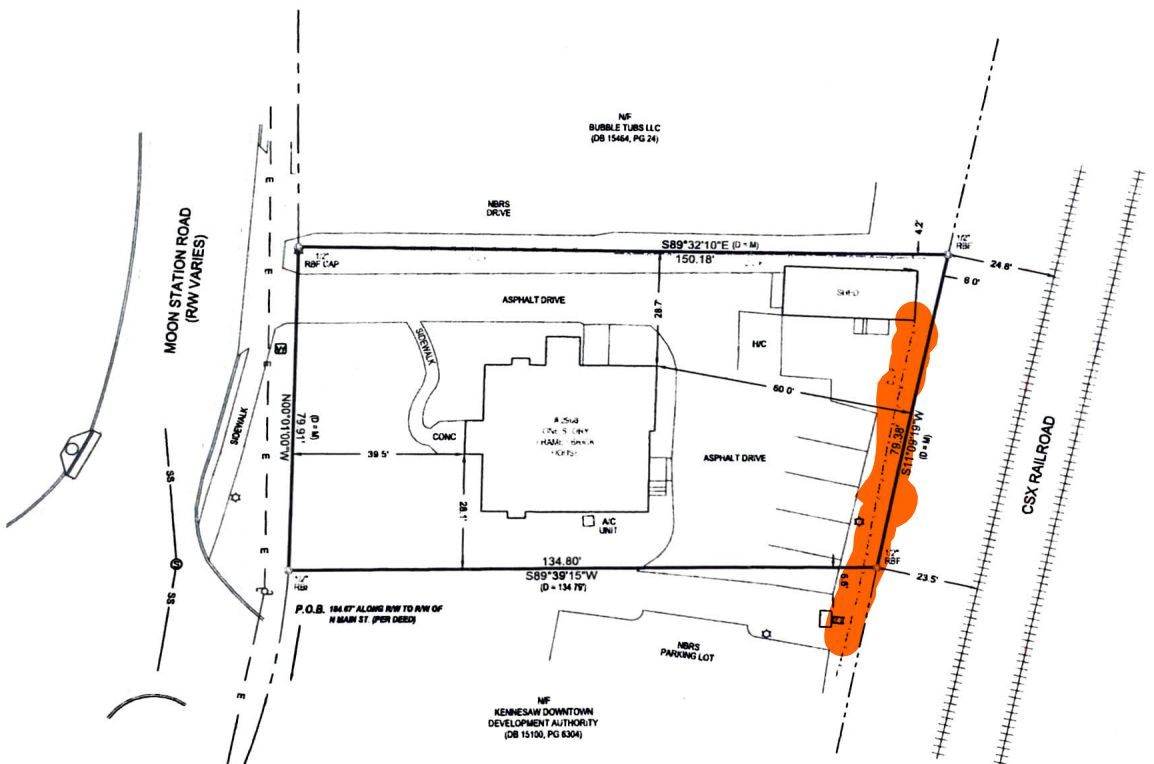
AREA
11,243 sq.ft.
0.26 acres



VICINITY MAP
N.T.S.

CURRENT ZONING
ZONED: CBD (CITY OF KENNESAW DISTRICT)

LEGEND
- PP — POWER POLE
- FH — FIRE HYDRANT
- WV — WATER VALVE
- WM — WATER METER
- JB — JUNCTION BOX
- SS — SANITARY SEWER MANHOLE
- DI — DROP INLET
- RM — R/W MONUMENT
- SCB — SINGLE WING CATCH BASIN
- DCB — DOUBLE WING CATCH BASIN
- CI — CURB INLET
- HW — HEADWALL
- GM — GAS METER
- GV — GAS VALVE
- ET — ELECTRIC TRANSFORMER
- TP — TELEPHONE PEDESTAL
- LP — LIGHT POST
- ○ — 1/2 IRON PIN SET (IPS)
- ⊙ — REBAR FOUND (RBF)
- ■ — CONC. MONUMENT FOUND (CMF)
- + — CALCULATED POINT
- CLF — CHAIN LINK FENCE
- CTF — CRIMP TOP PIPE FOUND
- OTF — OPEN TOP PIPE FOUND
- IPF — IRON PIN OR DR ROD FOUND



SURVEY NOTES

1. EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 136,366 FEET
4. THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN
5. AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13067C0034H THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE
6. THIS SURVEY IS REFERENCED TO HORIZONTAL DATUM SPC NAD 83 AND PER FULTON COUNTY GIS TILE NUMBER C05 T2324

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

CULLEN PRESTON HARDEE — 5/25/2022 DATE
REGISTERED LAND SURVEYOR #3144, LSF 001321

UNITED LAND SURVEYING, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM UNITED LAND SURVEYING, LLC IS EXPRESSLY PROHIBITED

UNITED LAND SURVEYING
1258 CONCORD ROAD SE SUITE 103
SMYRNA, GEORGIA 30080
PH. (678) 295-1321
VISIT US ON OUR WEBSITE
www.unitedlandsurvey.com

AS-BUILT BOUNDARY SURVEY
ARTURO IZAGUIRRE
LAND LOT 138, 20TH DISTRICT
2ND SECTION, COBB COUNTY
GEORGIA

REVISIONS
1.
2.
3.
4.

