

SHANKEN TOWNHOMES FOR JIMMY SHANKEN LIBERTY COUNTY, GEORGIA DATE: MAY 29, 2025

SHEET INDEX:
DESCRIPTION

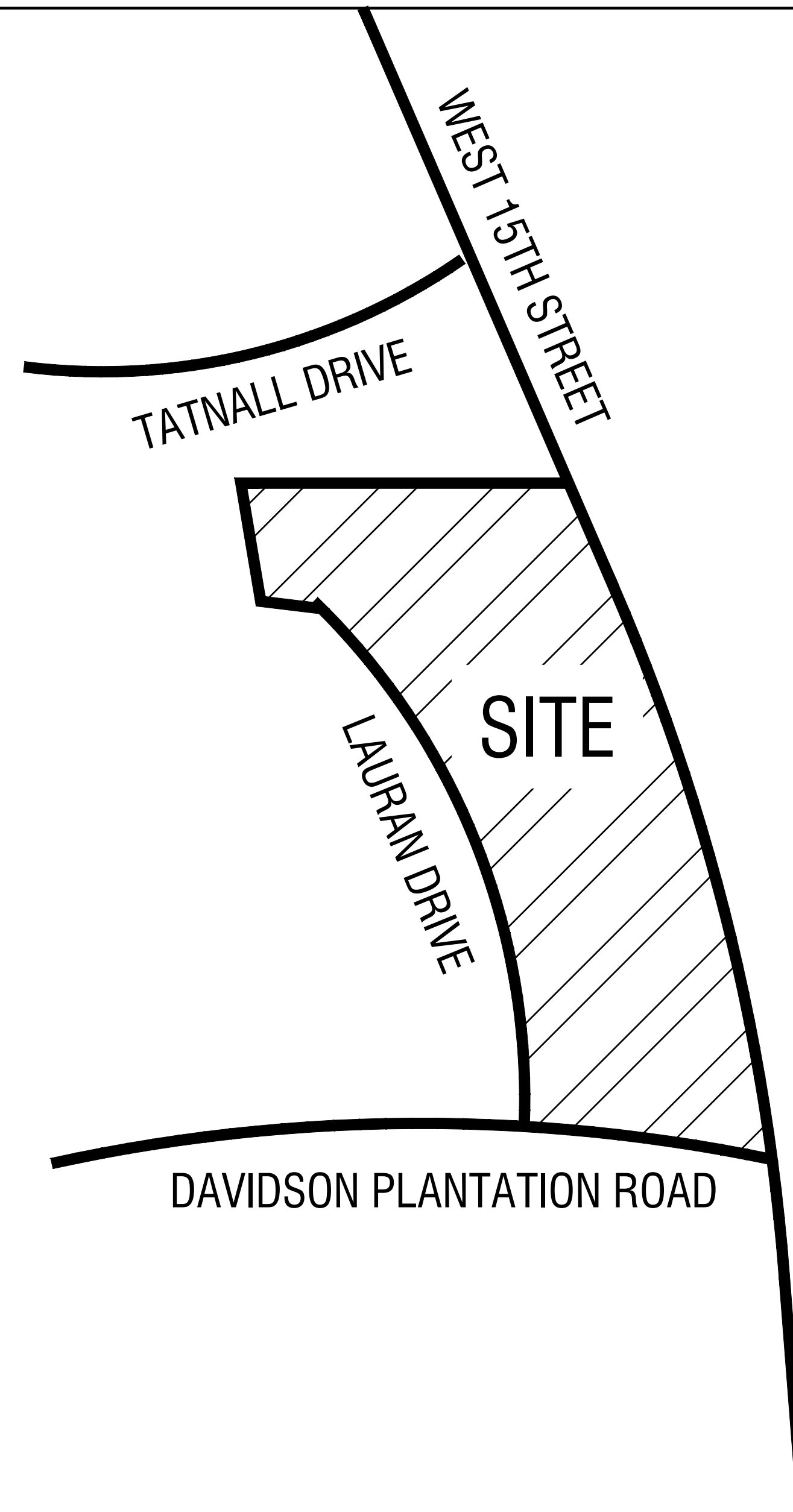
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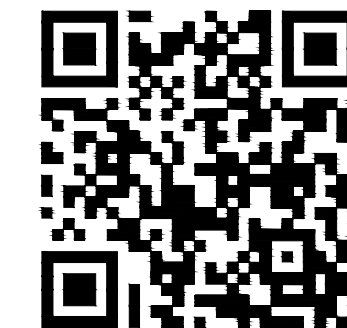
DRAWING LEGEND

DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER		
UNDERGROUND WATER LINE		
FORCE MAIN		
STORM DRAINAGE PIPE		
UNDERGROUND TELEPHONE LINE		
UNDERGROUND TELEPHONE CONDUIT		
UNDERGROUND GAS LINE		
DITCH CENTERLINE		
SPOT ELEVATION		
TOP OF CURB ELEVATION		
FIRE HYDRANT		
SEWER MANHOLE		
WATER VALVE		
TELEPHONE MANHOLE		
LIGHT POLE		
SIGN		
WATER METER		
BENCHMARK		
CONCRETE MONUMENT FOUND		
GUY POLE		
IRON PIN FOUND		
IRON PIN SET		
TELEPHONE PEDESTAL		
POWER POLE		
HANDICAP SPACE		
SEDIMENT BASIN MARKER W/NOTCH		



VICINITY MAP
Not To Scale

MINIMUM PROJECT SPECIFICATIONS



ANY JOB DESIGNED BY M.E. SACK ENGINEERING SHALL BE CONSTRUCTED IN ACCORDANCE WITH M.E. SACK ENGINEERING MINIMUM SPECIFICATIONS. IN MUNICIPALITIES WITH THEIR OWN SPECIFICATIONS, THEIR SPECIFICATIONS SHALL SUPERSEDE THE MINIMUM SPECIFICATIONS. LIKEWISE, PROJECTS THAT ARE BID SHALL BE HELD TO THE SPECIFICATIONS WITHIN THE BID DOCUMENT WHICH MAY DIFFER FROM THE MINIMUM SPECIFICATION REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THEY HAVE THE APPROPRIATE SPECIFICATIONS FOR EACH PROJECT. OBTAIN THE MINIMUM STANDARDS BY SCANNING THE QR CODE OR CLICKING THIS LINK: <https://www.mesack.com/technical-specifications/>

CONTACT ADMIN@MESACK.COM TO REQUEST CONFIRMATION OF CORRECT SPECIFICATIONS AT ANYTIME.

OWNER:
JIMMY SHANKEN
730 GENERAL STEWART WAY
HINESVILLE, GA 31313
912-368-4300
JSHANKEN@CBCWORLDWIDE.COM

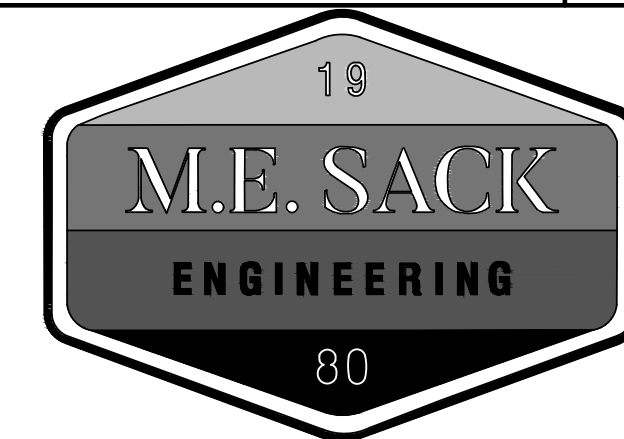
GPS COORDINATES OF CO:
SEE SHEETS C500-C502
DATUM: NAVD 88

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DESIGN PROFESSIONAL:



DATE: 10/27/2025



515 NORTH MAIN STREET
P.O. BOX 649
HINESVILLE, GA 31313
TEL: (912) 368-5212

10375 FORD AVENUE
UNIT A-2
RICHMOND HILL, GA 31324

GENERAL NOTES

1. ALL EXISTING UTILITIES SHOWN ARE LOCATED FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING UTILITIES. OVERHEAD LINES ARE NOT SHOWN FOR CLARITY.
2. ALL DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY AFTER CONSTRUCTION, IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
3. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY CORNERS, RIGHT OF WAY MONUMENTS, SIGNS OR OTHER STRUCTURES DISTURBED DURING CONSTRUCTION.
5. ALL TRAFFIC AND SIGNAGE CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, MUTCD, CURRENT EDITION.



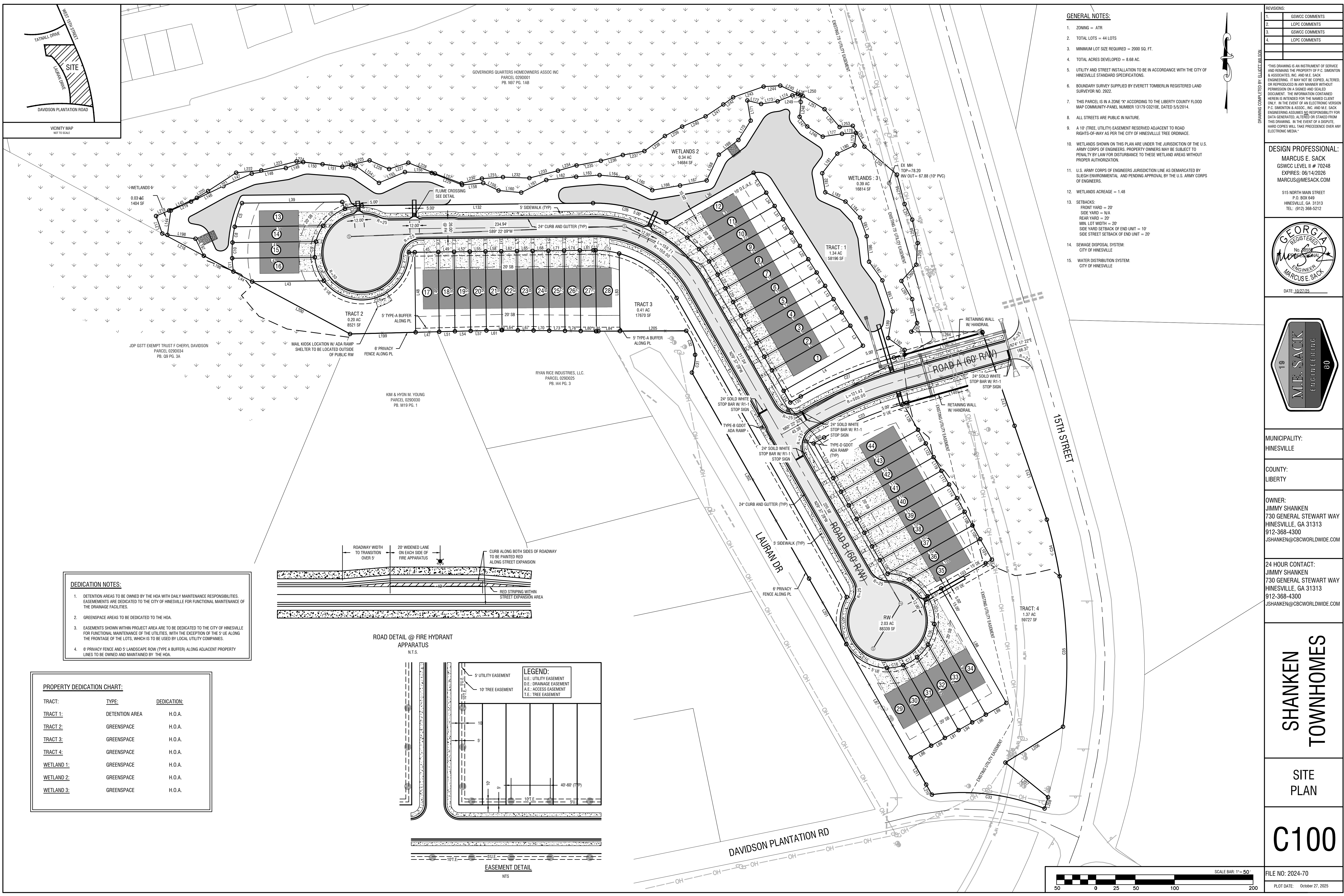
Know what's below.
Call before you dig.

REVISION NO.	DATE	DESCRIPTION
1.	7/14/2025	GSWCC COMMENTS
2.	7/24/2025	LCPC COMMENTS
3.	8/22/2025	GSWCC COMMENTS
4.	9/25/2025	LCPC COMMENTS

JOB NO. 2024-70PRJ

COVER SHEET

PLOT DATE: October 27, 2025



GENERAL NOTES:

- ZONING = ATR
- TOTAL LOTS = 44 LOTS
- MINIMUM LOT SIZE REQUIRED = 2000 SQ. FT.
- TOTAL ACRES DEVELOPED = 8.68 AC.
- UTILITY AND STREET INSTALLATION TO BE IN ACCORDANCE WITH THE CITY OF HINESVILLE STANDARD SPECIFICATIONS.
- BOUNDARY SURVEY SUPPLIED BY EVERETT TOMBERLIN REGISTERED LAND SURVEYOR NO. 2922.
- THIS PARCEL IS IN A ZONE "X" ACCORDING TO THE LIBERTY COUNTY FLOOD MAP COMMUNITY-PANEL NUMBER 13179 CD210E, DATED 5/5/2014.
- ALL STREETS ARE PUBLIC IN NATURE.
- A 10' (TREE, UTILITY) EASEMENT RESERVED ADJACENT TO ROAD RIGHTS-OF-WAY AS PER THE CITY OF HINESVILLE TREE ORDINANCE.
- WETLANDS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- U.S. ARMY CORPS OF ENGINEERS JURISDICTION LINE AS DEMARCATED BY SLESH ENVIRONMENTAL AND PENDING APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS.
- WETLANDS ACREAGE = 1.48
- SETBACKS:
FRONT YARD = 20'
SIDE YARD = N/A
REAR YARD = 20'
MIN. LOT WIDTH = 20'
SIDE YARD SETBACK OF END UNIT = 10'
SIDE STREET SETBACK OF END UNIT = 20'
- SEWAGE DISPOSAL SYSTEM:
CITY OF HINESVILLE
- WATER DISTRIBUTION SYSTEM:
CITY OF HINESVILLE

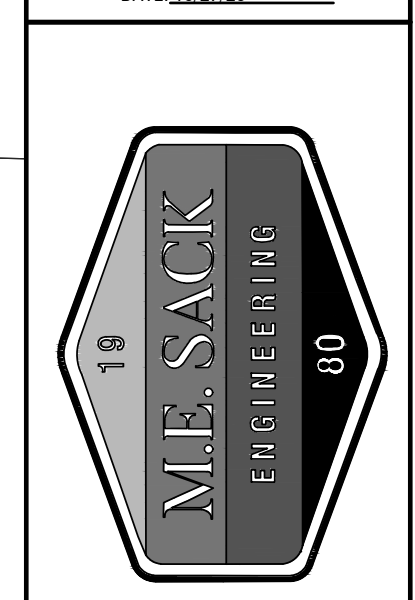
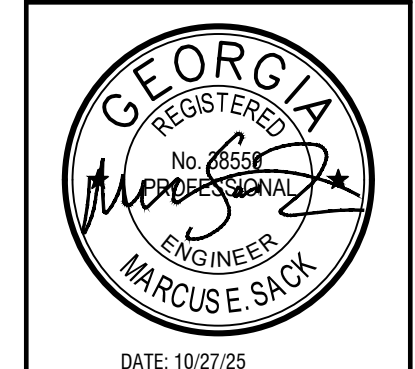
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2.	LCPC COMMENTS
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4.	LCPC COMMENTS

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**SHANKEN
TOWNHOMES**

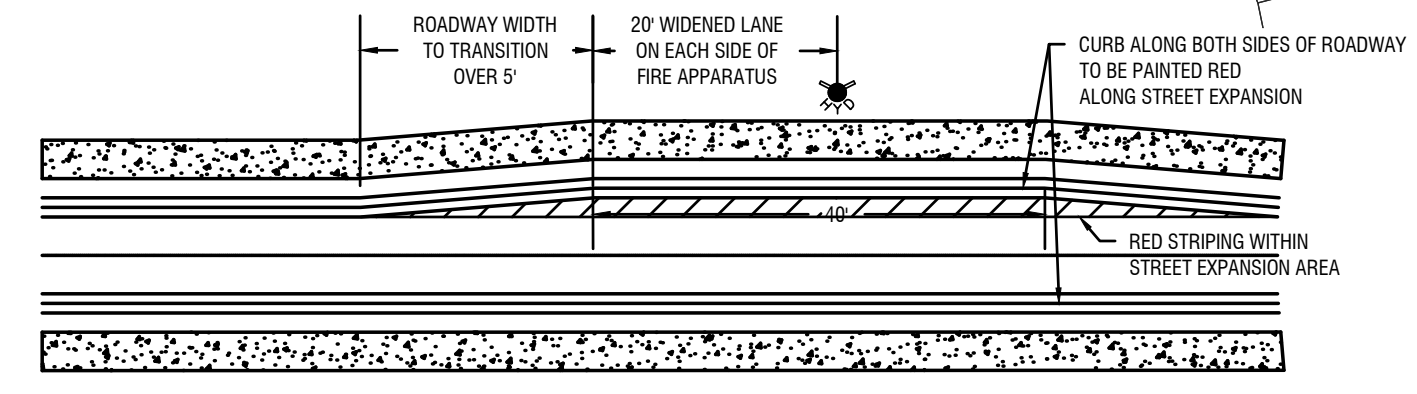
**SITE
PLAN**

C100

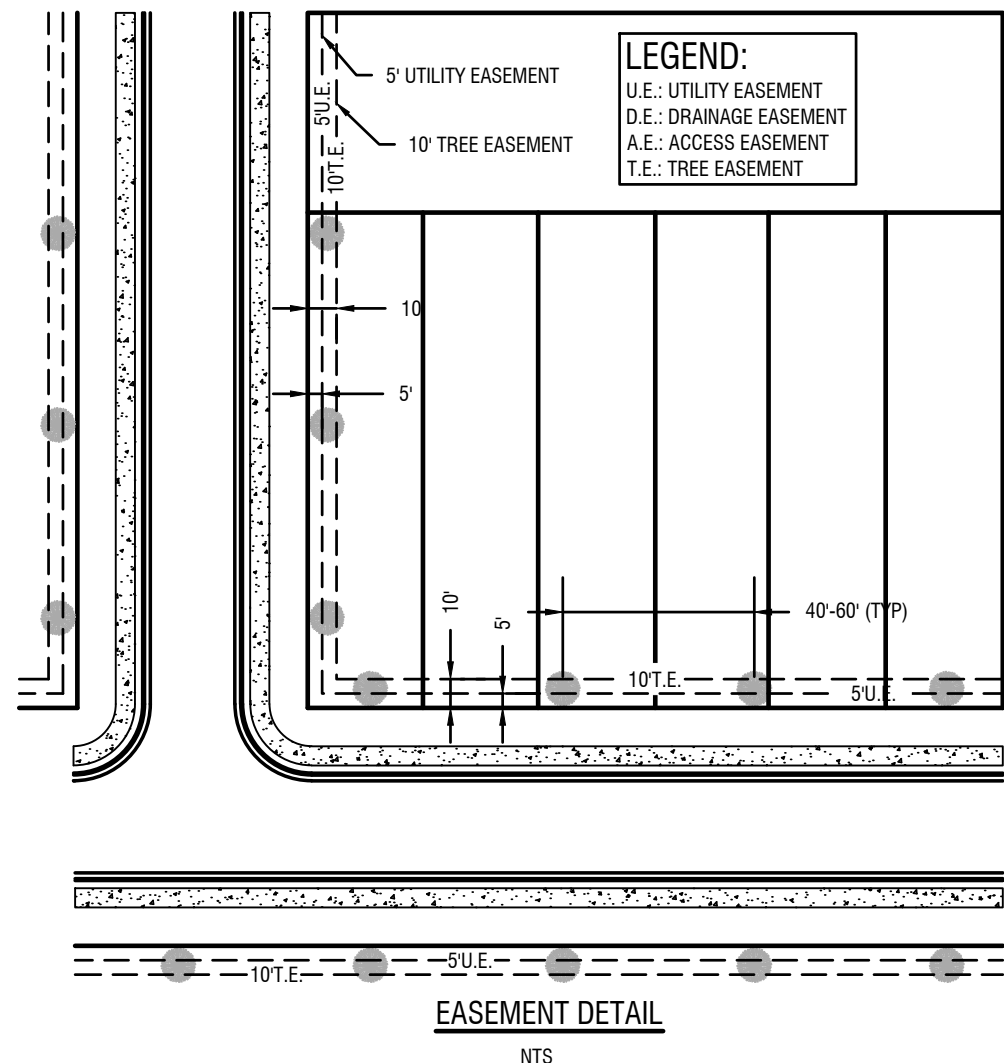
FILE NO: 2024-70
 PLOT DATE: October 27, 2025

DEDICATION NOTES:

- DETENTION AREAS TO BE OWNED BY THE HOA WITH DAILY MAINTENANCE RESPONSIBILITIES. EASEMENTS ARE DEDICATED TO THE CITY OF HINESVILLE FOR FUNCTIONAL MAINTENANCE OF THE DRAINAGE FACILITIES.
- GREENSPACE AREAS TO BE DEDICATED TO THE HOA.
- EASEMENTS SHOWN WITHIN PROJECT AREA ARE TO BE DEDICATED TO THE CITY OF HINESVILLE FOR FUNCTIONAL MAINTENANCE OF THE UTILITIES, WITH THE EXCEPTION OF THE 5' UE ALONG THE FRONTAGE OF THE LOTS, WHICH IS TO BE USED BY LOCAL UTILITY COMPANIES.
- 6' PRIVACY FENCE AND 5' LANDSCAPE ROW (TYPE A BUFFER) ALONG ADJACENT PROPERTY LINES TO BE OWNED AND MAINTAINED BY THE HOA.



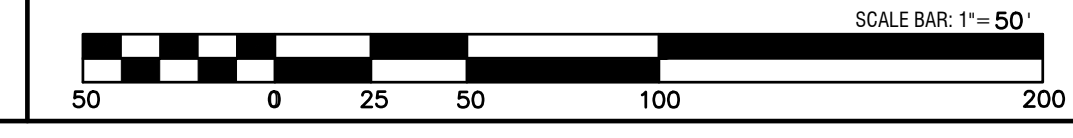
ROAD DETAIL @ FIRE HYDRANT APPARATUS
N.T.S.

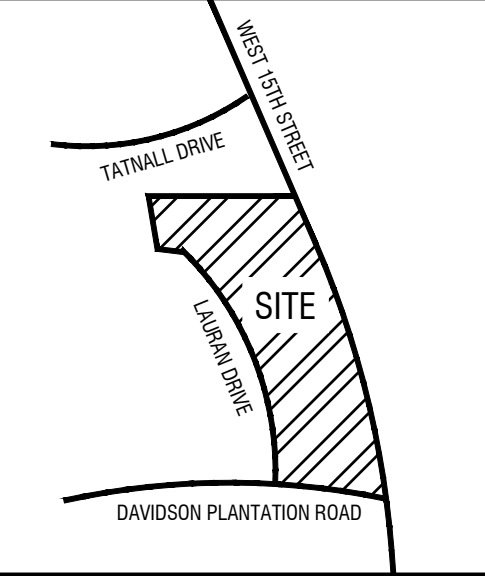
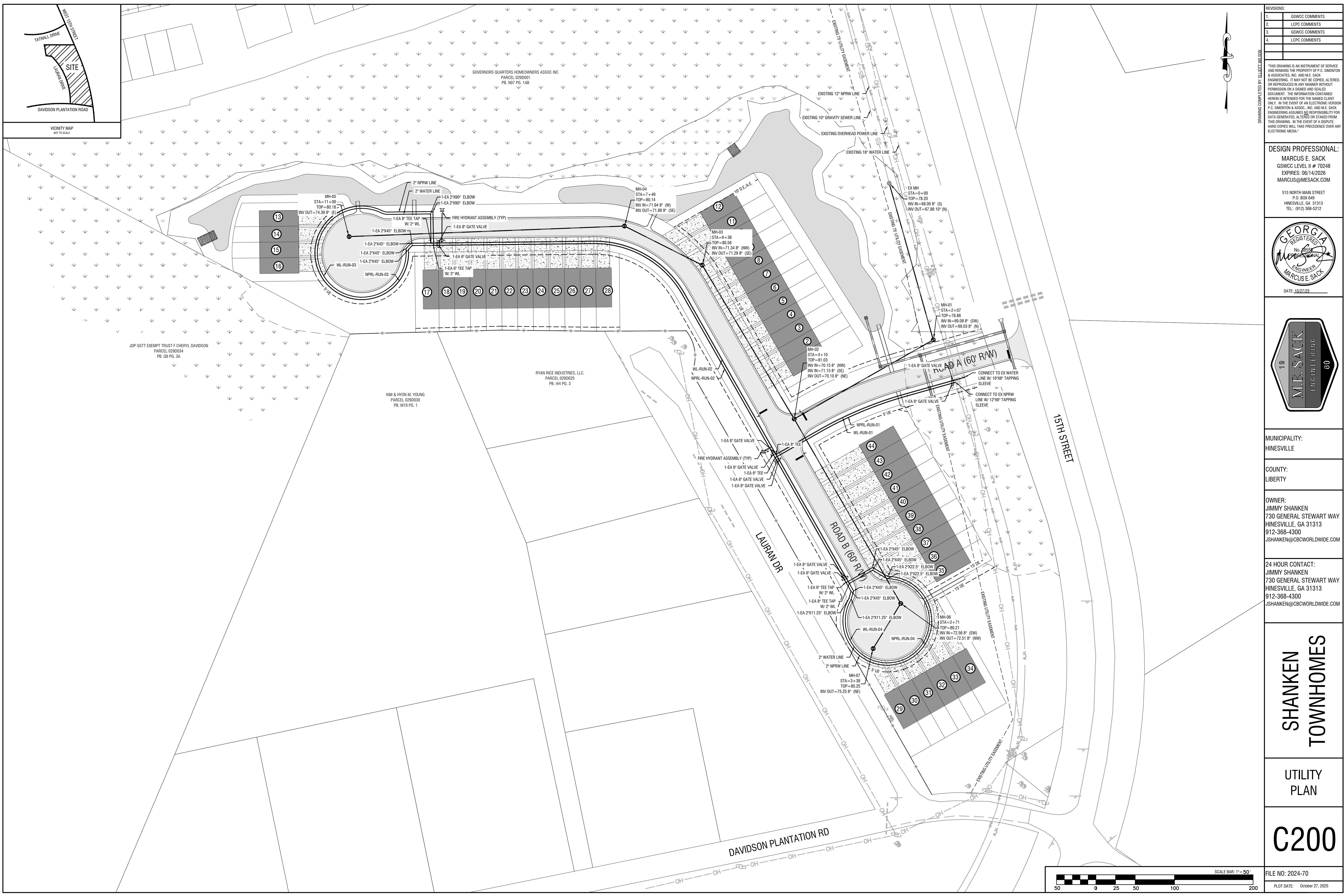


EASEMENT DETAIL
N.T.S.

PROPERTY DEDICATION CHART:

TRACT:	TYPE:	DEDICATION:
TRACT 1:	DETENTION AREA	H.O.A.
TRACT 2:	GREENSPACE	H.O.A.
TRACT 3:	GREENSPACE	H.O.A.
TRACT 4:	GREENSPACE	H.O.A.
WETLAND 1:	GREENSPACE	H.O.A.
WETLAND 2:	GREENSPACE	H.O.A.
WETLAND 3:	GREENSPACE	H.O.A.





JDP GSTT EXEMPT TRUST F CHERYL DAVIDSON
PARCEL 0290034
PB. 09 PG. 3A

KIM & HYON M. YOUNG
PARCEL 0290030
PB. M19 PG. 1

RYAN RICE INDUSTRIES, LLC.
PARCEL 0290025
PB. 144 PG. 3

GOVERNORS QUARTERS HOMEOWNERS ASSOC INC
PARCEL 0290001
PB. N97 PG. 1AB

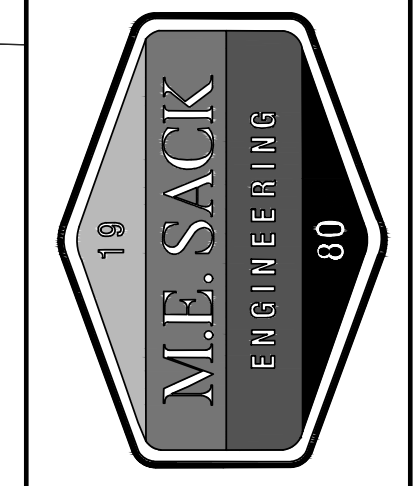
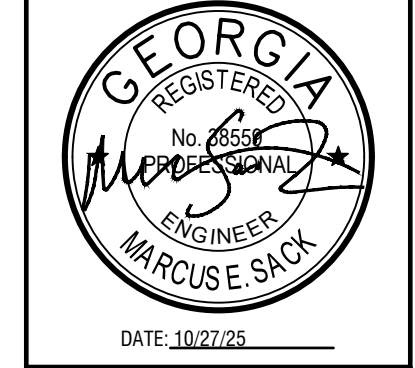
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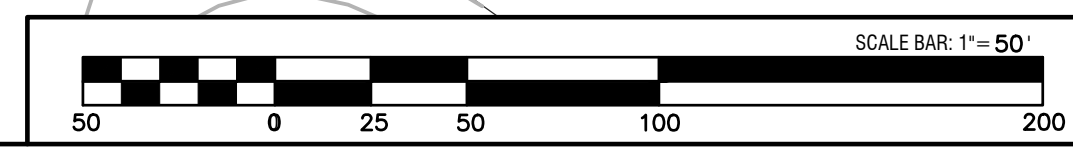
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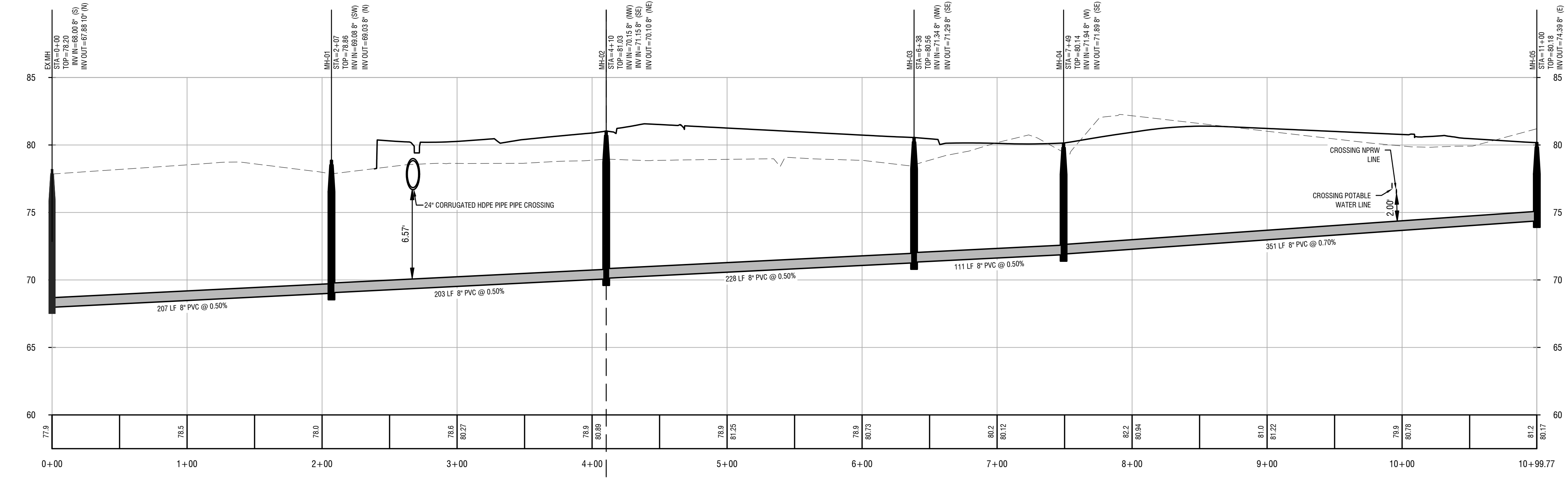
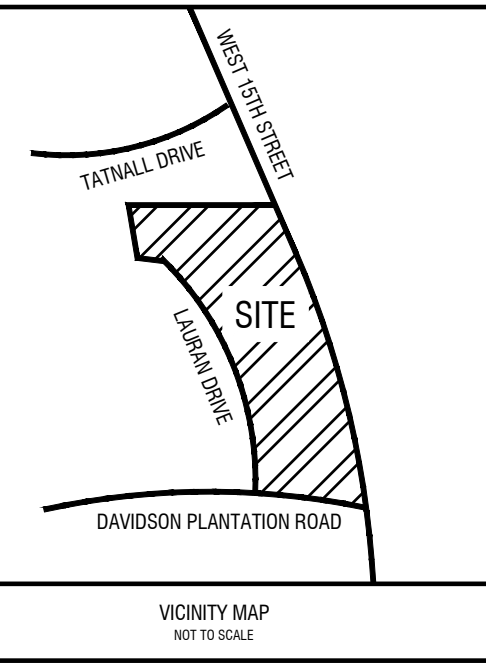
**SHANKEN
TOWNHOMES**

UTILITY
PLAN

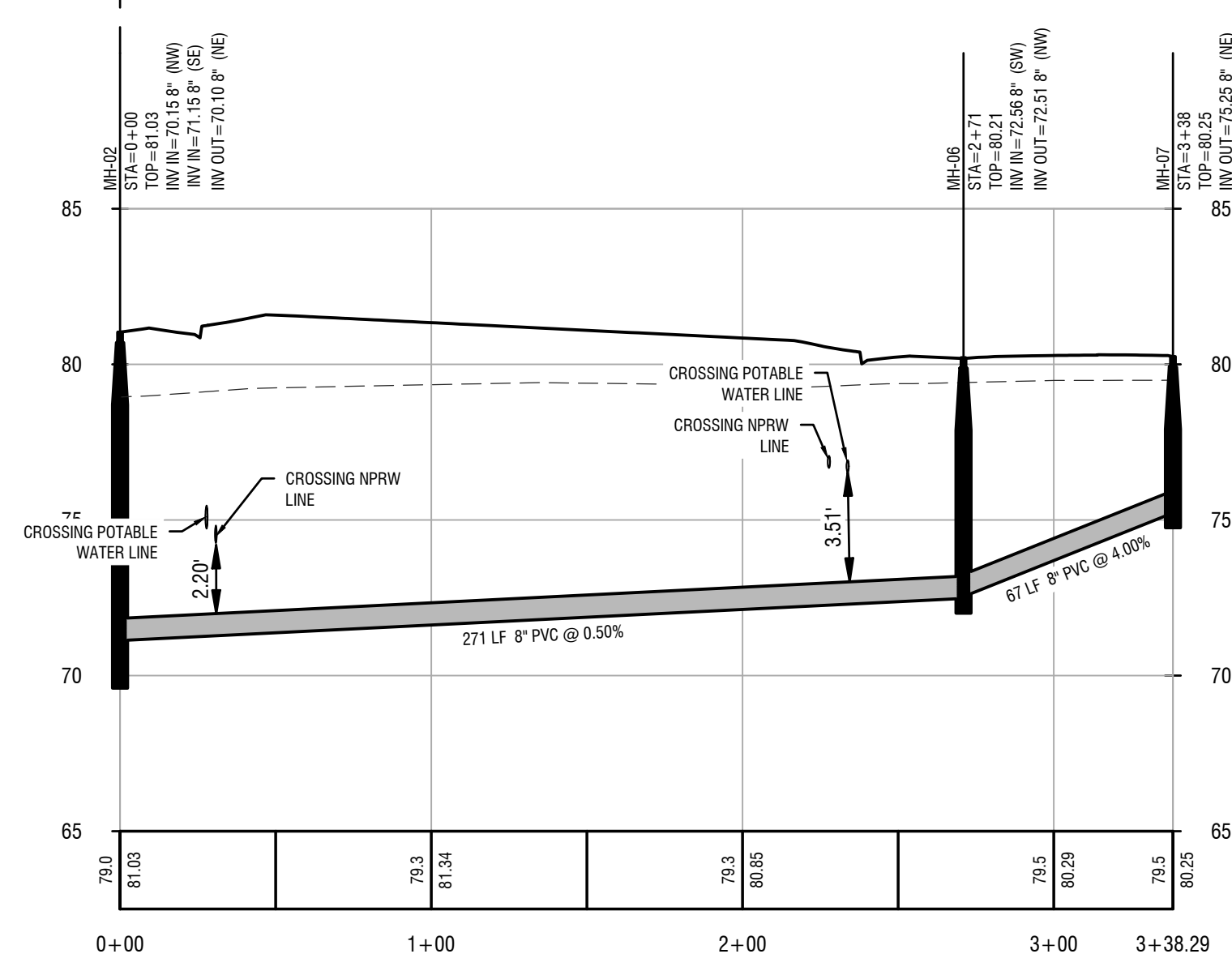
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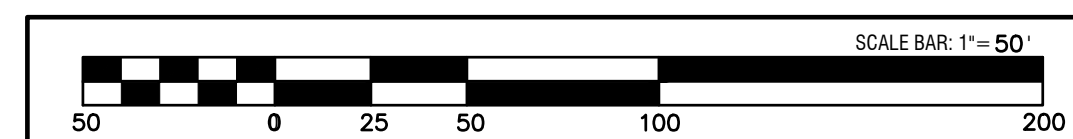




SL-RUN-01 PROFILE
VERT. SCALE: 1"=5'
HORIZ SCALE: 1"=50'



SL-RUN-01A PROFILE
VERT. SCALE: 1"=5'
HORIZ SCALE: 1"=50'

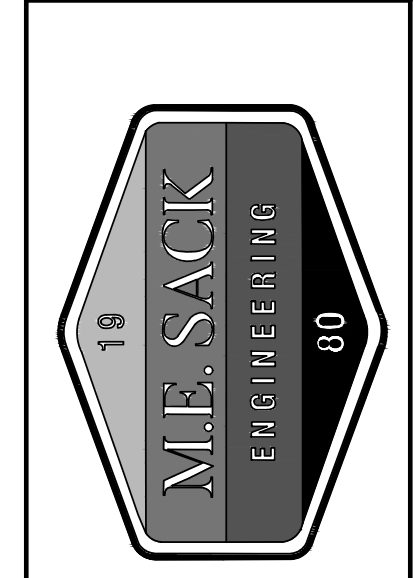
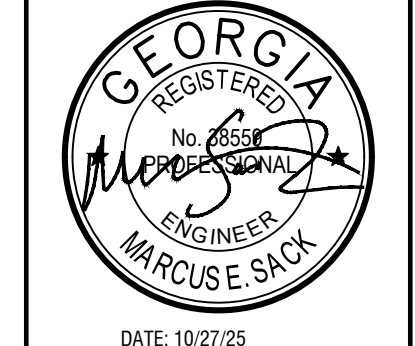


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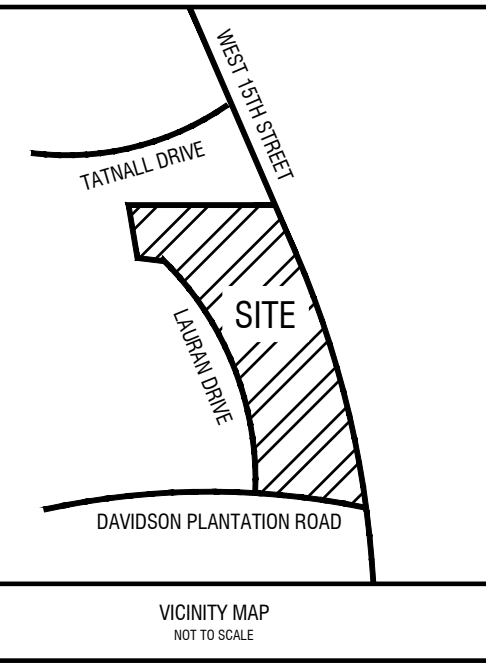
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UTILITY
PROFILES

