

Drawing name: K:\ALP\_PRJ\01845902\_C5-00 - EROSION CONTROL NOTES.dwg C5-00 - EROSION CONTROL NOTES May 28, 2017 2:37pm by: stella.dushesky  
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Owner/Developer: (Primary Permittee)

OWNER/ DEVELOPER:  
ATLANTIC REALTY PARTNERS, INC.  
3378 PEACHTREE RD.  
ATLANTA, GA 30326  
PHONE: (404) 591-2492

24 HOUR CONTACT:  
BEN CURRAN  
(404) 591-2492

Erosion, Sedimentation, and Pollution Control Plan (ESPC)

THIS PLAN WAS PREPARED AS REQUIRED BY NPDES GENERAL PERMIT NO. GAR 100001. THESE PLAN SHEETS AND ALL REQUIREMENTS OF THE GENERAL PERMIT AS WELL AS LOCAL, STATE, AND FEDERAL REGULATIONS OR LAWS APPLY REGARDLESS OF SPECIFIC INCLUSION IN THIS PLAN.

ATLANTA REALTY PARTNERS AS PRIMARY PERMITTEE WILL OVERSEE SITE CONSTRUCTION WITHIN THE PROPERTY LOCATED IN LAND LOTS 916 & 917 OF THE 17th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA. THE MAGNITUDE OF THE ENTIRE DEVELOPMENT CONTAINS 3.40± ACRES (PHASE II)

THIS SITE IS ZONED: PVC

EXISTING CONDITIONS OF THE PROPERTY: THE SITE WAS MASS GRADED IN 2005. THE MAJORITY OF THE SITE IS GRASSSED. THE SITE IS BORDERED ON THE EAST BY RESERVE AT BALLPARK PHASE I AND ON THE SOUTH BY CRESCENT PARK DRIVE. THE SITE DRAINS ENTIRELY INTO THE EXISTING MASTER STORMWATER FACILITY. DESCRIPTION OF DEVELOPMENT: THE SITE WILL BE OCCUPIED BY MID-RISE MULTIFAMILY APARTMENT BUILDINGS WITH 275 TOTAL UNITS AND 6 LEVEL PARKING DECK TO ACCOMMODATE THE USAGE. THIS IS A STAND ALONE PROJECT AND NO SECONDARY PERMITTEES WILL BE USED.

THE FINAL LANDSCAPING WILL BE PLANTS AND GRASSING.

STORMWATER MANAGEMENT FOR THE ENTIRE SITE WAS ANTICIPATED DURING PROJECT "INFRASTRUCTURE AND MASS GRADING FOR RESIDENTIAL COMMUNITY @ CIRCLE 78" DESIGN AND CONSTRUCTION. THE STORM FACILITY CONSISTS OF A TWO STAGE SYSTEM. WATER QUALITY IS PROVIDED IN A PRETREATMENT AREA FOR WATER QUALITY AND CHANNEL PROTECTIONS VOLUME ARE CREATED BY AN IMPOUNDMENT OF FREE-STANDING CONCRETE RETAINING WALLS. DETENTION IS PROVIDED IN AN ON-LINE DETENTION IMPOUNDMENT PERMITTED AND MITIGATED THROUGH THE US ARMY CORPS OF ENGINEERS AND GEORGIA DNR.

NON-EROSIVE FLOWS WILL NOT BE LEAVING THE SITE.

EXISTING WATERCOURSES WILL BE PROTECTED.

NO OFFSITE LAKES, RESIDENTIAL AREAS, WETLANDS, ETC. WILL BE AFFECTED BY THE PROPOSED DEVELOPMENT.

NO EXISTING WETLANDS WILL BE IMPACTED BY THIS DEVELOPMENT.

THERE IS NO STATE WATERS WITHIN 200 FEET OF THIS PROPOSED DEVELOPMENT.

SEE "SITE HYDROLOGY CONFORMANCE REPORT FOR "RESERVE AT BALLPARK II" DATED OCTOBER 2015 FOR ADDITIONAL INFORMATION. PRE AND POST DRAINAGE BASIN DELINEATION MAPS CAN BE FOUND IN SAID HYDROLOGY REPORT.

RUNOFF COEFFICIENT

- WEIGHTED PRE CONSTRUCTION CN CURVE NUMBER: 55.0
- WEIGHTED POST CONSTRUCTION CN CURVE NUMBER: 85.0

SOIL TYPES

THE NCRS SOIL TYPES ARE MgC2, MgD2 & MaE2.

NAME OF RECEIVING WATERS

UNNAMED TRIBUTARY OF ROTTENWOOD CREEK

Survey Information:

BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PREPARED BY TECHNICAL SURVEY SERVICES, INC., DATED JULY 22, 2015 NGS MONUMENT.

