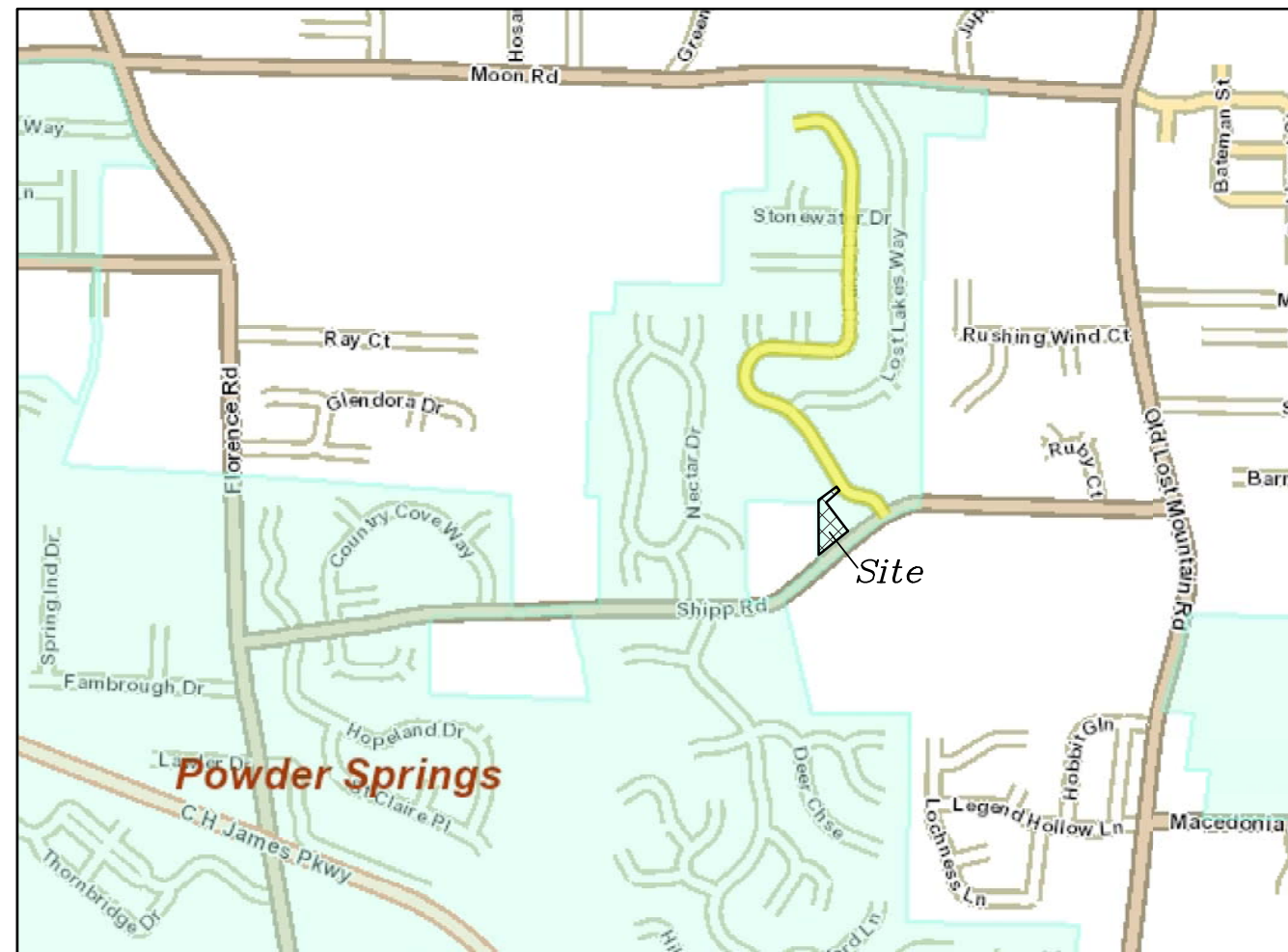


Construction Plans for: Marque Bibbs #4740 Shipp Rd. Lot 128, Lost Mountain Lakes Unit One

Located in:
Land Lots 655 & 678
19th District, 2nd Section
Cobb County
City of Powder Springs, GA

Owner:
Marque Bibbs
1561 Vine Leaf Dr.
Powder Springs, GA 30127
770-364-6309

Developer:
Christian Ingleston
Ingleston Family Homes
10 Montrose Ln
Sharpsburg, GA 30277
678-675-4955



Location Sketch
Not to Scale

TABLE OF CONTENTS

| SHT. NO. | DESCRIPTION |
|----------|-----------------------------------|
| 0 | Cover Sheet |
| 1 | Existing Site Conditions |
| 2 | Proposed Site Plan |
| 3 | Proposed Grading Plan |
| 4 | Erosion Control - Initial Phase |
| 5 | Erosion Control - Grading Phase |
| 6 | Erosion Control - Final Phase |
| 7/8 | Erosion Control - Details & Notes |
| 9 | ISD - Plan & Profile |
| 10 | Tree Removal Plan |
| 11/12 | Details |

Sheets affected by 10-11-21 revision: 1-6, 9, 10 & 12



E: PROJ/1293/DWGS/1293.dwg ~ JP-2017.ctb

O
Cover
1293

Land Development Technologies, Inc.
5665 Atlanta Hwy - Suite 103 - Box 340
Alpharetta, Georgia 30004
O: 770-319-0058 ~ C: 770-241-5986
Email: jp17@bellsouth.net

Proposed Construction Plans for
Marque Bibbs
Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
Cover Sheet

COA: LSF000405

| | |
|------------|----------|
| JOB NO. | 1293 |
| DRAWN BY | jp |
| CHECKED BY | JPJ |
| DATE | 9-08-21 |
| SCALE | As Shown |
| FIELD DATE | |

| REVISIONS | DATE |
|-------------------|----------|
| | |
| | |
| | |
| | |
| | |
| Per City comments | 10-11-21 |

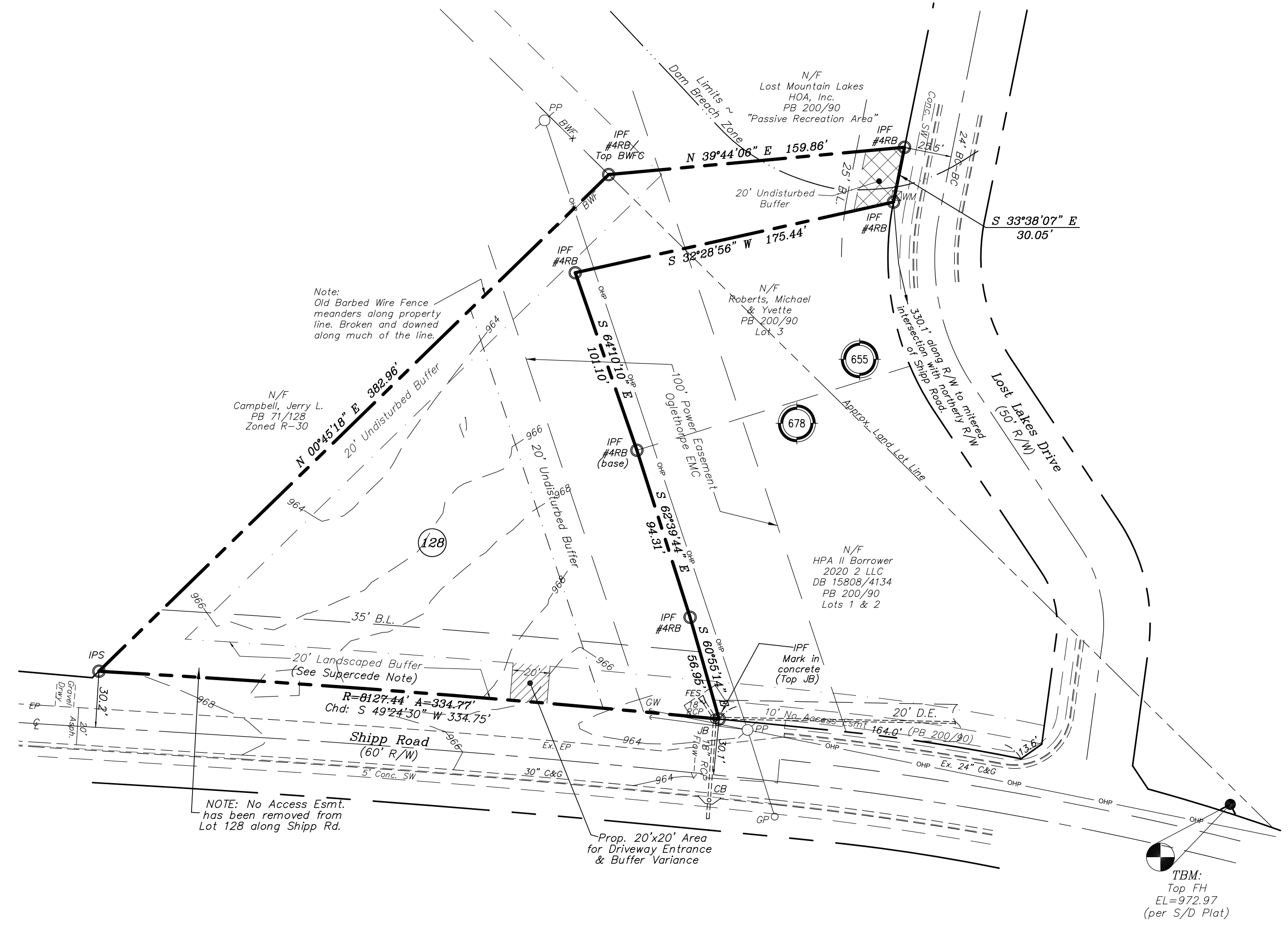
Located In:
Land Lots 655 & 678
19th District
2nd Section
Cobb County,
City Of
Georgia
Powder Springs



Lot Area = 50,381 S.F.
 (or 1.16 Acs.)
 Parcel ID: 19067800220
 Zoned: R-15

Minimum Setbacks:
 Front = 35'
 Rear = 30'
 Side = 10'

New Site Address:
 #4740 Shipp Rd.
 Powder Springs, GA 30127



LEGEND

- IPF - Iron Pin Found
- RB - Rebar
- IPS - Iron Pin Set:
- #4 Rebar w/Cap
- BWF - Barbed Wire Fence
- BWFC - Barbed Wire Fence Corner
- PP - Power Pole
- GPO - Guy Pole
- GW - Guy Wire
- OHP - Overhead Power Line
- CB - Catch Basin
- JB - Junction Box
- FES - Flared End Section
- WM - Water Meter
- Fire Hydrant

According to the FEMA/FIRM of the City of Powder Springs, Georgia, Map Number 130056, panel number 13067C0089G, effective date 12/16/2008:
 -This site lies entirely in an Unshaded Zone X designation.
 -Unshaded Zone X is defined as areas of minimal flood hazard; areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2% Annual Chance Flood.

This plat was prepared without the benefit of a current title commitment. Easements or encumbrances may exist that are not shown on this plat.



E:PROJ/1293/DWGS/1293.dwg ~ JP-2017.ctb

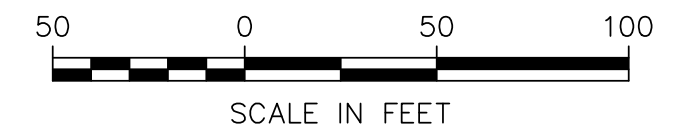
1
 Ex. Cond.
 1293

Land Development Technologies, Inc.
 5665 Atlanta Hwy - Suite 103 - Box 340
 Alpharetta, Georgia 30004
 O: 770-319-0058 ~ C: 770-241-5986
 Email: jp17@bellsouth.net

Proposed Constructions Plans for
Marque Bibbs
 Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
 Existing Site Conditions
 COA: LSF000405

| JOB NO. | DATE |
|-------------------|---------|
| 1293 | |
| REVISIONS | |
| DRAWN BY | DATE |
| JP | |
| CHECKED BY | DATE |
| JPJ | |
| DATE | 9-08-21 |
| SCALE | 1"=50' |
| FIELD DATE | 8-24-21 |
| Per City comments | |
| 10-11-21 | |

Located In:
 Land Lots 655 & 678
 19th District
 2nd Section
 Cobb County,
 City Of
 Powder Springs
 GEORGIA

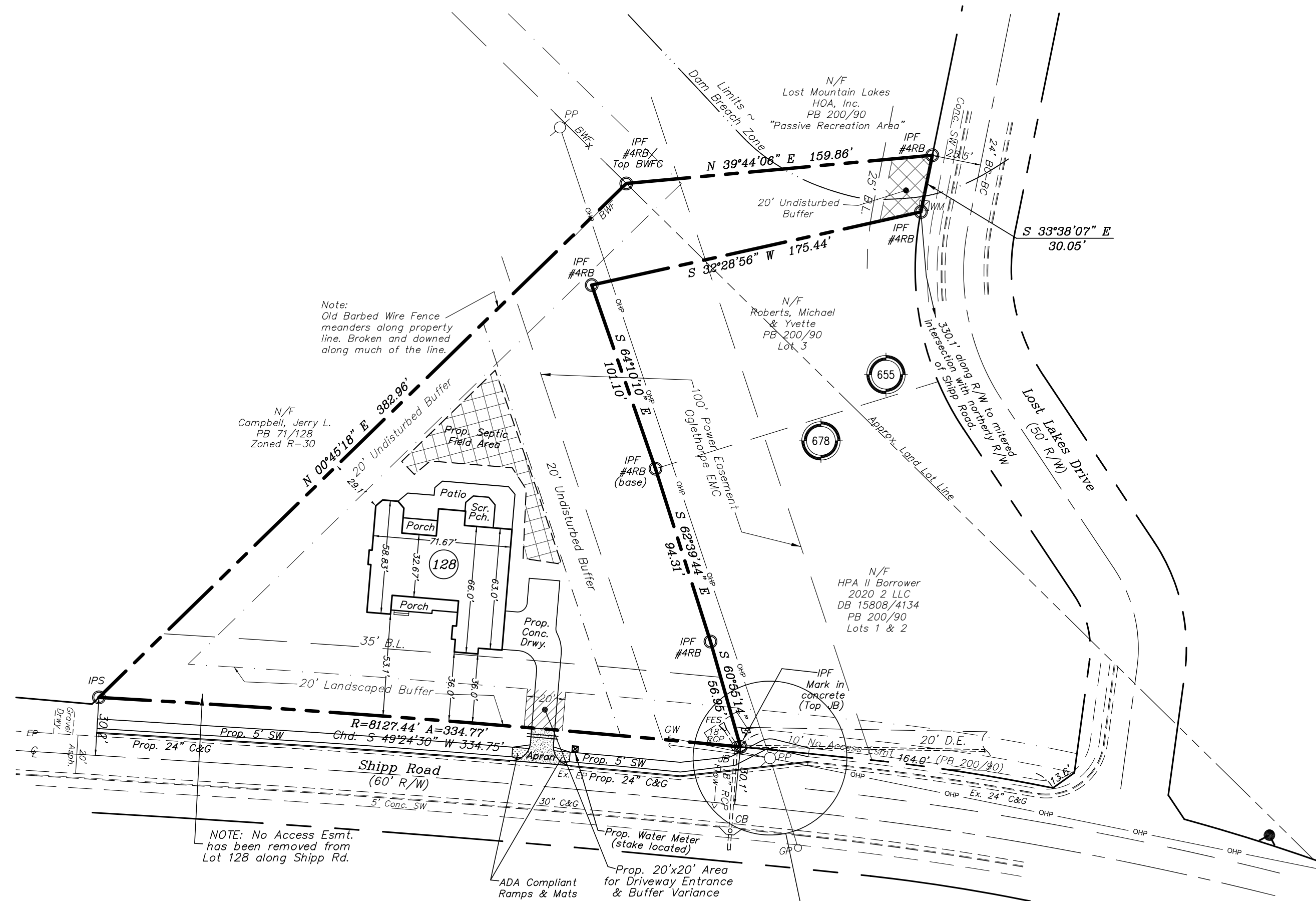


Lot Area = 50,381 S.F.
 (or 1.16 Acs.)
 Parcel ID: 19067800220
 Zoned: R-15

Minimum Setbacks:
 Front = 35'
 Rear = 30'
 Side = 10'

New Site Address:
 #4740 Shipp Rd.
 Powder Springs, GA 30127

24-hour Contact:
 Christian Ingleston
 Ingleston Family Homes
 678-675-4955



Note:
 Old Barbed Wire Fence
 meanders along property
 line. Broken and downed
 along much of the line.