LEGAL REFERENCE:
DEED BOOK: 15685 PAGE: 3396-3396
PLAT BOOK: PAGE:

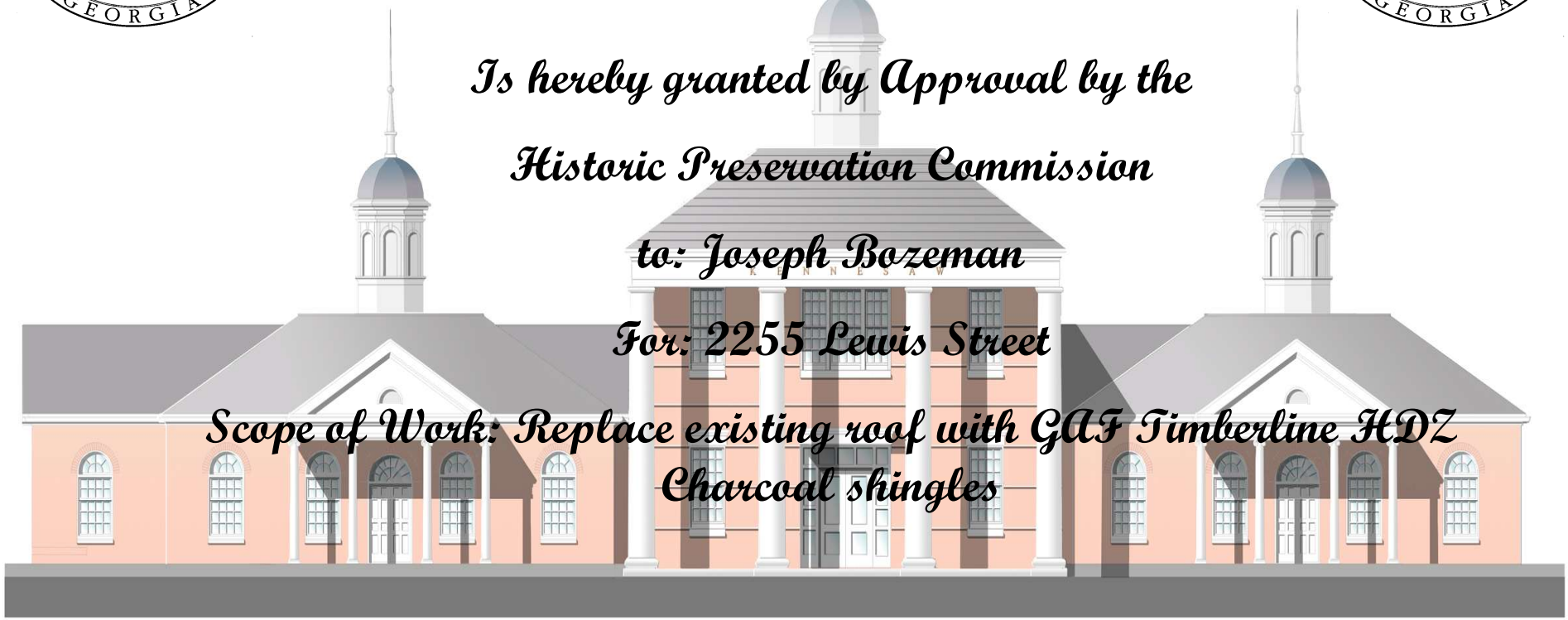
SHEET 1 OF 1

PLAT DATE: 5/25/2022
FIELD DATE: 5/13/2022
SCALE: 1" = 20'
DRAWN BY: JR
REVIEWED BY: CPH

GEORGIA REGISTERED LAND SURVEYOR NO. 3144 CULLEN PRESTON HARDEE

JOB NUMBER:
22-392

Certificate of Appropriateness



Is hereby granted by Approval by the

Historic Preservation Commission

to: Joseph Bozeman

For: 2255 Lewis Street

Scope of Work: Replace existing roof with GAF Timberline HDZ Charcoal shingles

Chanelle Campbell

Chanelle Campbell, Administrator
Planning & Zoning Department

2/6/2026

Date

Patrick Gallagher

Patrick Gallagher, Chairperson
Historic Preservation Commission

2/6/2026

Date

Expires 2/6/2027

CERTIFICATE OF APPROPRIATENESS APPLICATION

□ Application Fee: $50.00 □ Demolition Fee: $150.00

All new construction and exterior remodeling of buildings within the Kennesaw Historic District shall be subject to the architectural review and approval of the Historic Preservation Commission (**HPC**). HPC approval is also required for Kennesaw Downtown Development Authority (KDDA) Façade and Signage Grants.

A Certificate of Appropriateness (COA) must be obtained from the **HPC** prior to the issuance of a building permit. If a building permit is applied for prior to the issuance of a Certificate of Appropriateness, the building permit will be denied.

Completed applications, along with the required documents, must be submitted to the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting. No application will be reviewed or placed on the HPC meeting agenda unless all requirements are met. All applications require at least one consultation with Planning and Zoning staff prior to submittal of applications. Please contact staff at (770) 590-8268 to schedule an appointment.

The **HPC** shall consider a variety of issues in rendering its decision including, but not limited to the following:

a. The surrounding development
b. The best interest of the community
c. Previous studies undertaken by the City as well as the standards contained herein.

