

DEKALB CO. PERMIT NUMBER:
AP# 3160302

SITE WORK CONSTRUCTION DRAWINGS

FOR:

DRESDEN ELEMENTARY SCHOOL REPLACEMENT

GDOE FACILITY CODE: 628-0613

2449 DRESDEN DRIVE NE

CHAMBLEE, GA 30341

PREPARED FOR:

DEKALB COUNTY SCHOOL DISTRICT



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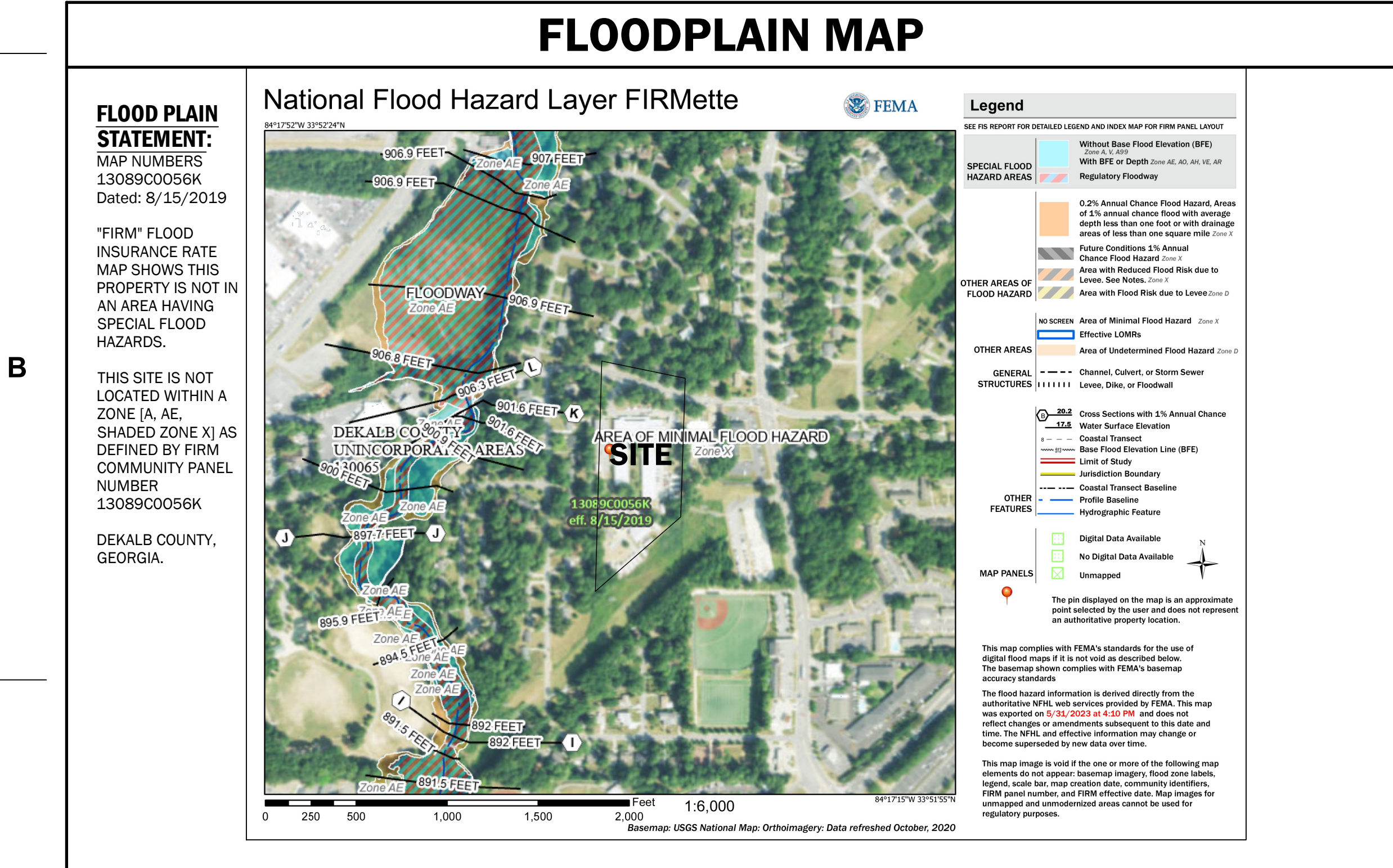
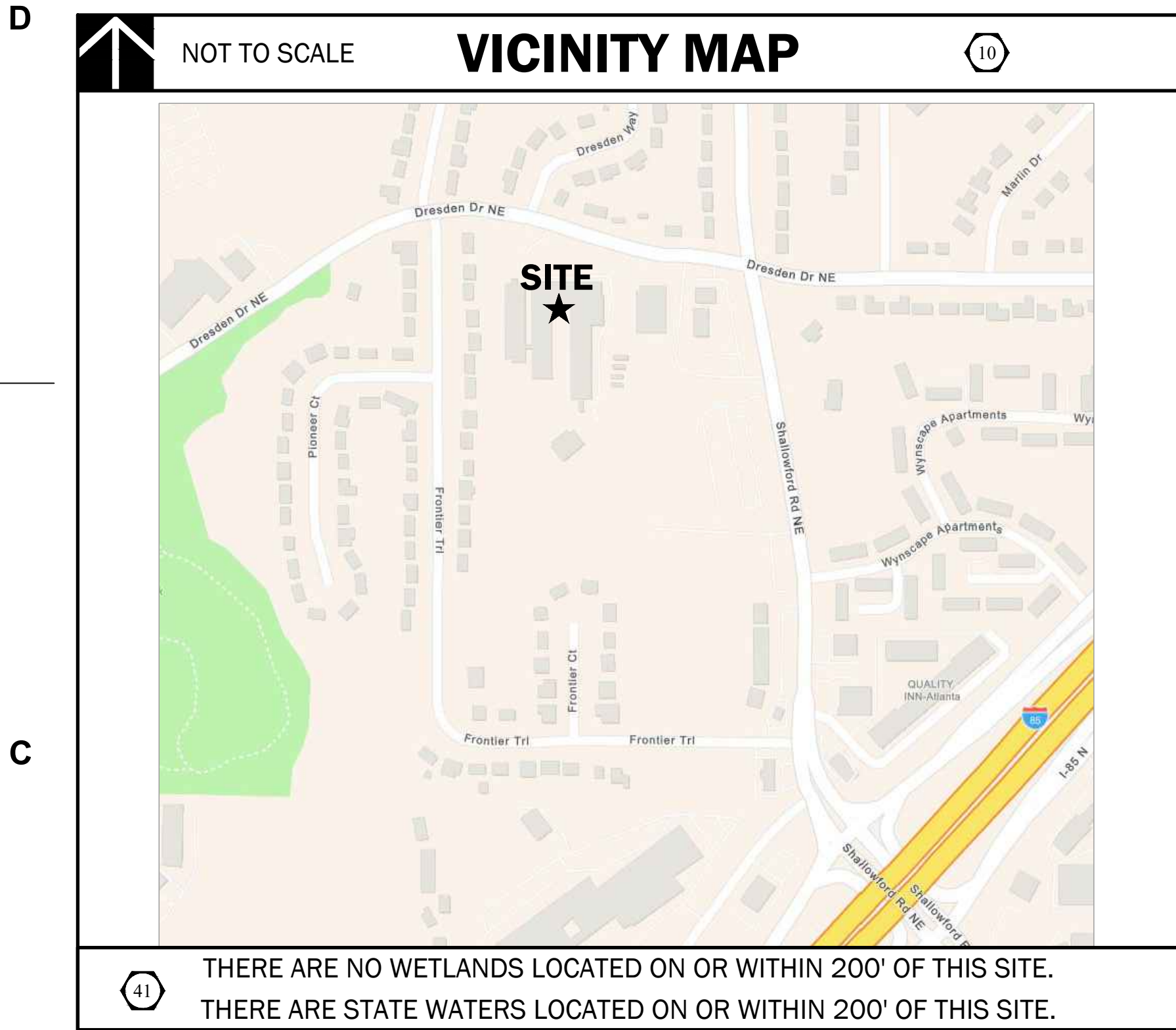
Architects Engineers, Inc.
2727 Paces Ferry Road | Bldg 1 | Suite 1800
Atlanta | Georgia | 30339
T 770-933-9242 | F 770-933-9246

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Board of Professional Engineers License
No. PE030327

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DOCUMENT HISTORY	
03/22/24	PERMIT SET
08/14/24	CITY PERMIT SET
11/04/24	LDP RESUBMITTAL
12/11/24	LDP RESUBMITTAL
01/31/25	LDP RESUBMITTAL
02/06/25	LDP RESUBMITTAL
01/09/26	CHANGES TO APPROVED

BREEDLOVE LAND PLANNING
Landscape Architects ♦ Civil Engineers
15 Simpson Street, NW, Atlanta, GA 30308
P: 770-483-1173 ♦ www.landplanning.net



SUSTAINABILITY MEASURES & VALUES

ENERGY EFFICIENT FIXTURES: 1 POINT THE BUILDING WILL UTILIZE 100% LED LIGHTING FIXTURES.
WATER-EFFICIENT LANDSCAPING: 1 POINT THE PROJECT WILL UTILIZE ALL NATIVE, DROUGHT-TOLERANT PLANT MATERIAL WHICH WILL NEGATE THE NEED FOR A PERMANENT IRRIGATION SYSTEM.
GREEN INFRASTRUCTURE: UNDETERMINED VALUE (2 POINTS) THE PROJECT UTILIZES TWO (2) BIORETENTION CELLS SEE SHEET C310 AND C315.
SPECIMEN TREE PRESERVATION: 1 POINT THE PROJECT WILL PRESERVE AT LEAST FOUR (4) SPECIMEN TREES A 2" OAK, 21" OAK, 10" CHERRY, AND AN 8" CHERRY WILL BE PRESERVED.
A TOTAL OF 5 POINTS CAN BE ACHIEVED THROUGH THE ABOVE SUSTAINABILITY MEASURES. ADDITIONAL POINTS COULD BE AVAILABLE DEPENDING ON THE DETERMINED VALUE ASSIGNED TO GREEN INFRASTRUCTURE.

ENGINEER'S CERTIFICATION STATEMENT

ENGINEER'S CERTIFICATION STATEMENT:

With my initials at the line above and my seal and signature below, I Matthew Tanner

A professional Engineer, Architect or Landscape Architect licensed in the State of Georgia, hereby certify that I have personally reviewed the attached submittal plans for a land disturbance permit. In my opinion these submittal plans meet all applicable regulations and ordinances of DeKalb County. DeKalb County and other affected parties may rely on this certification.

Signed: _____

Georgia Registration#: PE030454

PROJECT DATA

PROJECT ADDRESS: 2449 DRESDEN DRIVE NE
CHAMBLEE, GA 30341

PARCEL ID: 16 245 05 053
LAND LOT/DISTRICT: 245 026 05 053
CLASS: E-6 EDUCATIONAL INSTITUTIONS
ZONING: NE-1
PROPOSED USE: K-8 EDUCATIONAL

TOTAL AREA OF SITE: 3.11 ACRES
DISTURBED AREA: 3.11 ACRES

EX SITE PRESERVATION: 3.68 ACRES
PROJ SITE PRESERVATION: 4.1 ACRES (44.6% OF SITE)

DEKALB LDP NUMBER: JPM1909202
CHAMBLEE LDP NUMBER: 1314

SEE CODES FOR ACTION LETTER PZ2024-0178

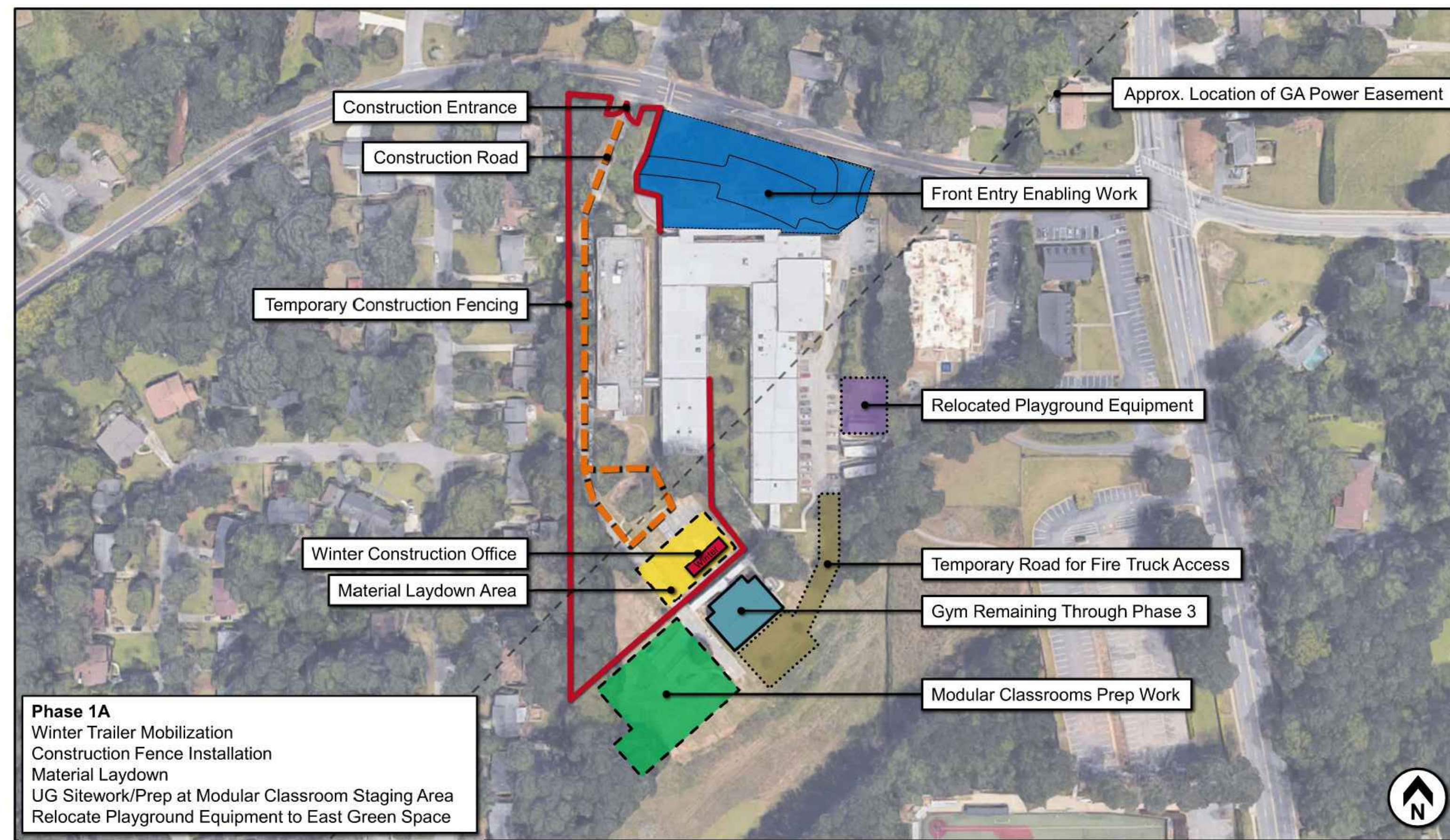
NOTES PERMIT REQUIRED: YES (MORE THAN 1 ACRE OF DISTURBANCE)
FEES TO DEKALB COUNTY: \$XX,000 (XX ACRES X \$40/ACRE)
CONSTRUCTION EXIST COORDINATES: 101

DEKALB CO. REQUIRED NOTES

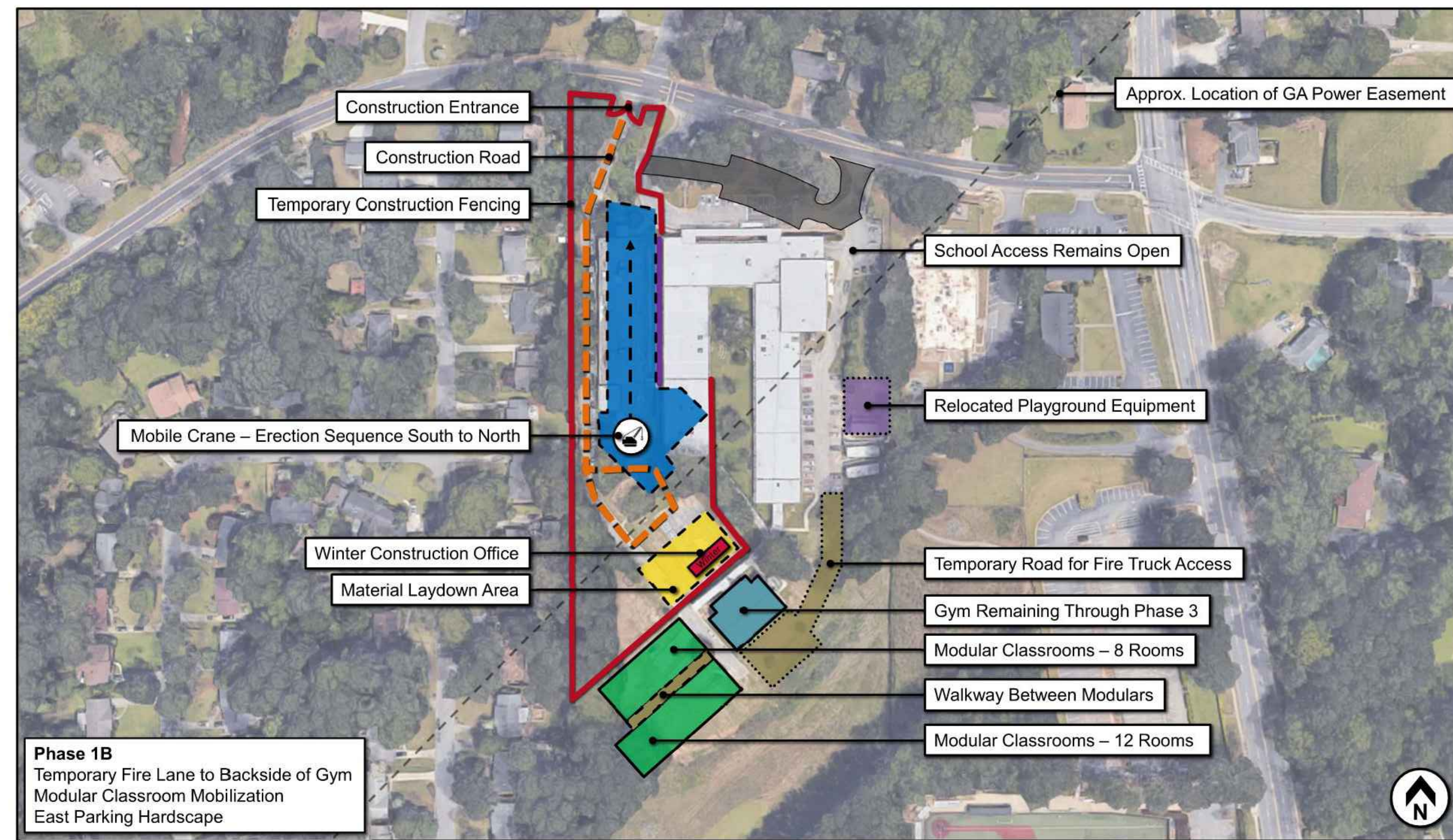
DEKALB COUNTY DEVELOPMENT FILE #

SCOPE OF WORK: THE PROJECT PROPOSES TO DEMOLISH EXISTING SCHOOL BUILDING AND BUILD NEW SCHOOL BUILDING. THE PROJECT WILL ALSO CONSTRUCT NEW DRIVES, PARKING

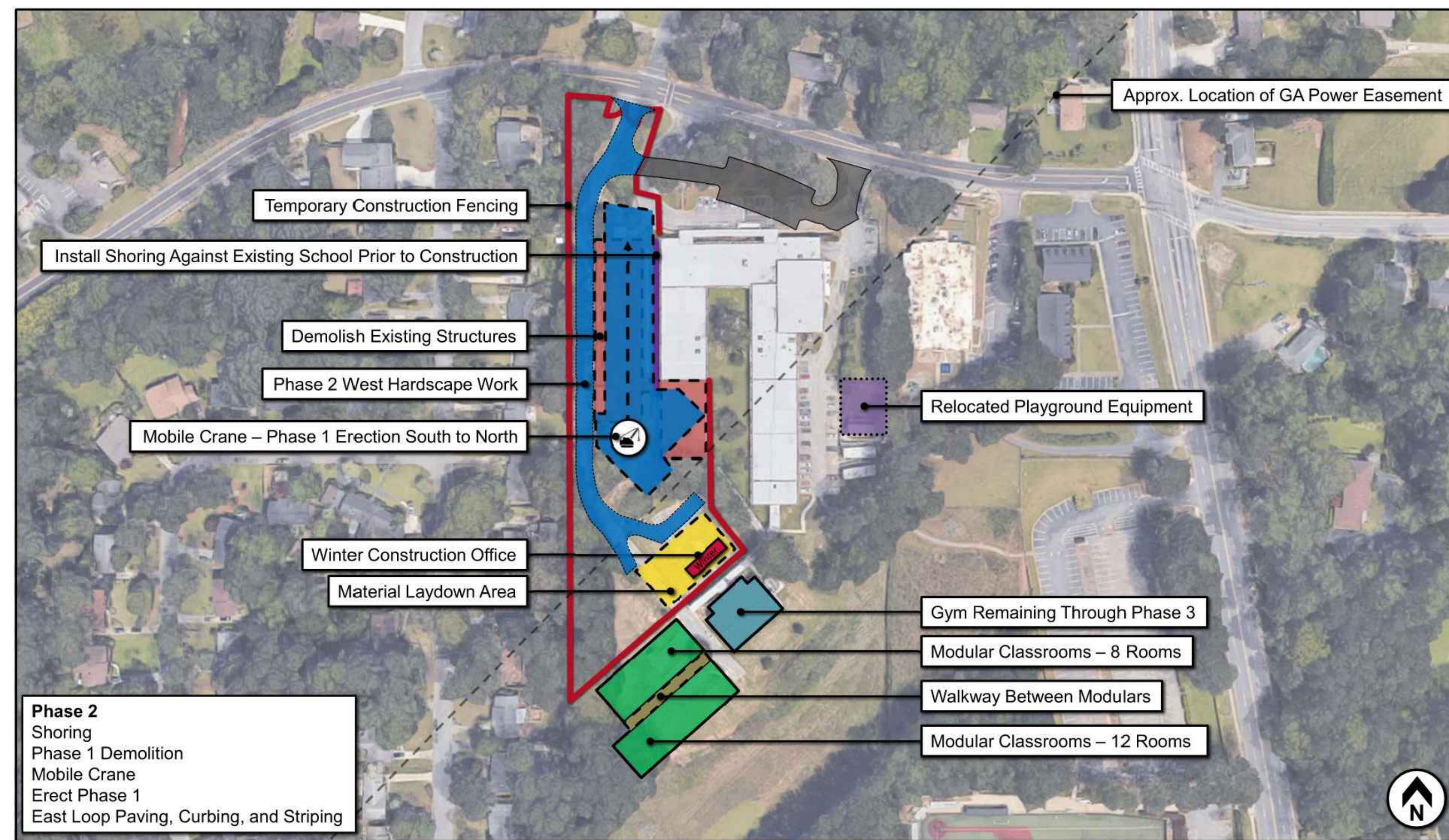
 PLANNING AND DEVELOPMENT DEPARTMENT CITY OF CHAMBLEE 3518 BROAD STREET CHAMBLEE, GA 30341 July 23, 2024 Bobby Molleur Breedlove Land Planning 1020 Old Bishop Road Bishop, GA 30621 RE: PZ2024-1278: Dresden Elementary Development of Community Impact - 2449 Dresden Drive Dear Mr. Molleur, This letter serves to confirm that at its regularly scheduled meeting on July 16, 2024, City Council APPROVED the Development of Community Impact for application PZ2024-1278 with the following conditions: - The development shall be constructed in substantial conformity with the Site Plan and Elevations received by the Planning and Development Department on April 3, 2024, and June 28, 2024, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director. - The retaining walls shall be faced with brick to match building façade and shall not be constructed of modular concrete block. - The brick color for brick used throughout the site shall be integrated into the substrate of the brick and shall not be painted. No color coating shall be applied. - Metal panel shall be made of aluminum composite or of sufficient thickness or gauge to mitigate potential oil canning. - The applicant shall install adequate sound and light barriers to protect the adjacent neighborhood to the west from negative impacts from noise and light, as reviewed and approved by the Planning and Development Director. - The applicant shall add architectural detailing in lieu of additional fenestration along Dresden Drive façade. - The applicant shall install enhanced landscaping within the area between the building and the sidewalk clear zone along Dresden Drive. Additionally, the applicant shall install, at a minimum, one bench, one trash, and one recycling receptacle. These additional amenities shall be installed outside of but adjacent to the sidewalk. <td>  PLANNING AND DEVELOPMENT DEPARTMENT CITY OF CHAMBLEE 3518 BROAD STREET CHAMBLEE, GA 30341 - In order to increase the sense of community, the applicant shall work with the Chamblee Public Arts Commission to install artwork or other features along the frontage of Dresden Drive. - The applicant shall prepare an alternative parking lot landscaping plan that will meet or exceed the number of plantings required by Section 320-21 for this area. The final design shall be reviewed and approved by the Planning and Development Department. - The applicant shall provide the Planning and Development Department with a traffic flow diagram that documents the details for the proposed flow of traffic. - The applicant shall provide the Planning and Development Department with a Traffic Impact Study that includes the analysis of all the trips generated by the site. This includes, but is not limited to, trips generated by students, teachers, and staff. The applicant shall install all improvements recommended by the Traffic Impact Study. - The applicant shall continue the streetscape east of the site, where the widened travel lane is proposed. The applicant shall acquire this right of way at no cost to the city. - The School District shall provide a bicycle and pedestrian connection to the future trail Segment 3d within the Chamblee Master Trail Plan 2023. Final location and design shall be approved by the Planning and Development Department. The following variances from Title II of the Unified Development Ordinance were APPROVED: - Variance from Section 240-13(b)(47)(a)(3) to not setback the parking lot 20 feet from the property line. - Variance from Section 240-13(b)(47)(a)(4) to not provide a continuous landscaped buffer at least 30 feet wide along all side or rear property lines adjacent to NR-1 zoned property. - Variance from Section 240-13(b)(47)(a)(5) to exceed the maximum building height from 50 feet to 60 feet. The following waivers from Title II and III of the Unified Development Ordinance were APPROVED: - Waiver from Section 230-26 (e)(3) to install the street trees within the supplemental zone instead of the landscape strip. - Waiver from Section 230-26(g)(1) to allow the supplemental zone to not be hardscaped. <td>  PLANNING AND DEVELOPMENT DEPARTMENT CITY OF CHAMBLEE 3518 BROAD STREET CHAMBLEE, GA 30341 - Waiver from Section 230-26(g)(1)(a)(1) to not locate the façade immediately adjacent to the supplemental zone. - Waiver from Section 230-27(a)(6) to not provide a minimum fenestration of 30 percent of the length of the building façades. - Waiver from Section 230-30(a)(4) to reduce the publicly accessible open space from 50% of the overall open space on site to 0%. - Waiver from Section 320-12(b)(2) to not install buffer landscaping. - Waiver from Section 320-21(a)(1) to not install landscape islands. - Waiver from Section 320-21(a)(4) to not install the five-foot-wide grass strip between head-to-head parking spaces. - Waiver from Section 350-2(a)(1)(c) to exceed the driveway entrance width from 24 feet wide to 38 feet wide. - Waiver from Section 350-2(a)(1)(e) to allow driveways and drive aisles between the sidewalk and the building. The following variance and waivers from Title II and III of the Unified Development Ordinance were DENIED: - Variance from Section 250-8(a)(1) to not provide compact parking spaces. - Waiver from Section 230-26 (a) to reduce the landscape strip from 5 feet wide to 2 feet wide. - Waiver from Section 230-26 (e)(4) to not install the pedestrian lights within the landscape strip. The action taken on your application will become final upon approval of the meeting minutes at the August 20, 2024, regularly scheduled City Council meeting. If you have any questions, please contact me at 470-395-2344 or jmaximuk@chambleega.gov. Sincerely,  John Maximuk Planning and Development Director P 770.986.5010 F 770.986.5014 W www.chambleega P 770.986.5010 F 770.986.5014 W www.chambleega P 770.986.5010 F 770.986.5014 W www.chambleega </td></td>	 PLANNING AND DEVELOPMENT DEPARTMENT CITY OF CHAMBLEE 3518 BROAD STREET CHAMBLEE, GA 30341 - In order to increase the sense of community, the applicant shall work with the Chamblee Public Arts Commission to install artwork or other features along the frontage of Dresden Drive. - The applicant shall prepare an alternative parking lot landscaping plan that will meet or exceed the number of plantings required by Section 320-21 for this area. 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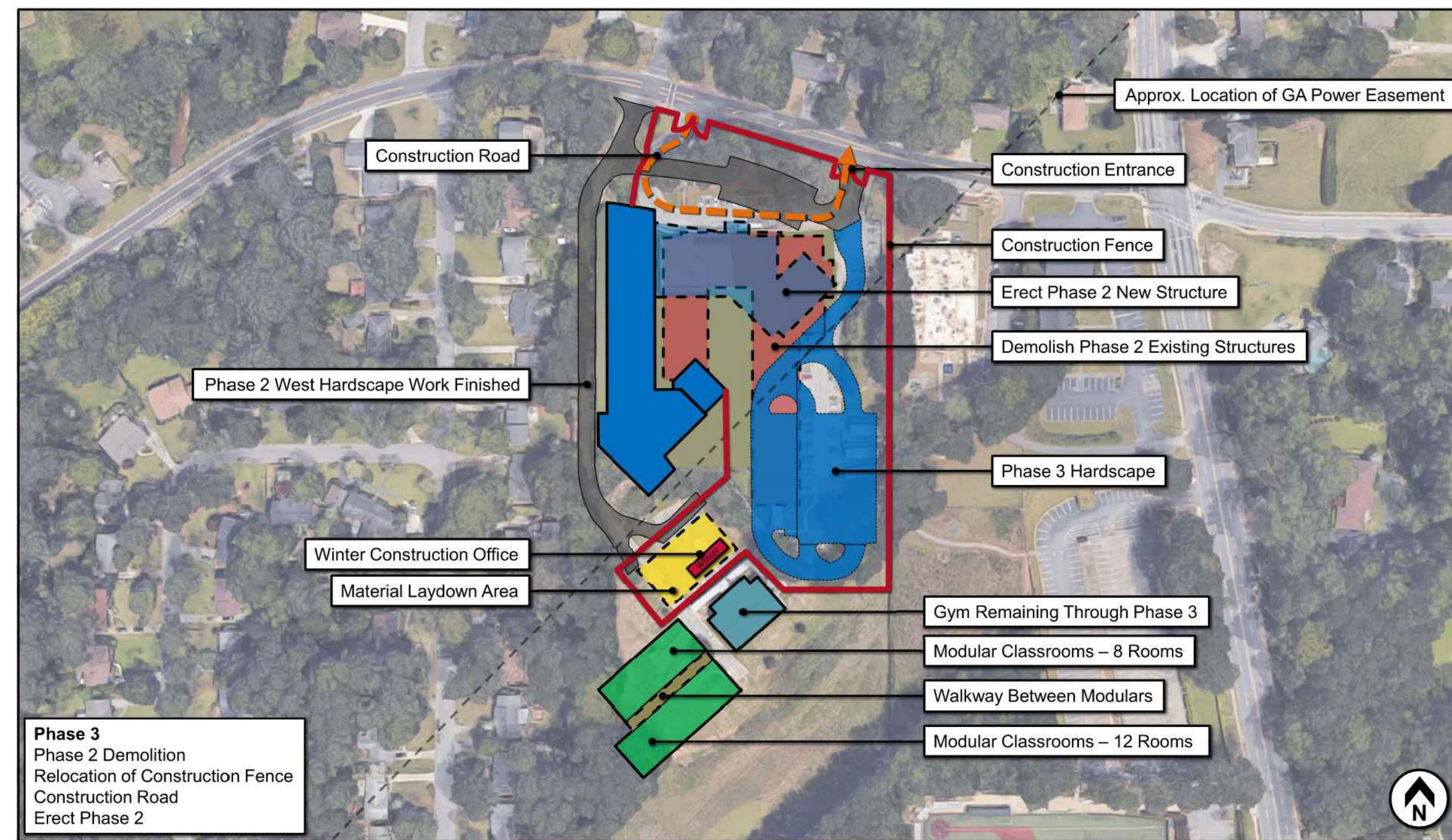
Dresden Elementary School
Site Logistics – Phase 1A



Dresden Elementary School
Site Logistics – Phase 1B

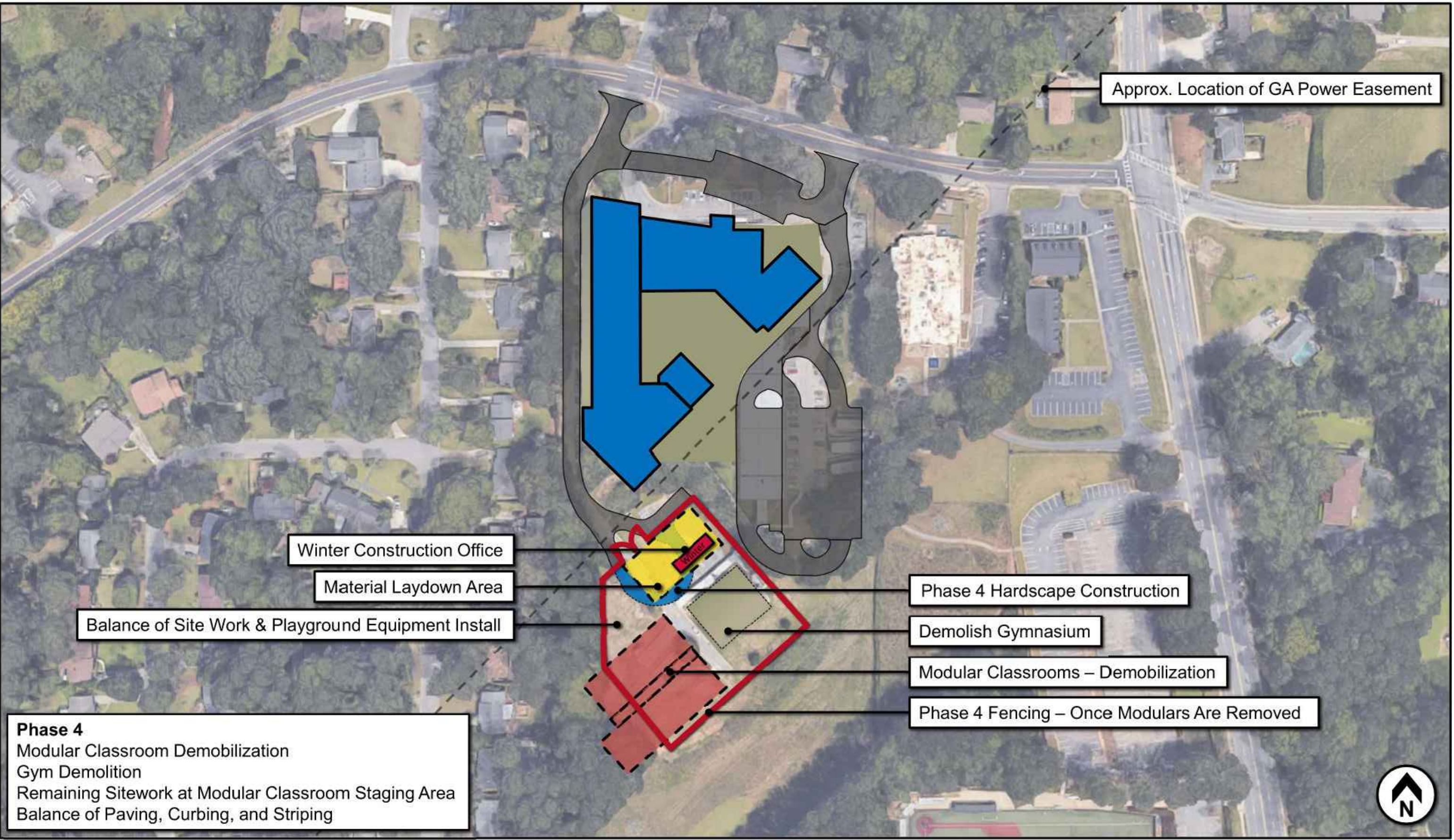


Dresden Elementary School
Site Logistics – Phase 2



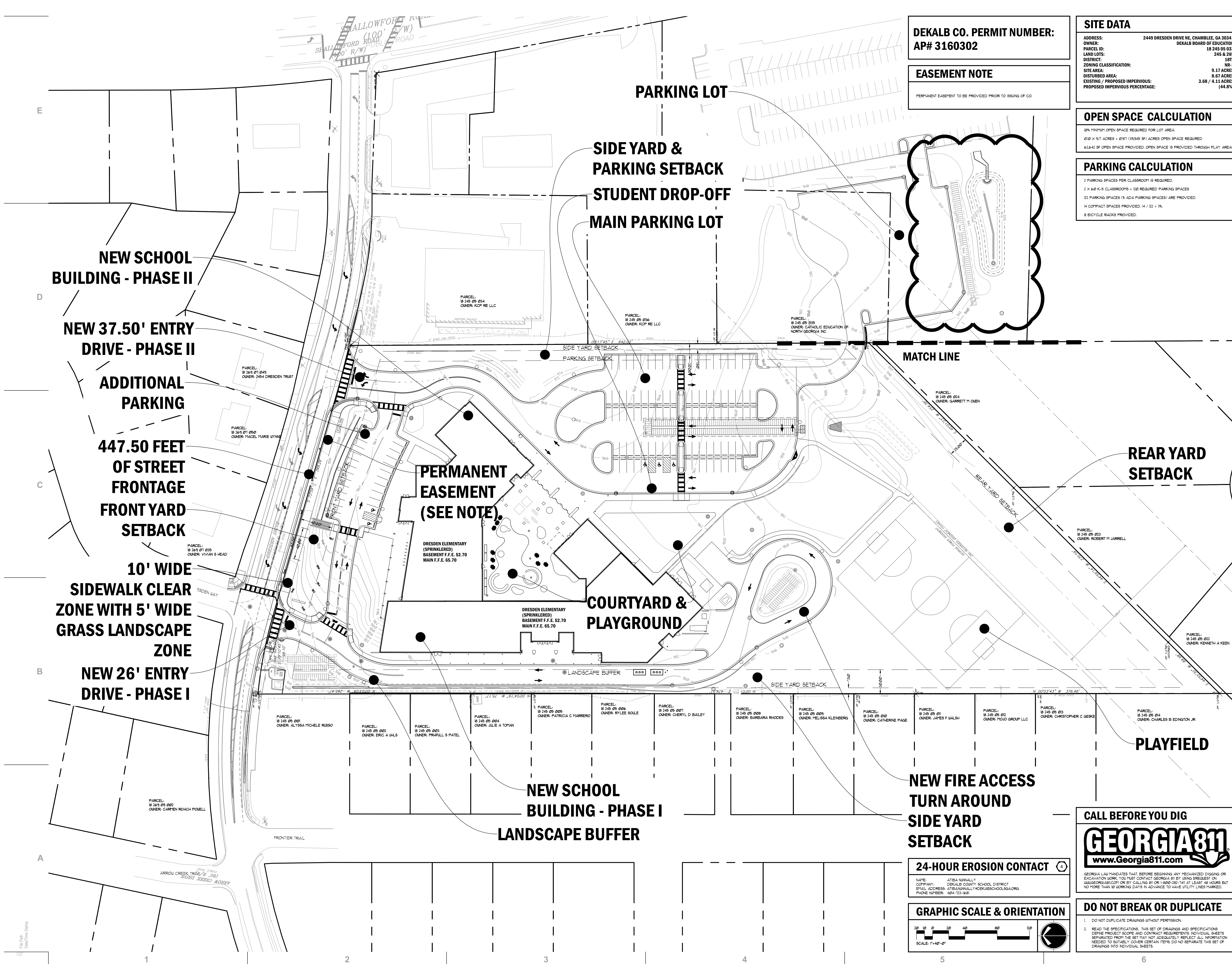
Dresden Elementary School
Site Logistics – Phase 3





Dresden Elementary School
Site Logistics – Phase 4







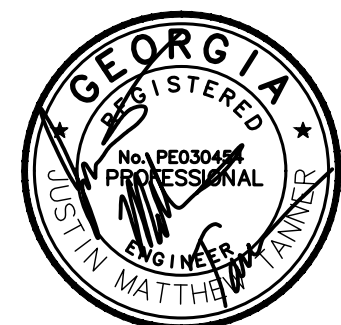
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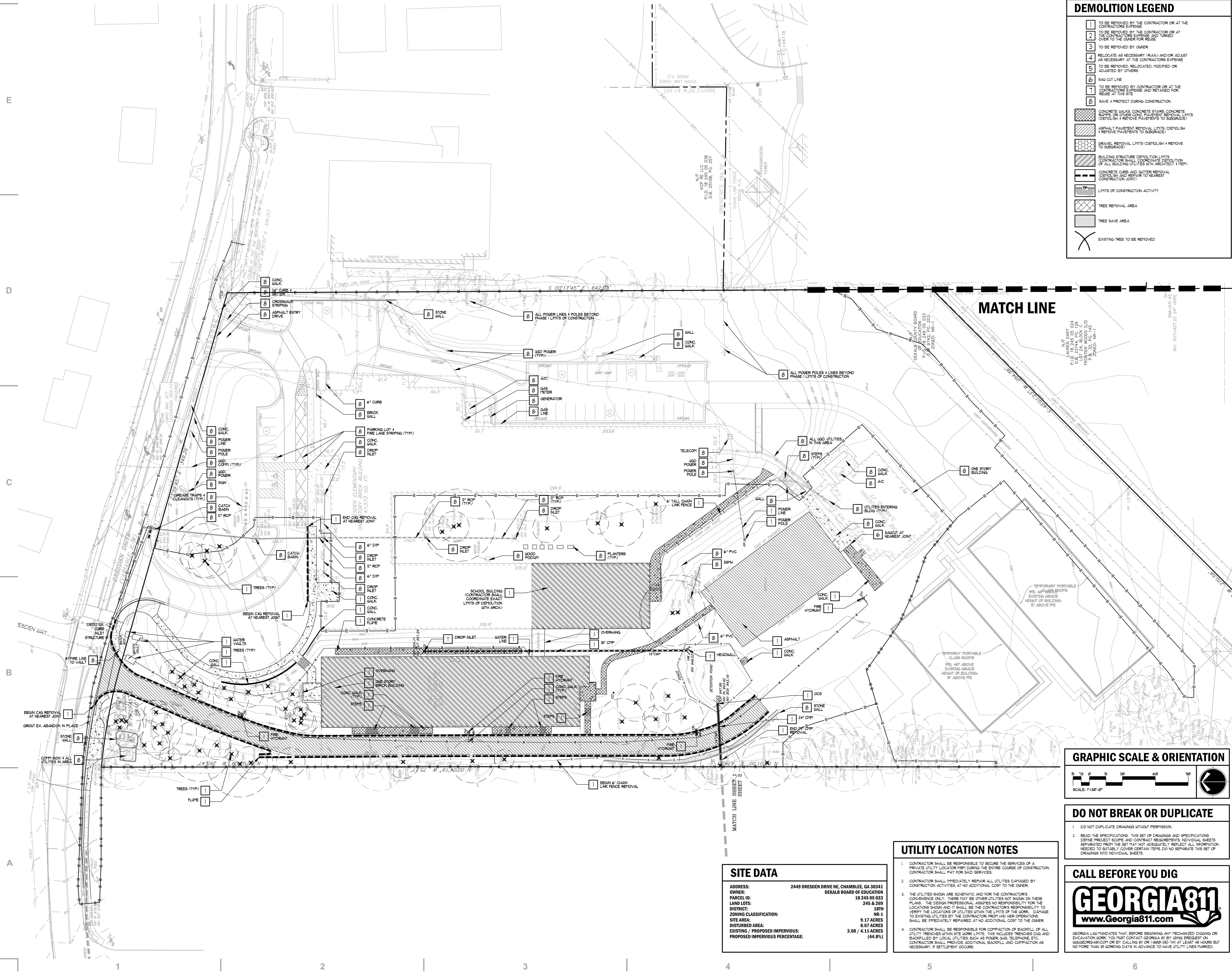
DRESDEN ELEMENTARY SCHOOL REPLACEMENT
2449 DRESDEN DR. NE
CHAMBLEE, GA 30341
DEKALB COUNTY SCHOOL DISTRICT



