



CARTERSVILLE BOARD OF ZONING APPEALS

Council Chambers, Third Floor of City Hall
Thursday, September 08, 2022 at 5:30 PM

AGENDA

BOARD MEMBERS:

Lamar Pendley – Chairman
Linda Brunt
John Clayton
J.B. Hudson
Kevin McElwee
Malcolm Cooley
Patrick Murphy

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

ASSISTANT CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. August 11, 2022

VARIANCE CASES

2. V22-16. 30 Johnson St. Applicant: Oscar Arreaza
3. V22-17. 2 Bob White Trail Applicant: Noral Hadbawi
4. V22-18. 15 Galway Dr. Applicant: Ladd Floyd

STAFF OR COMMITTEE COMMENTS

OTHER

The next meeting of the Board of Zoning Appeals will be October 13th. 5:30pm.

OTHER

Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.

P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120
Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org



BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	September 7, 2022
SUBCATEGORY:	Approval of Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	August 11, 2022
DEPARTMENT SUMMARY RECOMMENDATION:	The Board of Zoning Appeals Minutes have been uploaded for your review and approval
LEGAL:	N/A

**MINUTES
OF
THE CARTERSVILLE BOARD OF ZONING APPEALS**

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting on August 11, 2022, in the Council Chambers.

Board Members Present: Lamar Pendley, Malcolm Cooley, Linda Brunt, Kevin McElwee, Patrick Murphy and JB Hudson
Absent: John Clayton
Staff Present: Randy Mannino, David Hardegree, and Julia Drake

CALL TO ORDER

Chairman Pendley called the meeting to order at 5:30 PM

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Minutes: June 9, 2022

Chairman Lamar Pendley called for a motion on the June 9, 2022 BZA meeting minutes. Board Member McElwee made a motion to approve the minutes. Motion was seconded by Board Member Murphy and carried unanimously. Vote: 5-0

VARIANCE CASES

2. V22-13. 34 Jackson Farm Rd.

Applicant: Anita Barnett

David Hardegree, Planning and Development Assistant Director, stated that all adjacent property owners had been notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the case explaining that Ms. Barnett would like to enclose the backyard for privacy. The fence will encroach 9ft into the front yard along Belfast Ave. The length of the encroachment is approximately 45 ft. as shown on the applicant's sketch. The fence will be installed approximately 2ft offset from the edge of a drainage easement and parallel to Lot 111 and stated no exceptions were taken by departments.

Chairman Pendley opened the public hearing.

Anita Barnett, applicant of 114 Malbone St., came forward to represent the application and answer any questions from the board.

With no one else to come forward to speak for or against the variance application, the public hearing was closed.

Board Member McElwee made a motion to approve V22-13. Board Member Brunt seconded the motion. Motion carried unanimously. Vote: 5-0

3. V22-14. 1790 West Ave.

Applicant: Dennis Graham

Mr. Hardegree stated that all adjacent property owners had been notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the case explaining that Highway 113 is a state highway. The most recent road widening project provided adequate shoulder width, curb and gutter and sidewalks at a stop/start point approx. 1300 feet to the northeast in front of property identified as 1 River Ct. The sidewalk and curb and gutter continue east from the 1300ft. mark. The paved road shoulder width narrows from approx. 12ft. to 6ft at a point approx. 875ft. northeast of the applicant’s property and continues at a narrow width southwest towards the airport. There are no known plans for GDOT to add to sidewalks along this section of West Ave.

The variance request is to omit the sidewalk requirement along West Ave required per Development Regulation 7.5-65.

Chairman Pendley opened the public hearing.

Missaul Gonzalez, 114 Old Mill Rd., Southland Engineering representative, came forward to represent the application and answer any questions from the board.

Discussion commenced between Mr. Gonzalez and Board Members pertaining to the topography and GDOT Right of Way.

With no one else to come forward to speak for or against the variance application, the public hearing was closed.

Board Member Hudson made a motion to approve V22-14. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 5-0

With no other business to discuss, Board Member McElwee made a motion to adjourn at 5:57 P.M.