Application for signage to include

□ Material Specifications
□ Drawing of Sign with Dimensions and Colors to be used
□ Façade detail of fonts

Application for landscaping to include

□ Variety of trees and shrubs
□ Indicate size and location of plantings

Application for exterior renovations and additions to include

□ Existing conditions site plan depicting location of addition in relation to the existing property
□ Existing floor plan of building
□ Proposed floor plan of building including portions not to be altered
□ Elevations of all exterior façade of addition including relationship to existing building
□ Detail of trim to be utilized on façade
□ Manufacturer's specifications for windows, doors and lighting that will be installed-including a photograph or sketch
□ Photographs of all existing facades; existing structures adjacent to property; and views from the façade to be altered

CONSISTENT WITH THE UNITED STATES CONSTITUTION AND THE RELIGIOUS LAND USE AND INSTITUTIONALIZED PERSONS ACT OF 2000, THE CITY OF KENNESAW DOES NOT DISCRIMINATE ON THE BASIS OF RELIGION IN THE APPLICATION OF ITS LAWS, POLICIES, OR PROCEDURES, INCLUDING THE APPLICATION OF ITS LAND USE REGULATIONS AND ZONING LAWS.

Under the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), no government, including the City of Kennesaw, may apply its zoning or land use laws in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. RLUIPA also provides that no government, including the City of Kennesaw, may apply a land use regulation in a manner that treats a religious assembly or institution (a church, for example) on less than equal terms than a nonreligious institution or assembly (a day care center or movie theater, for example). Finally, RLUIPA provides that no government, including the City of Kennesaw, may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

If you believe that the City of Kennesaw, or any other local government or municipality, has discriminated against you in the implementation of its zoning or land use laws, please contact the United States Department of Justice.

United States Department of Justice
Civil Rights Division
Housing and Civil Enforcement Section
950 Pennsylvania Ave. N.W. –G St.
Washington, DC 20530

1. **NAME OF APPLICANT:** Joseph Bozeman
   - [X] Owner
   - [ ] Other
   - [ ] Other, please specify _____

   APPLICANT MAILING ADDRESS: 1510 WimbledonDr NW Kennesaw,GA 30144

   _____

   (Home#)_____ (Cell#) [redacted] (Email) _____

   PROPERTY ADDRESS: 2255 Lewis Street, Kennesaw, GA 30144

   Land Lot _____ Tax Parcel 20013801090 Lot Size 0.06

   Current zoning on property: _____

2. **NAME OF ATTORNEY OR REPRESENTATIVE:**

   _____

   (Home#)_____ (Cell#) _____ (Email) _____

   NAME OF OWNER:

   Same as applicant

   _____

   (Home#)_____ (Cell#) _____ (Email) _____

3. **ACTIVITY**

- [ ] New Construction
- [ ] Demolition
- [ ] Awnings
- [ ] Fence
- [X] Repairs or Alterations
- [ ] Landscaping
- [ ] Exterior Architectural Features
- [ ] Exterior Environmental Feature Change
- [ ] Moving a Building
- [ ] Sign Erection
- [ ] Sign Placement *

*** (NOTE – Business License required before signage installation)**

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) **Signed and sealed drawings from an architect, engineer or other design professional are required when construction of a new building, alterations and/or additions to existing structures are being made (Code 800.14.1).**

The project is to replace the existing roof on the subject property with GAF Timberline HDZ Charcoal shingles. This is a re-roof project only. NO changes structurally or aesthetically will be made other than replacing the roof and installing new GAF HDZ Timberline Shingles.

Important: This form must be completed before the Historic Preservation Commission will consider the approval of any material change to a property within a Historic District. This form, along with supporting documents must be filed with the Planning and Zoning Department at zoningdept@kennesaw-ga.gov at least two weeks prior to the scheduled Historic Preservation Commission meeting.

Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

The City of Kennesaw will not issue any permits until 7 days after the Commission's decision, per City Ordinance No. 2003-51, Section Two. 800.20 –Any person or persons jointly or severally aggrieved by any decision of the Kennesaw HPC may appeal to the Mayor and City Council. The appeal must be filed within 7 days of the decision of the Commission and must be made by written petition delivered to the zoning administrator. The appeal shall be on the application exactly as presented to the commission.

1/19/26

Signature of Applicant **Date**

1/19/26

Signature of Owner **Date**

(If different from applicant, consenting to work to be performed on said property.

CERTIFICATE OF APPROPRIATENESS

APPROVAL SIGNATURES

Chanelle Campbell (Application Deemed Complete)
Planning & Zoning Administrator Date: 02/06/2026

Patrick Gallagher

(Application Administratively Approved)
HPC Chair Date: February 6, 2026

X GRANTED
☐ DENIED Reason for denial _____
☐ REQUIRES HPC APPROVAL

Historic Preservation Commission consideration:

HEARING DATE: _____

ACTION BY COMMISSION:

☐ GRANTED

☐ DENIED

APPROVED WITH CONDITIONS:

_____

_____

DENIED: Reason for denial

_____

_____

(May re-submit within 60 days)

POSTPONED/TABLED _____

_____

Signature, Historic Preservation Commission Date

Upon Administrative Approval scan and send document to Commission for review

CITY OF ACWORTH - Occupation Tax Certificate

Phone: (770)917-8903

License Id: 26-00686 **Issued Date:** 07/14/25
Effective Date: 07/01/25 **Expiration Date:** 06/30/26
License Type: ROOFING CONTRACTOR

Business Name: INFINITY ROOFING CONTRACTORS
Business Location: 3440 BLUE SPRINGS RD STE 202

INFINITY ROOFING CONTRACTORS
3440 BLUE SPRINGS RD STE 202
KENNESAW, GA 30144

Summary of Services:

Description
GROSS REVENUE #1
ADMINISTRATIVE FEE

Witness my hand and seal with day and year above written.