C201

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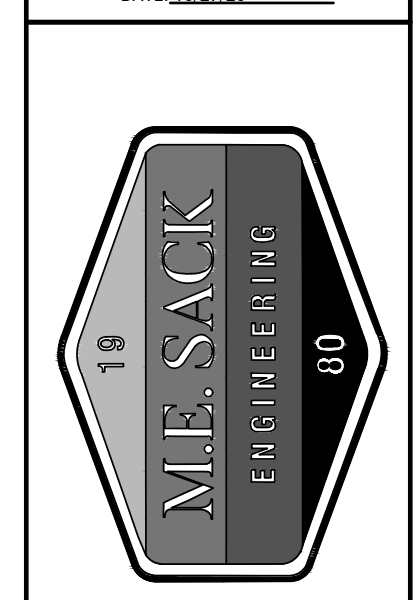
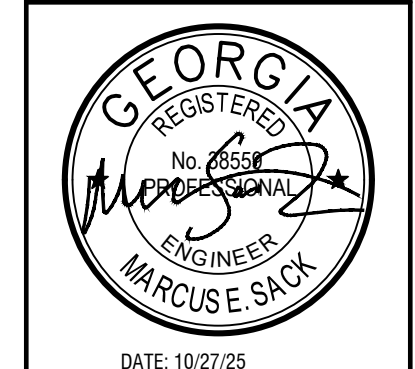
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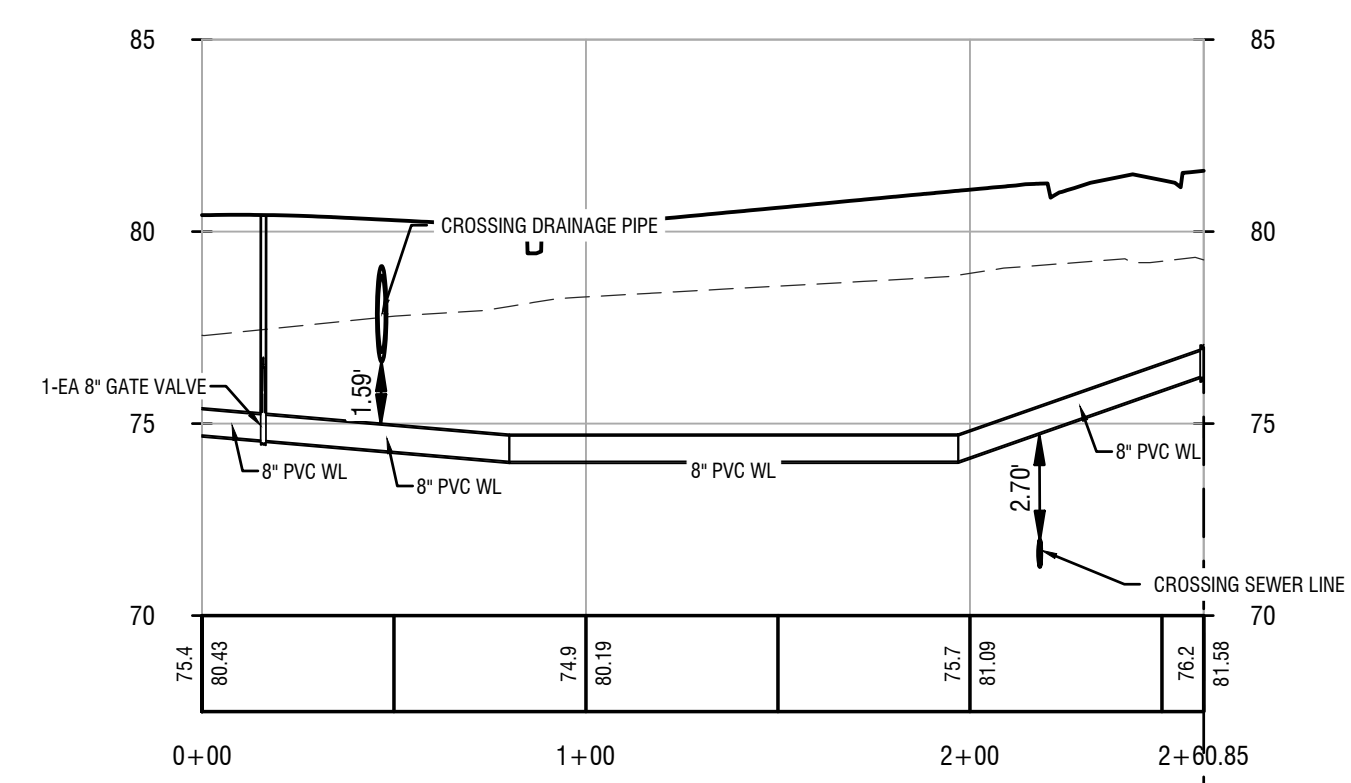
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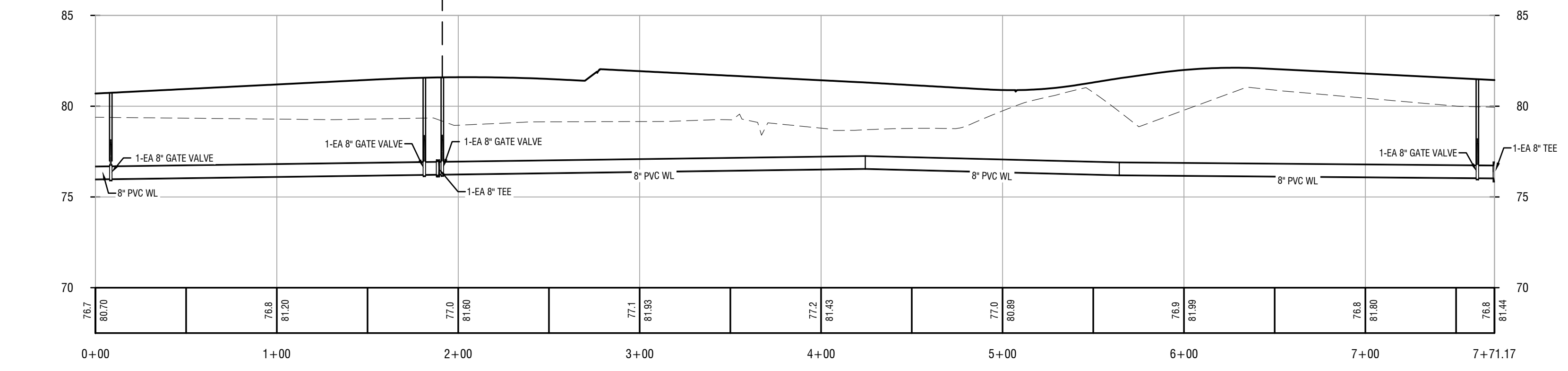
UTILITY
 PROFILES

C202

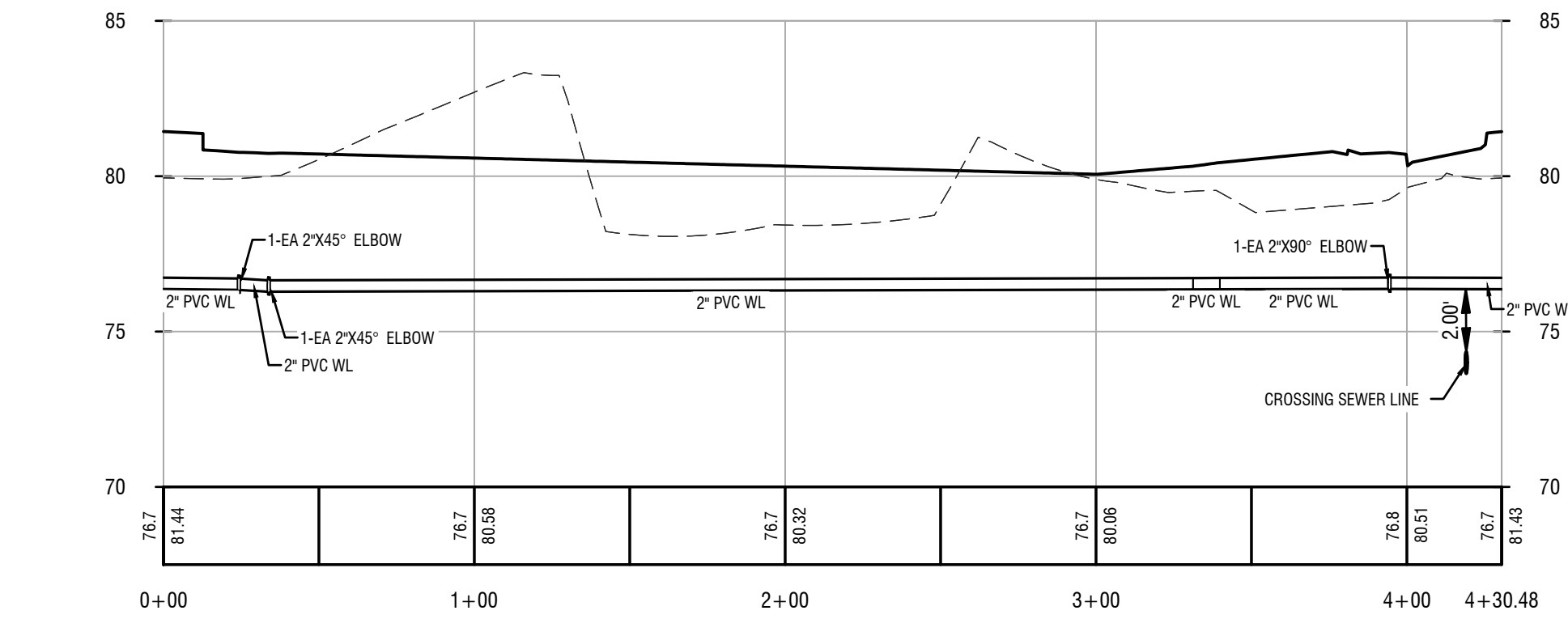
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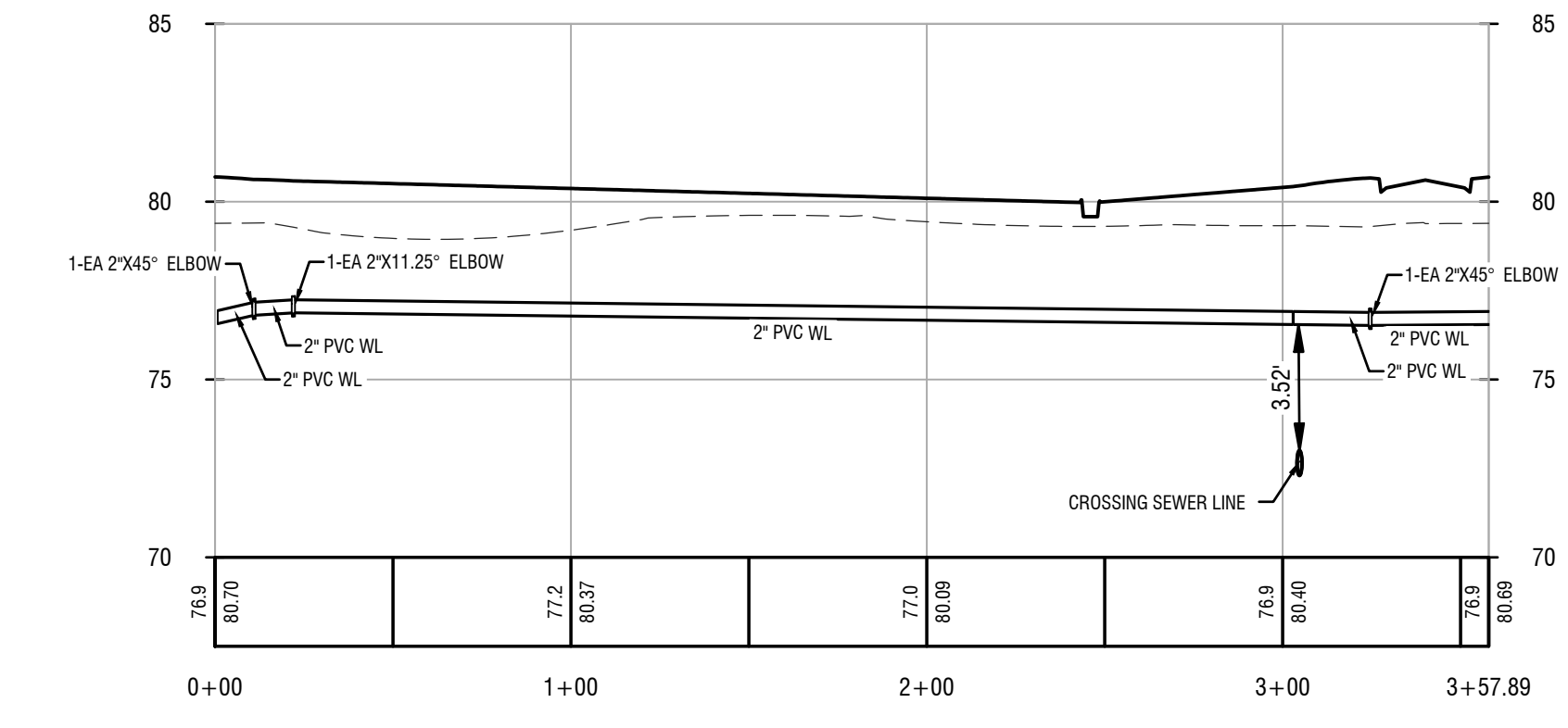
WL-RUN-01 PROFILE
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 HORIZ SCALE: 1"=50'



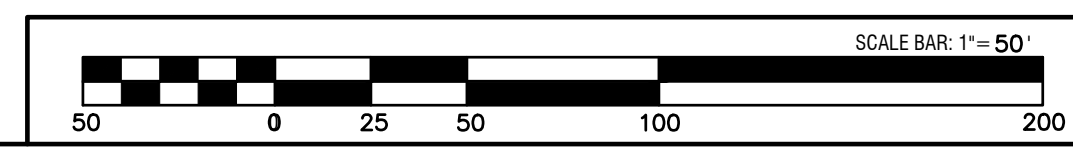
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 HORIZ SCALE: 1"=50'

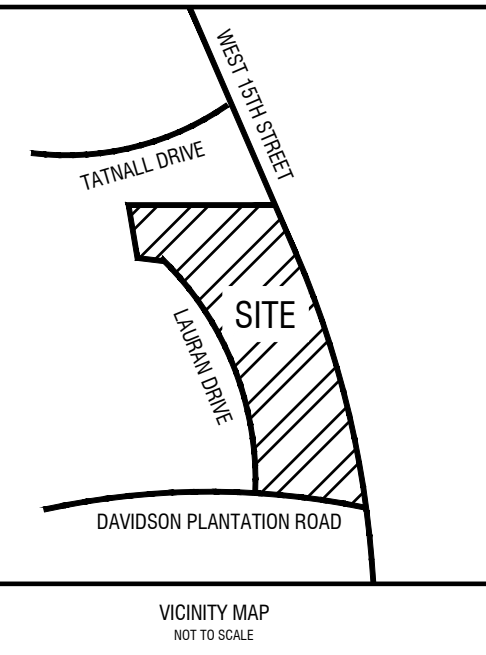


WL-RUN-03 PROFILE
 VERT. SCALE: 1"=5'
 HORIZ SCALE: 1"=50'



WL-RUN-04 PROFILE
 VERT. SCALE: 1"=5'
 HORIZ SCALE: 1"=50'





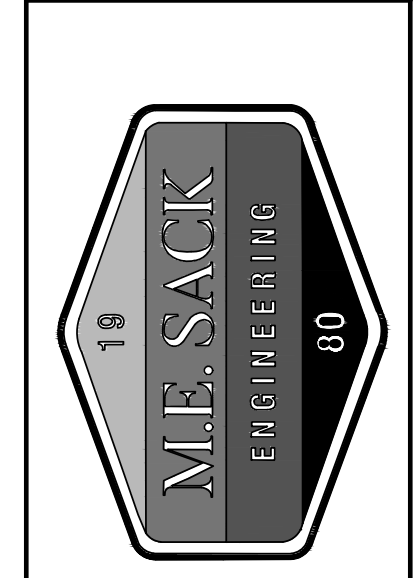
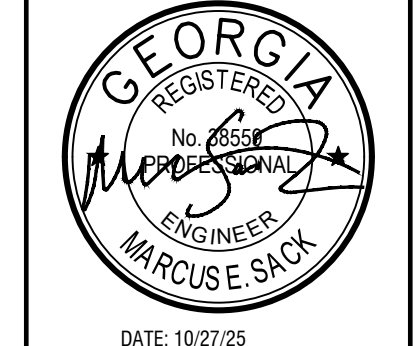
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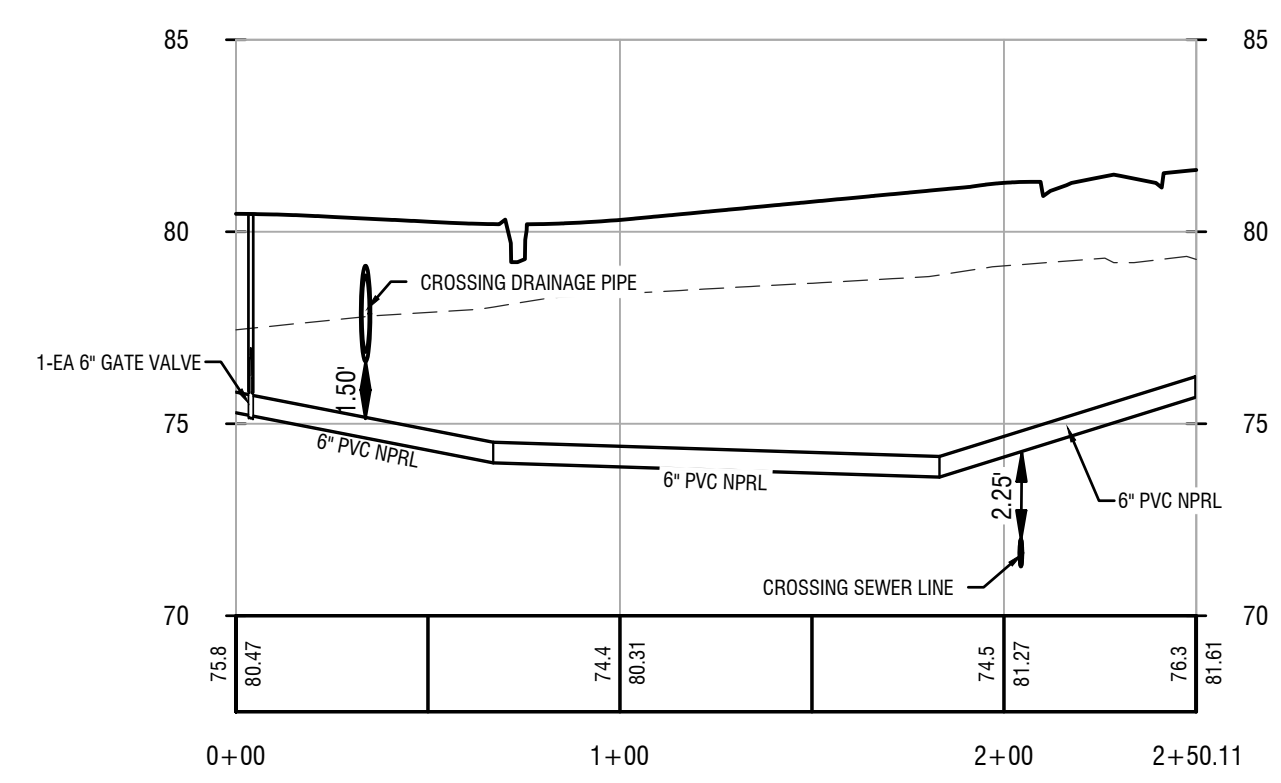
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**SHANKEN
 TOWNHOMES**

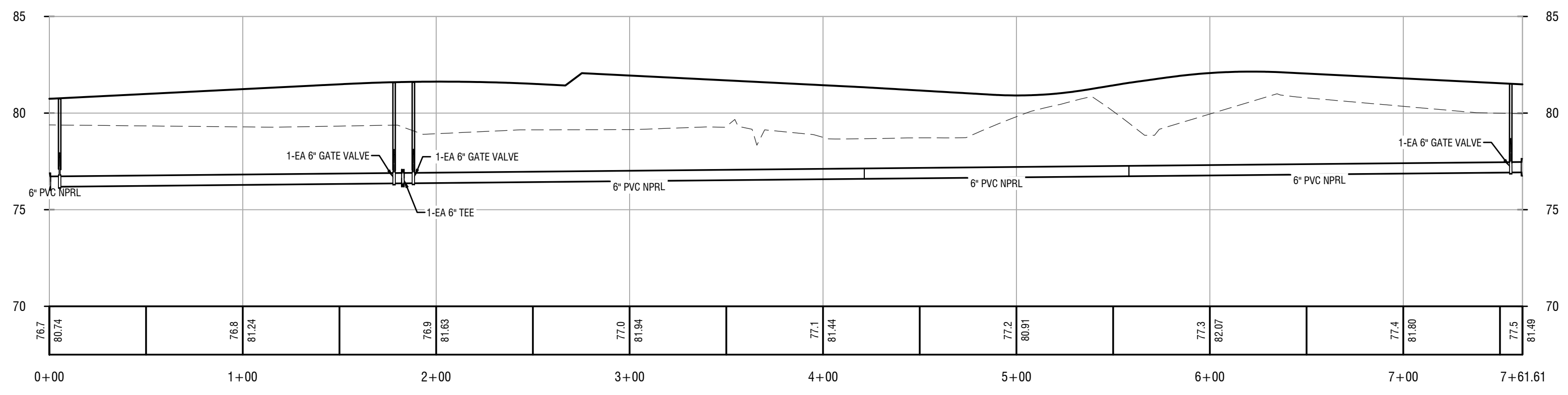
UTILITY
 PROFILES

C203

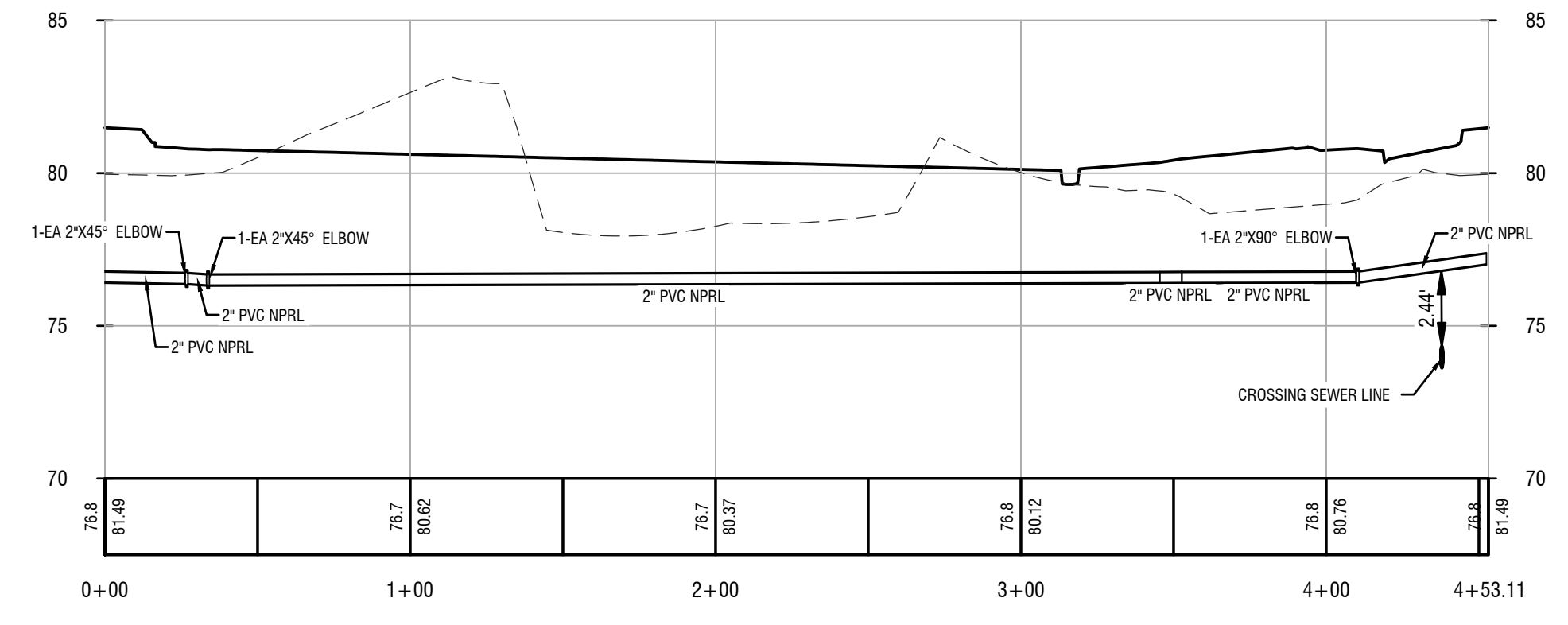
FILE NO: 2024-70
 PLOT DATE: October 27, 2025



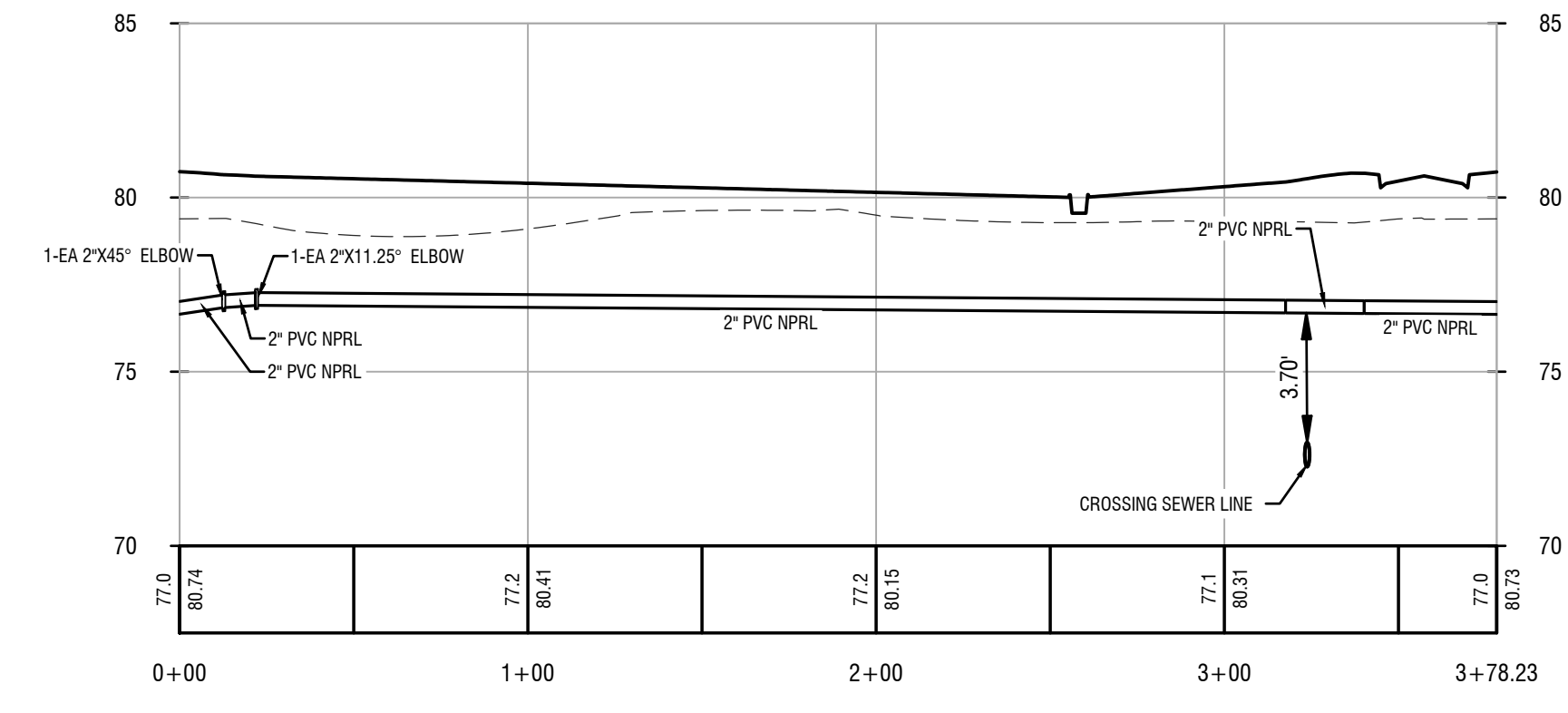
NPRL-RUN-01 PROFILE
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 HORIZ SCALE: 1"=50'



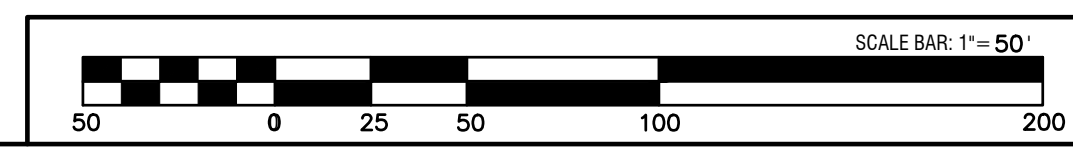
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 HORIZ SCALE: 1"=50'

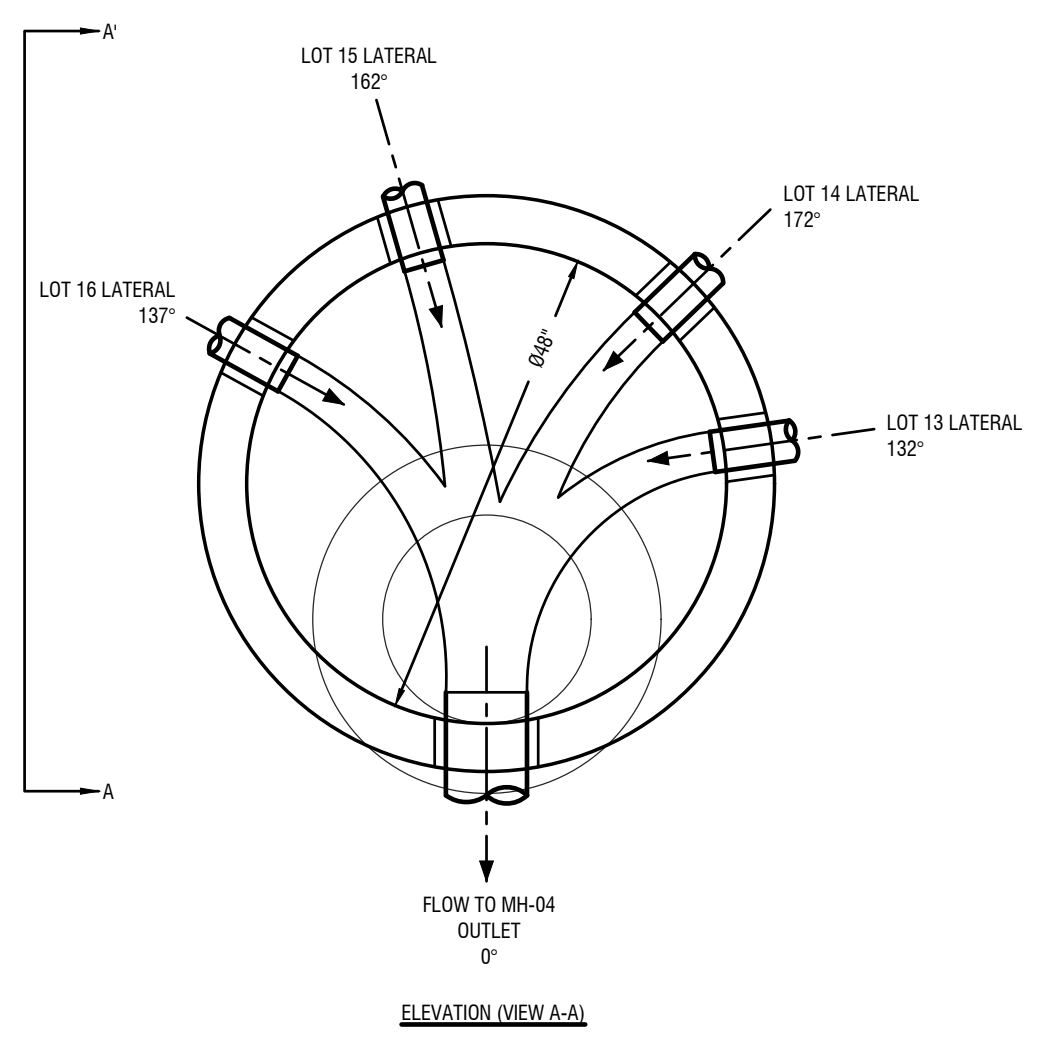
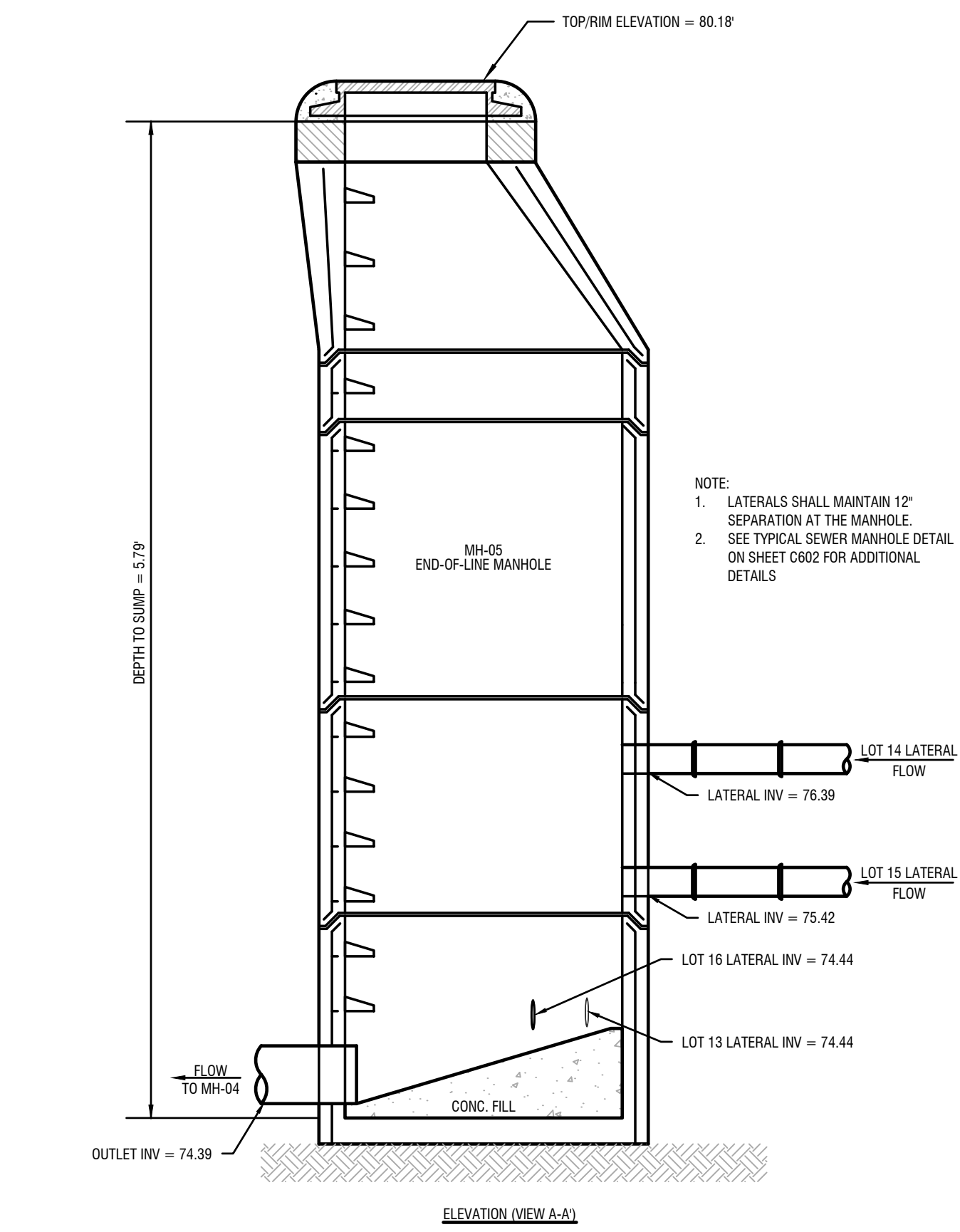
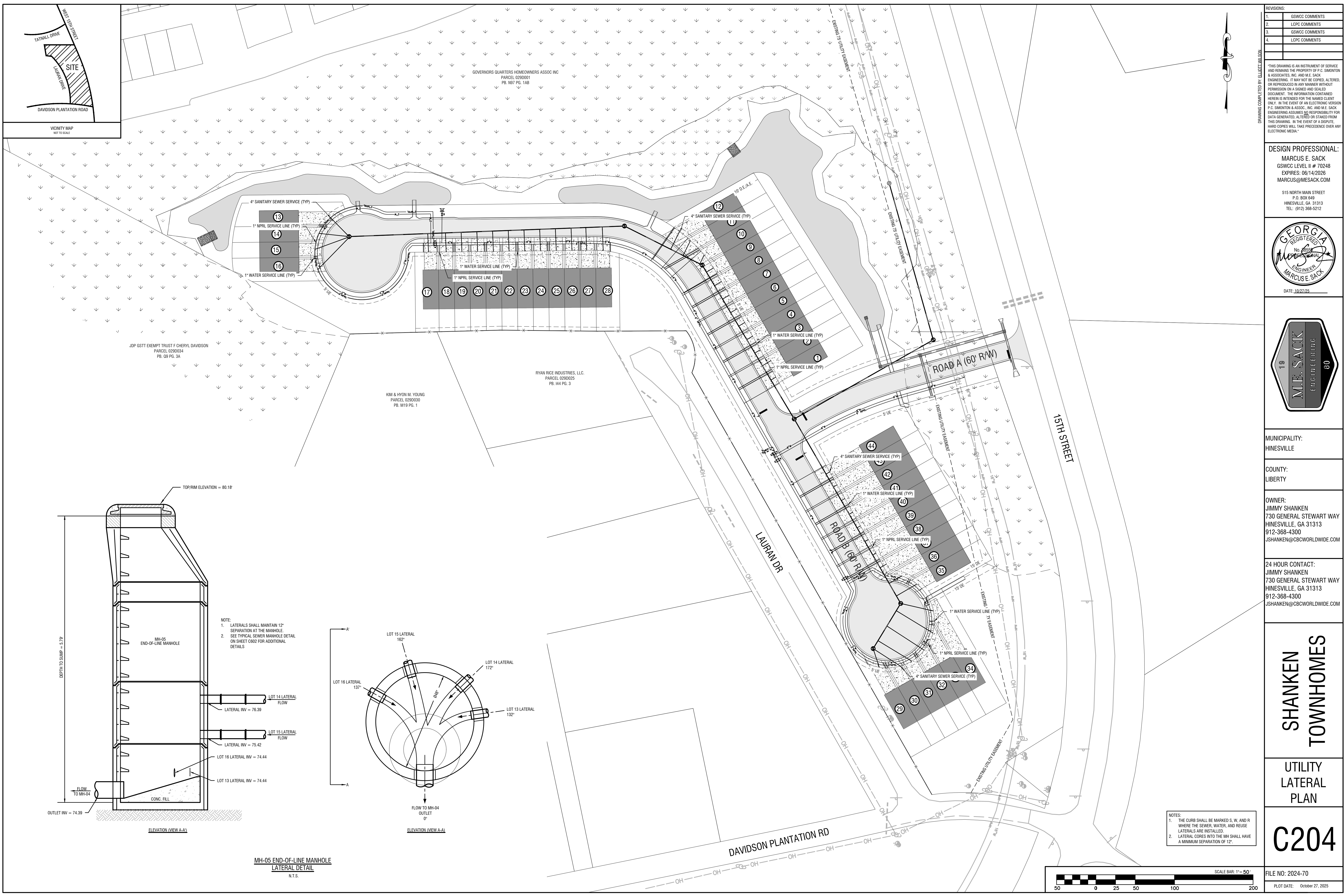


NPRL-RUN-03 PROFILE
 VERT. SCALE: 1"=5'
 HORIZ SCALE: 1"=50'



NPRL-RUN-04 PROFILE
 VERT. SCALE: 1"=5'
 HORIZ SCALE: 1"=50'

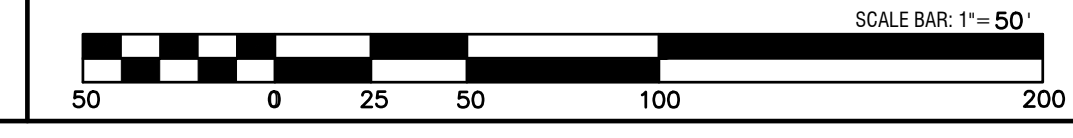




NOTE:
 1. LATERALS SHALL MAINTAIN 12" SEPARATION AT THE MANHOLE.
 2. SEE TYPICAL SEWER MANHOLE DETAIL ON SHEET C802 FOR ADDITIONAL DETAILS.