VERTICAL TBM: TOP OF SEWER MANHOLE IMMEDIATELY WEST OF CRESCENT PARK DRIVE ROUNDABOUT. ELEVATION = 939.69

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP PANEL NUMBER 13067C0138G, DECEMBER 16, 2008, COBB, GEORGIA AND 13067C0139H, MARCH 4, 2013, COBB, GEORGIA

Site Disturbance Breakdown:

TOTAL SITE AREA = 3.40 ACRES (PHASE II)

INITIAL PHASE DISTURBED AREA = 1.00± ACRES  
GRADING PHASE DISTURBED AREA = 3.09± ACRES  
FINAL PHASE DISTURBED AREA = 3.56± ACRES

Site Disturbing Activities:

CONSTRUCTION WILL BEGIN WITH PLACEMENT OF PERIMETER SILT PROTECTION BARRIERS AND CONSTRUCTION ENTRANCE. AFTER THESE EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN INSTALLED, CLEARING AND GRUBBING OF VEGETATION WILL COMMENCE IN AREAS THAT ARE TO BE DISTURBED. SEDIMENT BASINS AND TRAPS WILL BE INSTALLED. THE SITE WILL THEN BE GRADED AND UTILITIES WILL BE TRENCHED. ONCE BROUGHT TO FINAL GRADE, THE ROADS WILL BE PAVED WHILE ALL OTHER EXPOSED AREAS WILL BE STABILIZED WITH VEGETATION, SIDEWALKS OR STRUCTURES.

SOIL DISTURBING ACTIVITIES INCLUDE:

- INSTALLING A STABILIZED CONSTRUCTION EXIT, PERIMETER AND OTHER EROSION AND SEDIMENT CONTROLS.
- GRADING AND EXCAVATION FOR UTILITIES.
- BUILDING FOUNDATION EXCAVATION
- NEW DRIVEWAYS WILL BE INSTALLED.
- PREPARATION FOR FINAL PLANTING AND SEEDING.
- COMPLETION OF ON-SITE STABILIZATION.

SEQUENCE OF MAJOR ACTIVITIES

SEE SPECIFIC SEQUENCE OF CONSTRUCTION NOTES AND THE CONSTRUCTION SCHEDULE SHOWN ON SHEET C5-03

Erosion Control Certification:

(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS. 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.

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

(3) "THE PROPOSED EROSION AND RUNOFF CONTROL MEASURES ARE IN COMPLIANCE WITH THE COBB COUNTY SEDIMENT CONTROL AND FLOOD PROTECTION REGULATIONS AND WILL NOT INCREASE THE RUNOFF RATE FROM THE SITE FOR RAINSTORMS WITH A RETURN PERIOD OF 2, 5, 10, 25, 50, AND/OR 100 YEARS.

GSWCC LEVEL II DESIGN PROFESSIONAL  
GREG MAXEY  
11.4.15  
CERTIFICATION  
# 0000000130

Limits of Disturbance:

LIMITS OF DISTURBANCE SHALL BE NO GREATER THAN 50 ACRES FOR EACH INDIVIDUAL PERMITTEE (I.E. PRIMARY, SECONDARY OR TERTIARY) AT ANY ONE TIME AND NO MORE THAN 50 CONTIGUOUS ACRES AT ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE EPD DISTRICT OFFICE. IF EPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME THE ES&PC PLAN MUST INCLUDE AT LEAST 4 OF THE BMPs LISTED IN APPENDIX 1

Amendments and Revisions:

ALL AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY DESIGN PROFESSIONAL AND SUBMITTED TO THE LOCAL REVIEWING AUTHORITY FOR REVIEW.

WHEN THE SITE IS STABILIZED AND AT THE DIRECTION OF THE COUNTY ENGINEER, THE DEVELOPER IS TO REMOVE THE SEDIMENT BASINS AND STABILIZE THE DISTURBED AREAS

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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

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

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

GSWCC  
Georgia Soil and Water Conservation Commission  
GREGORY MAXEY  
Level II Certified Design Professional  
CERTIFICATION NUMBER 0000000130  
ISSUED: 6/03/2014 EXPIRES: 6/03/2017

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

STAND ALONE CONSTRUCTION PROJECTS

SWCD: XXXXXXXX

Project Name: RESERVE AT THE BALLPARK II Address: 2875 CRESCENT PKWY, ATLANTA GA 30339