City Clerk

NON-TRANSFERABLE **TO BE PLACED IN A CONSPICUOUS PLACE**

License Id: 26-00686 **Issued Date:** 07/14/25
Effective Date: 07/01/25 **Expiration Date:** 06/30/26
License Type: ROOFING CONTRACTOR

Business Name: INFINITY ROOFING CONTRACTORS
Business Location: 3440 BLUE SPRINGS RD STE 202

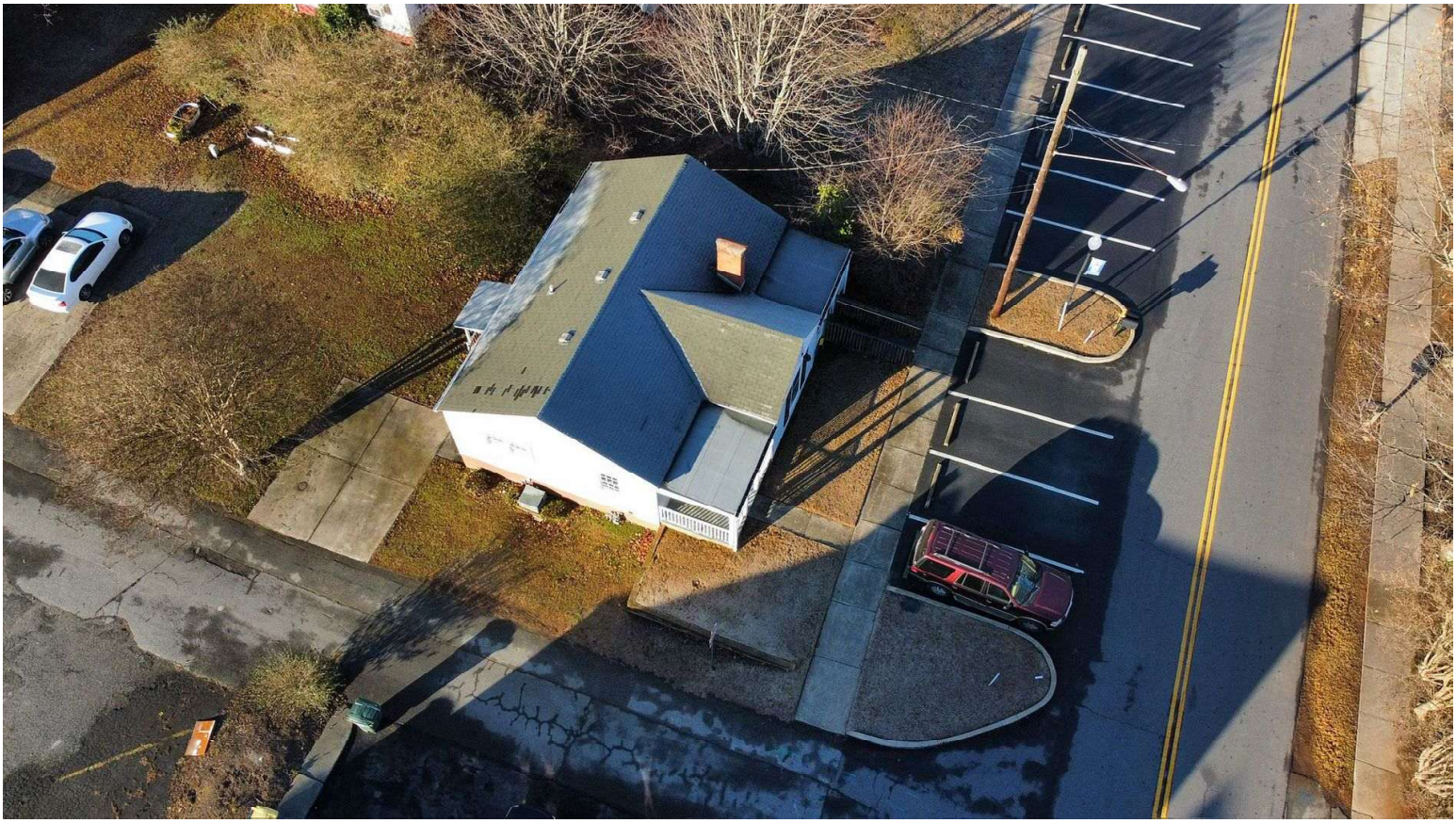
INFINITY ROOFING CONTRACTORS
3440 BLUE SPRINGS RD STE 202
KENNESAW, GA 30144

FILE COPY

Summary of Services:

Description
GROSS REVENUE #1
ADMINISTRATIVE FEE

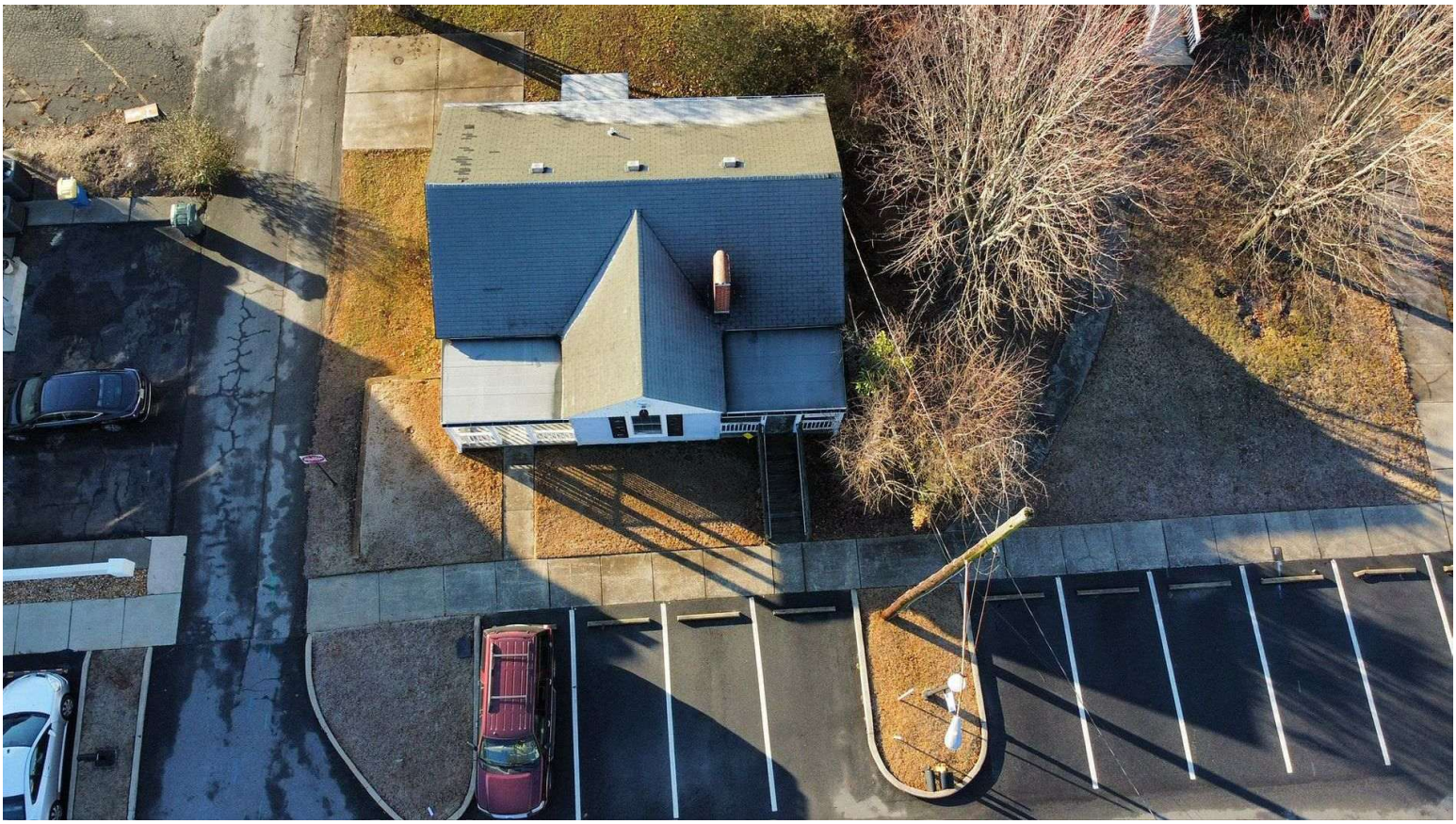
2255 Lewis Street, Kennesaw, GA 30144



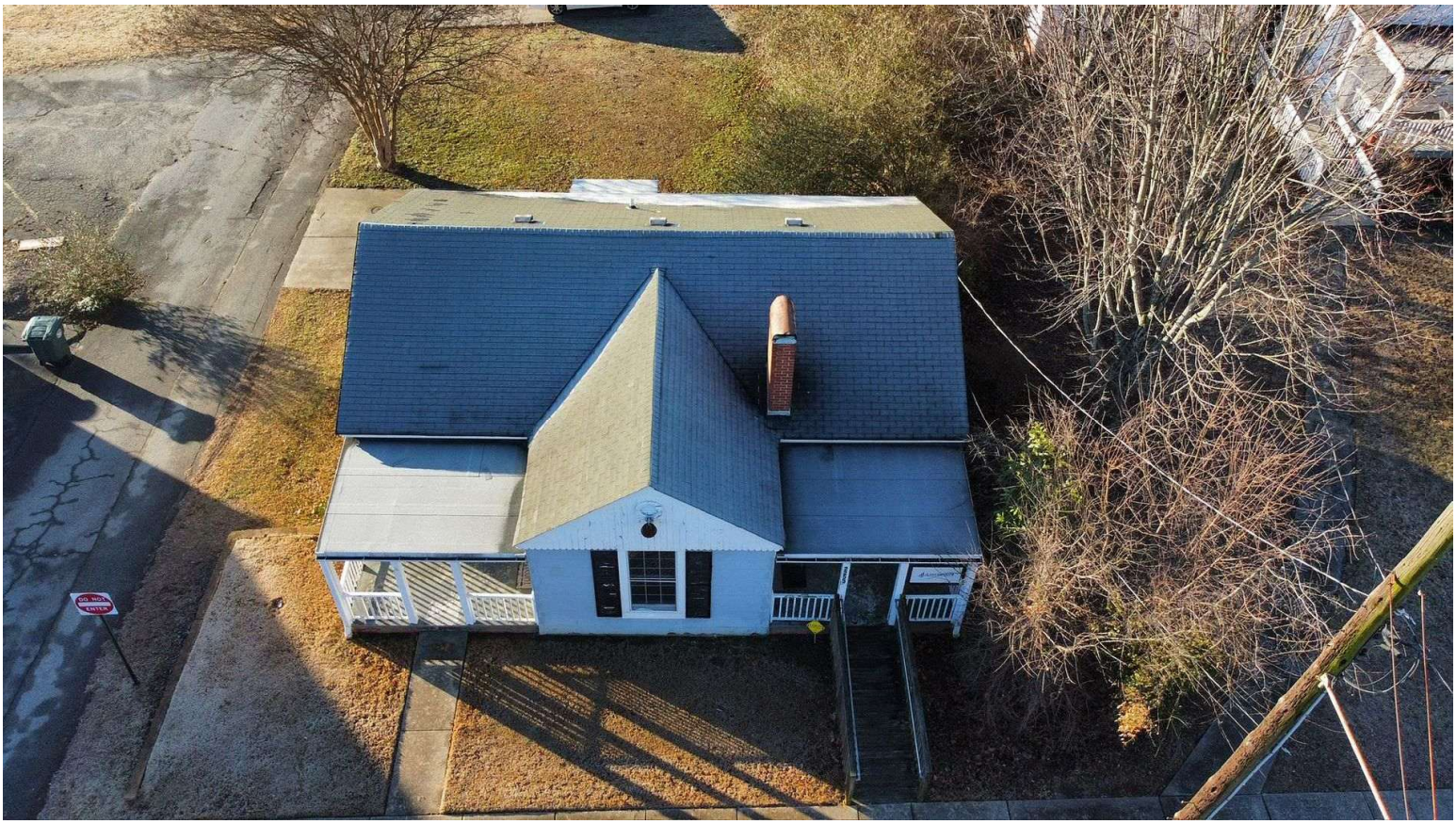