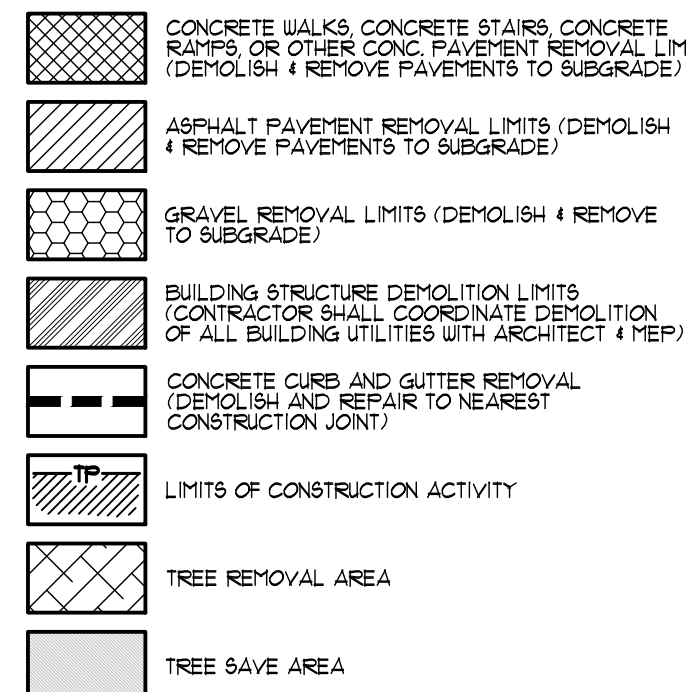
TITLE

DEMOLITION & REMOVAL PLAN

C-150



1	TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE
2	TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND TURNED OVER TO THE OWNER FOR REUSE
3	TO BE REMOVED BY OWNER
4	RELOCATE AS NECESSARY (R.A.N.) AND/OR ADJUST AS NECESSARY AT THE CONTRACTORS EXPENSE
5	TO BE REMOVED, RELOCATED, MODIFIED OR ADJUSTED BY OTHERS
6	SAW CUT LINE
7	TO BE REMOVED BY CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND RETAINED FOR REUSE AT THIS SITE
8	SAVE & PROTECT DURING CONSTRUCTION



MATCH LINE

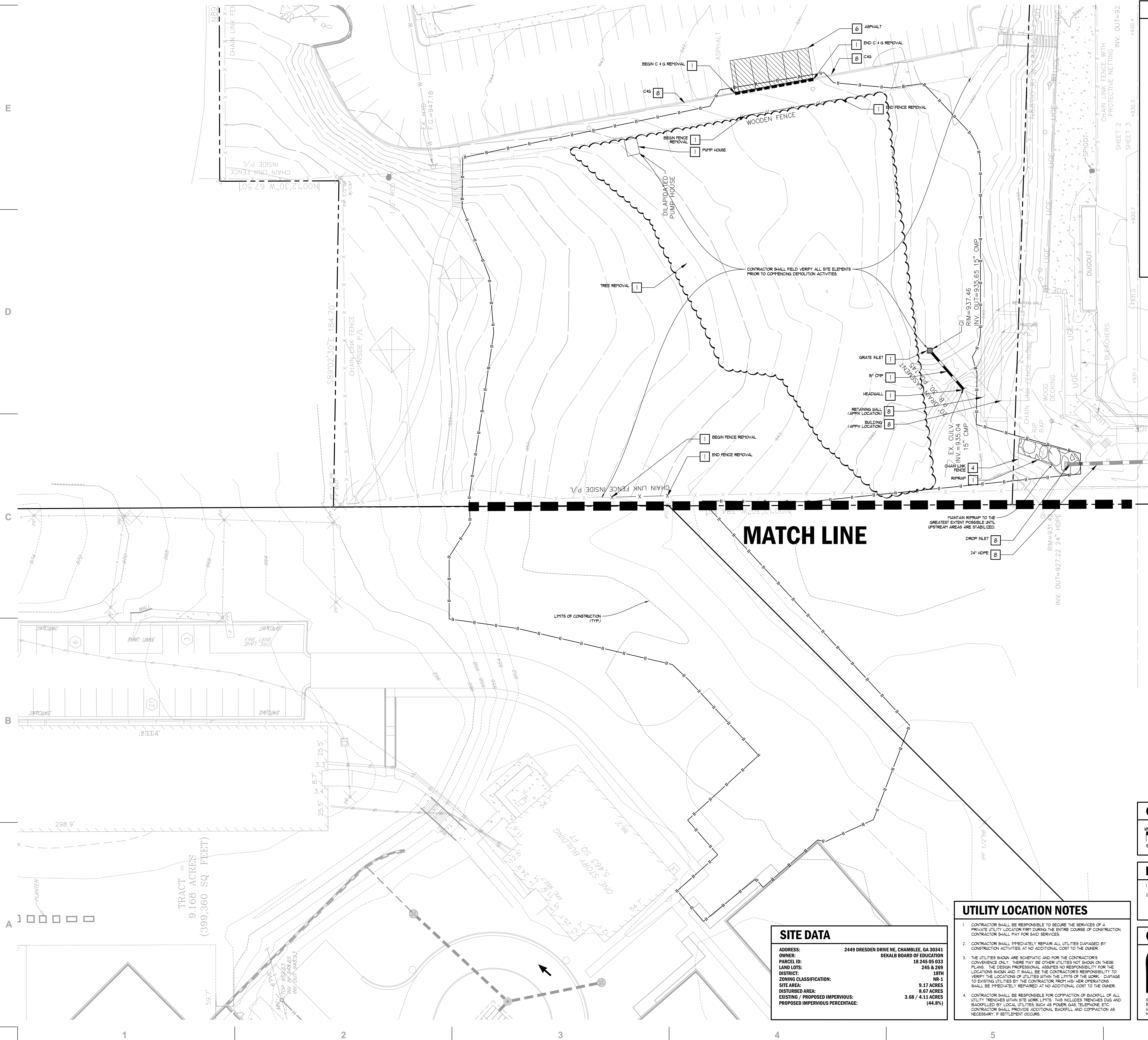
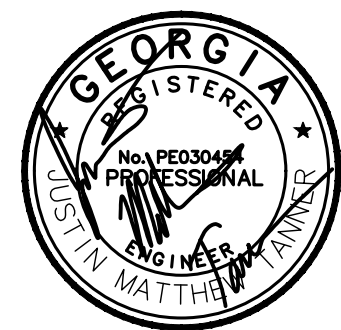
1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

GEORGIA811
www.Georgia811.com

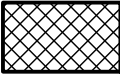
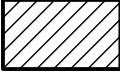
GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST OR WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-787-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

1. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES.
2. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
3. THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE UTILITIES SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO ANY UTILITIES OR OTHER NEARBY UTILITIES DURING ANY OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES SUCH AS POWER GAS, TELEPHONE, ETC. CONTRACTOR SHALL MAINTAIN ADEQUATE BACKFILL AND PROTECTION AS NECESSARY, IF SETTLEMENT OCCURS.

ADDRESS:	2449 DRESDEN DRIVE NE, CHAMBLEE, GA 30341
OWNER:	DEKALB BOARD OF EDUCATION
PARCEL ID:	18 245 05 03
LAND LOTS:	245 & 26
DISTRICT:	18T
ZONING CLASSIFICATION:	NR
SITE AREA:	9.17 ACRE
DISTURBED AREA:	8.67 ACRE
EXISTING / PROPOSED IMPERVIOUS:	3.68 / 4.11 ACRE
PROPOSED IMPERVIOUS PERCENTAGE:	(44.8%)



DEMOLITION LEGEND

1	TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE
2	TO BE REMOVED BY THE CONTRACTOR OR AT CONTRACTORS EXPENSE TO BE TURNED OVER TO THE OWNER FOR REUSE
3	TO BE REMOVED BY OWNER
4	RELOCATE AS NECESSARY (RAN) AND/OR ADJUST AS NECESSARY AT THE CONTRACTORS EXPENSE
5	TO BE REMOVED, RELOCATED, MODIFIED OR ADJUSTED BY OTHERS
6	SAW CUT LINE
7	TO BE REMOVED BY CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND REUSED FOR REUSE AT THIS SITE
8	SAVE / PROTECT DURING CONSTRUCTION
	CONCRETE WALKS CONCRETE STAIRS CONCRETE RAVERS OR OTHERS CONCRETE REMOVAL LIMITS (DEMOLISH / REMOVE PAVEMENT TO SUBGRADE)
	ASPHALT PAVEMENT REMOVAL LIMITS (DEMOLISH / REMOVE PAVEMENTS TO SUBGRADE)
	GRAVEL PAVEMENT LIMITS (DEMOLISH / REMOVE TO SUBGRADE)
	BUILDING STRUCTURE DEMOLITION LIMITS CONTRACTOR SHALL COORDINATE DEMOLITION OF ALL BUILDING ELEMENTS WITH ARCHITECT (4 WEEK)
	CONCRETE CURBS AND GUTTER REMOVAL (DEMOLISH AND REPAIR TO NEAREST CONSTRUCTION JOINT)
	LIMITS OF CONSTRUCTION ACTIVITY
	TREE REMOVAL AREA
	TREE SAVE AREA
	EXISTING TREE TO BE REMOVED

GRAPHIC SCALE & ORIENTATION

10 5 0 10 20 40 60

SCALE: 1"=20'-0"

A circular north arrow with a stylized arrow pointing to the left, indicating that North is oriented towards the left side of the page.

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

CALL BEFORE YOU DIG

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UTILITY LOCATION NOTES

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SITE DATA	
ADDRESS:	2449 DRESDEN DRIVE NE, CHAMBLEE, GA 30341
OWNER:	DEKALB BOARD OF EDUCATION
PARCEL ID:	18 245 05 039
LAND LOTS:	245 & 263
DISTRICT:	18TH
ZONING CLASSIFICATION:	WB-1
SITE AREA:	9.17 ACRES
DISTURBED AREA:	8.67 ACRES
EXISTING / PROPOSED IMPERVIOUS:	3.68 / 4.11 ACRES
PROPOSED IMPERVIOUS PERCENTAGE:	(44.8%)

24-HOUR EROSION CONTACT

NAME: ATIBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANANNALLY@DEKALBSCHOOL.DGA.ORG
PHONE NUMBER: 404-723-1681

DEMOLITION LEGEND

- 1 TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE
 - 2 TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND TURNED OVER TO THE OWNER FOR REUSE
 - 3 TO BE REMOVED BY OWNER
 - 4 RELOCATE AS NECESSARY (RAN) AND/OR ADJUST AS NECESSARY AT THE CONTRACTORS EXPENSE
 - 5 TO BE REMOVED, RELOCATED, MODIFIED OR ADJUSTED BY OTHERS
 - 6 SAW CUT LINE
 - 7 TO BE REMOVED BY CONTRACTOR OR AT THE CONTRACTORS EXPENSE AND KEPT AND FOR REUSE AT THIS SITE
 - 8 SAVE & PROTECT DURING CONSTRUCTION
- CONCRETE WALKS, CONCRETE STAIRS, CONCRETE CURBS OR OTHER CONC PAVEMENT REMOVAL LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE)
- ASPHALT PAVEMENT REMOVAL LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE)
- GRAVEL REMOVAL LIMITS (DEMOLISH & REMOVE TO SUBGRADE)
- BUILDING STRUCTURE DEMOLITION LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE)
- CONCRETE CURB AND GUTTER REMOVAL LIMITS (DEMOLISH & REPAIR TO NEAREST CONSTRUCTION JOINT)
- LIMITS OF CONSTRUCTION ACTIVITY
- TREE REMOVAL AREA
- TREE SAVE AREA
- EXISTING TREE TO BE REMOVED



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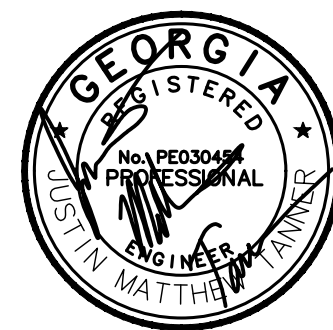
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DEKALB COUNTY SCHOOL DISTRICT



ARCHITECT OF RECORD
MATT TANNER, P.E.
PE030454

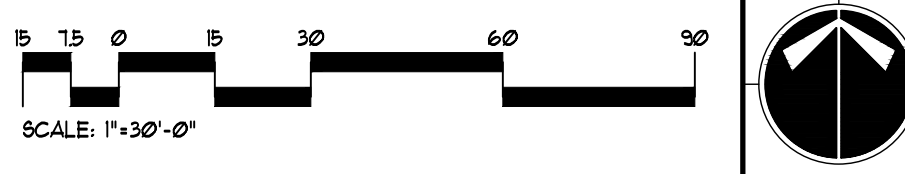
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PROJECT NUMBER
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DATE
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DEMOLITION &
REMOVAL PLAN

DRAWING NO.

C-155

GRAPHIC SCALE & ORIENTATION



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UTILITY LOCATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A
PRIVATE UTILITY LOCATOR FIRST DURING THE ENTIRE COURSE OF CONSTRUCTION.
CONTRACTOR SHALL PAY FOR SAID SERVICES.
2. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY
CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
3. THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S
CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE
PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE
LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE
TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS
SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF BACKFILL OF ALL
UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND
BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC.
CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS
NECESSARY, IF SETTLEMENT OCCURS.

SITE DATA

ADDRESS: 2449 DRESDEN DRIVE NE, CHAMBLEE, GA 30341
OWNER: DEKALB BOARD OF EDUCATION
PARCEL ID: 1824505033
LAND LOTS: 245 & 269
DISTRICT: 18TH
ZONING CLASSIFICATION: NR-1
SITE AREA: 9.17 ACRES
DISTURBED AREA: 8.67 ACRES
EXISTING / PROPOSED IMPERVIOUS: 3.68 / 4.11 ACRES
PROPOSED IMPERVIOUS PERCENTAGE: (44.8%)

MATCH LINE

DRESDEN ELEMENTARY
(SPRINKLERED)
BASEMENT F.F.E. 52.70
MAIN F.F.E. 65.70

E

D

C

B

A

1

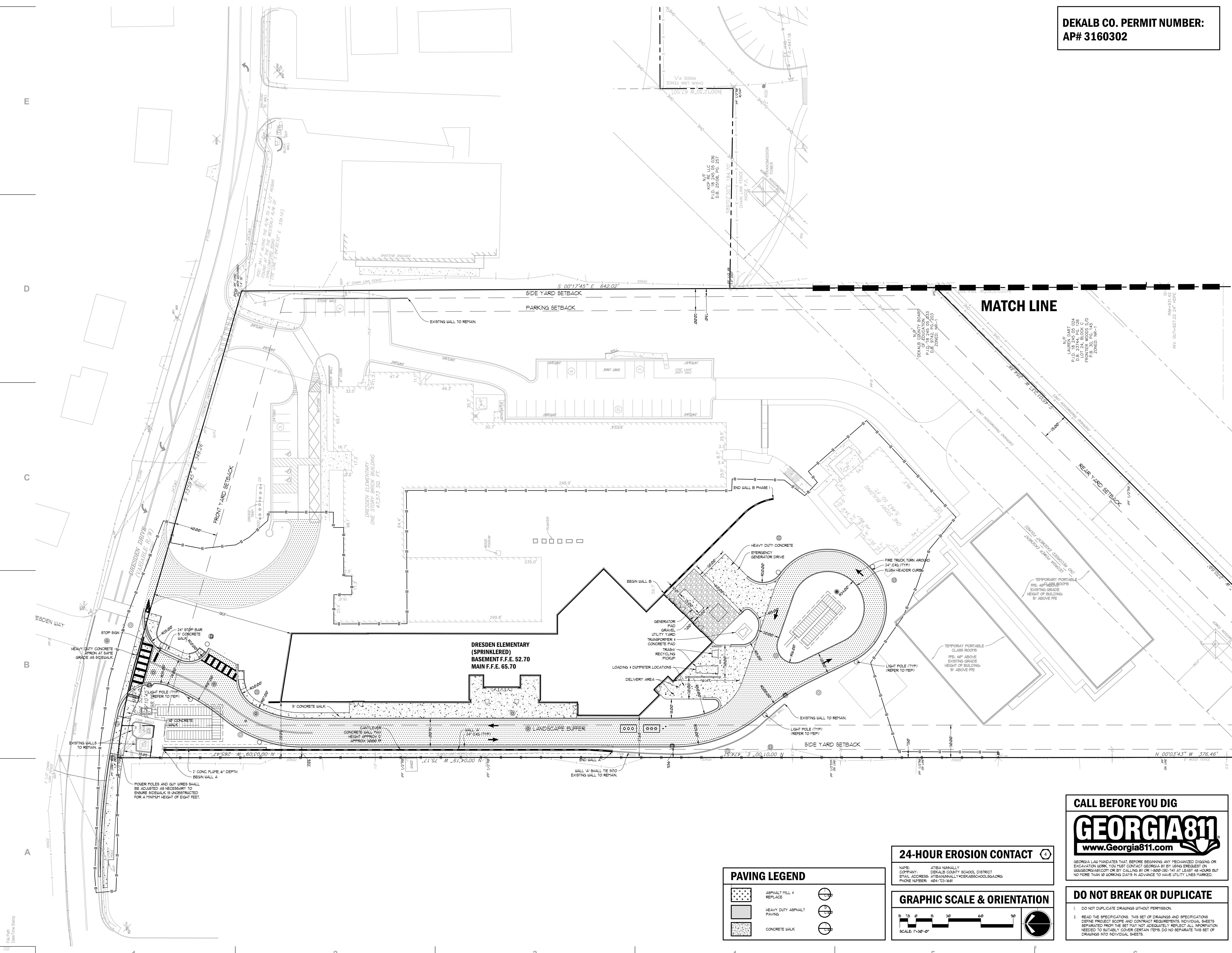
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3

4

5

6



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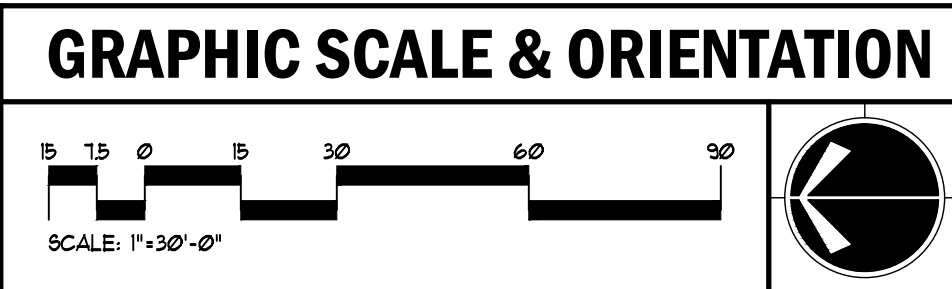
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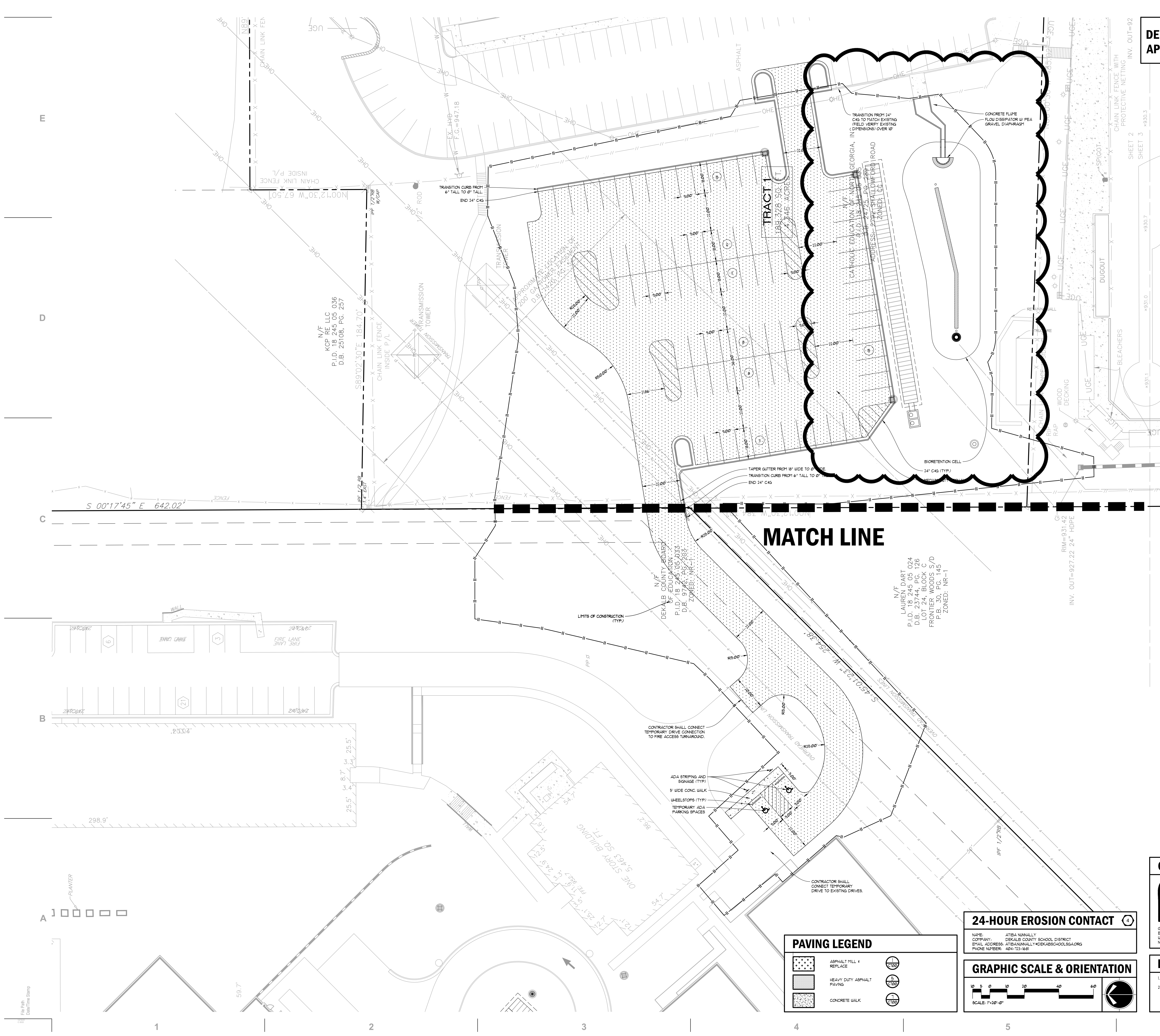
24-HOUR EROSION CONTACT
NAME: ATEBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATEBANANNALLY@DEKALBSCHOOLGA.ORG
PHONE NUMBER: 404-733-1849



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ARCHITECT OF RECORD
MATT TANNER, P.E.
PE030454
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DRAWN BY
BAM
PROJECT NUMBER
C09003.001
DATE
08/14/2024
TITLE
SITE PLAN-SITE
LAYOUT
DRAWING NO.
C-200



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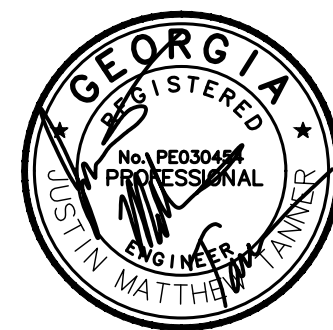
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ARCHITECT OF RECORD
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PE030454

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DATE
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TITLE
SITE PLAN-SITE
LAYOUT

DRAWING NO.

C-200a

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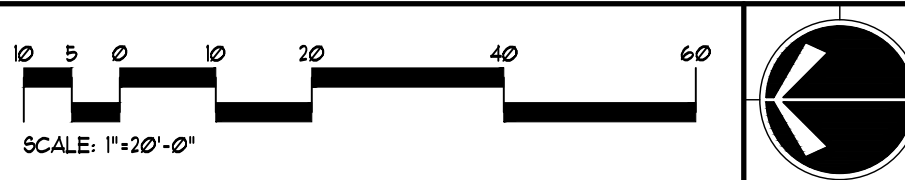
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24-HOUR EROSION CONTACT

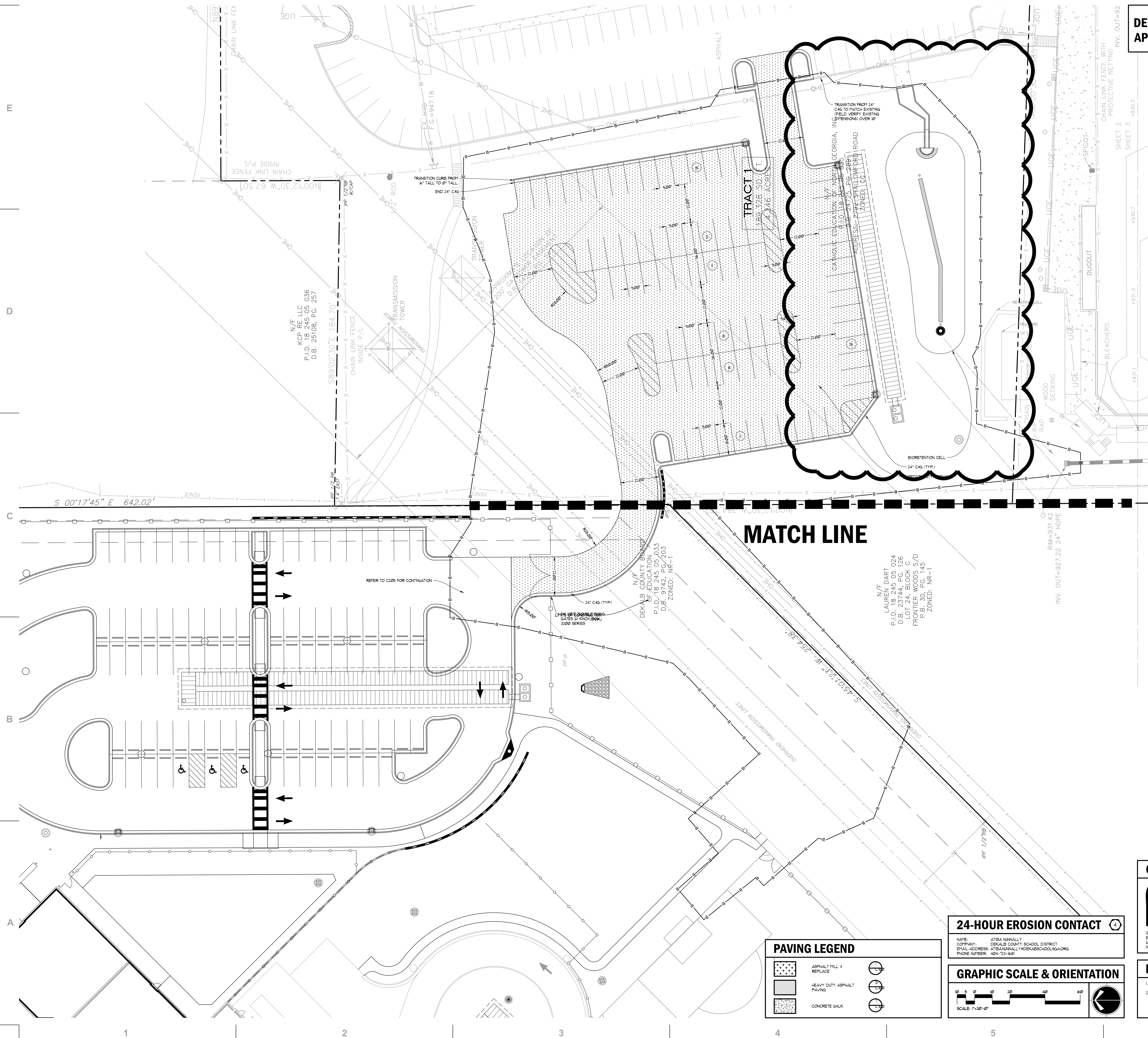
NAME: ATEBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATEBANANNALLY@DEKALBSCHOOLSGA.ORG
PHONE NUMBER: 404-733-1661

GRAPHIC SCALE & ORIENTATION



PAVING LEGEND

	ASPHALT MILL & REPLACE		HEAVY DUTY ASPHALT PAVING
	CONCRETE WALK		ADA STRIPING AND SIGNAGE (TYP)



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ARCHENGR OF RECORD
MATT TANNER, P.E.
PE030454

DESIGNED BY
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DRAWN BY
BAM

PROJECT NUMBER
C09003.001

DATE	08/14/2024
TITLE	SITE PLAN-SITE LAYOUT

DRAWING NO. _____

C-200b

PAVING LEGEND  ASPHALT MILL & REPLACE   HEAVY DUTY ASPHALT PAVING   CONCRETE WALK 	24-HOUR EROSION CONTACT NAME: ATIBANUNALLY COMPANY: DECATAL COUNTY SCHOOL DISTRICT EMAIL ADDRESS: ATIBANUNALLY4DECATASCHOOL.ORG PHONE NUMBER: 404-722-3489 GRAPHIC SCALE & ORIENTATION  SCALE: 1"=20'-0" 
---	--



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DEKALB COUNTY SCHOOL DISTRICT



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SITE PLAN-SITE LAYOUT

DRAWING NO.

C-205



MEDIUM DUTY ASPHALT PAVING

HEAVY DUTY ASPHALT PAVING

2 PARKING SPACES PER CLASSROOM IS REQUIRED.
2 X 60 K-5 CLASSROOMS = 120 REQUIRED PARKING SPACES
122 PARKING SPACES (4 ADA PARKING SPACES AND 1 VAN ACCESSIBLE SPACE) ARE PROVIDED.
14 COMPACT SPACES PROVIDED. 14 / 122 = 11%.
8 BICYCLE RACKS PROVIDED.

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MATCH LINE

**DRESDEN ELEMENTARY
(SPRINKLERED)
BASEMENT F.F.E. 52.70
MAIN F.F.E. 65.70**

DRESDEN ELEMENTARY
(SPRINKLERED)
BASEMENT F.F.E. 52.70
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NAME: ATIBA NUNNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANUNNALLY@DEKALBSCHOOLSGA.ORG
PHONE NUMBER: 404-773-1681

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COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANANNALLY@DEKALBSCHOOLSDA.ORG
PHONE NUMBER: 404-723-1681

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PE030454

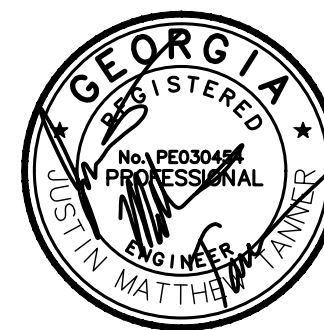
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TITLE
LAYOUT PLAN
WITHIN R.O.W.

DRAWING NO.

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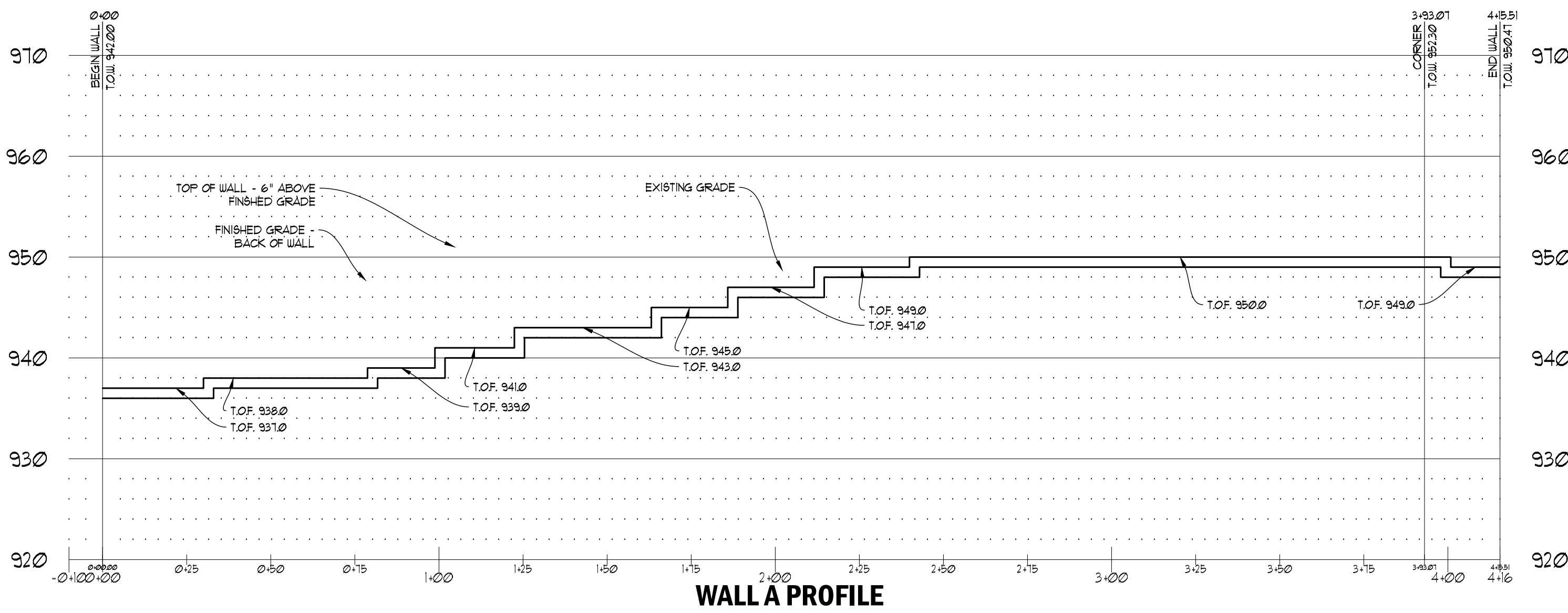
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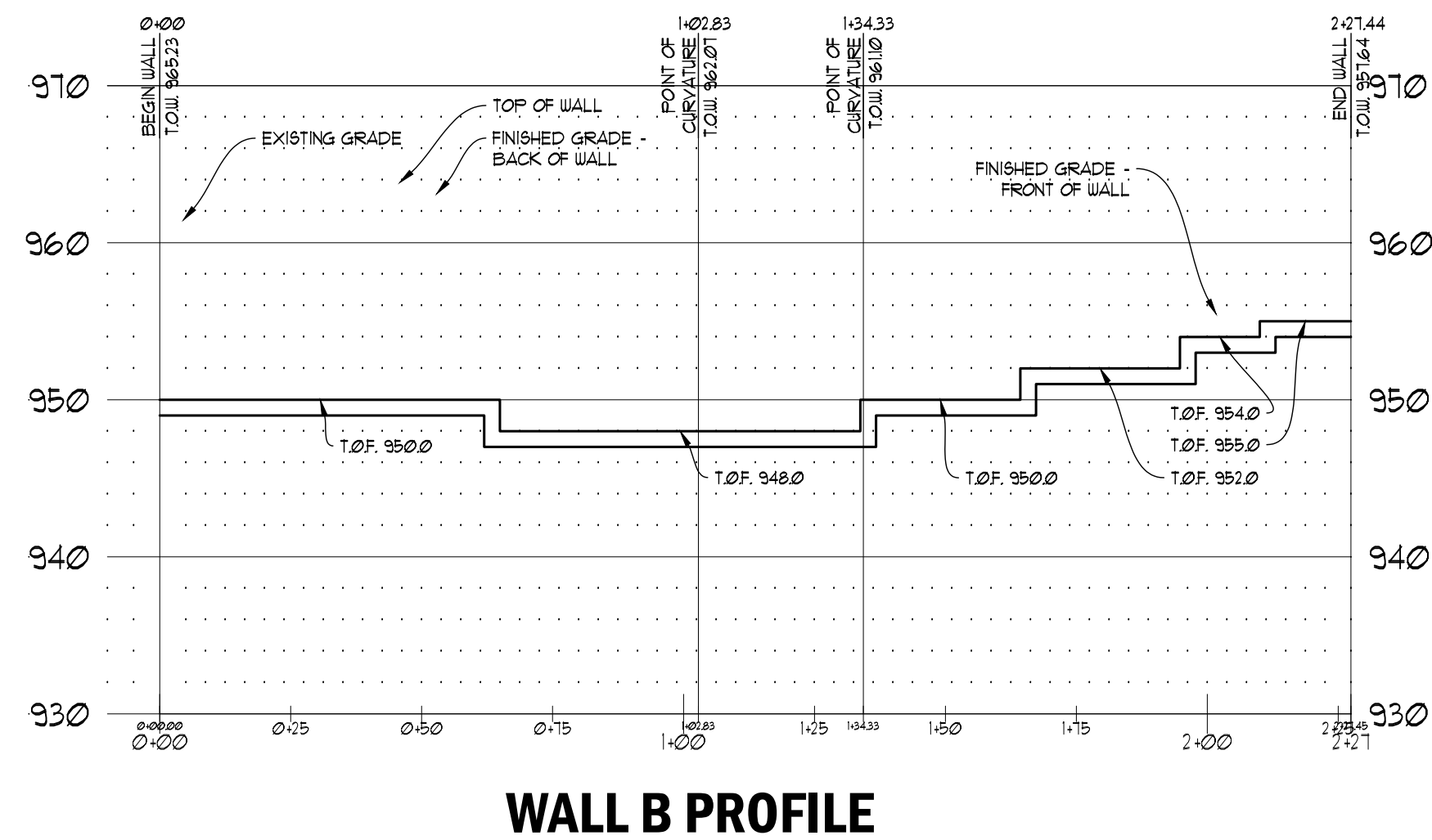
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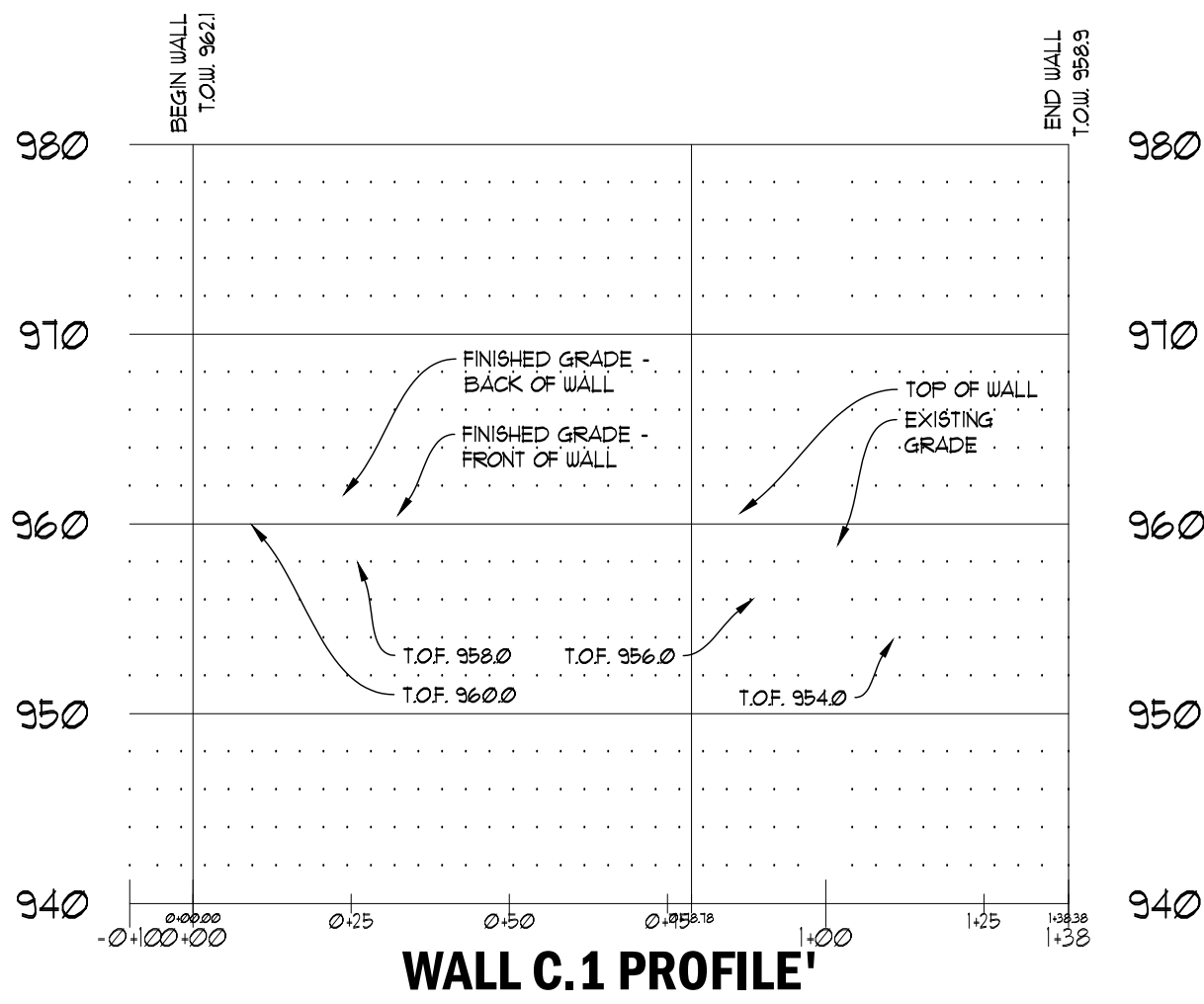
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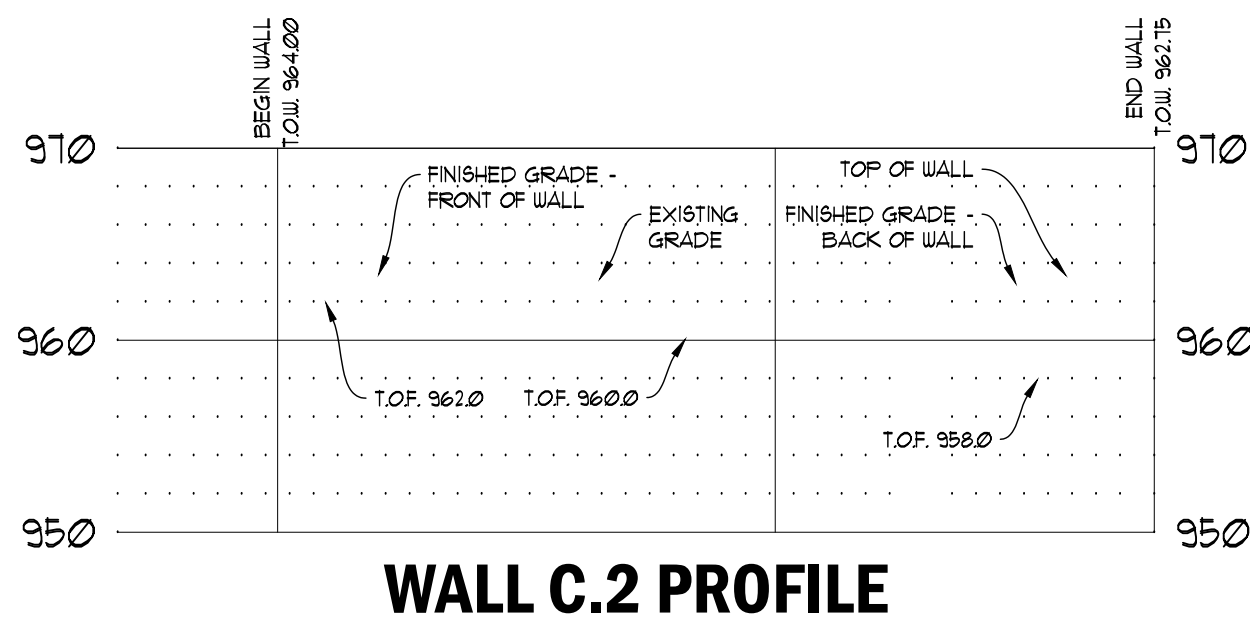
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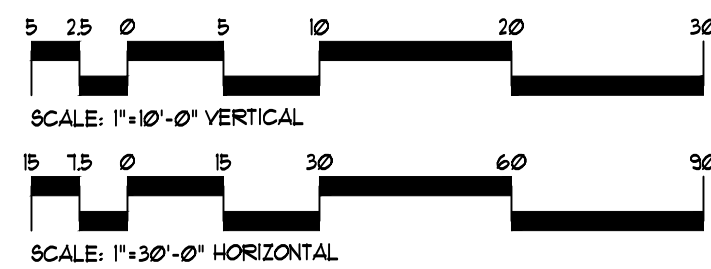
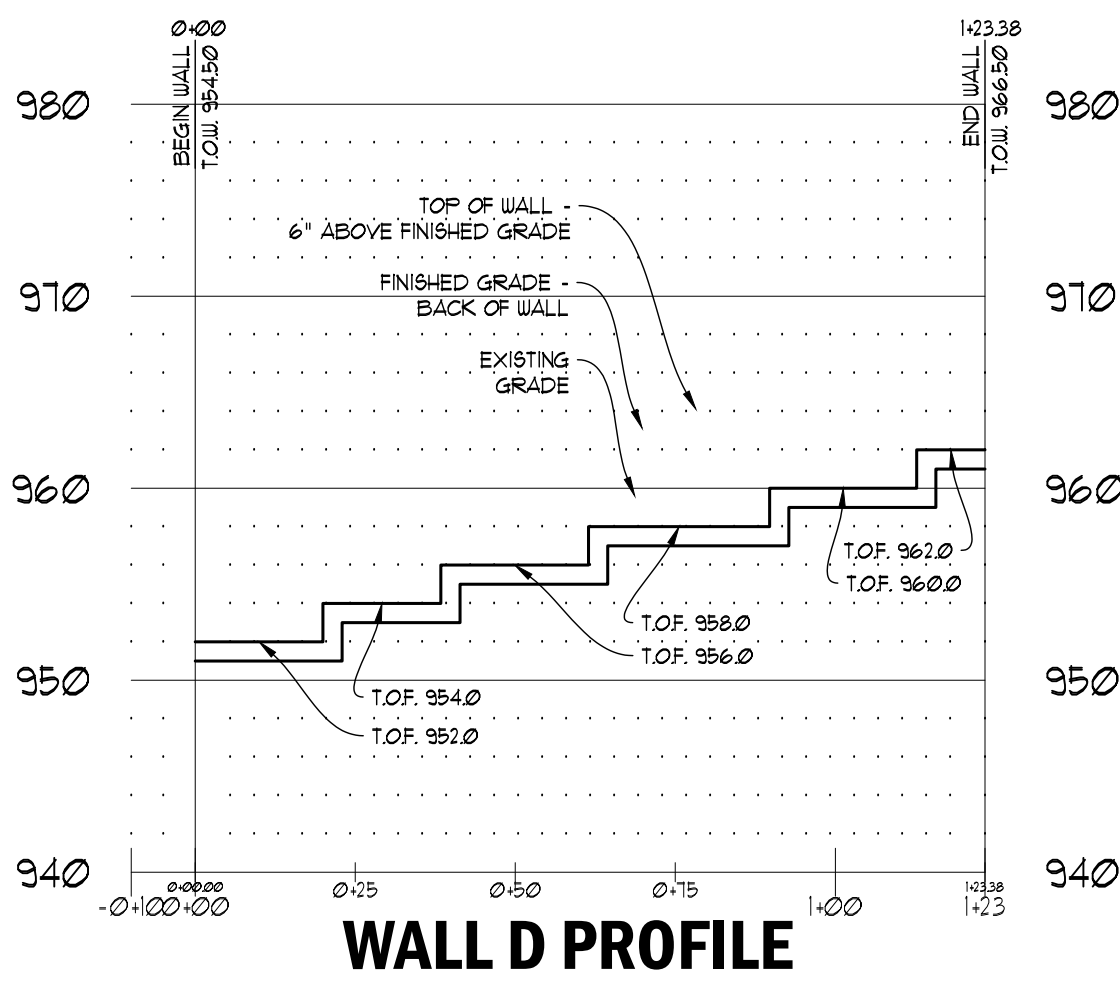
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24-HOUR EROSION CONTACT