September 8, 2022
Date Approved

/s/ _____
Chair



BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	September 8th, 2022
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V22-16. 30 Johnson St. Applicant: Oscar Arreaza
DEPARTMENT SUMMARY RECOMMENDATION:	Variance request to reduce the minimum lot area for a duplex from 7,000sf. per unit to 4,356sf per unit. The current lot is 8,612sf.(0.2ac).
LEGAL:	N/A



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
 Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

MEMO

To: BZA
 From: Randy Mannino/David Hardegree
 CC: David Archer
 Date: August 29, 2022
 Re: File # V22-16

Summary: To reduce minimum lot area of 7,000 square feet in R-D zoning district

Section 1: Project Summary

Variance application by owner/applicant, Oscar Arreaza, for property located at 30 Johnson St, zoned R-D, Single Family Duplex Dwelling. The lot is a corner lot with road frontages along Johnson Street and Gilmer Street. Setbacks are Front- 20ft. and Side- 8ft. Said property contains approximately 0.20 acres.

The applicant proposes to build a duplex on the vacant lot. The zoning ordinance for R-D (Single Family Duplex Dwelling District), Sec. 6.6, requires a minimum of 7,000 square feet per dwelling unit. 14,000 square feet is needed. The lot is 8,712sf.

The applicant is requesting to reduce the minimum required lot size to 4,356 square feet per dwelling unit. This is a 38% reduction in the lot size requirement.

Also noteworthy in the site plan provided, the proposed decks encroach into the side yard setback. The decks will have to be reduced in size, removed, replaced with a patio or receive a variance for the encroachment. A second variance is required for this process.

The variance request is for the following and per the submitted site plan sketch:

1. To reduce the minimum lot size per dwelling unit from 7,000 square feet to 4,356 square feet.

Section 2. Department Comments

Electric Department: The Electric System takes no exception to the requested variance #V22-16. We **may** need a 5' easement along the property line to cross one lot and bring service to the 2nd lot.

Fibercom: Cartersville FiberCom takes no exception to the V22-16 variance request for N Gilmer Street and Johnson Street.

Fire Department: CFD takes no exceptions to this V22-16 request.

Gas Department: The Gas System takes no exceptions to the following as shown in the attachments.

Public Works Department: Public Works is not opposed to the variance for lot size, but would not grant permission to access the city street as drawn. Though it is preferred to have the driveways on Johnson Street, the location of the westernmost drive is too close to the existing intersection.

Water Department: WATER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's water service area. The requested variance will have no affect on water service to this site.

SEWER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's sewer service area. The requested variance will have no affect on sewer service to this site.

Section 3. Public Comments Received by Staff

No public comments received as of 8-29-22.

Section 4. Variance Justification:

Please review the following findings, as stated in the Zoning Ordinance, that are to be utilized in determining justification for approval or denial of variance request(s).

6.6.1. R-D district scope and intent. Regulations set forth in this section are the R-D district regulations.

The R-D district is intended to provide land areas devoted to higher density dwelling uses as further described in section 3.1.7 of this chapter. Land areas zoned R-D are also intended to provide a transition between medium and high density residential areas.

6.6.2. Use regulations. Within the R-D district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

A. Permitted uses. Structures and land may be used for only the following purposes:

- Single-family detached dwellings.
- Accessory buildings or uses.
- Bed and breakfast inn (SU).*
- Clubs or lodges (noncommercial) (SU).*
- College and universities.
- Day care facilities (SU).*
- Duplex dwellings.
- Family day care.
- Group homes (SU).*
- Home occupations.
- Nursing home facilities (SU).*
- Parks, private.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Public utility facilities.
- Religious institutions (SU).*
- Retirement centers (SU).*
- Schools, private (SU).* * Special use approval required.

6.6.3. Development standards.

A. Height regulations. Buildings shall not exceed a height of thirty-five (35) feet or two and onehalf (2½) stories, whichever is higher. B. Front yard setback: Twenty (20) feet.

C. Side yard setback:

- Eight (8) feet (each noncommon wall).
- Zero (0) feet (common wall).

D. Rear yard setback: Twenty (20) feet.

E. Minimum lot area: Seven thousand (7,000) square feet per dwelling unit.

F. Minimum lot width at the building line on noncul-de-sac lots:

- Single-family detached shall be sixty (60) feet;
- Single-family duplex (per dwelling unit) shall be fifty (50) feet. G.