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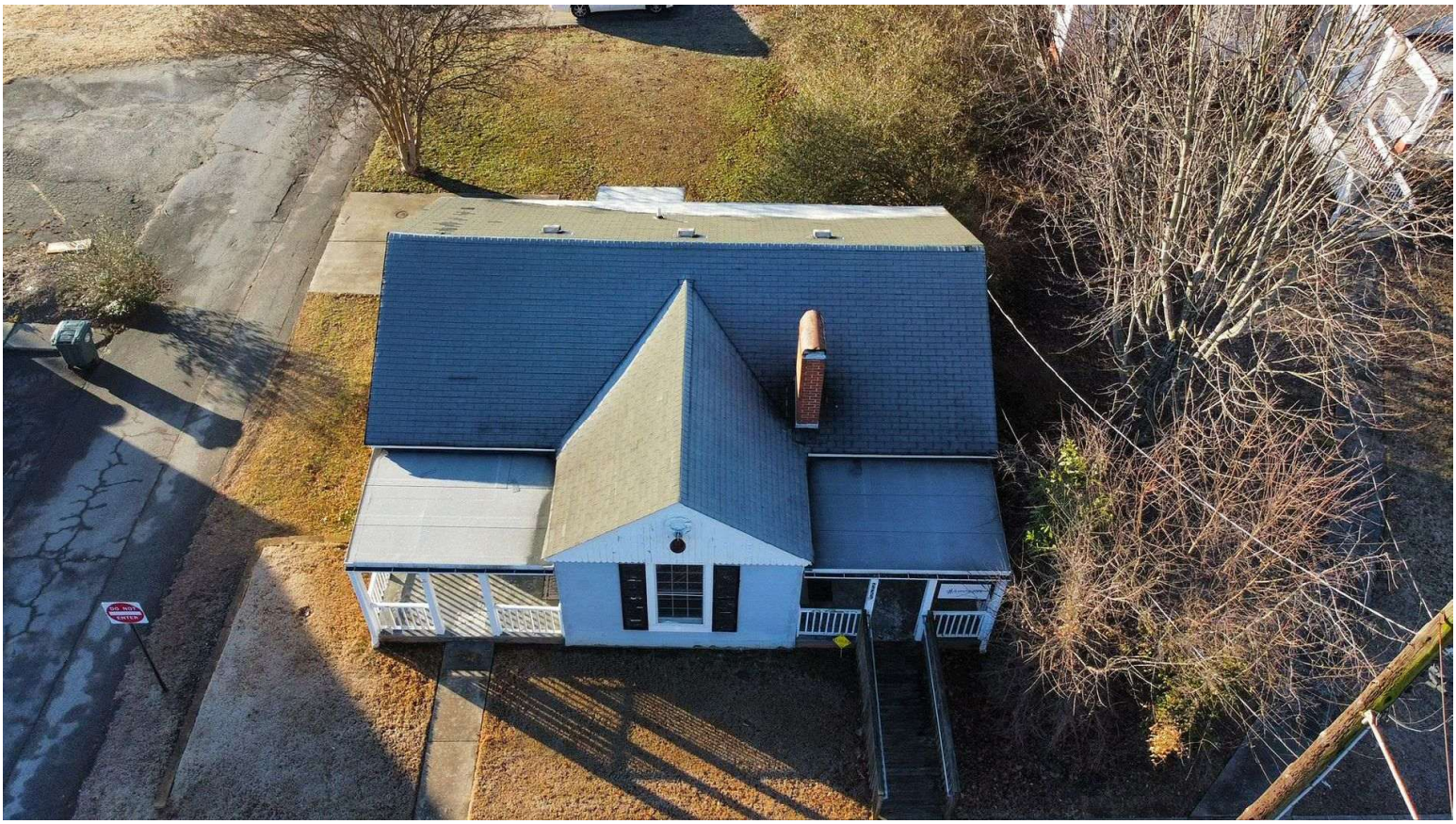
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