NAME: ATIBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANANNALLY@DEKALBSCHOOLGA.ORG
PHONE NUMBER: 404-723-1681

SITE DATA

ADDRESS: 2449 DRESDEN DRIVE NE, CHAMBLEE, GA 30341
OWNER: DEKALB BOARD OF EDUCATION
PARCEL ID: 18 245 06 033
LAND LOTS: 245 & 289
DISTRICT: 18TH
ZONING CLASSIFICATION: NR-1
SITE AREA: 9.17 ACRES
DISTURBED AREA: 8.67 ACRES
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ARCHITECT OF RECORD
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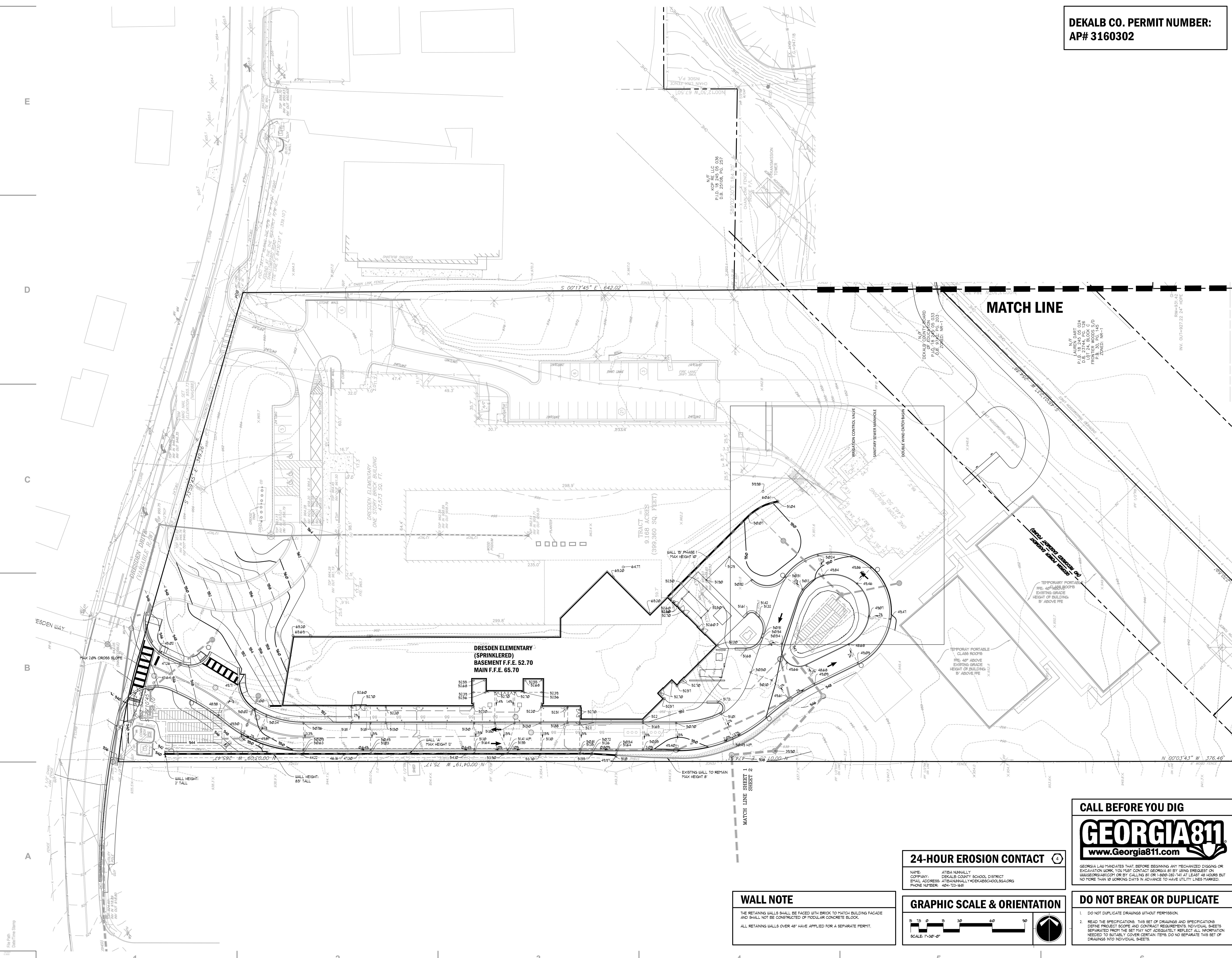
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DATE
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TITLE
WALL
ELEVATIONS

DRAWING NO.

C-210



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MATT TANNER, P.E.
PE030454
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DRAWN BY:
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PROJECT NUMBER:
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DATE:
08/14/2024
TITLE:
GRADING PLAN

DRAWING NO.

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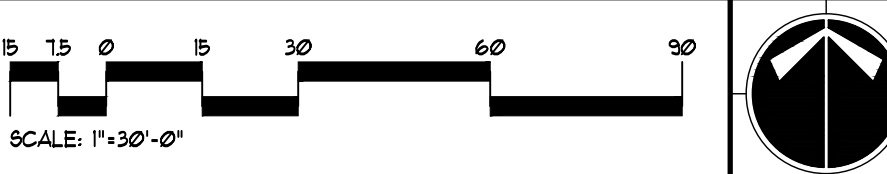


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PHONE NUMBER: 404-733-1681

GRAPHIC SCALE & ORIENTATION

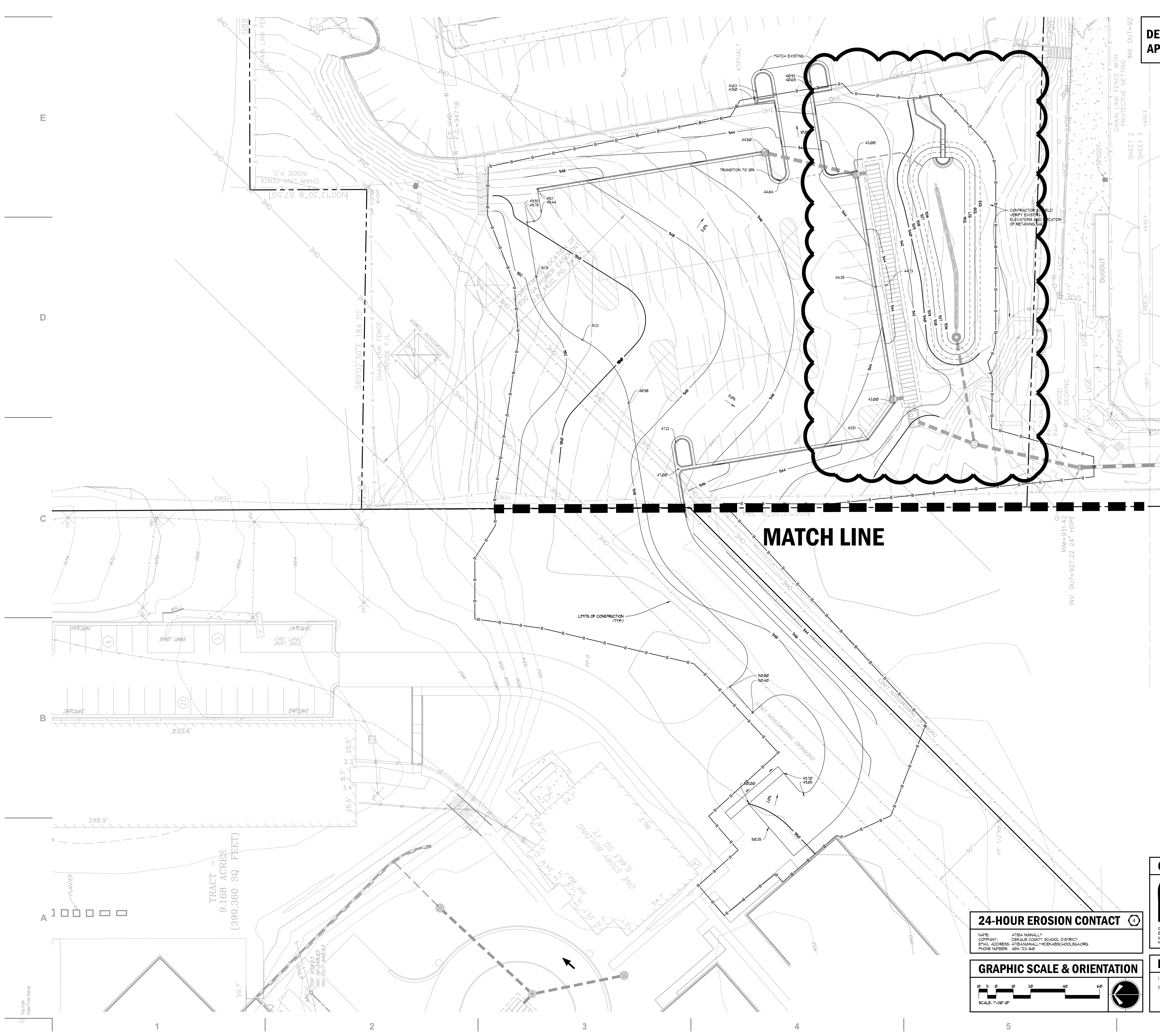


WALL NOTE

THE RETAINING WALLS SHALL BE FACED WITH BRICK TO MATCH BUILDING FACADE
AND SHALL NOT BE CONSTRUCTED OF MODULAR CONCRETE BLOCK.
ALL RETAINING WALLS OVER 48" HAVE APPLIED FOR A SEPARATE PERMIT.

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DEKALB COUNTY SCHOOL DISTRICT



ARCHITECT OF RECORD:
MATT TANNER, P.E.
PE030454

DESIGNED BY:
BAM
DRAWN BY:
BAM
PROJECT NUMBER:
C09003.001

DATE:
08/14/2024

TITLE:
GRADING PLAN

DRAWING NO:

C-300a

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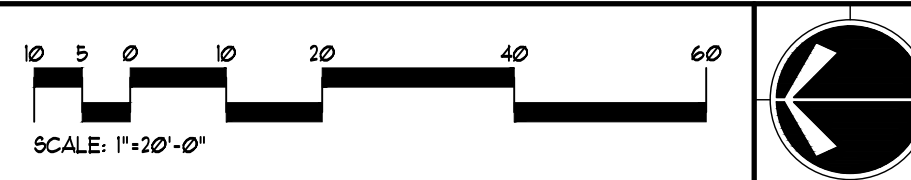
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COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATEBANANNALLY@DEKALBSCHOOLGA.ORG
PHONE NUMBER: 404-733-1651

GRAPHIC SCALE & ORIENTATION



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ARCHITECT OF RECORD:
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PE030454

DESIGNED BY
BAM
DRAWN BY
BAM
PROJECT NUMBER
C09003.001

DATE
08/14/2024

TITLE
GRADING PLAN

DRAWING NO.

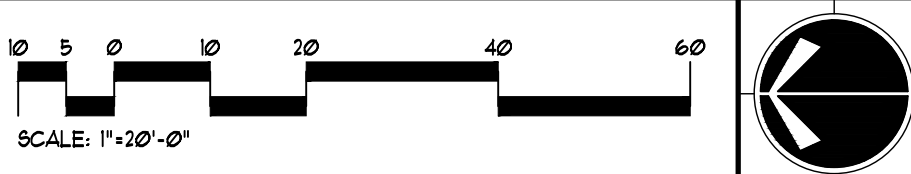
C-300b

MATCH LINE

24-HOUR EROSION CONTACT

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COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANANNALLY@DEKALBSCHOOLGA.ORG
PHONE NUMBER: 404-733-1681

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DEKALB COUNTY SCHOOL DISTRICT



ARCHITECTS OF RECORD:
MATT TANNER, P.E.
PE030454

DESIGNED BY:
BAM
DRAWN BY:
BAM
PROJECT NUMBER:
C09003.001

DATE:
08/14/2024

TITLE:
GRADING PLAN

DRAWING NO.:

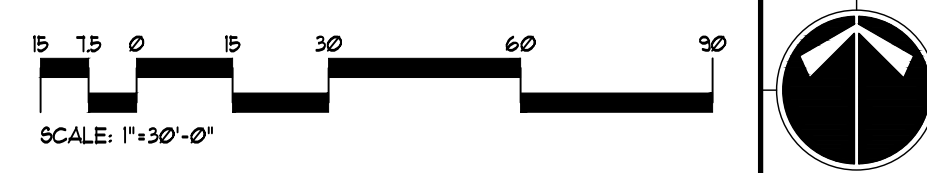
C-305

MATCH LINE

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(SPRINKLERED)
BASEMENT F.F.E. 52.70
MAIN F.F.E. 65.70

DRESDEN ELEMENTARY
(SPRINKLERED)
BASEMENT F.F.E. 52.70
MAIN F.F.E. 65.70

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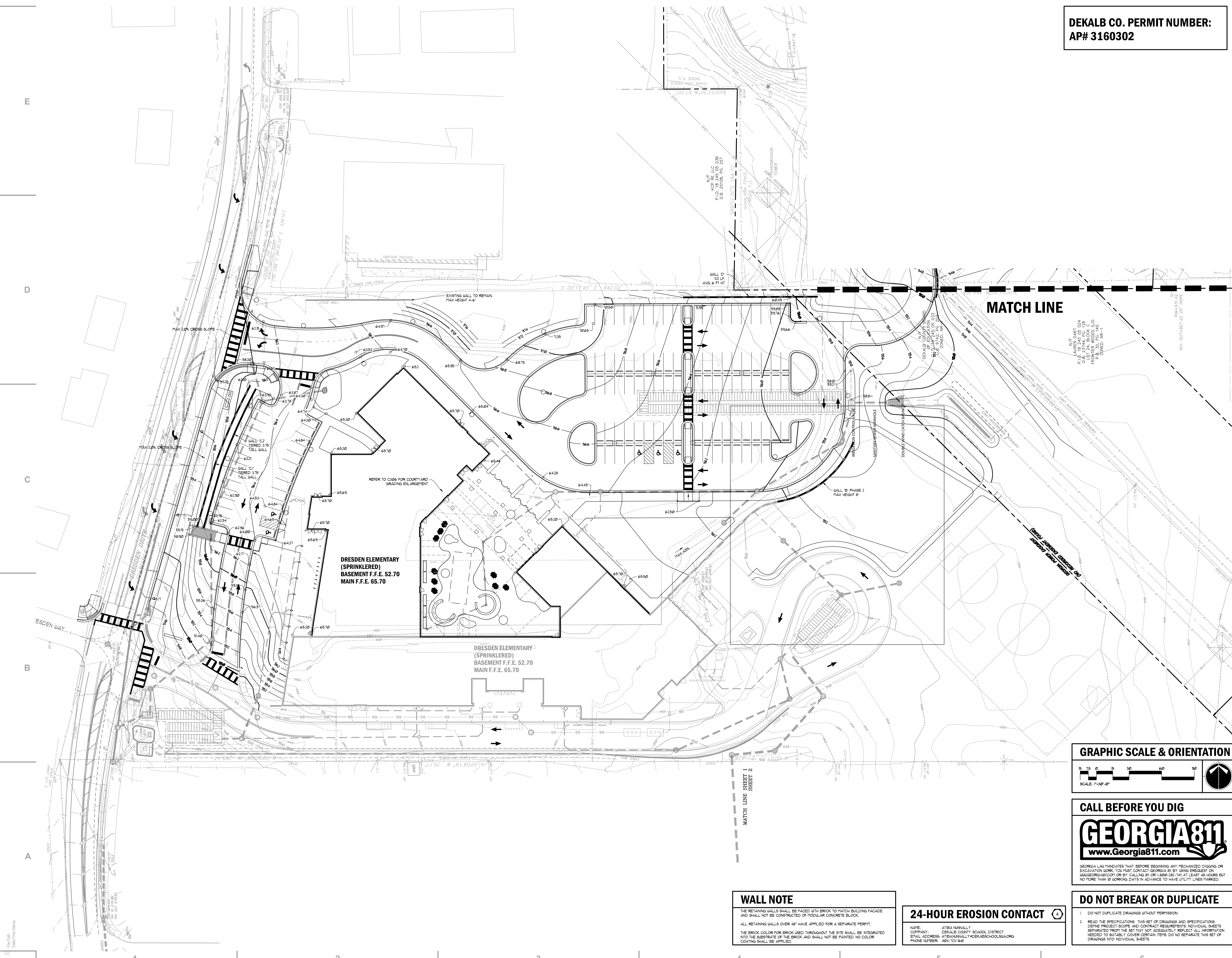
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WALL NOTE

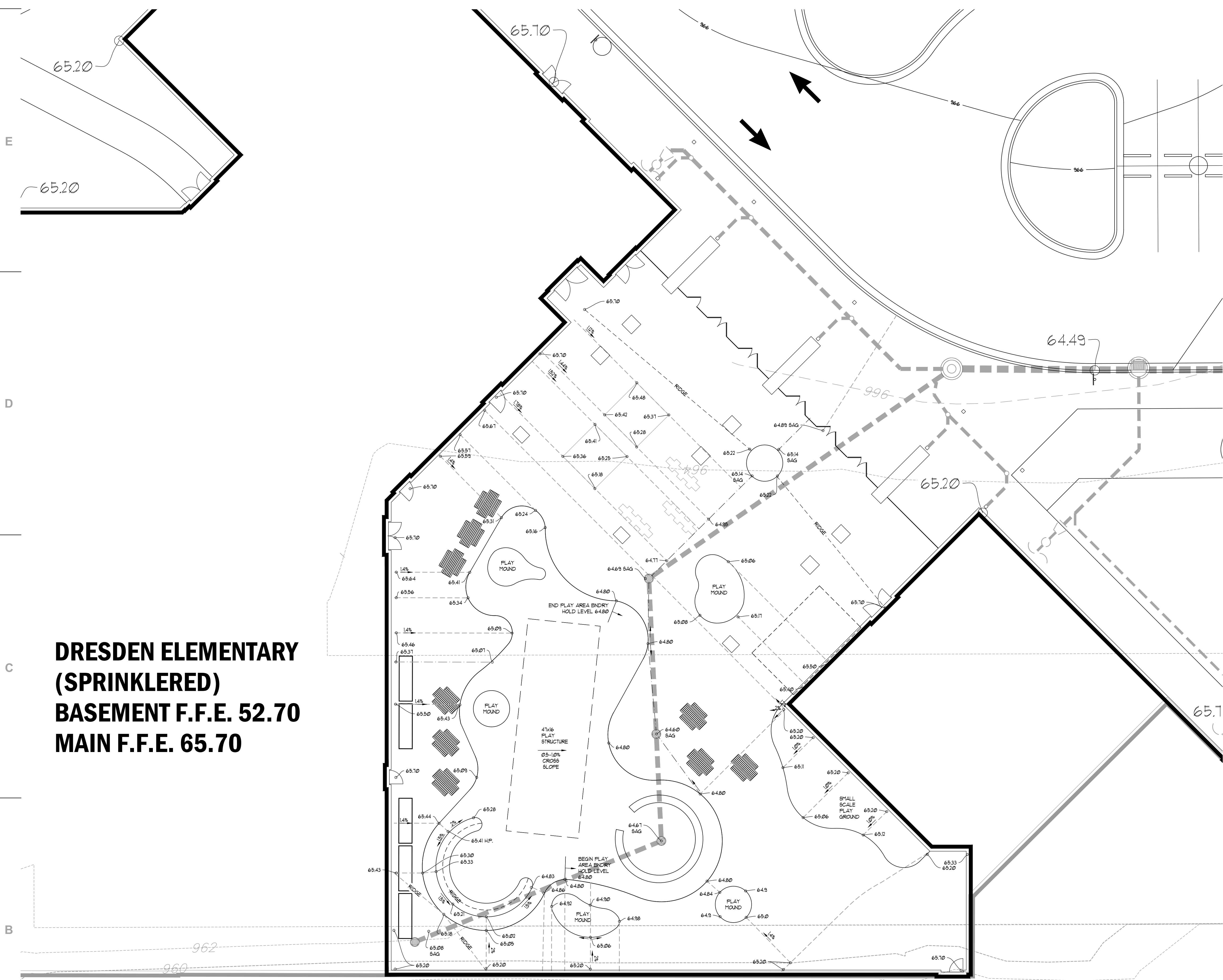
THE RETAINING WALLS SHALL BE FACED WITH BRICK TO MATCH BUILDING FACADE
AND SHALL NOT BE CONSTRUCTED OF MODULAR CONCRETE BLOCK.
ALL RETAINING WALLS OVER 48" HAVE APPLIED FOR A SEPARATE PERMIT.
THE BRICK COLOR FOR BRICK USED THROUGHOUT THE SITE SHALL BE INTEGRATED
INTO THE SUBSTRATE OF THE BRICK AND SHALL NOT BE PAINTED. NO COLOR
COATING SHALL BE APPLIED.

24-HOUR EROSION CONTACT

NAME: ATIBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANANNALLY@DEKALBSCHOOLSD.ORG
PHONE NUMBER: 404-723-1681



File Path:
Date/Time Stamp



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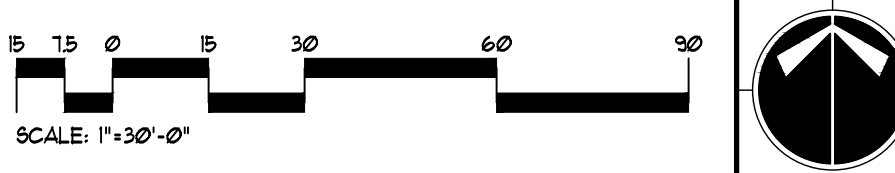
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DEKALB COUNTY SCHOOL DISTRICT

24-HOUR EROSION CONTACT

NAME: ATIBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANANNALLY@DEKALBSCHOOLS.GA.ORG
PHONE NUMBER: 404-723-1681

GRAPHIC SCALE & ORIENTATION



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ARCHITECT OF RECORD:
MATT TANNER, P.E.
PE030454

DESIGNED BY:
BAM
DRAWN BY:
BAM
PROJECT NUMBER:
C09003.001

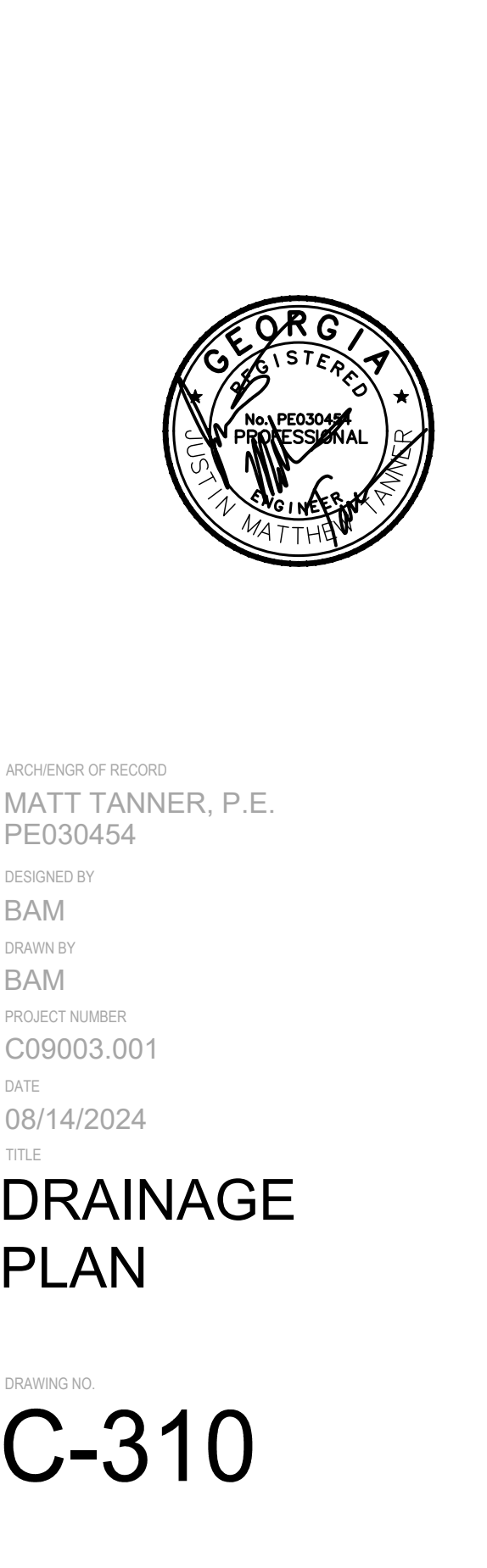
DATE:
08/14/2024

TITLE:
**COURTYARD
ENLARGEMENT
GRADING PLAN**

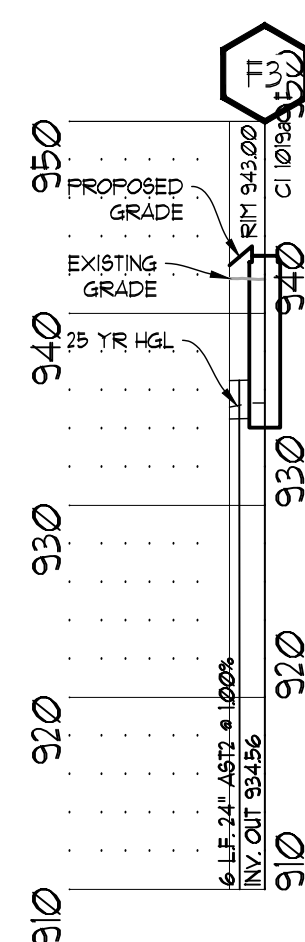
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BREEDLOVE LAND PLANNING, INC. PIPECHART										PROJECT: DRESDEN ELEMENTARY SCHOOL							
										PROJECT LOCATION: CITY OF CHAMBLEE, GA							
STORM EVENT: 25 YEAR																	
System	Upstream Structure	Downstream Structure	Drainage Area (ac)	c-factor (C)	Inlet Time (min)	Q (cfs)	Total Q (cfs)	Capacity (cfs)	Pipe Size (in)	Slope (ft/ft)	n-value	Velocity (ft/s)	Depth (ft)	Inlv Inv. (ft)	In Dn Inv. (ft)	HGL Inv. (ft)	HGL Dn (ft)
F	F1	EX1	0	0	0	0	7.84	22.61	24	1	0.013	5.74	0.8	927.97	927.34	928.95	928.14
	F2	F1	0	0	0	2.69	2.69	22.73	24	1.01	0.013	4.26	0.47	933.65	931.27	931.12	931.12
	F1a	F1	0	0	5	4.95	4.95	10.52	18	1	0.013	5.31	0.72	932.52	931.87	932.95	932.59
	F4	UG POND 4	0.15	0.95	5	1.18	3.66	22.62	24	1	0.013	4.63	0.54	934.56	934.5	935.23	935.04
	F5	F4	0.57	0.95	5	2.63	2.63	22.62	24	1	0.013	4.21	0.46	935.55	935	940.11	939.46
	F3	UG POND 3	0.41	0.95	5	1.91	1.91	22.62	24	1.09	0.013	5.13	0.64	934.56	934.56	935.12	935.12

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1. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES.
2. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
3. THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO UTILITIES BY CONSTRUCTION ACTIVITIES WHILE UNDER OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHED DUG AND BACKFILLED BY LOCAL UTILITIES SUCH AS POWER GAS, TELEPHONE, ETC.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF BACKFILL AND PROTECTION AS NECESSARY, IF SETTLEMENT OCCURS.

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Runoff Reduction Volume (RRV) Summary				
RRV Req				
Infiltration Facility	Sub-Basin	Drainage Area (ac.)	Impervious (ac.)	Min. RRV (cu-ft)
UG Trench	POST 1	1.97	1.51	5,290.73
	POST 1 BYPASS	0.60	0.12	500.34
BioCell 2, UG	POST 2	1.55	0.76	2,764.25
BioCell 3, UG	POST 3a	2.15	1.81	6,303.50
BioCell 3, UG	POST 3b	0.45	0.00	81.68
Totals:		6.72	4.20	14,941.08

RRV Provided in Green - Vegetated Practices		
Infiltration Facility	Sub-Basin	Prov. RRV (cu-ft)
BioCell 2	Post 2	930.89
BioCell 3	Post 3	713.44
		1,653.13

% of RRV Provided in Green / Vegetated Practice 11.06%

24-HOUR EROSION CONTACT 4

NAME: ATIBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANANNALLY@DEKALBSCHOOLGA.ORG
PHONE NUMBER: 404-723-1681

GRAPHIC SCALE & ORIENTATION

SCALE: 1"=30'-0"

0 15 30 45 60 75 90

0 15 30 45 60 75 90

SITE DATA

ADDRESS: 2449 DRESDEN DRIVE NE, CHAMBLEE, GA 30341
OWNER: DEKALB BOARD OF EDUCATION
PARCEL ID: 18 245 05 033
LAND LOTS: 245 & 269
DISTRICT: 18TH
ZONING CLASSIFICATION: NR-1
SITE AREA: 9.17 ACRES
DISTURBED AREA: 8.67 ACRES
EXISTING / PROPOSED IMPERVIOUS: 3.88 / 4.11 ACRES
PROPOSED IMPERVIOUS PERCENTAGE: (44.8%)

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ARCHITECT OF RECORD
MATT TANNER, P.E.
PE030454

DESIGNED BY
BAM

DRAWN BY
BAM

PROJECT NUMBER
C09003.001

DATE
08/14/2024

TITLE
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PLAN

DRAWING NO.
C-315

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D

C

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(SPRINKLERED)
BASEMENT F.F.E. 52.70
MAIN F.F.E. 65.70

DRESDEN ELEMENTARY
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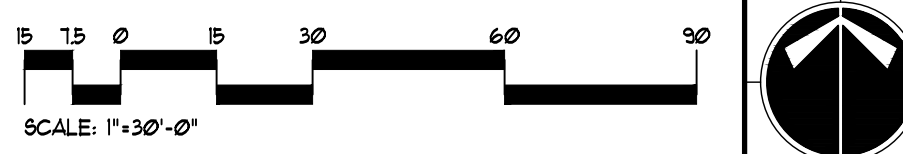
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PHONE NUMBER: 404-723-1681

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ARCHITECT OF RECORD
MATT TANNER, P.E.
PE030454

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BAM
DRAWN BY
BAM
PROJECT NUMBER
C09003.001

DATE
08/14/2024

TITLE
COURTYARD
ENLARGEMENT
STORM PLAN

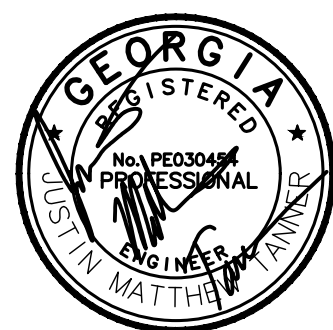
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DEKALB COUNTY SCHOOL DISTRICT



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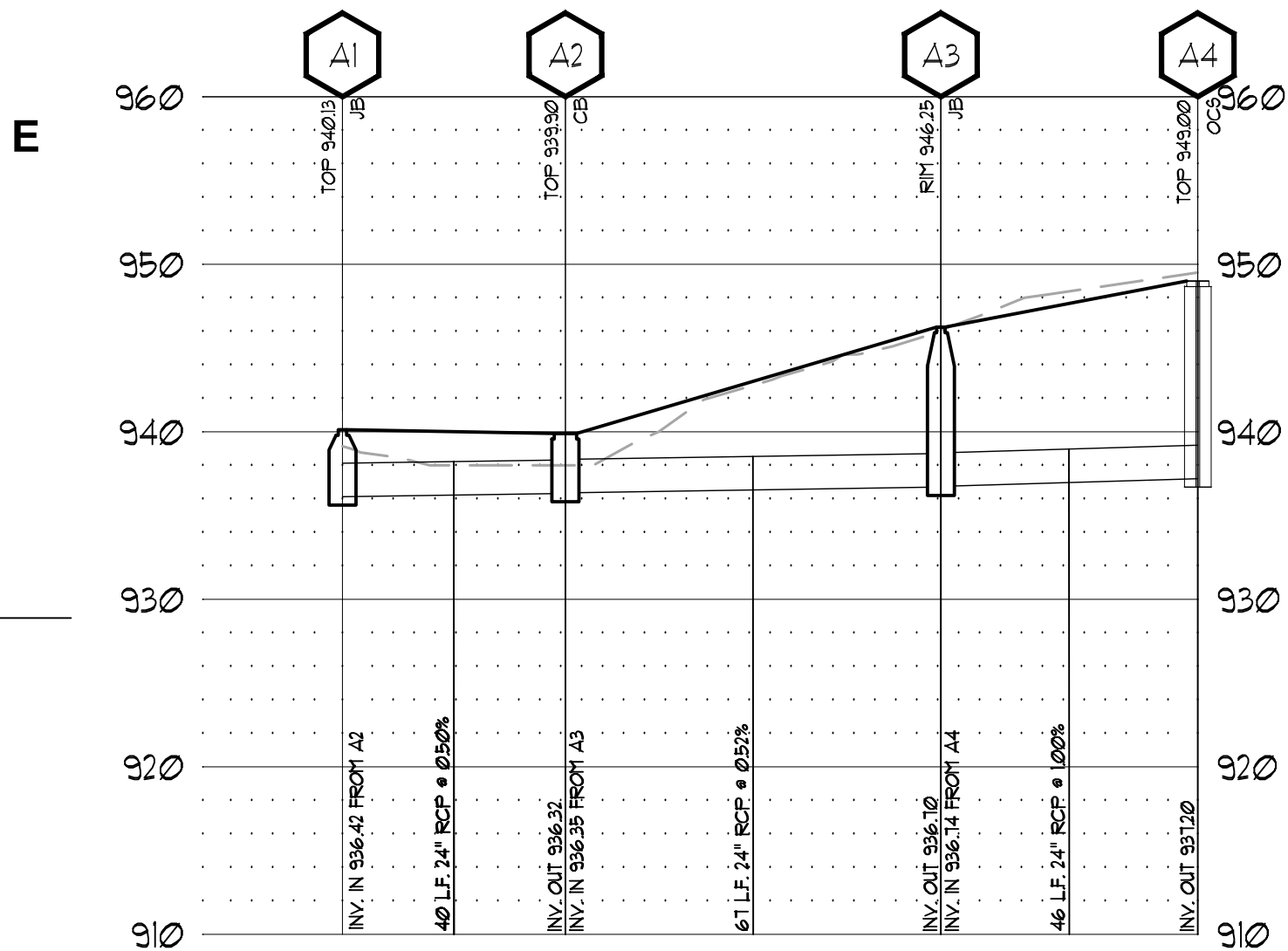
DESIGNED BY:
BAM
DRAWN BY:
BAM
PROJECT NUMBER:
C09003.001

DATE:
08/14/2024

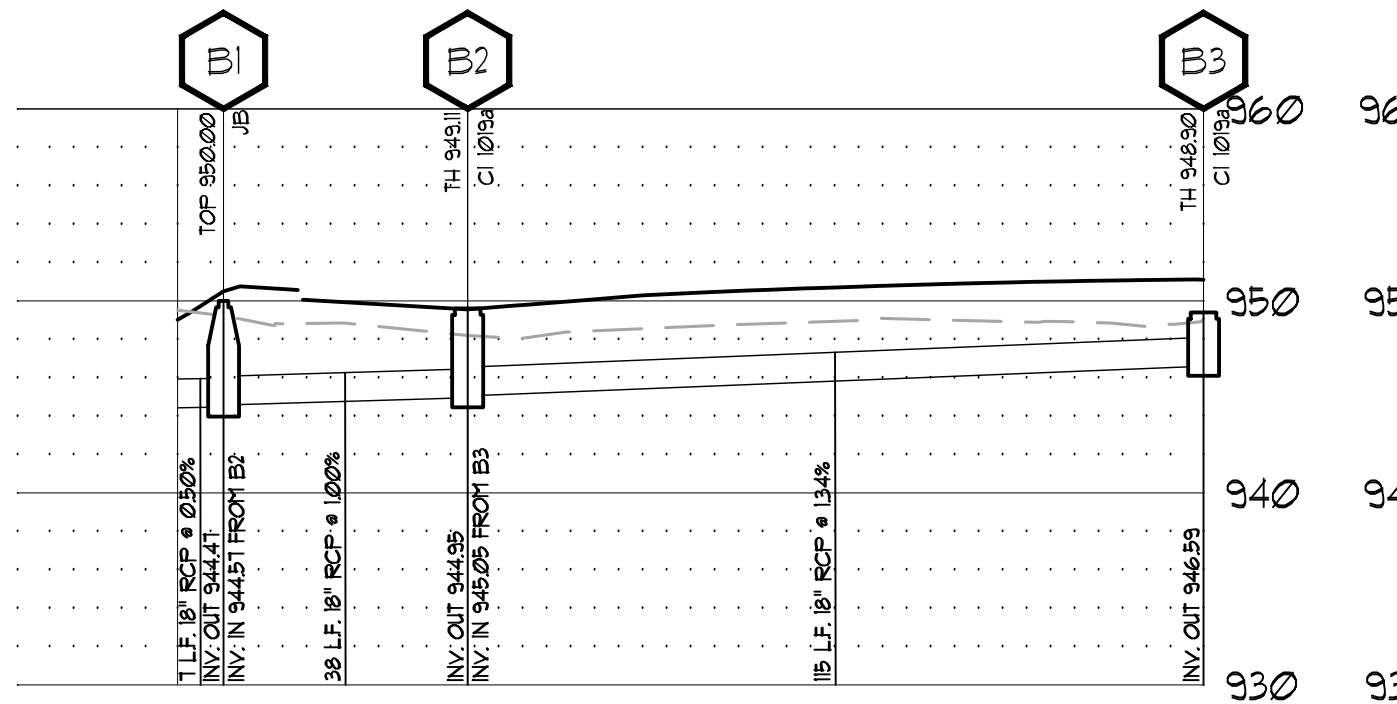
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PIPE PROFILES

DRAWING NO.