Minimum lot frontage: Thirty-five (35) feet adjoining a street.

H. Minimum heated floor area, per unit: Nine hundred (900) square feet.

I. Minimum open space requirements. Proposed developments consisting of more than five (5) acres shall reserve a minimum of twenty (20) percent of the gross acreage of the site as open space with common areas provided.

J. Accessory use, building and structure requirements. See section 4.9 of this chapter.

K. Minimum buffer requirements. In addition to required setbacks, a fifteen-foot wide buffer shall be required along all property lines which abut a single-family residential district or use to provide a visual screen in accordance with section 4.17 of this chapter.

L. Optional redevelopment density bonus. Proposed developments, applicable to single-family detached dwellings in the R-D district, may contain lots with minimum areas of four thousand (4,000) square feet, front yard setback of ten (10) feet, and lot width of fifty (50) feet at the building line if one (1) of the following items is met:

1. Submittal of an affidavit certifying that all units will meet certification standards of the EarthCraft House certification program or will be LEED certified homes.
2. Submittal of an affidavit certifying that all units will be clad with exterior finishes of brick, stone, hard-coat stucco, or fiber cement siding on sixty-seven (67) percent or more of wall surfaces and one hundred (100) percent architectural roofing shingles.
3. A donation of land to the City of Cartersville for one (1) of the following: community greenway facility including surface trails if directly accessible from the development, or a neighborhood park with public access. In either case, the minimum total area to be donated

shall be ten (10) percent of the total acreage of the property. All legally necessary documents, including, but not limited to, a property deed to convey land to the City of Cartersville, shall be completed at time of approval of any final plats.

6.6.4. Other regulations. The headings below contain additional, but not necessarily all, provisions applicable to the R-D district.

- City of Cartersville Sign Ordinance.
- City of Cartersville Landscaping Ordinance.

(Ord. No. 01-13, § 4, 1-3-13)

Sec. 21.3. - Powers and duties of the board of zoning appeals.

The board of zoning appeals shall have the following powers and duties:

21.3.1. *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or agency of the City of Cartersville affected by any decision of the zoning administrator. Such appeal shall be taken within thirty (30) days of said decision by filing with the zoning administrator a written notice of appeal specifying the grounds thereof. Decisions on appeals shall be issued in writing within ten (10) business days of the hearing on the appeal.

21.3.2. *Continuance of a nonconforming use.* The board of zoning appeals may allow a nonconforming use to be reestablished after discontinuance for twelve (12) consecutive months. The procedure for the request shall be the same as if it was a variance. If it is deemed by the board of zoning appeals that one (1) or more of the following apply, the board may grant said request.

- A. The design, construction, and character of the building is not suitable for uses permitted in the district in which the nonconforming use is situated; and
- B. Undue hardships to the property owner would result in not allowing the building to be reopened for a nonconforming use; and
- C. Adjacent property would not be unduly damaged by such use of the building; and
- D. The use is to be identical or similar to the prior nonconforming use of the building.

21.3.3. *Variances.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:

- A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:
 - 1. The property is exceptionally narrow, shallow or unusually shaped;
 - 2. The property contains exceptional topographic conditions;
 - 3. The property contains other extraordinary or exceptional conditions; or

- 4. There are existing other extraordinary or exceptional circumstances; and
- B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
- C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

Variance decisions shall be issued in writing within ten (10) business days of the hearing.

21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.

21.3.5. *Limitations on variances; improper variance requests.* Variances cannot be given to totally remove a requirement or to exempt a property or applicant entirely from a requirement. If a variance is being sought that is, in the judgment of the zoning administrator, a request that would constitute a text amendment, then the application shall not be accepted. The applicant shall instead be directed to file for a text amendment. Furthermore, the board of appeals shall not be authorized to grant a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied. A variance application shall not be accepted if the variance is contradictory to the ordinance.

21.3.6. *Self-inflicted hardship.* The board shall not grant variances when the hardship was created by the property owner or his predecessor, and shall not grant hardship variances based on shape or topography for lots of record not existing prior to November 7, 1996. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that does not justify a variance.

Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*

Sec. 6.6 – R-D Single-family duplex dwelling district

6.6.1. R-D district scope and intent. Regulations set forth in this section are the R-D district regulations.

The R-D district is intended to provide land areas devoted to higher density dwelling uses as further described in section 3.1.7 of this chapter. Land areas zoned R-D are also intended to provide a transition between medium and high density residential areas.

6.6.2. Use regulations. Within the R-D district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

A. Permitted uses. Structures and land may be used for only the following purposes:

- Single-family detached dwellings.
- Accessory buildings or uses.
- Bed and breakfast inn (SU).*
- Clubs or lodges (noncommercial) (SU).*
- College and universities.
- Day care facilities (SU).*
- Duplex dwellings.
- Family day care.
- Group homes (SU).*
- Home occupations.
- Nursing home facilities (SU).*
- Parks, private.
- Personal care homes (SU).*
- Places of assembly (SU).*
- Public utility facilities.
- Religious institutions (SU).*
- Retirement centers (SU).*
- Schools, private (SU).* * Special use approval required.

6.6.3. Development standards.

A. Height regulations. Buildings shall not exceed a height of thirty-five (35) feet or two and onehalf (2½) stories, whichever is higher. B. Front yard setback: Twenty (20) feet.

C. Side yard setback:

- Eight (8) feet (each noncommon wall).
- Zero (0) feet (common wall).

D. Rear yard setback: Twenty (20) feet.

E. Minimum lot area: Seven thousand (7,000) square feet per dwelling unit.

F. Minimum lot width at the building line on noncul-de-sac lots:

- Single-family detached shall be sixty (60) feet;
- Single-family duplex (per dwelling unit) shall be fifty (50) feet. G.

Minimum lot frontage: Thirty-five (35) feet adjoining a street.

H. Minimum heated floor area, per unit: Nine hundred (900) square feet.

I. Minimum open space requirements. Proposed developments consisting of more than five (5) acres shall reserve a minimum of twenty (20) percent of the gross acreage of the site as open space with common areas provided.

J. Accessory use, building and structure requirements. See section 4.9 of this chapter.

K. Minimum buffer requirements. In addition to required setbacks, a fifteen-foot wide buffer shall be required along all property lines which abut a single-family residential district or use to provide a visual screen in accordance with section 4.17 of this chapter.

L. Optional redevelopment density bonus. Proposed developments, applicable to single-family detached dwellings in the R-D district, may contain lots with minimum areas of four thousand (4,000) square feet, front yard setback of ten (10) feet, and lot width of fifty (50) feet at the building line if one (1) of the following items is met:

1. Submittal of an affidavit certifying that all units will meet certification standards of the EarthCraft House certification program or will be LEED certified homes.
2. Submittal of an affidavit certifying that all units will be clad with exterior finishes of brick, stone, hard-coat stucco, or fiber cement siding on sixty-seven (67) percent or more of wall surfaces and one hundred (100) percent architectural roofing shingles.
3. A donation of land to the City of Cartersville for one (1) of the following: community greenway facility including surface trails if directly accessible from the development, or a neighborhood park with public access. In either case, the minimum total area to be donated

shall be ten (10) percent of the total acreage of the property. All legally necessary documents, including, but not limited to, a property deed to convey land to the City of Cartersville, shall be completed at time of approval of any final plats.

6.6.4. Other regulations. The headings below contain additional, but not necessarily all, provisions applicable to the R-D district.

- City of Cartersville Sign Ordinance.
- City of Cartersville Landscaping Ordinance.

(Ord. No. 01-13, § 4, 1-3-13)

Sec. 21.3. - Powers and duties of the board of zoning appeals.

The board of zoning appeals shall have the following powers and duties:

21.3.1. *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or agency of the City of Cartersville affected by any decision of the zoning administrator. Such appeal shall be taken within thirty (30) days of said decision by filing with the zoning administrator a written notice of appeal specifying the grounds thereof. Decisions on appeals shall be issued in writing within ten (10) business days of the hearing on the appeal.