N/F
 Campbell, Jerry L.
 PB 71/128
 Zoned R-30

N/F
 Lost Mountain Lakes
 HOA, Inc.
 PB 200/90
 "Passive Recreation Area"

N/F
 Roberts, Michael
 & Yvette
 PB 200/90
 Lot 3

N/F
 HPA II Borrower
 2020 2 LLC
 DB 15808/4134
 PB 200/90
 Lots 1 & 2

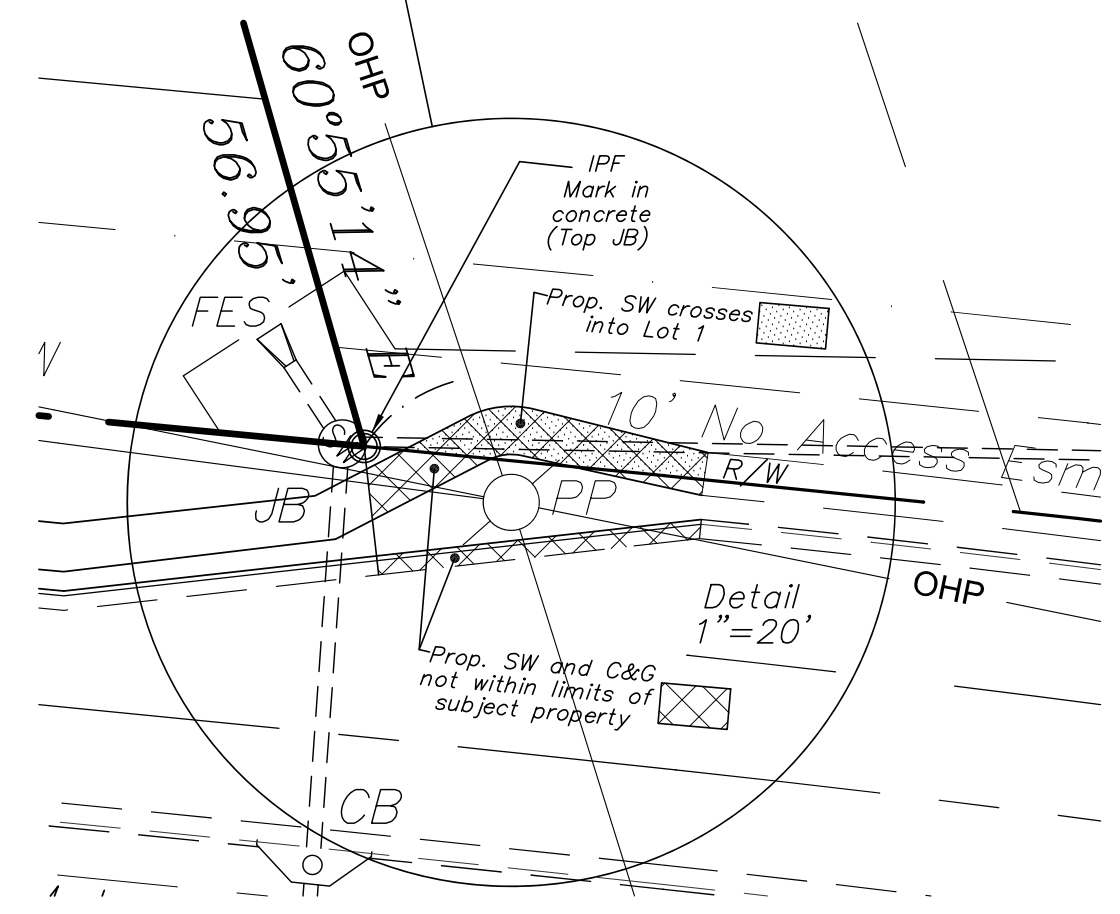
NOTE: No Access Esmt.
 has been removed from
 Lot 128 along Shipp Rd.

Prop. 20'x20' Area
 for Driveway Entrance
 & Buffer Variance

- LEGEND
- IPF - Iron Pin Found
 - RB - Rebar
 - IPS - Iron Pin Set
 - #4 Rebar w/Cap
 - BWF - Barbed Wire Fence
 - BWFC - Barbed Wire Fence Corner
 - PP - Power Pole
 - GPO - Guy Pole
 - GW - Guy Wire
 - OHP - Overhead Power Line
 - CB - Catch Basin
 - JB - Junction Box
 - FES - Flared End Section
 - WM - Water Meter
 - Fire Hydrant

According to the FEMA/FIRM of the City of Powder Springs, Georgia, Map Number 130056, panel number 13067C0089G, effective date 12/16/2008:
 -This site lies entirely in an Unshaded Zone X designation.
 -Unshaded Zone X is defined as areas of minimal flood hazard; areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2% Annual Chance Flood.

This plat was prepared without the benefit of a current title commitment. Easements or encumbrances may exist that are not shown on this plat.



E:PROJ/1293/DWGS/1293.dwg ~ JP-2017.ctb

2
 Site Plan
 1293

Land Development Technologies, Inc.
 5665 Atlanta Hwy - Suite 103 - Box 340
 Alpharetta, Georgia 30004
 O: 770-319-0058 ~ C: 770-241-5986
 Email: jp17@bellsouth.net

Proposed Construction Plans for
Marque Bibbs
 Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
 Proposed Site Plan
 COA: LSF000405

| JOB NO. | 1293 | REVISIONS | DATE |
|------------|---------|-------------------|----------|
| DRAWN BY | jp | | |
| CHECKED BY | JPJ | | |
| DATE | 9-08-21 | | |
| SCALE | 1"=50' | | |
| FIELD DATE | 8-24-21 | Per City comments | 10-11-21 |

Located In:
 Land Lots 655 & 678
 19th District
 2nd Section
 Cobb County,
 Powder Springs
 City Of
 GEORGIA

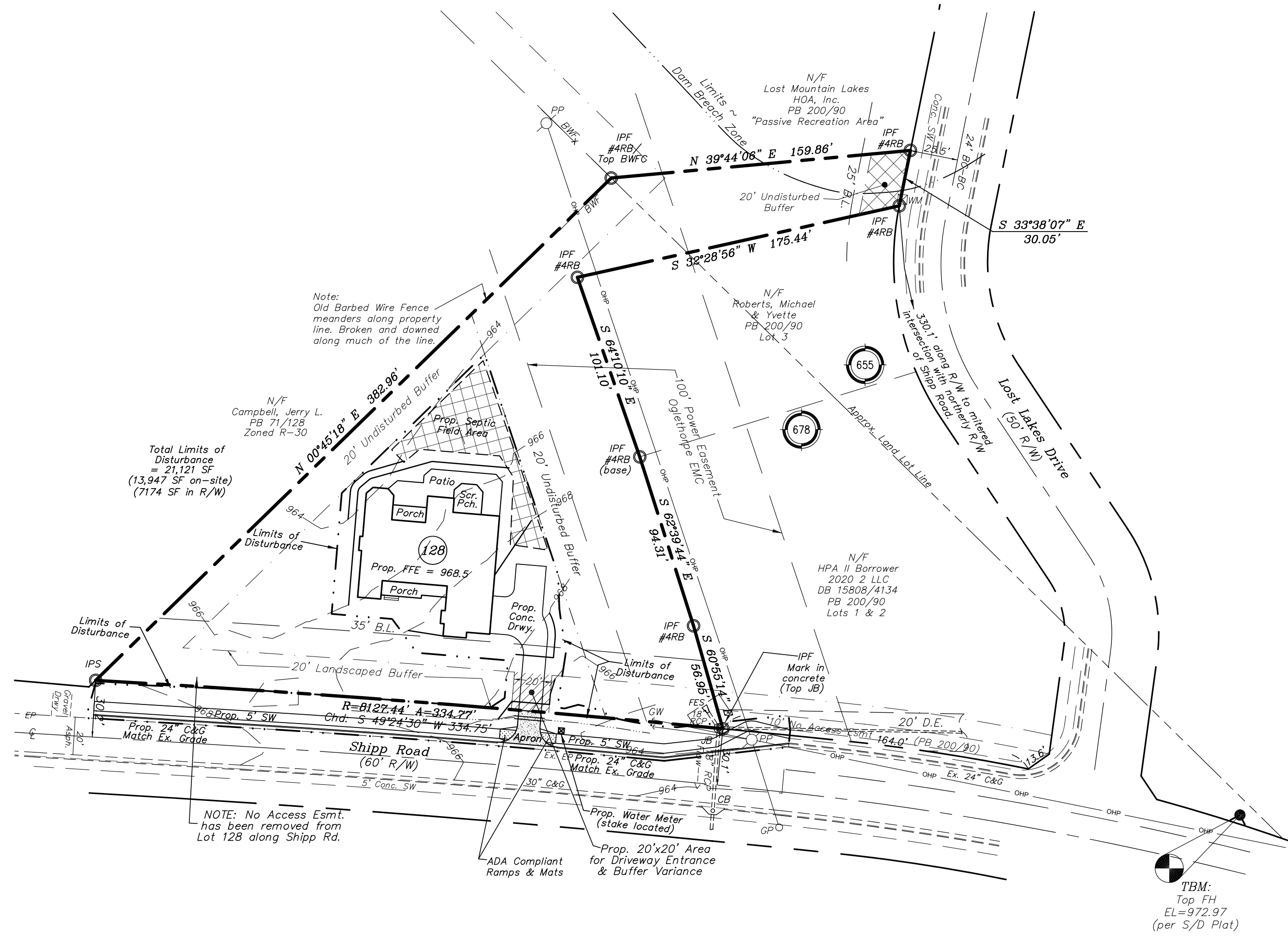


Lot Area = 50,381 S.F.
(or 1.16 Acs.)
Parcel ID: 19067800220
Zoned: R-15

Minimum Setbacks:
Front = 35'
Rear = 30'
Side = 10'

New Site Address:
#4740 Shipp Rd.
Powder Springs, GA 30127

24-hour Contact:
Christian Ingleston
Ingleston Family Homes
678-675-4955



LEGEND

- IPF - Iron Pin Found
- RB - Rebar
- IPS - Iron Pin Set:
- #4 Rebar w/Cap
- BWF - Barbed Wire Fence
- BWFC - Barbed Wire Fence Corner
- PP - Power Pole
- GPO - Guy Pole
- GW - Guy Wire
- OHP - Overhead Power Line
- CB - Catch Basin
- JB - Junction Box
- FES - Flared End Section
- WM - Water Meter
- Fire Hydrant

Soils Notes:
-Level 3 Soil Study prepared by Hall Environmental LLC, dated 6-6-21.
-Entire buildable area is shown to be Wedowee 5-15% soils series (per Study).
-Bore hole numbers as per Study; were field located.

According to the FEMA/FIRM of the City of Powder Springs, Georgia, Map Number 130056, panel number 13067C0089G, effective date 12/16/2008:
-This site lies entirely in an Unshaded Zone X designation.
-Unshaded Zone X is defined as areas of minimal flood hazard; areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2% Annual Chance Flood.

Impervious Area Notes:
-Total Area = 8534 SF
-On Site Area = 6472 SF
-Area in R/W = 257 SF
(Apron & end of driveway)
-Area of SW = 1805 SF

This plat was prepared without the benefit of a current title commitment. Easements or encumbrances may exist that are not shown on this plat.

3
Grading
1293

Land Development Technologies, Inc.
5665 Atlanta Hwy - Suite 103 - Box 340
Alpharetta, Georgia 30004
O: 770-319-0058 ~ C: 770-241-5986
Email: jp17@bellsouth.net

Proposed Construction Plans for
Marque Bibbs
Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
Proposed Grading Plan
COA: LSF000405

| | |
|------------|---------|
| JOB NO. | 1293 |
| DRAWN BY | jp |
| CHECKED BY | JPJ |
| DATE | 9-08-21 |
| SCALE | 1"=50' |
| FIELD DATE | 8-24-21 |

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |

Per City comments

Located In:
Land Lots 655 & 678
19th District
2nd Section
Cobb County,
City Of Powder Springs
GEORGIA





Lot Area = 50,381 S.F.
(or 1.16 Acs.)
Parcel ID: 19067800220
Zoned: R-15

Minimum Setbacks:
Front = 35'
Rear = 30'
Side = 10'

New Site Address:
#4740 Shipp Rd.
Powder Springs, GA 30127

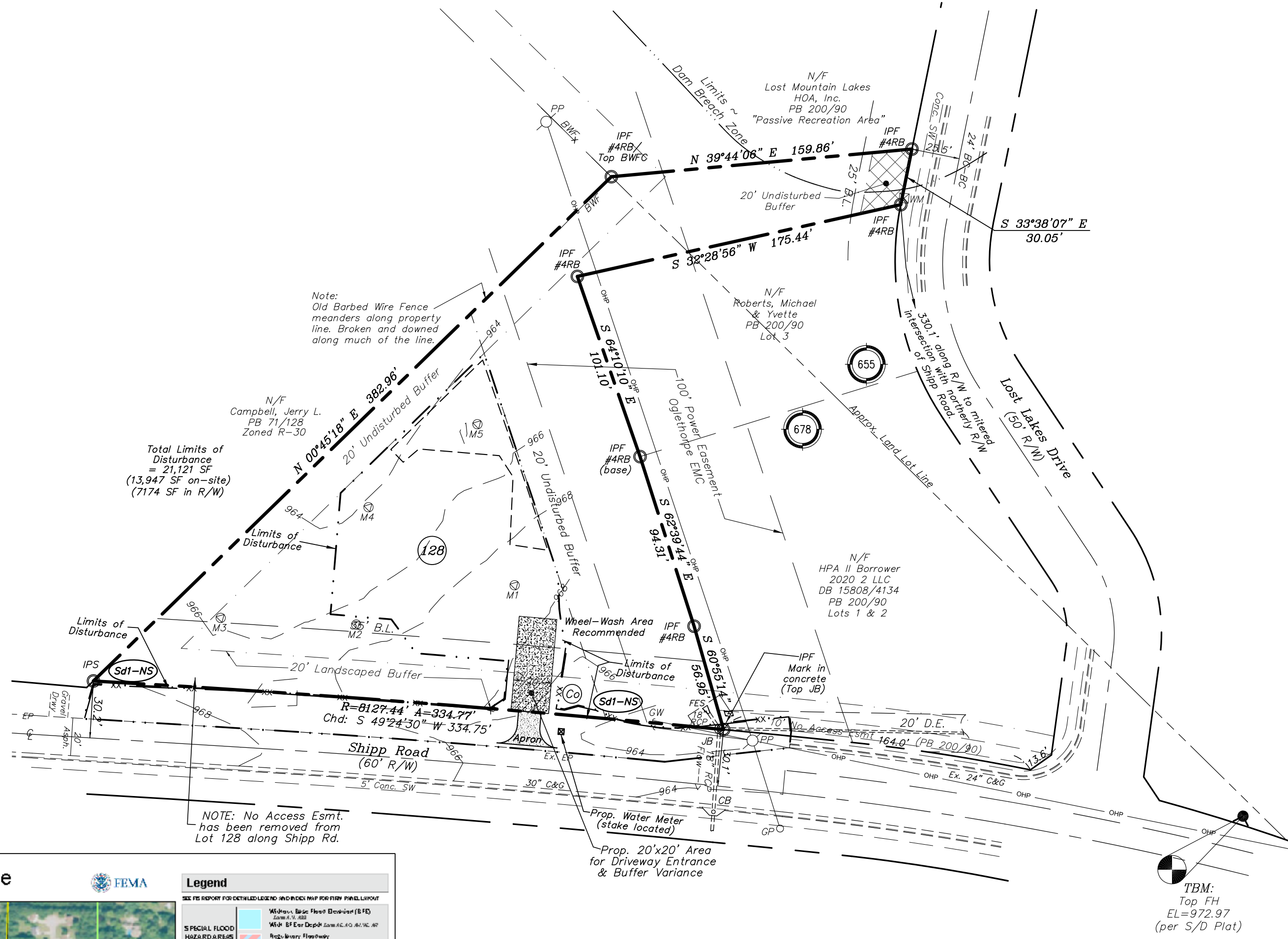
24-hour Contact:
Christian Ingleston
Ingleston Family Homes
678-675-4955

Impervious Area Notes:
-Total Area = 8534 SF
-On Site Area = 6472 SF
-Area in R/W = 257 SF
-Apron & end of driveway
-Area of SW = 1805 SF

Soils Notes:
-Level 3 Soil Study prepared by Hall Environmental LLC, dated 6-6-21.
-Entire buildable area is shown to be Wedowee 5-15% soils series (per Study).
-Bore hole numbers as per Study; were field located.