MH-05 END-OF-LINE MANHOLE LATERAL DETAIL
 N.T.S.

NOTES:
 1. THE CURB SHALL BE MARKED S, W, AND R WHERE THE SEWER, WATER, AND REUSE LATERALS ARE INSTALLED.
 2. LATERAL CORES INTO THE MH SHALL HAVE A MINIMUM SEPARATION OF 12".



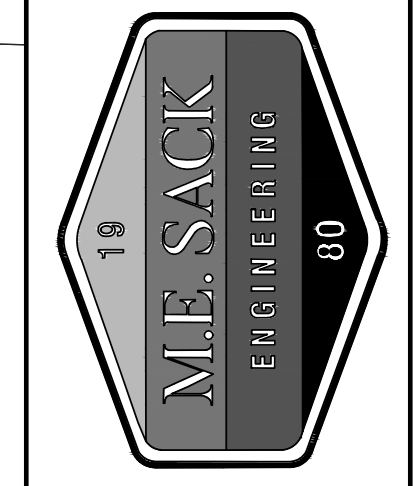
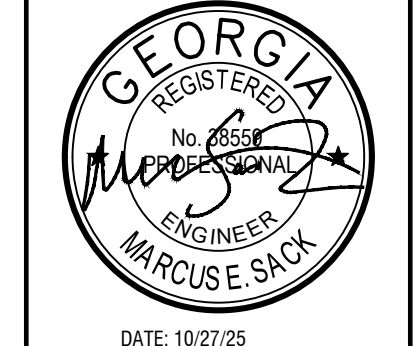
REVISIONS:

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2.	LCPC COMMENTS
3.	GSWCC COMMENTS
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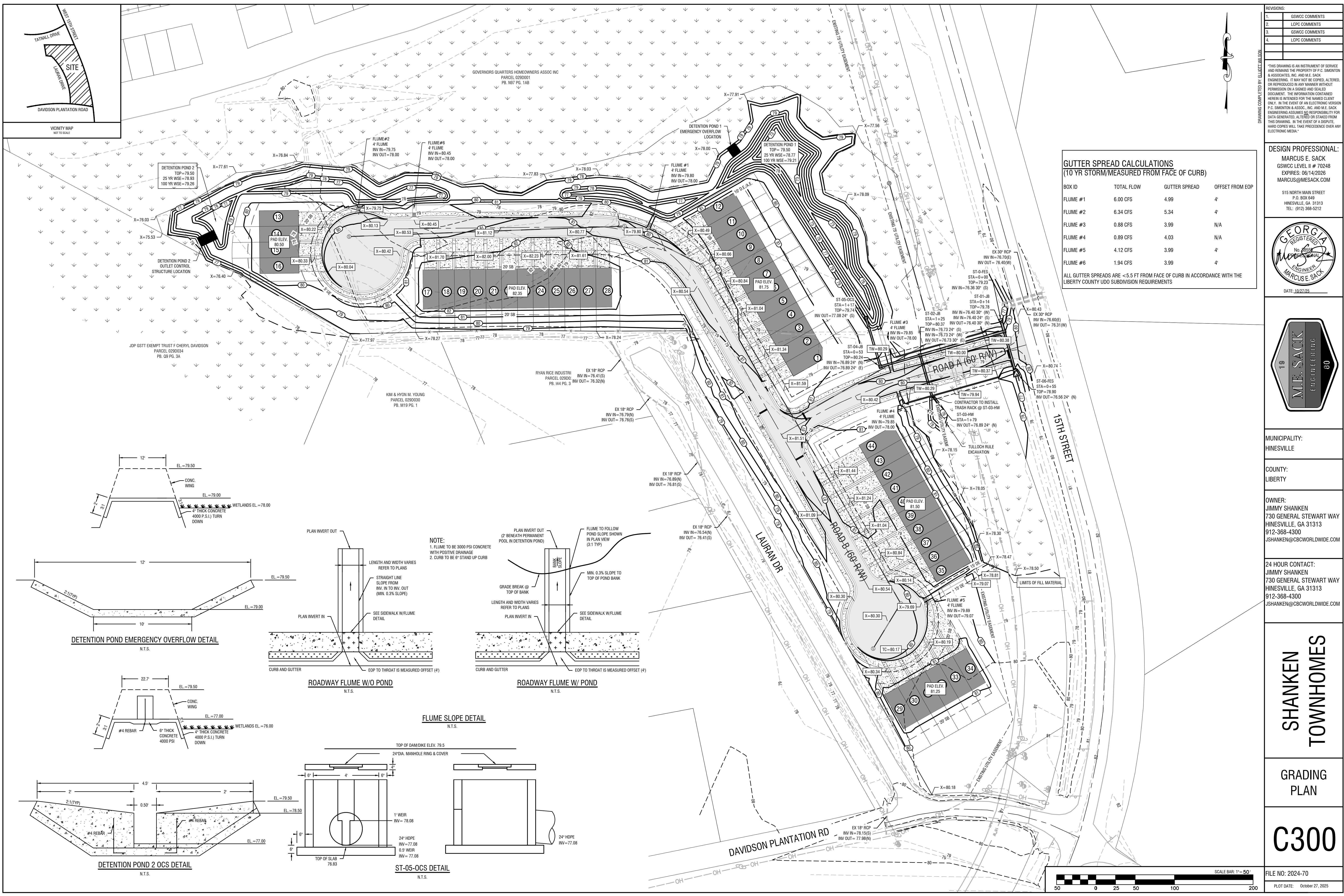
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SHANKEN TOWNHOMES

UTILITY LATERAL PLAN

C204

FILE NO: 2024-70
 PLOT DATE: October 27, 2025



GUTTER SPREAD CALCULATIONS
(10 YR STORM/MEASURED FROM FACE OF CURB)

BOX ID	TOTAL FLOW	GUTTER SPREAD	OFFSET FROM EOP
FLUME #1	6.00 CFS	4.99	4"
FLUME #2	6.34 CFS	5.34	4"
FLUME #3	0.88 CFS	3.99	N/A
FLUME #4	0.89 CFS	4.03	N/A
FLUME #5	4.12 CFS	3.99	4"
FLUME #6	1.94 CFS	3.99	4"

ALL GUTTER SPREADS ARE <5.5 FT FROM FACE OF CURB IN ACCORDANCE WITH THE LIBERTY COUNTY UDO SUBDIVISION REQUIREMENTS

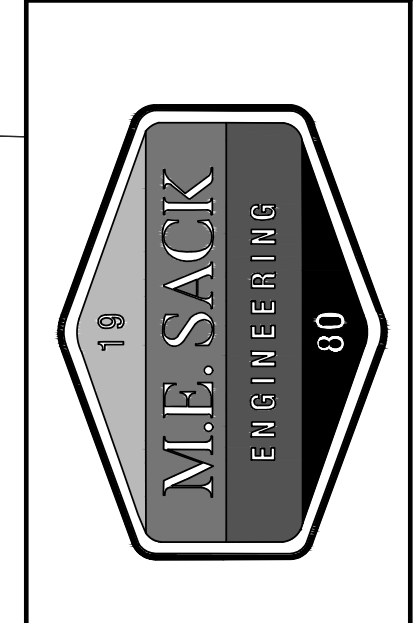
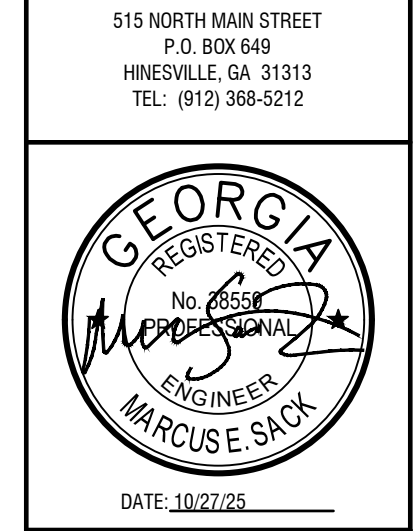
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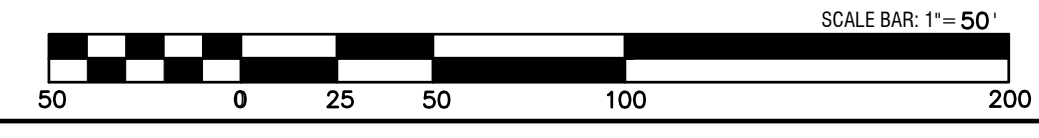
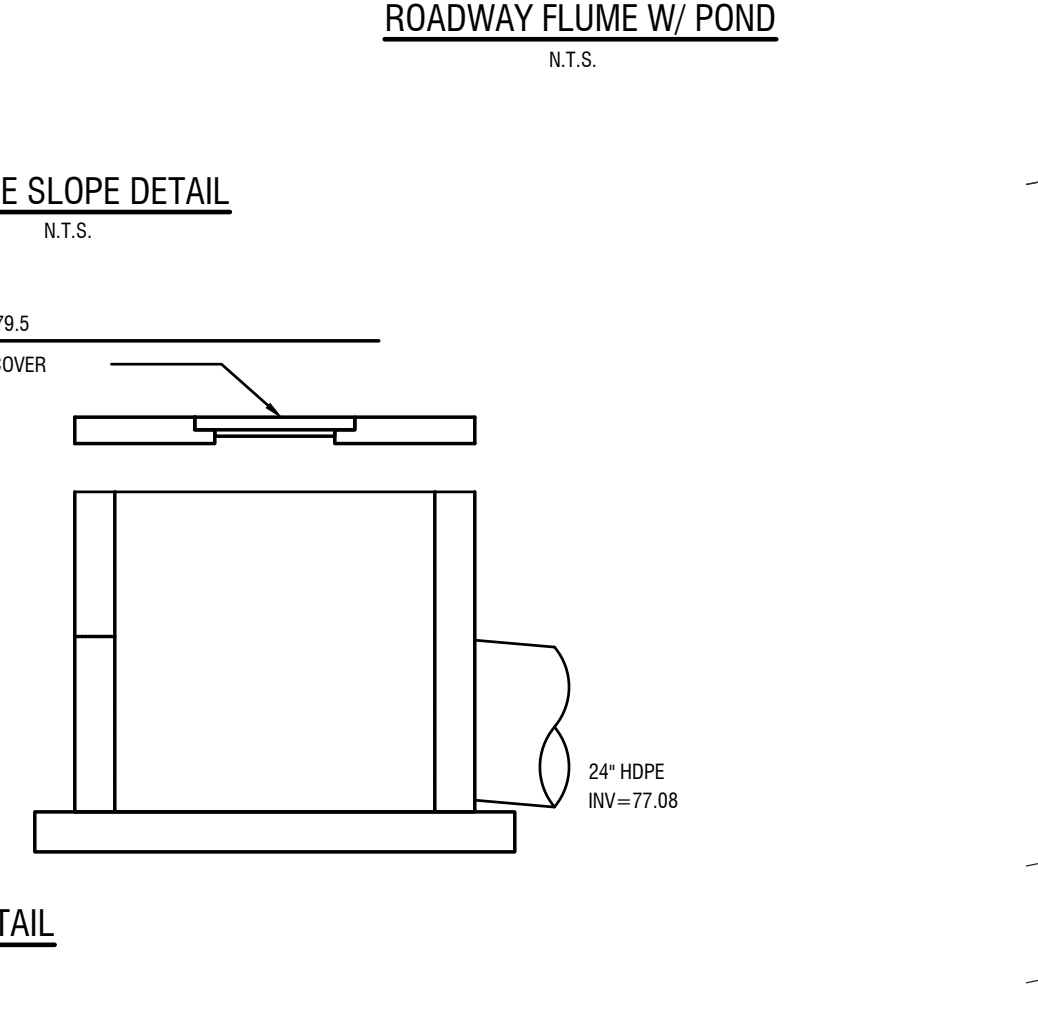
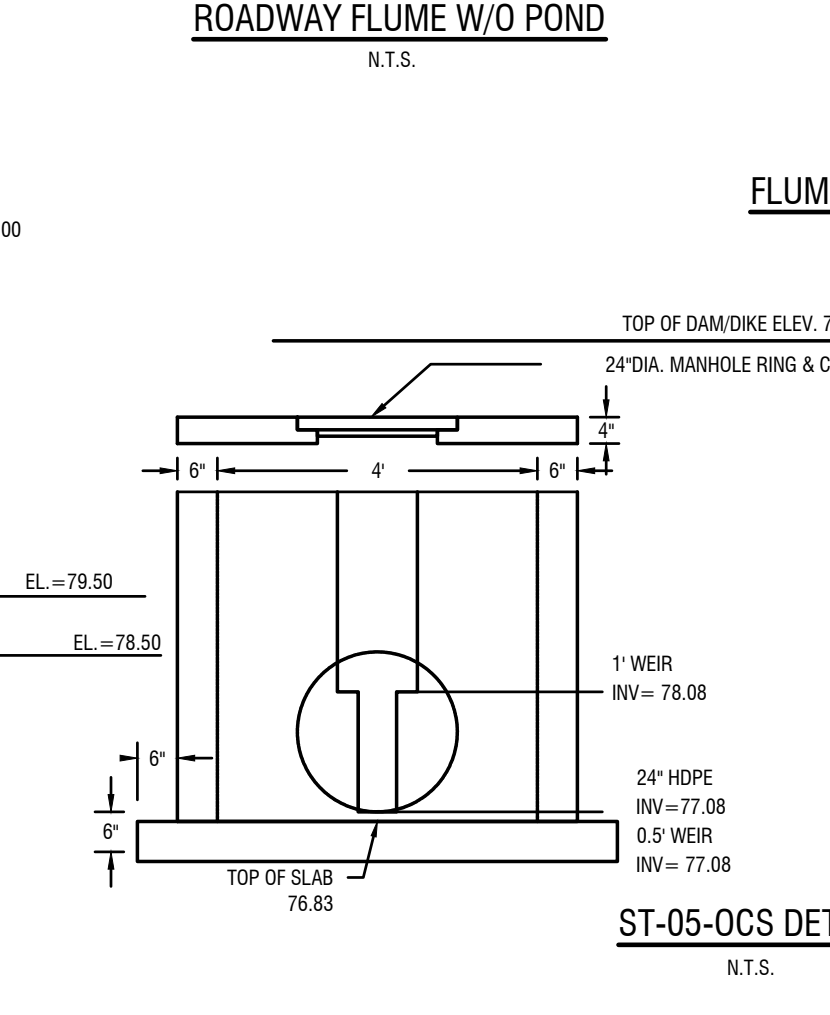
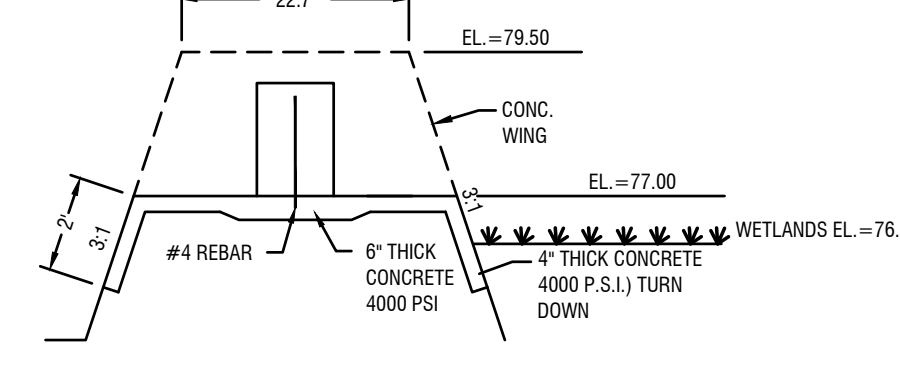
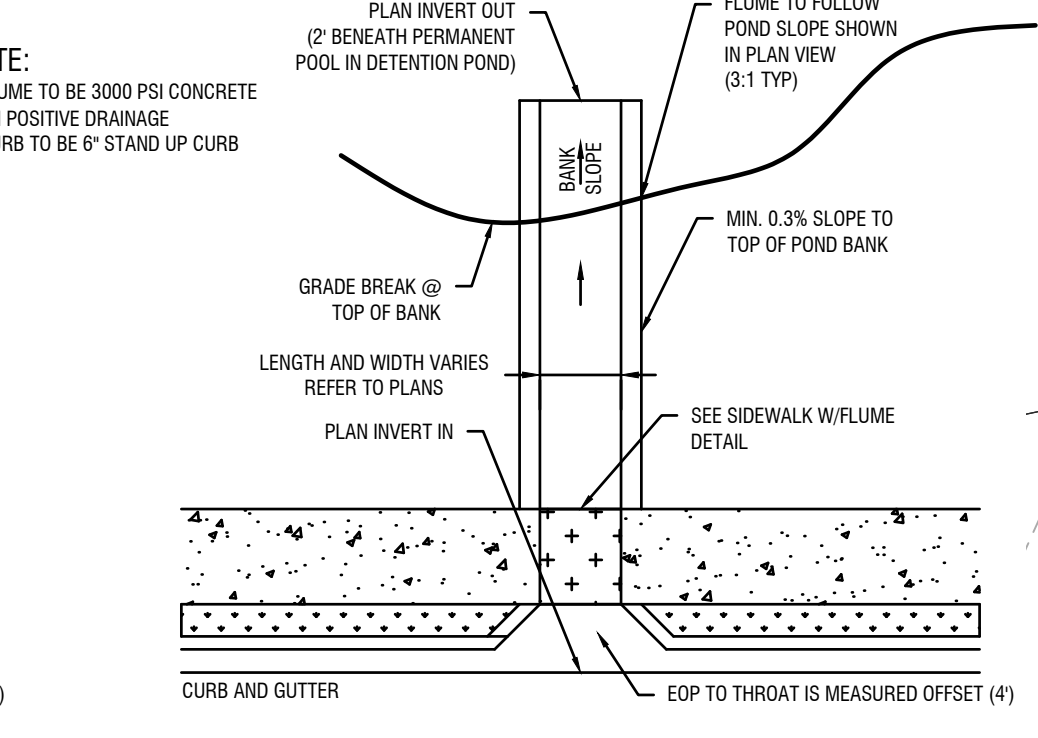
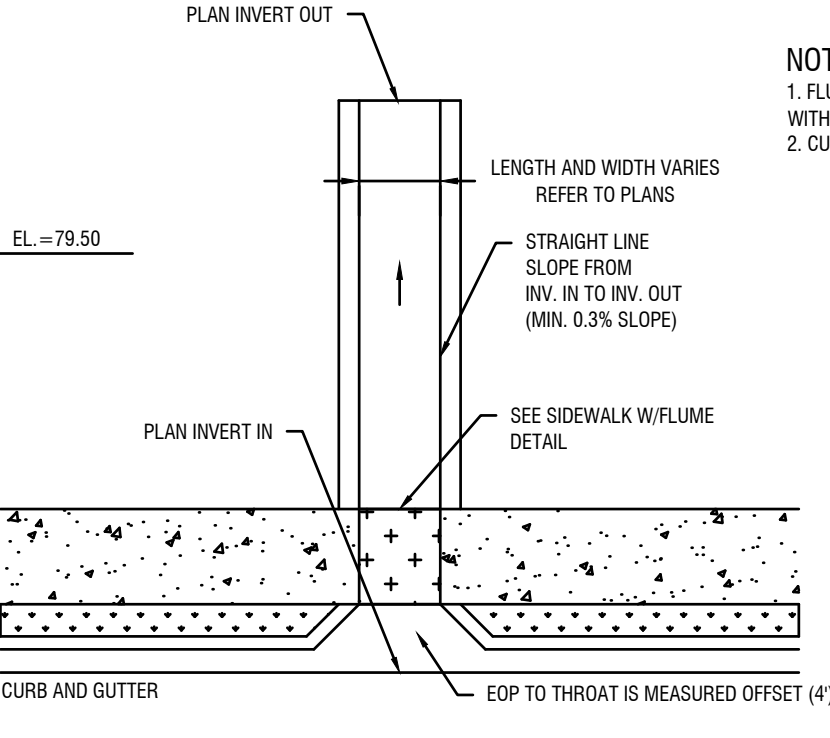
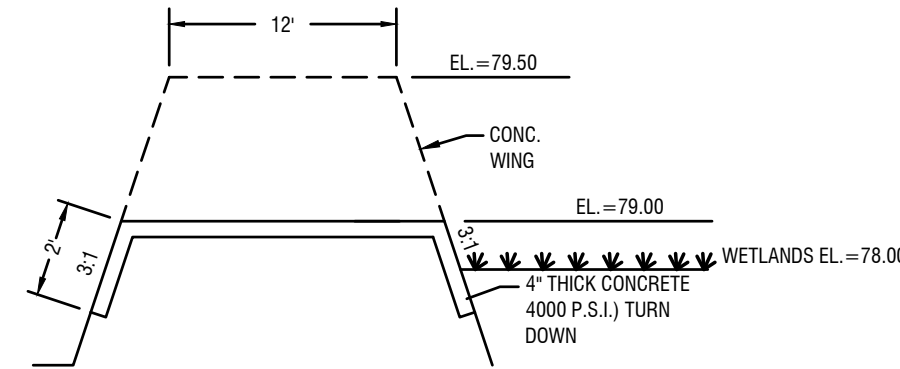
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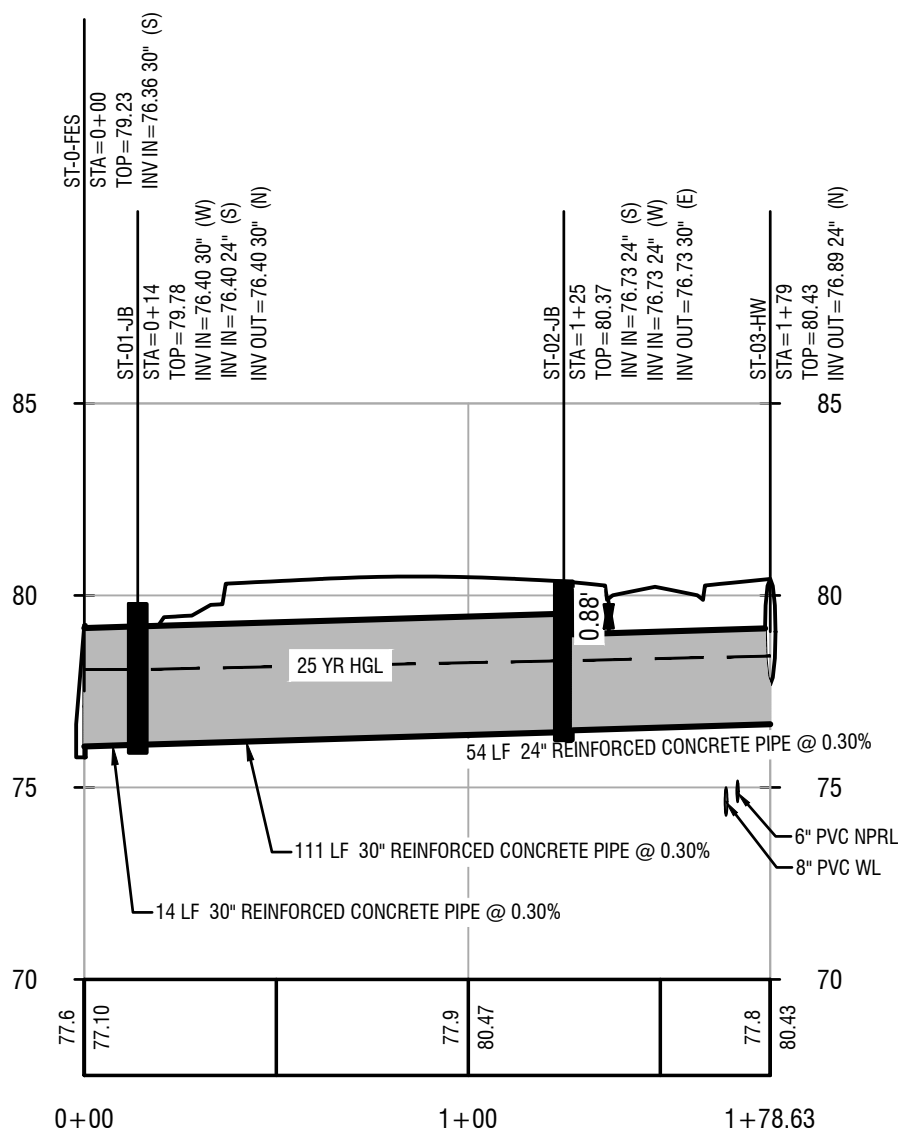
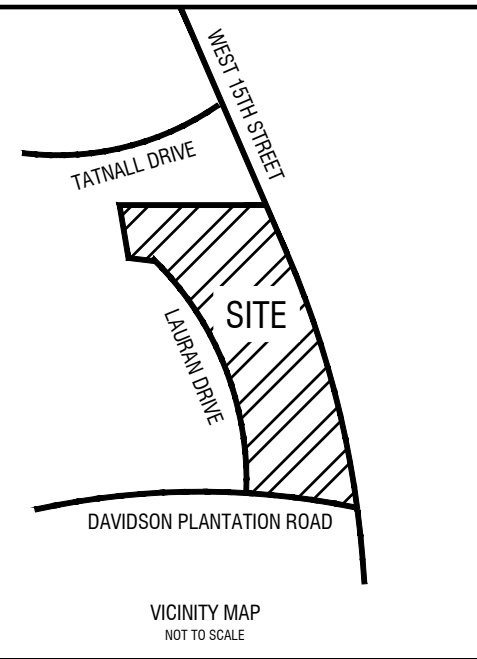
SHANKEN TOWNHOMES

GRADING PLAN

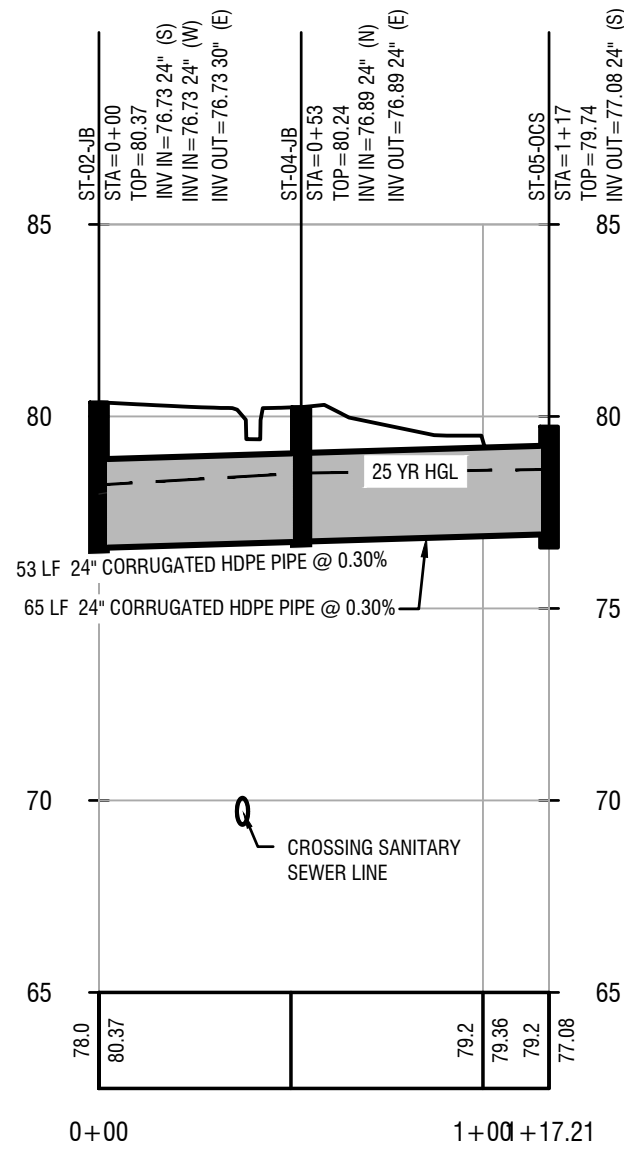
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FILE NO: 2024-70
 PLOT DATE: October 27, 2025

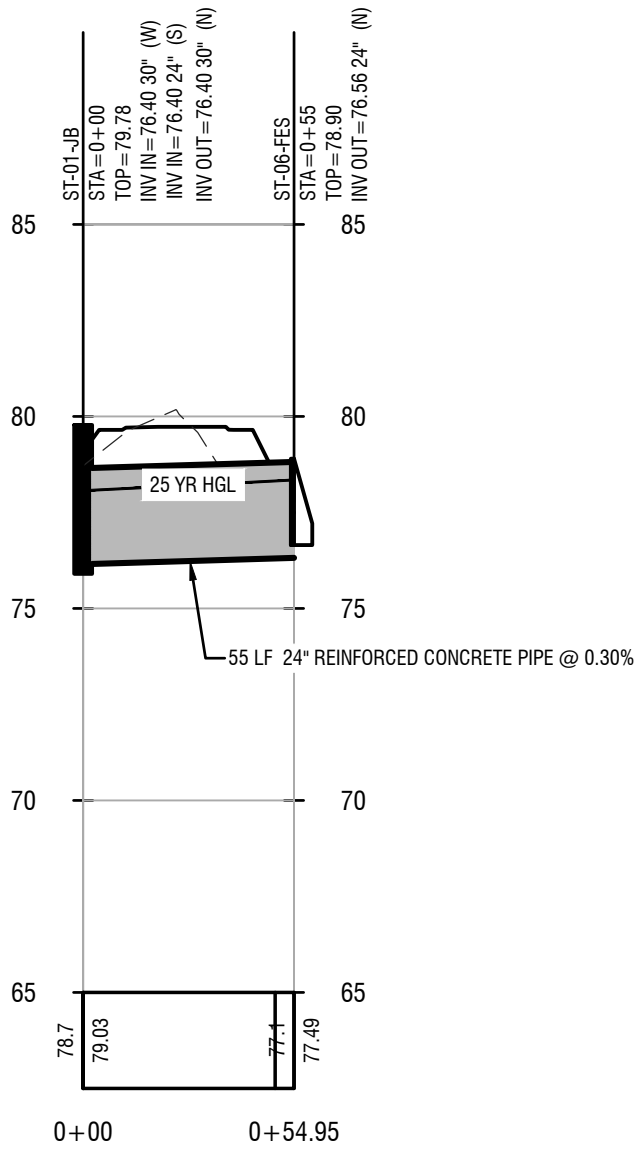




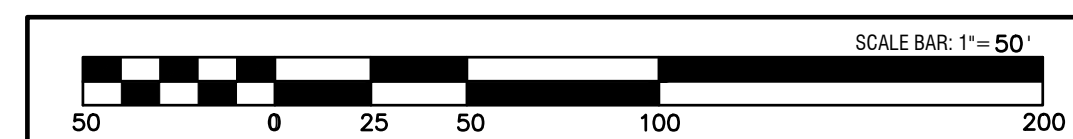
DR-RUN-01 PROFILE
VERT. SCALE: 1"=5'
HORIZ SCALE: 1"=50'



DR-RUN-01A PROFILE
VERT. SCALE: 1"=5'
HORIZ SCALE: 1"=50'



DR-RUN-01B PROFILE
VERT. SCALE: 1"=5'
HORIZ SCALE: 1"=50'

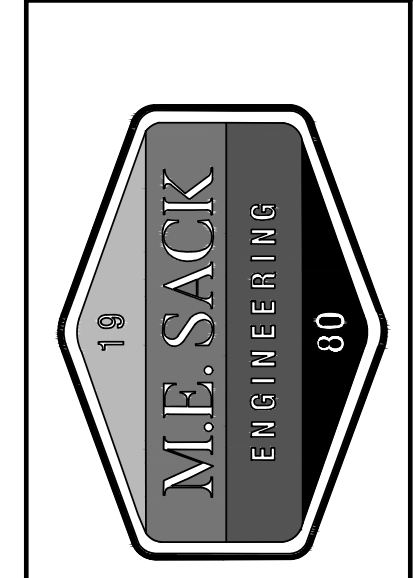
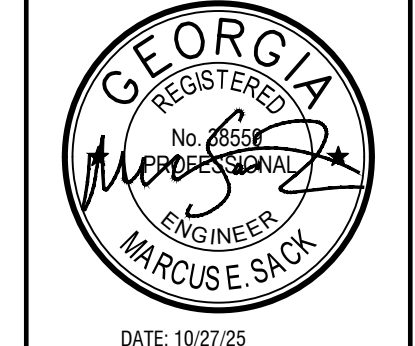


REVISIONS:

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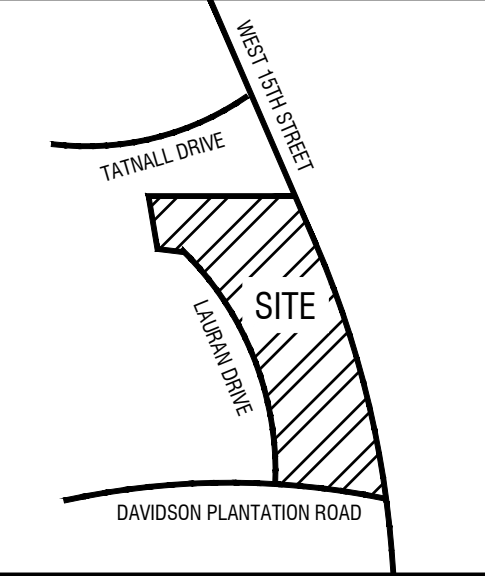
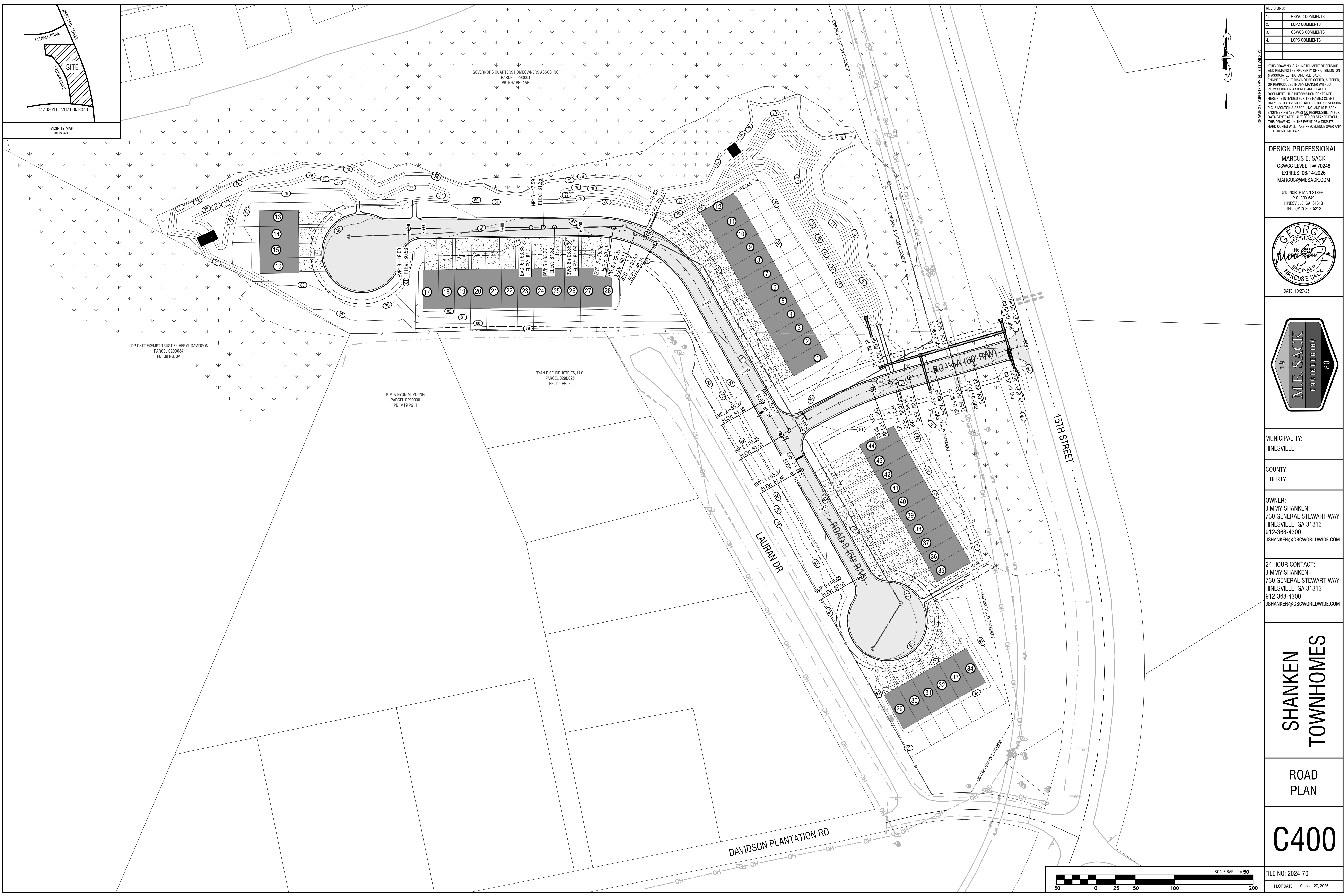
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SHANKEN
TOWNHOMES