21.3.2. *Continuance of a nonconforming use.* The board of zoning appeals may allow a nonconforming use to be reestablished after discontinuance for twelve (12) consecutive months. The procedure for the request shall be the same as if it was a variance. If it is deemed by the board of zoning appeals that one (1) or more of the following apply, the board may grant said request.

- A. The design, construction, and character of the building is not suitable for uses permitted in the district in which the nonconforming use is situated; and
- B. Undue hardships to the property owner would result in not allowing the building to be reopened for a nonconforming use; and
- C. Adjacent property would not be unduly damaged by such use of the building; and
- D. The use is to be identical or similar to the prior nonconforming use of the building.

21.3.3. *Variances.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:

- A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:
 1. The property is exceptionally narrow, shallow or unusually shaped;
 2. The property contains exceptional topographic conditions;
 3. The property contains other extraordinary or exceptional conditions; or

4. There are existing other extraordinary or exceptional circumstances; and
- B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
- C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

Variance decisions shall be issued in writing within ten (10) business days of the hearing.

21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.

21.3.5. *Limitations on variances; improper variance requests.* Variances cannot be given to totally remove a requirement or to exempt a property or applicant entirely from a requirement. If a variance is being sought that is, in the judgment of the zoning administrator, a request that would constitute a text amendment, then the application shall not be accepted. The applicant shall instead be directed to file for a text amendment. Furthermore, the board of appeals shall not be authorized to grant a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied. A variance application shall not be accepted if the variance is contradictory to the ordinance.

21.3.6. *Self-inflicted hardship.* The board shall not grant variances when the hardship was created by the property owner or his predecessor, and shall not grant hardship variances based on shape or topography for lots of record not existing prior to November 7, 1996. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that does not justify a variance.

Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*

City of Cartersville
Application for Variance
Board of Zoning Appeals


Hearing Date: 9/28/2022 5:30pm

Application Number: V22-16

Date Received: 7-28-2022

Applicant Oscar I. Arreaza Office Phone 786 973 6384
(printed name)
 Address 1044 Legacy Walk DR Mobile/ Other Phone 786 973 6384
 City Woodstock State GA Zip 30189 Email oskararreaza@gmail.com
 Representative's printed name (if other than applicant) _____ Phone (Rep) _____
 _____ Email (Rep) _____
 Representative Signature  Applicant Signature 
 Signed, sealed and delivered in presence of: _____ My commission expires: _____

 Notary Public

* Titleholder T21 LLC Phone 786 973 6384
(titleholder's printed name)
 Address 1044 Legacy Walk Dr Email oscararreaza@gmail.com
 Signature 
 Signed, sealed, delivered in presence of: _____ My commission expires: _____

 Notary Public

Present Zoning District _____
 Acreage 0.2 Land Lot(s) 382 & 383 District(s) 4 Section(s) 3
 Location of Property: Corner of North Gilmer St and Johnson St
(street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: _____
 Summary Description of Variance Request: Request to reduce minimum lot area per duplex duelling

(Additional detail can be provided on Justification Letter)

* Attach additional notarized signatures as needed on separate application pages.

CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Article VI Section 6.6.3 Subsection E
 Article _____ Section _____ Subsection _____
 Article _____ Section _____ Subsection _____

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

1. _____ The property is exceptionally narrow, shallow or unusually shaped,
2. _____ The property contains exceptional topographic conditions,
3. _____ The property contains other extraordinary or exceptional conditions; and
4. _____ There are other existing extraordinary or exceptional circumstances; and
5. X The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
6. X The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant: Dear Members of the Zoning Board,

I'm writing to seek a reduction of the minimum lot area per dwelling unit. Current zoning rules say that the minimum area per dwelling unit is 0.16 ac or 7000 sqf; I respectfully request to reduce it to 0.1 ac or 4356 sqf. The variance, if authorized, will not alter the essential character of the neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. The proposed style and structure of the building is in step with the existing neighborhood, the proposed project would be an improvement to the neighborhood.