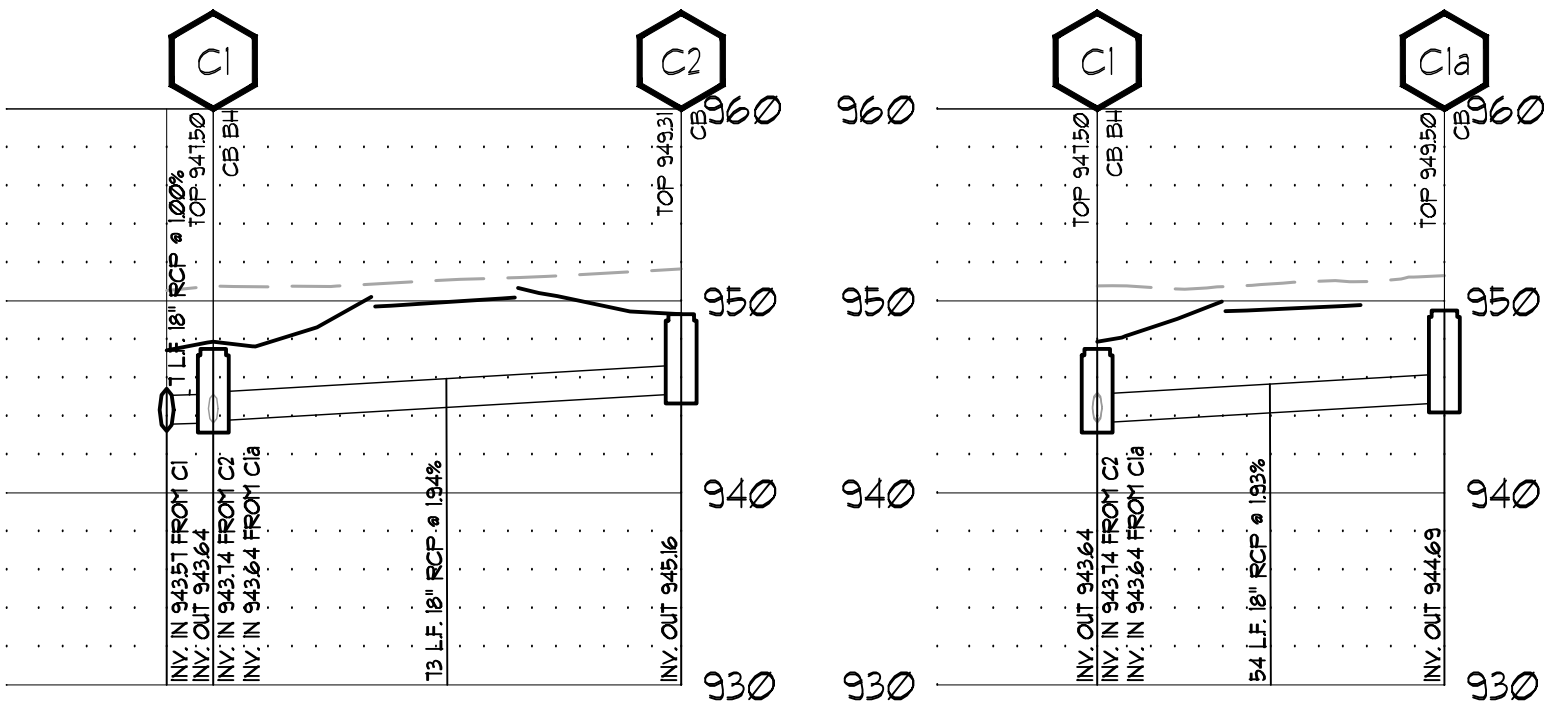
C-320



A1-A4 STORM PROFILE



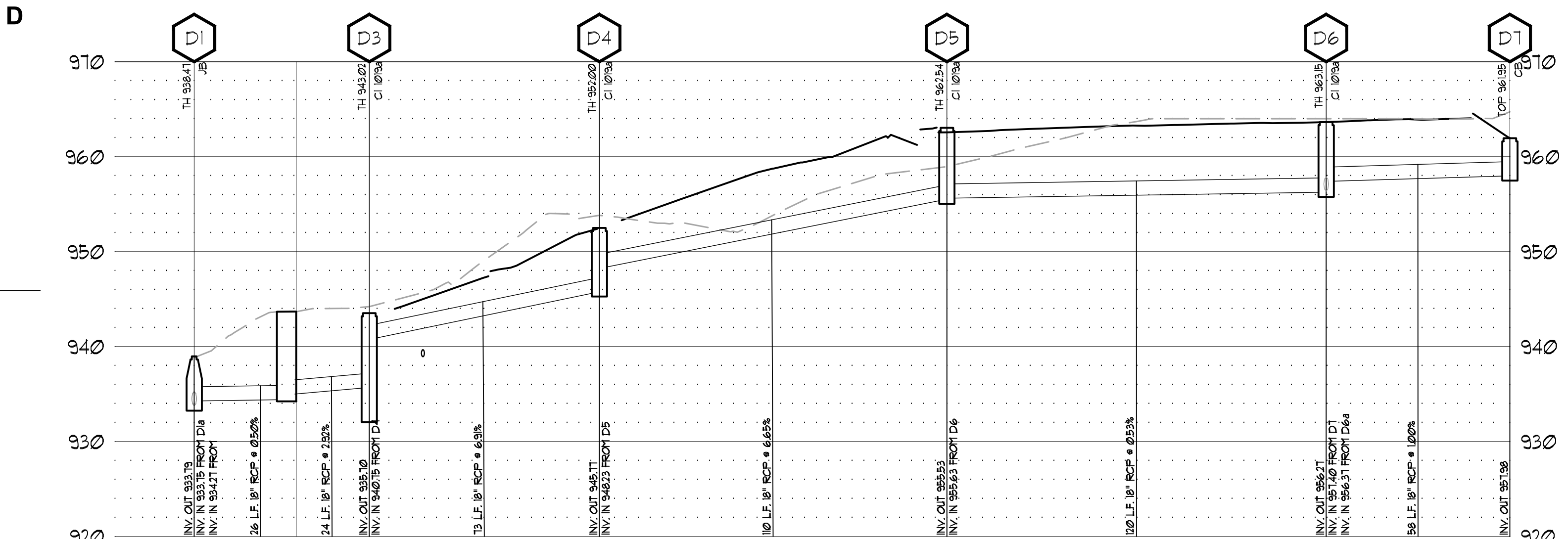
B1-B3 STORM PROFILE



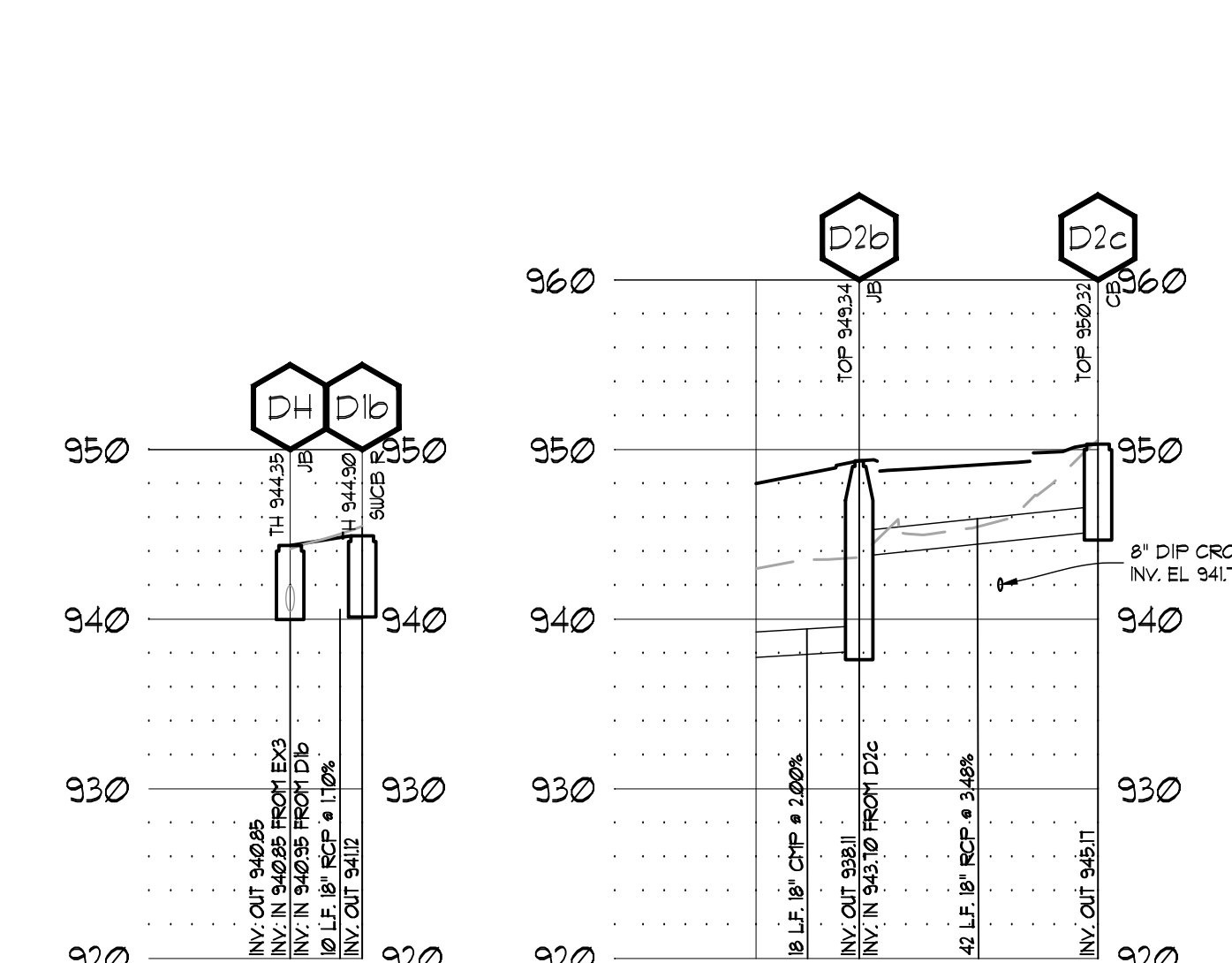
C1-C2 STORM PROFILE



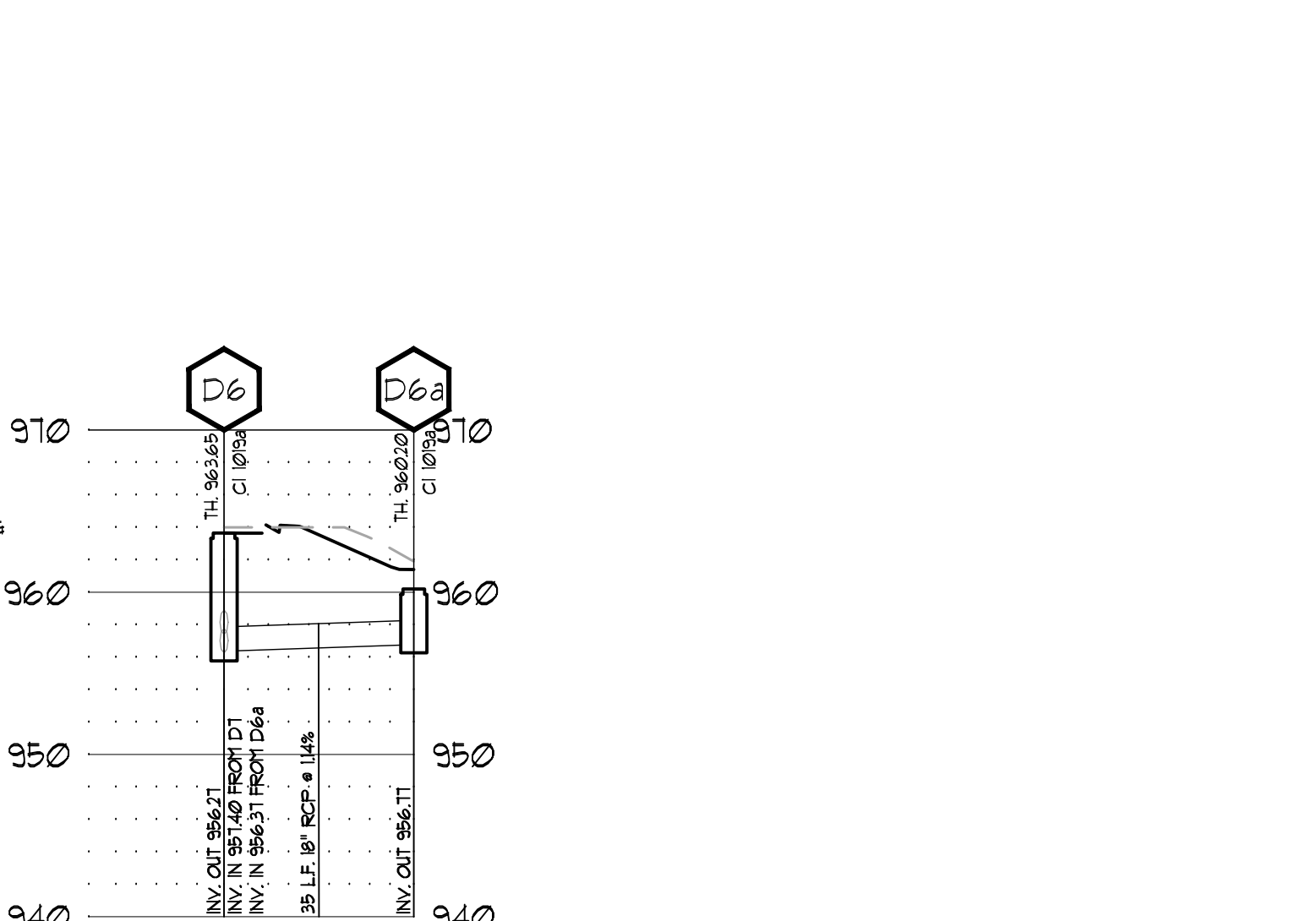
C1-C1a STORM PROFILE



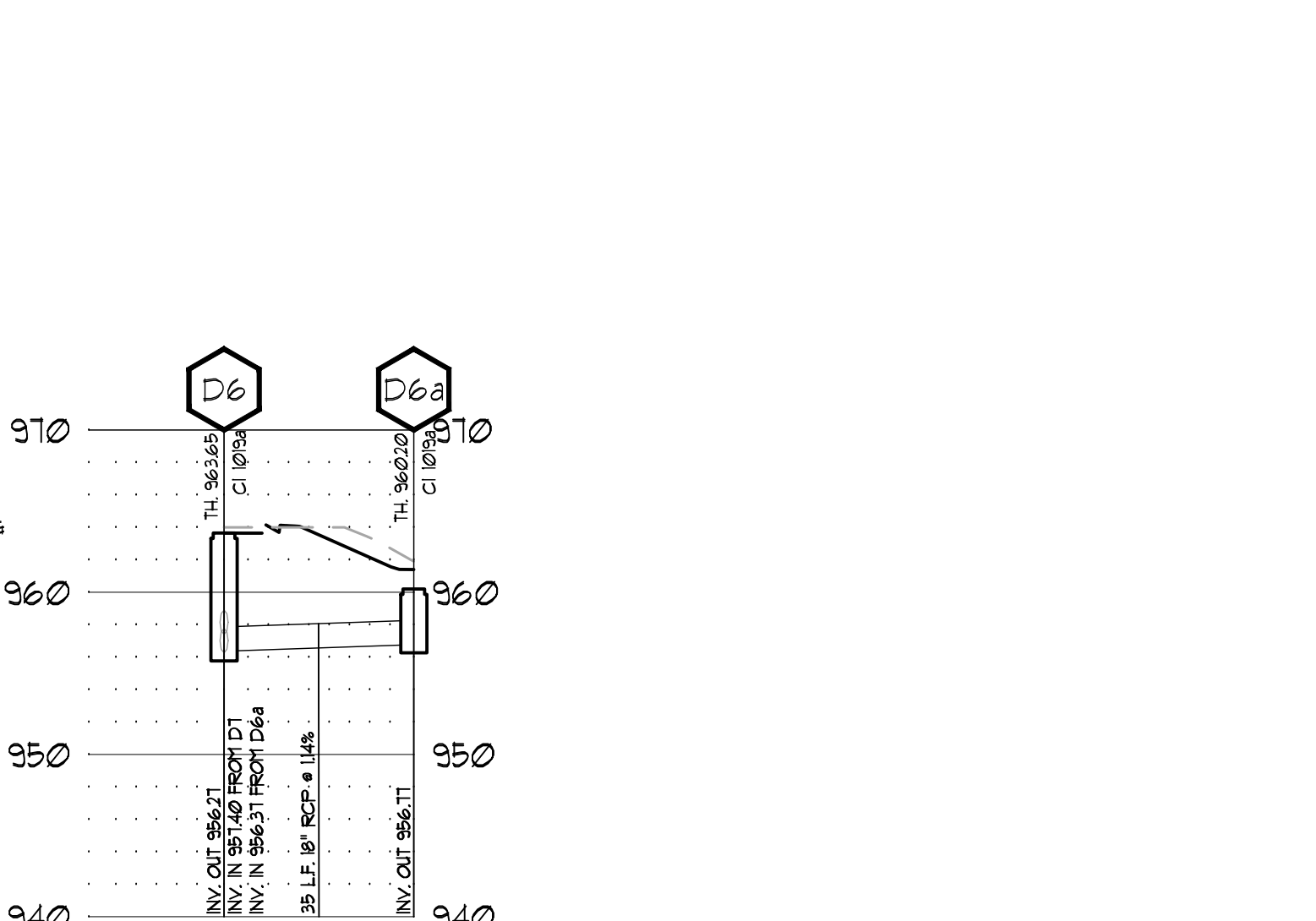
D1-D7 STORM PROFILE



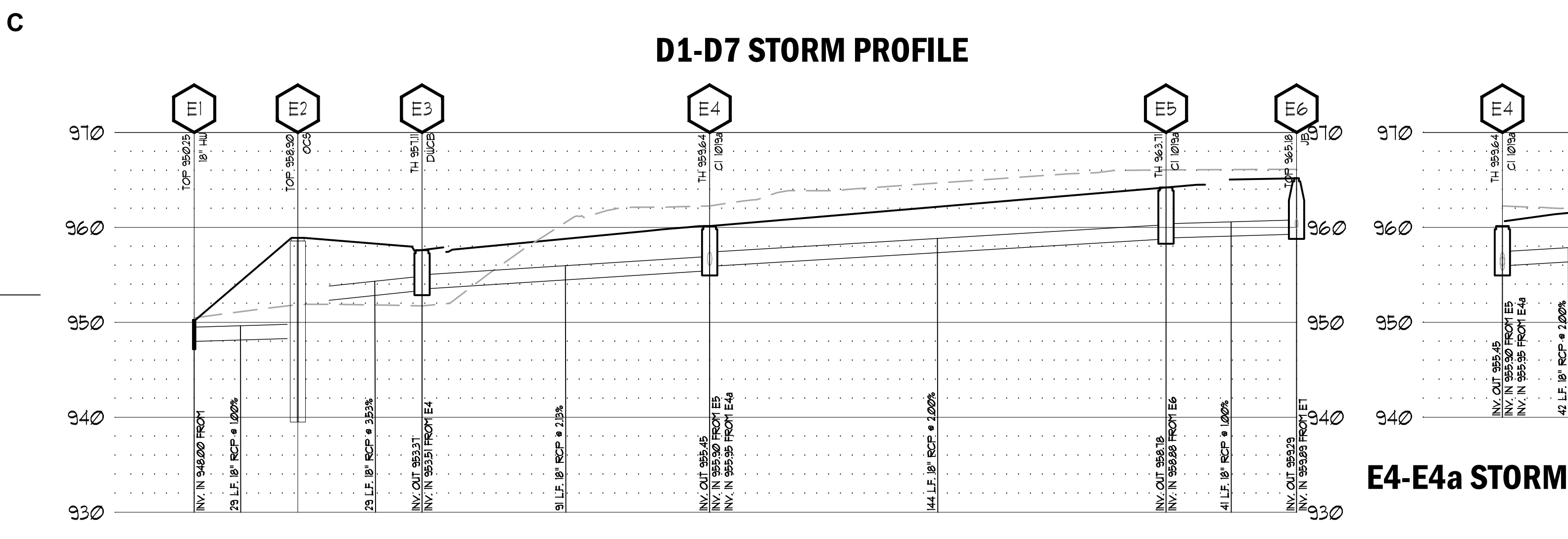
DH - D1b
STORM PROFILE



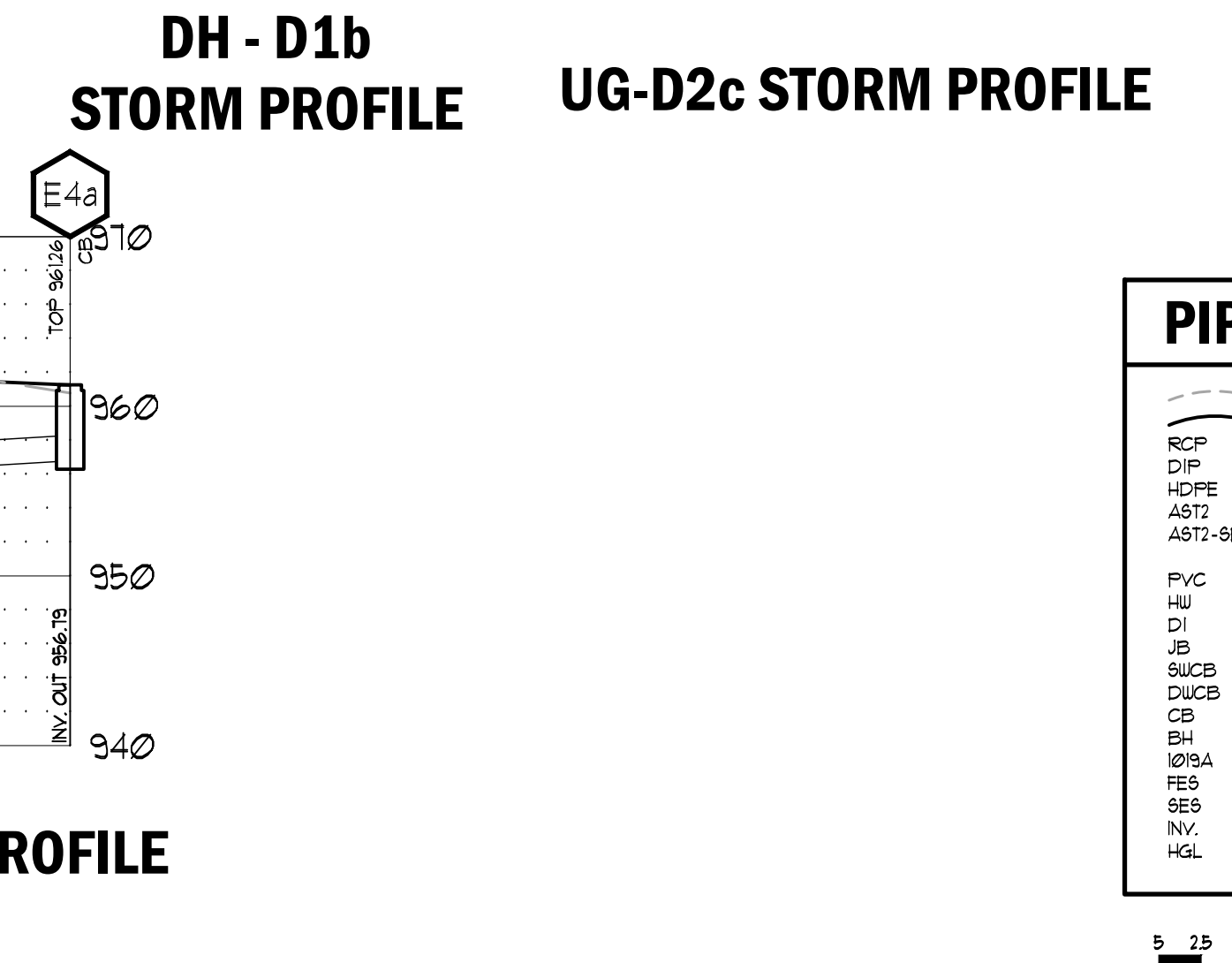
UG-D2c STORM PROFILE



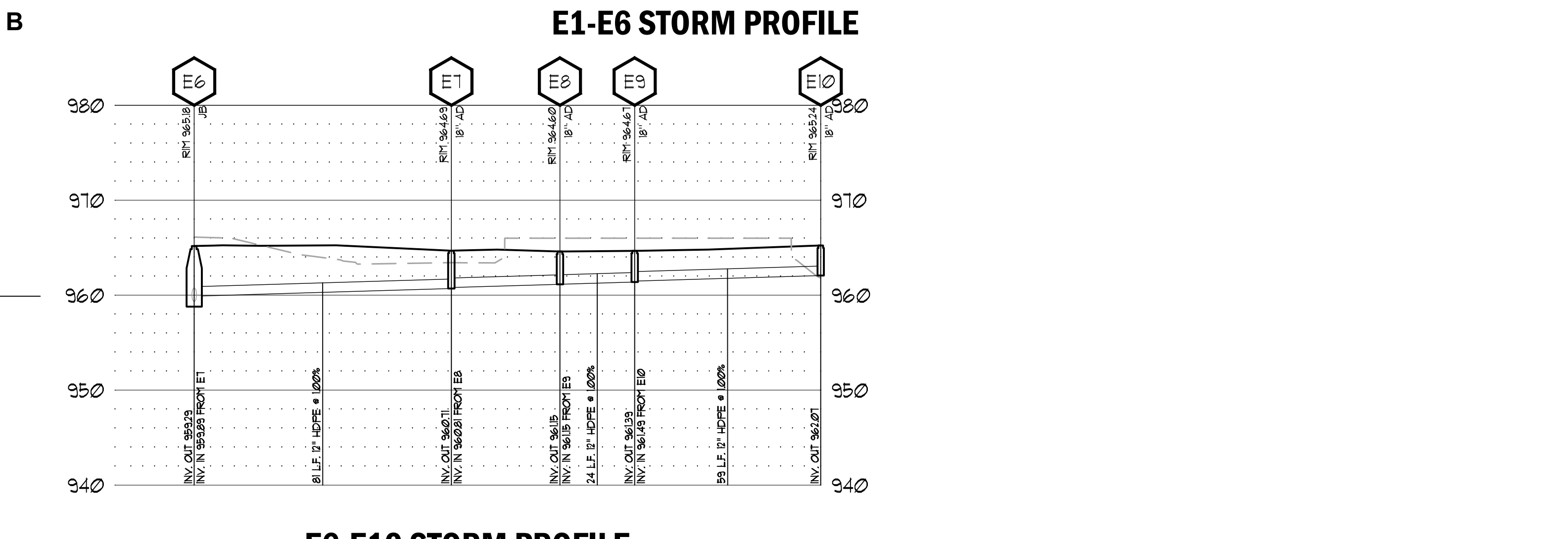
D6-D6a STORM PROFILE



E1-E6 STORM PROFILE

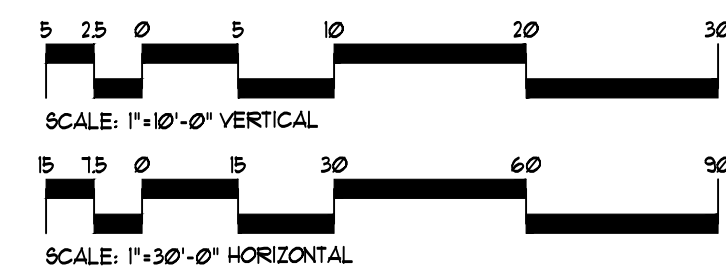


E4-E4a STORM PROFILE



E6-E10 STORM PROFILE

PIPE PROFILE LEGEND	
EXISTING GRADE	
PROPOSED GRADE	
RCP	REINFORCED CONCRETE PIPE (CLASS IV)
DIP	DUCTILE IRON PIPE (CLASS 50)
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
AST	ALUMINIZED STEEL TYPE 2
AST-3B	ALUMINIZED STEEL TYPE 3 SMOOTH BORE (MANNING'S n=0.007)
PVC	POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
HU	HEADWALL
DI	DROP INLET (PEDESTAL TOP)
JB	JUNCTION BOX
SWCB	SINGLE WING CATCH BASIN
DCB	DOUBLE WING CATCH BASIN
CB	CATCH BASIN
BB	BEE HIVE CATCH BASIN
QIB	QUAD INLET (4x4 D.O.T. STD.)
FES	FLARED END SECTION
SES	SAFETY END SECTION
INV.	INVERT ELEVATION
HGL	HYDRAULIC GRADE LINE



BREEDLOVE LAND PLANNING, INC. PIPECHART										PROJECT: DRESDEN ELEMENTARY SCHOOL PROJECT LOCATION: CITY OF CHAMBLEE, GA								
STORM EVENT: 25 YEAR																		
System	Upstream Structure	Downstream Structure	Drainage Area (ac)	c-factor (C)	Inlet Time (min)	Q (cfs)	Total Q (cfs)	Capacity (cfs)	Pipe Size (in)	Slope (%)	n-value	Velocity (ft/s)	Depth (ft)	Inv. Up	Inv. Dn	HGL Up (ft)	HGL Dn (ft)	
A	A2	A1	0.29	0.35	5	0.84	10.21	22.64	24	1	0.013	6.26	0.94	935.4	935	936.54	935.94	
	A3	A2	0	0	0	0	9.37	22.58	24	1	0.013	5.5	1.04	936.17	935.5	937.26	936.54	
	A4	A3	0	0	0	9.37	9.37	0	24	0.5	0.013	5.3	0	936.5	936.27	937.6	937.37	
B	B1	A4 (OCS)	0.18	0.95	5	1.59	4.81	10.37	18	0.98	0.013	5.23	0.72	944.47	944.4	945.31	945.12	
	B2	B1	0.15	0.87	5	1.22	3.43	10.48	18	1	0.013	4.07	0.74	944.95	944.57	945.66	945.31	
	B3	B2	0.29	0.93	5	2.51	2.51	12.15	18	1.34	0.013	3.78	0.81	946.59	945.05	947.19	945.66	
C	C1	UG	0.36	0.68	5	2.28	3.23	10.29	18	0.96	0.013	4.63	0.58	943.64	943.57	944.32	944.15	
	C1a	C1	0.14	0.35	5	0.46	0.46	14.61	18	1.94	0.013	1.47	0.68	944.69	943.64	944.94	944.32	
	C2	C1	0.23	0.56	5	1.2	1.2	14.64	18	1.94	0.013	2.48	0.58	945.16	943.74	945.57	944.32	
D	D3	D2 (OCS)	0.79	0.92	5	5.99	8.37	17.95	18	2.92	0.013	7.95	0.72	935.7	935	936.82	935.72	
	D4	D3	0.07	0.95	5	0.55	3.82	27.6	18	6.91	0.013	7.65	0.38	945.77	940.75	946.52	941.13	
	D5	D4	0.11	0.95	5	0.86	3.47	27.09	18	6.65	0.013	7.37	0.36	955.53	948.23	956.24	948.59	
	D6	D5	0.11	0.95	5	0.86	2.87	7.68	18	0.53	0.013	4	0.64	956.27	955.63	956.91	956.27	
	D7	D6	0.1	0.35	5	0.29	0.29	10.5	18	1	0.013	2.34	0.17	957.98	957.4	958.18	957.57	
	D8a	D6	0.37	0.77	5	2.35	2.35	11.21	18	1.14	0.013	3.9	0.54	956.77	956.37	957.35	956.91	
	D2b	UG	0	0	0	3.49	17.36	18	9.32	0.024	5.95	0.46	938.7	937	939.41	937.46		
	D2c	1	0.58	0.74	5	3.54	3.54	19.59	18	3.48	0.013	6.32	0.43	946.17	944.7	946.89	945.13	
	D1b	D1a	0.35	0.73	5	2.11	2.11	16.89	18	2.59	0.013	5.06	0.36	941.12	940.58	941.67	940.94	
	D2	D1	0	0	5	16.61	16.61	7.44	18	0.5	0.013	9.4	1.5	934.4	934.27	936.42	935.77	
E	E3	E2 (OCS)	0.52	0.93	5	4.5	6.56	19.73	18	3.53	0.013	7.67	0.6	953.37	952.33	954.36	952.93	
	E4	E3	0.39	0.92	5	3.34	4.88	15.35	18	2.14	0.013	4.73	0.85	955.45	953.51	956.30	954.36	
	E5	E4	0.25	0.73	5	1.7	2.89	14.85	18	2	0.013	5.24	0.45	958.78	955.9	959.43	956.35	
	E6	E5	0.65	0.95	5	5.75	2.25	10.47	18	0.99	0.013	3.78	0.55	959.29	958.89	959.86	959.43	
	E7	E6	0	0	0	0	0.04	3.88	12	1.01	0.012	1.51	0.08	960.71	959.89	960.8	959.97	
	E8	E7	0	0	0	0	0.05	3.87	12	1	0.012	1.57	0.08	961.15	960.81	961.24	960.89	
	E9	E8	0	0	0	0	0.06	3.86	12	1	0.012	1.53	0.09	961.39	961.15	961.48	961.24	
	E10	E9	0.01	0.95	5	0.09	0.09	3.83	12	0.99	0.012	1.83	0.1	962.07	961.49	962.19	961.5	
	E4a	E4	0.25	0.83	5	2.01	2.01	14.87	18	2.01	0.013	4.72	0.37	958.79	955.95	957.32	956.32	
	E2	E1	0	0	0	2.47	2.47	10.42	18	0.98	0.013	4.31	0.5	948.29	948	948.88	948.5	

24-HOUR EROSION CONTACT	
NAME:	ATIBA NANNALLY
COMPANY:	DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS:	ATIBANANNALLY@DEKALBCSCHOOLSD.ORG
PHONE NUMBER:	404-723-1681

SITE DATA	
ADDRESS:	2449 DRESDEN DRIVE NE, CHAMBLEE, GA 30341
OWNER:	DEKALB BOARD OF EDUCATION
PARCEL ID:	18 245 06 033
LAND LOTS:	245 & 289
DISTRICT:	18TH
ZONING CLASSIFICATION:	NR-1
SITE AREA:	9.17 ACRES
DISTURBED AREA:	8.67 ACRES
EXISTING / PROPOSED IMPERVIOUS:	3.68 / 4.11 ACRES

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www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREGIST-ON (WWW.GEORGIA811.COM) OR BY CALLING 811 OR 1-800-881-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

DO NOT BREAK OR DUPLICATE	
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2.	READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

DATE: 01/09/26

CERTIFIED DESIGN PROFESSIONAL: JON QUALLS, P.L.A.
GSUCC CERTIFICATION NO. LEVEL II * 0000011538
EXPIRATION DATE: 01/18/28
COMPANY: BREEDLOVE LAND PLANNING, INC.

2 12

INITIAL EROSION INSPECTION 14

THE DESIGN PROFESSIONAL WHO PREPARED THE ESRPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 1 DAYS AFTER INSTALLATION.

THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING AND E.P.D. HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL TO INSPECT THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs.

THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPs HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED.

THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE (AND OPERATOR) WITHIN SEVEN (7) DAYS AND THE PERMITTEE (AND OPERATOR) MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL. IN CASE WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

INITIAL EROSION SUMMARY 36

INSTALL INITIAL PERIMETER CONTROL, BMPs (SILT FENCE), CONSTRUCTION EXIT, AND TEMPORARY S&D WITH DIVERSION BERTS.

MINIMIZE LAND DISTURBANCE TO THE AREAS SHOWN ON THIS PLAN UNTIL THE INITIAL INSPECTION HAS OCCURED AND INSTALLATION OF THE INITIAL BMPs HAVE BEEN APPROVED. AFTER INITIAL BMPs HAVE BEEN APPROVED, DEMOLITION, CLEARING, AND GRADING MAY COMMENCE.

CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INITIAL BMPs AS PHASING REQUIRES.

HYDROSEEDING NOTE

ALL LAWN AREAS SHALL BE SEEDED WITH KENTUCKY 31 PERGUE (TEMPORARY) OR HALLS BERMUDA (PERMANENT). APPLY PERGUE AT THE RATE OF FIVE (5) POUNDS PER ONE THOUSAND (1000) SQUARE FEET OR APPLY BERMUDA AT THE RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. ALL DESIGNATED AREAS SHALL BE PLANTED WITH A HYDRO-SEEDER. AFTER AREAS HAVE BEEN PREPARED FOR SEEDING UNLESS PLANS SHOW OTHERWISE. HYDRO-MULCH (1000) (OR APPROVED EQUAL) AS MANUFACTURED BY PROBLE PRODUCTS CO. SHALL BE APPLIED AT THE RATE OF ONE THOUSAND FIVE HUNDRED (1500) POUNDS PER ACRE ON FLAT SURFACES TWO THOUSAND (2000) POUNDS PER ACRE ON SLOPES UP TO (3:1) HORIZONTAL TO 1 VERTICAL AND TWO THOUSAND FIVE HUNDRED (2500) POUNDS PER ACRE ON SLOPES GREATER THAN 3H TO 1V. APPLY SEED FERTILIZER, LIME AND FIBER IN ONE OPERATION. EXISTING TREES AND SHRUBS IN HYDRO-SEEDED AREA SHALL BE PROTECTED DURING HYDROSEEDING.

CONSTRUCTION STAGING

1. PARKING, TRAILERS, AND PORTABLE TOILETS SHALL BE NO CLOSER THAN 100 FEET FROM ANY PROPERTY LINES ADJACENT TO RESIDENTIAL LOTS.
2. CONTRACTOR SHALL ORIENT CONSTRUCTION PARKING TO FACE EAST/NEST AND AVOID VEHICLE HEADLIGHTS SHINING TOWARD RESIDENTIAL LOTS.

DISTURBED AREA

TOTAL SITE AREA: 9.1 DISTURBED AREA: 8.61

GSWCC REQUIRED NOTES

THE DESIGN PROFESSIONAL WHO PREPARED THE ESRPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 1 DAYS AFTER INSTALLATION.

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

AMENDMENTS/REVISIONS TO THE ESRPC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

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

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

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

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

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION STRUCTURAL PRACTICES

CODE PRACTICE MAP SYMBOL

Co	CONSTRUCTION EXIT	
Sd1	SEDIMENT BARRIER	
Sd4	TEMPORARY SEDIMENT TRAP	
Di	DIVERSION	
Tp	TOPSOLING	
Tr	TREE PROTECTION	

Ds1 Ds2 Du

CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

GENERAL EROSION NOTES

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GRASSCOVER IS ESTABLISHED.
4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OR REPLACED DAILY. ANY ACCUMULATED SEDIMENT MUST BE REMOVED AND SPREAD ON SITE.
6. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY CITY/COUNTY AT NO ADDITIONAL COST TO THE OWNER.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE (3) FULL VOLUME.
11. MAXIMUM CUT OR FILL SLOPE IS (2) 1/2 HORIZONTAL TO 1 VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DRAIN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
13. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.
14. 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.
15. 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 AT NO ADDITIONAL COST TO THE OWNER.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

UTILITY LOCATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES.
2. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
3. THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.
5. ALL UTILITIES MUST REMAIN ACTIVE TO EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE ANY SERVICE INTERRUPTIONS WITH THE OWNER.

CALL BEFORE YOU DIG

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www.Georgia811.com

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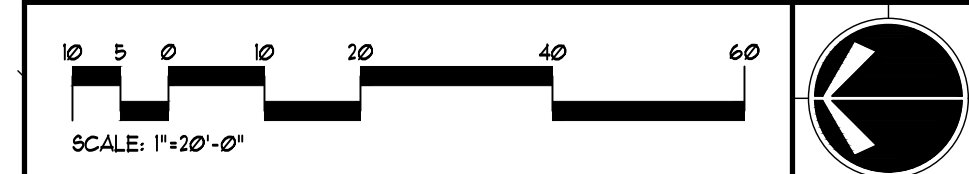
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MATCH LINE

24-HOUR EROSION CONTACT 4

NAME: ATEBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATEBANANNALLY@DEKALBSCHOOLS.GA.ORG
PHONE NUMBER: 404-733-6591

GRAPHIC SCALE & ORIENTATION



GSWCC LEVEL 2 CERTIFICATION

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 SUPERVISION.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS OR THE SAMPLING OF THE STORY WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GA000001.

CERTIFIED DESIGN PROFESSIONAL: JON QUALLS, P.L.A.
GSWCC CERTIFICATION NO. LEVEL II: *000001958
EXPIRATION DATE: 07/19/26
COMPANY: BREEDLOVE LAND PLANNING, INC.

DEKALB CO. PERMIT NUMBER:
AP# 3160302

DOCUMENT HISTORY	
03/22/24	PERMIT SET
08/14/24	CITY PERMIT SET
11/04/24	LDP RESUBMITTAL
12/11/24	LDP RESUBMITTAL
01/01/25	LDP RESUBMITTAL
02/06/25	LDP RESUBMITTAL
01/09/26	CHANGES TO APPROVED



ARCHITECT OF RECORD:
MATT TANNER, P.E.
PE030454
DESIGNED BY:
BAM
DRAWN BY:
BAM
PROJECT NUMBER:
C09003.001

DATE:
08/14/2024

TITLE:
ES&PC - INITIAL PLAN

DRAWING NO.

C-410a



GEORGIA SOIL AND WATER CONSERVATION
COMMISSION
STRUCTURAL PRACTICES

Co	CONSTRUCTION EXIT	
Sd1	SEDIMENT BARRIER	
Sd4	TEMPORARY SEDIMENT TRAP	
Di	DIVERSION	
Tp	TOPSOILING	
Tr	TREE PROTECTION	

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5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED IF DAMAGED AND ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
6. ALL DISTURBED AREAS SHALL BE GRADED AS SOON AS CONSTRUCTION PHASE PERMITS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED OR MODIFIED AS NECESSARY BY THE SITE INSPECTOR OR AS REQUIRED BY CITY/COUNTY AT NO ADDITIONAL COST TO THE OWNER.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES (WHETHER TEMPORARY OR PERMANENT) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE DISTRICTED ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 VOLUME.
11. MINIMUM CUT OR FILL SLOPE IS (2:1) HORIZONTAL TO 1 VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN SLOPES ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
13. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN BUILT UP.
14. 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.
15. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF 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 AT NO ADDITIONAL COST TO THE OWNER.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

ALL LAWN AREAS SHALL BE SEEDED WITH KENTUCKY 31 FESQUE (TEMPORARY) OR HALL BERMUDA (PERMANENT). APPLY FESQUE AT THE RATE OF FIVE (5) POUNDS PER ONE THOUSAND (1000) SQUARE FEET OR APPLY BERMUDA AT THE RATE OF ONE (1) POUND PER ONE THOUSAND (1000) SQUARE FEET. LAWN AREAS SHALL BE PLANTED WITH A HYDRO-SEEDER AFTER AREAS HAVE BEEN PREPARED FOR SEEDING UNLESS PLANS SHOW OTHERWISE. HYDROMULCH SHALL BE APPLIED EQUAL AS MANUFACTURED BY PROFILE PRODUCTS CO. 1000 LB. OF HYDROMULCH SHALL BE APPLIED TO ONE THOUSAND (1000) SQUARE FEET OF AGC ON FLAT SURFACES TO ONE THOUSAND (2000) POUNDS PER ACRE ON SLOPES UP TO (3:1) HORIZONTAL TO 1' VERTICAL AND TWO THOUSAND FIVE HUNDRED (2500) POUNDS PER ACRE ON SLOPES GREATER THAN 3H TO 1V. APPLY SEED FERTILIZER TO HYDRO-SEEDED AREAS. HYDRO-SEEDING SHALL BE PROTECTED DURING HYDROSEEDING.