DRAINAGE
PROFILES

C301

FILE NO: 2024-70
PLOT DATE: October 27, 2025

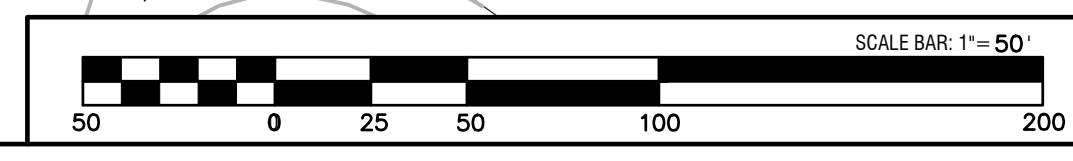


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PB. 09 PG. 3A

KIM & HYON M. YOUNG
PARCEL 0290030
PB. M19 PG. 1

RYAN RICE INDUSTRIES, LLC.
PARCEL 0290025
PB. 144 PG. 3

GOVERNORS QUARTERS HOMEOWNERS ASSOC INC
PARCEL 0290001
PB. N97 PG. 1A-B



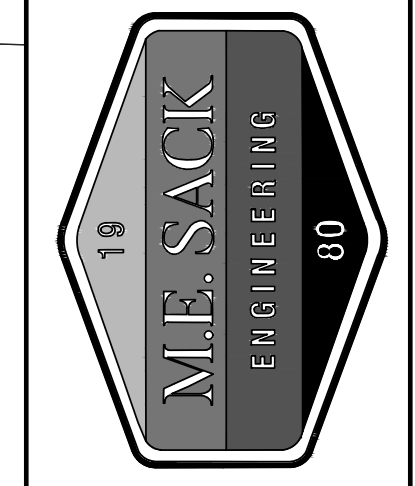
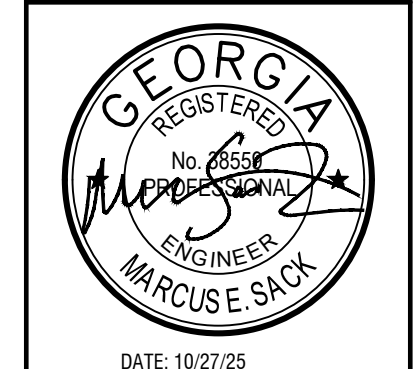
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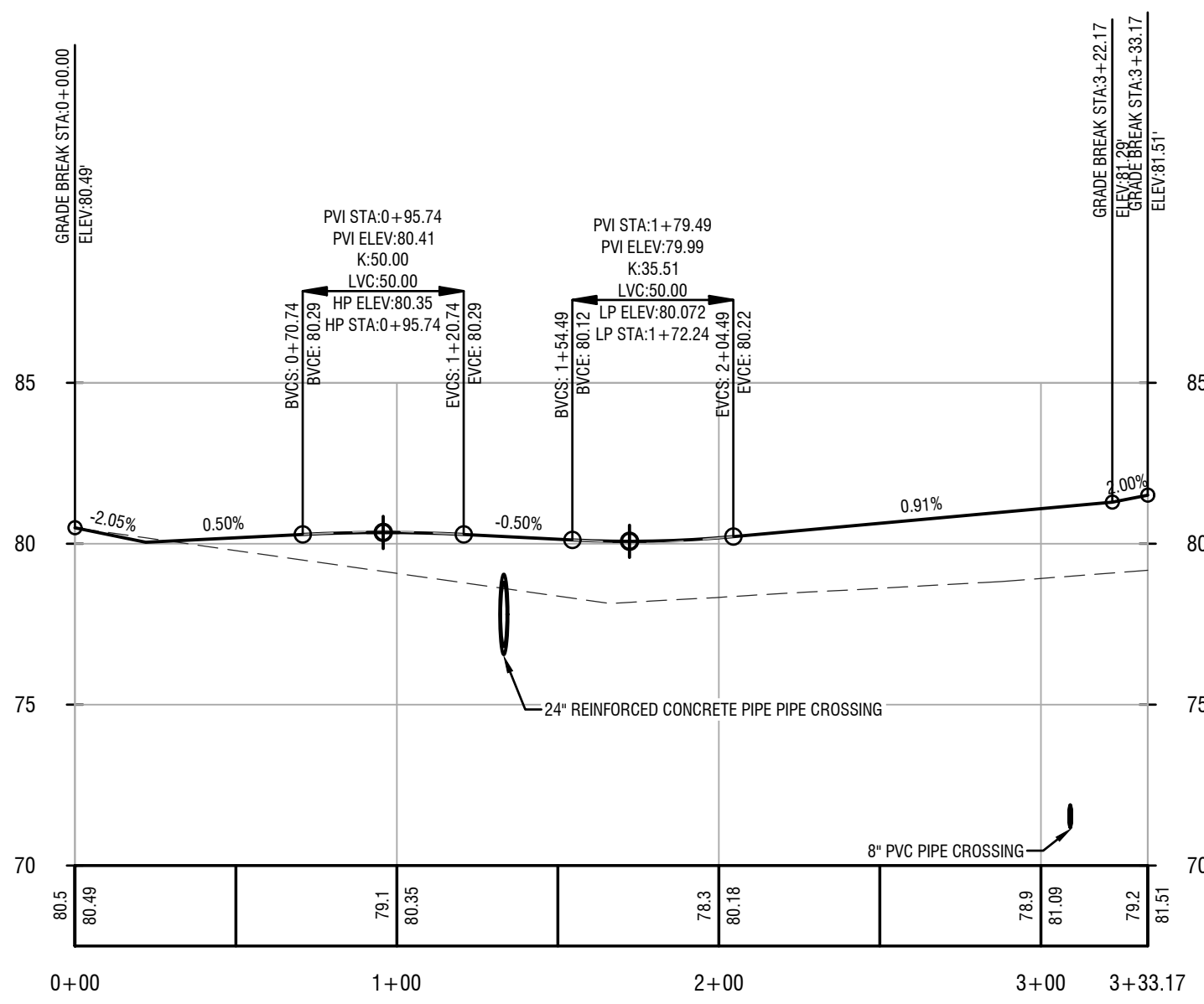
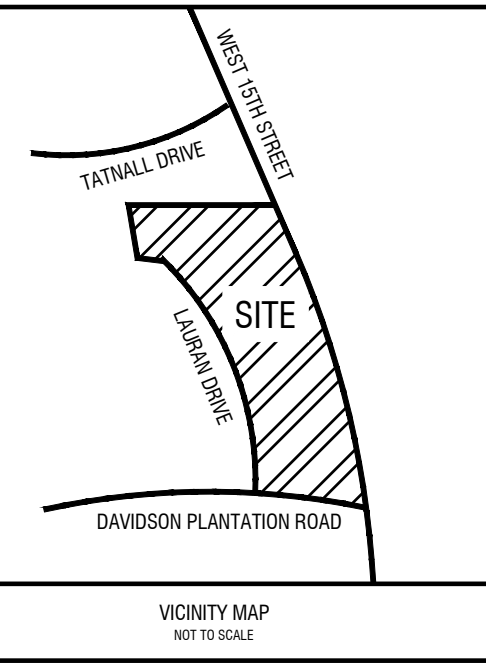
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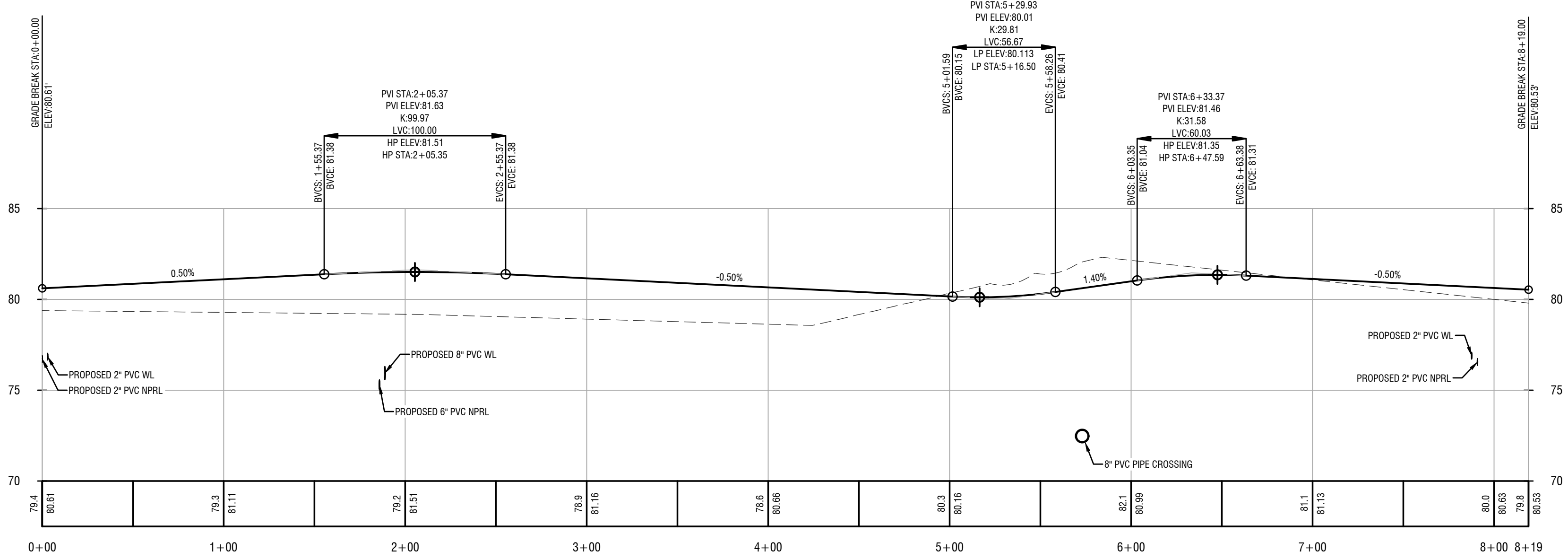
ROAD
PLAN

C400

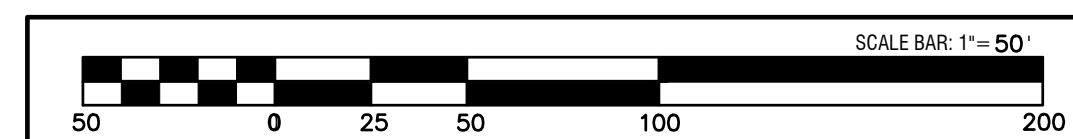
FILE NO: 2024-70
PLOT DATE: October 27, 2025



ROAD A PROFILE
 VERT. SCALE: 1"=5'
 HORIZ SCALE: 1"=50'



ROAD B PROFILE
 VERT. SCALE: 1"=5'
 HORIZ SCALE: 1"=50'



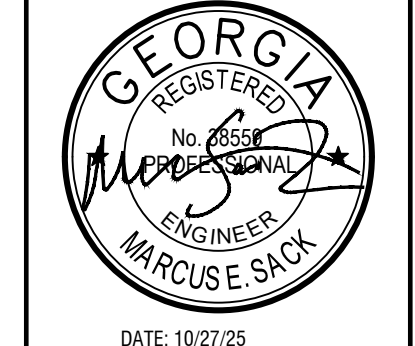
REVISIONS:

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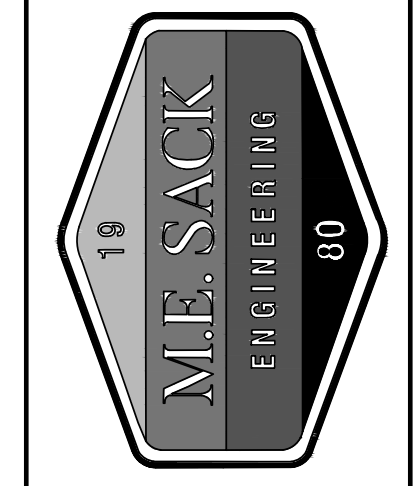
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DATE: 10/27/25



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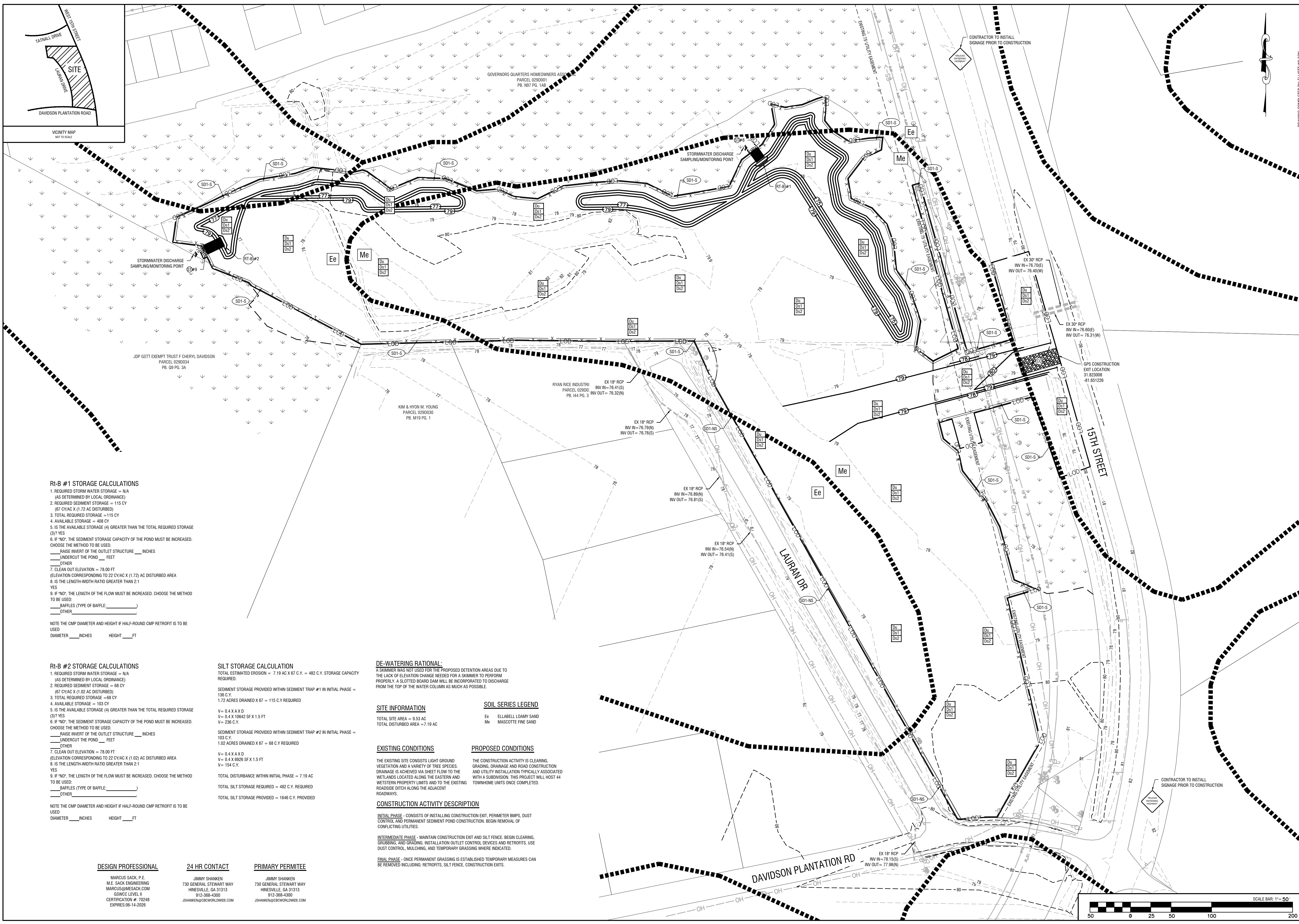
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**SHANKEN
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**ROAD
 PROFILES**

C401

FILE NO: 2024-70
PLOT DATE: October 27, 2025

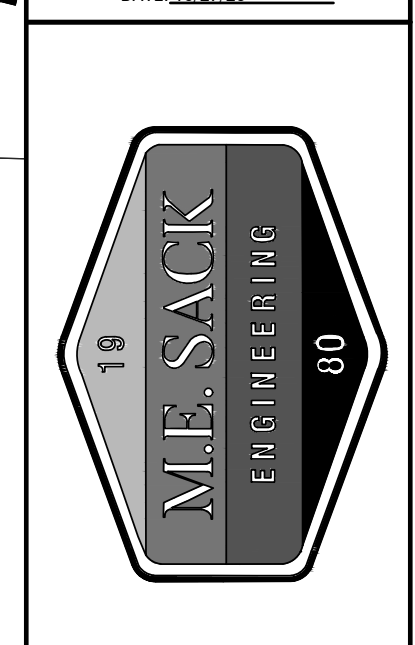
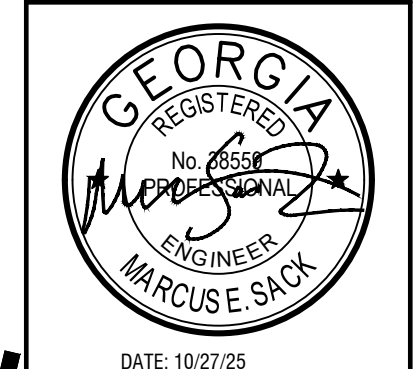


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**SHANKEN
 TOWNHOMES**

INITIAL EROSION
 CONTROL PLAN

C500

FILE NO: 2024-70
 PLOT DATE: October 27, 2025

RT-B #1 STORAGE CALCULATIONS

- REQUIRED STORM WATER STORAGE = N/A (AS DETERMINED BY LOCAL ORDINANCE)
- REQUIRED SEDIMENT STORAGE = 115 CY (67 CY/AC X (1.72 AC DISTURBED))
- TOTAL REQUIRED STORAGE = 115 CY
- AVAILABLE STORAGE = 408 CY
- IS THE AVAILABLE STORAGE (4) GREATER THAN THE TOTAL REQUIRED STORAGE (3)? YES
- IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 _____ RAISE INVERT OF THE OUTLET STRUCTURE _____ INCHES
 _____ UNDERCUT THE POND _____ FEET
 OTHER _____
- CLEAN OUT ELEVATION = 78.00 FT (ELEVATION CORRESPONDING TO 22 CY/AC X (1.72) AC DISTURBED AREA)
- IS THE LENGTH-WIDTH RATIO GREATER THAN 2:1? YES
- IF "NO", THE LENGTH OF THE FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 _____ BAFFLES (TYPE OF BAFFLE: _____)
 OTHER _____

NOTE THE CMP DIAMETER AND HEIGHT IF HALF-ROUND CMP RETROFIT IS TO BE USED:
 DIAMETER _____ INCHES HEIGHT _____ FT

RT-B #2 STORAGE CALCULATIONS

- REQUIRED STORM WATER STORAGE = N/A (AS DETERMINED BY LOCAL ORDINANCE)
- REQUIRED SEDIMENT STORAGE = 68 CY (67 CY/AC X (1.02 AC DISTURBED))
- TOTAL REQUIRED STORAGE = 68 CY
- AVAILABLE STORAGE = 103 CY
- IS THE AVAILABLE STORAGE (4) GREATER THAN THE TOTAL REQUIRED STORAGE (3)? YES
- IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 _____ RAISE INVERT OF THE OUTLET STRUCTURE _____ INCHES
 _____ UNDERCUT THE POND _____ FEET
 OTHER _____
- CLEAN OUT ELEVATION = 78.00 FT (ELEVATION CORRESPONDING TO 22 CY/AC X (1.02) AC DISTURBED AREA)
- IS THE LENGTH-WIDTH RATIO GREATER THAN 2:1? YES
- IF "NO", THE LENGTH OF THE FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 _____ BAFFLES (TYPE OF BAFFLE: _____)
 OTHER _____

NOTE THE CMP DIAMETER AND HEIGHT IF HALF-ROUND CMP RETROFIT IS TO BE USED:
 DIAMETER _____ INCHES HEIGHT _____ FT

SILT STORAGE CALCULATION

TOTAL ESTIMATED EROSION = 7.19 AC X 67 C.Y. = 482 C.Y. STORAGE CAPACITY REQUIRED.

SEDIMENT STORAGE PROVIDED WITHIN SEDIMENT TRAP #1 IN INITIAL PHASE = 136 C.Y.
 1.72 ACRES DRAINED X 67 = 115 C.Y. REQUIRED

$V = 0.4 \times A \times D$
 $V = 0.4 \times 10642 \text{ SF} \times 1.5 \text{ FT}$
 $V = 236 \text{ C.Y.}$

SEDIMENT STORAGE PROVIDED WITHIN SEDIMENT TRAP #2 IN INITIAL PHASE = 103 C.Y.
 1.02 ACRES DRAINED X 67 = 68 C.Y. REQUIRED

$V = 0.4 \times A \times D$
 $V = 0.4 \times 6926 \text{ SF} \times 1.5 \text{ FT}$
 $V = 154 \text{ C.Y.}$

TOTAL DISTURBANCE WITHIN INITIAL PHASE = 7.19 AC
 TOTAL SILT STORAGE REQUIRED = 482 C.Y. REQUIRED
 TOTAL SILT STORAGE PROVIDED = 1646 C.Y. PROVIDED

DE-WATERING RATIONAL:
 A SKIMMER WAS NOT USED FOR THE PROPOSED DETENTION AREAS DUE TO THE LACK OF ELEVATION CHANGE NEEDED FOR A SWIMMER TO PERFORM PROPERLY. A SLOTTED BOARD DAM WILL BE INCORPORATED TO DISCHARGE FROM THE TOP OF THE WATER COLUMN AS MUCH AS POSSIBLE.

SITE INFORMATION
 TOTAL SITE AREA = 9.53 AC
 TOTAL DISTURBED AREA = 7.19 AC

SOIL SERIES LEGEND
 Ee ELLABELL LOAMY SAND
 Me MASCOUETTE FINE SAND

EXISTING CONDITIONS
 THE EXISTING SITE CONSISTS LIGHT GROUND VEGETATION AND A VARIETY OF TREE SPECIES. DRAINAGE IS ACHIEVED VIA SHEET FLOW TO THE WETLANDS LOCATED ALONG THE EASTERN AND WESTERN PROPERTY LIMITS AND TO THE EXISTING ROADSIDE DITCH ALONG THE ADJACENT ROADWAYS.

PROPOSED CONDITIONS
 THE CONSTRUCTION ACTIVITY IS CLEARING, GRADING, DRAINAGE AND ROAD CONSTRUCTION AND UTILITY INSTALLATION TYPICALLY ASSOCIATED WITH A SUBDIVISION. THIS PROJECT WILL HOST 44 TOWNHOME UNITS ONCE COMPLETED.

CONSTRUCTION ACTIVITY DESCRIPTION

INITIAL PHASE - CONSISTS OF INSTALLING CONSTRUCTION EXIT, PERIMETER BMPS, DUST CONTROL, AND PERMANENT SEDIMENT POND CONSTRUCTION. BEGIN REMOVAL OF CONFLICTING UTILITIES.

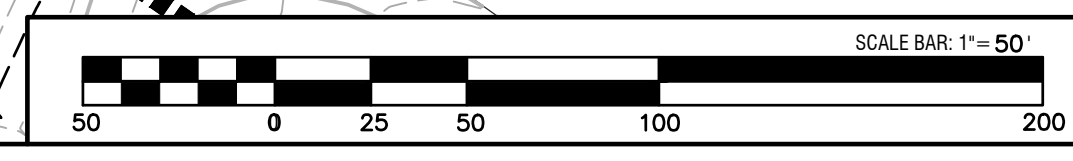
INTERMEDIATE PHASE - MAINTAIN CONSTRUCTION EXIT AND SILT FENCE. BEGIN CLEARING, GRASSING, AND GRADING. INSTALLATION OUTLET CONTROL DEVICES AND RETROFITS, USE DUST CONTROL, MULCHING, AND TEMPORARY GRASSING WHERE INDICATED.

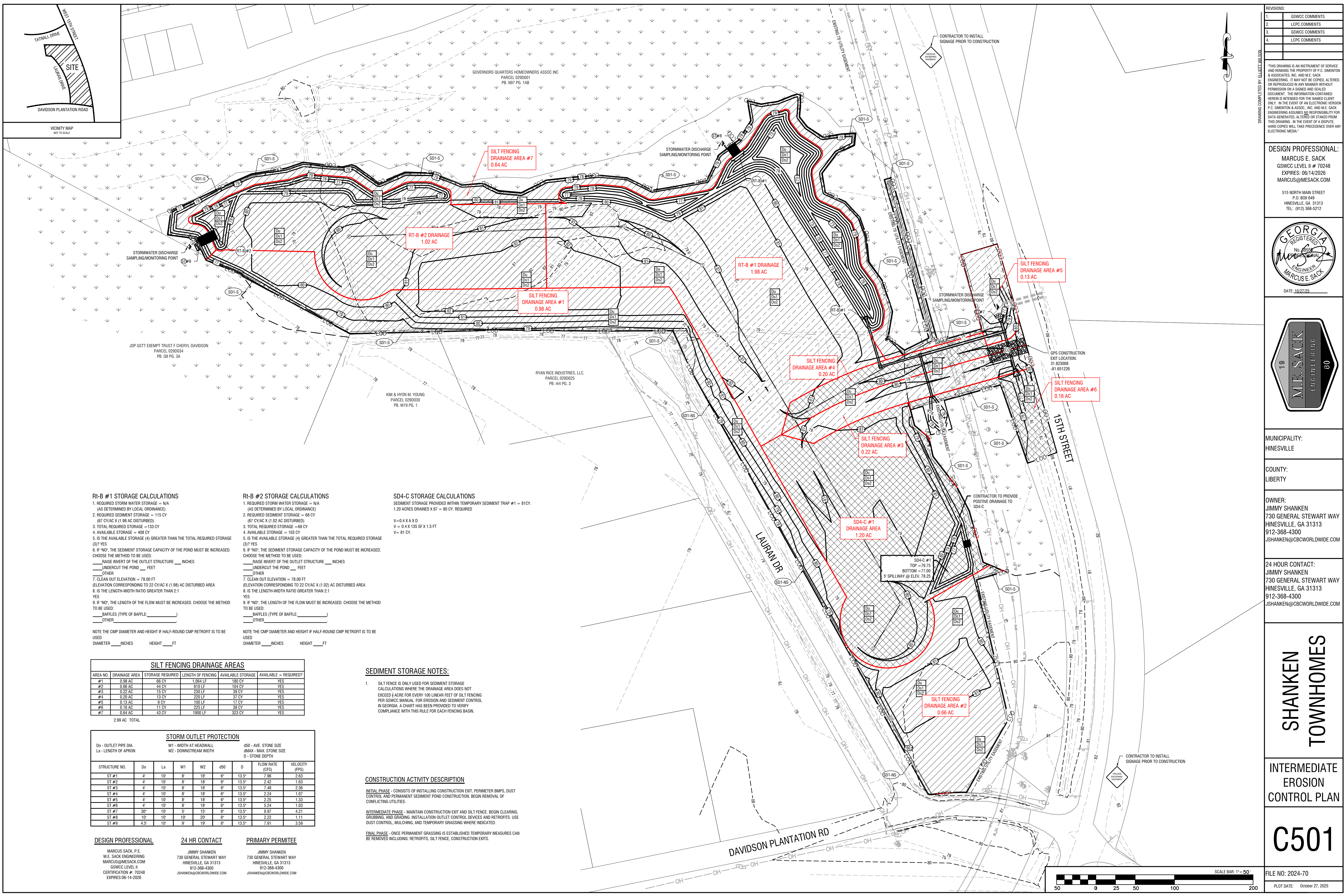
FINAL PHASE - ONCE PERMANENT GRASSING IS ESTABLISHED TEMPORARY MEASURES CAN BE REMOVED INCLUDING: RETROFITS, SILT FENCE, CONSTRUCTION EXITS.

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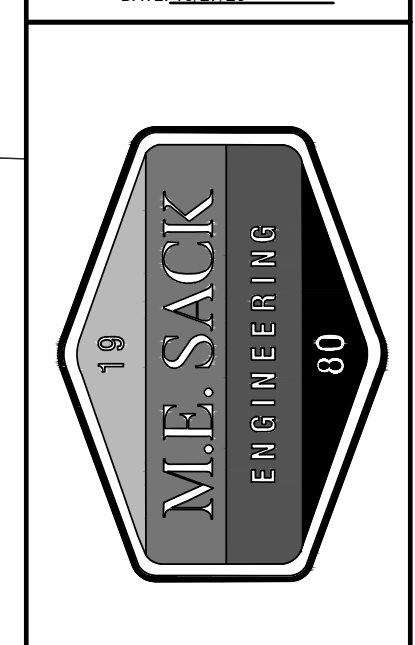
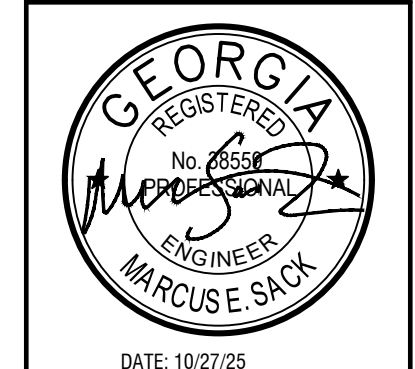


REVISIONS:

1.	GSWCC COMMENTS
2.	LCPC COMMENTS
3.	GSWCC COMMENTS
4.	LCPC COMMENTS

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SHANKEN TOWNHOMES

INTERMEDIATE
EROSION
CONTROL PLAN

C501

FILE NO: 2024-70
 PLOT DATE: October 27, 2025

RT-B #1 STORAGE CALCULATIONS

- REQUIRED STORM WATER STORAGE = N/A (AS DETERMINED BY LOCAL ORDINANCE)
- REQUIRED SEDIMENT STORAGE = 115 CY (67 CY/AC X 1.98 AC DISTURBED)
- TOTAL REQUIRED STORAGE = 133 CY
- AVAILABLE STORAGE = 408 CY
- IS THE AVAILABLE STORAGE (4) GREATER THAN THE TOTAL REQUIRED STORAGE (3)? YES
- IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 _____ RAISE INVERT OF THE OUTLET STRUCTURE _____ INCHES
 _____ UNDERCUT THE POND _____ FEET
 _____ OTHER _____
- CLEAN OUT ELEVATION = 78.00 FT (ELEVATION CORRESPONDING TO 22 CY/AC X 1.02 AC DISTURBED AREA)
- IS THE LENGTH-WIDTH RATIO GREATER THAN 2:1? YES
- IF "NO", THE LENGTH OF THE FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 _____ BAFFLES (TYPE OF BAFFLE: _____)
 _____ OTHER _____

RT-B #2 STORAGE CALCULATIONS

- REQUIRED STORM WATER STORAGE = N/A (AS DETERMINED BY LOCAL ORDINANCE)
- REQUIRED SEDIMENT STORAGE = 69 CY (67 CY/AC X 1.02 AC DISTURBED)
- TOTAL REQUIRED STORAGE = 68 CY
- AVAILABLE STORAGE = 103 CY
- IS THE AVAILABLE STORAGE (4) GREATER THAN THE TOTAL REQUIRED STORAGE (3)? YES
- IF "NO", THE SEDIMENT STORAGE CAPACITY OF THE POND MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 _____ RAISE INVERT OF THE OUTLET STRUCTURE _____ INCHES
 _____ UNDERCUT THE POND _____ FEET
 _____ OTHER _____
- CLEAN OUT ELEVATION = 78.00 FT (ELEVATION CORRESPONDING TO 22 CY/AC X 1.02 AC DISTURBED AREA)
- IS THE LENGTH-WIDTH RATIO GREATER THAN 2:1? YES
- IF "NO", THE LENGTH OF THE FLOW MUST BE INCREASED. CHOOSE THE METHOD TO BE USED:
 _____ BAFFLES (TYPE OF BAFFLE: _____)
 _____ OTHER _____

SD4-C STORAGE CALCULATIONS

- SEDIMENT STORAGE PROVIDED WITHIN TEMPORARY SEDIMENT TRAP #1 = 81CY.
 1.20 ACRES DRAINED X 67 = 80 CY. REQUIRED
- V = 0.4 X A X D
 V = 0.4 X 135 SF X 1.5 FT
 V = 81 CY.

AREA NO.	DRAINAGE AREA	STORAGE REQUIRED	LENGTH OF FENCING	AVAILABLE STORAGE	AVAILABLE > REQUIRED?
#1	0.98 AC	66 CY	1,064 LF	180 CY	YES
#2	0.66 AC	44 CY	610 LF	104 CY	YES
#3	0.22 AC	13 CY	230 LF	39 CY	YES
#4	0.20 AC	13 CY	220 LF	37 CY	YES
#5	0.13 AC	9 CY	100 LF	17 CY	YES
#6	0.16 AC	11 CY	225 LF	38 CY	YES
#7	0.64 AC	43 CY	1,000 LF	323 CY	YES
2.99 AC TOTAL					

SEDIMENT STORAGE NOTES:

- SILT FENCE IS ONLY USED FOR SEDIMENT STORAGE CALCULATIONS WHERE THE DRAINAGE AREA DOES NOT EXCEED 1/2 ACRE FOR EVERY 100 LINEAR FEET OF SILT FENCING PER GSWCC MANUAL. FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, A CHART HAS BEEN PROVIDED TO VERIFY COMPLIANCE WITH THIS RULE FOR EACH FENCING BASIN.

STORM OUTLET PROTECTION

STRUCTURE NO.	Do - OUTLET PIPE DIA.	La - LENGTH OF APRON	W1 - WIDTH AT HEADWALL		W2 - DOWNSTREAM WIDTH	d50 - AVE. STONE SIZE	D - MAX. STONE SIZE	D - STONE DEPTH	FLOW RATE (CFS)	VELOCITY (FPS)
			W1	W2						
ST #1	4"	10'	8"	18"	6"	13.5"	7.96	2.63		
ST #2	4"	10'	8"	18"	6"	13.5"	2.42	1.63		
ST #3	4"	10'	8"	18"	6"	13.5"	7.40	2.38		
ST #4	4"	10'	8"	18"	6"	13.5"	2.24	1.07		
ST #5	4"	10'	8"	18"	6"	13.5"	2.25	1.33		
ST #6	4"	10'	8"	18"	6"	13.5"	5.24	1.03		
ST #7	30"	10'	5"	15"	6"	13.5"	9.97	4.21		
ST #8	10"	10'	10"	20"	6"	13.5"	2.22	1.11		
ST #9	4.5"	10'	9"	19"	6"	13.5"	7.91	3.59		

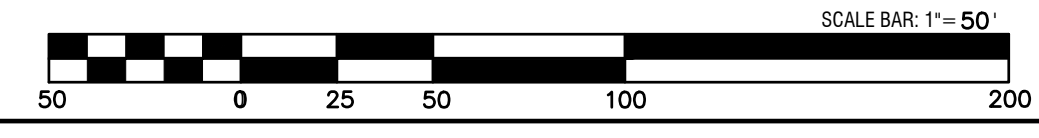
CONSTRUCTION ACTIVITY DESCRIPTION

- INITIAL PHASE** - CONSISTS OF INSTALLING CONSTRUCTION EXIT, PERIMETER BMPs, DUST CONTROL, AND PERMANENT SEDIMENT POND CONSTRUCTION. BEGIN REMOVAL OF CONFLICTING UTILITIES.
- INTERMEDIATE PHASE** - MAINTAIN CONSTRUCTION EXIT AND SILT FENCE. BEGIN CLEARING, GRASSING, AND GRADING. INSTALLATION OUTLET CONTROL DEVICES AND RETROFITS, USE DUST CONTROL, MULCHING, AND TEMPORARY GRASSING WHERE INDICATED.
- FINAL PHASE** - ONCE PERMANENT GRASSING IS ESTABLISHED TEMPORARY MEASURES CAN BE REMOVED INCLUDING: RETROFITS, SILT FENCE, CONSTRUCTION EXITS.

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GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be insufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

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

VEGETATIVE PRACTICES

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

GSWCC (Amended - 2015)

DUST CONTROL ON DISTURBED AREAS

PURPOSE
A. To prevent surface and air movement of dust from exposed surfaces.
B. To reduce the presence of airborne substances which may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

Temporary Methods
1. Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet.
2. Mulching - See Ds1 - Disturbed Area Stabilization (with Mulching only)
3. Vegetative Cover - See Ds2 - Disturbed Area Stabilization

Permanent Methods
1. Permanent Vegetation - See Ds3 - Disturbed Area Stabilization (with Permanent Vegetation)

MULCHING RATES FOR PERMANENT COVER

TYPE OF MULCH	RATE PER ACRE	NOTES
Dry straw	2 Tons	Free of weed seeds
Dry hay	2.5 Tons	Free of weed seeds
Wood Cellulose	500 lbs. 1000 lbs.	Slope less than 3:4:1 Slope greater than 3:4:1
Wood Pulp Fiber	500 lbs. 1000 lbs.	Slope less than 3:4:1 Slope greater than 3:4:1
Sericea Lespedeza Hay	3 Tons	Containing mature seeds
Pine Straw or Bark	3 inches thick	For bedding Not for seeding
Blumium treated rowing	See DOT SPEC	Use on slopes, in ditches, or dry waterways.

1. Mulching is not required for temporary grassing.
2. Mulch shall be applied to cover 75% of the soil surface.
3. Sod does not require mulch.

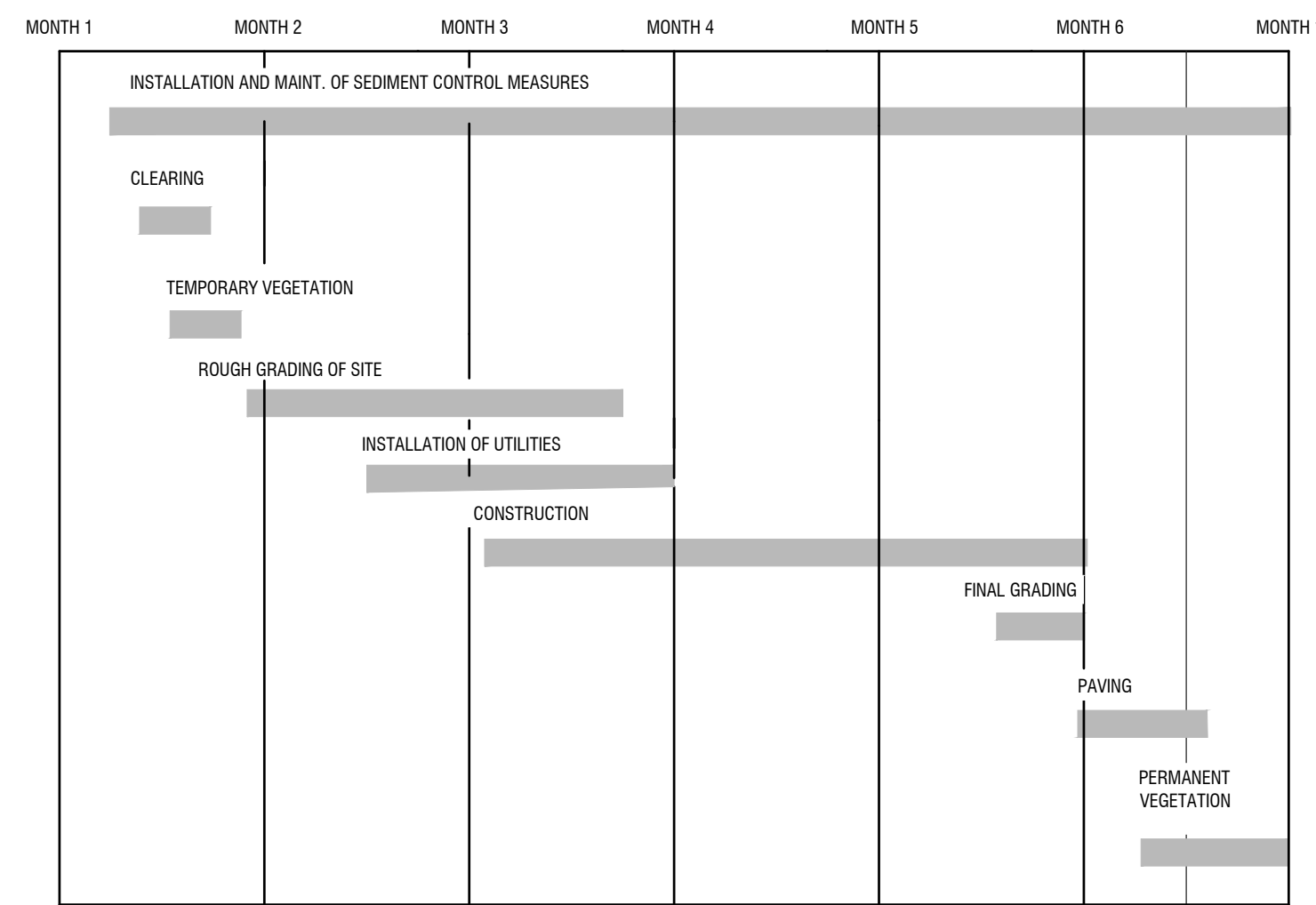
FERTILIZER REQUIREMENTS

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT	RATE	N TOP DRESSING RATE	LIME APPLICATION
Cool Season Grasses and Legumes	First	6-12-12	1500 lbs/ac	50 - 100 lbs/ac 1"2"	2000 lbs/ac
	Second	6-12-12	1000 lbs/ac	30	
	Maintenance	10-12-12	400 lbs/ac		
Ground Covers	First	6-12-12	1500 lbs/ac	0 - 50 lbs/ac 1"	2000 lbs/ac
	Second	6-12-12	1000 lbs/ac	--	--
	Maintenance	10-12-12	400 lbs/ac	--	--
Pine Seedlings	First	20 - 10 - 5	one 21-gram pallet per seedling placed in the closing hole	--	--
	Maintenance	0 - 10 - 10	700 lbs/ac	--	--
Shrub Lespedeza	First	0 - 10 - 10	700 lbs/ac 4"	--	--
	Maintenance	0 - 10 - 10	400 lbs/ac	--	--
Temporary Cover Crops Seeded Clone	First	10 - 10 - 10	500 lbs/ac	30 lbs/ac 5"	--
	Maintenance	10 - 10 - 10	400 lbs/ac	--	--
Warm Season Grasses	First	6-12-12	1500 lbs/ac	50 - 100 lbs/ac 2"6"	2000 lbs/ac
	Second	6-12-12	800 lbs/ac	50 - 100 lbs/ac 2"6"	
	Maintenance	10-12-12	400 lbs/ac	30 lbs/ac	
Warm Season Grasses and Legumes	First	6-12-12	1500 lbs/ac	50 lbs/ac 6"	2000 lbs/ac
	Second	6-12-12	1000 lbs/ac	--	--
	Maintenance	0 - 10 - 12	400 lbs/ac	--	--

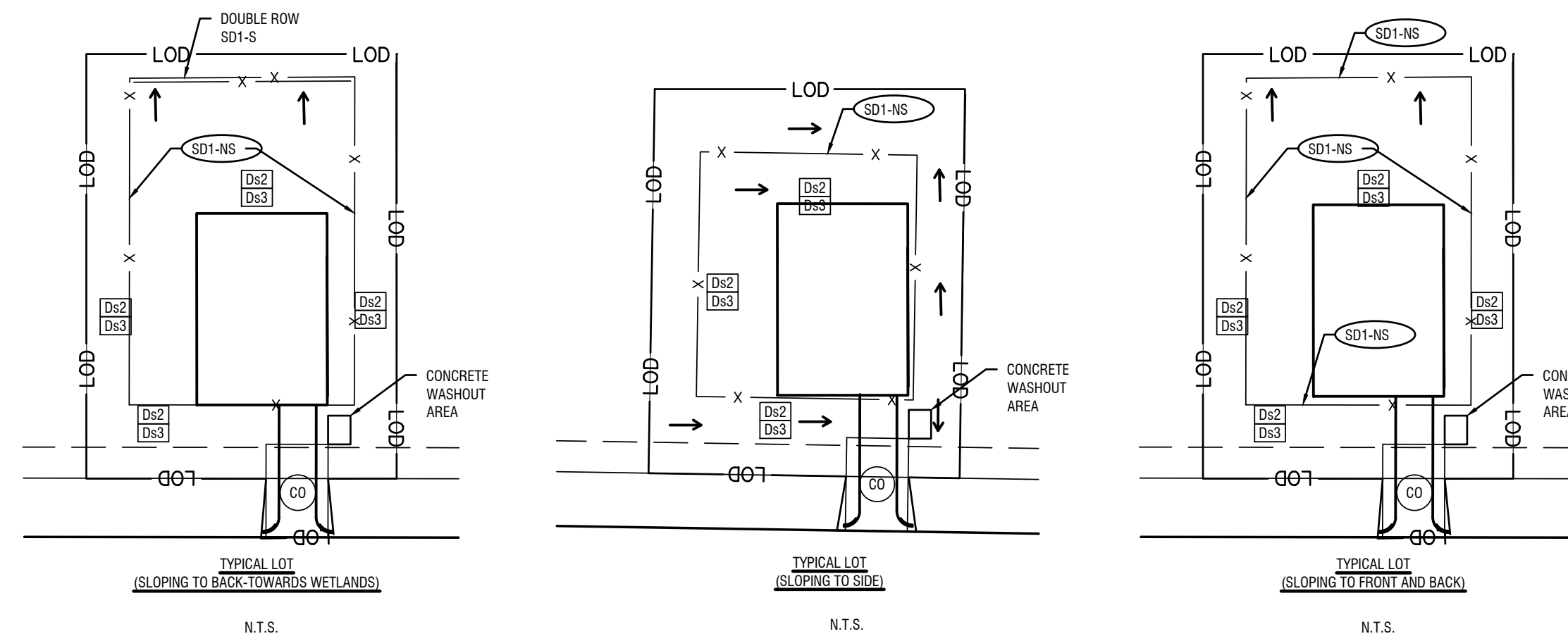
1. Apply in spring following seeding.
2. Apply in split applications when high rates are used.
3. Apply in 3 split applications.
4. Apply when plants are pruned.
5. Apply to grass species only.
6. Apply when plants grow to height of 2 to 4 inches.