**LIST OF ADJACENT PROPERTY OWNERS
(Not required if City mails public notices)**

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the subject property:

	<u>NAME</u>	<u>ADDRESS</u>
1.	James Musial	110 Johnson St Cartersville GA 30120
2.	T21 LLC	403 N Gilmer St Cartersville GA 30120
3.	T21 LLC	405 N Gilmer St Cartersville GA 30120
4.	James	409 N. Gilmer St Cartersville GA 30120
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)

HOME LOCATION PLAN FOR:

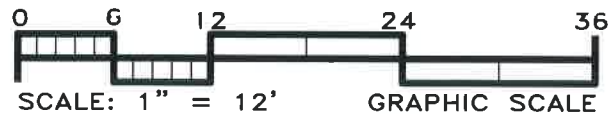
T21 LLC

LOCATED IN LAND LOT 382 & 383
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE: JUL. 21, 2022 REV: JOB NO: 22007

DATE OF FIELDWORK: JAN. 18, 2022

DRAWN BY: KNC CHECKED BY: KNC APPROVED BY: KNC

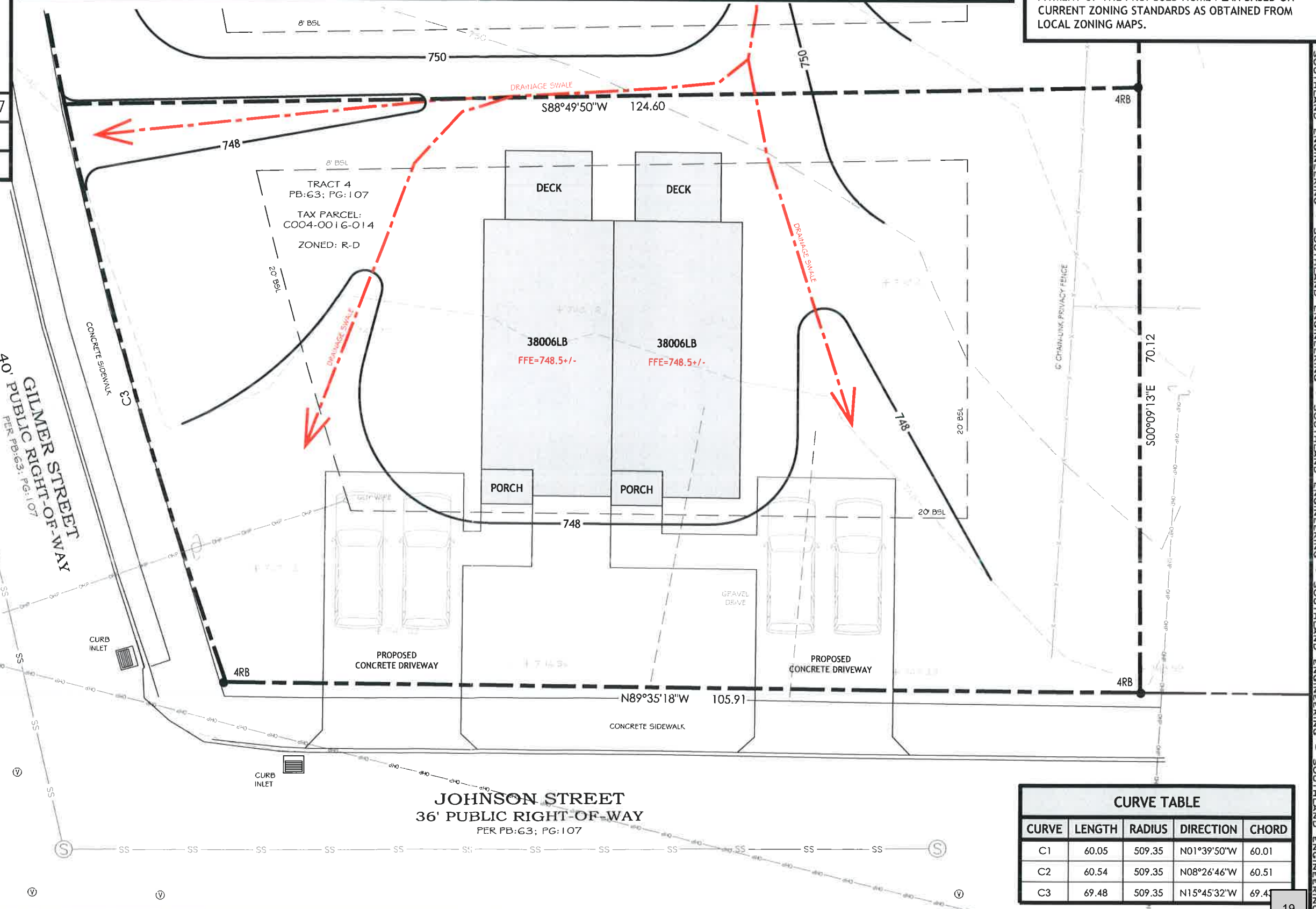


⊙ = IRON PIN FOUND	⚡ = DOUBLE WING CATCH BASIN	⊗ = GAS VALVE	⊕ = SEWER MANHOLE	⚡ = POWER POLE
⊠ = CONCRETE MON. FOUND	⚡ = SINGLE WING CATCH BASIN	⊕ = GAS METER	⊕ = CLEAN OUT	— = GUY WIRE
● = IRON PIN PLACED	⊙ = JUNCTION BOX	⊕ = TELEPHONE MANHOLE	⊕ = WATER VALVE	⊕ = ELECTRIC METER
△ = BREAK POINT	⊠ = CURB INLET	⊕ = ELECTRIC MANHOLE	⊕ = WATER METER	⊕ = TRANSFORMER
⊕ = PHOTO REFERENCE	⊕ = YARD INLET	⊕ = TELEPHONE PEDESTAL	⊕ = FIRE HYDRANT	⊕ = LIGHT POLE
⊕ = EXCEPTIONS	⊕ = DROP INLET	⊕ = SIGN	⊕ = IRRIGATION CONT. VALVE	⊕ = FLOW ARROW
⊕ = PARKING BOLLARD	⊕ = HEADWALL	⊕ = BENCHMARK	⊕ = WELL	⊕ = MAILBOX