TOTAL SITE AREA:	9.11	DISTURBED AREA:	8.61
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MAINTAIN ALL PREVIOUSLY INSTALLED BMPs AS REQUIRED. PERFORM MASS GRADING, CONSTRUCT PARKING, SERVICE DRIVE AND SET FINAL STORM STRUCTURE TOPS. CONTINUE TO PROVIDE SEDIMENT STORAGE BY INSTALLATION OF SD2-E'S (EXCAVATED INLETS). UPON APPROVAL OF INTERMEDIATE BMPs, MOVE INTO FINAL CONSTRUCTION AND EROSION MEASURES (C420)

NAME: ATIBA NUNALLY
 COMPANY: DEKALB COUNTY SCHOOL DISTRICT
 EMAIL ADDRESS: ATIBANUNALLY@DEKALBSCHOOLSGA.ORG
 PHONE NUMBER: 404-423-1681

15 7.5 0 15 30 60 90

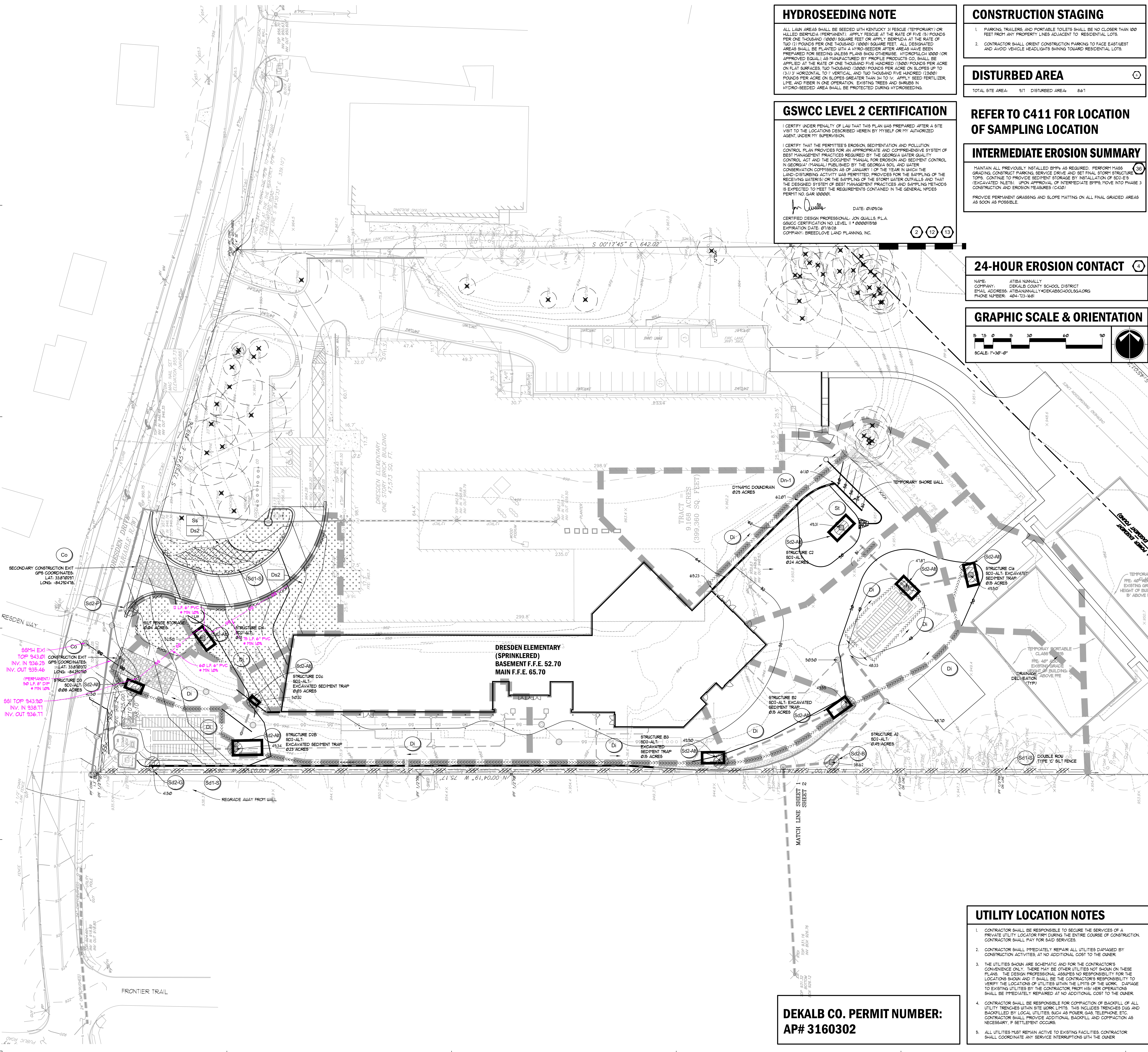
SCALE: 1"=30'-0"

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE EROSION CONTROL SYSTEM'S BARRIERS, THE CARRY OVER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 102001.

for Qualls DATE: 01/09/26
 CERTIFIED DESIGN PROFESSIONAL: JON QUALLS, P.L.A.
 GSWCC CERTIFICATION NO. LEVEL II * 000011538
 EXPIRATION DATE: 01/18/28
 COMPANY: BREEDLOVE LAND PLANNING, INC.

DEKALB CO. PERMIT NUMBER:
AP# 3160302

1. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL NOTIFY ALL UTILITIES DATED BY CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
2. THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AT THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE "WORK ZONE" IDENTIFIED BY THE UTILITIES. CONTRACTOR SHALL IMMEDIATELY REPAIR AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BACKFILL OF EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE BACKFILL BY LOCAL UTILITIES SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND PROTECTION AROUND ALL UTILITIES.
4. ALL UTILITIES MUST REMAIN ACCESS TO EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE ANY SERVICE INTERRUPTIONS WITH THE OWNER.



36. MAINTAIN ALL PREVIOUSLY INSTALLED BMPs AS REQUIRED. PERFORM MASS GRADING, CONSTRUCT PARKING, SERVICE DRIVE AND SET FINAL STORM STRUCTURE TOPS. CONTINUE TO PROVIDE SEDIMENT STORAGE BY INSTALLATION OF SD2-E'S (EXCAVATED INLETS). UPON APPROVAL OF INTERMEDIATE BMPs, MOVE INTO PHASE 3 CONSTRUCTION AND EROSION MEASURES (C420)

PROVIDE PERMANENT GRASSING AND SLOPE MATTING ON ALL FINAL GRADED AREAS AS SOON AS POSSIBLE.

ALL LAWN AREAS SHALL BE SEEDDED WITH KENTUCKY 31 FESCUE (TEMPORARY OR ALLIED BERBERIS (PERMANENT). APPLY FESCUE AT THE RATE OF FIVE (5) POUNDS PER THOUSAND (2000) SQUARE FEET. APPLY BERBERIS AT THE RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. ALL DESIGNATED AREAS SHALL BE PLANTED WITH A HYDRO-SEEDING AFTER AREAS HAVE BEEN PREPARED FOR SEEDING (LESS PLANS SHOW OTHERWISE). HYDROSEAL 1000 (OR EQUIVALENT) SHALL BE APPLIED TO ALL AREAS. HYDROSEEDING SHALL BE APPLIED AT THE RATE OF ONE THOUSAND FIVE HUNDRED (1500) POUNDS PER ACRE ON FLAT SURFACES TWO THOUSAND (2000) POUNDS PER ACRE ON SLOPES UP TO 3:1 (3) HORIZONTAL TO 1 (1) VERTICAL AND TWO THOUSAND FIVE HUNDRED (2500) POUNDS PER ACRE ON SLOPES OF 4:1 (4) HORIZONTAL TO 1 (1) VERTICAL. FERTILIZER, MULCH AND FIBER IN ONE OPERATION. EXISTING TREES AND SHRUBS IN HYDRO-SEEDING AREA SHALL BE PROTECTED DURING HYDROSEEDING.

1. PARKING, TRAILERS, AND PORTABLE TOILETS SHALL BE NO CLOSER THAN 100 FEET FROM ANY PROPERTY LINES ADJACENT TO RESIDENTIAL LOTS.
2. CONTRACTOR SHALL ORIENT CONSTRUCTION PARKING TO FACE EAST/WEST AND AVOID VEHICLE HEADLIGHTS SHINING TOWARD RESIDENTIAL LOTS.

TOTAL SITE AREA ₁	9.17	DISTURBED AREA ₂	0.67
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E

D

C

B

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 SUPERVISION.

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 BEST MANAGEMENT PRACTICES" (GSC-1) OF THE GEORGIA WATER QUALITY CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORY WATER OUTFALLS AND THAT THE SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL INQUIRY PERMIT NO. GAR 10000.

CERTIFIED DESIGN PROFESSIONAL: JON QUALLS, P.L.
 GSWCC CERTIFICATION NO. LEVEL II * 000011598
 EXPIRATION DATE: 01/18/28
 COMPANY: BREEDLOVE LAND PLANNING, INC.

2 12 13

THE DESIGN PROFESSIONAL WHO PREPARED THE E84PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF UPROOTED 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.

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.

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

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

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

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

14 15 17 18 19 20 21

14 15 17 18 19 20 21

CODE	PRACTICE	MAP SYMBOL
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Co	CONSTRUCTION EXIT	
Sd1	SEDIMENT BARRIER	
Sd4	TEMPORARY SEDIMENT TRAP	
Di	DIVERSION	
Tp	TOPSOILING	
Tr	TREE PROTECTION	

Ds1	Ds2	Ds3
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CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL DISTURBED AREAS SHALL BE COVERED IMMEDIATELY BY EROSION CONTROL MEASURES AND PREVENTIVE EROSION FLOWING PRACTICES TO PREVENT ANY LOSS OF ANY LAND SURFACES.
3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PREVENTIVE EROSION FLOWING PRACTICES SHALL BE IN ACCORDANCE WITH DISTURBING ACTIVITIES AND CONSTRUCTION OF THE SITE AND MAINTAINED UNTIL DISTURBING ACTIVITY/CONSTRUCTION IS COMPLETED AND THE SITE MAINTAINED UNTIL DISTURBING ACTIVITY/CONSTRUCTION IS ESTABLISHED.
4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED IF DAMAGED. ANY UNACQUILATED SEDIMENT SHALL BE REMOVED AND SPREAD TO THE EROSION CONTROL MEASURES.
6. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED TO PREVENT ANY LOSS OF ANY LAND SURFACES. THE CITY/COUNTY INSPECTOR OR AS REQUIRED BY CITY/COUNTY AT NO ADDITIONAL COST TO THE OWNER.
8. MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES (WHETHER TEMPORARY OR PERMANENT) SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR.
9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. SEDIMENT STORAGE LEVEL SHALL BE MAINTAINED IN SEDIMENT TRAP STRUCTURES, INDICATING THE 10% VERTICAL.
11. MAXIMUM GUT SLOPE SHALL BE 7:1 HORIZONTAL TO 1:1 VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
13. CONTRACTOR SHALL REMOVE ACQUILATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN BUILT STABILIZED.
14. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
15. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENTATION CONTROL, THE CONTRACTOR SHALL BE OBLIGATED TO PROVIDE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT NO ADDITIONAL COST TO THE OWNER.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING EREQUEST ON WWW.GEORGIA811.COM OR BY CALLING 811 OR 1-800-282-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

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2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

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Atlanta, Lynnwood, Charleston and Huntsville

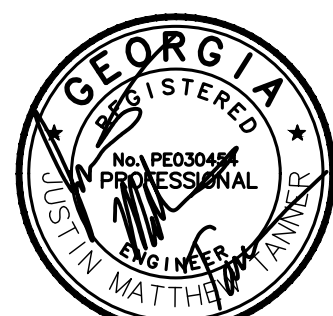
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DOCUMENT HISTORY	
03/22/24	PERMIT SET
08/14/24	CITY PERMIT SET
11/04/24	LDP RESUBMITTAL
12/11/24	LDP RESUBMITTAL
01/31/25	LDP RESUBMITTAL
02/06/25	LDP RESUBMITTAL
01/09/26	CHANGES TO APPROVED

BREEDLOVE LAND PLANNING
Landscape Architects ♦ Civil Engineers
15 Simpson Street, NW, Atlanta, GA 30308
P: 770-483-1173 ♦ www.landplanning.net

DRESDEN ELEMENTARY SCHOOL REPLACEMENT
2449 DRESDEN DR. NE
CHAMBLEE, GA 30341
DEKALB COUNTY SCHOOL DISTRICT



ARCH/ENGR OF RECORD
MATT TANNER, P.E.
TANNER & ASSOCIATES, INC.

DESIGNED BY
BAM
DRAWN BY
BAM
PROJECT NUMBER
C09003.001

DATE
08/14/2024

ES&PC -
INTERMEDIATE
PLAN A

C-415a

File Path	Date/Time Stamp
...	...

INTERMEDIATE EROSION SUMMARY

MANTAIN ALL PREVIOUSLY INSTALLED BMPs AS REQUIRED. PERFORM MAJOR GRADING, CONSTRUCT PARKING SERVICE DRIVE AND SET FINAL STORM STRUCTURE. TOPS. CONTINUE TO PROVIDE SEDIMENT STORAGE BY INSTALLATION OF SEDS (EXCAVATED INLETS). UPON APPROVAL OF INTERMEDIATE BMPs, MOVE INTO PHASE 3 CONSTRUCTION AND EROSION MEASURES (C420).

PROVIDE PERMANENT GRASSING AND SLOPE MATING ON ALL FINAL GRADED AREAS AS SOON AS POSSIBLE.

HYDROSEEDING NOTE

ALL LAWN AREAS SHALL BE SEEDING WITH KENTUCKY 31 FESCUE (TEMPORARY) OR HULLED BERMUDA (PERMANENT). APPLY FESCUE AT THE RATE OF FIVE (5) POUNDS PER ONE THOUSAND (1000) SQUARE FEET OR APPLY BERMUDA AT THE RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. ALL DESIGNATED AREAS SHALL BE PLANTED WITH A HYDRO-SEEDER AFTER AREAS HAVE BEEN PREPARED FOR SEEDING IN LESS THAN 48 HOURS. HYDROSEEDING (1000' OR APPROVED EQUAL) AS MANUFACTURED BY PROFILE PRODUCTS CO. SHALL BE APPLIED AT THE RATE OF ONE THOUSAND FIVE HUNDRED (1500) POUNDS PER ACRE ON FLAT SURFACES, TWO THOUSAND (2000) POUNDS PER ACRE ON SLOPES UP TO (3:1) HORIZONTAL TO 1 VERTICAL AND TWO THOUSAND FIVE HUNDRED (2500) POUNDS PER ACRE ON SLOPES GREATER THAN 3:1 TO 1 V. APPLY 1/2 SEED FERTILIZER, LIME AND FIBER IN ONE OPERATION. EXISTING TREES AND SHRUBS IN HYDRO-SEEDING AREA SHALL BE PROTECTED DURING HYDROSEEDING.

CONSTRUCTION Staging

1. PARKING, TRAILERS, AND PORTABLE TOILETS SHALL BE NO CLOSER THAN 100 FEET FROM ANY PROPERTY LINES ADJACENT TO RESIDENTIAL LOTS.

2. CONTRACTOR SHALL ORIENT CONSTRUCTION PARKING TO FACE EAST/NEST AND AVOID VEHICLE HEADLIGHTS SHINING TOWARD RESIDENTIAL LOTS.

DISTURBED AREA

TOTAL SITE AREA: 1.65 ACRES DISTURBED AREA: 1.28 ACRES

REFER TO C411 FOR LOCATION OF SAMPLING LOCATION

GSWCC LEVEL 2 CERTIFICATION

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 SUPERVISION.

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 EROSION CONTROL MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS OR THE SAMPLING OF THE STORY WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GA000000.

CERTIFIED DESIGN PROFESSIONAL: JON QUALLS, P.L.A.
GSWCC CERTIFICATION NO. LEVEL II # 000001938
EXPIRATION DATE: 07/01/2026
COMPANY: BREEDLOVE LAND PLANNING, INC.

DATE: 01/09/26

2

12

13

GSWCC REQUIRED NOTES

THE DESIGN PROFESSIONAL WHO PREPARED THE EBPIC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIPHER CONTROL BMPs WITHIN 14 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 15 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF UNRESTED 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.

AMENDMENTS/REVISIONS TO THE EBPIC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

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

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT NO ADDITIONAL COST TO THE OWNER.

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

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL
PRACTICES
GEORGIA SOIL AND WATER CONSERVATION
COMMISSION
STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL
Co	CONSTRUCTION EXIT	
Sd1	SEDIMENT BARRIER	
Sd4	TEMPORARY SEDIMENT TRAP	
Di	DIVERSION	
Tp	TOPSOLLING	
Tr	TREE PROTECTION	

CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

GENERAL EROSION NOTES

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.

2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.

5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGE DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.

6. ALL DISTURBED AREAS SHALL BE GRASSSED AS SOON AS CONSTRUCTION PHASE PERMITS.

7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY CITY/COUNTY AT NO ADDITIONAL COST TO THE OWNER.

8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

10. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.

11. MAXIMUM CUT OR FILL SLOPE IS (2:1) 2' HORIZONTAL TO 1' VERTICAL.

12. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.

13. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.

14. 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.

15. 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 AT NO ADDITIONAL COST TO THE OWNER.

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

24-HOUR EROSION CONTACT

NAME: ATIEA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIEA.NANNALLY@DEKALBCSCHOOLSDISTRICT.GA.GOV
PHONE NUMBER: 404-723-1681

GRAPHIC SCALE & ORIENTATION

0 10 20 30 40 50 60

SCALE: 1"=20'-0"

UTILITY LOCATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRST DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES.

2. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.

3. THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

5. ALL UTILITIES MUST REMAIN ACTIVE TO EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE ANY SERVICE INTERRUPTIONS WITH THE OWNER.

CALL BEFORE YOU DIG

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GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING FREIGHT ON WAVEGEORGIA811.COM OR BY CALLING 811 OR 1-800-281-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

DO NOT BREAK OR DUPLICATE

1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.

2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

BRPH

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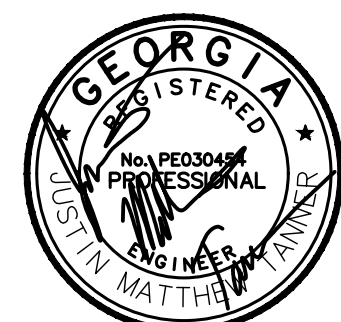
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DRESDEN ELEMENTARY SCHOOL REPLACEMENT
2449 DRESDEN DR. NE
CHAMBLEE, GA 30341
DEKALB COUNTY SCHOOL DISTRICT

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
MATTHEW J. HARRIS

ARCHIVIST OF RECORD
MATT TANNER, P.E.
PE030454
DESIGNED BY
BAM
DRAWN BY
BAM
PROJECT NUMBER
C09003.001
DATE
08/14/2024
TITLE
ES&PC -
INTERMEDIATE
PLAN B
DRAWING NO.
C415b



ALL LAWN AREAS SHALL BE SEEDED WITH KENTUCKY 31 FESCUE (TEMPORARY) OR HILLED BERTRUDA (PERMANENT). APPLY FESCUE AT THE RATE OF FIVE (5) POUNDS PER ONE THOUSAND (1000) SQUARE FEET OR APPLY BERTRUDA AT THE RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. ALL AREAS TO BE SEEDING SHALL BE PLANTED WITH A HYDRO-SEEDER AFTER AREAS HAVE BEEN PREPARED FOR SEEDING UNLESS PLANS SHOW OTHERWISE. HYDROTROL 1000 (OR APPROVED EQUAL) AS MANUFACTURED BY PROFILE PRODUCTS CO. SHALL BE APPLIED TO ALL AREAS TO BE SEEDING AT THE RATE OF ONE POUND PER ONE THOUSAND (1000) SQUARE FEET ON FLAT SURFACES, TWO THOUSAND (2000) POUNDS PER ACRE ON SLOPES UP TO (2:1) 3:1 HORIZONTAL TO 1 VERTICAL, AND TWO THOUSAND FIVE HUNDRED (2500) POUNDS PER ACRE ON SLOPES GREATER THAN 3:1 TO 4:1. APPLY SEED FERTILIZER TO ALL AREAS TO BE SEEDING. HYDRO-SEEDING SHALL BE COMPLETED WITHIN 14 DAYS OF THE HYDRO-SEEDING AREA SHALL BE PROTECTED DURING HYDROSEEDING.

1. PARKING, TRAILERS, AND PORTABLE TOILETS SHALL BE NO CLOSER THAN 100 FEET FROM ANY PROPERTY LINES ADJACENT TO RESIDENTIAL LOTS.

TOTAL SITE AREA:	9.7	DISTURBED AREA:	8.6
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D84	SOD (SEE C40)	
D83	HYDROSEED (SEE C40)	

CONTRACTOR SHALL MAINTAIN ALL PREVIOUSLY INSTALLED BMPs AS REQUIRED.
INSTALL CONSTRUCTION ROAD. ALL AREAS SHALL BE STABILIZED WITH AS SHOWN IN THE PLANS.
ALL PERVIOUS AREAS OF DISTURBANCE NOT SHOWN TO BE SODDED OR HYDROSEEDED SHALL BE PREPPED PER TECHNICAL SPECS AND SEEDED WITH BERMUDA GRASS OR SLOPE MASTER MIX (D-3) FINAL STABILIZATION SHALL MEAN MIN 70% DENSITY WITH 100% COVERAGE.

NAME: ATIBA NUNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANUNALLY@DEKABSCHOOLSGA.ORG
PHONE NUMBER: 404-723-1681

15 7.5 0 15 30 60 90

SCALE: 1"=30'-0"

THE DESIGN PROFESSIONAL WHO PREPARED THE E94PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF UPRIGHT 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.

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.

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

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

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

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

14 15 17 18 19 20 21

GEORGIA

UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION
COMMISSION

STRUCTURAL PRACTICES

Co	CONSTRUCTION EXIT	
Sd1	SEDIMENT BARRIER	
Sd4	TEMPORARY SEDIMENT TRAP	
Di	DIVERSION	
Tp	TOPSOILING	
Tr	TREE PROTECTION	

Ds1	Ds2	Ds3
-----	-----	-----

CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.

1. ALL BARRIERS AND TIE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING OR ORANGE FENCING PRIOR TO COMMENCEMENT OF LAND DISTURBANCE.

2. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES. NO CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL FERTILIZER/GROUNDCOVER IS ESTABLISHED.

3. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.

4. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGE DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPILLED TO THE CURB OR ROAD.

5. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF IT IS DETERMINED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY CITY/COUNTY AT NO ADDITIONAL COST TO THE OWNER.

2. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES (WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

1. SEDIMENT STORAGE FIELD HARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 10% FILL VOLUME.

1. MAXIMUM CUT OR FILL SLOPE IS (3:1) HORIZONTAL TO 1:1 VERTICAL.

2. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN DRAINS ON FILL SLOPES TO PREVENT EROSION OF EXPOSED EARTH SURFACES.

3. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DRAINAGE BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN IDENTIFIED BY THE SCALES.

1. THE ESTABLISHMENT OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT NO ADDITIONAL COST TO THE OWNER.

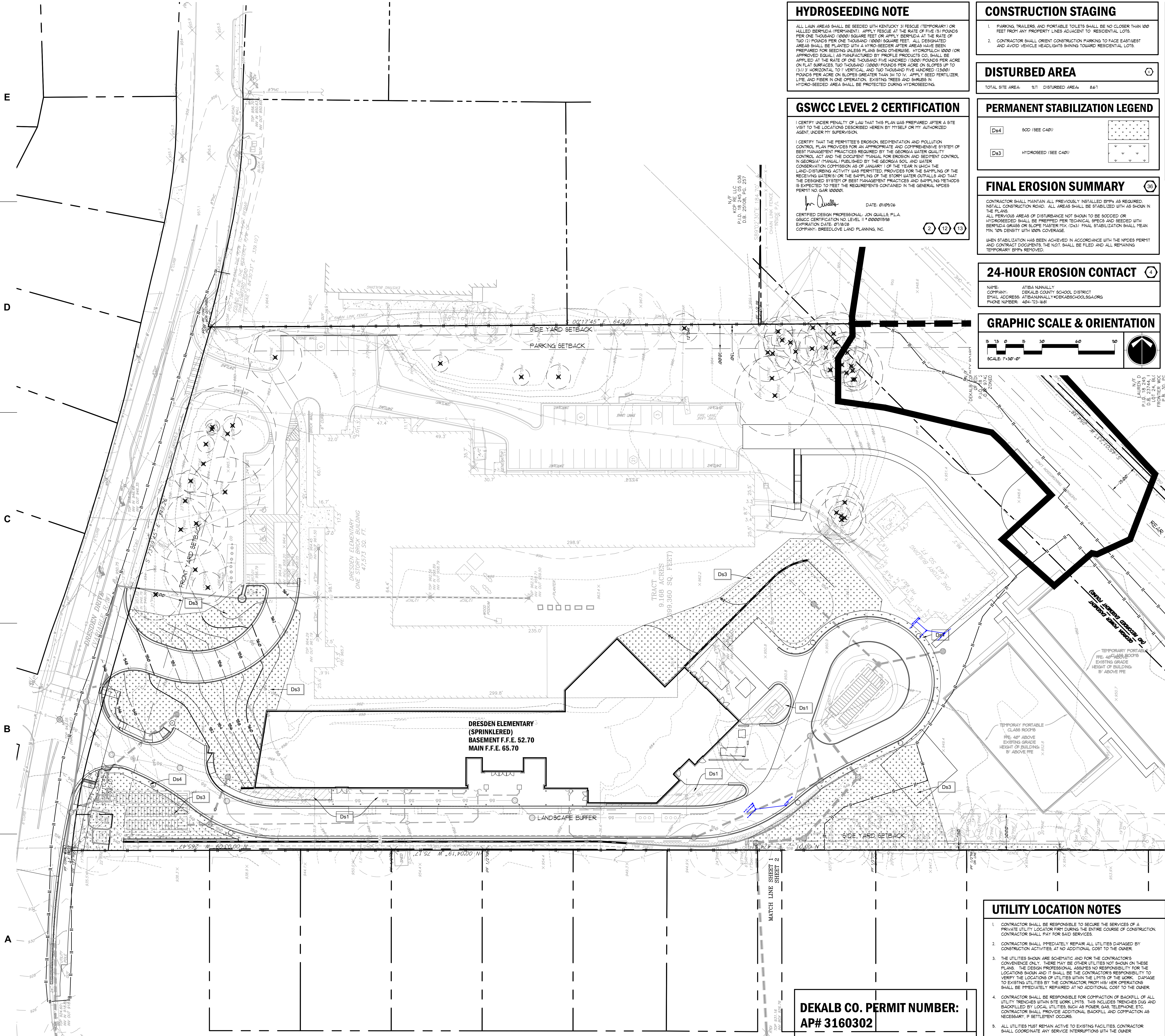
3. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE COVERED WITH GRASS SEED OR TEMPORARY SEEDING.

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1. DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
2. READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

1. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR DURING THE ENTIRE COURSE OF CONSTRUCTION TO LOCATE ALL UTILITIES THAT MAY BE AFFECTED BY THE PROJECT.
2. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES AT AN ADDITIONAL COST TO THE OWNER.
3. THE UTILITIES ONLY ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS THAT ARE NOT IDENTIFIED BY THE UTILITY LOCATOR. IT IS THE LOCATOR'S SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO UTILITIES NOT SHOWN OR IDENTIFIED BY THE UTILITY LOCATOR SHALL BE IMMEDIATELY REPAIRED AT AN ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL EXCAVATIONS AND TRENCHES TO MEET THE REQUIREMENTS SET FORTH AND BACKFILLED BY LOCAL UTILITIES SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS REQUIRED BY THE UTILITY PROVIDER.
5. ALL UTILITIES MUST REMAIN ACTIVE TO EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE ANY SERVICE INTERRUPTIONS WITH THE OWNER.



36

WHEN STABILIZATION HAS BEEN ACHIEVED IN ACCORDANCE WITH THE NPDES PERMIT AND CONTRACT DOCUMENTS, THE N.O.T. SHALL BE FILED AND ALL REMAINING TEMPORARY BMPs REMOVED.

Ds4	80D (SEE C401)	
Ds3	HYDROSEED (SEE C401)	

ALL LAWN AREAS SHALL BE SEEDDED WITH KENTUCKY 3FICE (TEMPORARY) OR JULIED BERBERIDA (PERMANENT). APPLY FESCUE AT THE RATE OF FIVE (5) POUNDS PER ONE THOUSAND (1000) SQUARE FEET OR APPLY BERBERIDA AT THE RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. SEED SHALL BE APPLIED TO ALL LAWN AREAS SHALL BE PLANTED WITH A HYDRO-SEEDER AFTER AREAS HAVE BEEN PREPARED FOR SEEDING UNLESS PLANS SHOW OTHERWISE. HYDROPLUSHC 1000 (OR APPROVED EQUAL) AS MANUFACTURED BY PROFILE PRODUCTS CO. SHALL BE APPLIED TO ALL LAWN AREAS AT THE RATE OF ONE (1) POUND PER ONE THOUSAND (1000) SQ. FT. ON FLAT SURFACES, TWO THOUSAND (2000) POUNDS PER ACRE ON SLOPES UP TO 3:1 (3:1 HORIZONTAL TO 1) VERTICAL, AND TWO THOUSAND FIVE HUNDRED (2500) POUNDS PER ACRE ON SLOPES GREATER THAN 3H TO 1V. APPLY SEED FERTILIZER, 10-10-10 AND IRON IN ONE APPLICATION. HYDROPLUSHC 1000 SHALL BE APPLIED TO ALL HYDRO-SEEDED AREA SHALL BE PROTECTED DURING HYDROSEEDING.

1. PARKING, TRAILERS, AND PORTABLE TOILETS SHALL BE NO CLOSER THAN 100 FEET FROM ANY PROPERTY LINES ADJACENT TO RESIDENTIAL LOTS.
2. CONTRACTOR SHALL ORIENT CONSTRUCTION PARKING TO FACE EAST/WEST AND AVOID VEHICLE HEADLIGHTS SHINING TOWARD RESIDENTIAL LOTS.

TOTAL SITE AREA:	9.17	DISTURBED AREA:	0.67
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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 SUPERVISION.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE EROSION AND SEDIMENTATION ACTIVITY IS PERMITTED. PROVIDES THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100000.

DATE 01/29/06

CERTIFIED DESIGN PROFESSIONAL: JON QUALLS, P.L.A.
 NSUCC CERTIFICATION NO. LEVEL II * 000011598
 EXPIRATION DATE: 01/18/28
 COMPANY: BREEDLOVE LAND PLANNING, INC.

THE DESIGN PROFESSIONAL WHO PREPARED THE ESHPC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 1 DAYS AFTER INSTALLATION.

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.

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

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

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

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

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL
PRACTICES
GEORGIA SOIL AND WATER CONSERVATION
COMMISSION
STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL
------	----------	------------

	CONSTRUCTION EXIT	
	SEDIMENT BARRIER	
	TEMPORARY SEDIMENT TRAP	
	DIVERSION	
	TOPSOILING	
	TREE PROTECTION	

Ds1	Ds2	Ds3
-----	-----	-----

CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BARRIERS AND THREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GRASSROOTS ARE ESTABLISHED.
4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGE DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
6. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF REQUIRED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY CITY/COUNTY AT AN ADDITIONAL COST TO THE OWNER.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES (WHETHER TEMPORARY OR PERMANENT) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
10. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES INDICATING THE 10% FULL VOLUME.
11. MAXIMUM CUT OR FILL SLOPE IS (3:1) HORIZONTAL TO 1 VERTICAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DOWN GRASS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
13. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.
14. 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.
15. 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 AT OR ABOVE THE SOURCE OF THE DISTURBANCE.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

NAME: ATIBA NUNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANUNALLY@DEKALBSCHOOLSGA.ORG
PHONE NUMBER: 404-723-1681

Profile view of the road showing elevations (10, 5, 0, 10, 20, 40, 60) and a scale of 1"=20'-0". A north arrow is also present.

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SUCH UTILITIES LOCATING.

CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES AT AN ADDITIONAL COST TO THE OWNER.

THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATION AND DEPTH OF SUCH UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO UTILITIES SHALL BE IMMEDIATELY REPAIRED AT AN ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BACKFILL OF ALL UTILITY TRENCHES UNTIL SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED FOR THE INSTALLATION OF UTILITIES, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND PROTECTION AS NECESSARY, IF SETTLEMENT OCCURS.

ALL UTILITIES SHALL REMAIN ACCESS TO EXISTING FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO EXISTING UTILITIES.

**DEKALB CO. PERMIT NUMBER:
AP# 3160302**

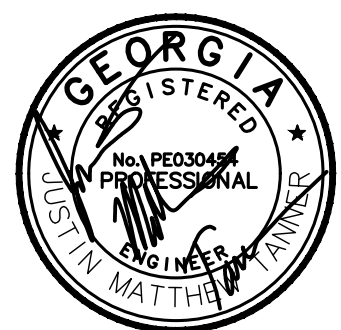
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P: 770-483-1173 ♦ www.landplanning.net

DRESDEN ELEMENTARY SCHOOL REPLACEMENT
2449 DRESDEN DR. NE
CHAMBLEE, GA 30341
DEKALB COUNTY SCHOOL DISTRICT



ARCHENGR OF RECORD
MATT TANNER, P.E.
PE030454

DESIGNED BY
BAM
DRAWN BY
BAM
PROJECT NUMBER
C09003.001

DATE
08/14/2024

ES&PC - FINAL
PLAN A

DRAWING NO.

C-420a

DOCUMENT HISTORY	
03/22/24	PERMIT SET
08/14/24	CITY PERMIT SET
11/04/24	LDP RESUBMITTAL
12/11/24	LDP RESUBMITTAL
01/01/25	LDP RESUBMITTAL
02/06/25	LDP RESUBMITTAL
01/09/26	CHANGES TO APPROVED

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DRESDEN ELEMENTARY SCHOOL REPLACEMENT
2449 DRESDEN DR. NE
CHAMBLEE, GA 30341
DEKALB COUNTY SCHOOL DISTRICT



ARCHITECT OF RECORD
MATT TANNER, P.E.
PE030454
DESIGNED BY
BAM
DRAWN BY
BAM
PROJECT NUMBER
C09003.001
DATE
08/14/2024

ES&PC - PHS2
INTERMEDIATE
PLAN
DRAWING NO.

C-430

GSWCC REQUIRED NOTES

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERMETER CONTROL, EPPS WITHIN 1 DAYS AFTER INSTALLATION.

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

AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON EPPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

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

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

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

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

14 15 17 18 19 20 21

GENERAL EROSION NOTES

- NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
- ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
- SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGE DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
- ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY CITY/COUNTY AT NO ADDITIONAL COST TO THE OWNER.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
- MAXIMUM CUT OR FILL SLOPE IS 2:1 (2 HORIZONTAL TO 1 VERTICAL).
- CONTRACTOR SHALL PROVIDE TEMPORARY DRAIN DRAINS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
- CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AT NO ADDITIONAL COST TO THE OWNER.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

DEKALB CO. PERMIT NUMBER:
AP# 3160302

HYDROSEEDING NOTE

ALL LAWN AREAS SHALL BE SEEDING WITH KENTUCKY 31 FESCUE (TEMPORARY) OR HYPERBERMUDA (PERMANENT) APPLIED FESCUE AT THE RATE OF FIVE (5) POUNDS PER ONE THOUSAND (1000) SQUARE FEET OR APPLY HYPERBERMUDA AT THE RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. ALL DESIGNATED AREAS SHALL BE PLANTED WITH A HYDRO-SEEDER AFTER AREAS HAVE BEEN PREPARED FOR SEEDING UNLESS PLANS SHOW OTHERWISE. HYDROMULCH 1000 (OR APPROVED EQUAL) AS MANUFACTURED BY PROFILE PRODUCTS CO. SHALL BE APPLIED AT THE RATE OF ONE THOUSAND FIVE HUNDRED (1500) POUNDS PER ACRE ON FLAT SURFACES, TWO THOUSAND (2000) POUNDS PER ACRE ON SLOPES UP TO (3:1) 3 HORIZONTAL TO 1 VERTICAL, AND TWO THOUSAND FIVE HUNDRED (2500) POUNDS PER ACRE ON SLOPES GREATER THAN 3:1 TO 4:1. APPLY SEED FERTILIZER, LIME, AND FIBER IN ONE OPERATION. EXISTING TREES AND SHRUBS IN HYDRO-SEEDING AREA SHALL BE PROTECTED DURING HYDROSEEDING.

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL
PRACTICES
GEORGIA SOIL AND WATER CONSERVATION
COMMISSION
VEGETATIVE
PRACTICES

CODE	PRACTICE	MAP SYMBOL
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ds3
Ds4	DISTURBED AREA STABILIZATION (WOODING)	Ds4
Ss	SLOPE STABILIZATION	Ss

CONSTRUCTION STAGING

- PARKING, TRAILERS, AND PORTABLE TOILETS SHALL BE NO CLOSER THAN 100 FEET FROM ANY PROPERTY LINES ADJACENT TO RESIDENTIAL LOTS.
- CONTRACTOR SHALL ORIENT CONSTRUCTION PARKING TO FACE EAST/WEST AND AVOID VEHICLE HEADLIGHTS SHINING TOWARD RESIDENTIAL LOTS.

DISTURBED AREA

TOTAL SITE AREA: 9.1 DISTURBED AREA: 4.2

Ds1 Ds3 Ds4 Du
CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AS REQUIRED BY CONTRACT DOCUMENTS AND LOCAL GOVERNING REGULATIONS

INTERMEDIATE EROSION SUMMARY

MAINTAIN ALL PREVIOUSLY INSTALLED EPPS AS REQUIRED. PERFORM MA66 GRADING, CONSTRUCT PARKING SERVICE DRIVE AND SET FINAL STORY STRUCTURE TOPS. CONTINUE TO PROVIDE SEDIMENT STORAGE BY INSTALLATION OF S02-ES (EXCAVATED) NEETS. UPON APPROVAL OF INTERMEDIATE EPPS, MOVE INTO PHASE 3 CONSTRUCTION AND EROSION MEASURES (C402).

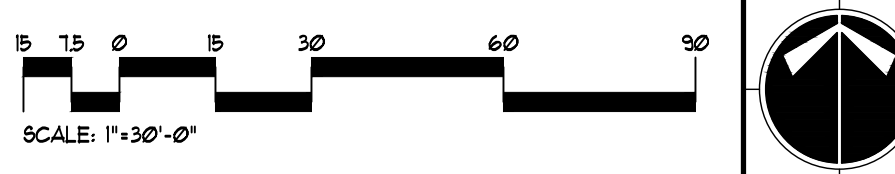
PROVIDE PERMANENT GRASSING AND SLOPE MATTING ON ALL FINAL GRADED AREAS AS SOON AS POSSIBLE.

MATCH LINE

24-HOUR EROSION CONTACT

NAME: ATEBA NINALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATEBANINALLY@DEKALBSCHOOLSD.GA.GOV
PHONE NUMBER: 404-733-1681

GRAPHIC SCALE & ORIENTATION



UTILITY LOCATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRST DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES.
- CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM ANY OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.
- ALL UTILITIES MUST REMAIN ACTIVE TO EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE ANY SERVICE INTERRUPTIONS WITH THE OWNER.

GSWCC LEVEL 2 CERTIFICATION

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 SUPERVISION.

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION (AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED) PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERSHED OR THE SAMPLING OF THE STORY WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GA000000.

CERTIFIED DESIGN PROFESSIONAL: JON QUALIS, P.L.A.
GSWCC CERTIFICATION NO. LEVEL 11 * 000001898
EXPIRATION DATE: 07/30/26
COMPANY: BREEDLOVE LAND PLANNING, INC.

2 12 13

CALL BEFORE YOU DIG

GEORGIA811
www.Georgia811.com

GEORGIA LAW MANDATES THAT, BEFORE BEGINNING ANY MECHANIZED DIGGING OR EXCAVATION WORK, YOU MUST CONTACT GEORGIA 811 BY USING FREQUENT ON WAVEGEOR811.COM OR BY CALLING 811 OR 1-800-281-7411 AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS IN ADVANCE TO HAVE UTILITY LINES MARKED.