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SHANKEN TOWNHOMES
TENTATIVE SCHEDULING
FOR JIMMY SHANKEN



*NO LDA'S WILL COMMENCE UNTIL AFTER THE INSTALLATION OF PERIMETER CONTROL/SEDIMENT STORAGE BMP'S PER PERMIT IV.D2.b PG30.



TYPICAL LOT NOTES

- THE WETLAND LIMITS MAY NOT BE ENCRoaCHED.
- ALL LOTS THAT CROSS DRAIN SHALL HAVE A PRIVATE DRAINAGE DITCH ON THE DOWNHILL SIDE OF THE PROPERTY.
- SEE GRADING PLAN FOR ACTUAL LOT GRADING.

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 seeding 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 to 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.
- Polyethylene film - secured over banks or stockpiled soil material for temporary protection.

Applying and Anchoring Mulch

1. 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 "tacker 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 press it into the soil leaving much of it in an erect position.

2. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.

3. Commercial matting and netting. Follow manufacturers' specification included with the material.

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

Mulching Materials

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

Material Depth

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

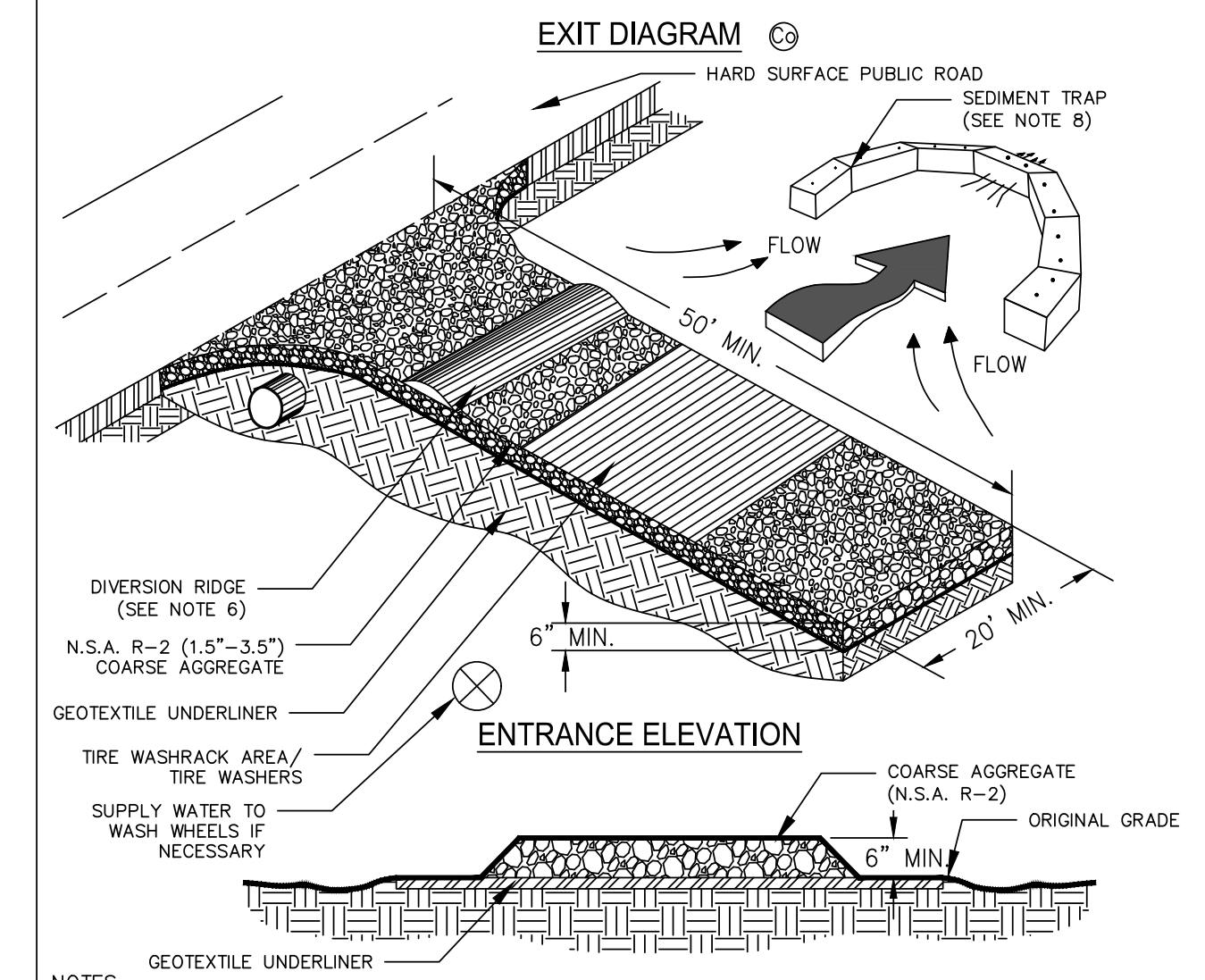
When using organic mulches, apply 20-30 pounds of nitrogen in addition to the normal amount needed for plant growth to offset the tie up of N by decomposition of mulch.

SPECIES	BROADCAST RATES (1)		PLANTING DATES BY RESOURCE AREAS (3)	REMARKS
	PER ACRE	PER 1000 Sq.Ft.		
RYEGRASS, ANNUAL ALONE	40 lbs.	0.9 lbs.	M-L C M-L C	227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.

SPECIES	BROADCAST RATES 1/ - PLS 2/		PLANTING DATES BY RESOURCE AREAS *	SPECIFICATIONS
	PER ACRE	PER 1000 S.F.		
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED ALONE	10 LBS.	0.2 LB.	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOO FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH OTHER PERENNIALS	6 LBS.	0.1 LB.	J F M A M J J A S O N D	PLANT WITH WINTER ANNUALS.
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED	10 LBS.	0.2 LB.	J F M A M J J A S O N D	PLANT WITH TALL FESCUE.
WITH TEMPORARY COVER WITH OTHER PERENNIALS	6 LBS.	0.1 LB.	J F M A M J J A S O N D	PLANT WITH TALL FESCUE.
BERMUDA SPRIGS (CYNODON DACTYLON)	40 CU. FT.	0.9 CU.FT.	J F M A M J J A S O N D	A CUBIC FT. CONTAINS APPROXIMATELY 650 SPRIGS. A BUSHEL CONTAINS 1.25 CF. OR APPROXIMATELY 800 SPRIGS.
COASTAL, COMMON, MIDLAND, OR TIFT 44	40 CU. FT.	0.9 CU.FT.	J F M A M J J A S O N D	PLANT WITH WINTER ANNUALS.
WASTA COMMON, OR TIFT 44	40 CU. FT.	0.9 CU.FT.	J F M A M J J A S O N D	PLANT WITH WINTER ANNUALS.

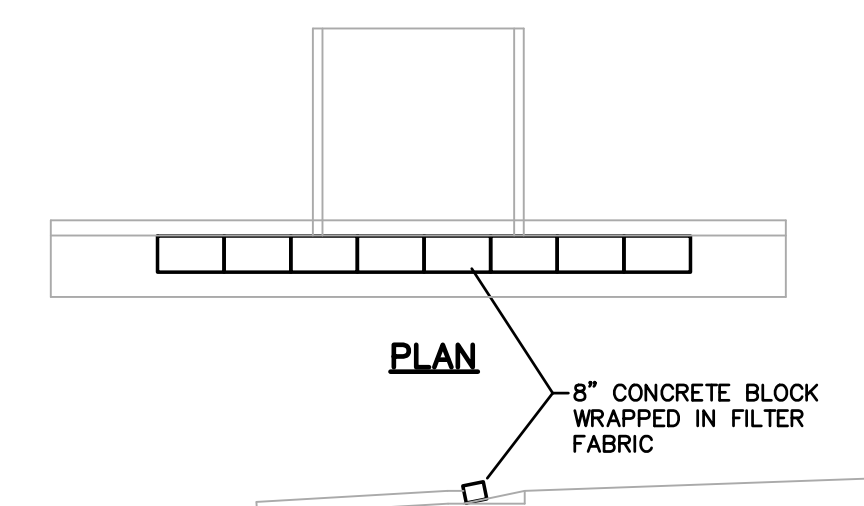
(1) BROADCAST RATES ARE IN PURE LIVE SEED (PLS)
(2) M-L REPRESENTS THE MOUNTAIN, BLUE RIDGE, AND RIDGES AND VALLEYS MLRA'S
P REPRESENTS THE SOUTHERN Piedmont MLRA
C REPRESENTS SOUTHERN COASTAL PLAIN, SAND HILLS, BLACK LANDS, AND ATLANTIC COAST FLATWOODS MLRA'S
(3) DARK LINES INDICATE OPTIMUM DATES, GRAY LINES INDICATE PERMISSIBLE BUT MARGINAL DATES.

CRUSHED STONE CONSTRUCTION EXIT



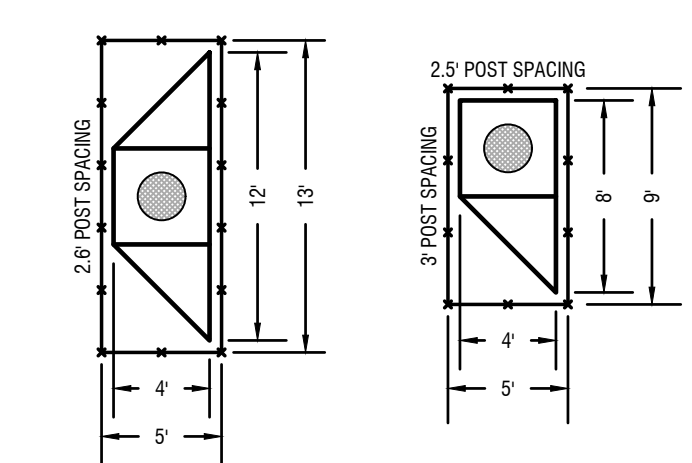
NOTES:

- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
- REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
- AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
- GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
- PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
- A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
- INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
- 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).
- 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.
- 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.



SECTION

Sd2-P @ FLUME
Sd2-P
N.T.S.



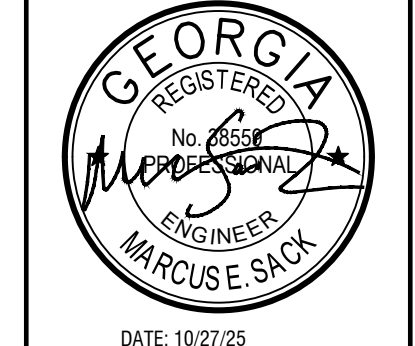
DOUBLE-WING CATCH BASIN
SINGLE-WING CATCH BASIN
Sd2-F CATCH BASIN DETAIL
N.T.S.

NO.	REVISIONS:
1.	GSWCC COMMENTS
2.	LCPC COMMENTS
3.	GSWCC COMMENTS
4.	LCPC COMMENTS

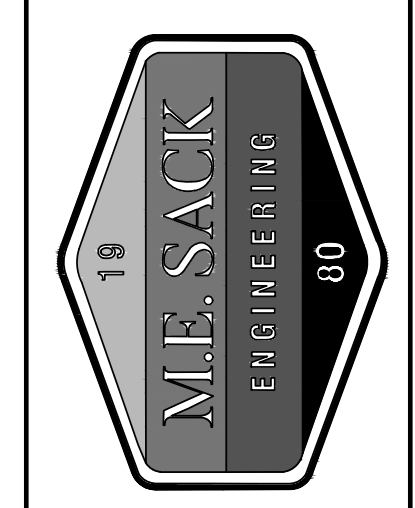
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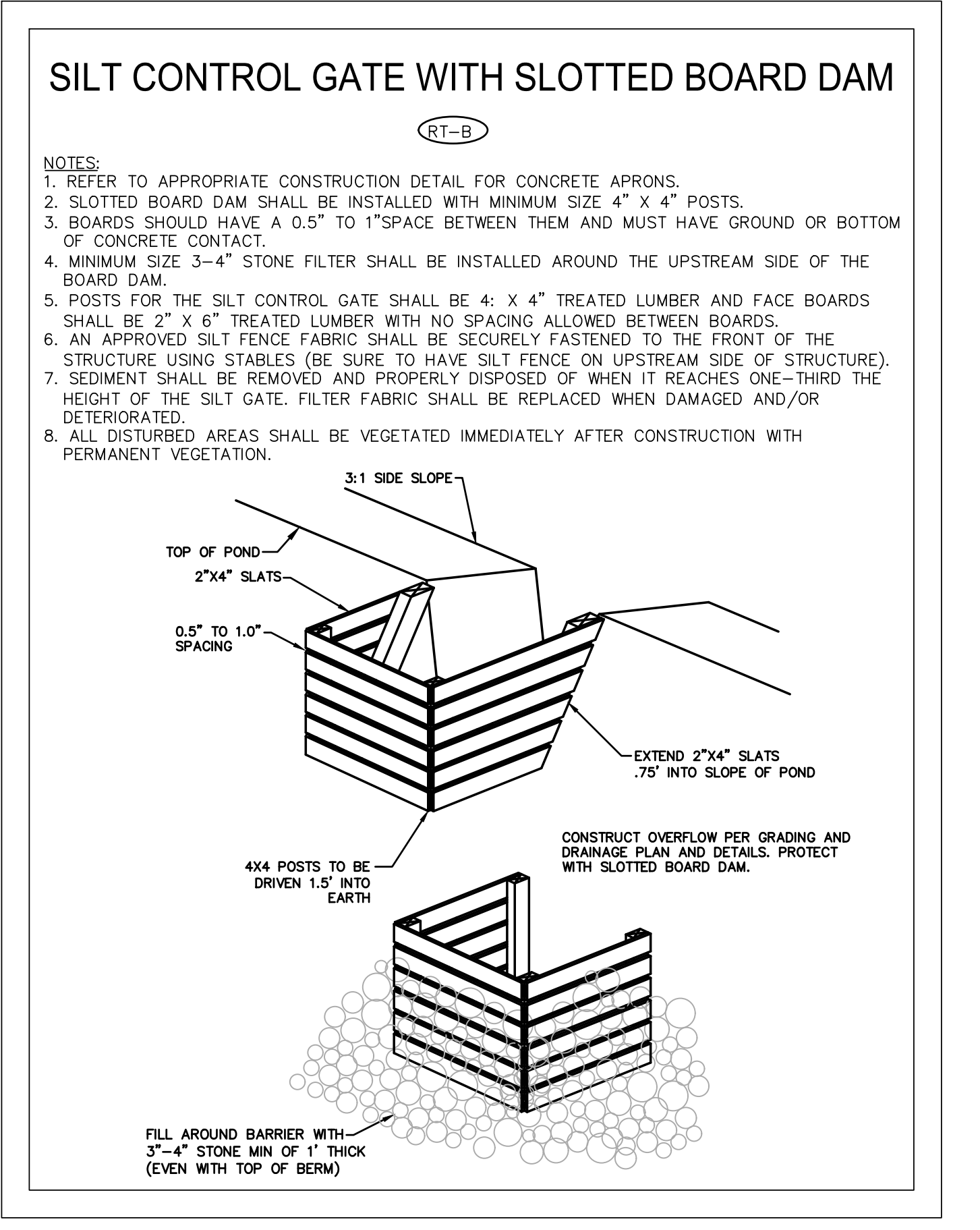
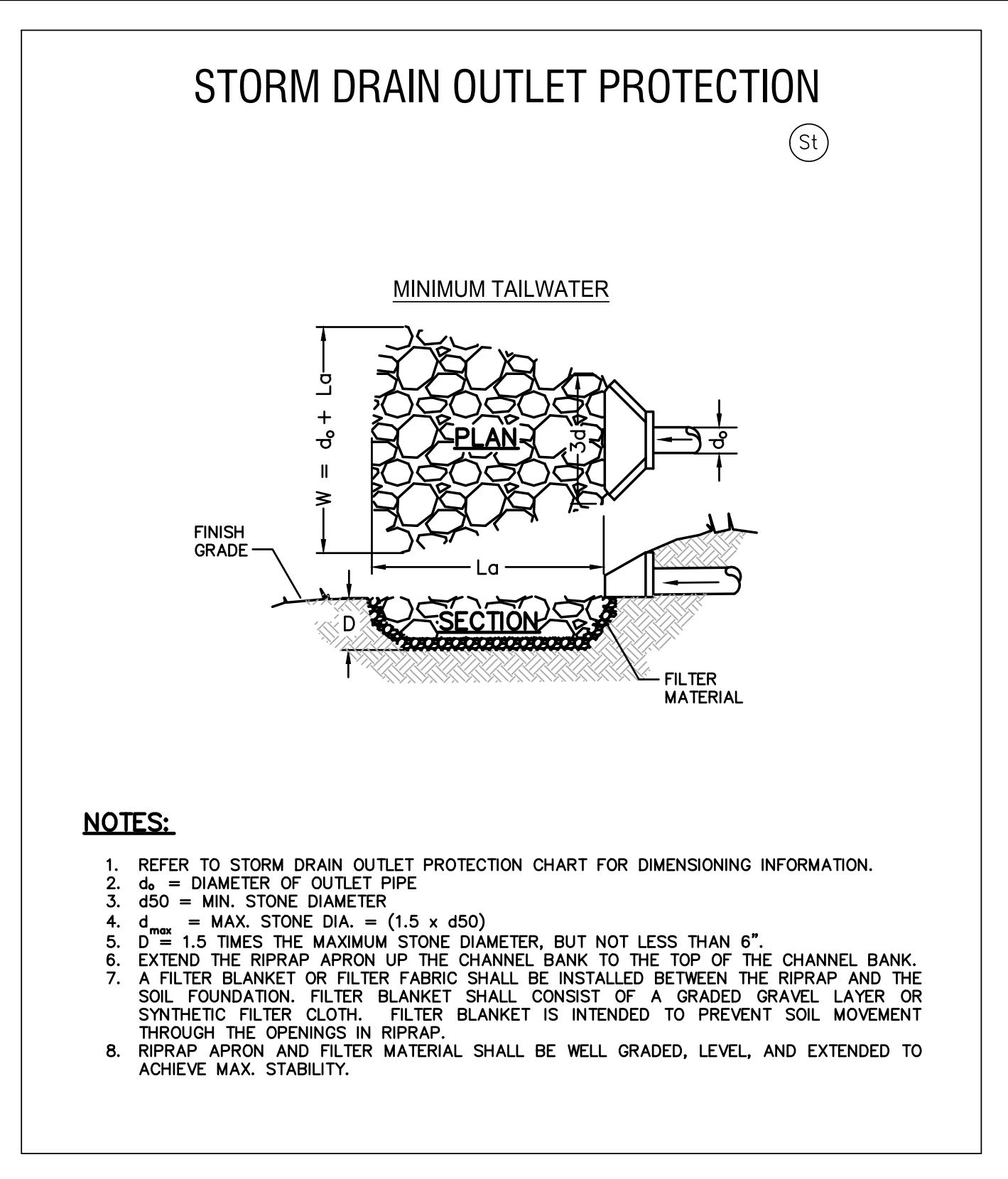
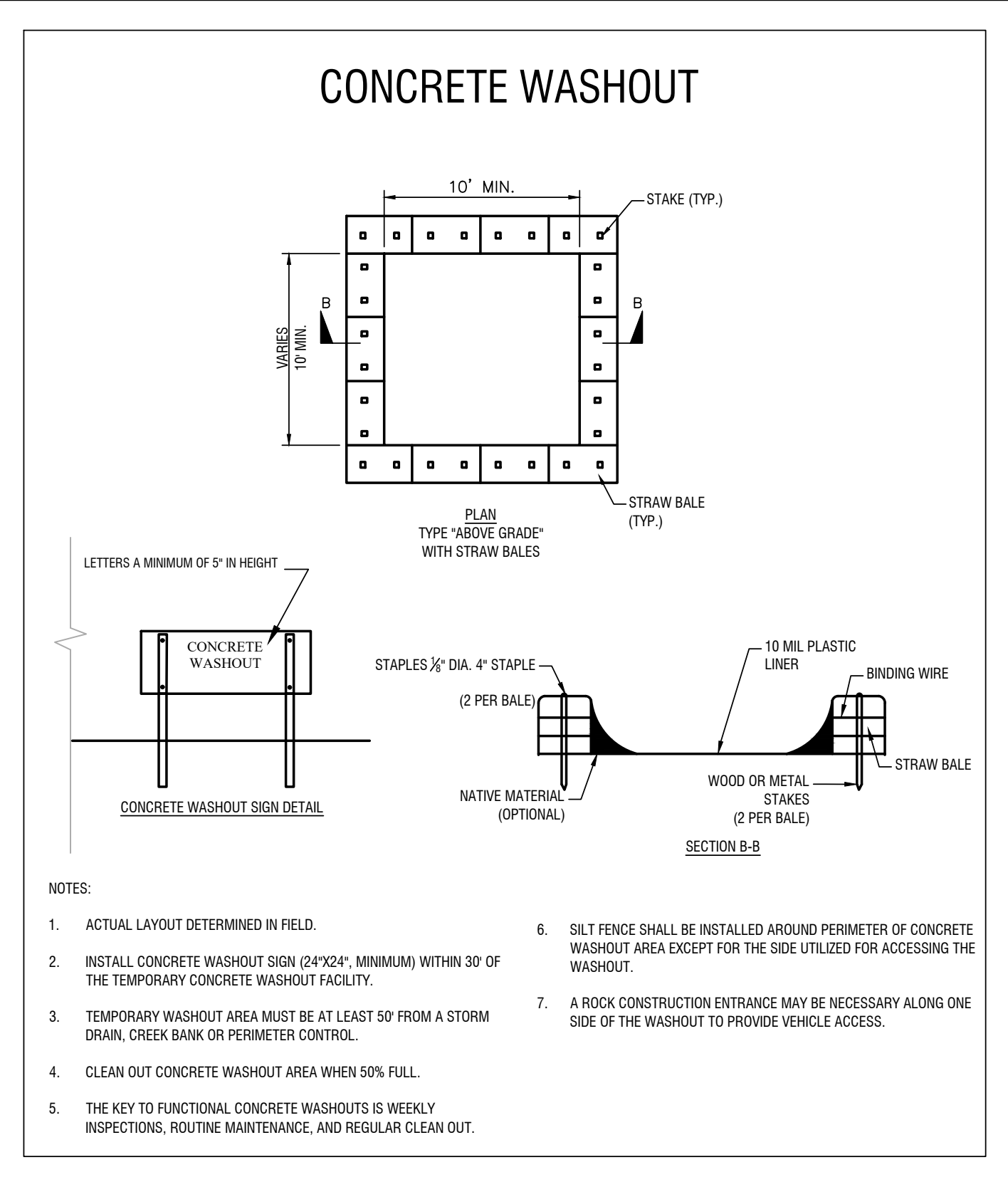
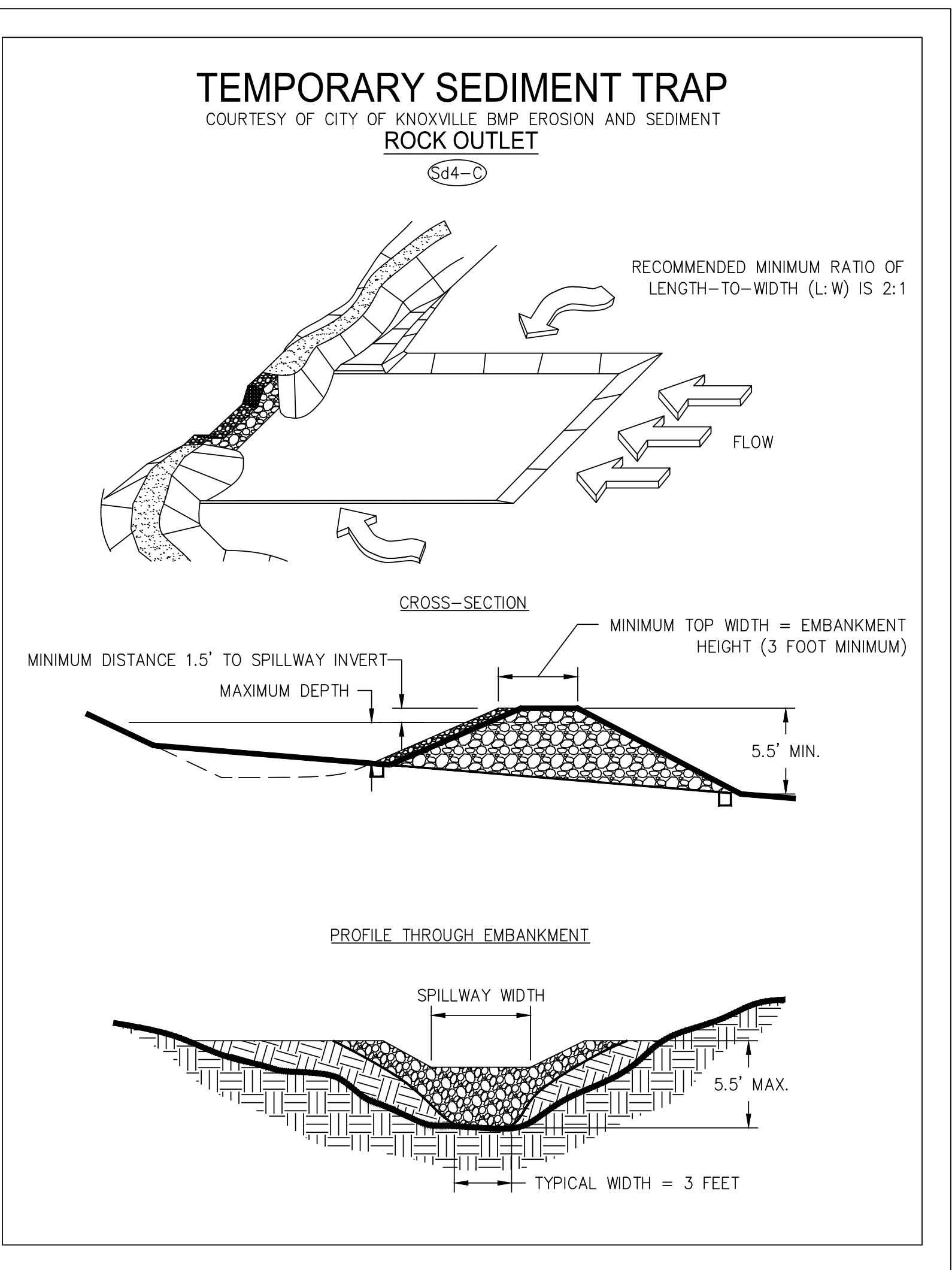
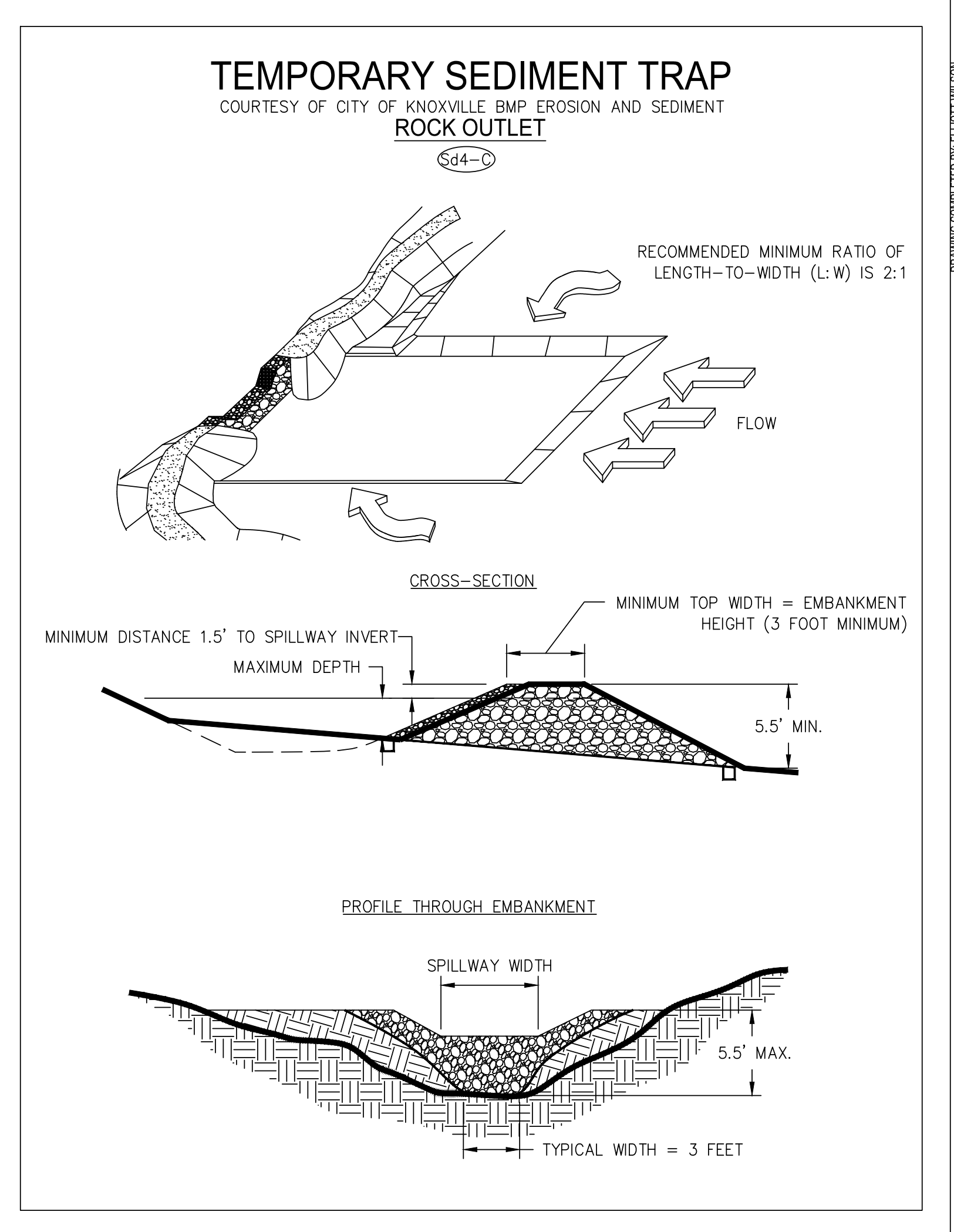
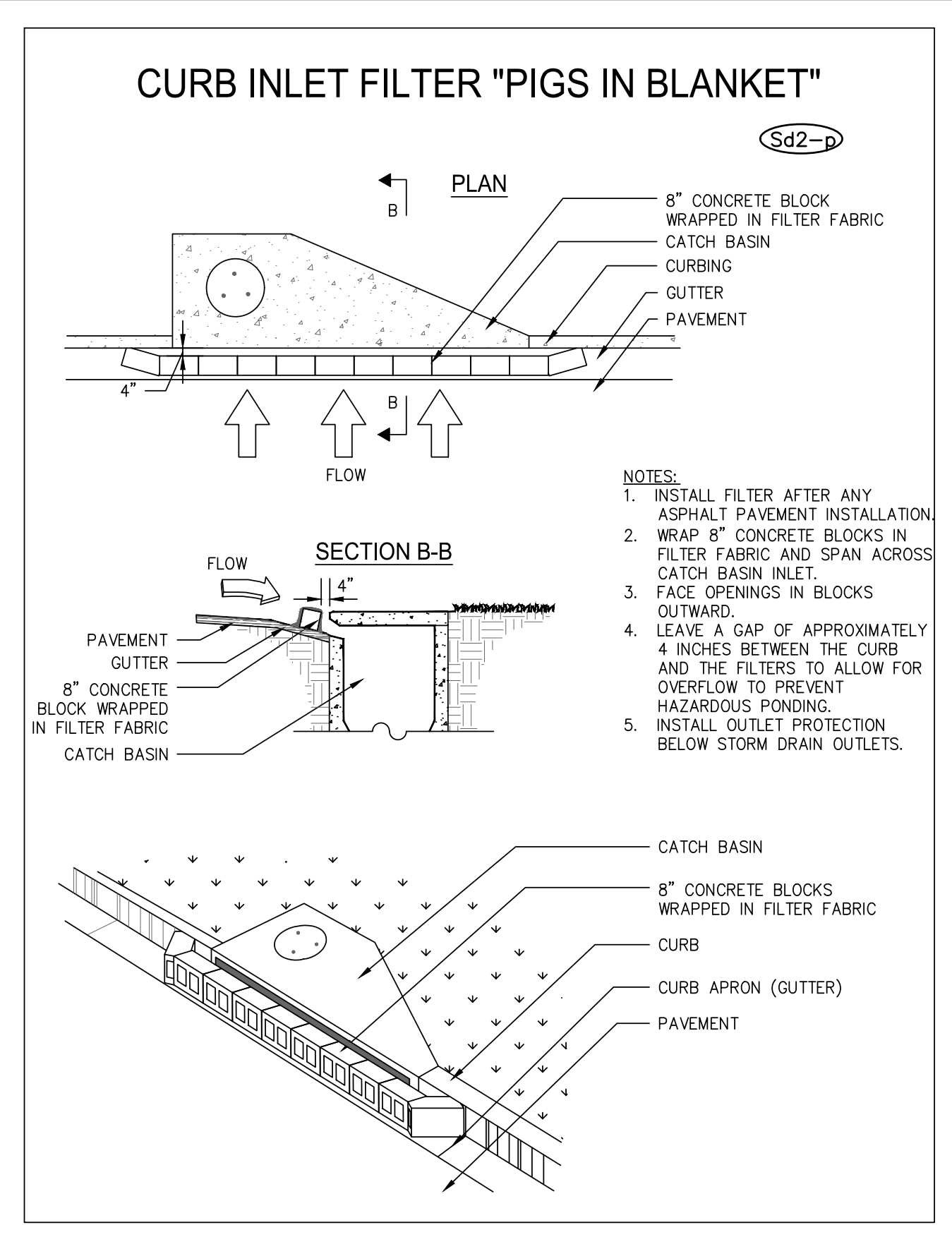
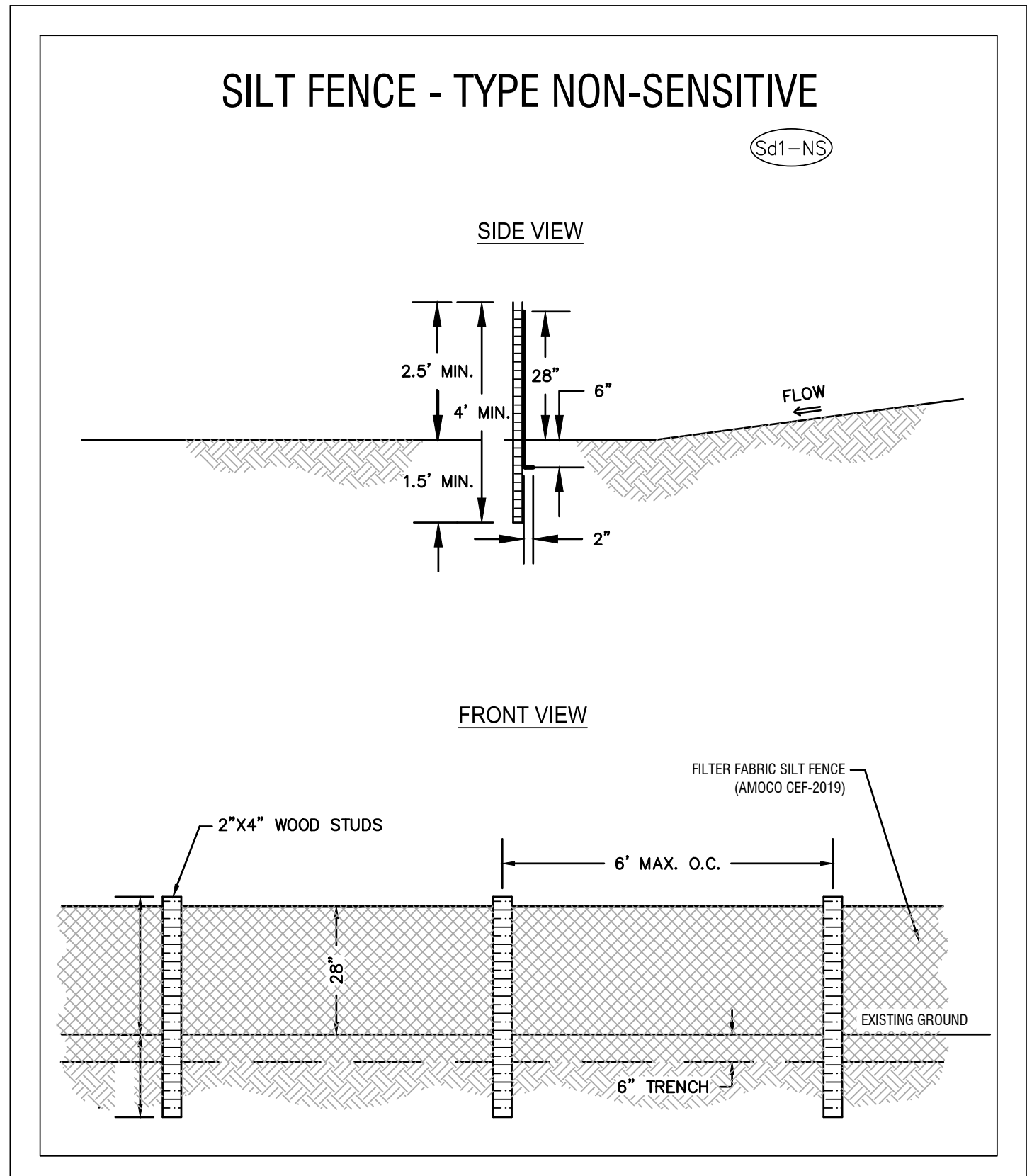
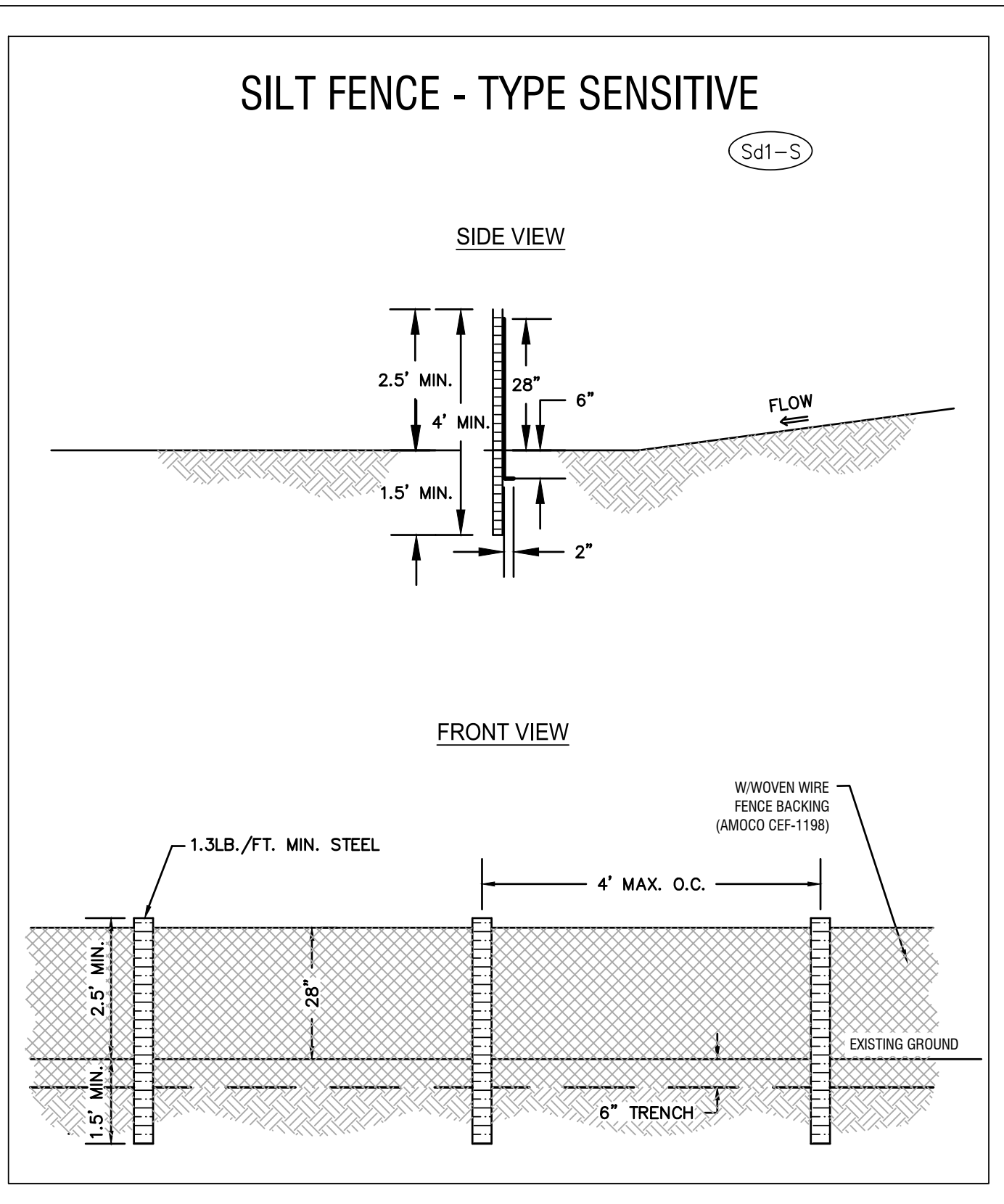
SHANKEN
TOWNHOMES