- LEGEND**
- IPF - Iron Pin Found
 - RB - Rebar
 - IPS - Iron Pin Set:
 - #4 Rebar w/Cap
 - BWF - Barbed Wire Fence
 - BWFC - Barbed Wire Fence Corner
 - PP - Power Pole
 - GP - Guy Pole
 - GW - Guy Wire
 - OHP - Overhead Power Line
 - CB - Catch Basin
 - JB - Junction Box
 - FESD - Flared End Section
 - WM - Water Meter
 - Fire Hydrant

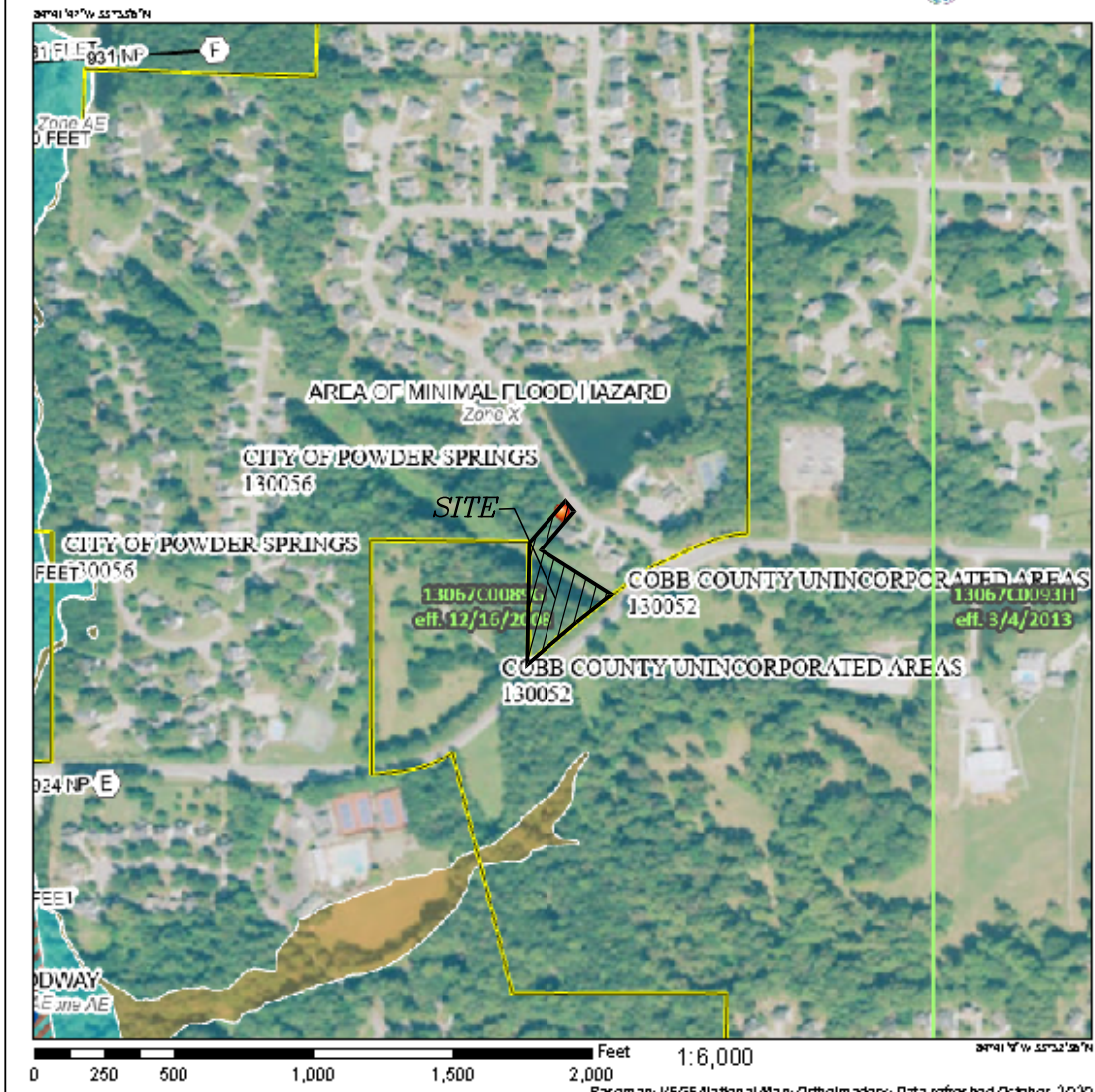
According to the FEMA/FIRM of the City of Powder Springs, Georgia, Map Number 130056, panel number 13067C0089G, effective date 12/16/2008:
-This site lies entirely in an Unshaded Zone X designation.
-Unshaded Zone X is defined as areas of minimal flood hazard; areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2% Annual Chance Flood.



NOTE: No Access Esmt. has been removed from Lot 128 along Shipp Rd.

TBM:
Top FH
EL=972.97
(per S/D Plat)

National Flood Hazard Layer FIRMette



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Basic Flood Elevation (BFE) Zone X, X-1, X-2
 - With BFE and Depth Zone X-1, X-2, X-3, X-4
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile, Zone 1
 - Areas of 1% Annual Chance Flood Hazard, Zone 2
 - Areas with Reduced Flood Hazard due to Levees, See Notes, Zone 1
 - Areas with Flood Hazard due to Levees, Zone 2
- OTHER AREAS**
 - Area of Minimal Flood Hazard, Zone 1
 - Disclosed ID MRs
 - Area of Unincorporated Flood Hazard, Zone 1
- GENERAL STRUCTURES**
 - Channel, Outfall, or Storm Sewer
 - Levee, Dike, or Reservoir
- OTHER FEATURES**
 - Cross Section with 1% Annual Chance Water Surface Elevation
 - Cross Section
 - Basic Flood Elevation Line (BFE)
 - Line of Study
 - Jurisdiction Boundary
 - Cross Section, Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP FRAMES**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The site displayed on this map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The background shows compliance with FEMA's background requirements.

The flood hazard information is derived from the authoritative FEMA's services provided by FEMA. This map was updated on 12/16/2008. It may not show the reflect changes or developments subsequent to this date and time. The FEMA flood information may change or become superseded by new data over time.

This map is not valid if the site or area of the following map elements are not shown: background imagery, street labels, legend, scale bar, map number, date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unincorporated areas are shown for use in regulatory processes.

CONSTRUCTION SCHEDULE

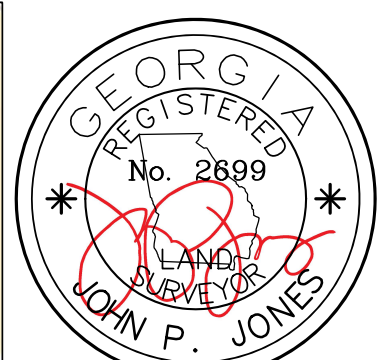
| ACTIVITY | MONTHS FROM START OF CONSTRUCTION | | | | | | | |
|----------------------------|-----------------------------------|--------|-------|--------|-------|-------|---------|--------|
| | FIRST | SECOND | THIRD | FOURTH | FIFTH | SIXTH | SEVENTH | EIGHTH |
| SEDIMENT CONTROL | █ | █ | █ | █ | █ | █ | █ | █ |
| CLEARING | █ | █ | █ | █ | █ | █ | █ | █ |
| TEMP. SEDIMENT CONTROL | █ | █ | █ | █ | █ | █ | █ | █ |
| EARTHWORK | █ | █ | █ | █ | █ | █ | █ | █ |
| STORM DRAIN | █ | █ | █ | █ | █ | █ | █ | █ |
| SANITARY SEWER | █ | █ | █ | █ | █ | █ | █ | █ |
| CURB & GUTTER | █ | █ | █ | █ | █ | █ | █ | █ |
| WATER LINE | █ | █ | █ | █ | █ | █ | █ | █ |
| GRADED AGGREGATE BASE | █ | █ | █ | █ | █ | █ | █ | █ |
| MAINTAIN EROSION CONTROL | █ | █ | █ | █ | █ | █ | █ | █ |
| TEMPORARY GRASSING | █ | █ | █ | █ | █ | █ | █ | █ |
| ASPHALT PAVING | █ | █ | █ | █ | █ | █ | █ | █ |
| FINAL GRASSING LANDSCAPING | █ | █ | █ | █ | █ | █ | █ | █ |
| BUILDING CONSTRUCTION | █ | █ | █ | █ | █ | █ | █ | █ |

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

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

John P Jones
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000004467
ISSUED: 01/21/2021 EXPIRES: 01/21/2024



4
EC-Initial
1293

Land Development Technologies, Inc.
5665 Atlanta Hwy - Suite 103 - Box 340
Alpharetta, Georgia 30004
O: 770-319-0058 ~ C: 770-241-5986
Email: jp17@bellsouth.net

Proposed Construction Plans for
Marque Bibbs
Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
Erosion, Sedimentation Control & Pollution Plan - Initial Phase

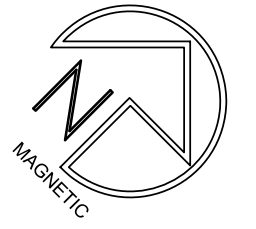
COA: LSF000405

JOB NO. 1293
DRAWN BY jp
CHECKED BY JPL
DATE 9-08-21
SCALE 1"=50'
FIELD DATE 8-24-21

| REVISIONS | DATE |
|-------------------|----------|
| Per City comments | 10-11-21 |

Located In:
Land Lots 655 & 678
19th District
2nd Section
Cobb County,
Powder Springs
Georgia

Site/Grading Notes:
 --Additional erosion control devices to be used as required by City of Powder Springs and/or Cobb County.
 --Disturbed areas left idle for five days, and not to final grade, will be established to temporary vegetation (Ds2). Mulch, temporary vegetation or permanent vegetation shall be completed on all exposed areas within 14 days after disturbance. All areas to final grade will be established to permanent vegetation upon completion.
 --When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding. If unable to accomplish, mulch shall be used as a temporary cover. Concentrated flow areas, all slopes steeper than 2.5:1 and with a height of ten feet or greater (does not apply to retaining walls), and cuts and fills within stream buffers, shall be stabilized with the appropriate erosion control matting or blankets.
 -- Land Disturbance Permit must be displayed on site at all times during construction and in plain view from a County road or street.
 --Erosion and sediment control devices must be installed and inspected prior to any grading on site. The contractor must call for an inspection to obtain a permit to grade.
 -- Sediment/erosion control devices must be checked after each storm event. Each device is to be maintained or replaced if sediment accumulation has reached one half the capacity of the device. Additional devices may be necessary as the project progresses.

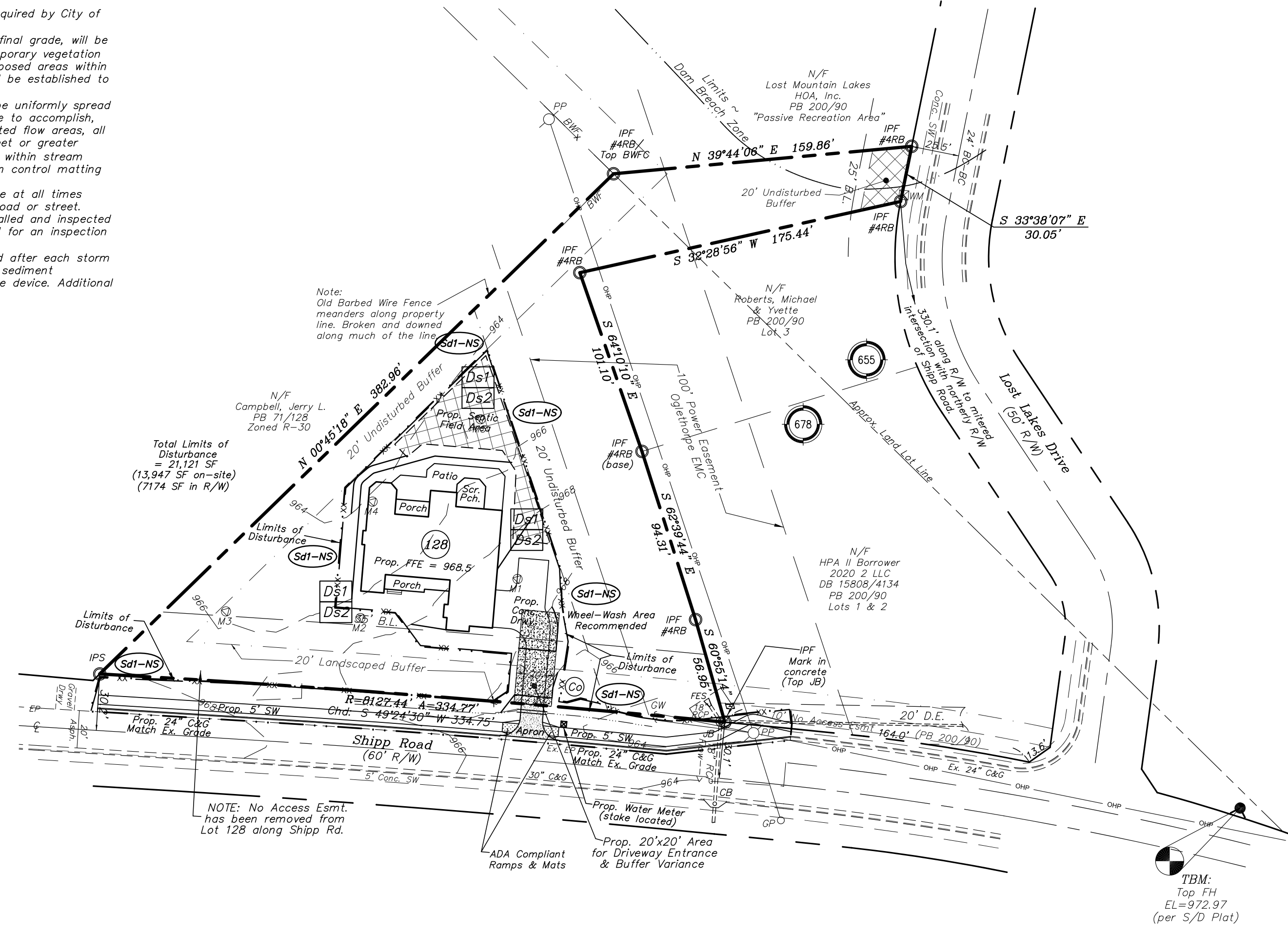


Lot Area = 50,381 S.F.
 (or 1.16 Acs.)
 Parcel ID: 19067800220
 Zoned: R-15

Minimum Setbacks:
 Front = 35'
 Rear = 30'
 Side = 10'

New Site Address:
 #4740 Shipp Rd.
 Powder Springs, GA 30127

24-hour Contact:
 Christian Ingleston
 Ingleston Family Homes
 678-675-4955



- LEGEND**
- IPF - Iron Pin Found
 - RB - Rebar
 - IPS - Iron Pin Set:
 - #4 Rebar w/Cap
 - BWF - Barbed Wire Fence
 - BWFC - Barbed Wire Fence Corner
 - PP - Power Pole
 - GPO - Guy Pole
 - GW - Guy Wire
 - OHP - Overhead Power Line
 - CB - Catch Basin
 - JB - Junction Box
 - FESD - Flared End Section
 - WM - Water Meter
 - Fire Hydrant

Impervious Area Notes:
 -Total Area = 8534 SF
 -On Site Area = 6472 SF
 -Area in R/W = 257 SF (Apron & end of driveway)
 -Area of SW = 1805 SF

Soils Notes:
 -Level 3 Soil Study prepared by Hall Environmental LLC, dated 6-6-21.
 -Entire buildable area is shown to be Wedowee 5-15% soils series (per Study).
 -Bore hole numbers as per Study, were field located.