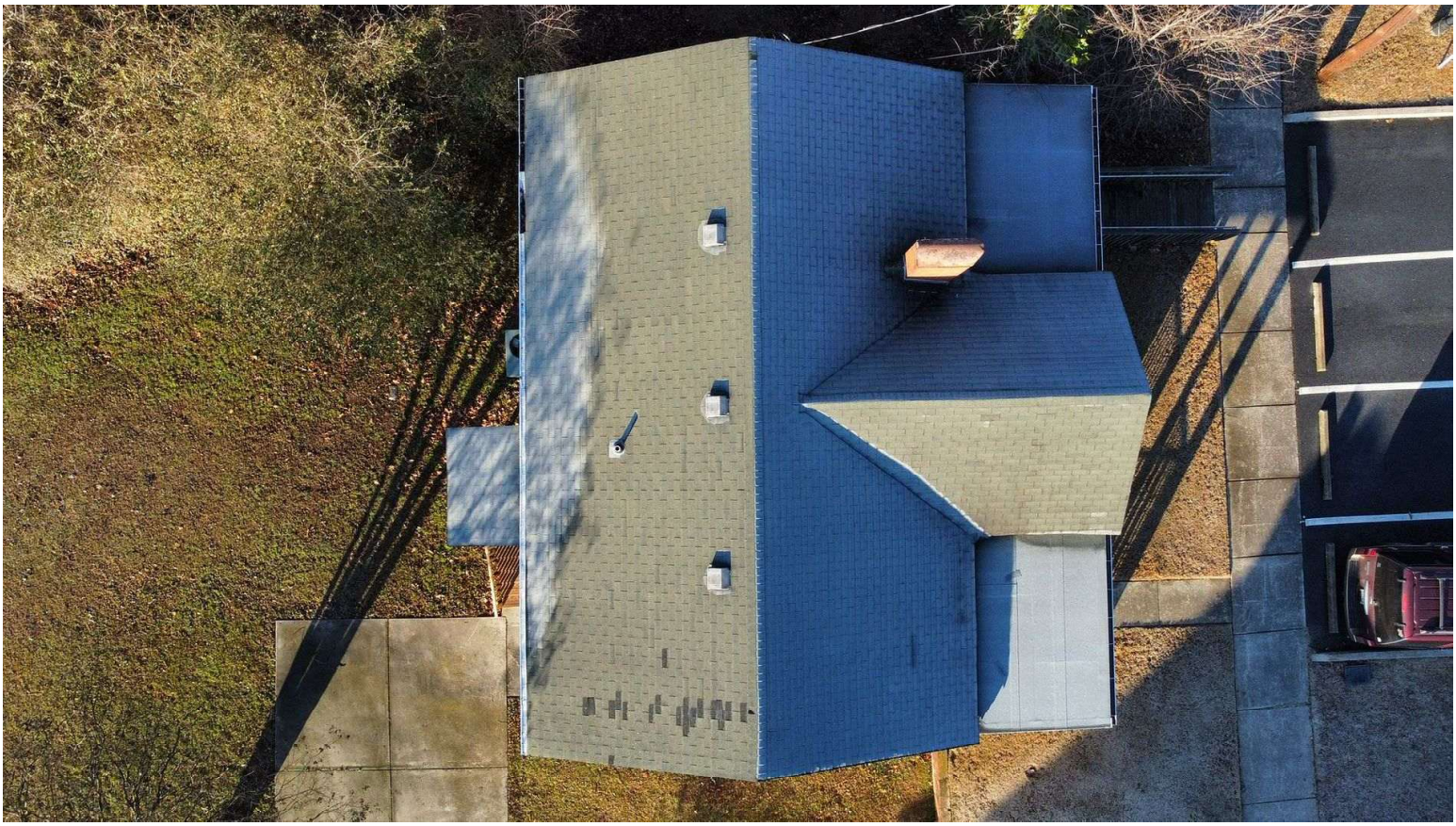
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item_496d0a20-0392-4d3f-bd7b-184f23c159f2.jpg