DO NOT BREAK OR DUPLICATE

- DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
- READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

A

4

B

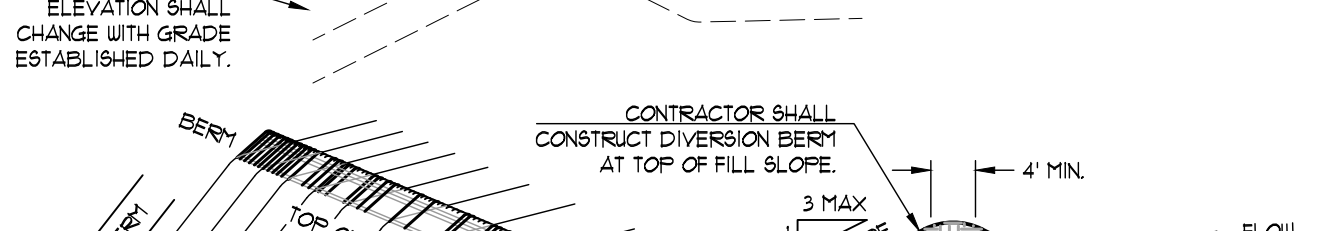
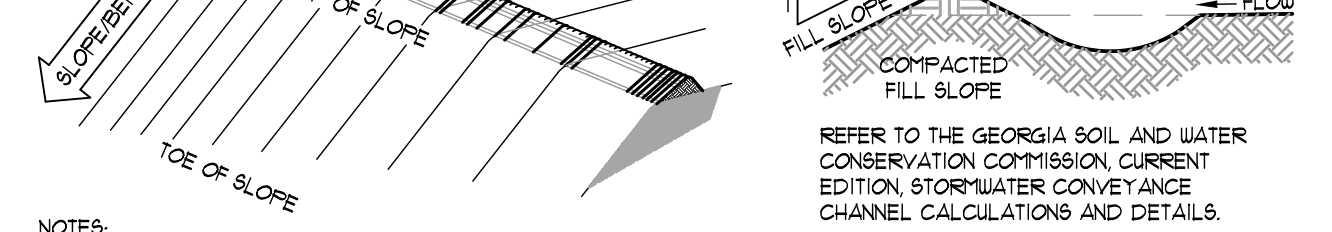
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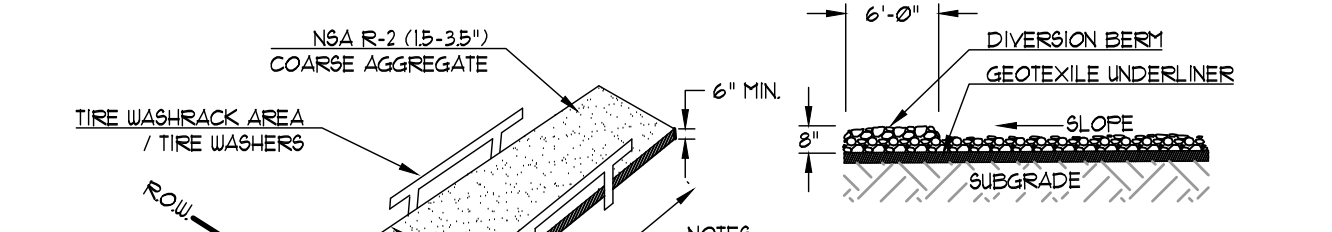
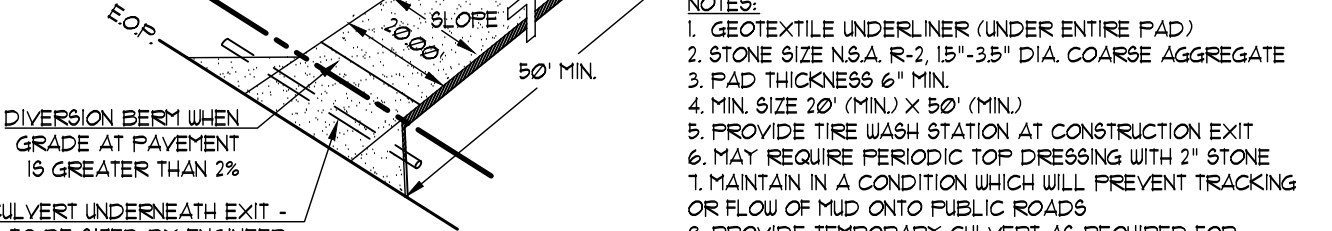
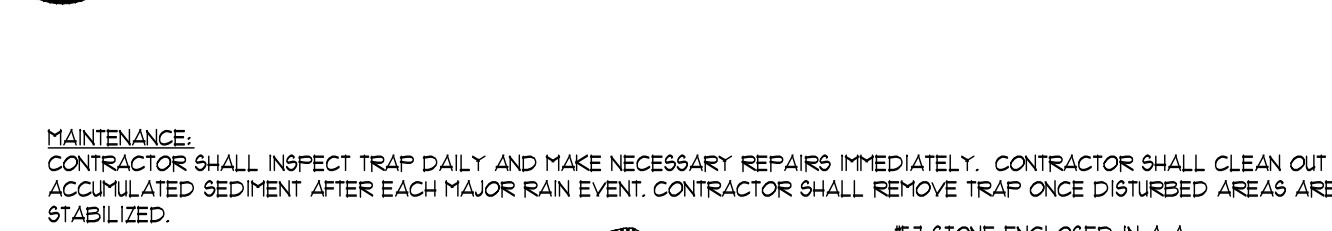
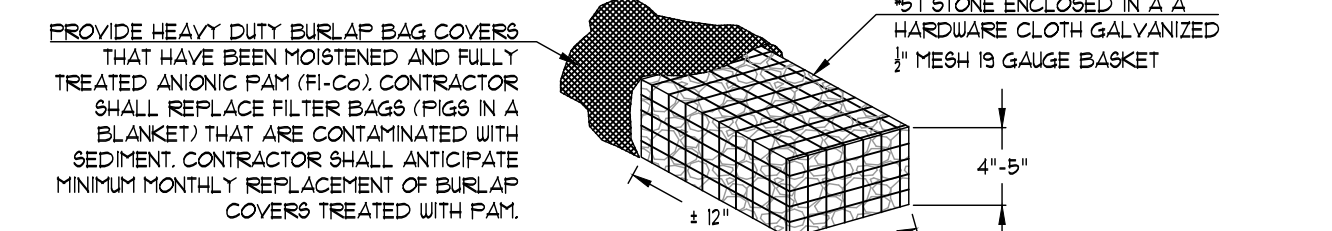
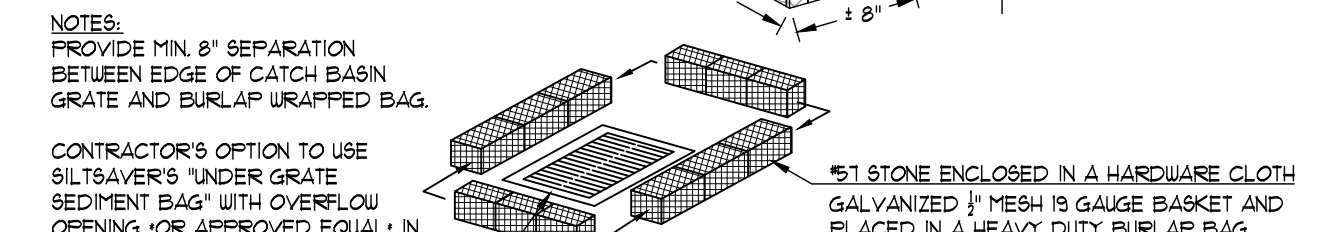
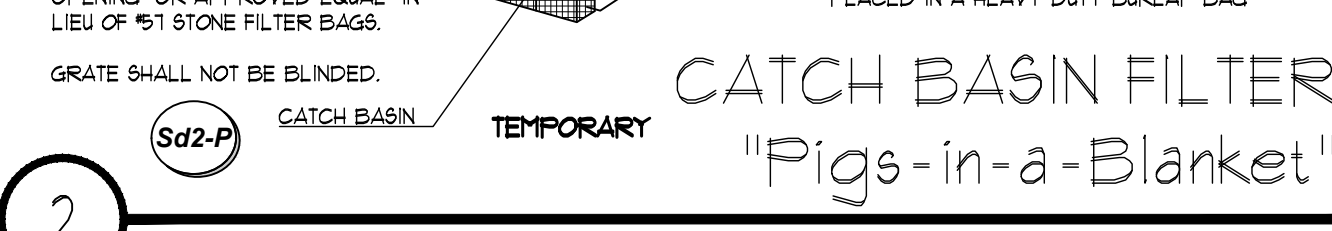
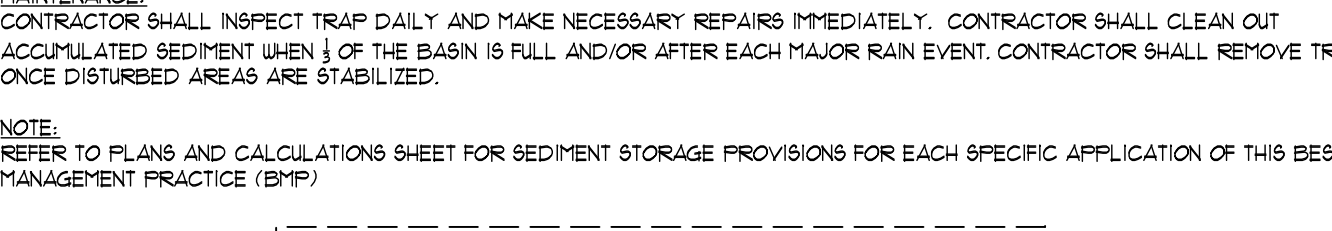
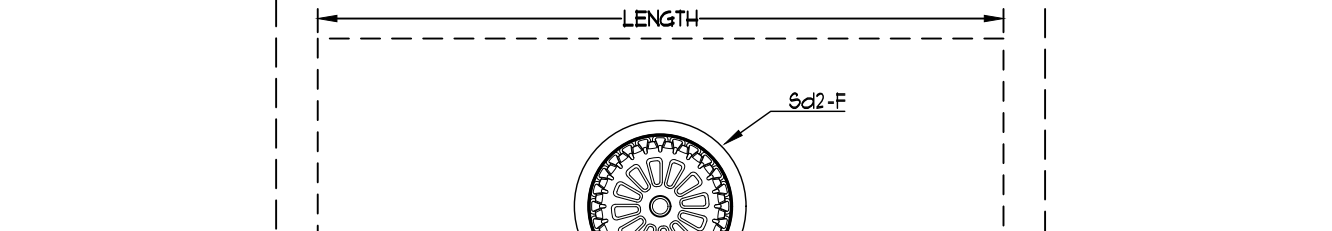
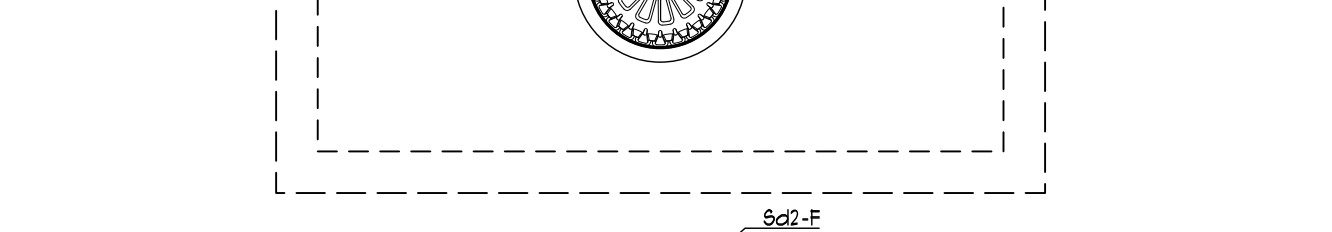
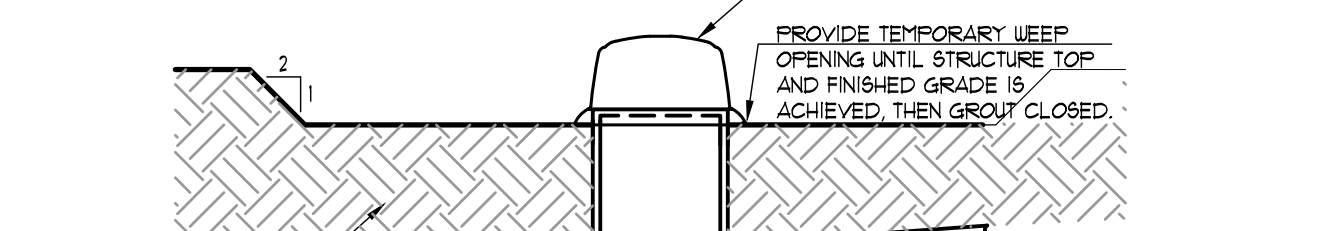
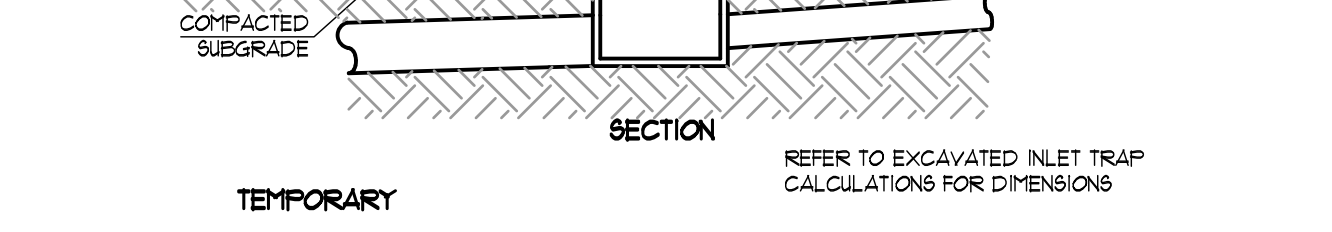
E

TEMPORARY DIVERSION

NOTES:
1. ALL VEGETATION SHALL BE REMOVED AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
2. DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE GRADE, AND CROSS SECTION AS REQUIRED TO MEET CRITERIA OF THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION, CURRENT EDITION.
3. ALL FILL SHALL BE MACHINE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE TO THE DIVERSION.
4. ALL EARTH REMOVED SHALL BE SPREAD OR DISPOSED OF SO THAT IT DOES NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
5. DIVERSION SHALL BE STABILIZED PER CHANNEL STABILIZATION DETAIL (CN).

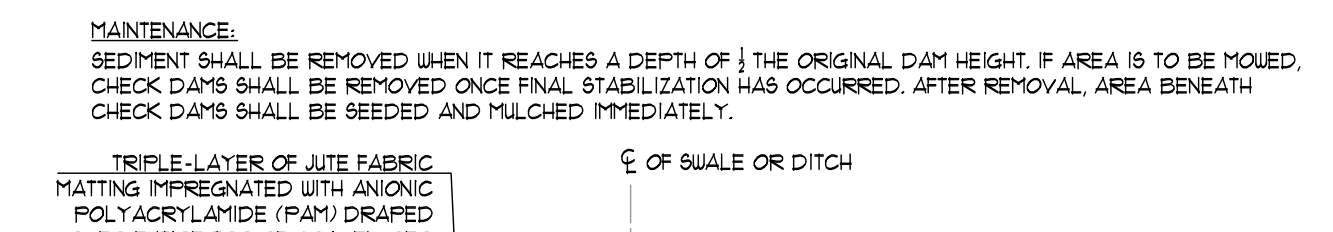
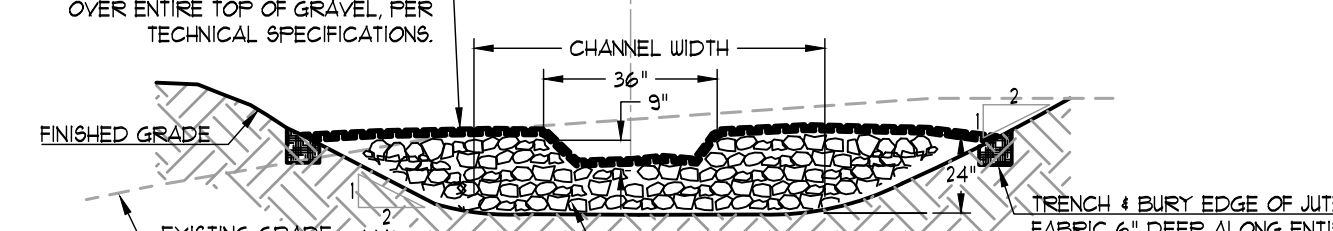
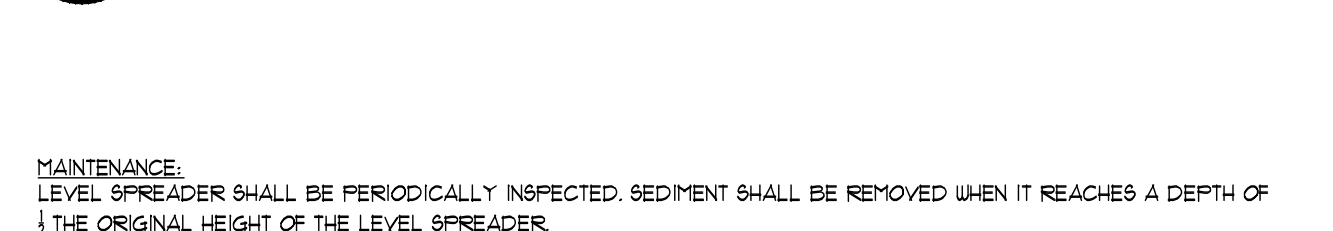
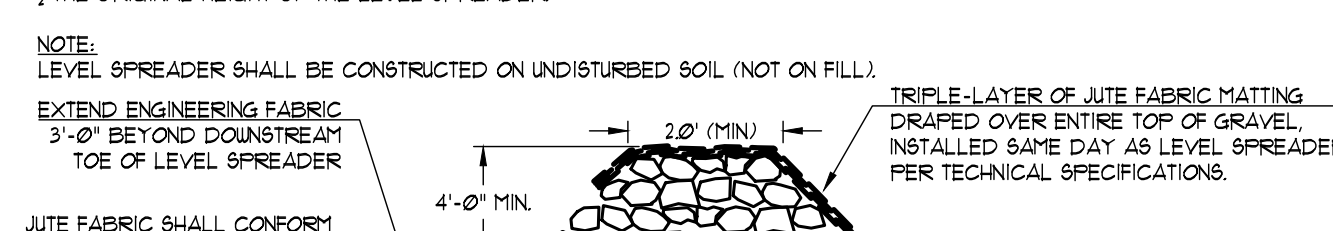
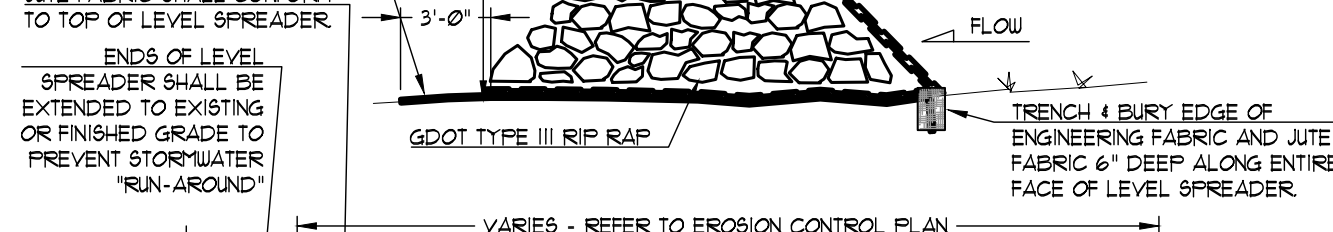
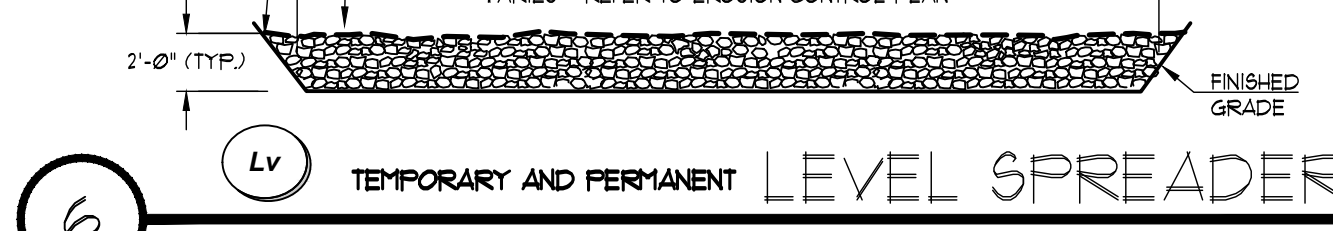
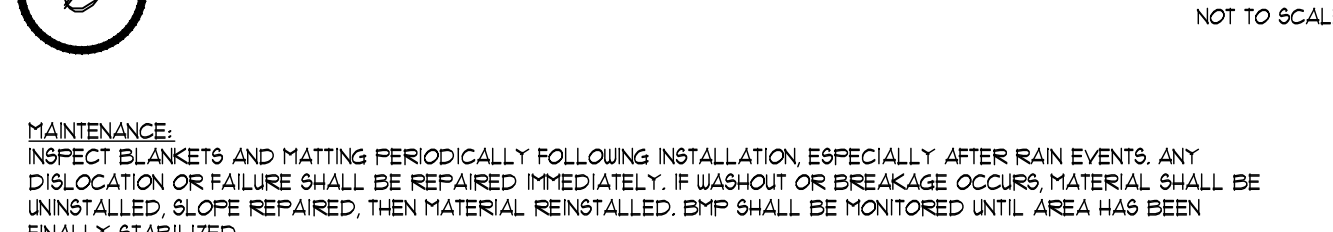
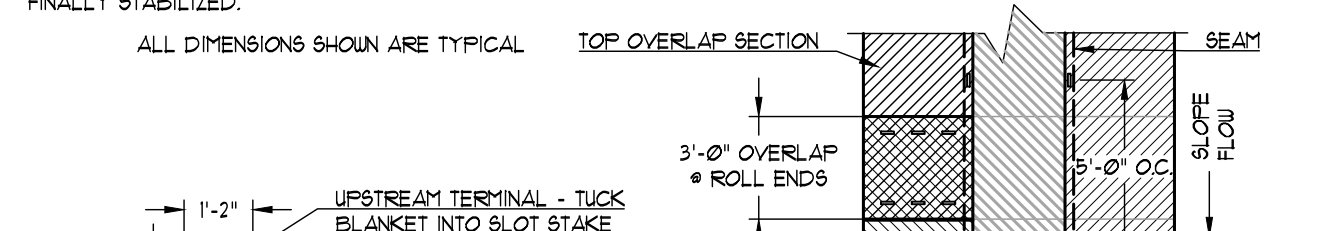
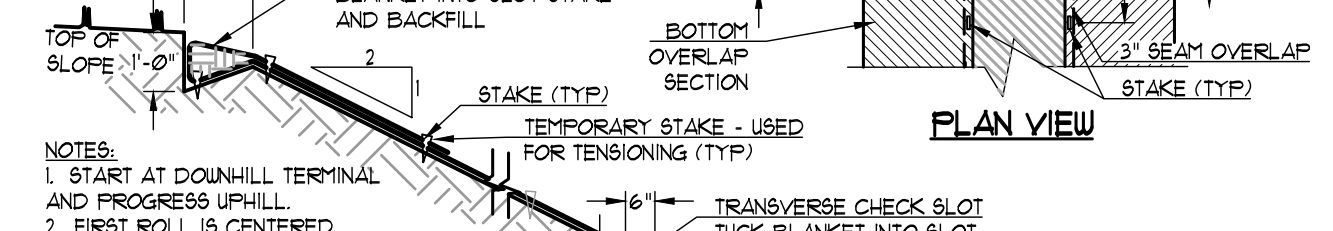
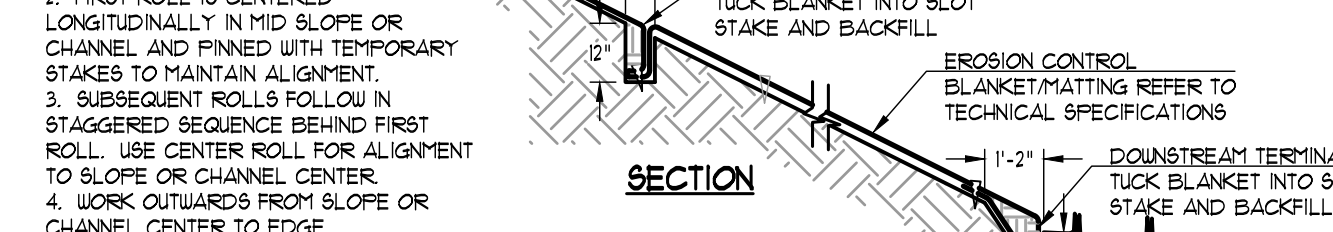
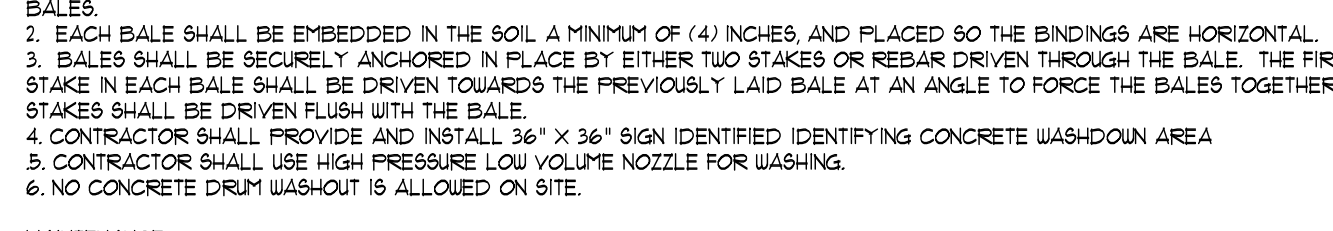
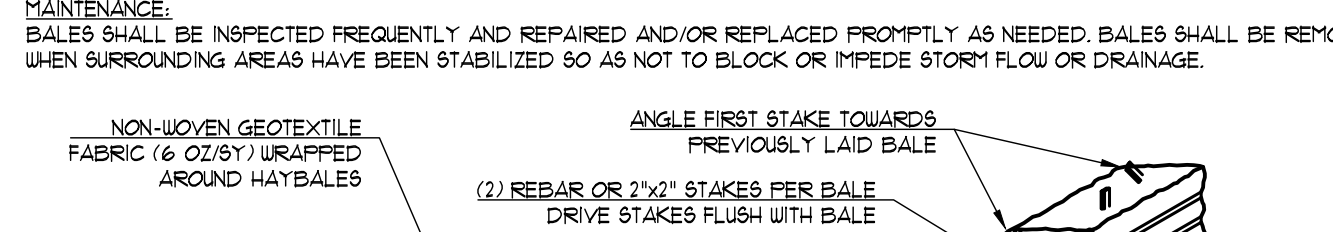


EXCAVATED INLET SEDIMENT TRAP



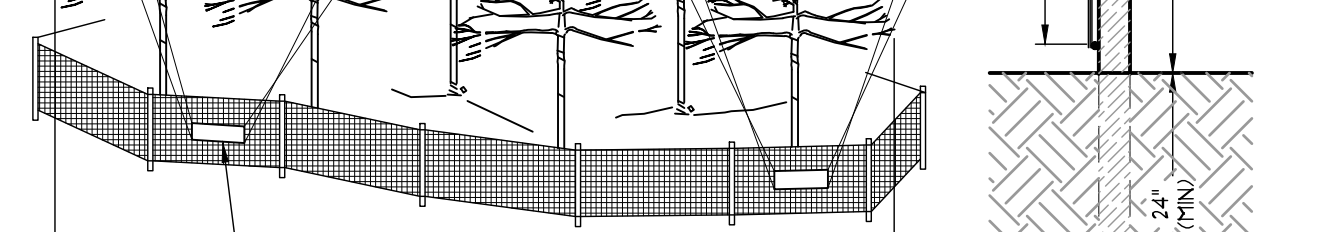
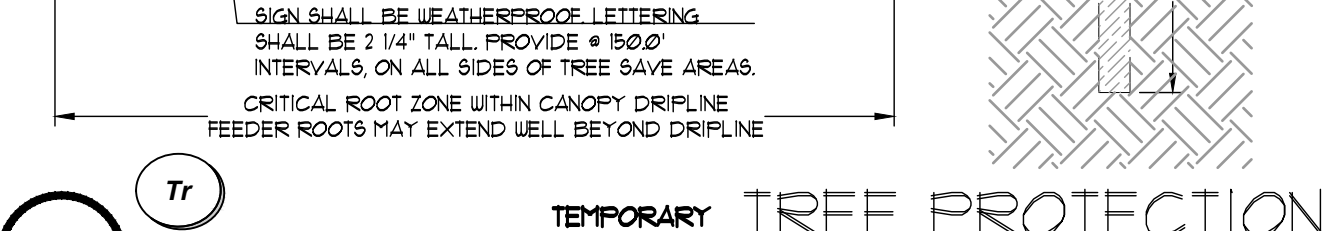
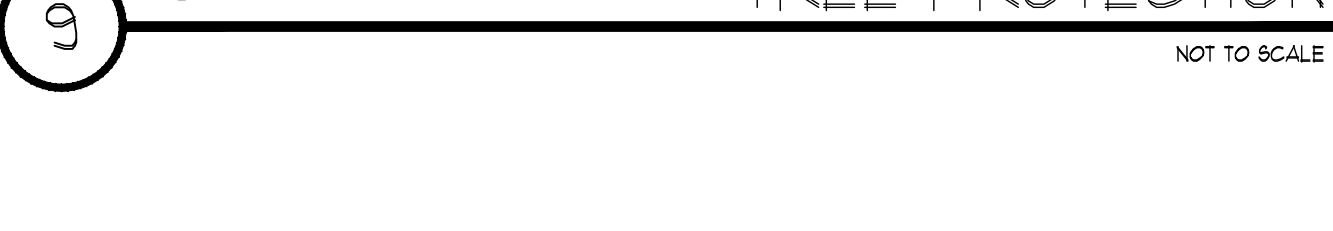
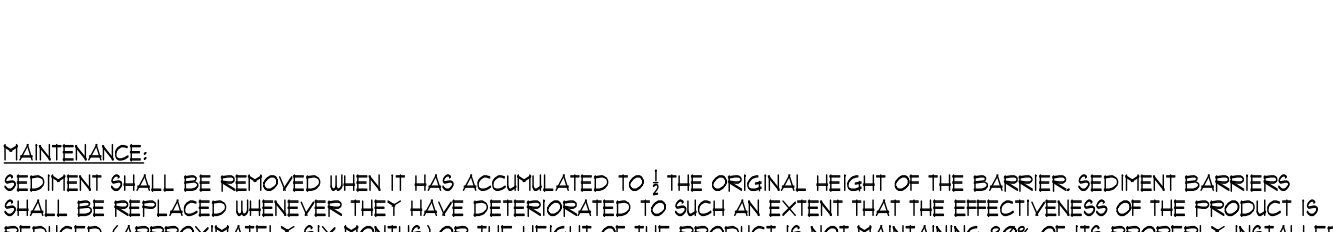
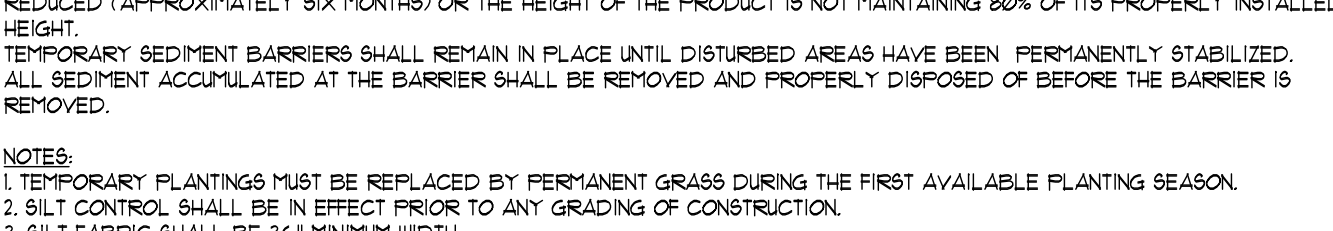
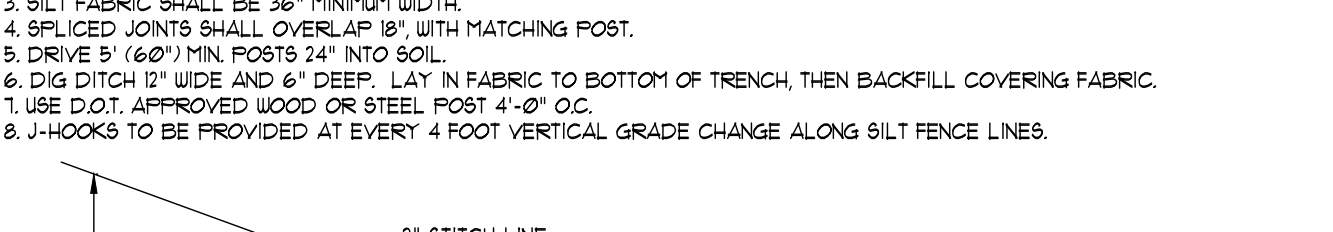
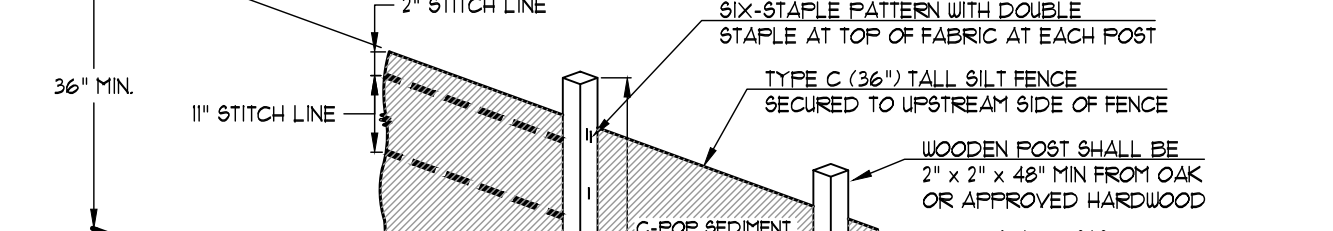
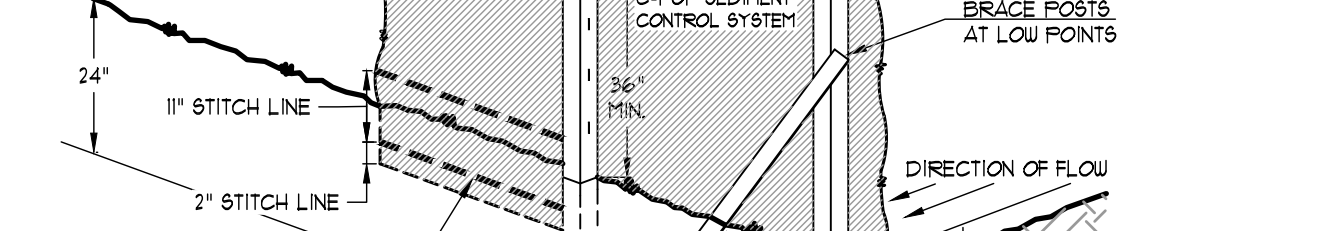
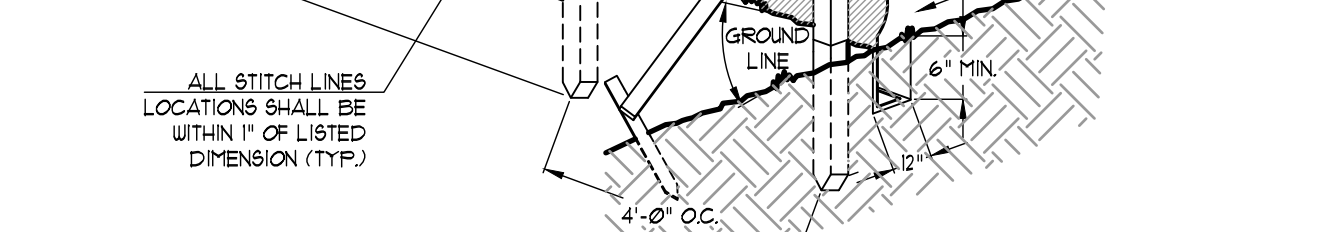
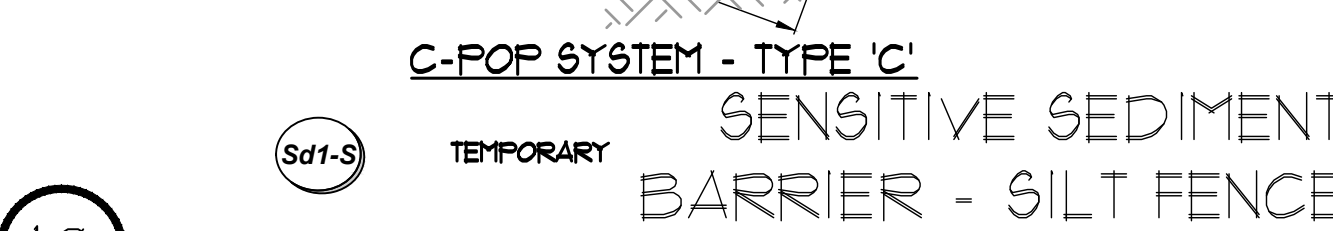
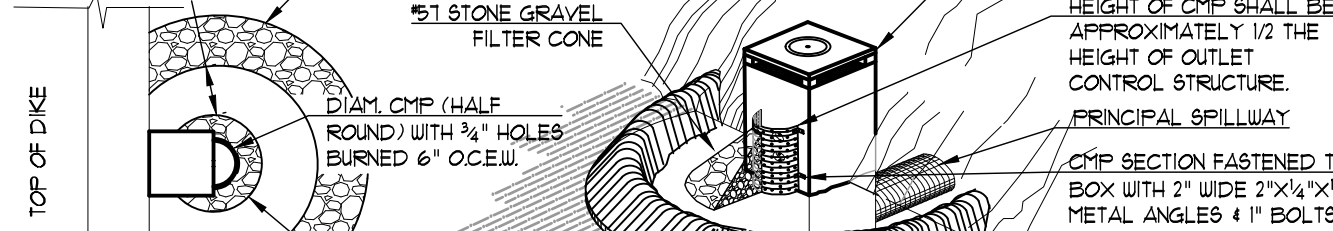
TEMPORARY CONCRETE WASHDOWN AREA

NOTES:
1. CONTRACTORS OPTION TO GRADE OUT CONTAINMENT AREA WITH DIVERSION BERMS OR CONSTRUCT WITH HAY BALES. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR REBAR DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARDS THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. CONTRACTOR SHALL PROVIDE AND INSTALL 3/4\"/>



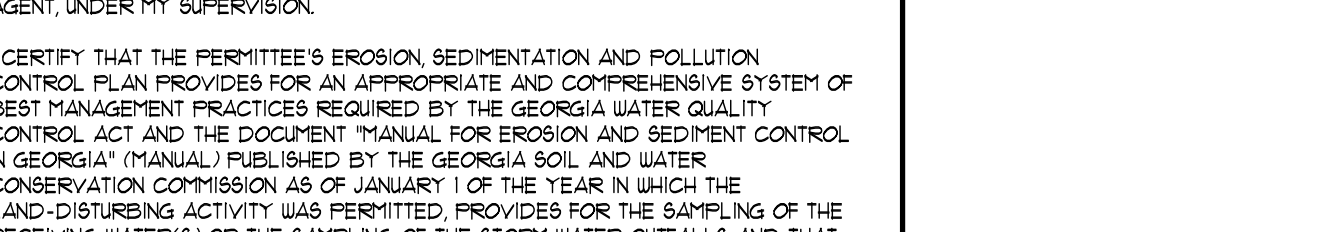
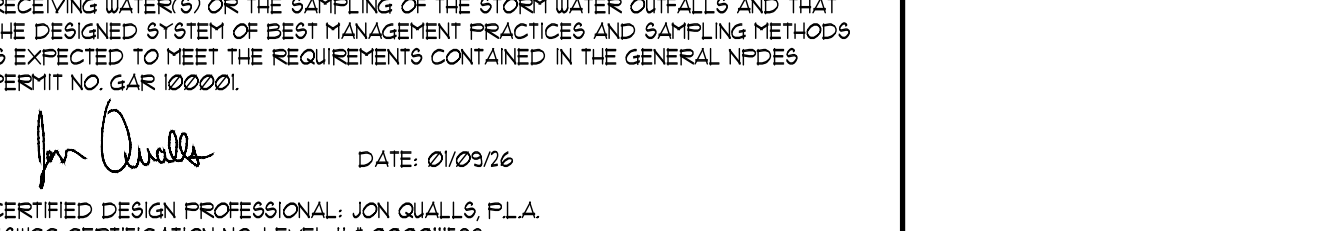
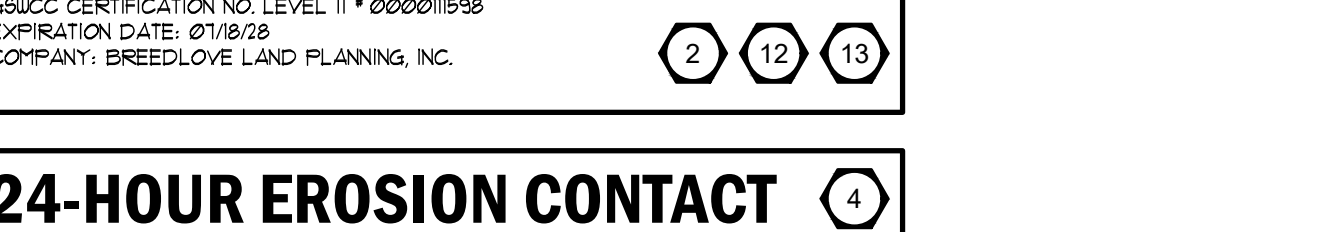
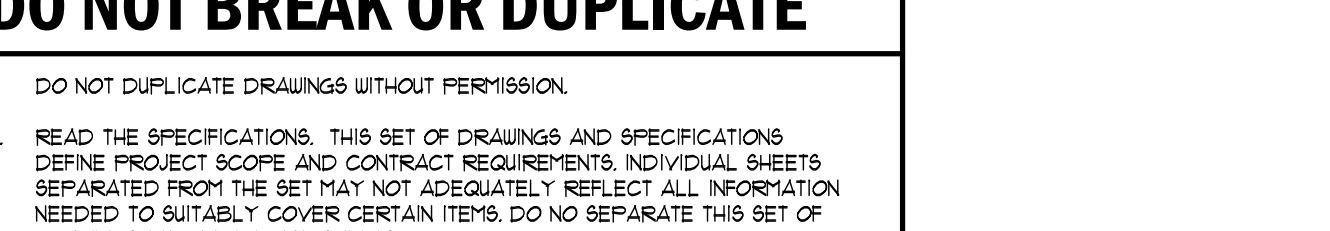
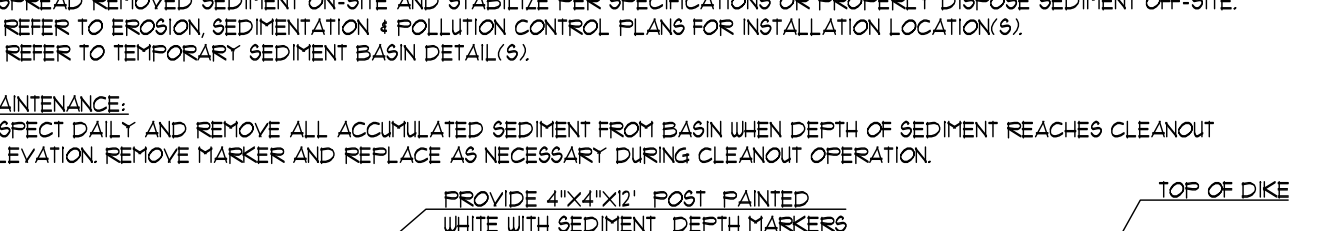
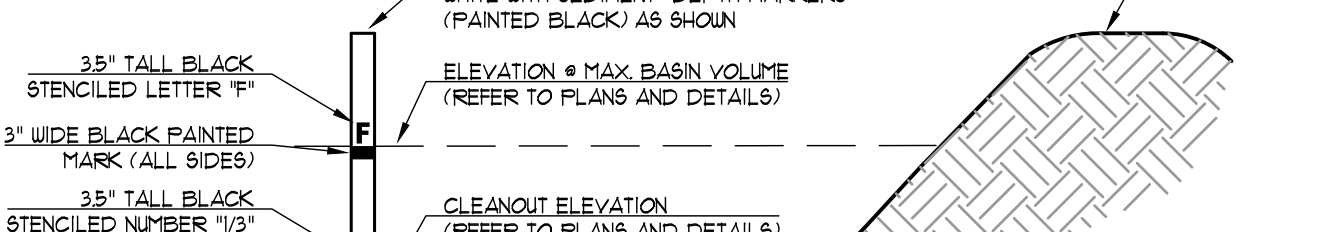
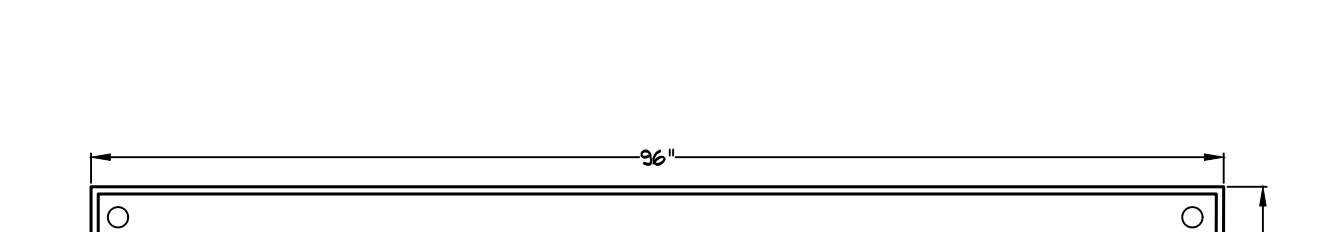
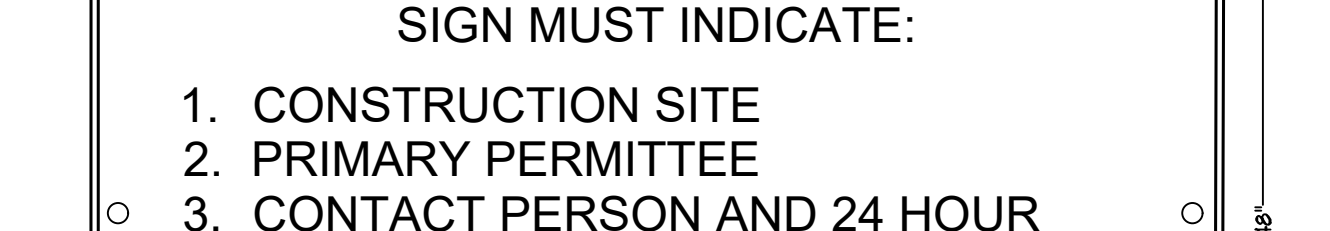
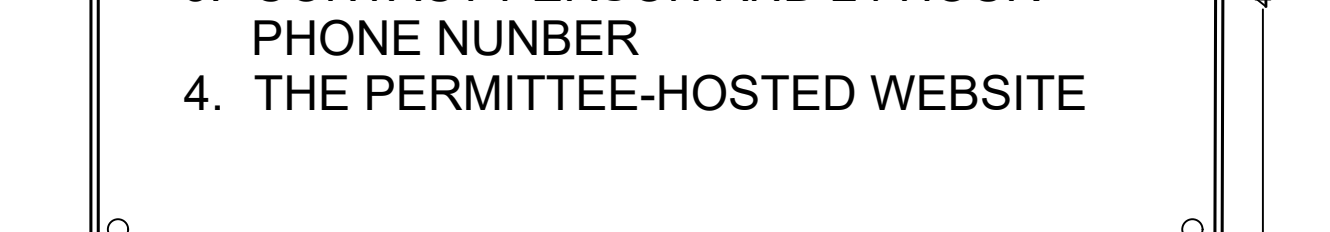
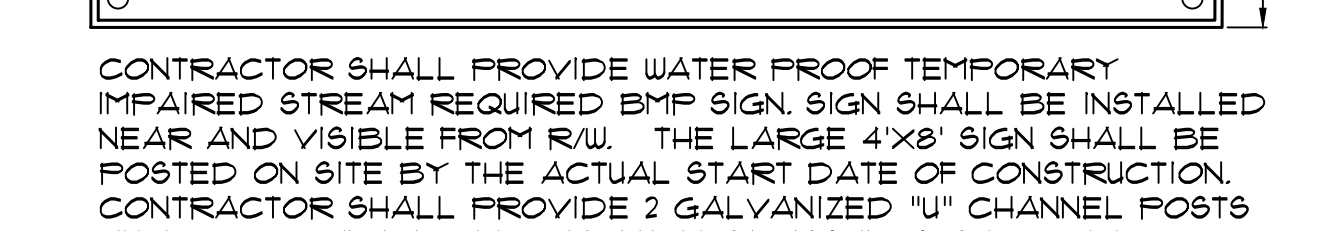
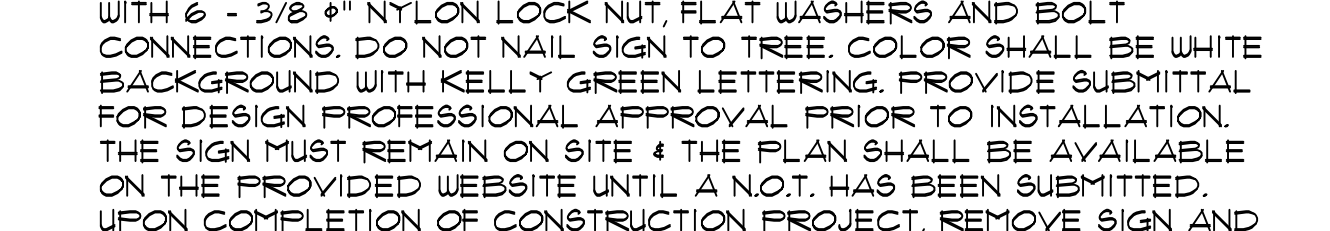
PERFORATED HALF ROUND PIPE WITH STONE FILTER