City/County: COBB Date on Plans: 03/25/2017

TO BE SHOWN ON ES&PC PLAN

C5-00		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)												
C5-00-03, C5-10-30, C5-80-81		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)												
N/A		N		3.	Limit of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist." (A copy of the written approval by EPD must be attached to the plan for the plan to be reviewed.)												
C5-00, C5-03, C5-10-30		Y		4.	The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution controls.												
C5-00, C5-03, C5-10-30		Y		5.	Provide the name, address and phone number of primary permittee.												
C5-00, C5-10-30		Y		6.	Note total and disturbed acreage of the project or phase under construction.												
C5-10-30		Y		7.	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.												
C5-00, C5-10-30		Y		8.	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.												
C5-02		Y		9.	Description of the nature of construction activity.												
C5-00, C5-03		Y		10.	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.												
C5-02, C5-10-30		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.												
C5-01		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 page 15 of the permit.												
C5-01		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 page 15 of the permit."												
C5-02, C5-10-30		Y		14.	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."												
C5-02, C5-10-30		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 wreted 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."												
N/A		N		16.	Provide a description of any buffer encroachments and indicate where a buffer variance is required.												
C5-02, C5-10-30		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."												
C5-02, C5-10-30		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."												
C5-02, C5-10-30		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."												
C5-02, C5-10-30		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."												
C5-02, C5-10-30		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."												
C5-03, C5-10-30		Y		22.	Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of an Biota Impaired Stream Segment must comply with Part III.C. of the Permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment."												
C5-02, C5-10-30		Y		23.	If a TMDL Implementation Plan for sediment has been finalized for the 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."												
C5-20		Y		24.	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited."												
C5-02		Y		25.	Provide BMPs for the remediation of all petroleum spills and leaks.												
C5-01		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."												
C5-01		Y		27.	Description of the practices that will be used to reduce the pollutants in storm water discharges."												
C5-03		Y		28.	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, temporary and final stabilization).												
C5-02		Y		29.	Provide complete requirements of inspections and record keeping by the primary permittee."												
C5-02		Y		30.	Provide complete requirements of sampling frequency and reporting of sampling results."												
C5-02		Y		31.	Provide complete details for retention of records as per Part IV.F. of the permit."												
C5-02		Y		32.	Description of analytical methods to be used to collect and analyze the samples from each location."												
C5-03		Y		33.	Appendix B rationale for NTU values at all outfall sampling points where applicable."												
C5-10-30		Y		34.	Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged."												
C5-10-30		Y		35.	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 perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the bmps into a single phase."												
C5-10-30		Y		36.	Graphic scale and north arrow.												
C5-10-30		Y		37.	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: <table><tr><td>Map Scale</td><td>Ground Slope</td><td>Contour Intervals, ft.</td></tr><tr><td>1 inch = 100 ft or larger scale</td><td>Flat 0 - 2%</td><td>0.5 or 1</td></tr><tr><td></td><td>Rolling 2 - 8%</td><td>1 or 2</td></tr><tr><td></td><td>Steep 8% +</td><td>2.5 or 10</td></tr></table>	Map Scale	Ground Slope	Contour Intervals, ft.	1 inch = 100 ft or larger scale	Flat 0 - 2%	0.5 or 1		Rolling 2 - 8%	1 or 2		Steep 8% +	2.5 or 10
Map Scale	Ground Slope	Contour Intervals, ft.															
1 inch = 100 ft or larger scale	Flat 0 - 2%	0.5 or 1															
	Rolling 2 - 8%	1 or 2															
	Steep 8% +	2.5 or 10															
N/A		N		38.	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 EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at <a href="http://www.gaswcc.org">www.gaswcc.org</a> .												
N/A		N		39.	Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion and Sediment Control in Georgia 2016 Edition."												
N/A		N		40.	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.												
N/A		N		41.	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.												
N/A		N		42.	Delineation and acreage of contributing drainage basins on the project site.												
SEE HYDRO		Y		43.	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions."												
C5-02		Y		44.	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.												
N/A		N		45.	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.												
C5-10-30		Y		46.	Soil series for the project site and their delineation.												
C5-10-30		Y		47.	The limits of disturbance for each phase of construction.												
C5-10-30, C5-81-82		Y		48.	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 included for structural BMPs and all calculations used by the storage 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 feasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the plan.												
C5-10-30, C5-03		Y		49.	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.												
C5-80-82		Y		50.	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.												
C5-81		Y		51.	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, 2017												

\* 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, 2017

7	6	5	4	3	2	1	No
			APPROVED LDP	GMP SET	REVISED PER COUNTY COMMENTS	LDP SUBMITTAL	REVISIONS
			06/26/2017	04/03/2017	02/19/2016	11/04/2015	DATE
PROJECT: REVEL AT THE BALLPARK II Cobb County, GA							TITLE: EROSION CONTROL NOTES
CLIENT: ATLANTIC REALTY PARTNERS, INC							DATE: 11/04/2015
DESIGNED BY: 3378 PEACHTREE RD ATLANTA GA 30326							PROJECT NO: 018459002
CHECKED BY: GMM							SHEET NUMBER: C5-00
SCALE: DRAWN BY: SD							COBB COUNTY GEORGIA APPROVED FOR CONSTRUCTION
DESIGNED BY: SD							
CHECKED BY: GMM							
PHONE: (770) 619-4280							
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ALPHARETTA, GEORGIA 30009							
PHONE (770) 619-4280							
REGISTERED PROFESSIONAL ENGINEER							
BRIAN M. MAXEY							
No. 19855							
EXPIRATION DATE 12/31/17							