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Legacy Risk Solutions, LLC PO Box 2976 Gainesville, GA 30503	PHONE (A/C, No, Ext): (706) 865-2189	FAX (A/C, No): (706) 865-1774
	E-MAIL ADDRESS: mountain@nortoninsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Crum & Forster Specialty Insurance Company	44520
INSURED	INSURER B : Auto-Owners Insurance Company	18988
Infinity Roofing Contractors, Inc. 3440 Blue Springs Rd., Ste 202 Kennesaw, GA 30144	INSURER C : ACE American Insurance Company	22667
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			REF# 13779841-A	5/17/2025	5/17/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			5362295100	11/18/2024	11/18/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			OW98662	5/3/2025	5/3/2026	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y	N / A					E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Please note due to directives received from the Georgia Department of Insurance we are no longer allowed to enter any special wording in the description of operations field on the certificate. The only wording that can be entered in this field is the wording for which it was intended "Description of Operations/Locations/Vehicles". We recommend that the certificate holder review the terms and conditions of the endorsement as some policy forms provide additional insured status only when there is a written contract between the Named Insured and the Certificate Holder that requires such status.

Due to a change in the Georgia state statute, 33-24-19.1 and directive 120-2-103.07 from the Georgia Insurance Commissioner's office, agents & brokers are no longer legally able to add wording in the Description of Operations section of a Certificate of Insurance other than a reference number from the contract for SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

Infinity Roofing Contractors, Inc.
3440 Blue Springs Rd., Ste 202
Kennesaw, GA 30144

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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GAF Timberline HDZ®
High Definition® Lifetime Shingles



America's #1-selling shingle just got better — again

With GAF time-release algae-fighting technology and LayerLock® technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.

Benefits:

- **LayerLock® technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone® nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test[1]
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF accessories, Timberline HDZ® shingles are eligible for a wind warranty with no maximum wind speed limitation[2]
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone® nailing area, and an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.[3] Proprietary GAF time-release algae-fighting technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

Colors:



Harvest Blend Colors[5]



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection Limited Warranty**[3]
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®[4]
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[5]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

† Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven® Limited Wind Warranty on GAF shingles with LayerLock® technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF WindProven™ Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

[3] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

[4] Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

[5] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™

©2024 GAF • RESGN467HDZ-PDF-1124

Infinity Roofing Contractors
3440 Blue Springs Road NW
Suite 202
Kennesaw, GA 30144
678-903-3170
Phone: (678) 903-3170

Company Representative
Anthony Imbordino
[redacted]

Estimate

12/04/2025

Joe Bozeman
2255 Lewis Street
Kennesaw, GA 30144
[redacted]

Job: Joe Bozeman

Roofing - Asphalt Section

Prep and tarp all exposed landscape, decks/furniture and fragile items prior to tear off

Remove 3-Tab Asphalt Shingles

Inspect bare roof decking for rot and replace OSB (as needed) for rot repair.

Sheathing, OSB - 7/16"

3 sheets of decking included to replace rotted sections. If additional sheets are required, they are $60/sheet (NOTE - this is subject to market pricing and may change prior to install)

Box Vent

Remove box vents and deck-over openings

Exhaust cap

Roofing Felt - Synthetic Underlayment

Only synthetic underlayment is used during installation due to its superior tear strength and increased protection over organic (paper) felt.

GAF ProStart Starter Shingle Strip

Installed on rakes and eaves. The purpose of this shingle is to give the "perimeter edge" run a solid seal. This is a true starter (NOT 3-tab shingles flipped backward - which is common practice)

GAF WeatherWatch Ice & Water Shield

Code requirement. This is a self-sealing underlayment used at vulnerable areas of the roof to protect against water build up and leaks.

Install Drip Edge - 4.5" - Black

Code requirement. Large flange drip edge installed along rakes, facilitating proper water-flow and protecting fascia.

Install Gutter Apron - 2"x4" - Black

Code requirement. This metal is specially designed to assist in proper water flow and drainage into gutter. Additionally, it has a wide flange to ensure total coverage of the "builders' gap" between decking and fascia, preventing water and pest intrusion into attic.

Flashing - Pipe Jack - 3 in 1"

Long-lasting neoprene boots will be installed over all plumbing penetrations

Neoprene/rubber vent pipe rain collar

Installed over all plumbing penetrations. This extra neoprene collar doubles the life of pipe boots.

Inspect Chimney Flashing

** Bid item - this is not included in estimate price and would be an added cost. We will check chimney for proper flash and proper water diversion. If the existing chimney flashing is damaged or deteriorated, it will be replaced for $150/chimney. The condition of the existing flashing will not be visible until after tear-off.

Inspect Step-Flashing

** Bid item - this is not included in estimate price and would be an added cost. The joints where walls meet roof-line have metal flashing. We will inspect and replace any that is damaged or deteriorated - the cost is $5/LF. The condition of existing flashing will not be visible until after tear-off.

Shingle- Lifetime Architectural - GAF Timberline HDZ

Additional charge for steep roof, 10/12 to 12/12 pitch

Allowance for additional labor, safety gear, and fall protection required on any pitch greater than a 6/12

Additional charge for steep roof, 7/12 to 9/12 pitch

Allowance for additional labor, safety gear, and fall protection required on any pitch greater than a 6/12

Hip/Ridge Cap - 3-Tab, GAF Royal Sovereign

Install GAF Cobra Rigid Vent 3

In lieu of box vents, ridge vent is the most-effective, passive ventilation system available and lengthens shingle life.

Job Foreman

We will have a job foreman on site to document the install process, provide communication with the crew, answer any questions, and do a final walk through when the job is complete

Clean-Up

Clean all debris from property, blow out gutters, and sweep for nails with magnetic sweeper

Dump Trailer - Approx. 15 Yards

We use a dump trailer on wheels instead of a roll off dumpster to better protect the driveway

Warranty - GAF Lifetime System Plus

This 50 year warranty can only be provided by select GAF product installers. It is backed by GAF and it includes: tear-off, materials and install of any product covered under an approved claim. This warranty is transferable one time if property changes ownership.

Infinity Roofing Contractors - 5-Year "No-Leak" Workmanship Warranty

Infinity Roofing Contractors will provide a five year "no-leak" limited warranty to repair for any roof defects caused by poor workmanship of
Infinity Roofing Contractors

TOTAL	$0.00

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____