According to the FEMA/FIRM of the City of Powder Springs, Georgia, Map Number 130056, parcel number 13067C0089G, effective date 12/16/2008:
 -This site lies entirely in an Unshaded Zone X designation.
 -Unshaded Zone X is defined as areas of minimal flood hazard; areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2% Annual Chance Flood.

CONSTRUCTION SCHEDULE

| ACTIVITY | MONTHS FROM START OF CONSTRUCTION | | | | | | | |
|----------------------------|-----------------------------------|--------|-------|--------|-------|-------|---------|--------|
| | FIRST | SECOND | THIRD | FOURTH | FIFTH | SIXTH | SEVENTH | EIGHTH |
| SEDIMENT CONTROL | █ | █ | █ | █ | █ | █ | █ | █ |
| CLEARING | █ | █ | █ | █ | █ | █ | █ | █ |
| TEMP. SEDIMENT CONTROL | █ | █ | █ | █ | █ | █ | █ | █ |
| EARTHWORK | █ | █ | █ | █ | █ | █ | █ | █ |
| STORM DRAIN | █ | █ | █ | █ | █ | █ | █ | █ |
| SANITARY SEWER | █ | █ | █ | █ | █ | █ | █ | █ |
| CURB & GUTTER | █ | █ | █ | █ | █ | █ | █ | █ |
| WATER LINE | █ | █ | █ | █ | █ | █ | █ | █ |
| GRADED AGGREGATE BASE | █ | █ | █ | █ | █ | █ | █ | █ |
| MAINTAIN EROSION CONTROL | █ | █ | █ | █ | █ | █ | █ | █ |
| TEMPORARY GRASSING | █ | █ | █ | █ | █ | █ | █ | █ |
| ASPHALT PAVING | █ | █ | █ | █ | █ | █ | █ | █ |
| FINAL GRASSING LANDSCAPING | █ | █ | █ | █ | █ | █ | █ | █ |
| BUILDING CONSTRUCTION | █ | █ | █ | █ | █ | █ | █ | █ |

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

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

John P Jones
 Level II Certified Design Professional

CERTIFICATION NUMBER: 0000004467
 ISSUED: 01/21/2021 EXPIRES: 01/21/2024



E:PROJ/1293/DWGS/1293.dwg ~ JP-2017.ctb

5
 EC-Grading
 1293

Land Development Technologies, Inc.
 5665 Atlanta Hwy - Suite 103 - Box 340
 Alpharetta, Georgia 30004
 O: 770-319-0058 ~ C: 770-241-5986
 Email: jp17@bellsouth.net

Proposed Constructions Plans for
Marque Bibbs
 Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
 Erosion, Sedimentation Control & Pollution Plan - Grading Phase

COA: LSF000405

| JOB NO. | 1293 | REVISIONS | DATE |
|------------|---------|-------------------|----------|
| DRAWN BY | jp | | |
| CHECKED BY | JPJ | | |
| DATE | 9-08-21 | | |
| SCALE | 1"=50' | | |
| FIELD DATE | 8-24-21 | Per City comments | 10-11-21 |

Located In:
 Land Lots 655 & 678
 19th District
 2nd Section
 Cobb County,
 Powder Springs
 GEORGIA

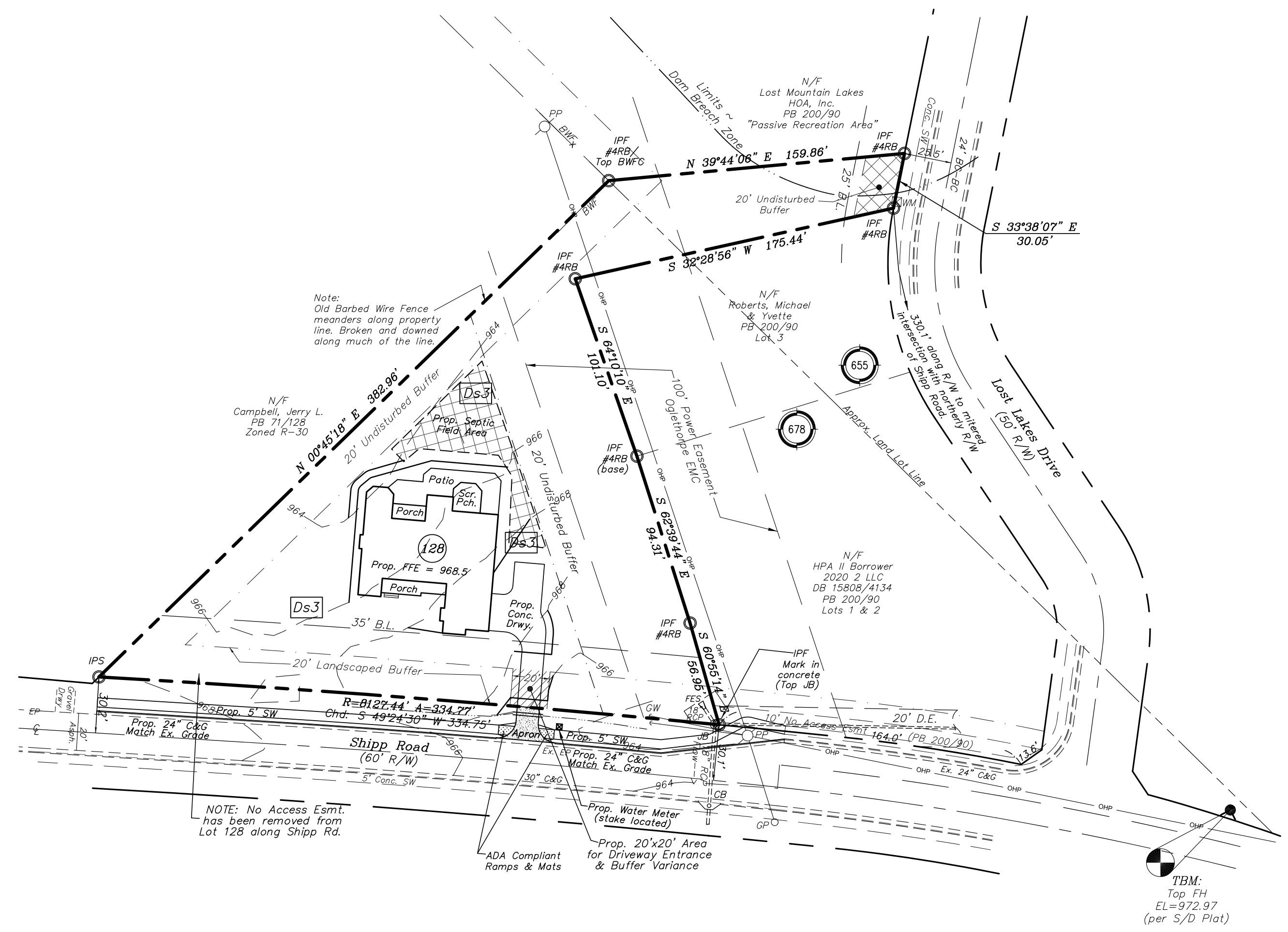


Lot Area = 50,381 S.F.
(or 1.16 Acs.)
Parcel ID: 19067800220
Zoned: R-15

Minimum Setbacks:
Front = 35'
Rear = 30'
Side = 10'

New Site Address:
#4740 Shipp Rd.
Powder Springs, GA 30127

24-hour Contact:
Christian Ingleston
Ingleston Family Homes
678-675-4955



NOTE: No Access Esmt. has been removed from Lot 128 along Shipp Rd.

TBM:
Top FH
EL=972.97
(per S/D Plat)

CONSTRUCTION SCHEDULE

| ACTIVITY | MONTHS FROM START OF CONSTRUCTION | | | | | | | |
|----------------------------|-----------------------------------|--------|-------|--------|-------|-------|---------|--------|
| | FIRST | SECOND | THIRD | FOURTH | FIFTH | SIXTH | SEVENTH | EIGHTH |
| SEDIMENT CONTROL | █ | █ | | | | | | |
| CLEARING | █ | █ | | | | | | |
| TEMP. SEDIMENT CONTROL | | █ | █ | █ | █ | █ | █ | █ |
| EARTHWORK | | █ | █ | █ | █ | █ | █ | █ |
| STORM DRAIN | | | █ | █ | █ | █ | █ | █ |
| SANITARY SEWER | | | █ | █ | █ | █ | █ | █ |
| CURB & GUTTER | | | | | | █ | █ | █ |
| WATER LINE | | | █ | █ | █ | █ | █ | █ |
| GRADED AGGREGATE BASE | | | | | █ | █ | █ | █ |
| MAINTAIN EROSION CONTROL | | █ | █ | █ | █ | █ | █ | █ |
| TEMPORARY GRASSING | █ | █ | █ | █ | █ | █ | █ | █ |
| ASPHALT PAVING | | | | | | █ | █ | █ |
| FINAL GRASSING LANDSCAPING | | | | | | | █ | █ |
| BUILDING CONSTRUCTION | | | | | | | █ | █ |

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

- LEGEND**
- IPF - Iron Pin Found
 - RB - Rebar
 - IPS - Iron Pin Set:
 - #4 Rebar w/Cap
 - BWF - Barbed Wire Fence
 - BWFC - Barbed Wire Fence Corner
 - PP - Power Pole
 - GPO - Guy Pole
 - GW - Guy Wire
 - OHP - Overhead Power Line
 - CB - Catch Basin
 - JB - Junction Box
 - FES - Flared End Section
 - WM - Water Meter
 - Fire Hydrant

According to the FEMA/FIRM of the City of Powder Springs, Georgia, Map Number 130056, panel number 13067C0089G, effective date 12/16/2008:
-This site lies entirely in an Unshaded Zone X designation.
-Unshaded Zone X is defined as areas of minimal flood hazard; areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2% Annual Chance Flood.

Impervious Area Notes:
-Total Area = 8534 SF
-On Site Area = 6472 SF
-Area in R/W = 257 SF (Apron & end of driveway)
-Area of SW = 1805 SF

Soils Notes:
-Level 3 Soil Study prepared by Hall Environmental LLC, dated 6-6-21.
-Entire buildable area is shown to be Wedowee 5-15% soils series (per Study).
-Bore hole numbers as per Study, were field located.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

John P Jones
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000004467
ISSUED: 01/21/2021 EXPIRES: 01/21/2024



E:PROJ/1293/DWGS/1293.dwg ~ JP-2017.ctb

6
EC-Final
1293

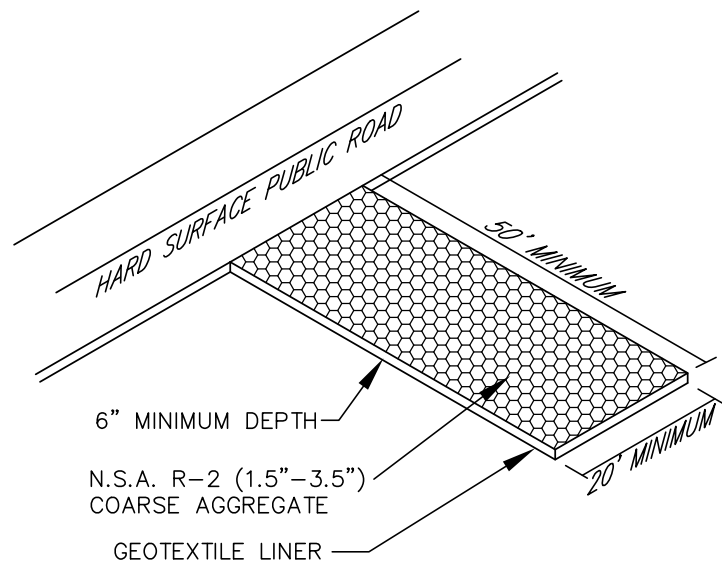
Land Development Technologies, Inc.
5665 Atlanta Hwy - Suite 103 - Box 340
Alpharetta, Georgia 30004
O: 770-319-0058 ~ C: 770-241-5986
Email: jp17@bellsouth.net

Proposed Constructions Plans for
Marque Bibbs
Lot 128, Lost Mountain Lakes S/D, Unit One: PB 200/90
Erosion, Sedimentation Control & Pollution Plan - Final Phase

COA: LSF000405

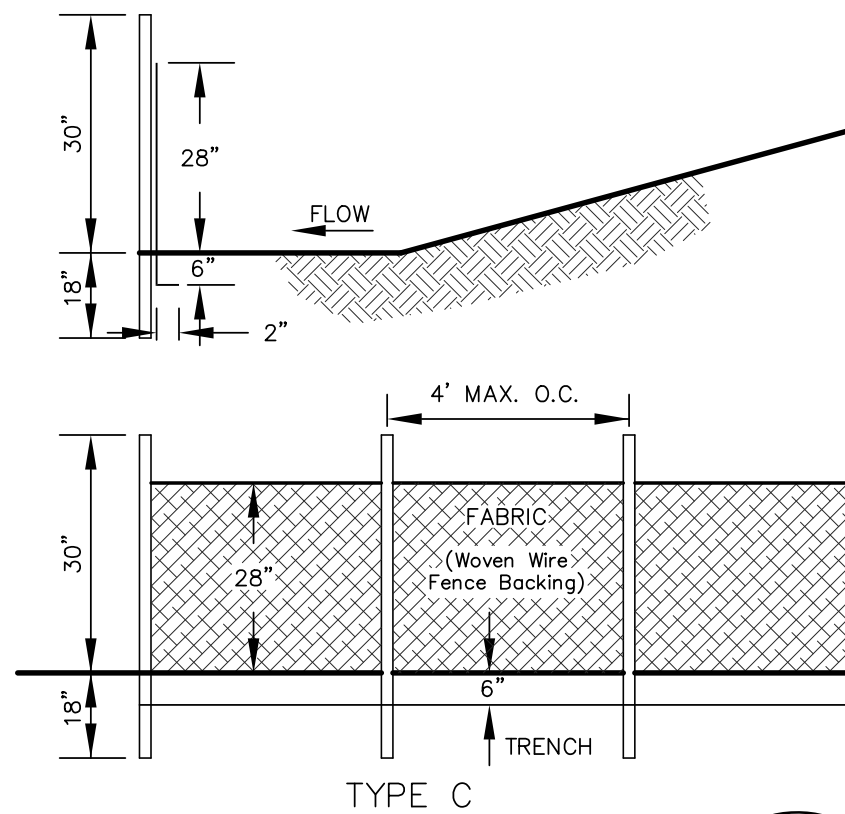
| JOB NO. | 1293 | REVISIONS | DATE |
|------------|---------|-------------------|----------|
| DRAWN BY | jp | | |
| CHECKED BY | JPJ | | |
| DATE | 9-08-21 | | |
| SCALE | 1"=50' | | |
| FIELD DATE | 8-24-21 | Per City comments | 10-11-21 |