NOTES:
1. CONTRACTORS OPTION TO GRADE OUT CONTAINMENT AREA WITH DIVERSION BERMS OR CONSTRUCT WITH HAY BALES. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
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4. CONTRACTOR SHALL PROVIDE AND INSTALL 3/4\"/>



TEMPORARY SEDIMENT BASIN

NOTES:
1. CONTRACTORS OPTION TO GRADE OUT CONTAINMENT AREA WITH DIVERSION BERMS OR CONSTRUCT WITH HAY BALES. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
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DEKALB CO. PERMIT NUMBER:
AP# 3160302

ARCHITECTS ENGINEERS, INC.
2727 Paces Ferry Road | Bldg 11 | Suite 1800
Atlanta | Georgia | 30339
T 770-933-9242 | F 770-933-9246
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DOCUMENT HISTORY

DATE	DESCRIPTION
03/22/24	PERMIT SET
08/14/24	CITY PERMIT SET
11/04/24	LDP RESUBMITTAL
12/11/24	LDP RESUBMITTAL
01/31/25	LDP RESUBMITTAL
02/06/25	LDP RESUBMITTAL
01/09/26	CHANGES TO APPROVED

BREEDLOVE LAND PLANNING
Landscape Architects • Civil Engineers
15 Simpson Street, NW, Atlanta, GA 30308
P: 770-483-1173 • www.landplanning.net

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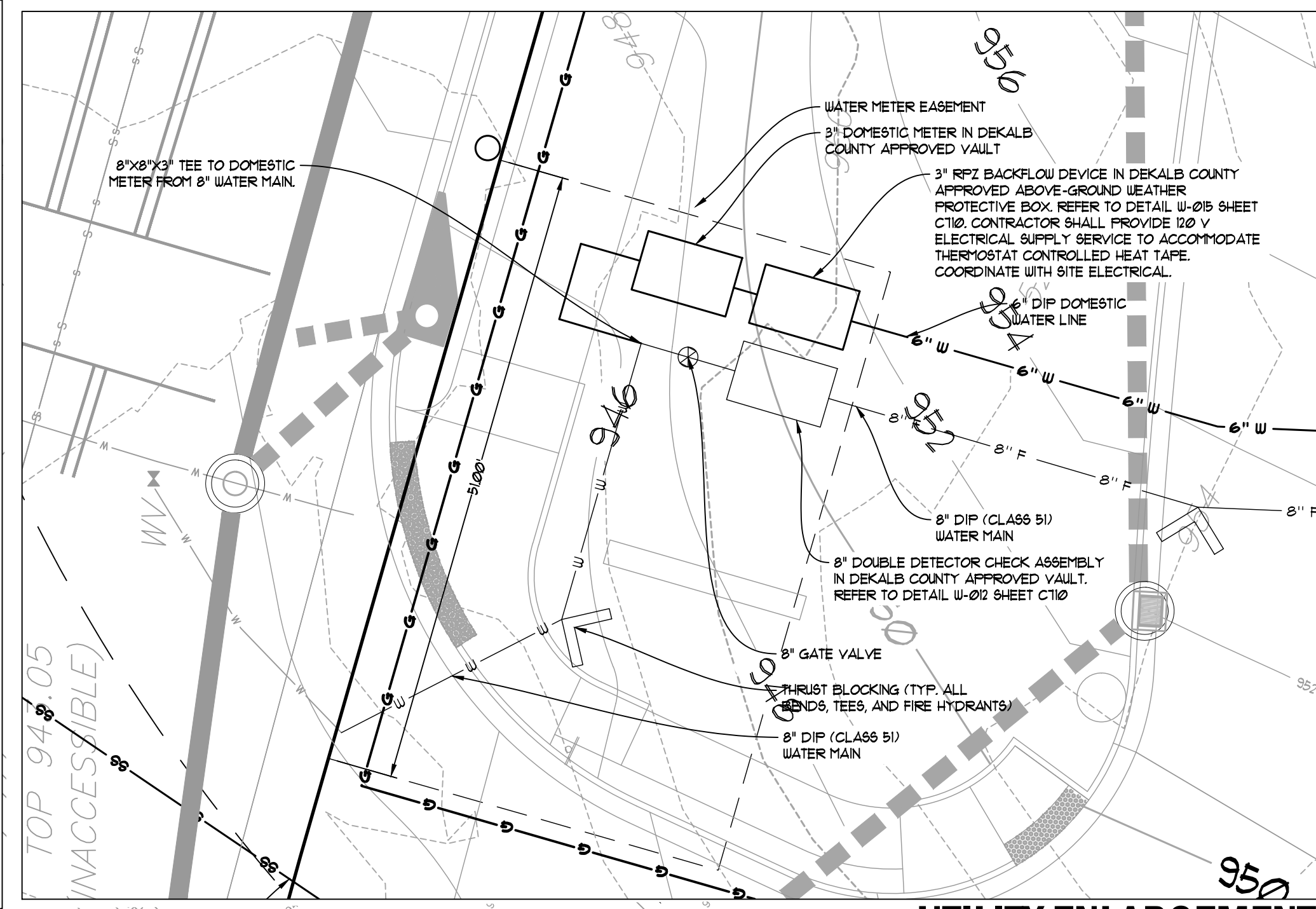
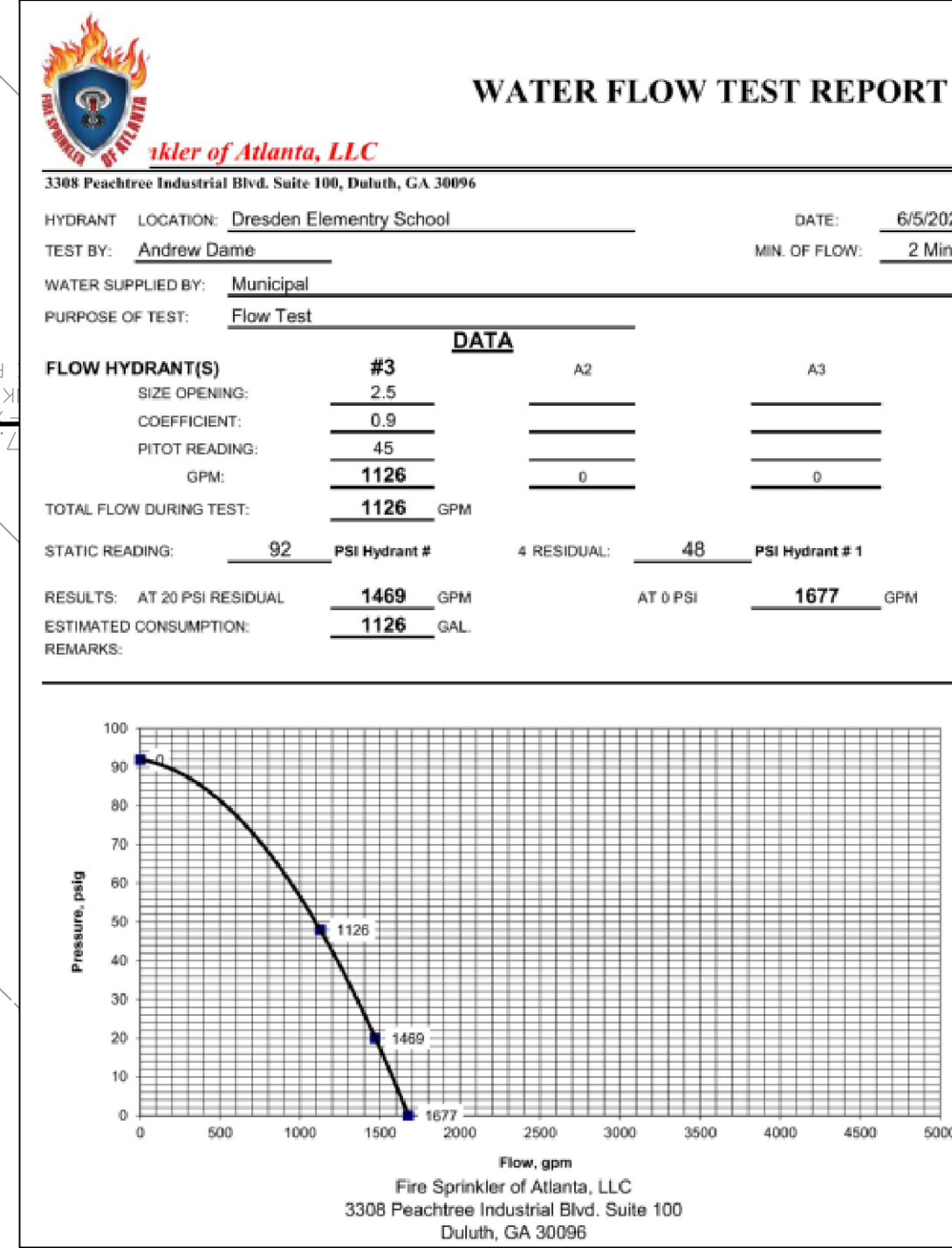
E

D

C

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MATCH LINE

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SITE WORK UTILITY NOTES

1. EACH EASEMENT PLAT AND EASEMENT DOCUMENT FOR WATER AND/OR SANITARY SEWER MUST BE RECORDED AT THE CLERK OF SUPERIOR COURT AND A DIGITAL RECORDED COPY SUBMITTED TO PUD PRIOR TO SETTING THE WATER METER FOR THE PROJECT.
2. ALL WATER AND SANITARY SEWER WORK MUST BE CONSTRUCTED BY A LICENSED UTILITY CONTRACTOR WITH CURRENT INSURANCE ON FILE'S APPROVED CONTRACTOR LIST.

EPD UTILITY NOTES

1. NO SANITARY SEWER MAINS OR LATERALS ARE CROSSING WETLANDS.
2. ALL UNSUITABLE EXCAVATED MATERIAL MUST BE PROPERLY DISPOSED OF IN A MANNER ACCEPTABLE TO THE ATLANTA-CLARKE COUNTY GOVERNMENT AND IN A MANNER THAT WILL NOT ADVERSELY IMPACT THE ENVIRONMENT.
3. BYPASSING OF RAW WASTEWATER ONTO THE GROUND OR INTO A RECEIVING STREAM IS PROHIBITED BY LAW.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION 29 CFR PART 1926, LATEST EDITION.
5. NONE OF THE SEWERS, SERVICES, OR ANY OTHER UTILITIES ASSOCIATED WITH THIS PROJECT ARE CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A SOLID WASTE LANDFILL.
6. NO TREES OR STRUCTURES WITHIN PERMANENT UTILITY EASEMENTS MAXIMUM SLOPE TO BE 3:1 OR FLATTER UNLESS APPROVED BY THE UTILITY DEPARTMENT.

EASEMENT NOTE

1. EACH EASEMENT PLAT AND EASEMENT DOCUMENT FOR WATER AND/OR SANITARY SEWER MUST BE RECORDED AT THE CLERK OF SUPERIOR COURT AND A DIGITAL RECORDED COPY SUBMITTED TO ACC-PUD PRIOR TO SETTING THE WATER METER FOR THE PROJECT.
2. NO STRUCTURES OR TREES TO BE PROPOSED WITHIN EXISTING AND/OR PROPOSED UTILITY EASEMENTS.

UTILITY LOCATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR TO THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL FILL FOR SAID SERVICES.
2. CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
3. THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSURES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.
5. ALL UTILITIES MUST REMAIN ACTIVE TO EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE ANY SERVICE INTERFERENCES WITH THE OWNER.

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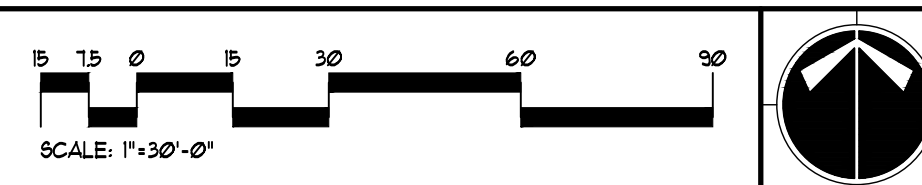
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24-HOUR EROSION CONTACT

NAME: ATEBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATEBANANNALLY@DEKALBSCHOOLGA.ORG
PHONE NUMBER: 404-333-1681

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DEKALB COUNTY SCHOOL DISTRICT



ARCHITECT OF RECORD
MATT TANNER, P.E.
PE030454

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BAM
DRAWN BY
BAM
PROJECT NUMBER
C09003.001

DATE
08/14/2024

TITLE
UTILITY PLAN

DRAWING NO.

C-500

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PE030454

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PROJECT NUMBER
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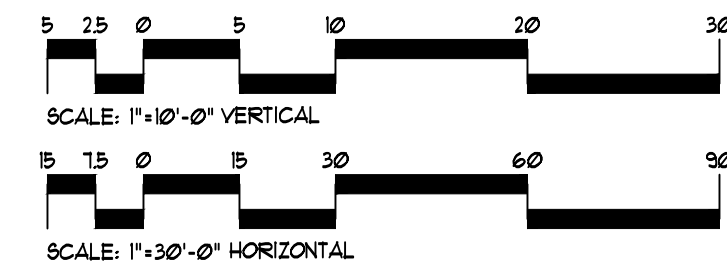
DATE
08/14/2024

UTILITY
PROFILES

DRAWING NO.

C-510

PIPE PROFILE LEGEND	
	EXISTING GRADE
	PROPOSED GRADE
	RCP REINFORCED CONCRETE PIPE (CLASS IV)
	DIP DUCTILE IRON PIPE (CLASS 50)
	HDPE HIGH-DENSITY POLYETHYLENE PIPE
	A57 ALUMINIZED STEEL TYPE 2
	A572-58 ALUMINIZED STEEL TYPE 2 8"X100TH BORE (FINANING'S H-5820)
	PVC POLYVINYL CHLORIDE PIPE (SCHEDULE 40)
	HW HEADWALL
	DI DROP INLET (PREDESTAL TOP)
	JB JUNCTION BOX
	SUCB SINGLE WING CATCH BASIN
	DUCEB DOUBLE WING CATCH BASIN
	CB CATCH BASIN
	BH BEE HIVE CATCH BASIN
	IDPA CURB INLET (GA DOT STD.)
	FES FLARED END SECTION
	SES SAFETY END SECTION
	INV. INVERT ELEVATION
	HGL HYDRAULIC GRADE LINE



DEKALB CO. PERMIT NUMBER:
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24-HOUR EROSION CONTACT 4

NAME: ATIBA NANNALLY
COMPANY: DEKALB COUNTY SCHOOL DISTRICT
EMAIL ADDRESS: ATIBANANNALLY@DEKALBSCHOOLGA.ORG
PHONE NUMBER: 404-723-1681

SITE DATA

ADDRESS: 2449 DRESDEN DRIVE NE, CHAMBLEE, GA 30341
OWNER: DEKALB BOARD OF EDUCATION
PARCEL ID: 18 245 06 033
LAND LOTS: 245 & 289
DISTRICT: 18TH
ZONING CLASSIFICATION: NR-1
SITE AREA: 9.17 ACRES
DISTURBED AREA: 8.67 ACRES
EXISTING / PROPOSED IMPERVIOUS: 3.68 / 4.11 ACRES

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SS1-SS5 STORM PROFILE

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File Path
Date/Time Stamp

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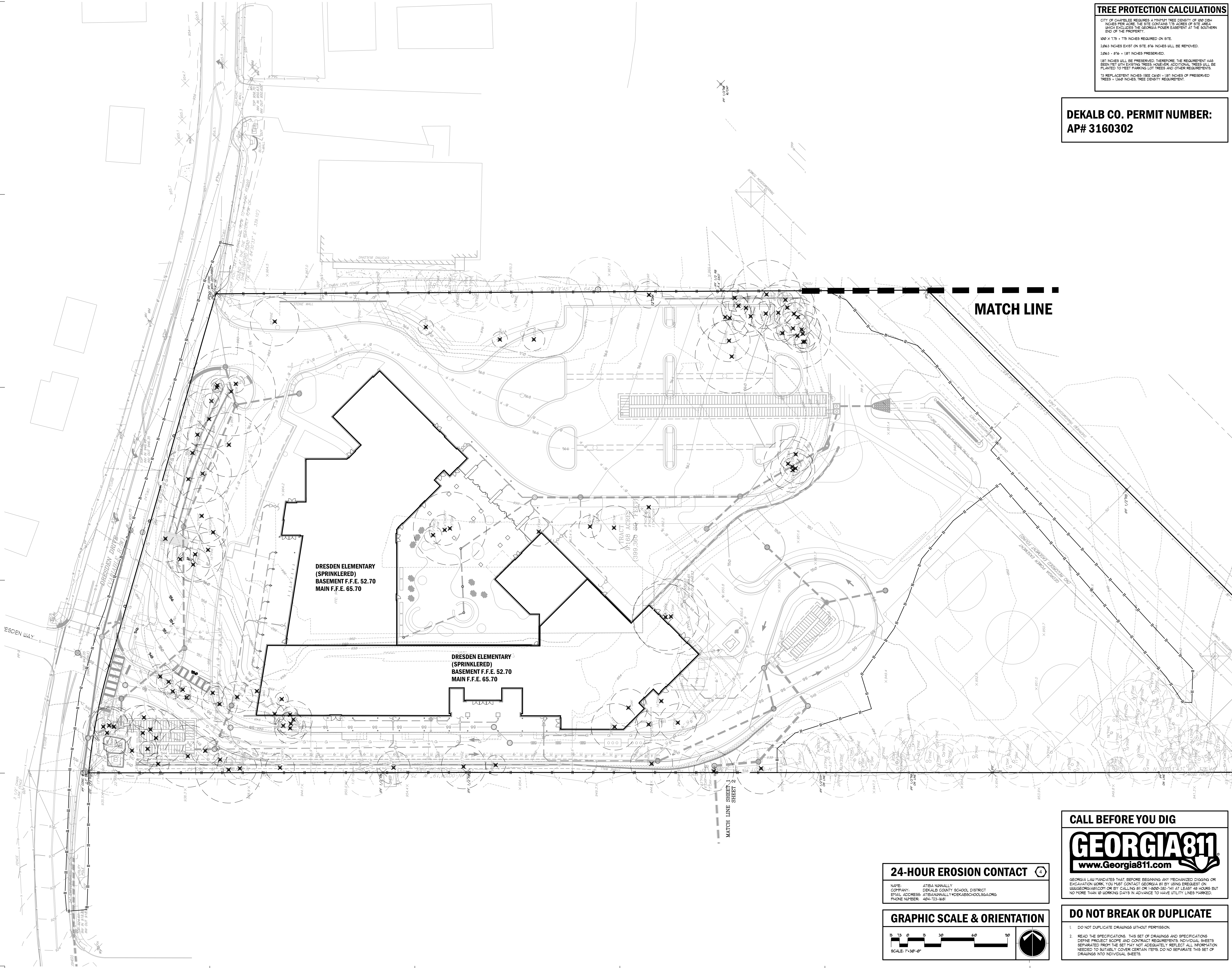
3

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6

File Path
Date/Time Stamp



TREE PROTECTION CALCULATIONS

CITY OF CHAMBLEE REQUIRES A MINIMUM TREE DENSITY OF 100 DBH INCHES PER ACRE. THE SITE CONTAINS 175 ACRES OF SITE AREA WHICH EXCLUDES THE GEORGIA POWER EASEMENT AT THE SOUTHERN END OF THE PROPERTY.

100 X 175 = 17,500 INCHES REQUIRED ON SITE.

2,063 INCHES EXIST ON SITE. 876 INCHES WILL BE REMOVED.

2,063 - 876 = 1,187 INCHES PRESERVED.

1,187 INCHES WILL BE PRESERVED. THEREFORE, THE REQUIREMENT HAS BEEN MET WITH EXISTING TREES. HOWEVER, ADDITIONAL TREES WILL BE PLANTED TO MEET PARKING LOT TREES AND OTHER REQUIREMENTS.

13 REPLACEMENT INCHES (SEE CAD) = 1,187 INCHES OF PRESERVED TREES = 1,260 INCHES, TREE DENSITY REQUIREMENT.

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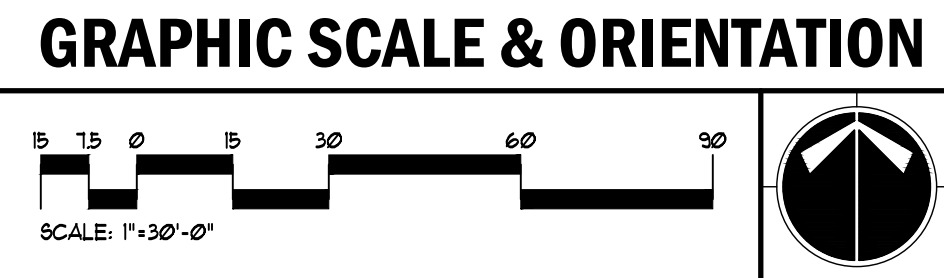
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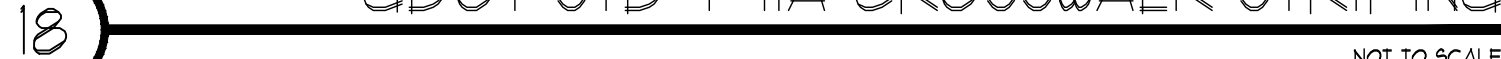
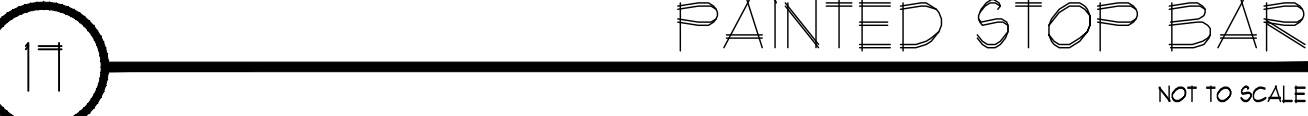
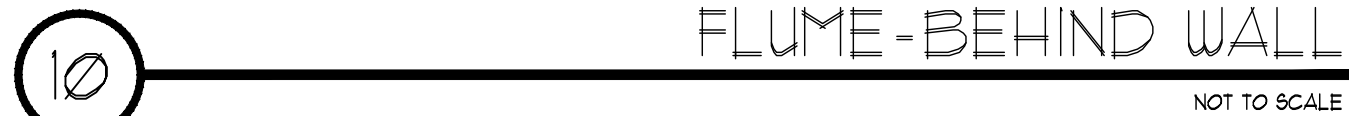
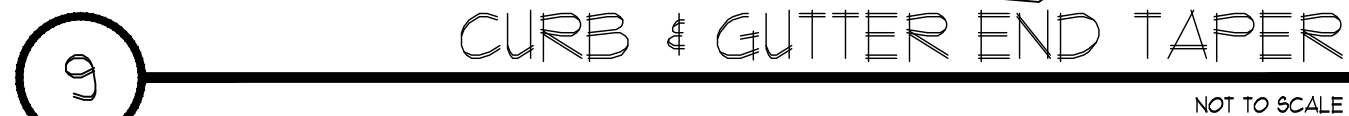
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PROJECT NUMBER
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DATE
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TREE PROTECTION PLAN
DRAWING NO.
C-600



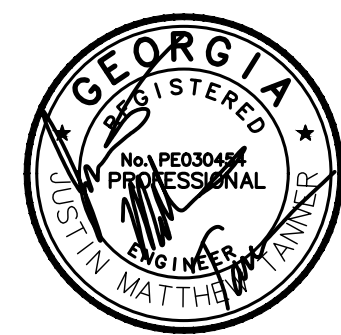
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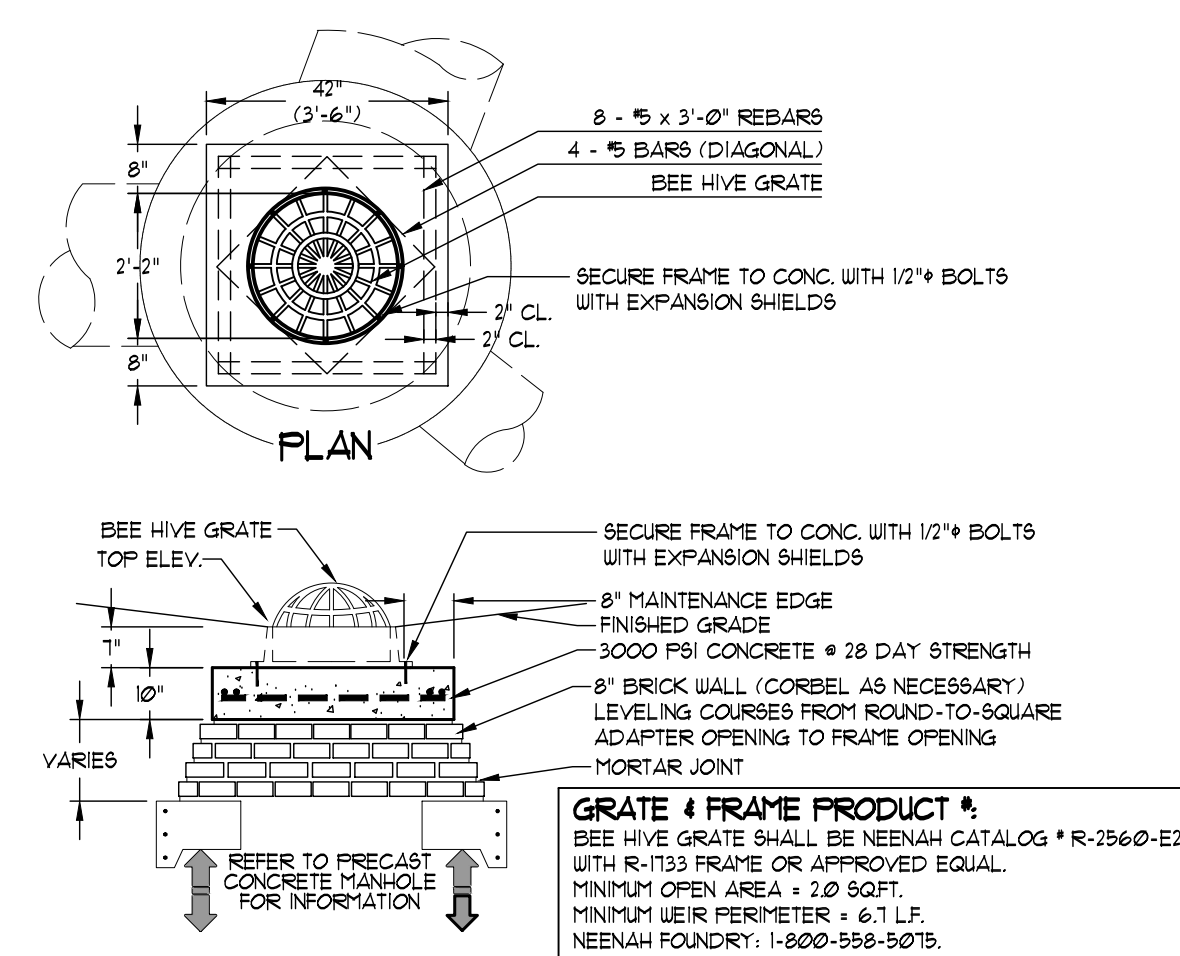


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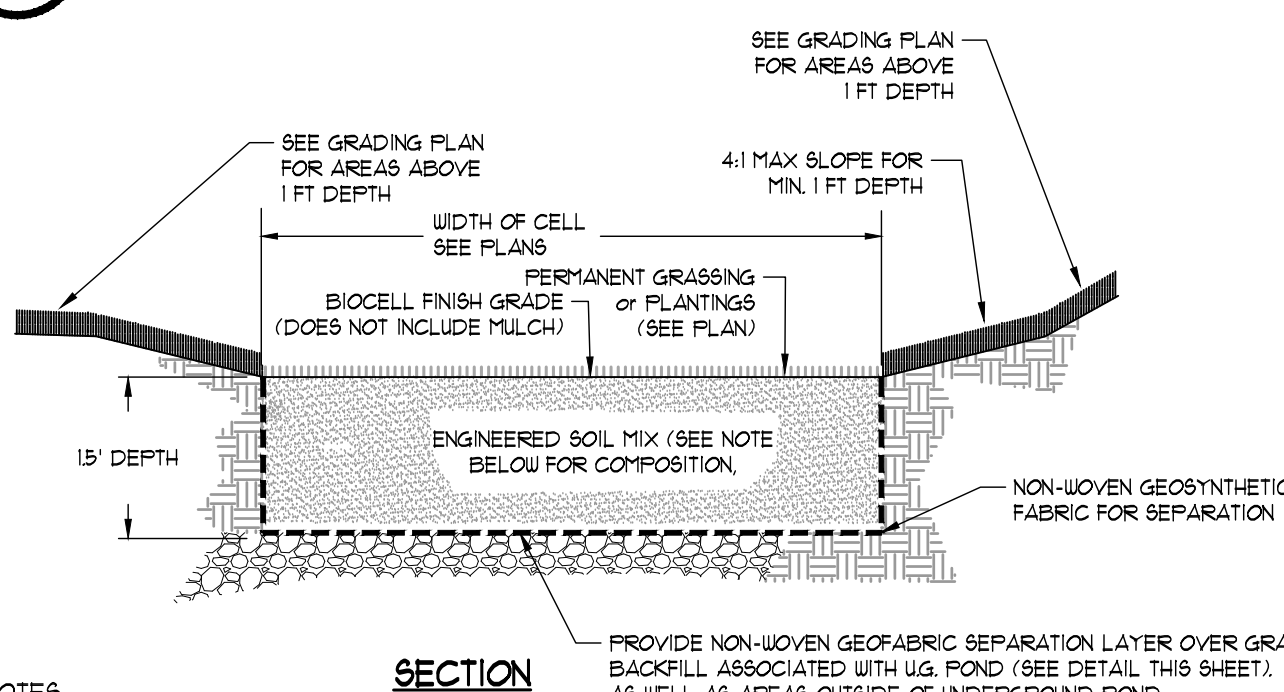
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TITLE
SITE WORK
CONSTRUCTION
DETAILS
DRAWING NO.

C-702



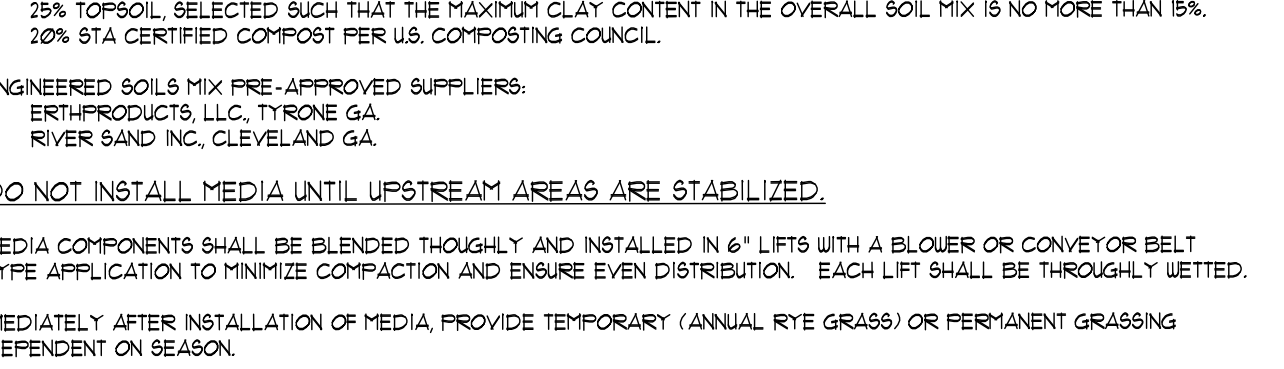
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NOT TO SCALE



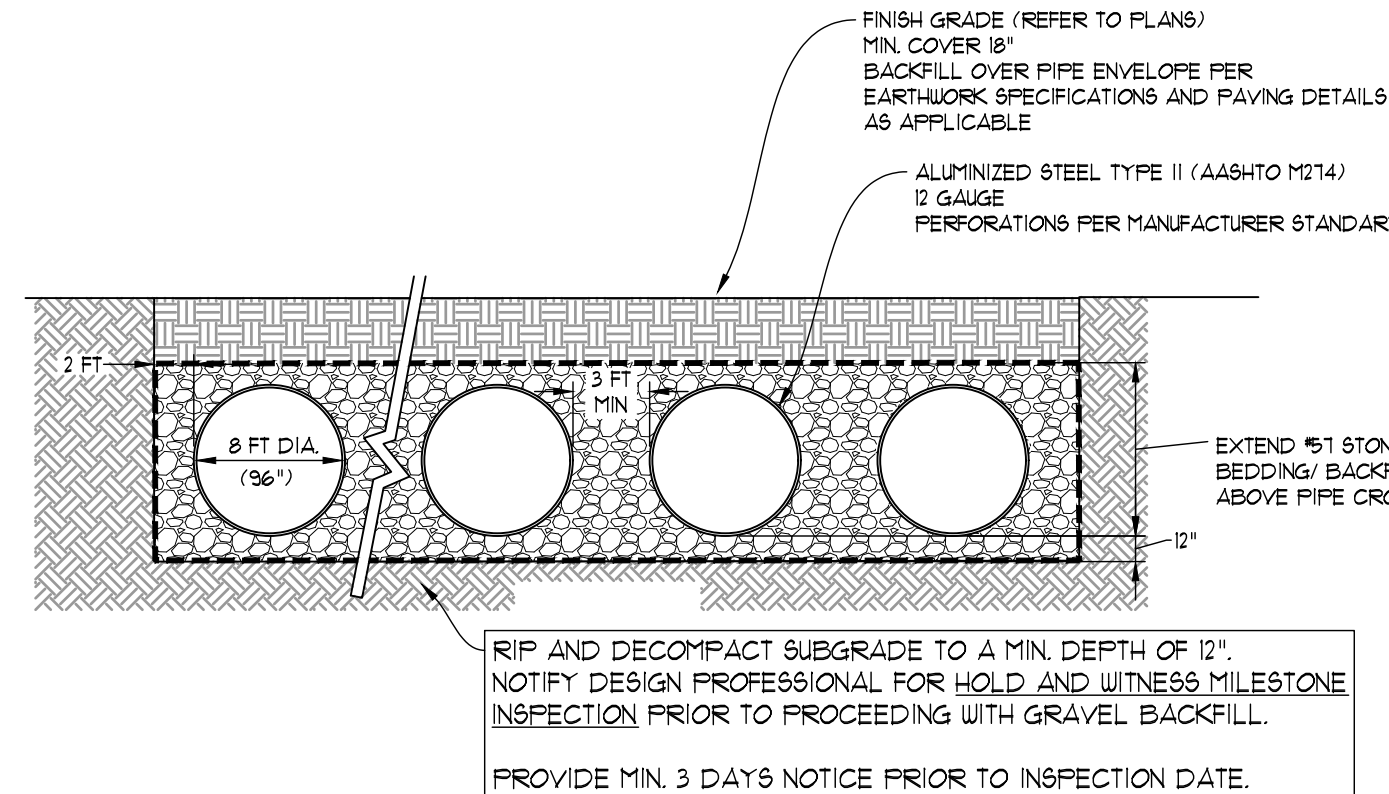
BIO-RETENTION CELL OVER U.G. POND

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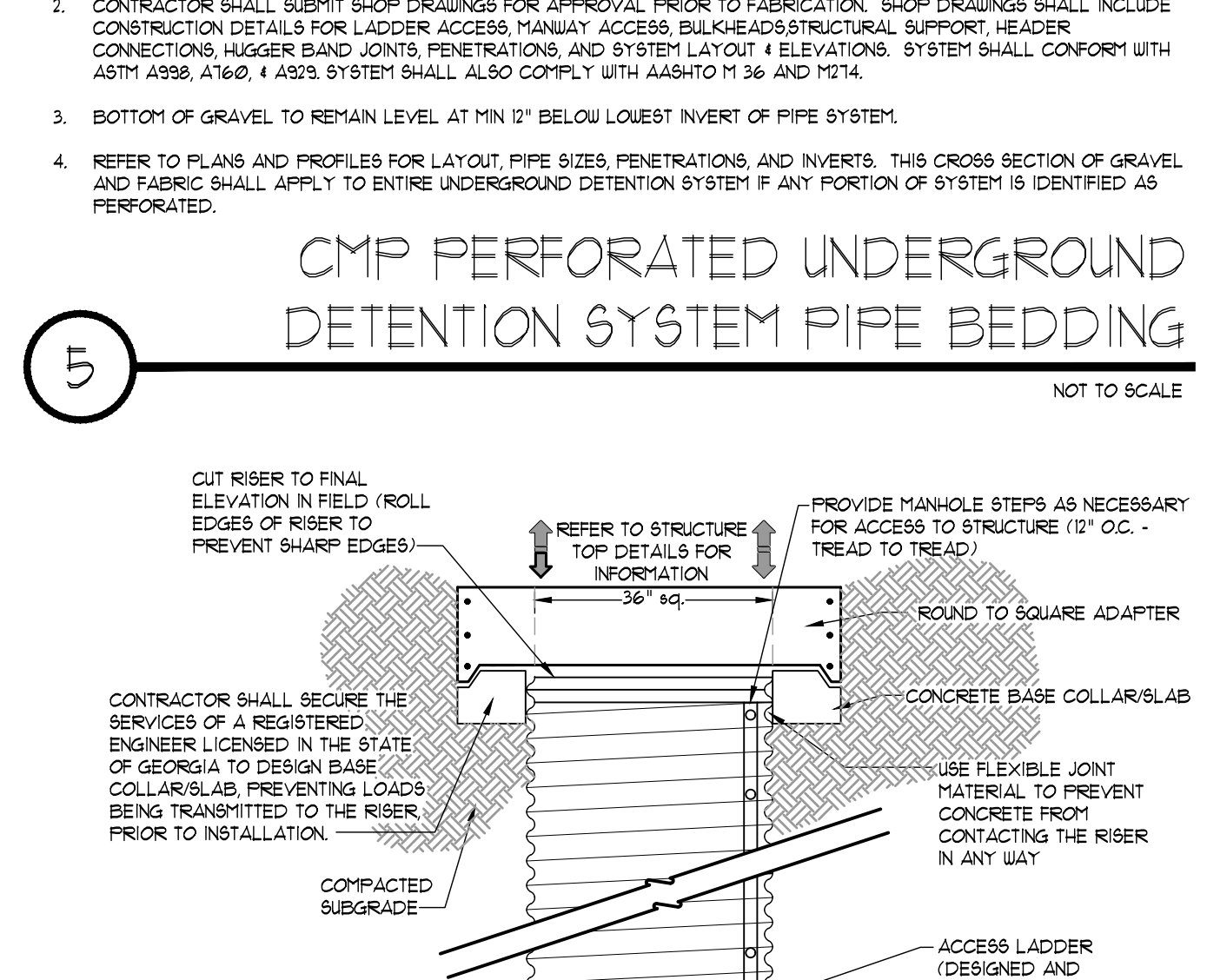
BIO-RETENTION UP-TURNED UNDERDRAIN CONNECTION

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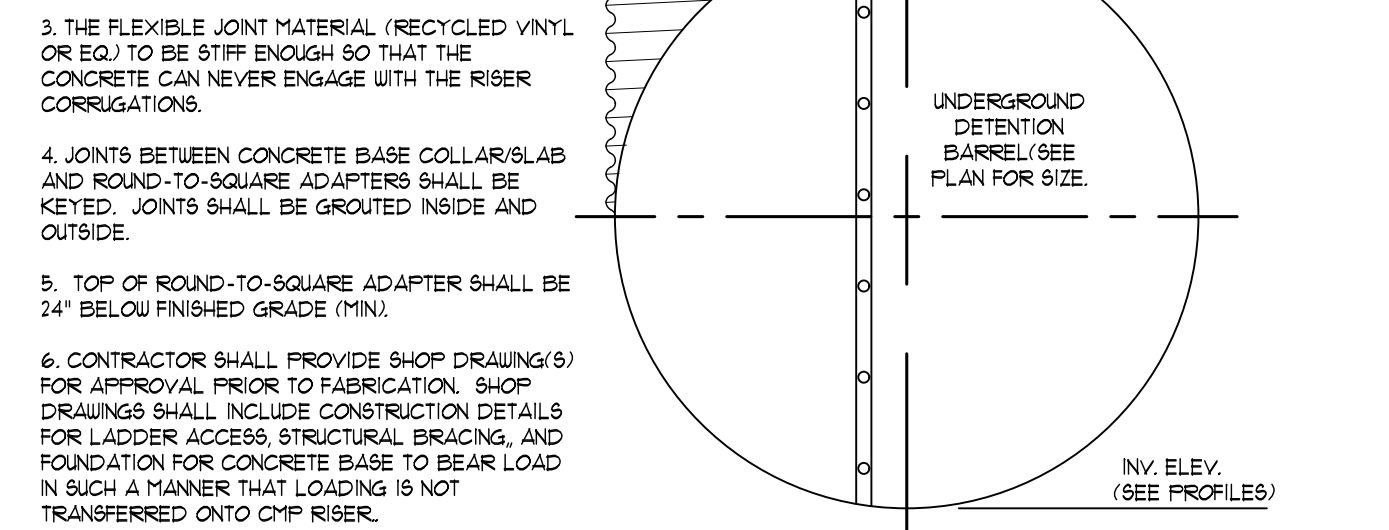
CMP PERFORATED UNDERGROUND DETENTION SYSTEM PIPE BEDDING

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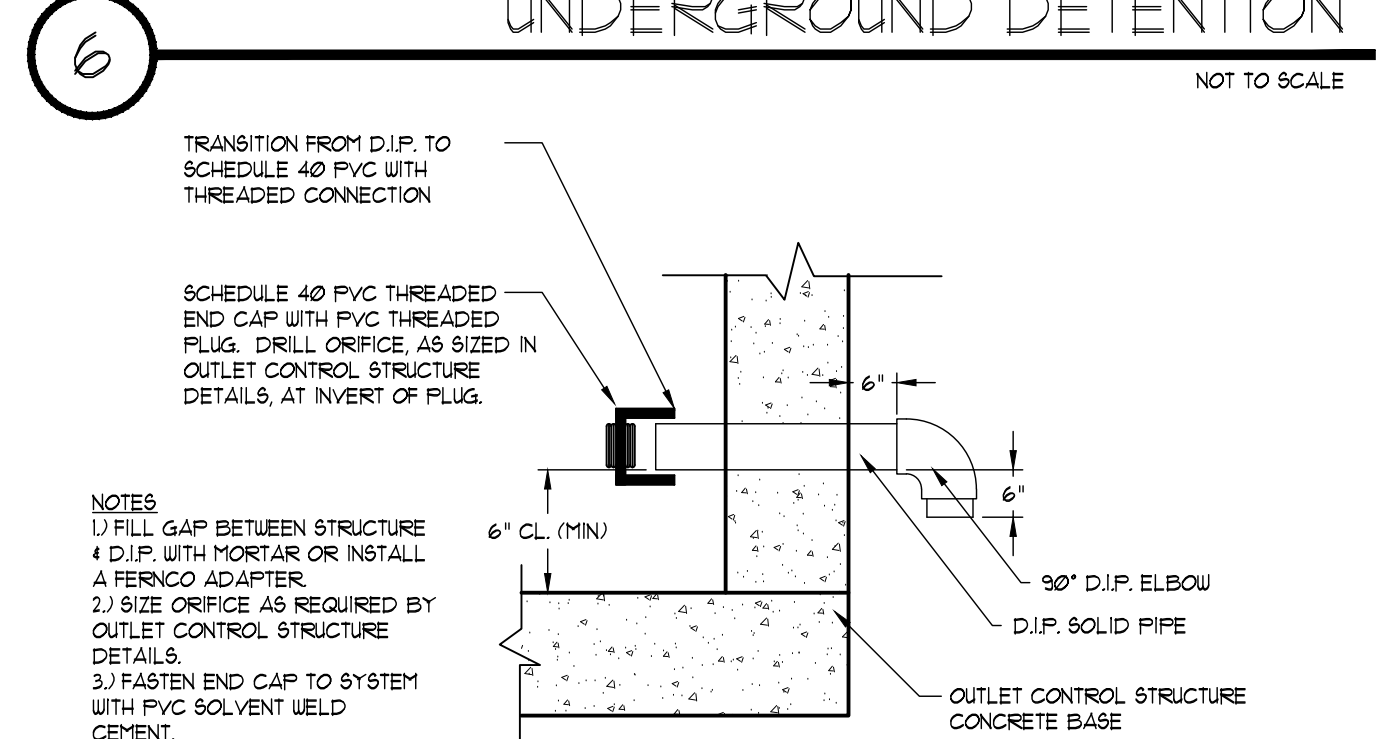
ACCESS RISER TO UNDERGROUND DETENTION