DETAILS

C600

FILE NO: 2024-70

PLOT DATE: October 27, 2025



REVISIONS:

1.	GSWCC COMMENTS
2.	LCPC COMMENTS
3.	GSWCC COMMENTS
4.	LCPC COMMENTS

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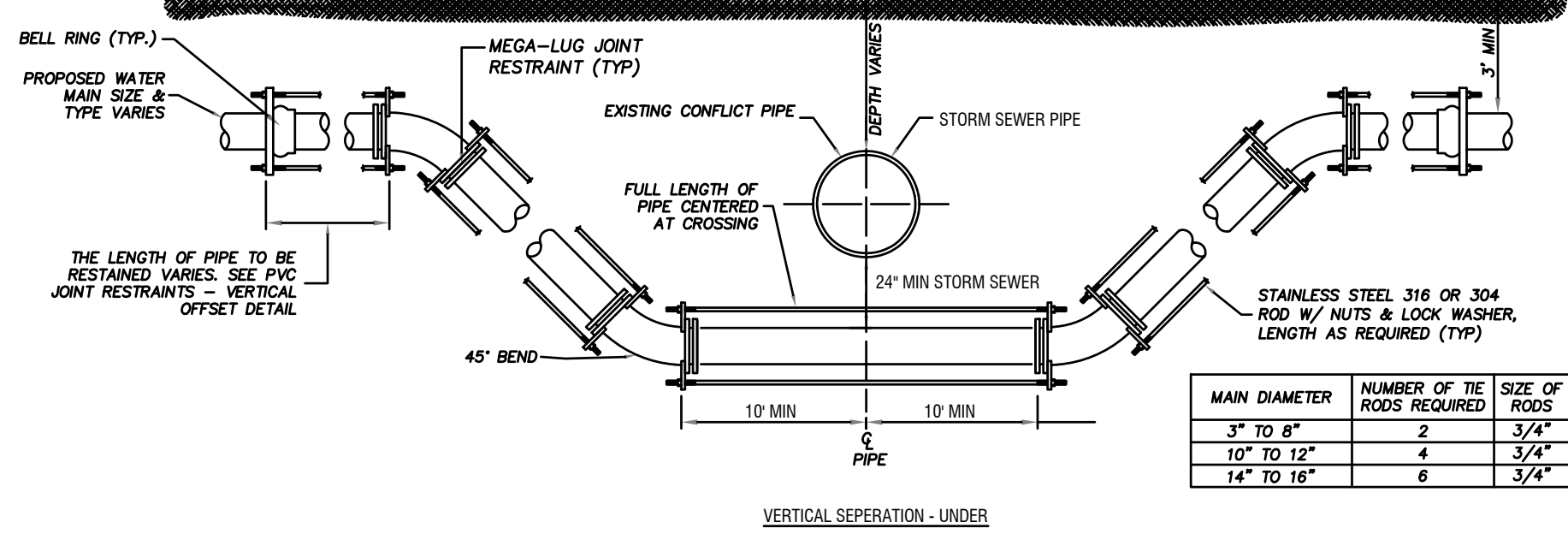
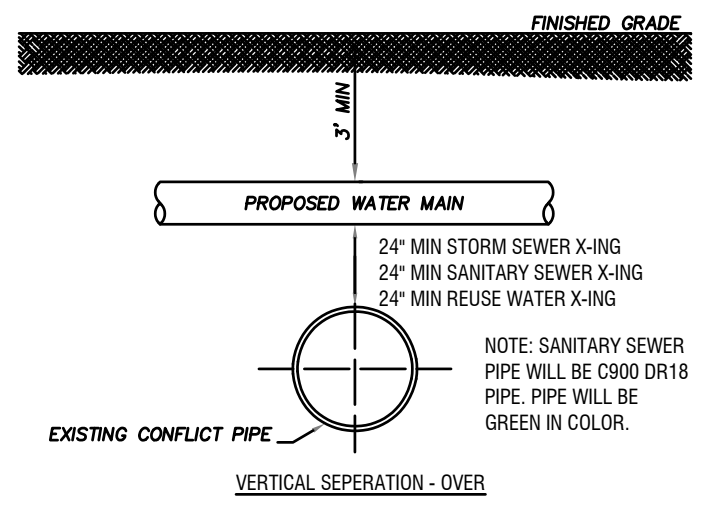
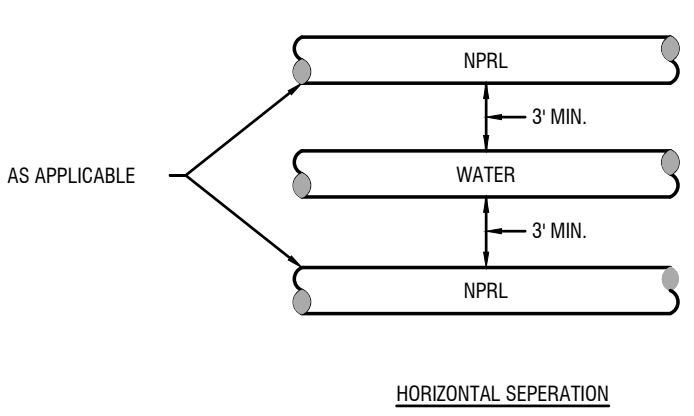
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SHANKEN TOWNHOMES

DETAILS

C601

FILE NO: 2024-70
 PLOT DATE: October 27, 2025



GENERAL NOTES:
 WATER MAINS AND WATER SERVICE LINES CROSSING HOUSE SEWERS, STORM SEWERS OR SANITARY SEWER SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF AT LEAST 24" BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR AS POSSIBLE.

WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF 24", THE SEWER PASSING OVER OR UNDER WATER MAINS SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION EXTENDING ON EACH SIDE OF THE CROSSING UNTIL AT LEAST 10' SEPARATES THE TWO PIPES AND SHALL BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS PRIOR TO BACKFILLING. THE LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

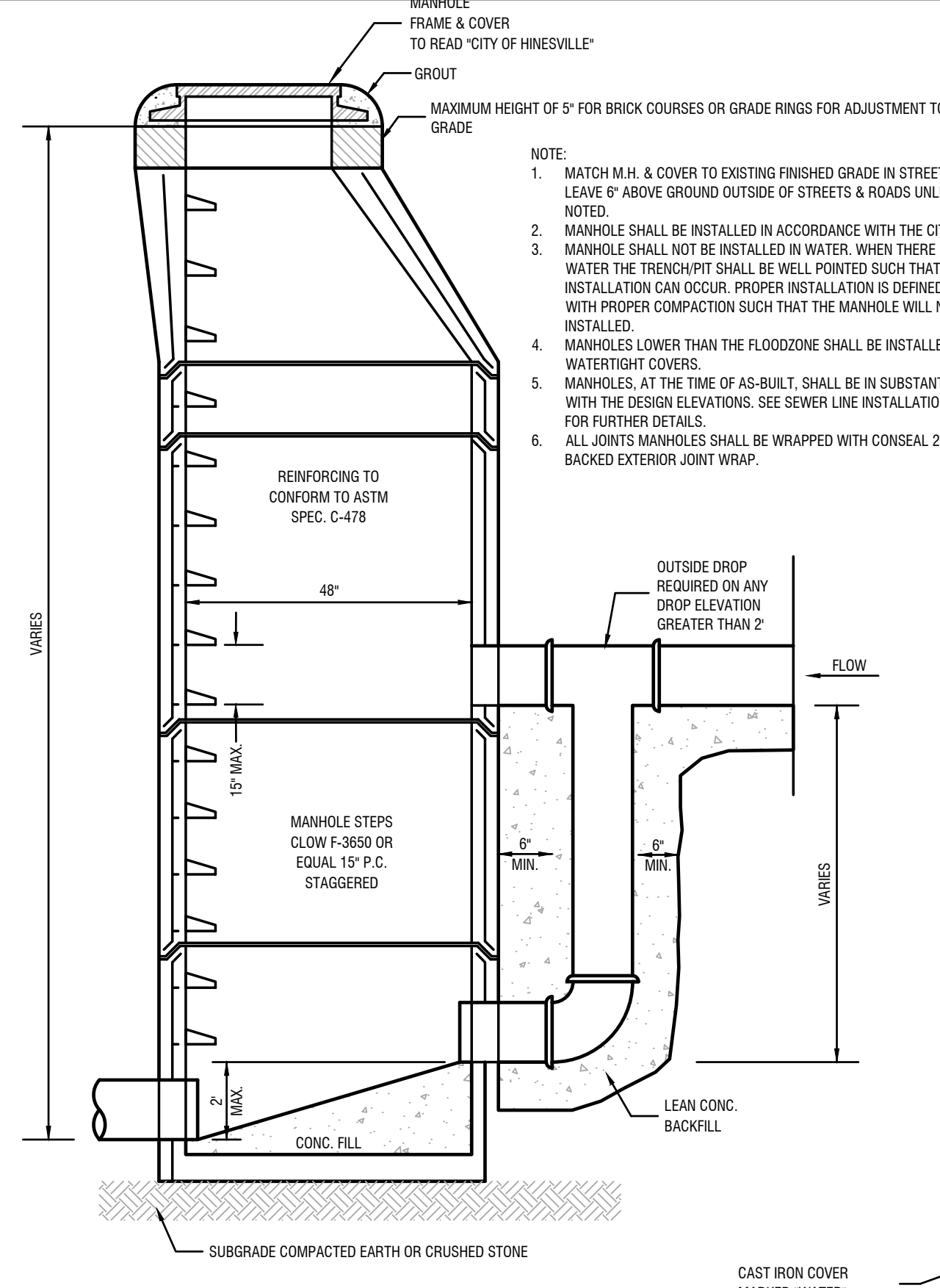
ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATER MAINS.

IN CASE THAT A SEWER LATERAL PASSES ABOVE WATER MAIN, THE SEWER LATERAL MUST BE ENCASED IN A CARRIER PIPE CONSTRUCTED OF WATER MAIN MATERIALS, EXTENDING EACH SIDE OF THE CROSSING UNTIL AT LEAST 10 FEET SEPARATES THE TWO PIPES.

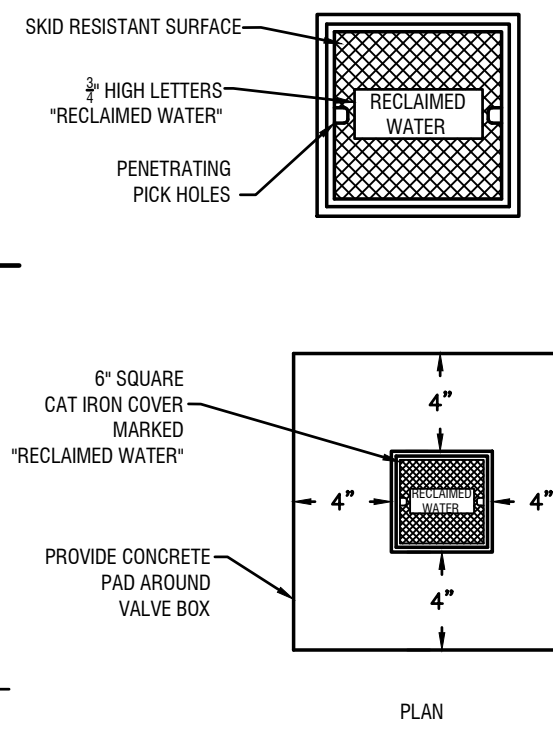
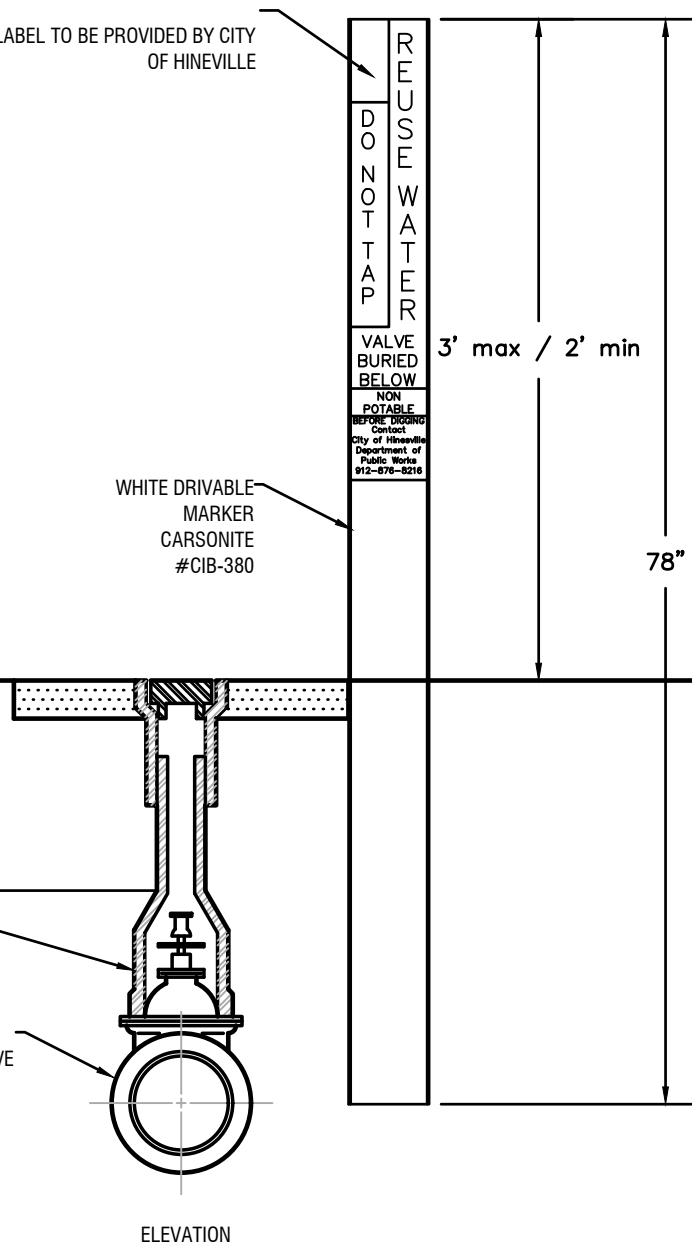
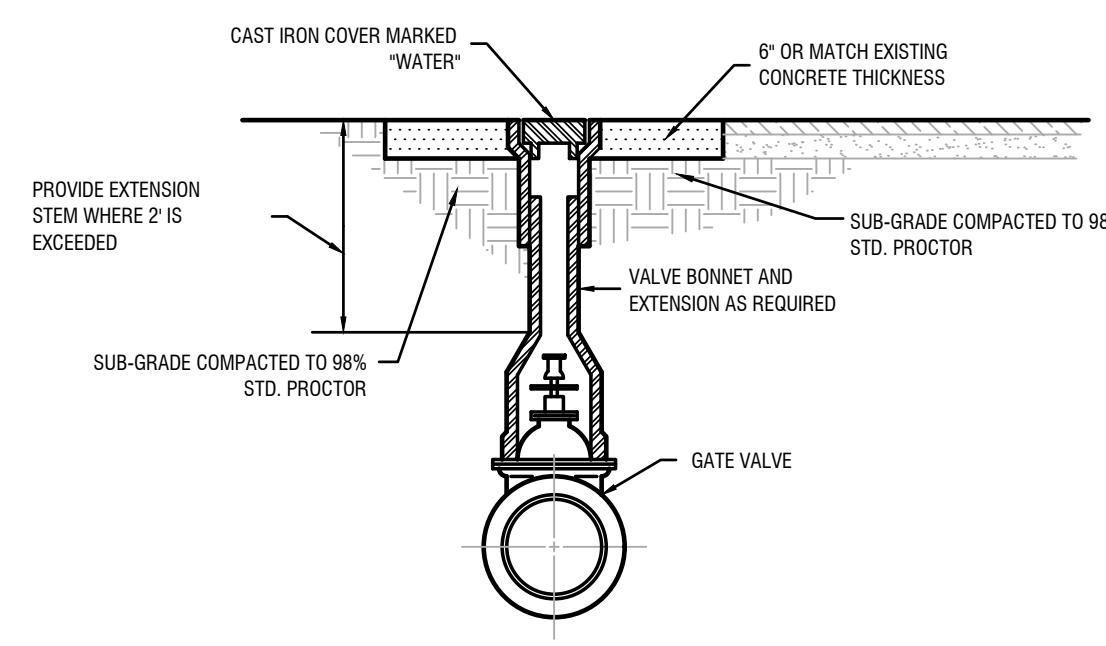
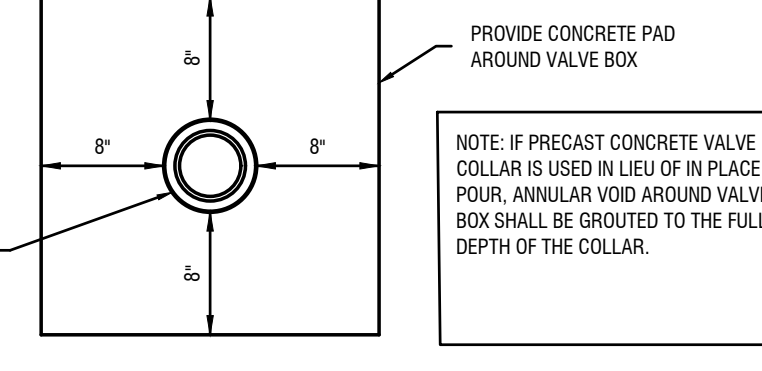
WATER SERVICE LINES SHOULD GO OVER ANY SANITARY SEWER LINE AND MAINTAIN THE 24" VERTICAL SEPARATION

MAIN DIAMETER	NUMBER OF THE RODS REQUIRED	SIZE OF RODS
3" TO 8"	2	3/4"
10" TO 12"	4	3/4"
14" TO 16"	6	3/4"

UTILITY SEPARATION DETAIL
N.T.S.

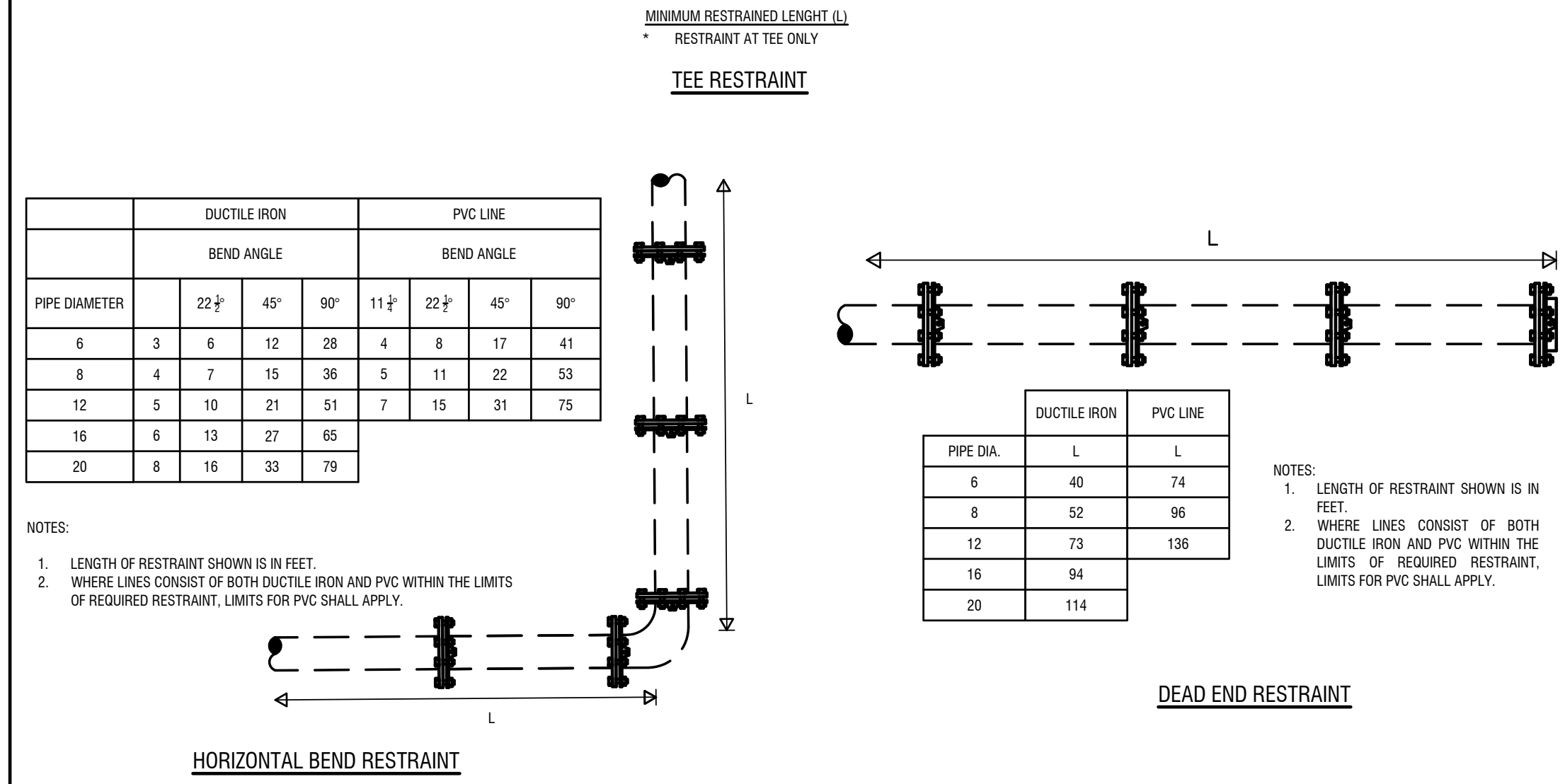


- NOTE:
1. MATCH M.H. & COVER TO EXISTING FINISHED GRADE IN STREETS & ROADS OR LEAVE 6" ABOVE GROUND OUTSIDE OF STREETS & ROADS UNLESS OTHERWISE NOTED.
 2. MANHOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS. MANHOLE SHALL NOT BE INSTALLED IN WATER. WHEN THERE IS EXISTENCE OF WATER THE TRENCH/PI SHALL BE WELL POINTED SUCH THAT PROPER INSTALLATION CAN OCCUR. PROPER INSTALLATION IS DEFINED BY ROCK SUB-BASE WITH PROPER COMPACTION SUCH THAT THE MANHOLE WILL NOT SETTLE ONCE INSTALLED.
 3. MANHOLES LOWER THAN THE FLOODZONE SHALL BE INSTALLED WITH WATERTIGHT COVERS.
 4. MANHOLES AT THE TIME OF AS-BUILT, SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN ELEVATIONS. SEE SEWER LINE INSTALLATION SPECIFICATIONS FOR FURTHER DETAILS.
 5. ALL JOINTS MANHOLES SHALL BE WRAPPED WITH CONSEAL 212-POLYOLEFIN BACKED EXTERIOR JOINT WRAP.



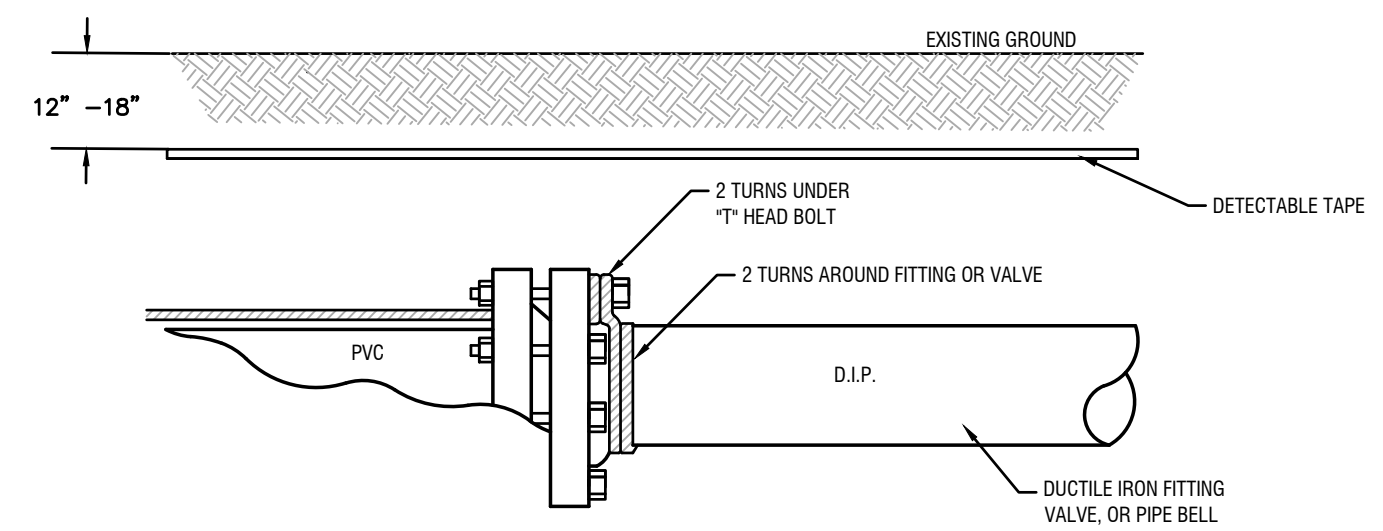
DUCTILE IRON LINE						PVC LINE					
TEE	U1	5'-10"	11'-20"	21'-35"	38'-50"	TEE	U1	5'-10"	11'-20"	21'-35"	38'-50"
18X16	89	81	38	*	*	6X6	64	49	25	*	*
						8X6	61	42	10	*	*
						8X8	87	72	48	12	*
						12X6	54	26	*	*	*
						12X12	126	112	87	51	*

- NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
 2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.
 3. U1 AND U2 = UNINTERRUPTED STRAIGHT RUNS OF PIPE IN EACH DIRECTION.
 4. U1 = THE SMALLER OF U1 AND U2
 5. L = MINIMUM RESTRAINED LENGTH ALONG THE BRANCH.
 6. WHERE U1 IS LESS THAN 5', RESTRAINT TEE AS A 90° HORIZONTAL BEND.

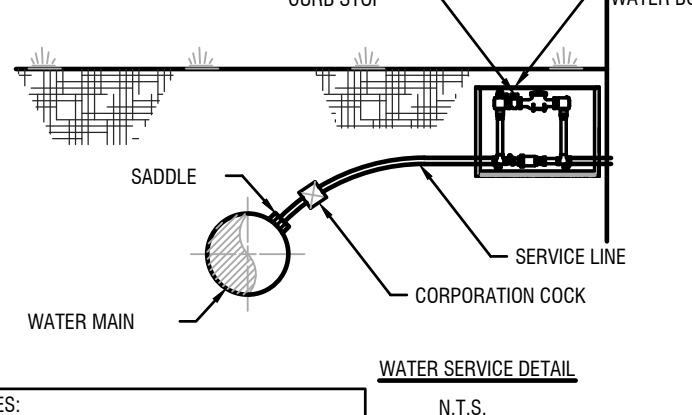
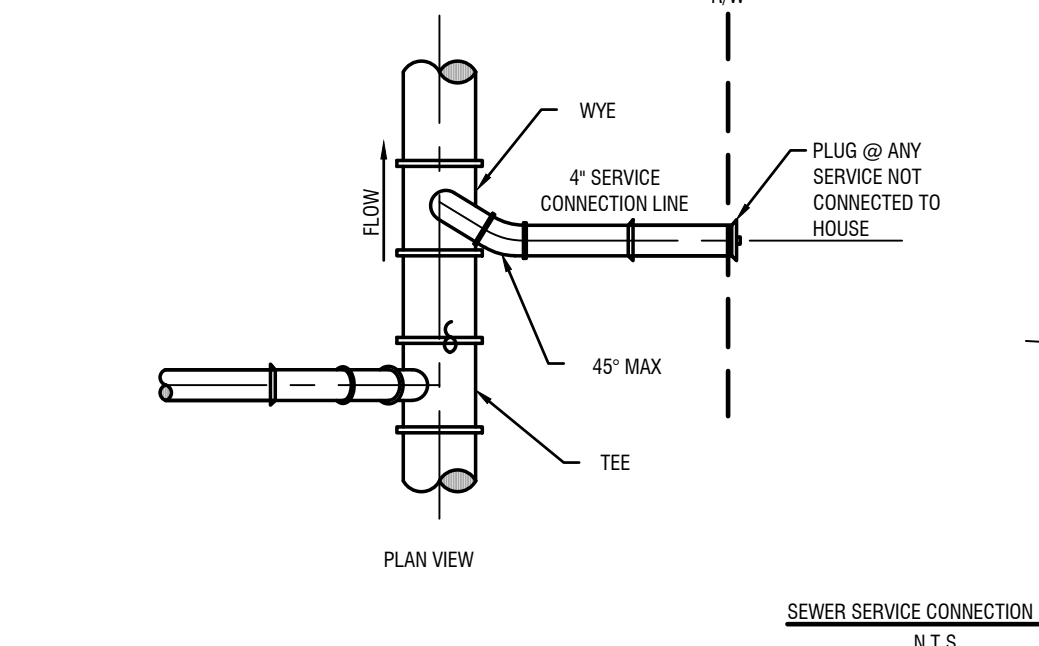
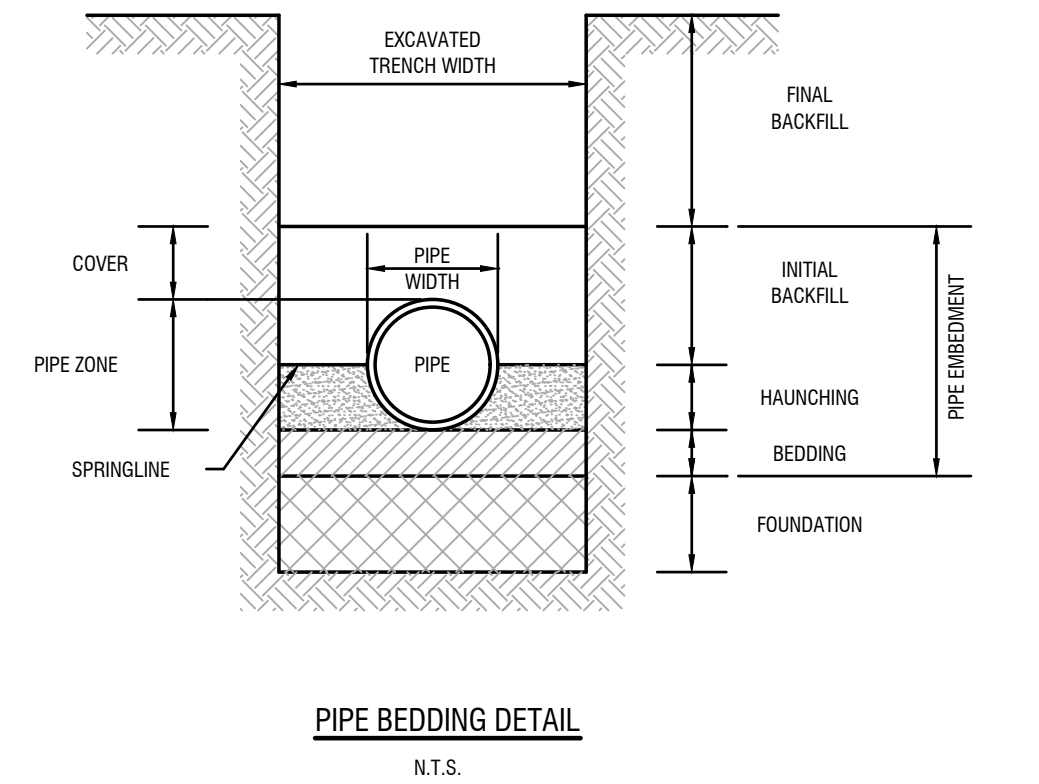
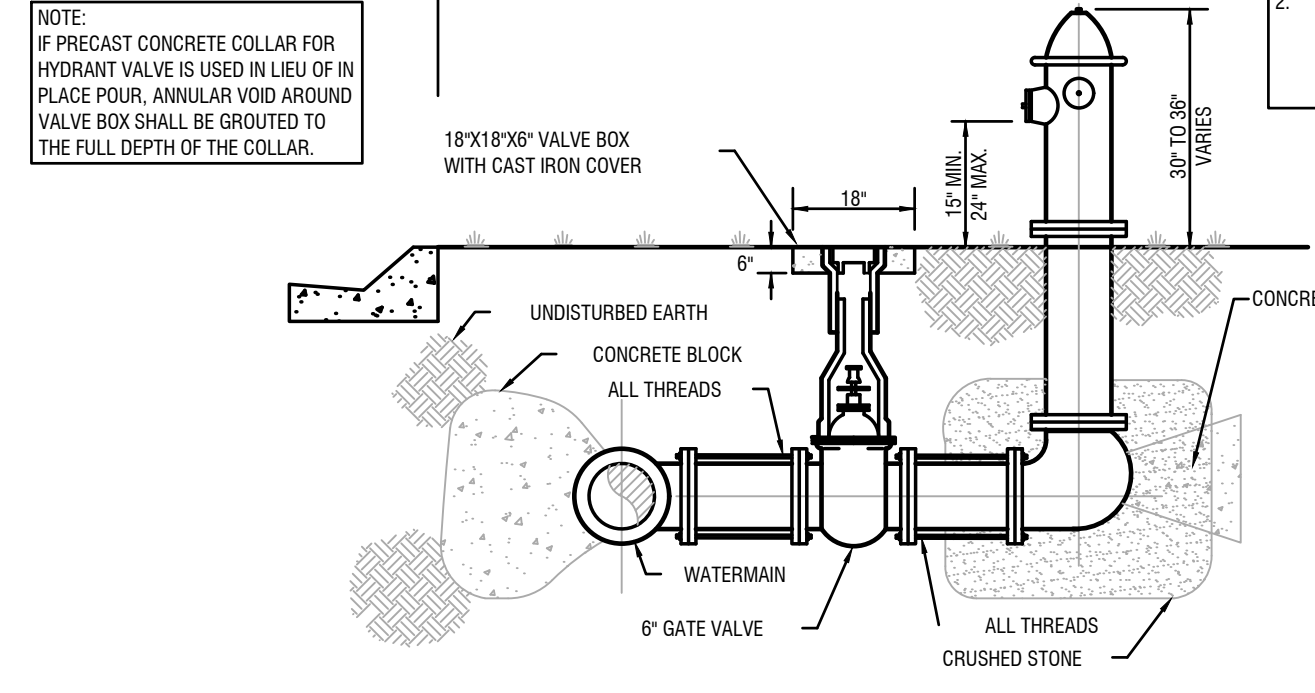
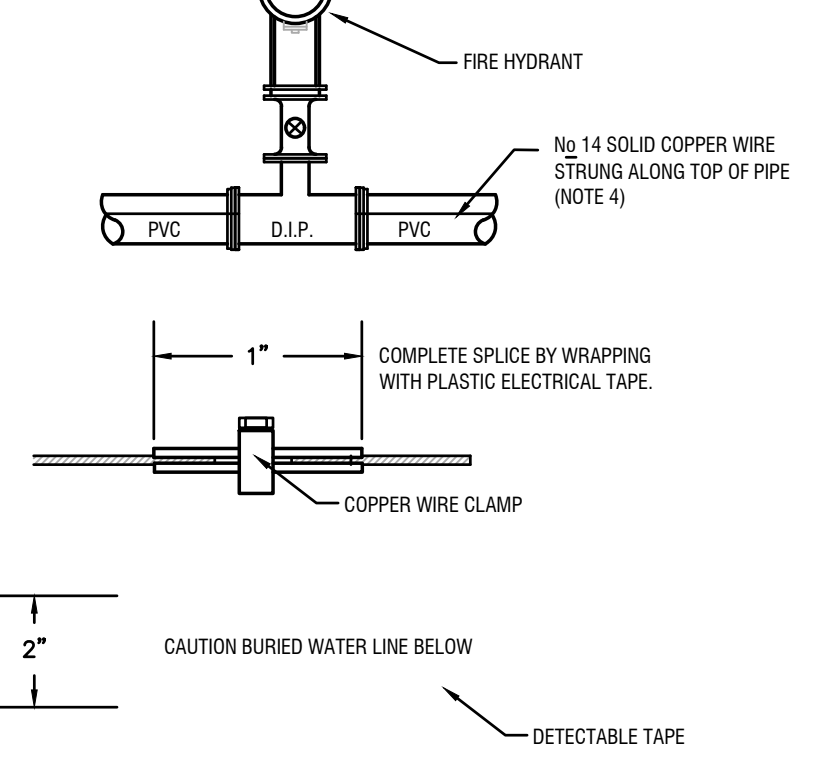


PIPE DIAMETER	DUCTILE IRON			PVC LINE		
	BEND ANGLE	BEND ANGLE	BEND ANGLE	BEND ANGLE	BEND ANGLE	BEND ANGLE
6	22 1/2	45	90	11 1/2	22 1/2	90
8	4	7	15	36	5	11
12	5	10	21	51	7	15
16	6	13	27	65	31	75
20	8	16	33	79		

- NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
 2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.