Located In:
Land Lots 655 & 678
19th District
2nd Section
Cobb County,
Powder Springs
City Of
GEORGIA



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

Co CONSTRUCTION EXIT



TYPE "C" (36" FABRIC W/WOVEN WIRE REINFORCEMENT) - WHERE FILL SLOPES EXCEED A VERTICAL HEIGHT OF 20 FEET AND THE SLOPE GRADIENT IS STEEPER THAN 3:1.

| TYPE "C" | POST SIZE | | |
|----------|----------------|--------------|----------------|
| | MINIMUM LENGTH | TYPE OF POST | SIZE OF POST |
| | 4' | STEEL | 1.3 lb/ft MIN. |

| WIRE STAPLES | FASTENERS FOR WOOD POSTS | | | |
|--------------|--------------------------|-----------|-------------|----------------|
| | GAUGE | CROWN | LENGTH | FASTENERS/POST |
| | 17 MIN. | 3/4" WIDE | 1/2" LONG | 5 MIN. |
| | 14 MIN. | 1" | 3/4" BUTTON | 4 MIN. |

Sd1 SEDIMENT BARRIER
FABRIC TO BE D.O.T. APPROVED

Sd1-NS

SOIL EROSION NOTES

1. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND DETAILS AS SHOWN HEREON AND STIPULATED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" AND LOCAL SOIL EROSION AND SEDIMENT CONTROL ORDINANCES SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE SEDIMENT LEAVING THE SITE.
2. THE CONTRACTOR WILL BE REQUIRED TO INCORPORATE ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES INTO THE PROJECT AT THE EARLIEST PRACTICABLE TIME DURING CONSTRUCTION. THE EROSION CONTROL MEASURES DETAILED HEREON SHALL BE CONTINUED UNTIL THE PERMANENT DRAINAGE FACILITIES HAVE BEEN RE-STABILIZED SO AS TO ESTABLISH AN EFFECTIVE EROSION DETERRENT. ALL COLLECTED SEDIMENT REMOVED FROM IMPOUNDMENT AREAS SHALL BE EVENLY DISTRIBUTED AND PERMANENTLY STABILIZED.
3. TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 6, SECTION III OF THE MANUAL DESCRIBED IN NOTE NO. 1 ABOVE.
4. EROSION CHECKS SHALL BE CONSTRUCTED AT THE LOCATION AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS, AND SHALL BE CONSTRUCTED BEFORE ANY GRADING IS ACCOMPLISHED WHENEVER POSSIBLE AND AS SOON AS PRACTICAL OTHERWISE. ALL GRADED AREAS, SLOPES, ETC. WHICH DRAIN TOWARD THE EROSION CHECK SHALL BE GRASSED OR STABILIZED IMMEDIATELY AFTER GRADING. THE CONTRACTOR WILL BE REQUIRED TO MAINTAIN THE INTEGRITY AND EFFECTIVENESS OF ALL EROSION CHECKS UNTIL ALL DISTURBED AREAS ARE RE-STABILIZED. THE EXTENT AND LOCATION OF EROSION CHECKS INDICATED ON THE PLANS IS THE ESTIMATED REQUIREMENT. ADDITIONAL EROSION CHECKS MAY BE NECESSARY DEPENDING ON ACTUAL FIELD CONDITIONS AND SHALL BE INSTALLED AS REQUIRED OR AS INSTRUCTED BY THE GOVERNING AUTHORITY. WHEN THE PERMANENT DRAINAGE STRUCTURES HAVE BEEN INSTALLED AND ALL DISTURBED AREAS HAVE BEEN RE-STABILIZED ADEQUATELY TO BE AN EFFECTIVE EROSION DETERRENT, EROSION CHECKS SHALL BE REMOVED AND ALL BARE SPOTS SHALL BE PERMANENTLY STABILIZED.

EROSION & SILTATION CONTROL NOTES

- (1) SILTATION CONTROL BARRIER: INSTALLATION SHALL BE PRIOR TO ANY OTHER CONSTRUCTION OR GRADING AND BARRIERS (SILT FENCES) SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT BARRIERS SHALL BE PLACED AS ACCESS IS OBTAINED DURING CLEARING, AND NO GRADING SHALL BE DONE UNTIL BARRIERS HAVE BEEN INSTALLED. INITIAL GRADING SHALL INCLUDE IMMEDIATE SHAPING SO AS TO MAKE EFFECTIVE ALL SILT CONTROL BARRIERS. REQUIRED LOCATIONS FOR SILTATION CONTROL BARRIERS MAY VARY FROM TIME TO TIME AS LAND CONFIGURATION AND DRAINAGE PATTERNS CHANGE DURING CONSTRUCTION.
- (2) SILT TRAPS: SHALL BE PLACED AT ALL STORM DRAINAGE MANHOLES AND OTHER STORM DRAINAGE SYSTEM ENTRY STRUCTURES.
- (3) SILTATION: ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY SPREAD AND SCARIFIED ABOUT THE SITE (OTHER THAN IN AREAS OF FOUNDATIONS OR OTHER STRUCTURAL SUPPORT), OR OTHERWISE DISPOSED OF IN AN APPROVED MANNER.
- (4) GRASSING: SHALL BE IMMEDIATELY PROVIDED FOR EACH DISTURBED AREA UPON COMPLETION OF CONSTRUCTION IN THAT AREA. CONTRACTOR SHALL MAINTAIN TEMPORARY GRASSING UNTIL A PERMANENT STAND IS ESTABLISHED.

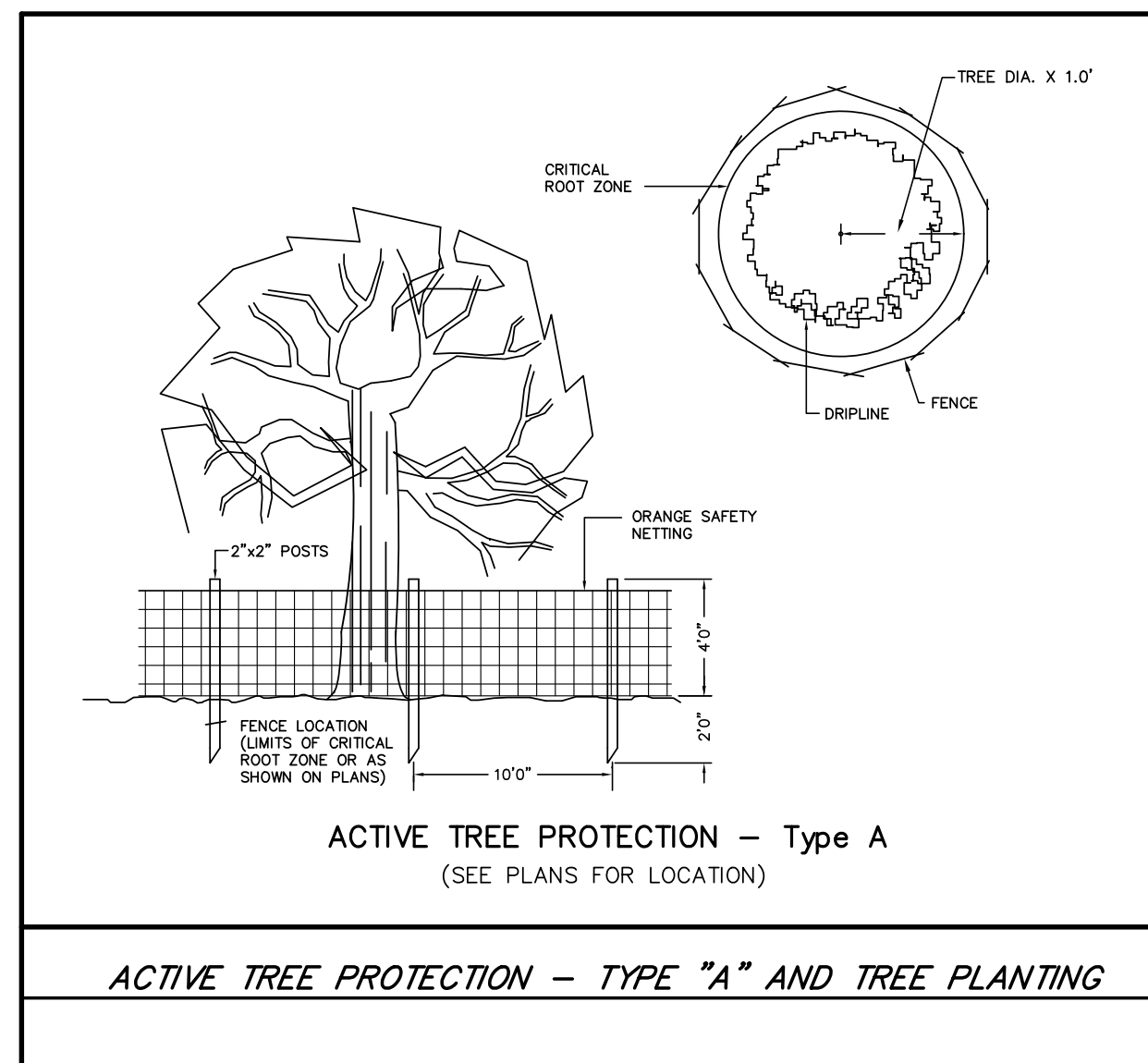
(5) GRASSING SPECIFICATIONS: ALL DISTURBED AREAS SHALL BE PROTECTED BY A PERMANENT VEGETATIVE COVER IF SEASON AND CLIMATE PERMIT, OTHERWISE TEMPORARY VEGETATIVE COVER, UNTIL THE APPROPRIATE SEASON ARRIVES FOR THE PERMANENT PLANTING. DURING WINTER MONTHS RYE OR OTHER LOCALLY SUITABLE GRASS SHALL BE USED AT THE RATE OF 50 POUNDS/ACRE.

AREAS TO BE SEEDED SHALL BE COARSE TEXTURED AND SCARIFIED PRIOR TO THE APPLICATION OF SEED DURING THE SPRING AND FALL PLANTING SEASONS. TEMPORARY VEGETATIVE COVER SHALL BE REPLACED WITH FESCUE OR OTHER LOCALLY SUITABLE PERMANENT GRASS AT THE RATE OF 40 POUNDS/ACRE, WITH 700 POUNDS PER ACRE OF 6-12-12 FERTILIZER TO SUSTAIN GROWTH. IN BOTH THE TEMPORARY AND PERMANENT PLANTINGS, A WHEAT STRAW OR COMMON HAY MULCH SHALL BE USED TO PROVIDE FOR STABILIZATION OF THE SEEDS UNTIL GERMINATION AND TO INHIBIT EROSION. THOSE AREAS THAT SUFFER SEVERE EROSION PRIOR TO ESTABLISHMENT OF THE ROOT MAT SHALL BE REPAIRED BY FILLING WITH AN ORGANIC FILL AND RE-SEEDING AND RE-MULCHING.

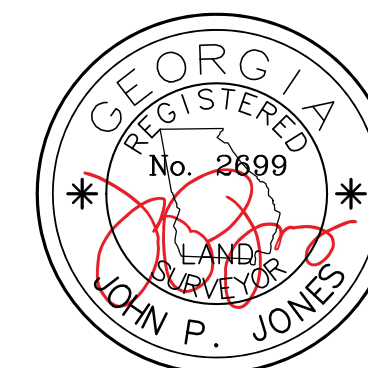
(6) EXCEPTIONS: SHOULD THESE REQUIREMENTS CONFLICT WITH AN APPROVED LANDSCAPING PLAN FOR THIS PROJECT, THEN THOSE LANDSCAPING PLAN REQUIREMENTS WHICH CONFLICT SHALL PREVAIL TO THE EXTENT THAT EFFECTIVE EROSION CONTROL IS MAINTAINED. OTHER METHODS OF PLANTING, SEEDING AND FERTILIZATION RATES MAY BE UTILIZED IF RECOMMENDED BY A QUALIFIED LANDSCAPE PROFESSIONAL AND APPROVED BY THE OWNER.

(7) MAINTENANCE: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

| EROSION CONTROL LEGEND | | | |
|------------------------|--|-----------------|--|
| UNIFORM CODING SYMBOL | DESCRIPTION | SYMBOL ON PLANS | NOTES AND DETAILS |
| Co | CONSTRUCTION EXIT | | A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM THE TIRES. STONE TO BE NO. 1, MAY REQUIRE PERIODIC TOP DRESSING W/ 2 IN. STONE. PROVIDE WASHING AS NEEDED. MIN. SIZE- 20' X 50' |
| Sd1 | SEDIMENT BARRIER | | A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT SHALL CONSIST OF A SILT FENCE INSTALLED ACCORDING TO THE SILT FENCE DETAIL. |
| Ds1 | DISTURBED AREA STABILIZATION (W/ MULCHING) | | UNIFORMLY SPREAD OAT OR WHEAT STRAW APPLIED AT A RATE OF 2-1/2 TONS PER ACRE. ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH SHALL BE ANCHORED. |
| Ds2 | DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING) | | ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS. SEE EROSION CONTROL NOTES. |
| Ds3 | DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION) | | ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS. SEE LT. |



ACTIVE TREE PROTECTION - TYPE "A" AND TREE PLANTING



E:PROJ/1293/DWGS/1293.dwg ~ JP-2017.ctb

| JOB NO. | 1293 | REVISIONS | DATE |
|------------|---------|-----------|------|
| DRAWN BY | jp | | |
| CHECKED BY | JPL | | |
| DATE | 9-08-21 | | |
| SCALE | n/a | | |
| FIELD DATE | | | |

Located In:
Land Lots 655 & 678
19th District
2nd Section
Cobb County,
City of Powder Springs
GEORGIA

Disturbed Area Stabilization (With Mulching Only)



DEFINITION

Applying plant residues or other suitable materials not produced on the site to the soil surface.

PURPOSE

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

SPECIFICATIONS

A. For temporary protection of critical areas without seeding.

This standard applies to grades or cleared areas which may be subjected to erosion for 6 months or less, where seedings may not have a suitable growing season to produce an erosion retardant cover, but which can be stabilized with a mulch cover.

Site Preparation

- Grade, as needed and feasible, to permit the use of equipment for applying and anchoring mulch.
- Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.

- As needed and feasible, loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

- Dry straw or hay - spread at a rate of 2 1/2 tons per acre.
- Wood waste, chips, sawdust or bark - spread 2 to 3 inches deep (about 6 to 9 tons per acre).
- Erosion control matting or netting, such as excelsior, jute, textile and plastic matting and netting - applied in accordance with manufacturers recommendations.
- Outback asphalt, slow curing-applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.)
- Polyethylene film - secured over banks or stockpiled soil material for temporary protection.

Applying and Anchoring Mulch

- Apply straw or hay mulch uniformly by hand or mechanically. Anchor as appropriate and feasible. It may be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." The disk 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 hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion must be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of water per ton of mulch.

- Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
- Commercial matting and netting. Follow manufacturer's specification included with the material.
- Apply asphalt so area has uniform appearance. (Note: Use in areas of pedestrian traffic could cause problems of "tracking in" or damage to shoes, clothing, etc.)