NOT TO SCALE



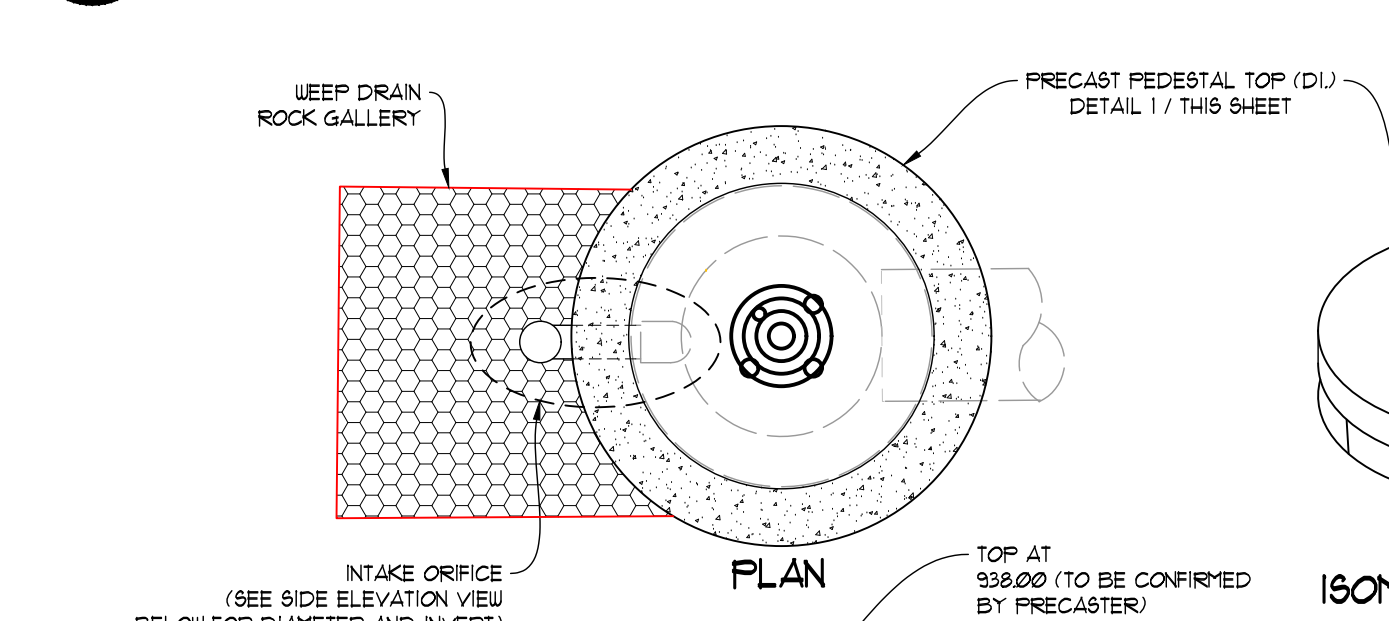
TURNDOWN ORIFICE

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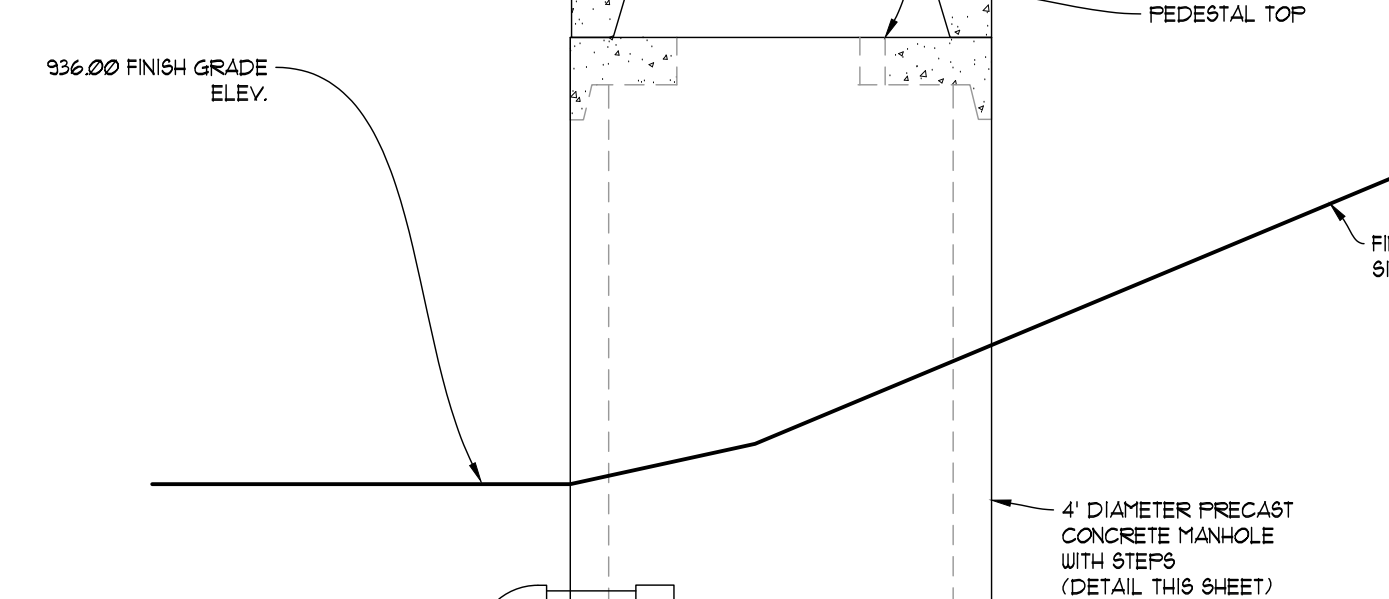
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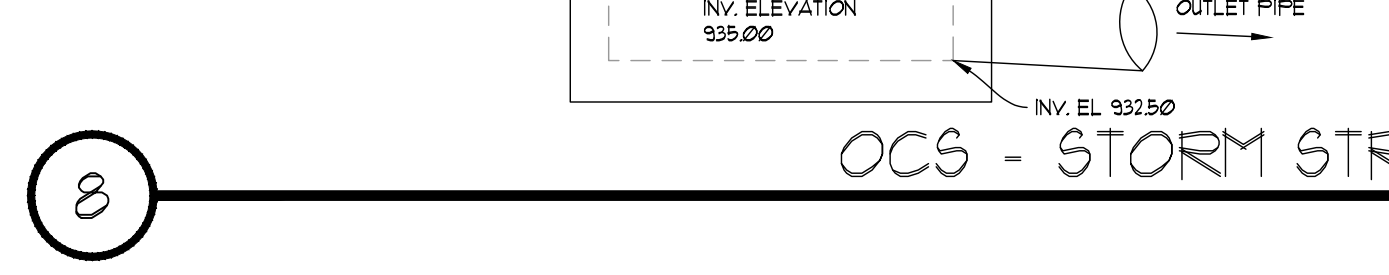
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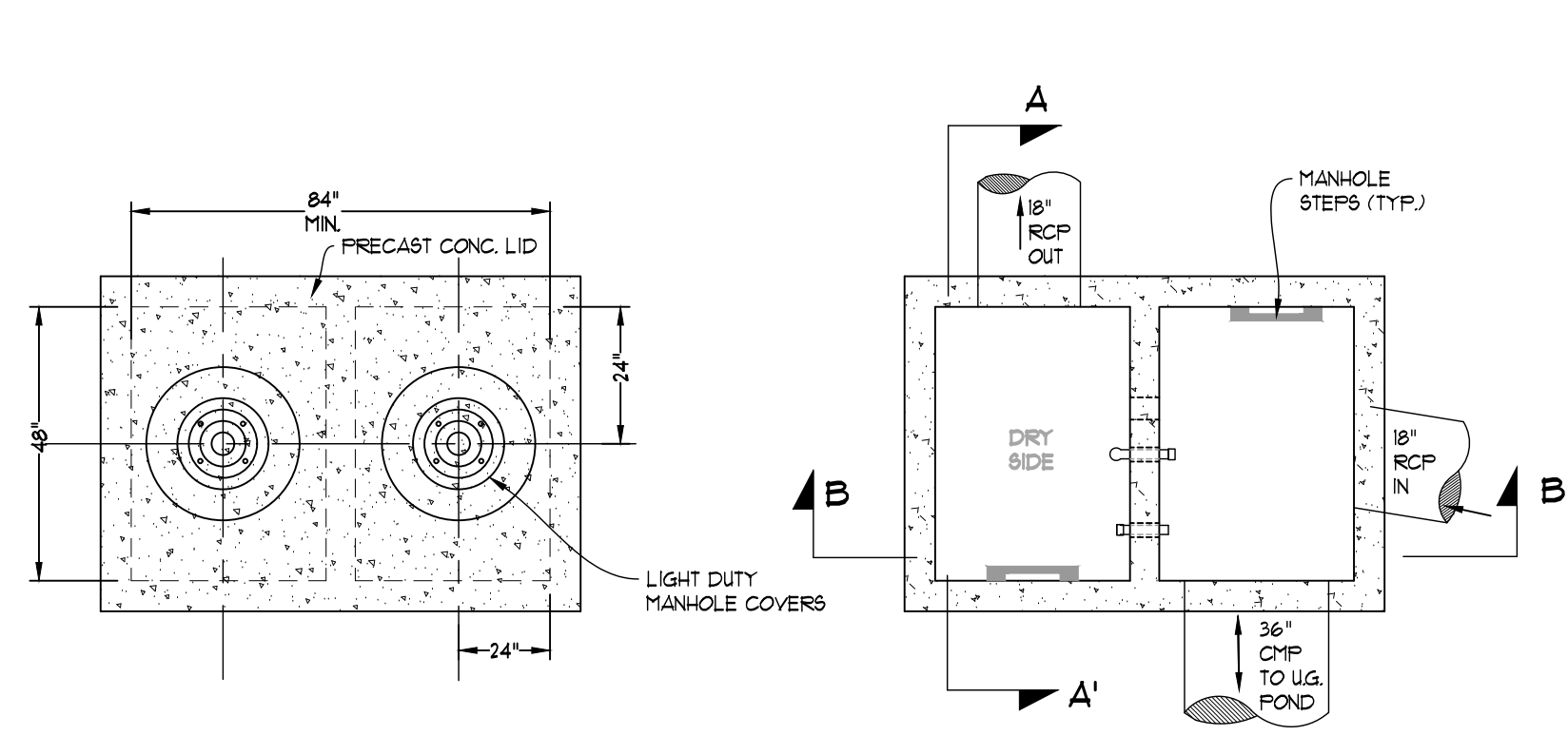
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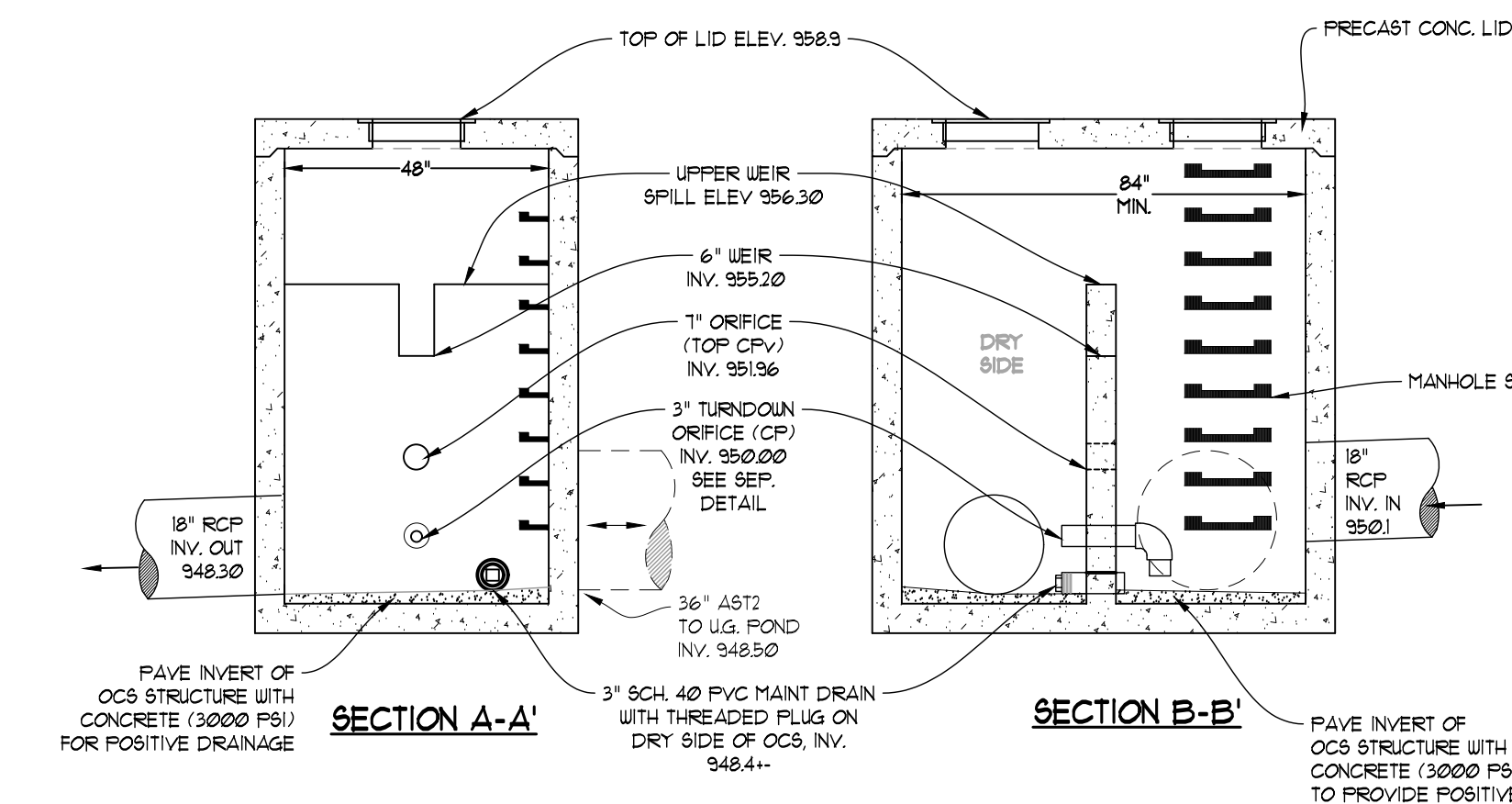
STORM STR. #4

NOT TO SCALE



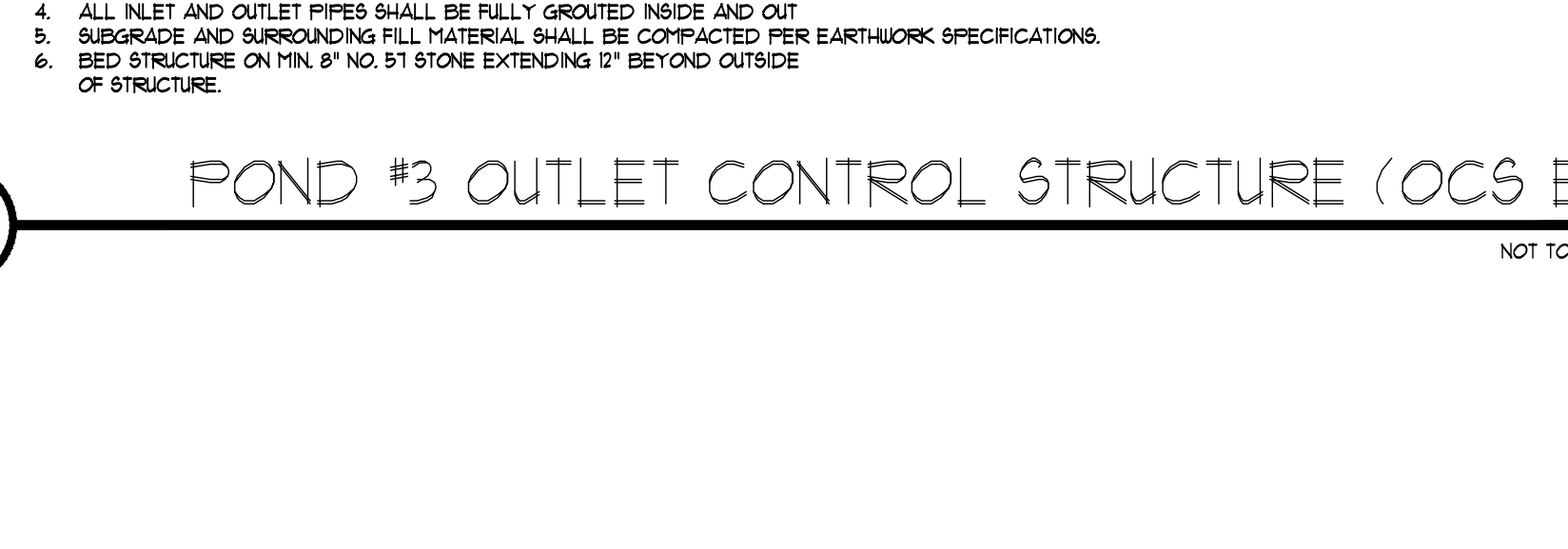
POND #1 OUTLET CONTROL STRUCTURE (OCS D2)

NOT TO SCALE



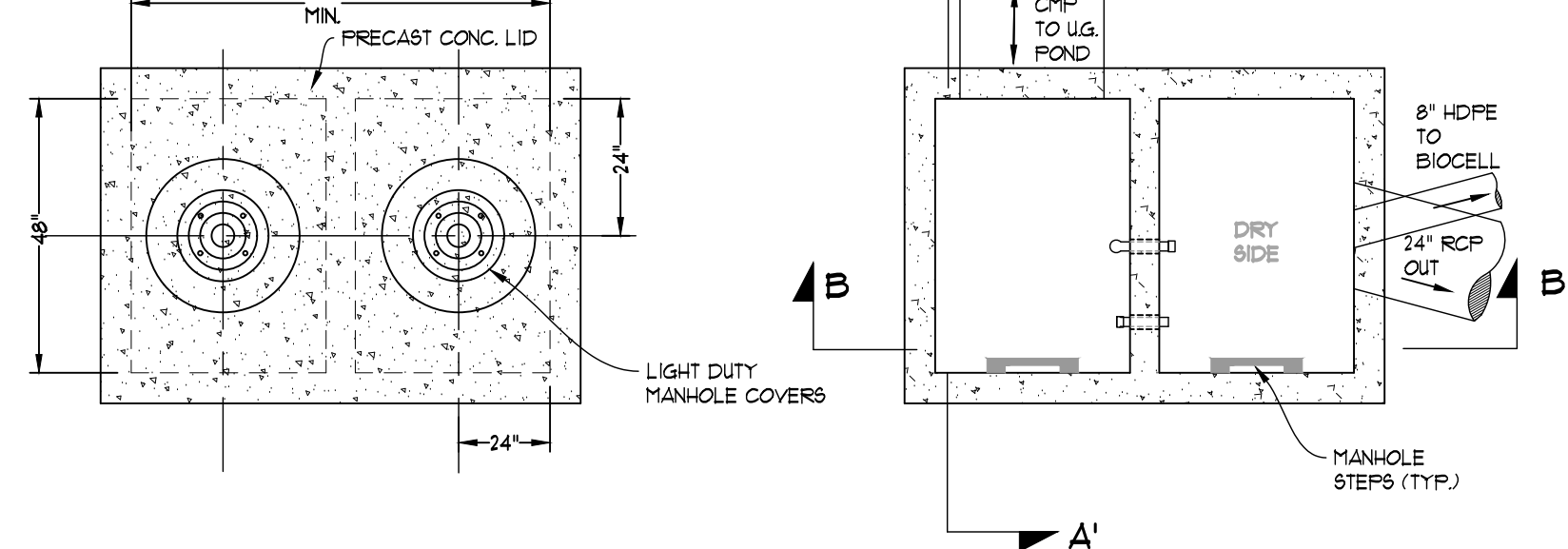
POND #3 OUTLET CONTROL STRUCTURE (OCS E2)

NOT TO SCALE



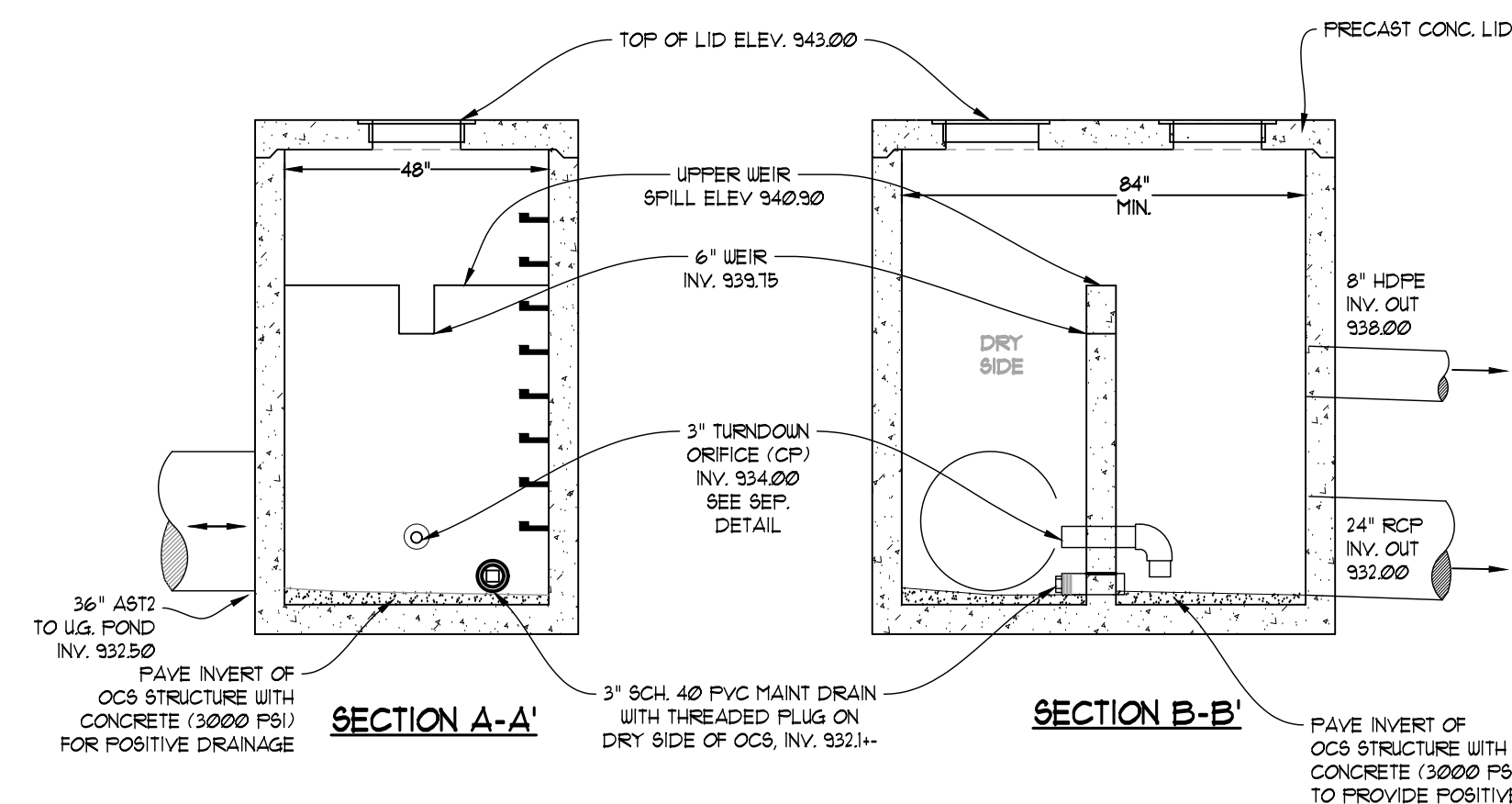
POND #2 OUTLET CONTROL STRUCTURE (OCS A4)

NOT TO SCALE



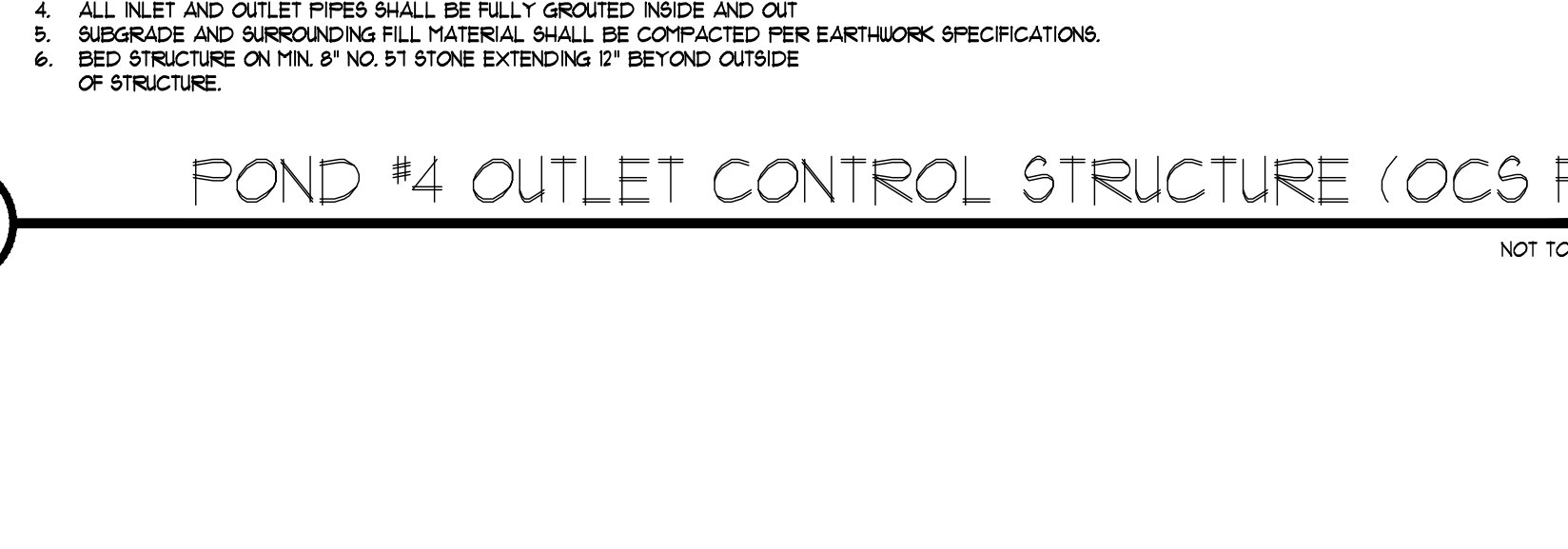
POND #4 OUTLET CONTROL STRUCTURE (OCS F3)

NOT TO SCALE



POND #2 OUTLET CONTROL STRUCTURE (OCS A4)

NOT TO SCALE



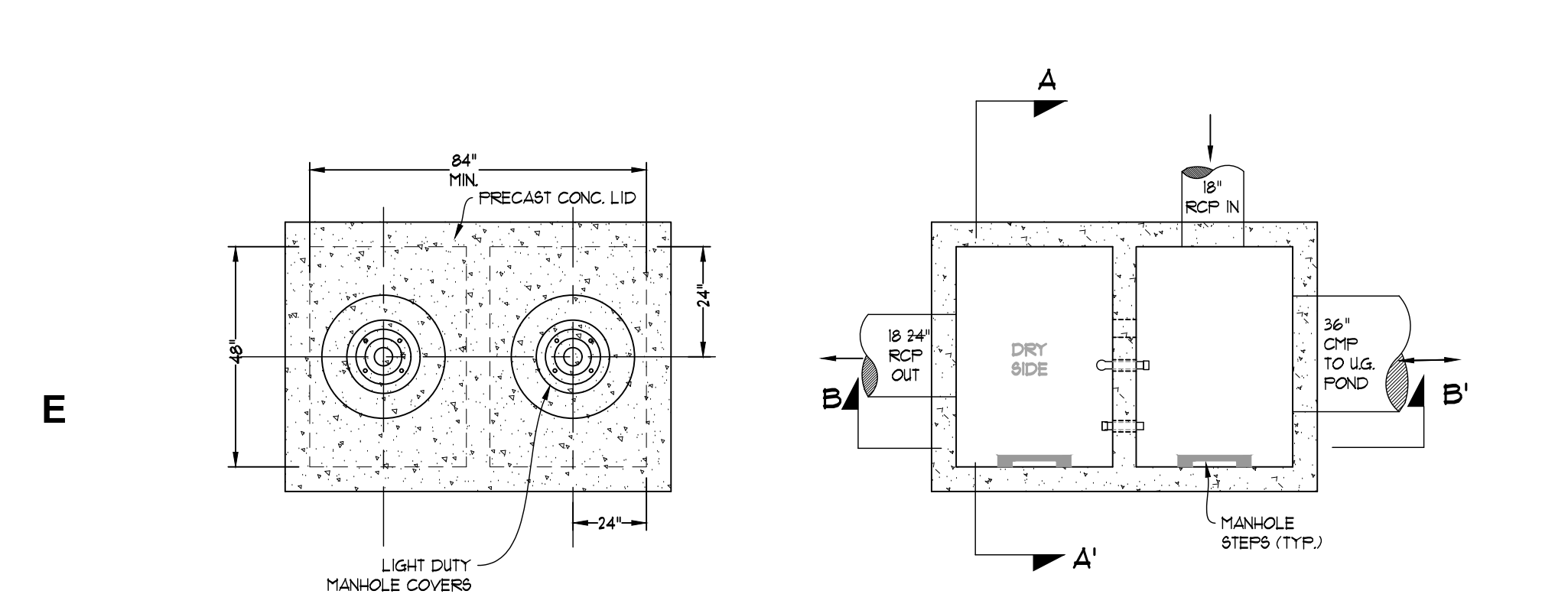
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NOT TO SCALE



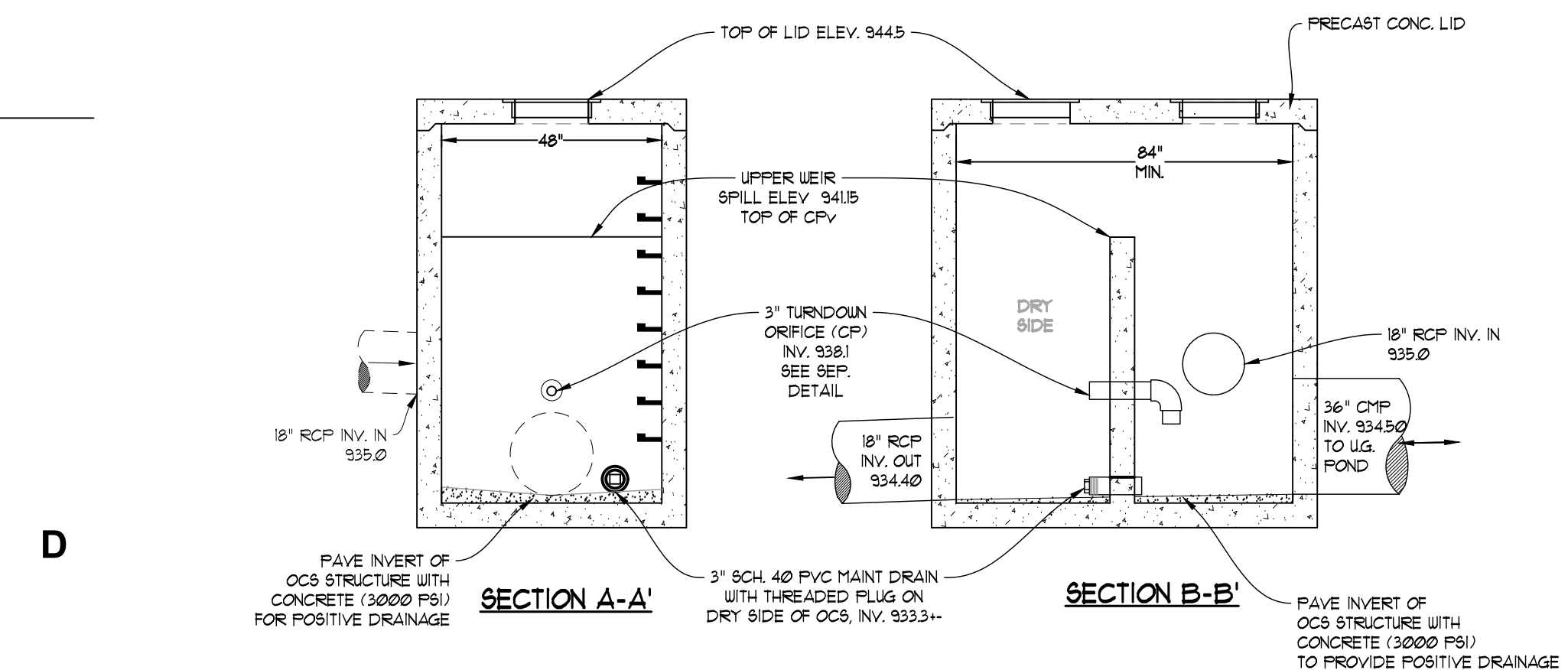
POND #2 OUTLET CONTROL STRUCTURE (OCS A4)

NOT TO SCALE



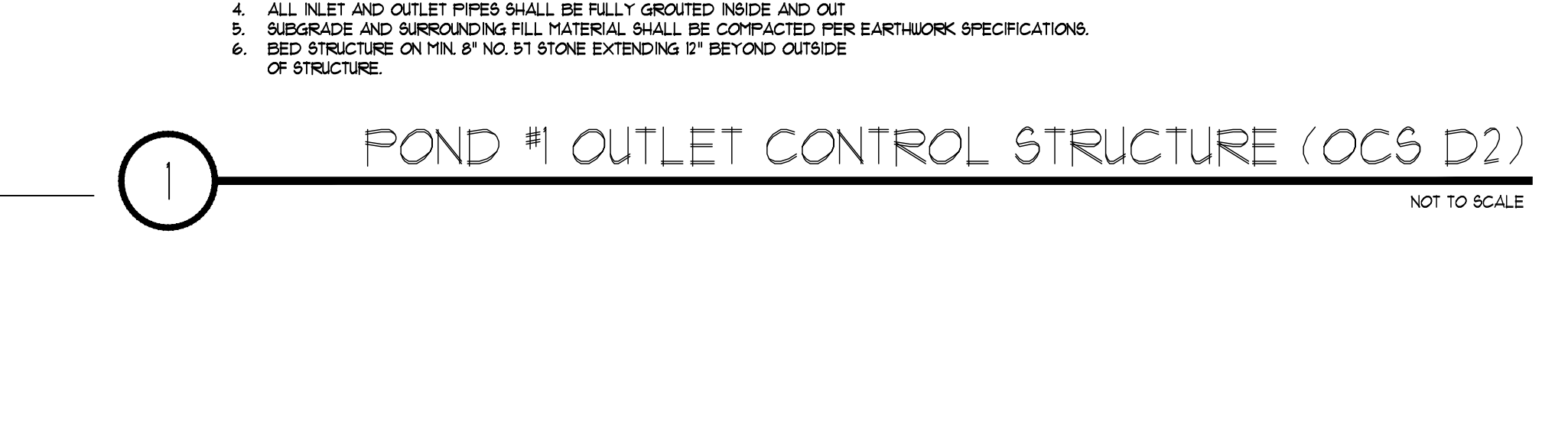
POND #1 OUTLET CONTROL STRUCTURE (OCS D2)

NOT TO SCALE



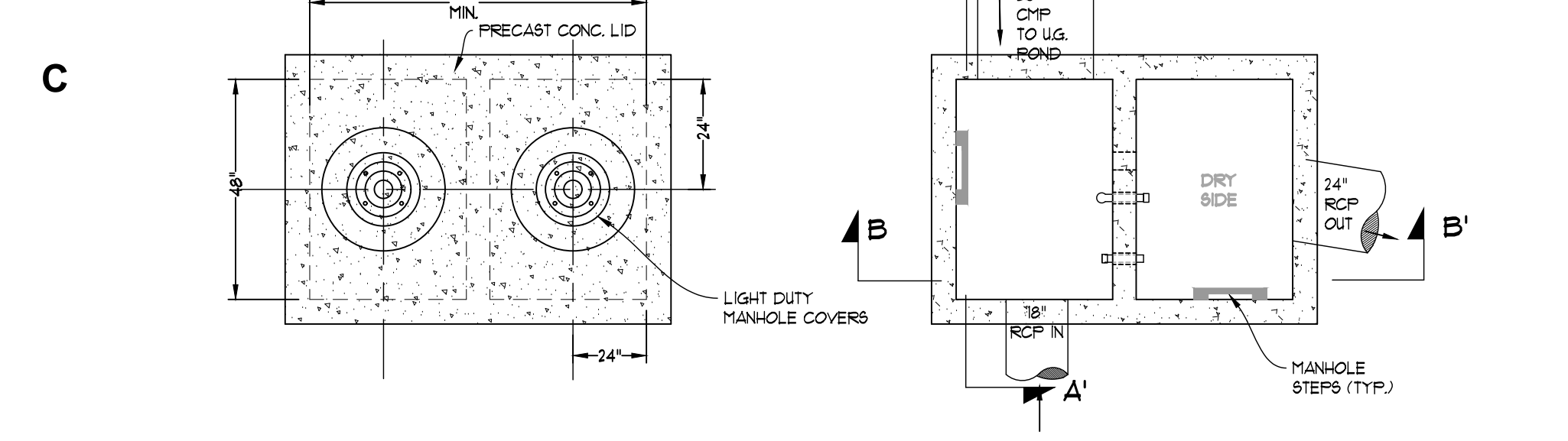
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NOT TO SCALE



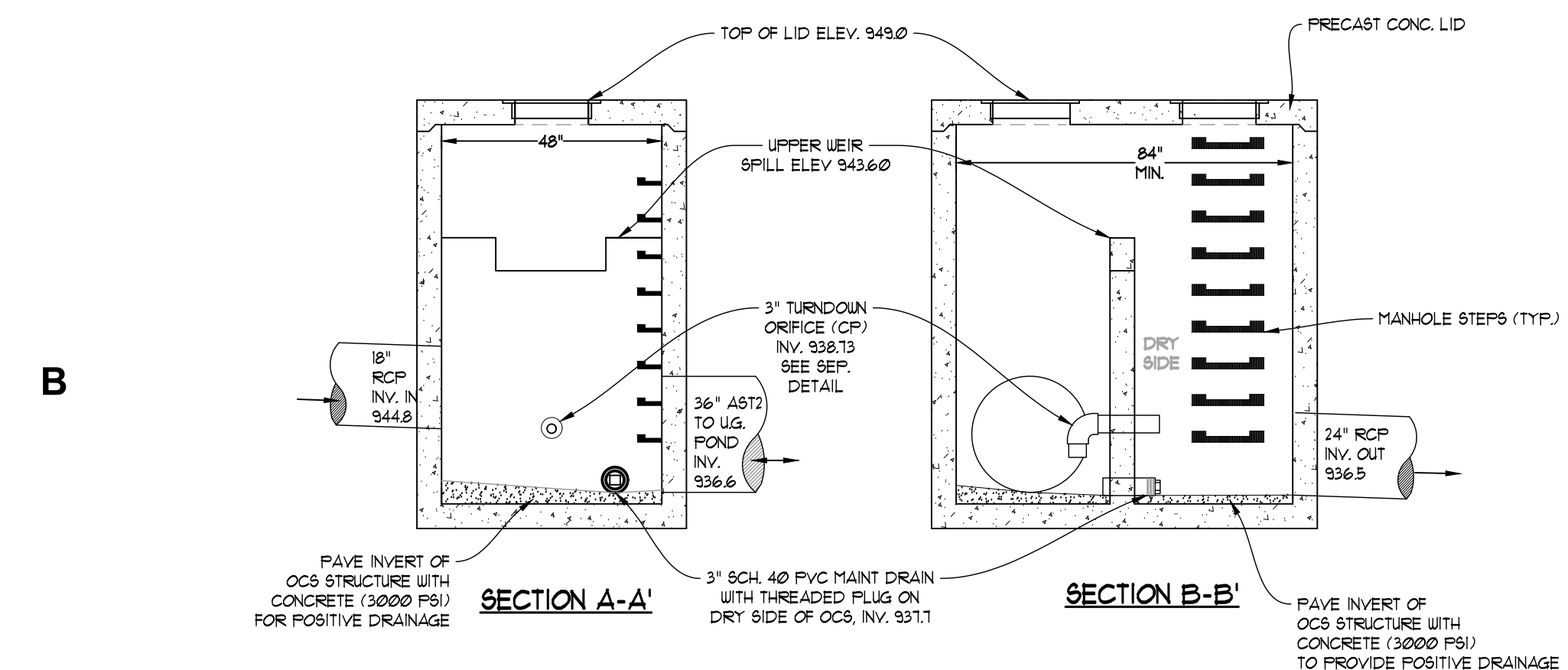
POND #2 OUTLET CONTROL STRUCTURE (OCS A4)

NOT TO SCALE



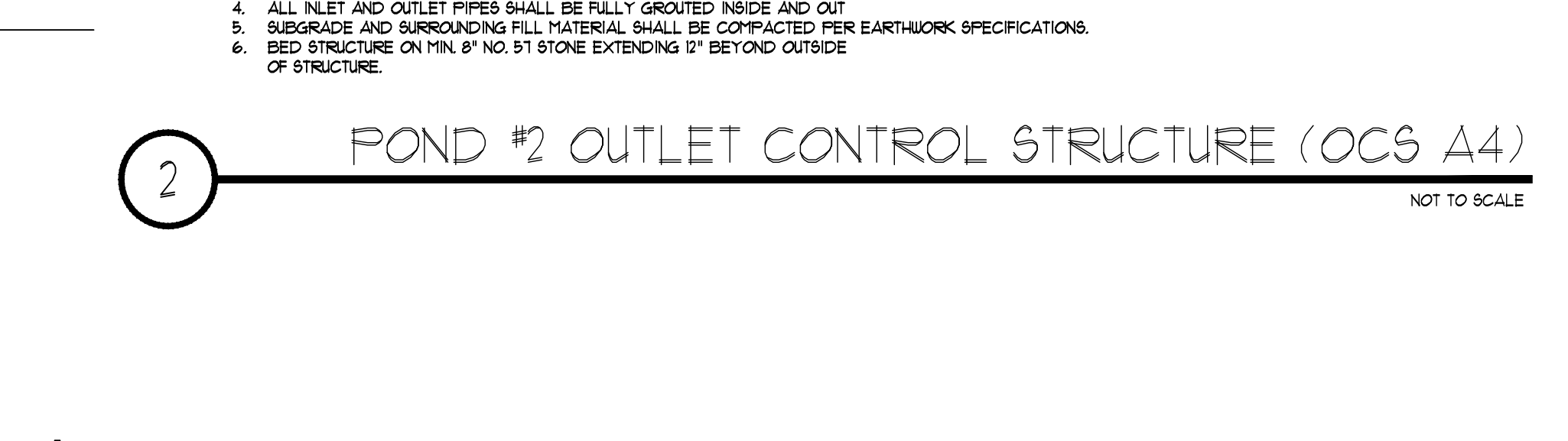
POND #4 OUTLET CONTROL STRUCTURE (OCS F3)

NOT TO SCALE



POND #2 OUTLET CONTROL STRUCTURE (OCS A4)

NOT TO SCALE



POND #4 OUTLET CONTROL STRUCTURE (OCS F3)

NOT TO SCALE



POND #2 OUTLET CONTROL STRUCTURE (OCS A4)

NOT TO SCALE