- NOTES:
1. USE No 14 AWG SOLID PLASTIC COATED COPPER WIRE.
 2. STRIP 2" OF COATING AND WRAP WIRE 2 TURNS UNDER 1/2" HEAD BOLT ON TOP OF DUCTILE IRON FITTING (VALVE). NEXT WRAP WIRE 2 TURNS AROUND BELL OF FITTING (VALVE) AND WIND WITH A CONTINUOUS LENGTH WITH AT LEAST 4 WRAPS PER LENGTH OF PVC PIPE TO NEXT DUCTILE IRON FITTING. TERMINATE AT FITTING IN SIMILAR MANNER AS NOTED ABOVE.
 3. ALL SPLICES MUST BE MADE BY USING COPPER WIRE SPLICE "U" BOLT ASSEMBLIES AND THEN WRAPPING WITH ELECTRICAL TAPE.
 4. IN LIEU OF "WRAPPING" TRACER WIRE AROUND PVC PIPE, WIRE MAY BE STRUNG ALONG TOP OF PIPE PROVIDED IT IS TAPED TO THE PIPE EVERY 5 FEET TO INSURE POSITION USING BACKFILL.
 5. DETECTION TAPE SHALL BE PLACED ALONG ALL PVC WATER MAINS. THIS MUST BE 2" WIDE DETECTABLE ALUMINUM FOIL PLASTIC-BACKED TAPE.



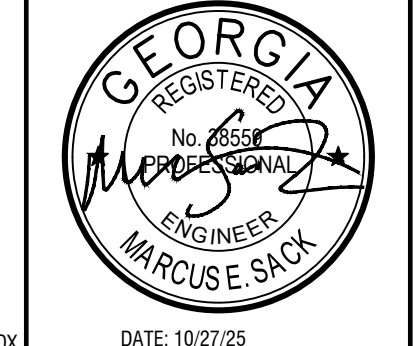
- NOTES:
1. TRAFFIC-RATED METER BOXES AND COVERS ARE TO BE USED WHERE METER IS PLACED WITHIN DRIVEWAY AREAS.
 2. SERVICE LATERALS TO TERMINATE WITHIN 1' OF RIGHT OF WAY LINE. THE CITY WILL NOT INSTALL WATER METER OUTSIDE OF THESE LIMITS.

REVISIONS:

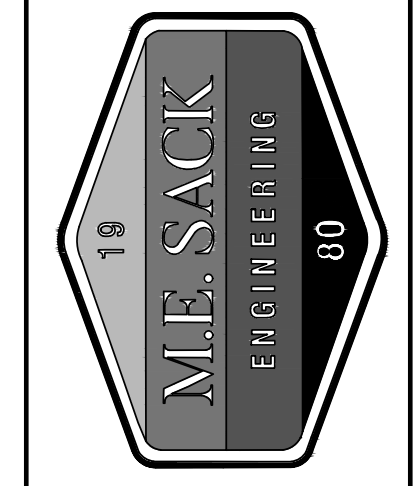
1.	GSWCC COMMENTS
2.	LCPC COMMENTS
3.	GSWCC COMMENTS
4.	LCPC COMMENTS

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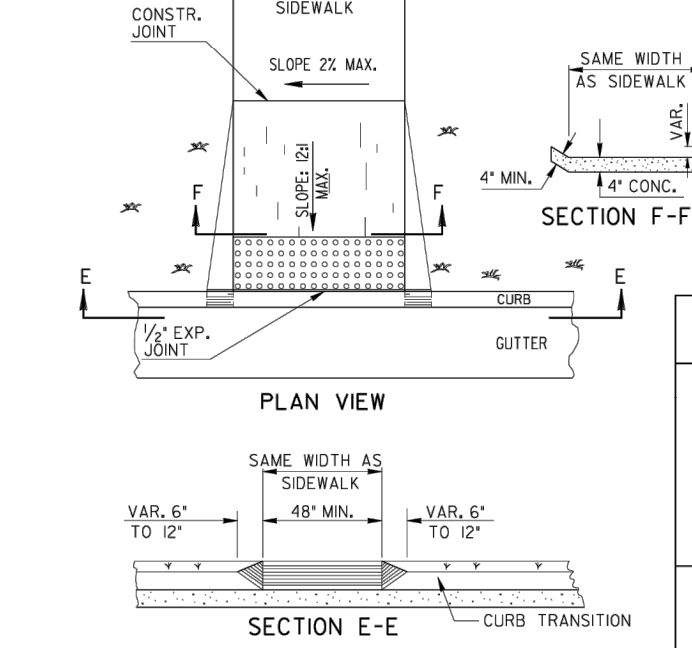
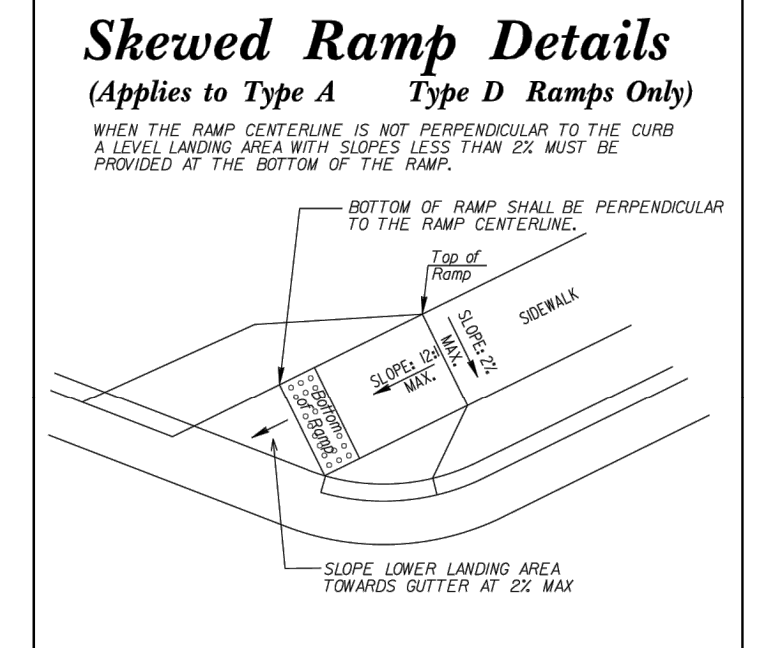
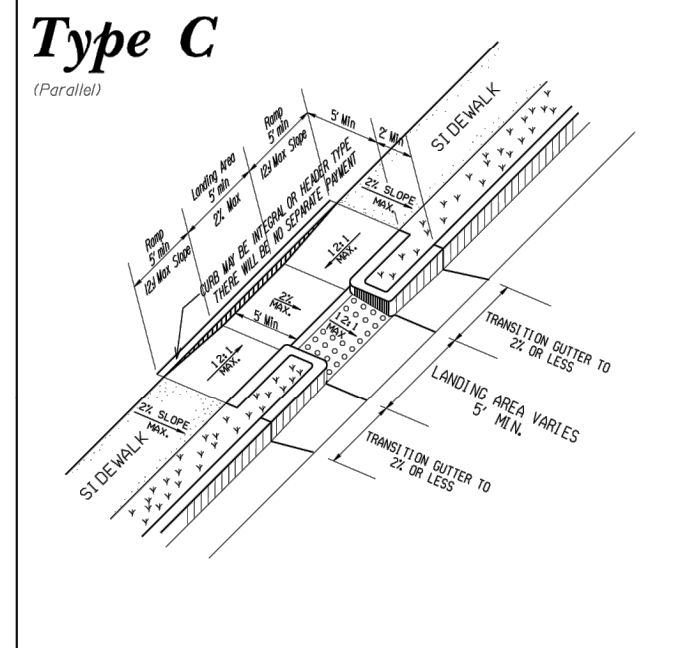
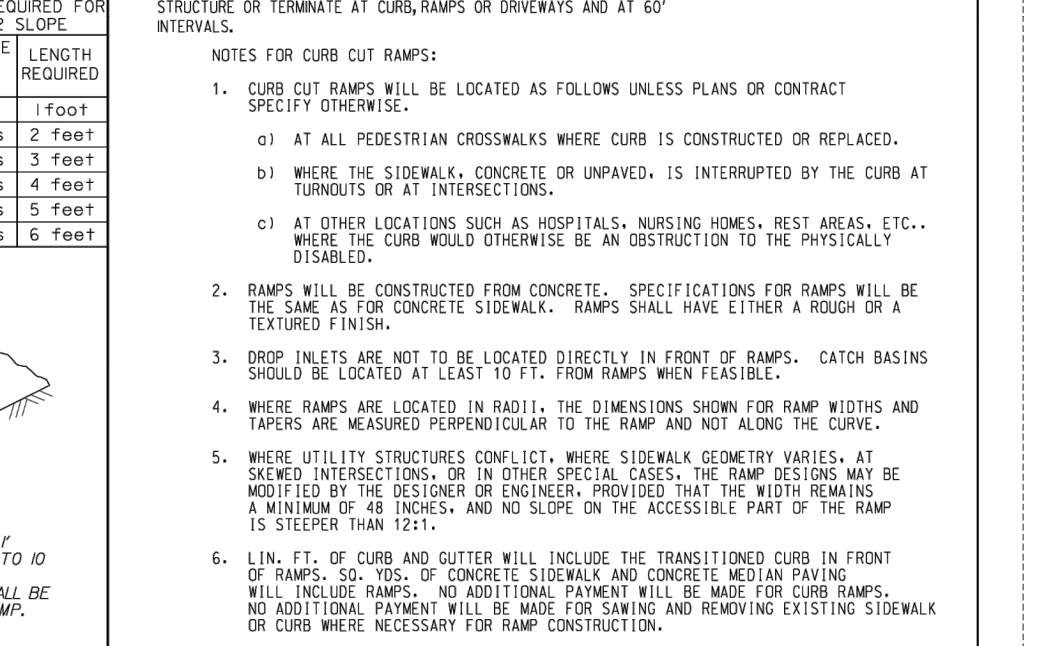
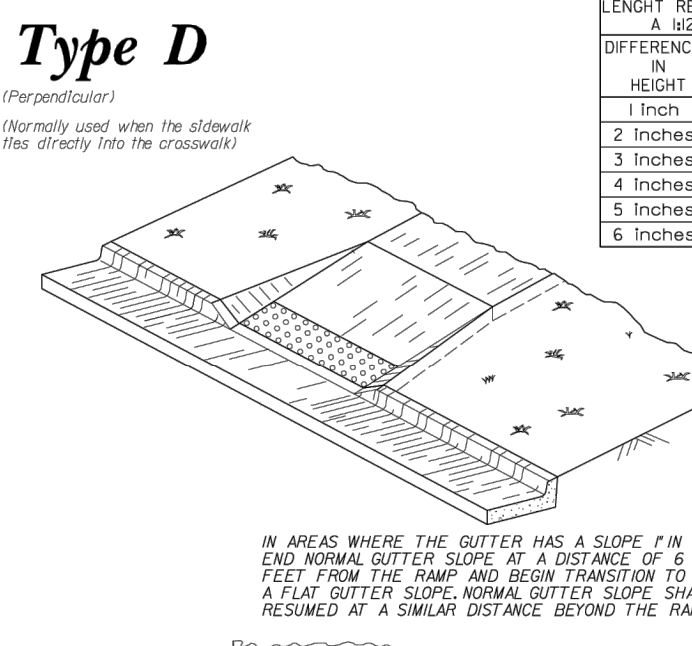
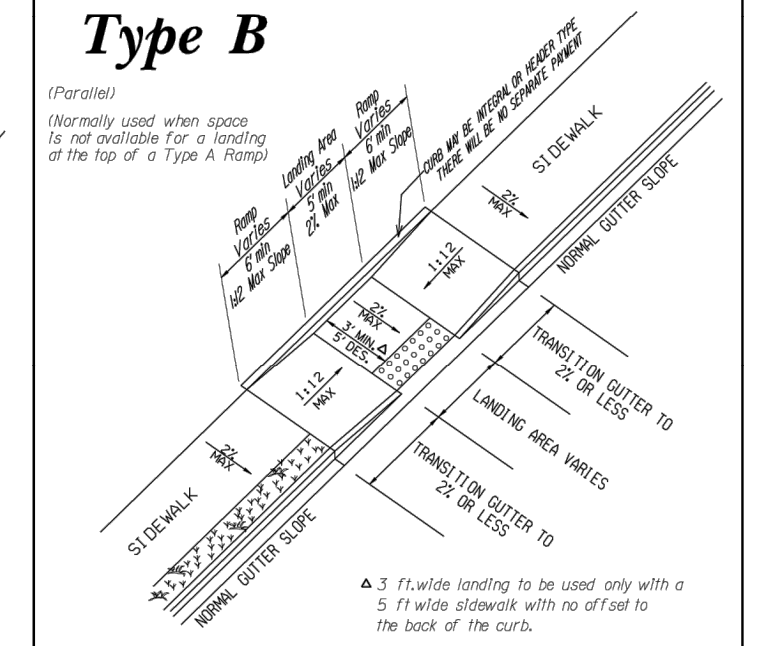
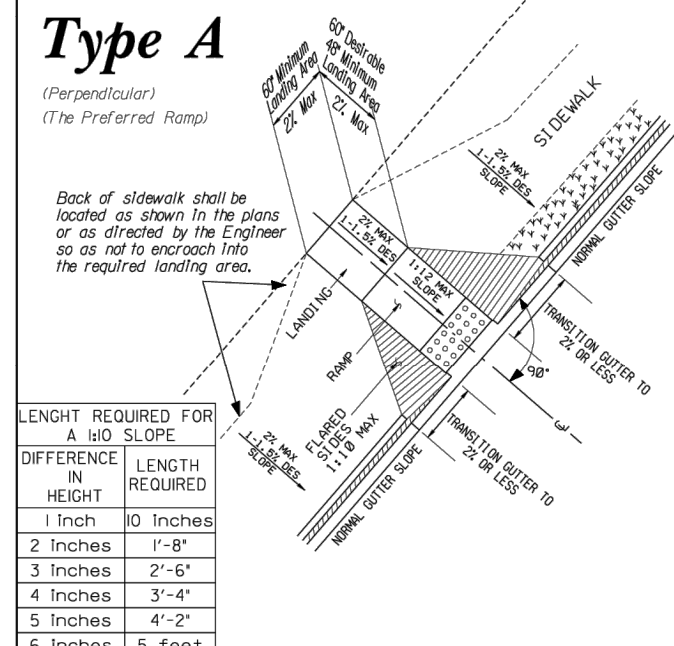
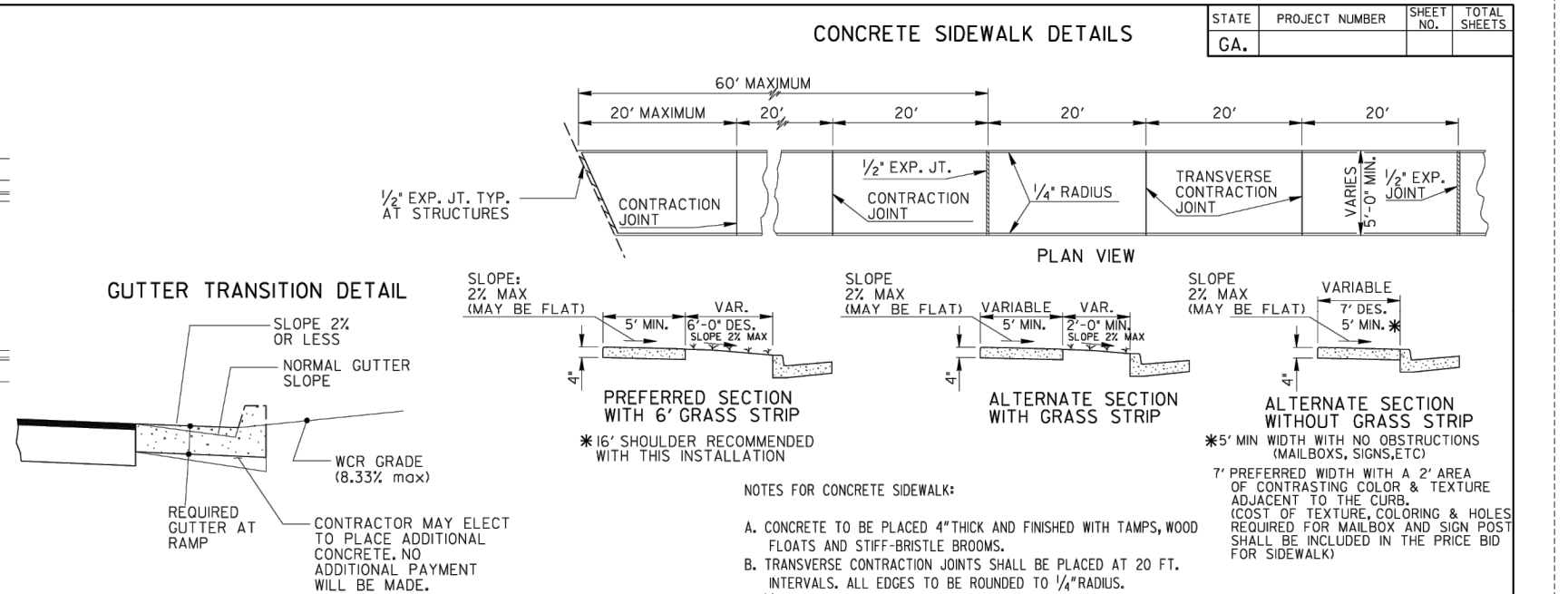
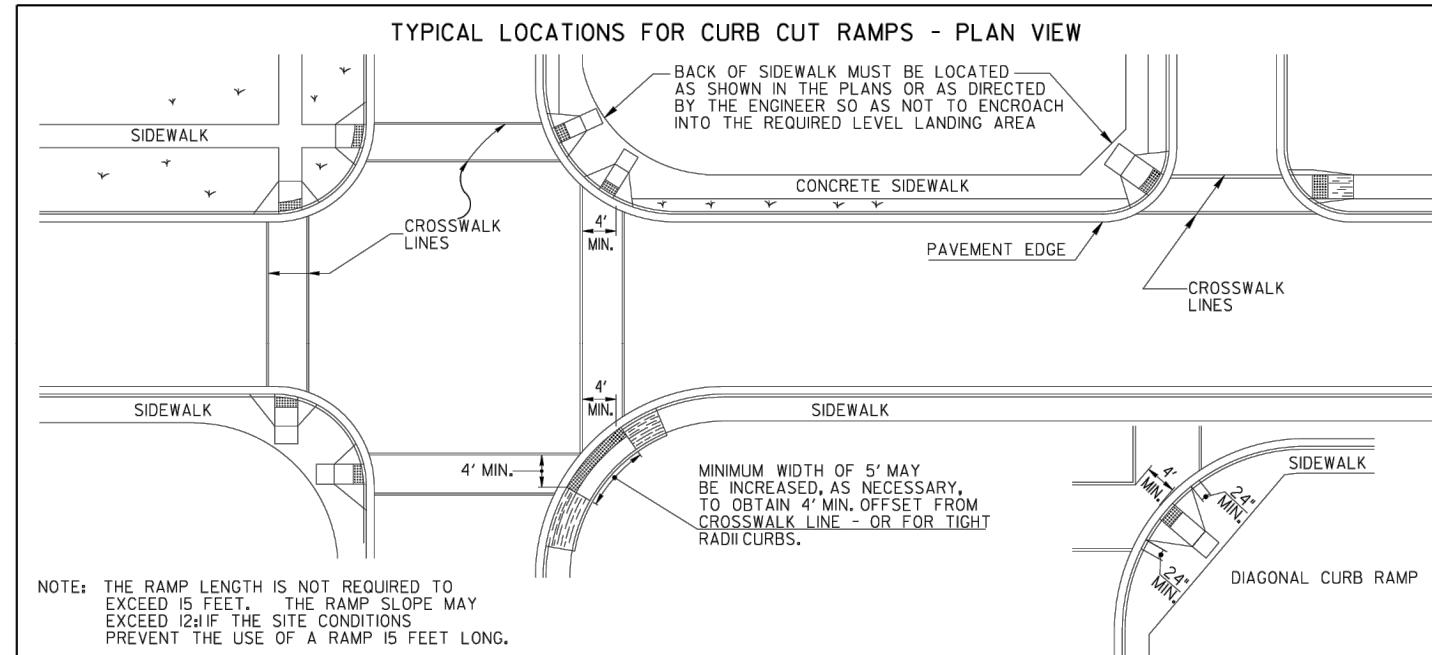
SHANKEN
TOWNHOMES

DETAILS

C602

FILE NO: 2024-70

PLOT DATE: October 27, 2025



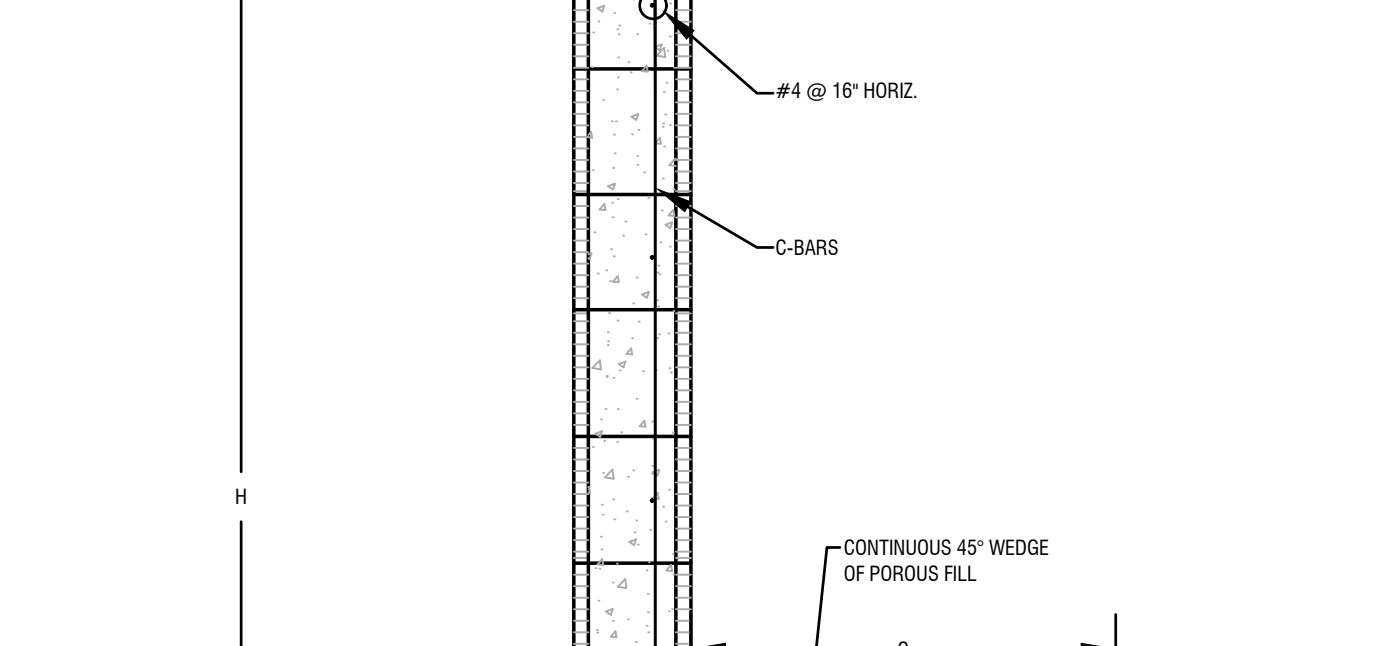
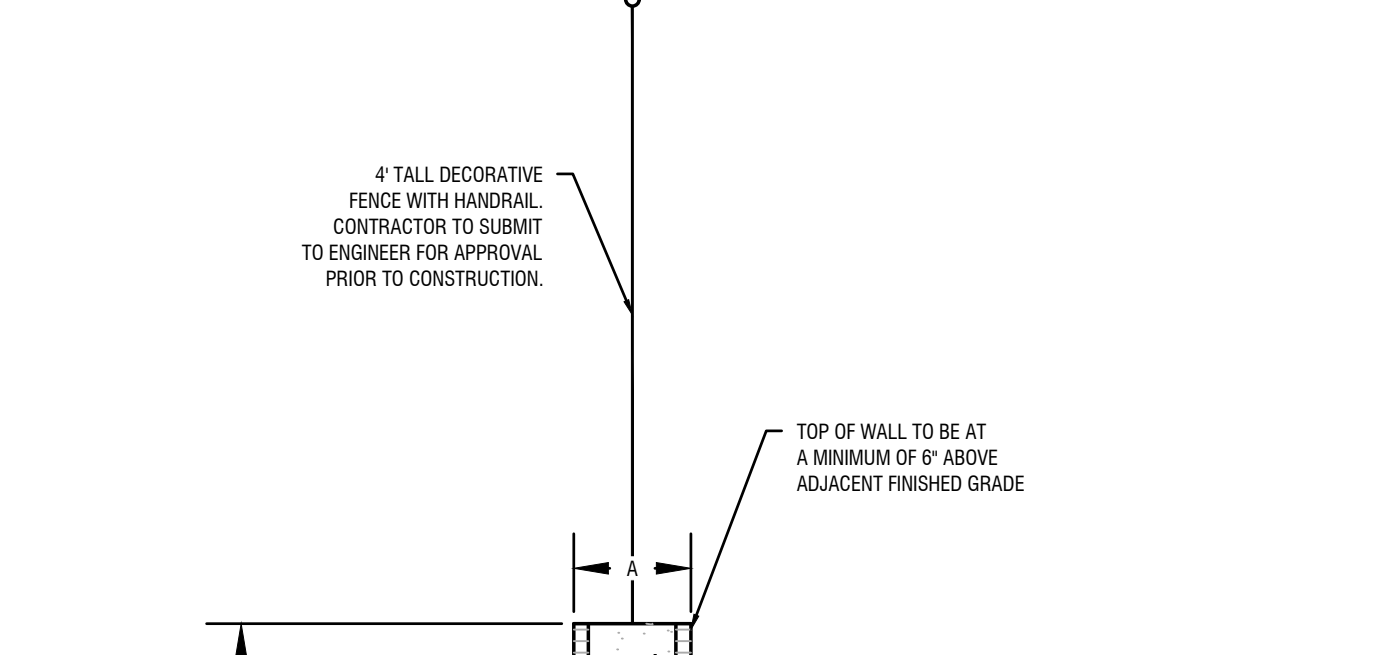
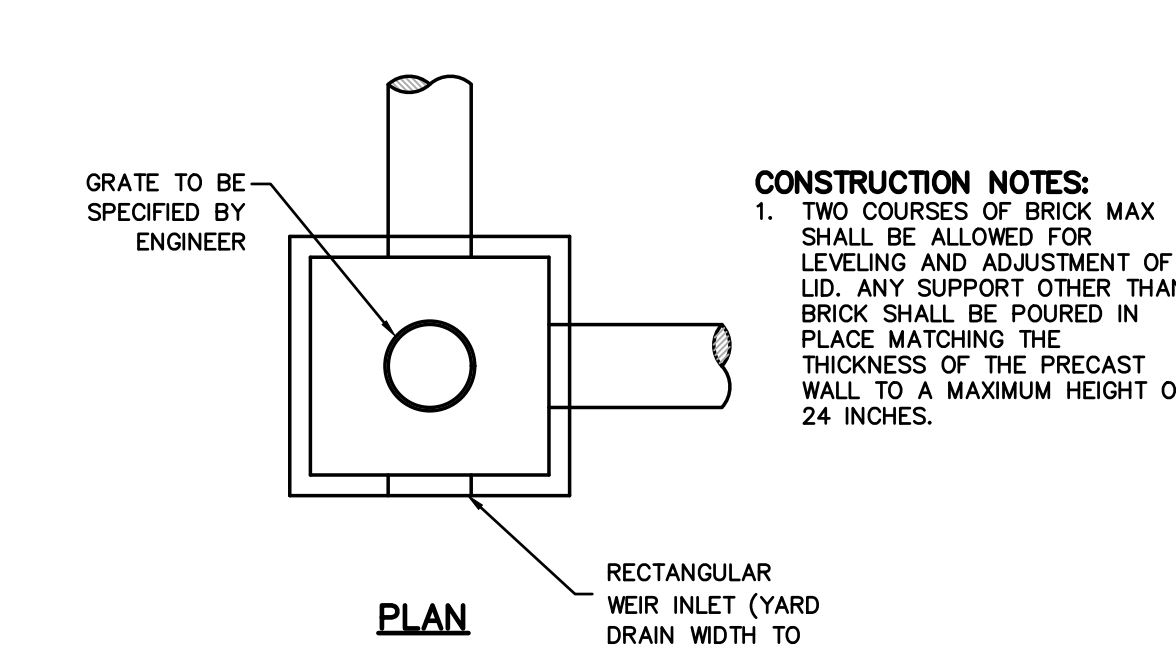
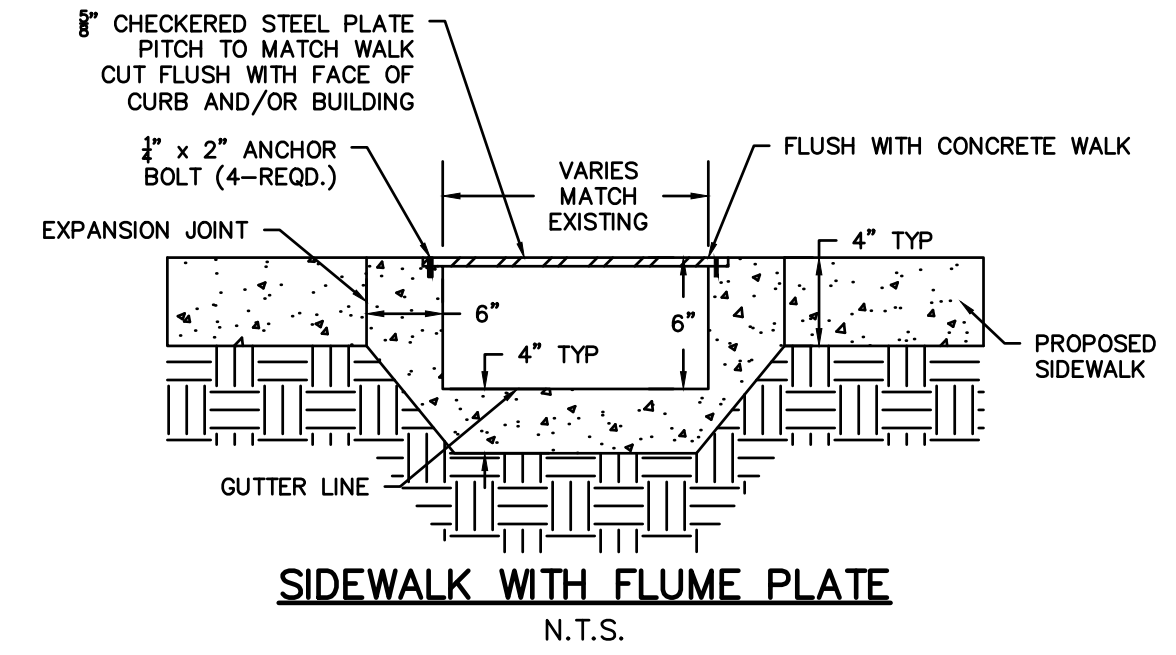
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