B. To conserve moisture and control weeds in nurseries, ornamental beds, around shrubs, and on bare areas on lawns.

Mulching materials

Use one of the materials given below and apply at thickness indicated.

| Material | Depth |
|--|-----------|
| 1. Grain straw or grass hay | 6" to 10" |
| 2. Pine needles | 4" to 6" |
| 3. Wood waste (sawdust, bark, chips) | 4" to 8" |
| 4. Shredded residues (crops, leaves, etc.) | 4" to 8" |
| 5. Completely cover area with black polyethylene film and hold in place by placing soil on the outer edge. | |

When using organic mulches, apply 20-30 pounds of nitrogen in addition to the normal amount needed for plant growth to offset the tie up of N by decomposition of mulch.

GaSWCC (Amended - 1995)

6-131

TEMPORARY GRASSING SCHEDULE

| SPECIES | RATES PER 1,000 SQ. FT. | RATE PER ACRE ¹ | PLANTING DATES ² | | |
|--------------------------|---------------------------|----------------------------|-----------------------------|--------------------|--------------------|
| | | | MTS-L'STONE | PIEDMONT | COASTAL |
| RYE | 3 POUNDS | 2-3 BU. | 8/1-12/1 3/1-4/1 | 9/1-1/1 3/1-4/1 | 10/1-3/1 |
| RYEGRASS | 1 POUND | 40-50 LBS. | 8/1-12/1 | 8/15-1/1 | 8/15-3/1 |
| RYE AND ANNUAL LESPEDEZA | 1-1/2 POUNDS 1/2 POUND | 1-1/2 BU. 20-25 LBS. | 3/1-4/1 3/1-4/1 | 3/1-4/1 3/1-4/1 | 2/1-3/1 2/1-3/1 |
| WEeping LOVEGRASS | 0.2 POUNDS | 4-6 LBS. | 3/15-8/1 | 3/1-8/15 | 2/15-8/15 |
| SUDANGRASS | 1 POUND | 35-45 LBS. | 4/1-8/1 | 4/1-7/15 | 4/1-7/15 |
| BROWNTOP MILLET | 1 POUND | 30-40 LBS. | 4/1-7/1 | 4/1-7/15 | 4/1-7/15 |
| WHEAT | 3 POUNDS | 2-3 BU. | 10/1-12/1 | 10/15-1/1 | 11/1-1/15 |

¹UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.

²SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

PERMANENT GRASSING SCHEDULE

| SPECIES | RATES/SPACING | | PLANTING DATES | | | YEARS TO APPLY FERTILIZER | FERTILIZER RATES-POUNDS PER ACRE | | | |
|--|-------------------|-------------------------|-----------------------|----------------------|-----------------------|--|----------------------------------|-------------------------------|-------------------|-----------------------|
| | 1000 SQ. FT. | ACRES | MTS./L'STONE | PIEDMONT | COASTAL | | N | P ₂ O ₅ | K ₂ O | N TOP DRESSING |
| WEeping LOVEGRASS AND VIRGATA OR SERICEA LESPEDEZA | 0.2 lb 1.2 lb | 4-6 lb 40-60lb | 4/10- 6/15 | 4/1- 6/15 | 2/15- 6/15 | FIRST SECOND | 60-90 0 | 120-180 70-100 | 120-180 70-100 | 50 - |
| SERICEA LESPEDEZA SEEDBEARING HAY WITH OVERSEEDED WEeping LOVEGRASS | 140 lb 0.2 lb | 3 tons 4-6 lb | 10/1-3/15 3/15-5/1 | 10/1-3/1 3/1-4/15 | 10/15-2/1 2/15-4/1 | IN SPRING AFTER MULCH SECOND SPRING | 60-90 0 | 120-180 70-100 | 120-180 70-100 | 50 - |
| HULLED COMMON BERMUDAGRASS AND SERICEA LESPEDEZA | 0.2 lb 1.2 lb | 5-6 lb 40-60lb | 4/10- 6/15 | 4/1- 6/15 | 2/15- 6/15 | FIRST SECOND | 60-90 0 | 120-180 70-100 | 120-180 70-100 | 50 - |
| UNHULLED COMMON BERMUDAGRASS AND VIRGATA OR SERICEA LESPEDEZA SEED HAY | 0.25 lb 140 lb | 8-10 lb 3 tons | 10/1- 3/15 | 10/1-3/1 | 10/15- 2/1 | FIRST SECOND | 60-90 0 | 120-180 70-100 | 120-180 70-100 | 50 - |
| TALL FESCUE AND CLEAN COMBINE RUN VIRGATA OR SERICEA LESPEDEZA | 1 lb 1.5 lb | 30-40lb 60-75lb | 8/1- 10/15 | 9/1-11/1 | 9/15- 11/15 | FIRST SECOND | 60-90 0 | 120-180 70-100 | 120-180 70-100 | 0-50 IN SPRING - |
| HULLED COMMON BERMUDAGRASS | 0.25 lb | 8-10lb | 4/10- 6/15 | 4/1- 6/15 | 2/15- 6/15 | FIRST SECOND | 60-90 48 | 120-180 96 | 120-180 96 | 50-100 50-100 |
| PENSICOLA BAHIAGRASS (BETTER SITE OF LOWER PIEDMONT) | 1.2 lb | 40-60lb | - | 4/1- 6/15 | 10/1- 6/15 | FIRST SECOND | 60-90 48 | 120-180 96 | 120-180 96 | 50-100 50-100 |
| WILMINGTON BAHIAGRASS (BETTER SITE OF UPPER PIEDMONT) | 1.2 lb | 40-60lb | 4/10- 6/15 | 4/1- 6/15 | - | FIRST SECOND | 60-90 48 | 120-180 96 | 120-180 96 | 50-100 50-100 |
| TALL FESCUEGRASS (USE ON BETTER SITES) | 1 lb | 30-50lb | 8/1- 10/15 | 9/1-11/1 | 9/15- 11/15 | FIRST SECOND | 60-90 60 | 120-180 120 | 120-180 120 | 50-100 IN SPRING - |
| COASTAL OR COMMON BERMUDAGRASS SPRIGS OR PLUGS | 1 cu ft 3'x3' | 25-40 cu ft 3'x3' | - | 3/1-8/15 | 1/1- 12/31 | FIRST SECOND | 60-90 48 | 120-180 96 | 120-180 96 | 50-100 50-100 |

GRASSING SCHEDULE

GSWCC NOTES:

- The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, or concurrent with, land disturbing activities.
- Erosion 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.

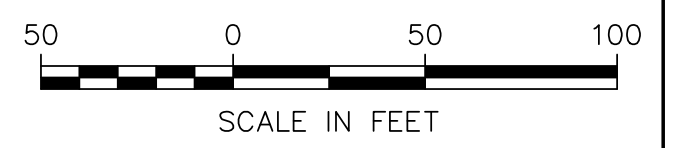
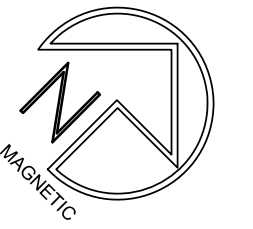
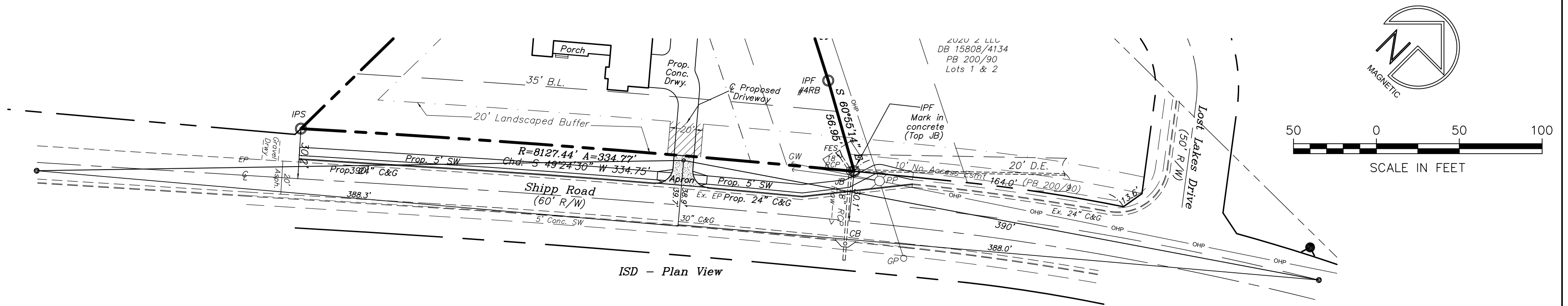
**Mulch will be used as a temporary cover (Ds1). On slopes that are greater than 2:1 mulch, if used, will be anchored.
**Erosion and sediment control devices must be installed and inspected prior to any grading on site. Please call (770) 528-2134 with enough lead time for an inspection to meet your schedule.

Erosion & Sediment Control Notes:

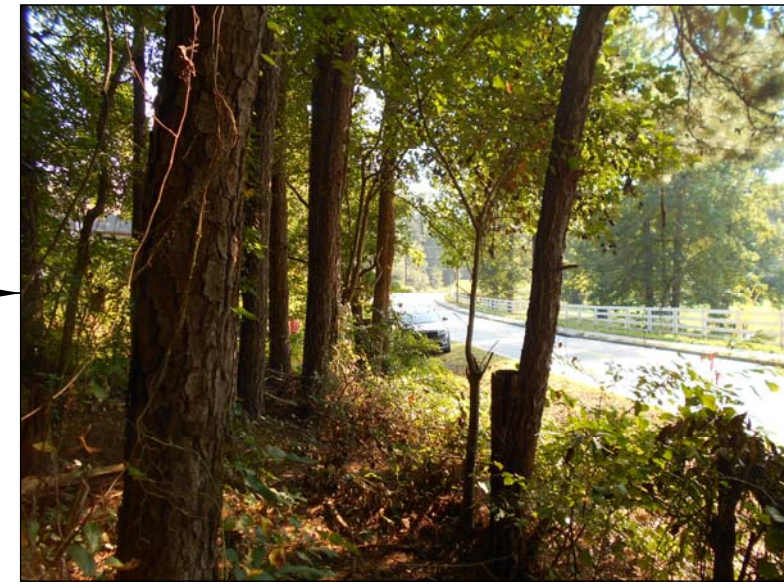
- Erosion control practices must comply with the minimum best management practices for erosion control. Cobb Co. Code Sect. 50-75, and shall comply with the standards/specifications in the *Manual for Erosion and Sediment Control in Georgia*.
- In concentrated flow areas, all slopes steeper than 2.5:1 and with a height ten feet or greater, and cuts and fills within stream buffers, shall be stabilized with the appropriate erosion control matting or blanket.
- Mulch temporary vegetation. Permanent (perennial) vegetation shall be completed on all exposed areas within 14 days after disturbance.
- Disturbed areas left idle for 5 days, and not to final grade, will be established to temporary vegetation (Ds2). All areas to final grade will be established to permanent vegetation immediately upon completion.
- When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding.
- Mulch will be used as a temporary cover (Ds1). On slopes that are greater than 2:1 mulch, if used, will be anchored.
- Land Disturbance Permit must be displayed on site at all times during construction and in plain view from a county road or street.
- Erosion and sediment control devices must be installed and inspected prior to any grading on site.
- Sediment/erosion control devices must be checked after each storm event. Each device is to be maintained or replaced if sediment accumulation has reached one half the capacity of the device. Additional devices must be installed if new channels have developed.
- The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, or concurrent with, land-disturbing activities.
- The use of polymers (PAMS) is accepted as a BMP as recommended by the STATE SOIL & WATER CONSERVATION COMMISSION BMP "green book". Cobb County also requires that polymers used to stabilize construction sites must be used in conjunction with mulching and or hydro seeding.
- Additional erosion control devices to be used as required by Cobb County.
- NO LAND DISTURBANCE PERMIT (LDP) WILL BE ISSUED WITHOUT THE SUBMITTAL OF A NOTICE OF INTENT (NOI).

E:PROJ/1293/DWGS/1293.dwg ~ JP-2017.ctb





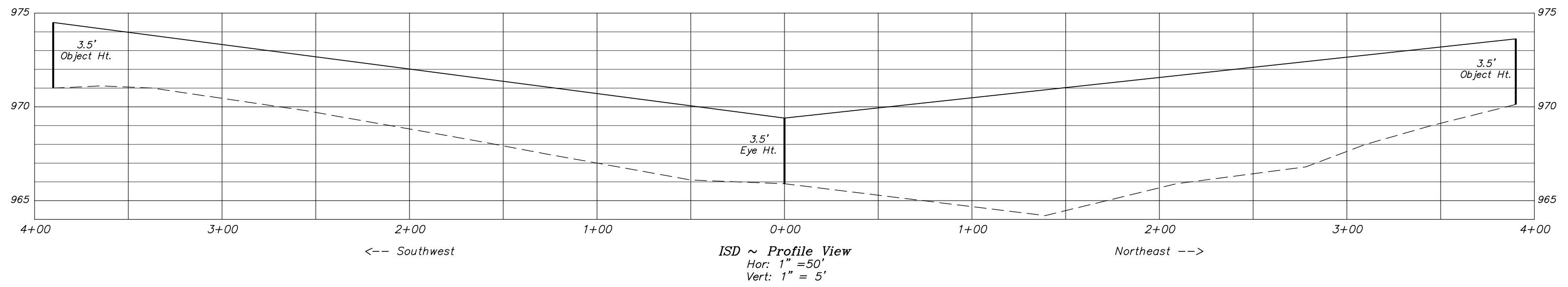
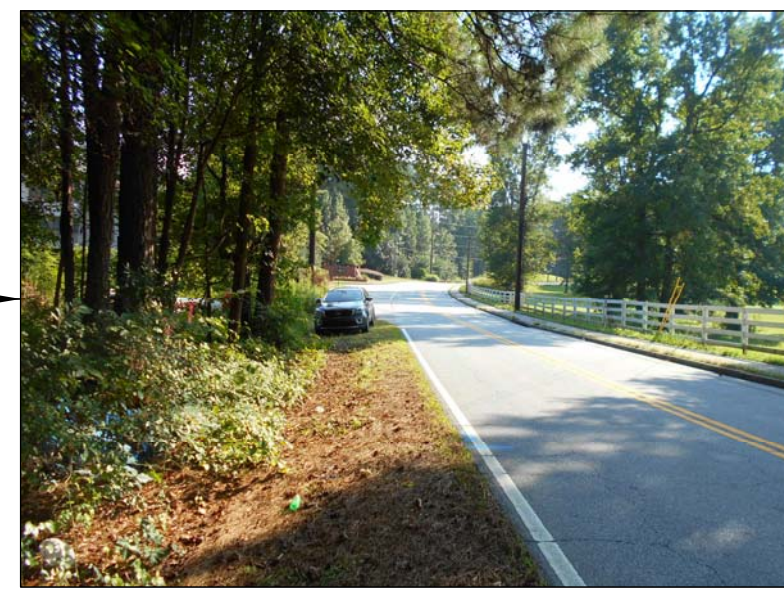
Views looking southwest



Views looking northeast



Views from point @
CL proposed Driveway,
@ existing EP



E:\PROJ\1293\DWGS\1293.dwg ~ JP-2017.ctb

9
ISD
1293

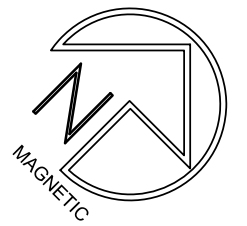
Land Development Technologies, Inc.
5665 Atlanta Hwy - Suite 103 - Box 340
Alpharetta, Georgia 30004
O: 770-319-0058 ~ C: 770-241-5986
Email: jp17@bellsouth.net

Proposed Constructions Plans for
Marque Bibbs
Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
Intersection Sight Distance - Plan & Profile