SPECIAL DETAIL
CONCRETE SIDEWALK DETAILS
CURB CUT (WHEELCHAIR) RAMPS

NO SCALE

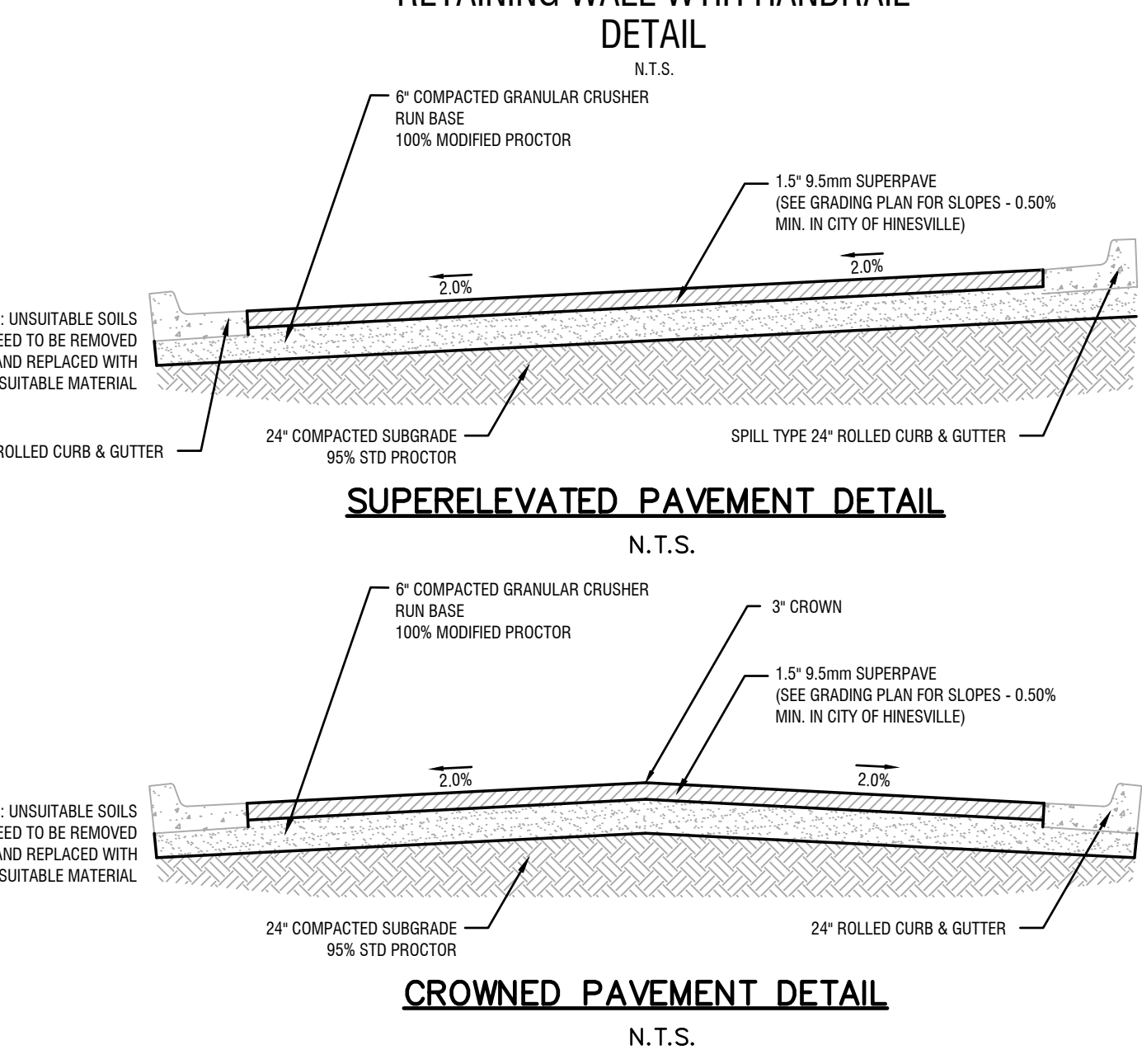
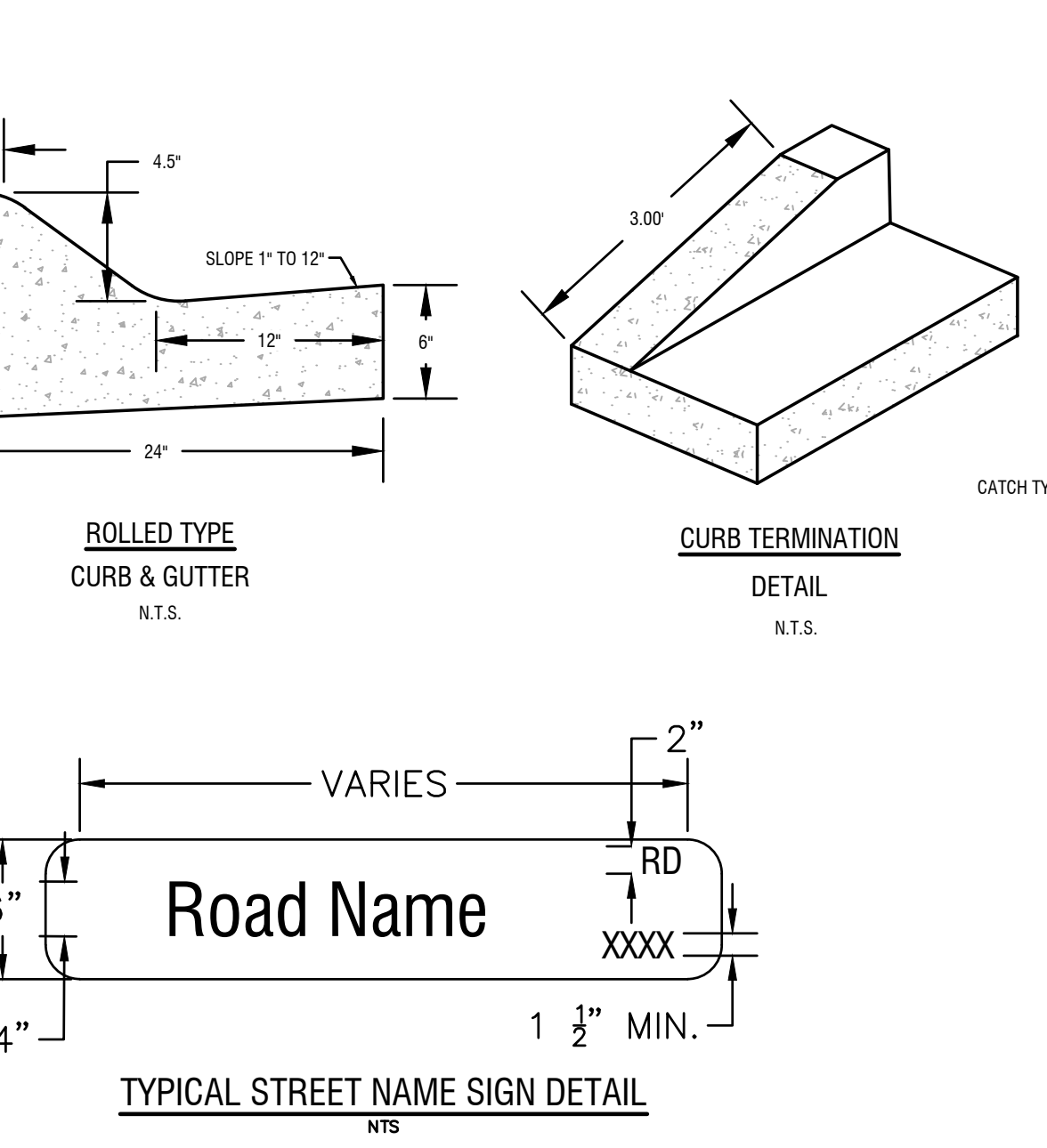
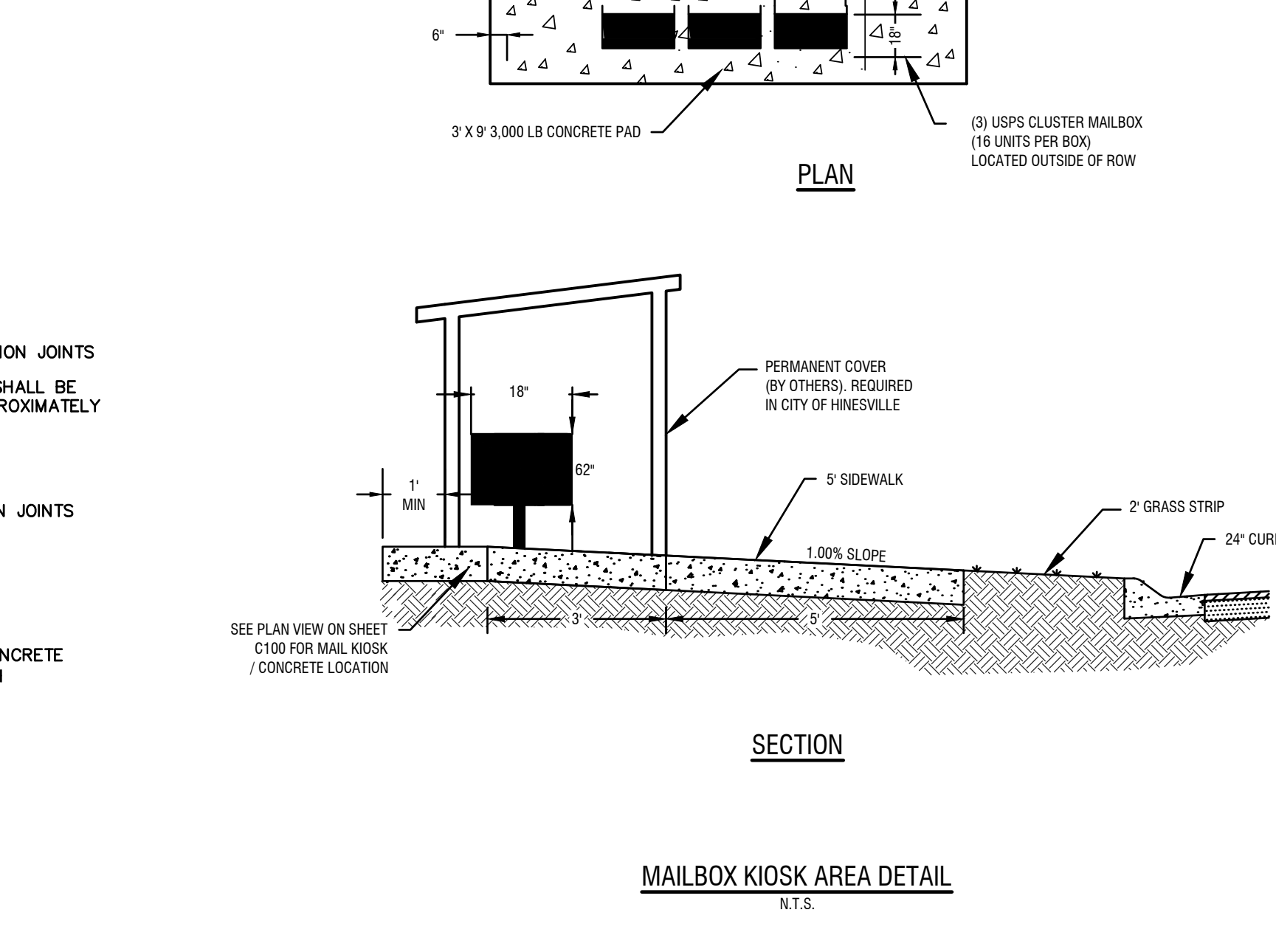
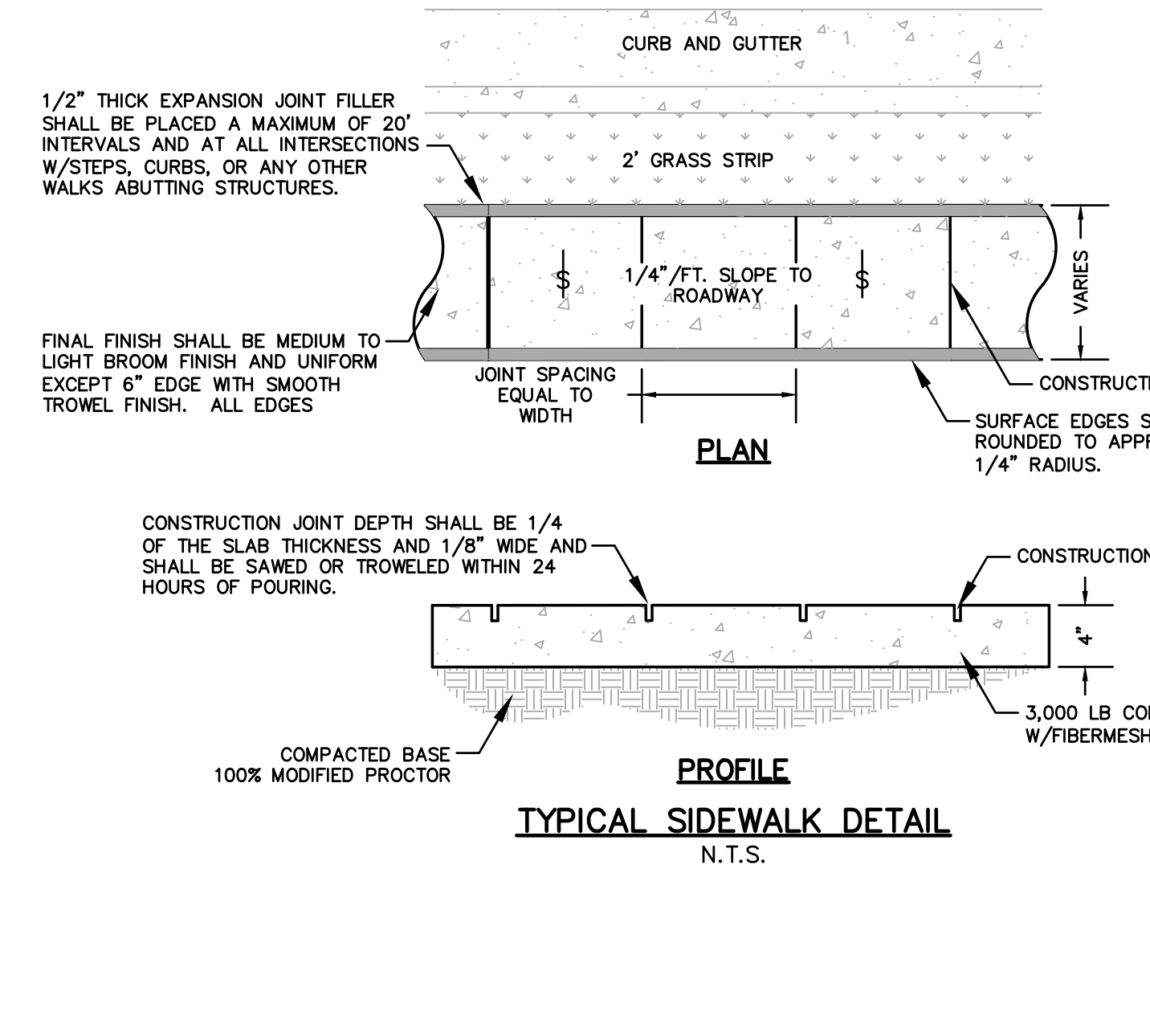
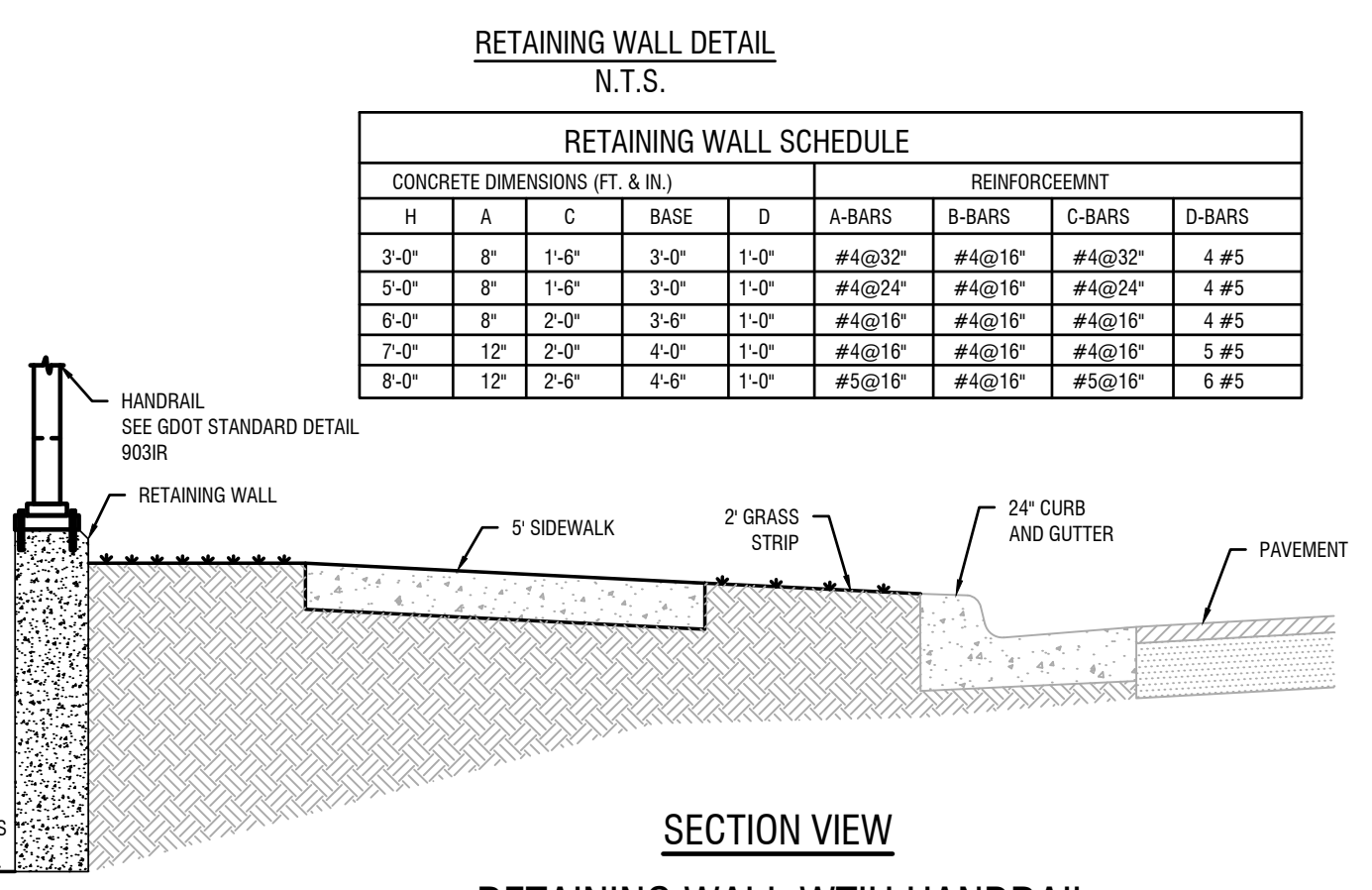
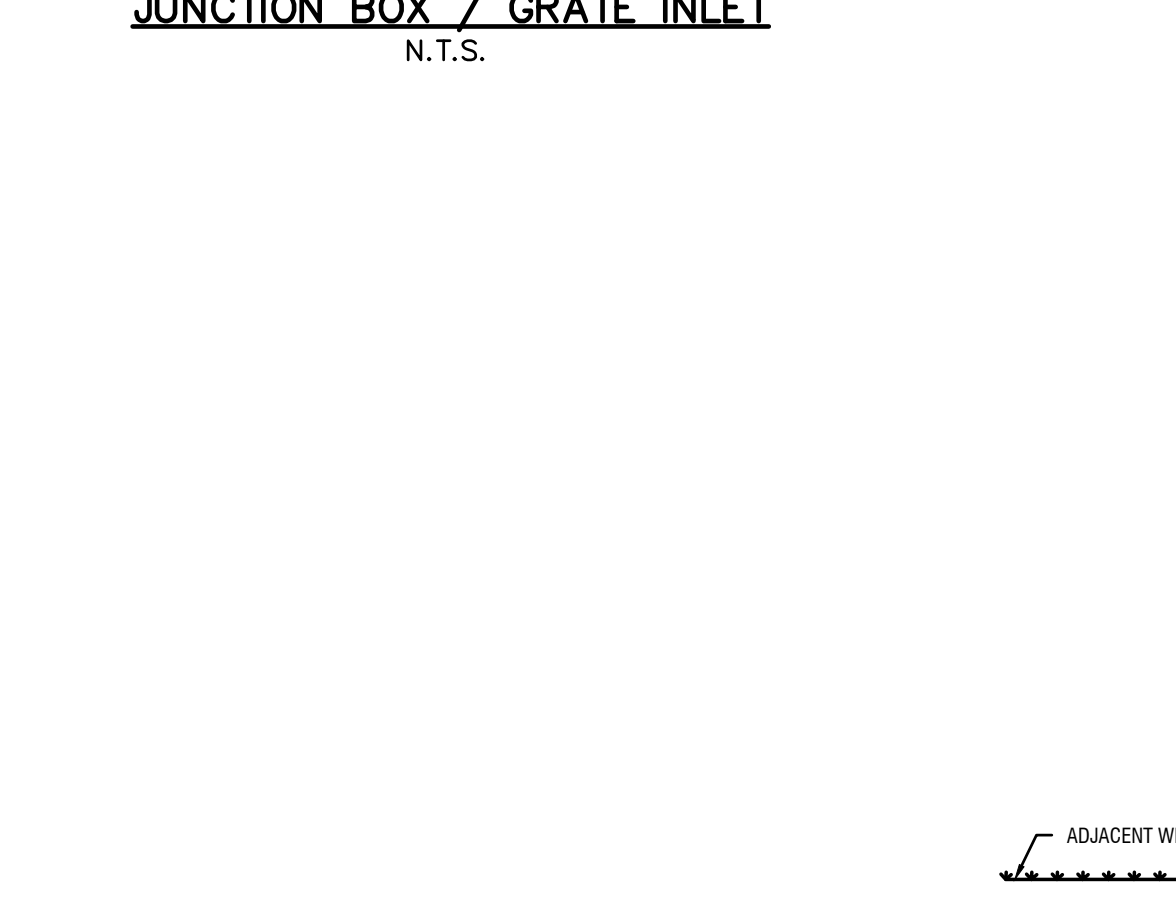
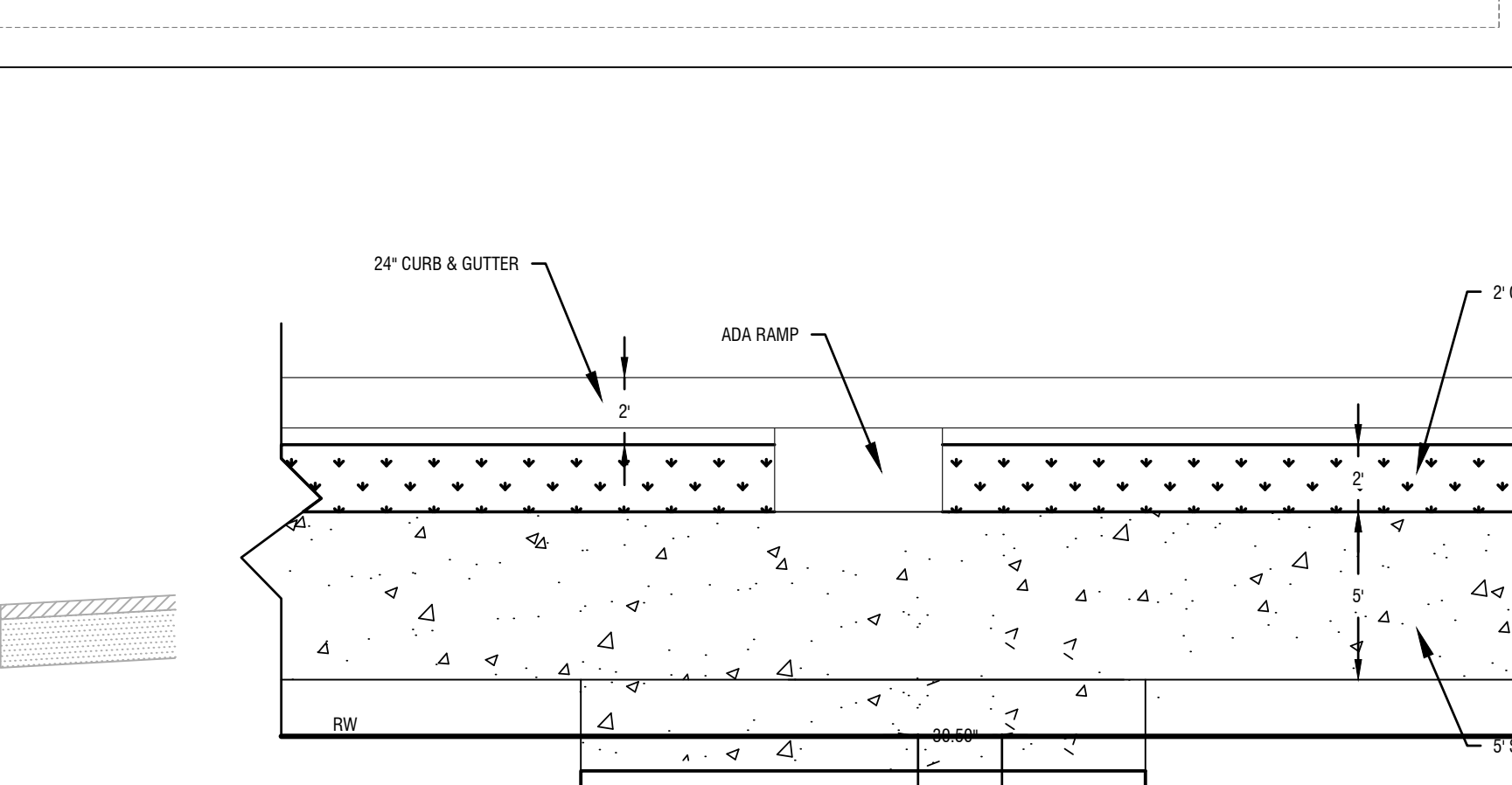
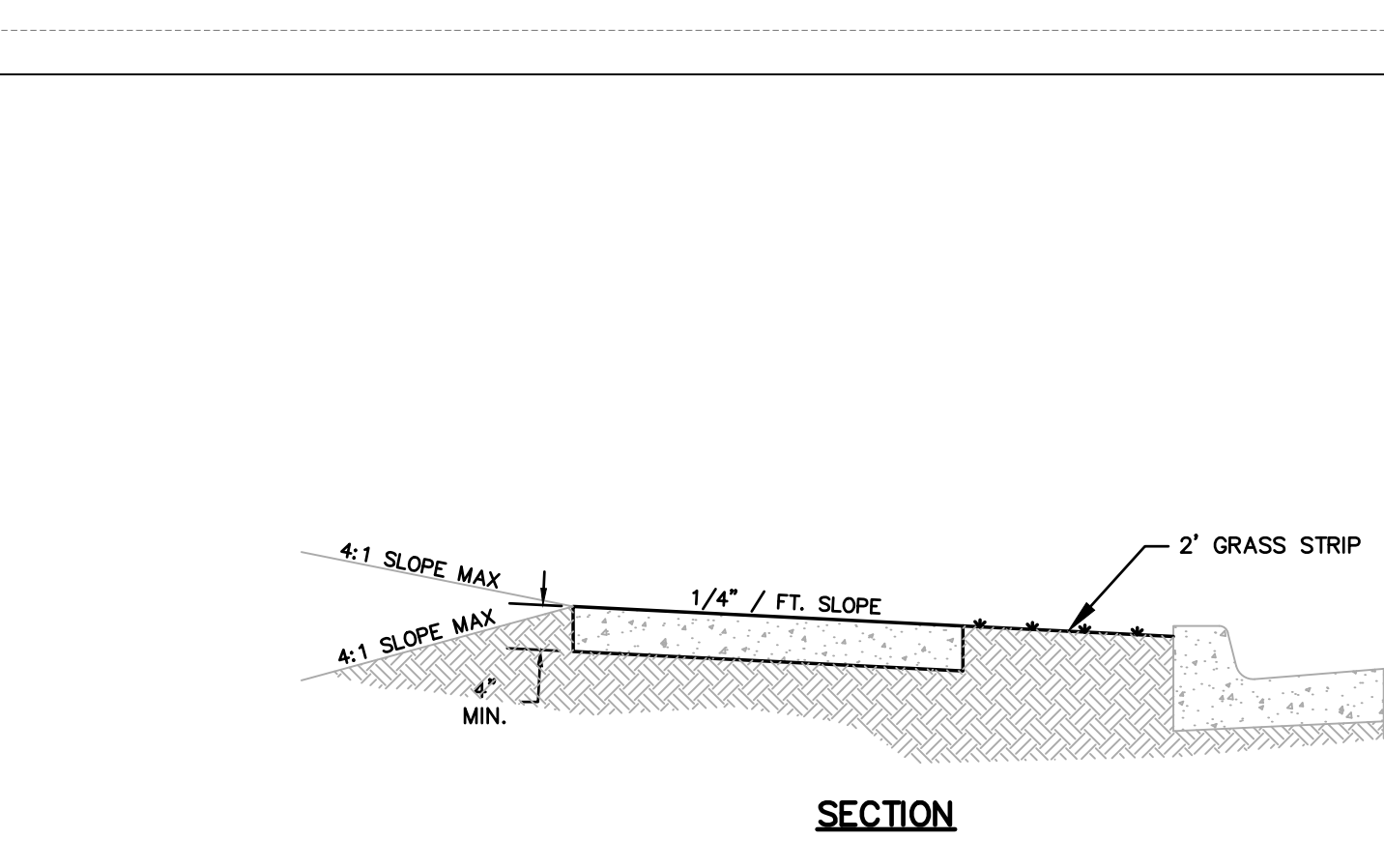
MARCH 12, 2002

NUMBER **A3**



RETAINING WALL SCHEDULE

CONCRETE DIMENSIONS (FT. & IN.)				REINFORCEMENT			
H	A	C	BASE	A-BARS	B-BARS	C-BARS	D-BARS
3'-0"	8"	1'-6"	3'-0"	1'-0"	#4@32"	#4@16"	#4@32"
5'-0"	8"	1'-6"	3'-0"	1'-0"	#4@24"	#4@16"	#4@24"
8'-0"	8"	2'-0"	3'-0"	1'-0"	#4@16"	#4@16"	#4@16"
7'-0"	12"	2'-0"	4'-0"	1'-0"	#4@16"	#4@16"	#4@16"
8'-0"	12"	2'-6"	4'-6"	1'-0"	#5@16"	#4@16"	#5@16"



REVISIONS:

1.	GSWCC COMMENTS
2.	LCPC COMMENTS
3.	GSWCC COMMENTS
4.	LCPC COMMENTS

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
MARCUS E. SACK

DATE: 10/27/25

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SHANKEN TOWNHOMES

DETAILS

C603

FILE NO: 2024-70

PLOT DATE: October 27, 2025

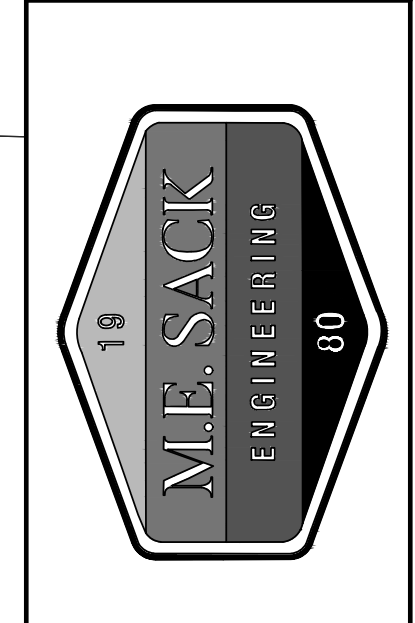
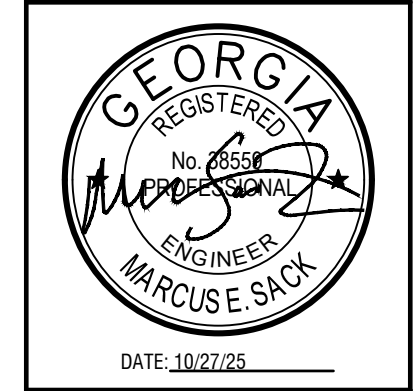


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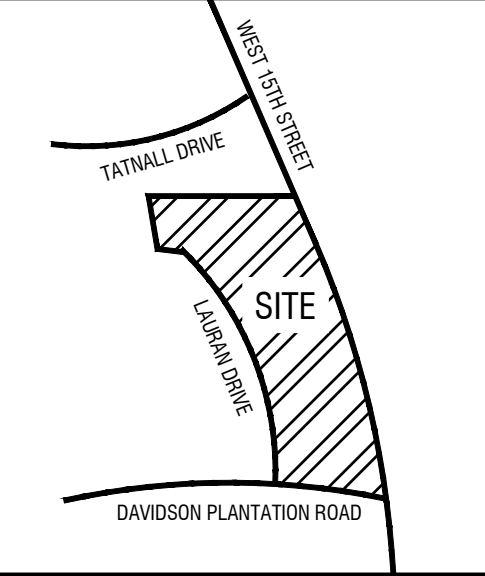
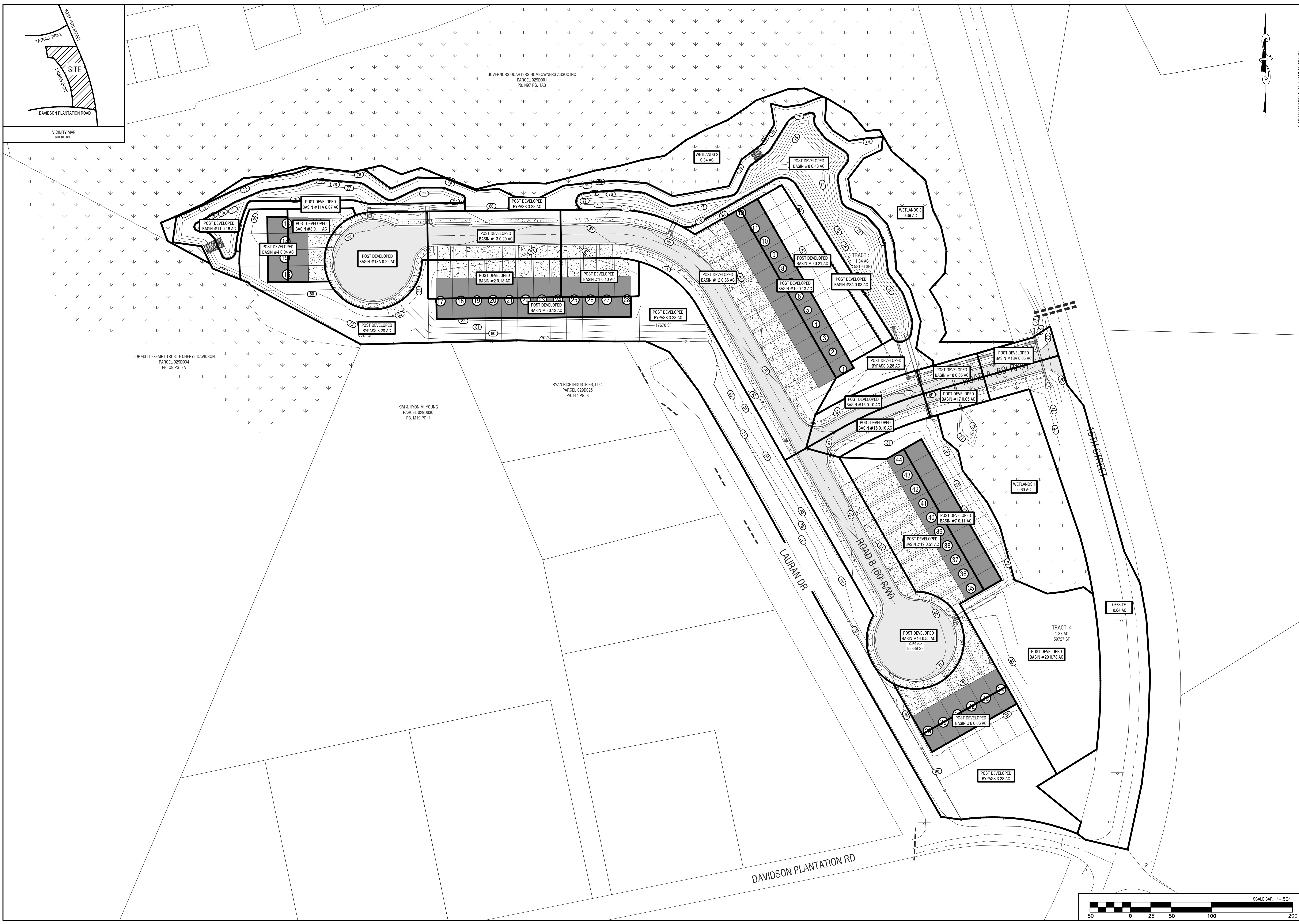
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**SHANKEN
TOWNHOMES**

PRE-DEVELOPED
BASIN MAP

C700

FILE NO: 2024-70
 PLOT DATE: October 27, 2025

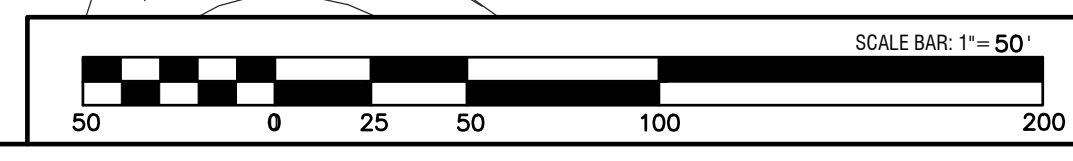


JDP GSTT EXEMPT TRUST F CHERYL DAVIDSON
PARCEL 0290034
PB. 09 PG. 3A

KIM & HYON M. YOUNG
PARCEL 0290030
PB. M19 PG. 1

RYAN RICE INDUSTRIES, LLC.
PARCEL 0290025
PB. 144 PG. 3

GOVERNORS QUARTERS HOMEOWNERS ASSOC INC
PARCEL 0290001
PB. N97 PG. 1A



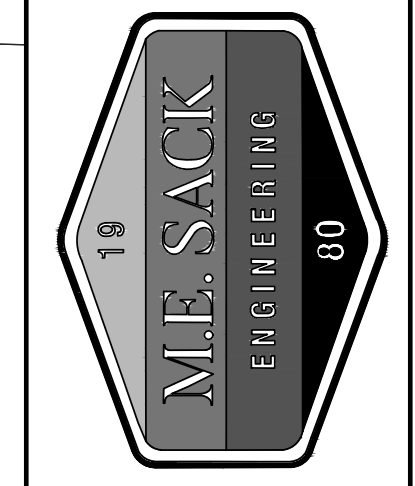
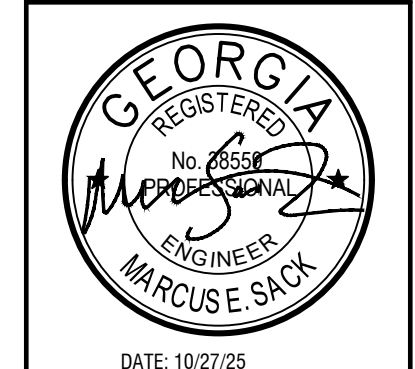
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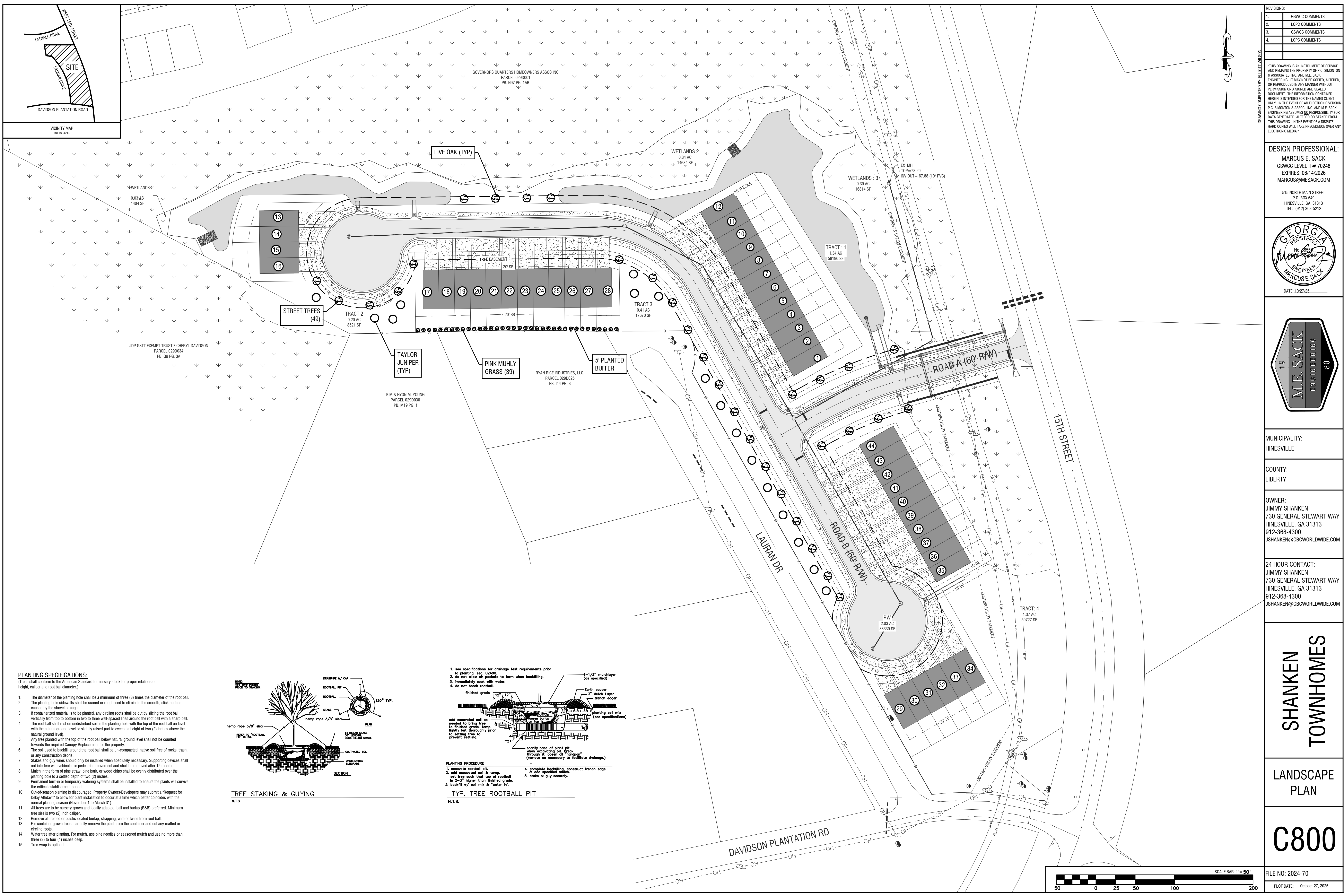
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**SHANKEN
TOWNHOMES**

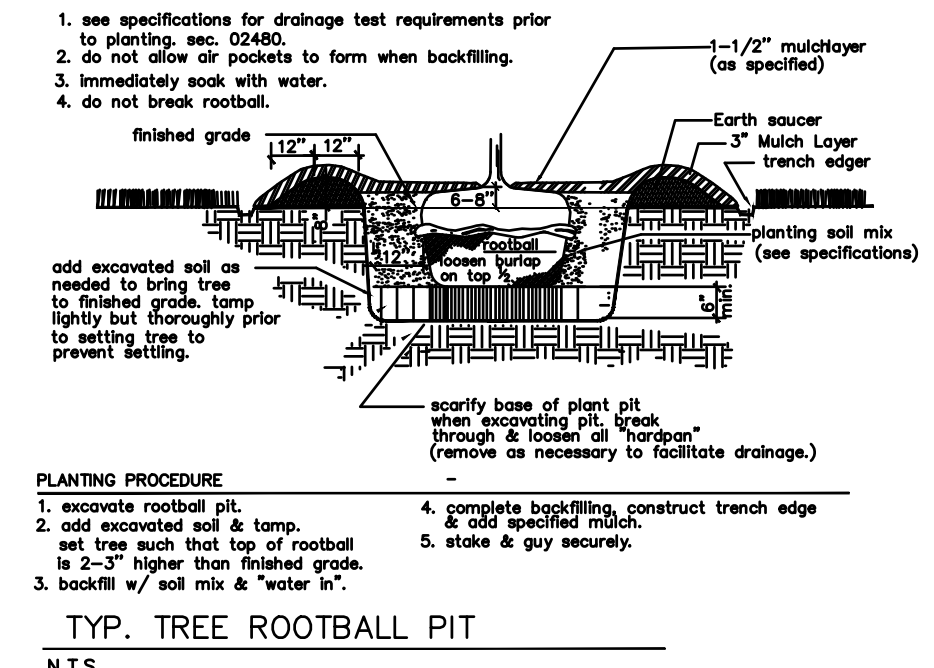
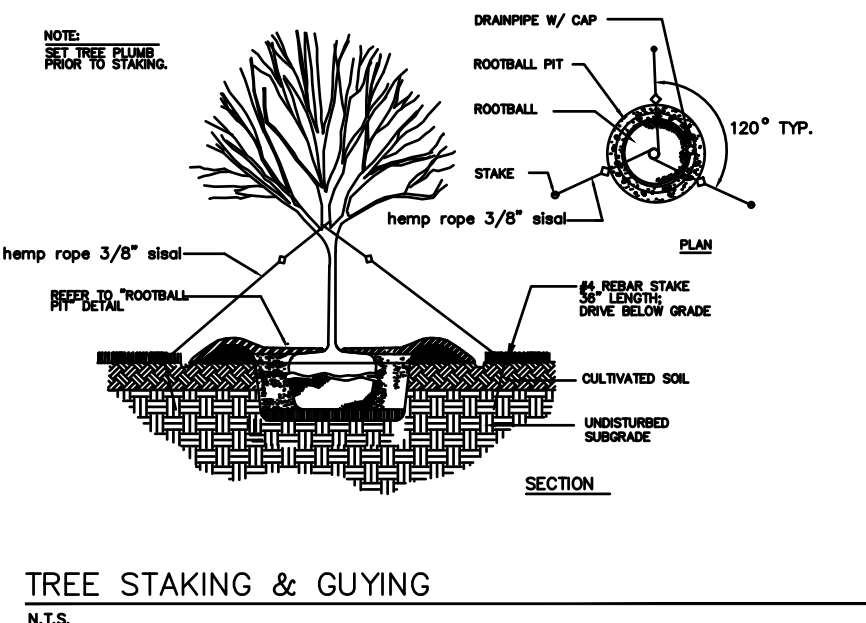
POST
DEVELOPED
BASIN MAP

C701

FILE NO: 2024-70
PLOT DATE: October 27, 2025



- PLANTING SPECIFICATIONS:**
(Trees shall conform to the American Standard for nursery stock for proper treatments of height, caliper and root ball diameter.)
- The diameter of the planting hole shall be a minimum of three (3) times the diameter of the root ball.
 - The planting hole sidewalls shall be scored or roughened to eliminate the smooth, slick surface caused by the shovel or auger.
 - If containerized material is to be planted, any circling roots shall be cut by slicing the root ball vertically from top to bottom in two to three well-spaced lines around the root ball with a sharp ball.
 - The root ball shall rest on undisturbed soil in the planting hole with the top of the root ball on level with the natural ground level or slightly raised (not to exceed a height of two (2) inches above the natural ground level).
 - Any tree planted with the top of the root ball below natural ground level shall not be counted towards the required Canopy Replacement for the property.
 - The soil used to backfill around the root ball shall be un-compacted, native soil free of rocks, trash, or any construction debris.
 - Stakes and guy wires should only be installed when absolutely necessary. Supporting devices shall not interfere with vehicular or pedestrian movement and shall be removed after 12 months.
 - Mulch in the form of pine straw, pine bark, or wood chips shall be evenly distributed over the planting hole to a settled depth of two (2) inches.
 - Permanent built-in or temporary watering systems shall be installed to ensure the plants will survive the critical establishment period.
 - Out-of-season planting is discouraged. Property Owners/Developers may submit a "Request for Delay Affidavit" to allow for plant installation to occur at a time which better coincides with the normal planting season (November 1 to March 31).
 - All trees are to be nursery grown and locally adapted, ball and burlap (B&B) preferred. Minimum tree size is two (2) inch caliper.
 - Remove all treated or plastic-coated burlap, strapping, wire or twine from root ball.
 - For container grown trees, carefully remove the plant from the container and cut any matted or circling roots.
 - Water tree after planting. For mulch, use pine needles or seasoned mulch and use no more than three (3) to four (4) inches deep.
 - Tree wrap is optional.



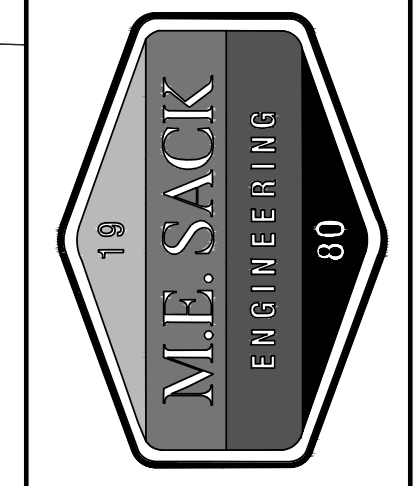
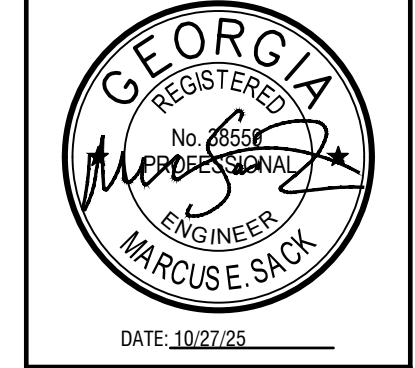
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**SHANKEN
TOWNHOMES**

LANDSCAPE
PLAN

C800

FILE NO: 2024-70
PLOT DATE: October 27, 2025