COA: LSF000405

| | | | |
|------------|----------|-------------------|----------|
| JOB NO. | 1293 | REVISIONS | DATE |
| DRAWN BY | jp | | |
| CHECKED BY | JPJ | | |
| DATE | 9-08-21 | | |
| SCALE | as shown | | |
| FIELD DATE | 8-24-21 | Per City Comments | 10-11-21 |

Located In:
Land Lots 655 & 678
19th District
2nd Section
Cobb County,
City Of
Georgia
Powder Springs

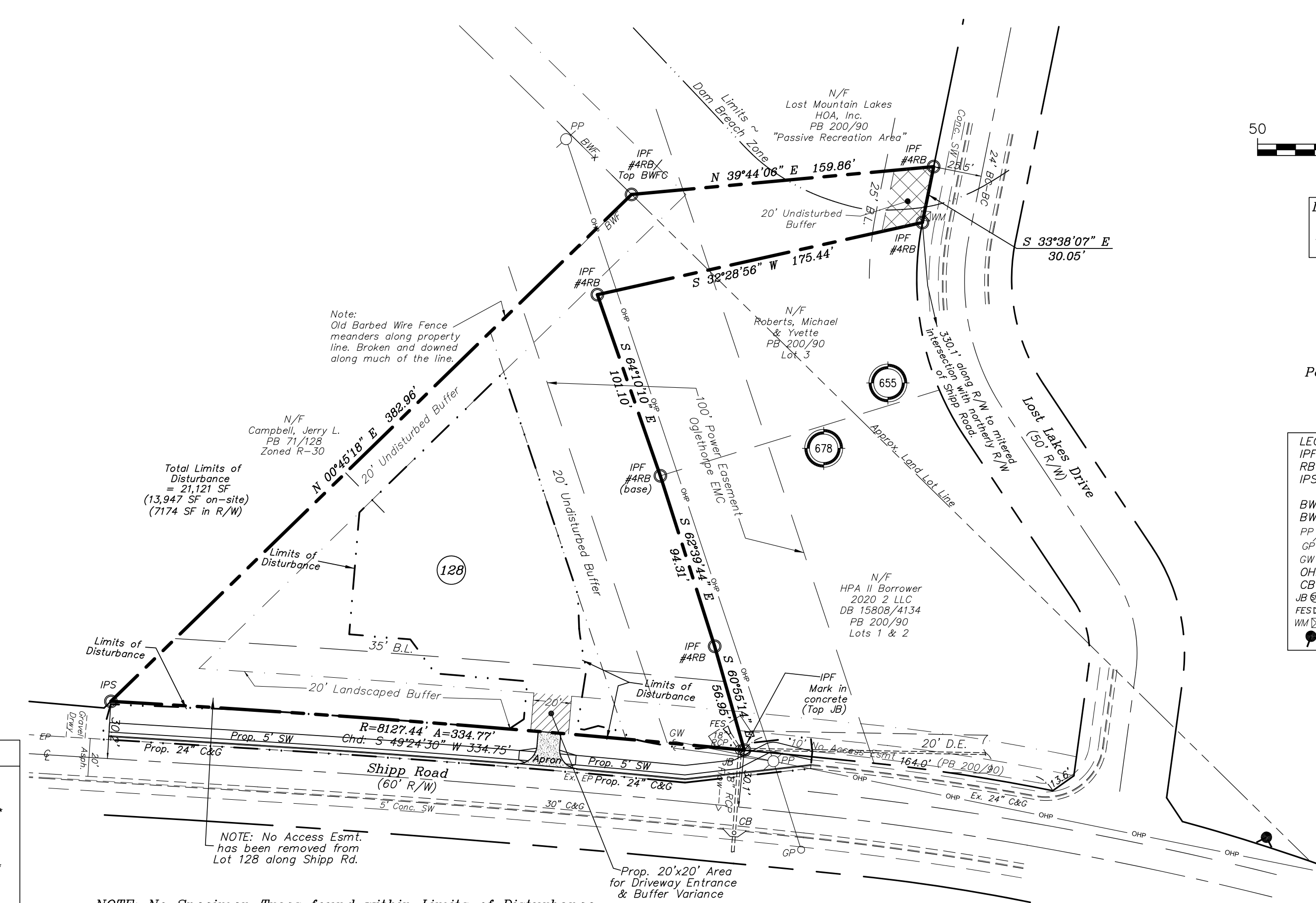


Lot Area = 50,381 S.F.
(or 1.16 Acs.)
Parcel ID: 19067800220
Zoned: R-15

Minimum Setbacks:
Front = 35'
Rear = 30'
Side = 10'

New Site Address:
#4740 Shipp Rd.
Powder Springs, GA 30127

- LEGEND**
- IPF - Iron Pin Found
 - RB - Rebar
 - IPS - Iron Pin Set
 - #4 - #4 Rebar w/Cap
 - BWF - Barbed Wire Fence
 - BWFC - Barbed Wire Fence Corner
 - PP - Power Pole
 - GP - Guy Pole
 - GW - Guy Wire
 - OHP - Overhead Power Line
 - CB - Catch Basin
 - JB - Junction Box
 - FES - Flared End Section
 - WM - Water Meter
 - Fire Hydrant



NOTE: No Specimen Trees found within Limits of Disturbance



Tree Canopy Calculations:
50,381 SF (Total Area) - 26,968 SF (Area inside L.O.D. & Power Esmt) = 23,413 SF
23,413/50381 = 46.5% ±

Tree Table #1
Existing Trees in R/W & ISD Area

| | |
|---------------------|--------------------|
| A - 14" Sweet Gum** | M - 7" Maple** |
| B - 9" Oak** | N - 7" Sweet Gum** |
| C - 6" Oak** | O - 7" Oak** |
| D - 13" Pine** | P - 8" Pine** |
| E - 20" Pine | Q - 26" Pine** |
| F - 7" Pine** | R - 6" Dogwood** |
| G - 10" Oak** | S - 8" Pine** |
| H - 6" Oak** | T - 12" Pine** |
| I - 21" Pine** | U - 16" Pine** |
| J - 11" Pine** | V - 12" Pine** |
| K - 7" Oak** | W - 12" Pine** |
| L - 15" Oak** | X - 24" Pine** |

**Indicates tree to be removed.

Existing Trees in R/W & ISD Area.
Hatching indicates to be removed.

Tree Table #2
Existing Trees on Site

| | | |
|---------------------|------------------------|-----------------------|
| 1 - 13" Pine | 51 - 11" Oak | 101 - 8" Oak** |
| 2 - 21" Pine | 52 - 11" Sweet Gum | 102 - 12" Oak** |
| 3 - 10" Maple | 53 - 6" Sweet Gum | 103 - 15" Pine** |
| 4 - 12" Pine | 54 - 20" Pine** | 104 - 10" Sweet Gum** |
| 5 - 10" Oak | 55 - 9" Sweet Gum** | 105 - 14" Pine** |
| 6 - 16" Pine | 56 - 8" Sweet Gum** | 106 - 9" Pine** |
| 7 - 14" Pine | 57 - 17" Pine** | 107 - 8" Sweet Gum** |
| 8 - 17" Pine | 58 - 11" Sweet Gum** | 108 - 15" Poplar** |
| 9 - 15" Pine | 59 - 9" Sweet Gum** | 109 - 11" Sweet Gum** |
| 10 - 21" Pine | 60 - 7" Sweet Gum** | 110 - 9" Sweet Gum** |
| 11 - 8" Maple | 61 - 15" Pine** | 111 - 11" Sweet Gum** |
| 12 - 8" Maple | 62 - 8" Poplar** | 112 - 8" Sweet Gum** |
| 13 - 8" Maple | 63 - 16" Pine** | 113 - 14" Sweet Gum** |
| 14 - 16" Pine | 64 - 22" Pine** | 114 - 18" Oak** |
| 15 - 7" Maple | 65 - 10" Sweet Gum** | 115 - 13" Poplar** |
| 16 - 8" Maple | 66 - 15" Pine** | 116 - 18" Pine** |
| 17 - 15" Maple | 67 - 19" Pine** | 117 - 7" Poplar** |
| 18 - 10" Maple | 68 - 20" Pine** | 118 - 10" Pine** |
| 19 - 15" Pine | 69 - 17" Maple | 119 - 16" Pine** |
| 20 - 24" Pine | 70 - 13" Pine** | 120 - 19" Pine** |
| 21 - 10" Sweet Gum | 71 - 21" Pine** | 121 - 9" Pine** |
| 22 - 22" Pine | 72 - 10/8" Sweet Gum** | 122 - 11" Oak** |
| 23 - 10" Sweet Gum | 73 - 17" Pine** | 123 - 11" Sweet Gum** |
| 24 - 16" Pine | 74 - 10" Pine** | 124 - 14" Pine** |
| 25 - 19" Pine | 75 - 6" Sweet Gum** | 125 - 23" Pine** |
| 26 - 12" Maple | 76 - 13" Pine** | 126 - 8" Poplar** |
| 27 - 12" Maple | 77 - 10" Pine** | 127 - 8" Sweet Gum** |
| 28 - 9" Pine** | 78 - 14" Pine** | 128 - 8" Sweet Gum** |
| 29 - 8" Maple | 79 - 8" Sweet Gum** | 129 - 7" Sweet Gum** |
| 30 - 24" Pine | 80 - 21" Pine** | 130 - 7" Poplar** |
| 31 - 15" Pine | 81 - 10" Pine** | 131 - 9" Sweet Gum** |
| 32 - 7" Pine | 82 - 19" Pine** | 132 - 10" Sweet Gum** |
| 33 - 8" Maple** | 83 - 10" Pine** | 133 - 6" Sweet Gum** |
| 34 - 18" Pine** | 84 - 14" Pine** | 134 - 21" Sweet Gum** |
| 35 - 6" Poplar** | 85 - 14" Pine** | 135 - 10" Sweet Gum** |
| 36 - 10" Pine** | 86 - 17" Pine** | 136 - 9" Pine** |
| 37 - 6" Maple** | 87 - 12" Sweet Gum** | 137 - 17" Oak** |
| 38 - 14" Pine** | 88 - 7" Sweet Gum** | 138 - 22" Pine** |
| 39 - 14" Pine** | 89 - 14" Pine** | 139 - 9" Poplar** |
| 40 - 7" Sweet Gum** | 90 - 10" Pine | 140 - 6" Sweet Gum** |
| 41 - 7" Sweet Gum | 91 - 12" Pine | 141 - 12" Sweet Gum** |
| 42 - 9" Pine | 92 - 14" Pine | 142 - 21" Pine** |
| 43 - 18" Pine | 93 - 7" Sweet Gum | 143 - 12" Sweet Gum** |
| 44 - 8" Sweet Gum | 94 - 8" Sweet Gum** | 144 - 7" Poplar** |
| 45 - 6" Pine | 95 - 16" Pine** | 145 - 12" Sweet Gum** |
| 46 - 9" Pine | 96 - 10" Sweet Gum** | |
| 47 - 7" Pine | 97 - 22" Pine** | |
| 48 - 7" Pine | 98 - 11" Pine** | |
| 49 - 10" Pine | 99 - 12" Sweet Gum** | |
| 50 - 9" Sweet Gum | 100 - 15" Pine** | |

**Indicates tree to be removed.

Existing Trees on Site.
Hatching indicates to be removed.

NOTE: No Specimen Trees found within Limits of Disturbance



10 Trees
1293

Land Development Technologies, Inc.
5665 Atlanta Hwy - Suite 103 - Box 340
Alpharetta, Georgia 30004
O: 770-319-0058 ~ C: 770-241-5986
Email: jpl17@bellsouth.net

Proposed Construction Plans for
Marque Bibbs
Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
Tree Removal Plan
COA: LSF000405

| | | | |
|------------|---------|-------------------|----------|
| JOB NO. | 1293 | REVISIONS | DATE |
| DRAWN BY | jp | | |
| CHECKED BY | JPL | | |
| DATE | 9-08-21 | | |
| SCALE | 1"=50' | | |
| FIELD DATE | 8-24-21 | Per City comments | 10-11-21 |

Located In:
Land Lots 655 & 678
19th District
2nd Section
Cobb County,
Powder Springs
City Of
GEORGIA

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

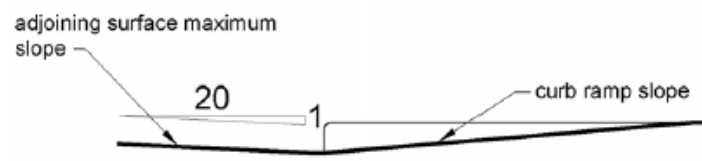
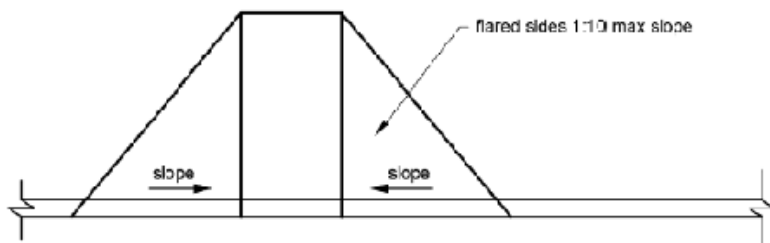


Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.



406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

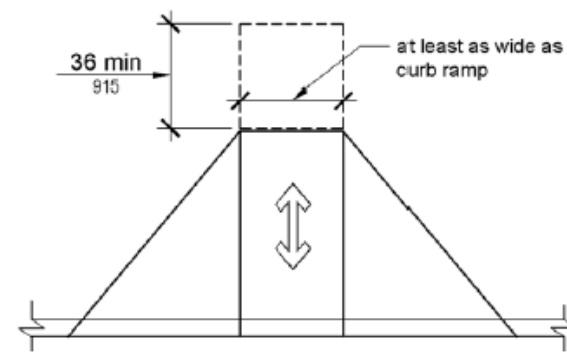
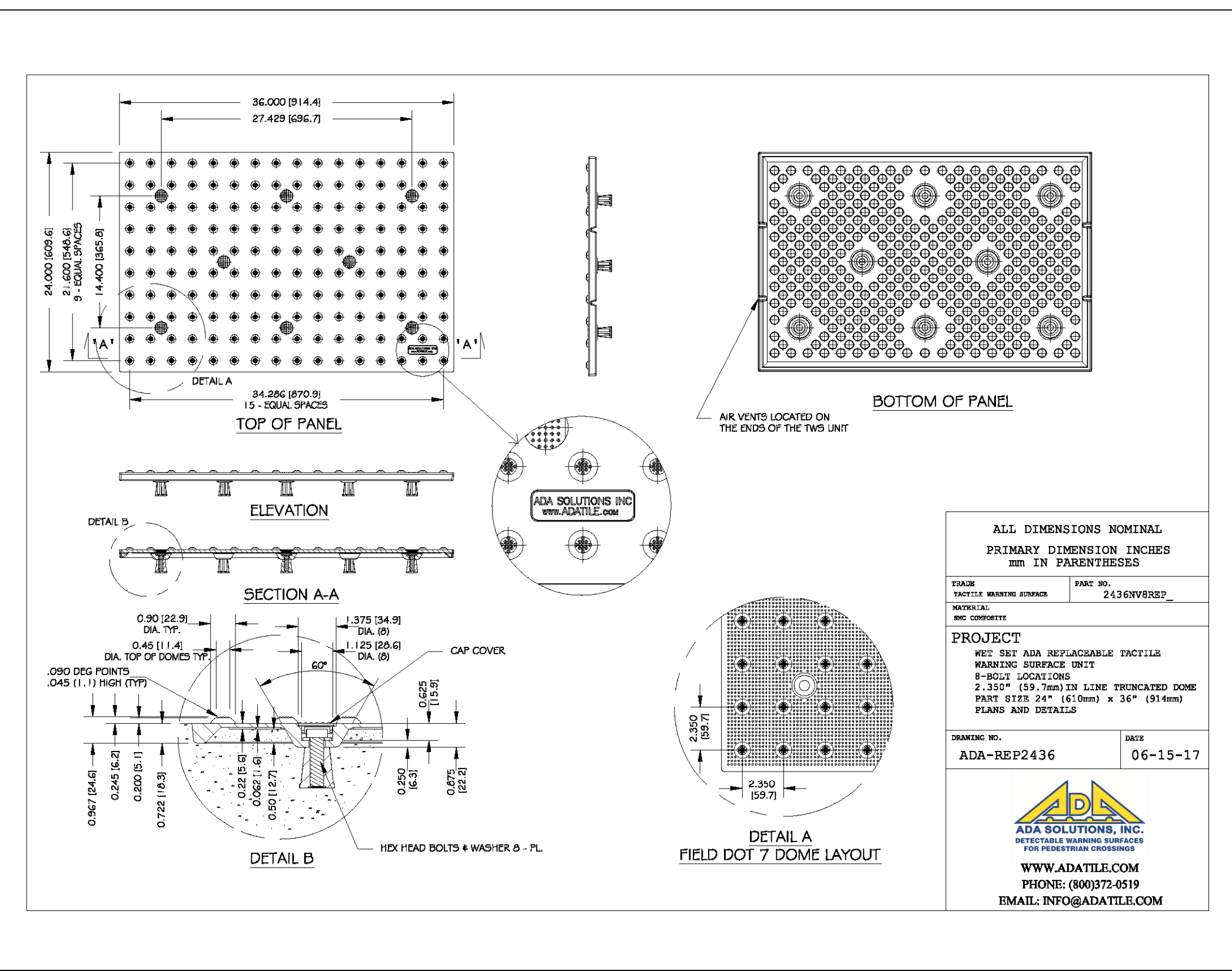
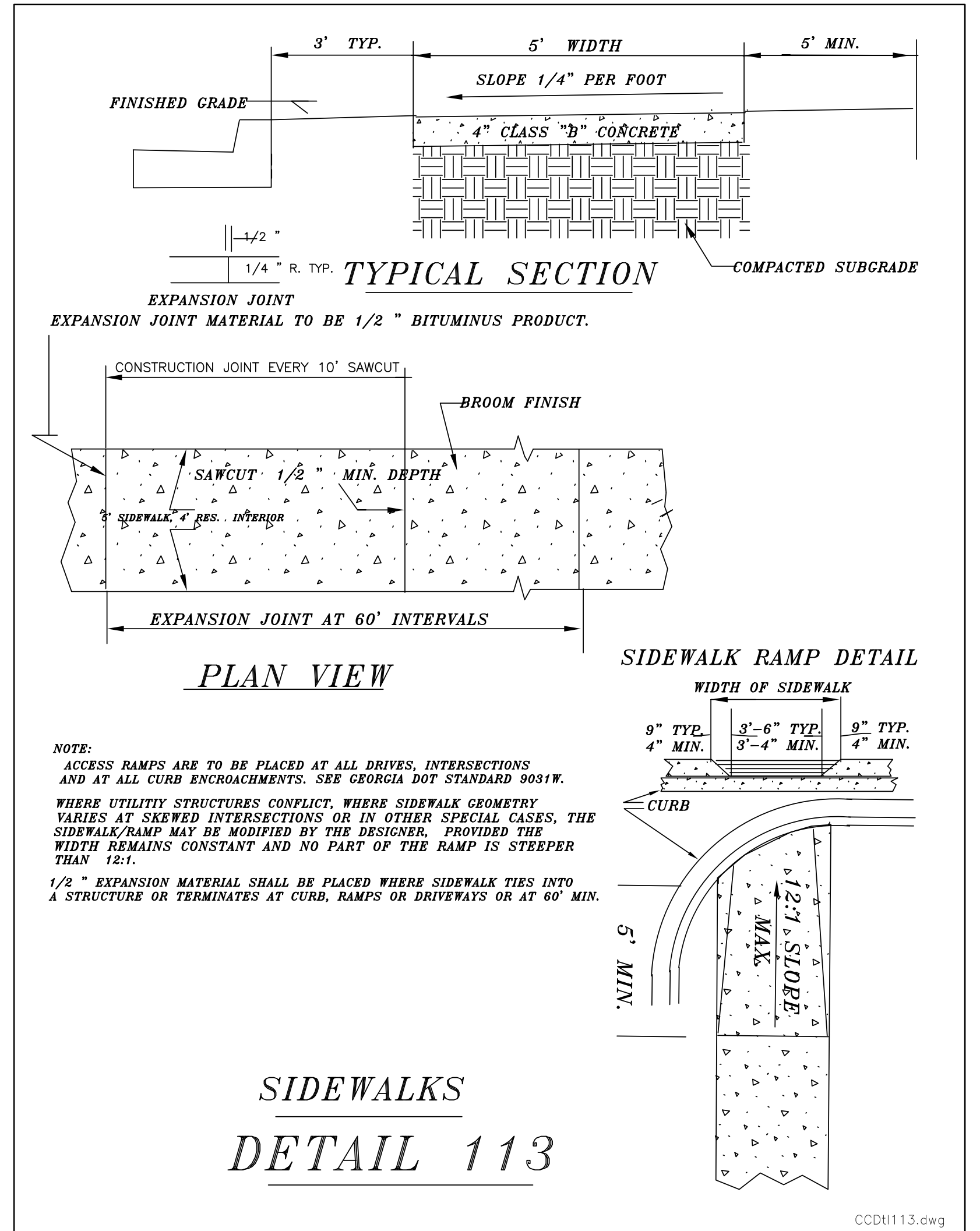


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.



E:PROJ/1293/DWGS/1293.dwg ~ JP-2017.ctb

11
Details
1293

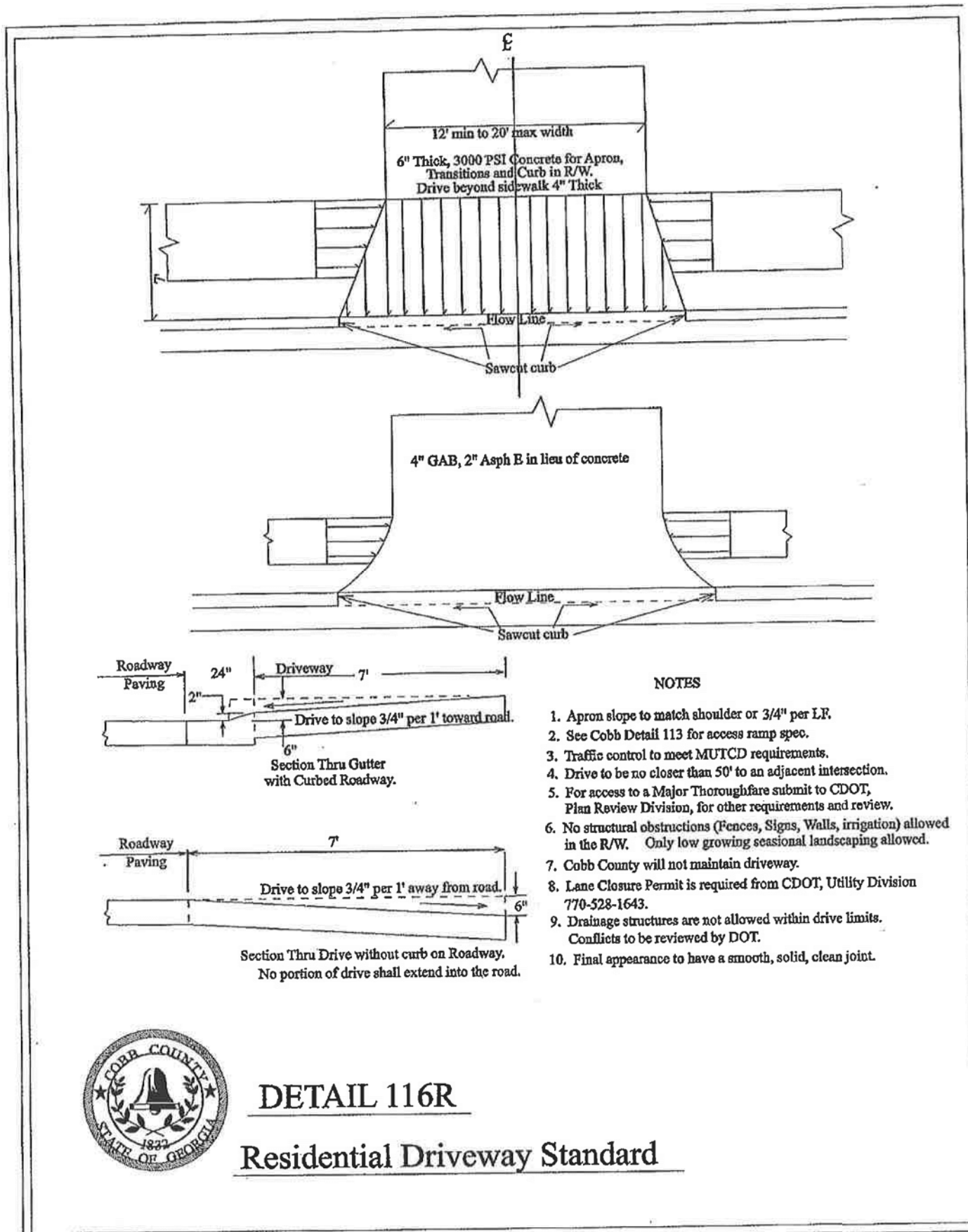
Land Development Technologies, Inc.
5665 Atlanta Hwy - Suite 103 - Box 340
Alpharetta, Georgia 30004
O: 770-319-0058 ~ C: 770-241-5986
Email: jp17@bellsouth.net

Proposed Construction Plans for
Marque Bibbs
Lot 128, Lost Mountain Lakes S/D, Unit One; PB 200/90
Details

COA: LSF000405

| | | | |
|------------|---------|-----------|------|
| JOB NO. | 1293 | REVISIONS | DATE |
| DRAWN BY | jp | | |
| CHECKED BY | JPL | | |
| DATE | 9-08-21 | | |
| SCALE | n/a | | |
| FIELD DATE | | | |

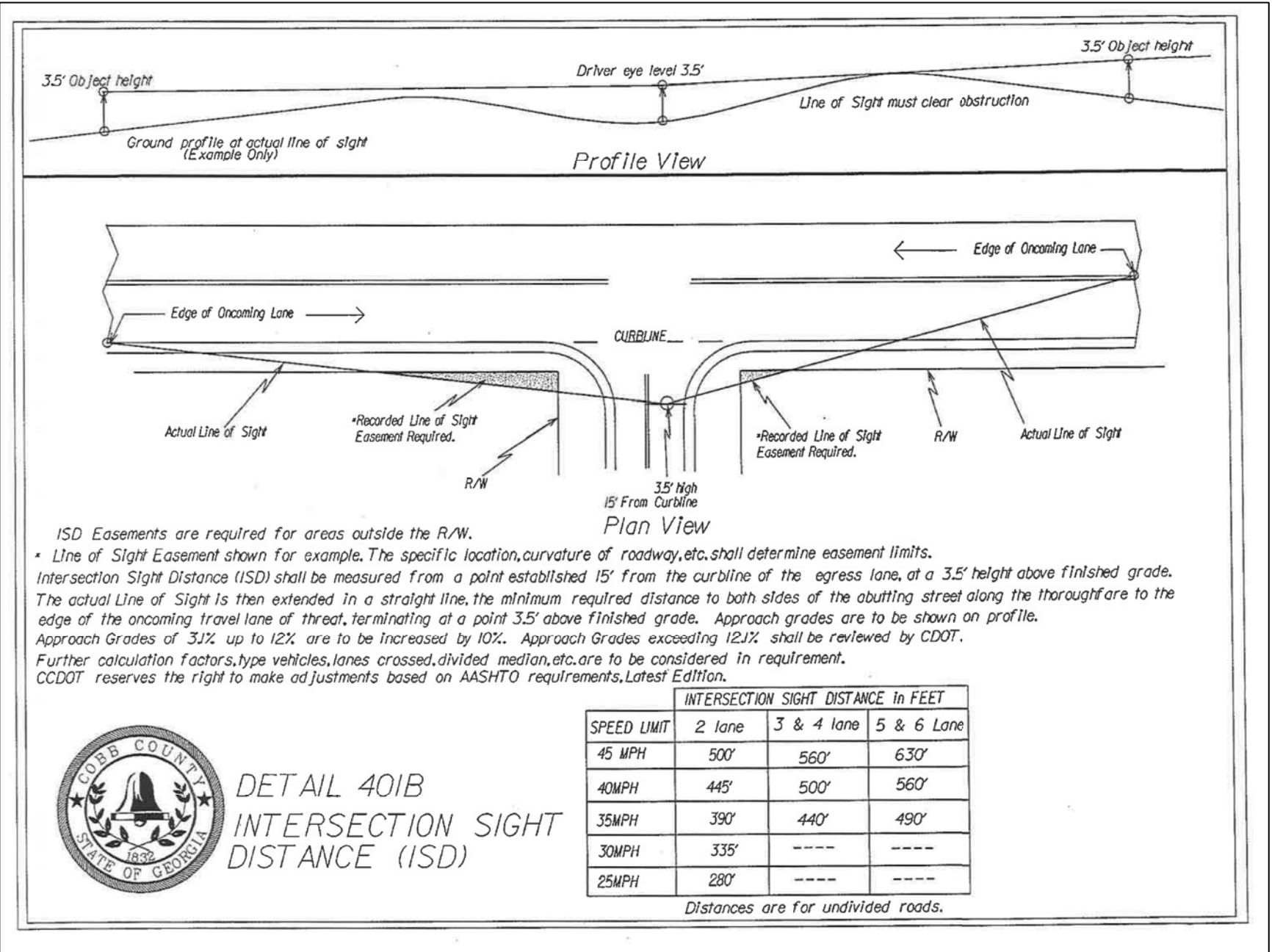
Located In:
Land Lots 655 & 678
19th District
2nd Section
Cobb County,
Powder Springs
City Of
GEORGIA



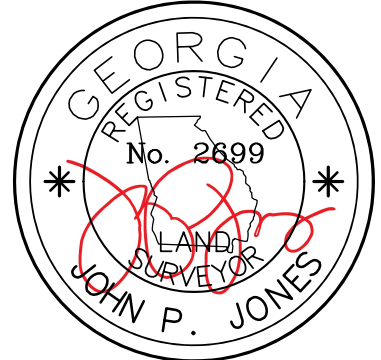
- NOTES**
1. Apron slope to match shoulder or 3/4" per LF.
 2. See Cobb Detail 113 for access ramp spec.
 3. Traffic control to meet MUTCD requirements.
 4. Drive to be no closer than 50' to an adjacent intersection.
 5. For access to a Major Thoroughfare submit to CDOT, Plan Review Division, for other requirements and review.
 6. No structural obstructions (Fences, Signs, Walls, irrigation) allowed in the R/W. Only low growing seasonal landscaping allowed.
 7. Cobb County will not maintain driveway.
 8. Lane Closure Permit is required from CDOT, Utility Division 770-528-1643.
 9. Drainage structures are not allowed within drive limits. Conflicts to be reviewed by DOT.
 10. Final appearance to have a smooth, solid, clean joint.



DETAIL 116R
Residential Driveway Standard



DETAIL 401B
INTERSECTION SIGHT DISTANCE (ISD)



E:\PROJ\1293\DWGS\1293.dwg ~ JP-2017.ctb

| JOB NO. | 1293 | REVISIONS | DATE |
|------------|---------|-----------|------|
| DRAWN BY | jp | | |
| CHECKED BY | JPL | | |
| DATE | 9-08-21 | | |
| SCALE | n/a | | |
| FIELD DATE | | | |