— = STORM PIPE	— = OVERHEAD PWR.	— = WATER LINE	— = COMM. LINE	
— = SEWER PIPE	— = FENCE LINE	— = GAS LINE	— = UNDERGROUND PWR.	

General Notes

Item 2.

- THIS IS NOT A BOUNDARY SURVEY AND BE USED TO TRANSFER PROPERTY. BOUNDARY INFORMATION TAKEN FROM PB:63, PG:107.
- THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THERE MAY EXIST ENCUMBRANCE WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THIS PLAN WAS PREPARED TO DEMONSTRATE LOT FITMENT OF THE PROPOSED HOME PLAN BASED ON CURRENT ZONING STANDARDS AS OBTAINED FROM LOCAL ZONING MAPS.



CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	60.05	509.35	N01°39'50"W	60.01
C2	60.54	509.35	N08°26'46"W	60.51
C3	69.48	509.35	N15°45'32"W	69.44

- = IRON PIN FOUND
- = CONCRETE MON. FOUND
- = IRON PIN PLACED
- △ = BREAK POINT
- ⊕ = PHOTO REFERENCE
- ⊕ = EXCEPTIONS
- ⊙ = PARKING BOLLARD
- ⌒ = DOUBLE WING CATCH BASIN
- ⌒ = SINGLE WING CATCH BASIN
- ⊙ = JUNCTION BOX
- ⌒ = CURB INLET
- ⊙ = YARD INLET
- ⌒ = DROP INLET
- ⌒ = HEADWALL
- ⊗ = GAS VALVE
- ⊗ = GAS METER
- ⊗ = TELEPHONE MANHOLE
- ⊗ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE PEDESTAL
- ⊗ = SIGN
- ⊗ = BENCHMARK
- ⊙ = SEWER MANHOLE
- ⊙ = CLEAN OUT
- ⊙ = WATER VALVE
- ⊙ = WATER METER
- ⊙ = FIRE HYDRANT
- ⊙ = IRRIGATION CONT. VALVE
- ⊙ = WELL
- ⊙ = POWER POLE
- ⊙ = GUY WIRE
- ⊙ = ELECTRIC METER
- ⊙ = TRANSFORMER
- ⊙ = LIGHT POLE
- ⊙ = FLOW ARROW
- ⊙ = MAILBOX

General Notes

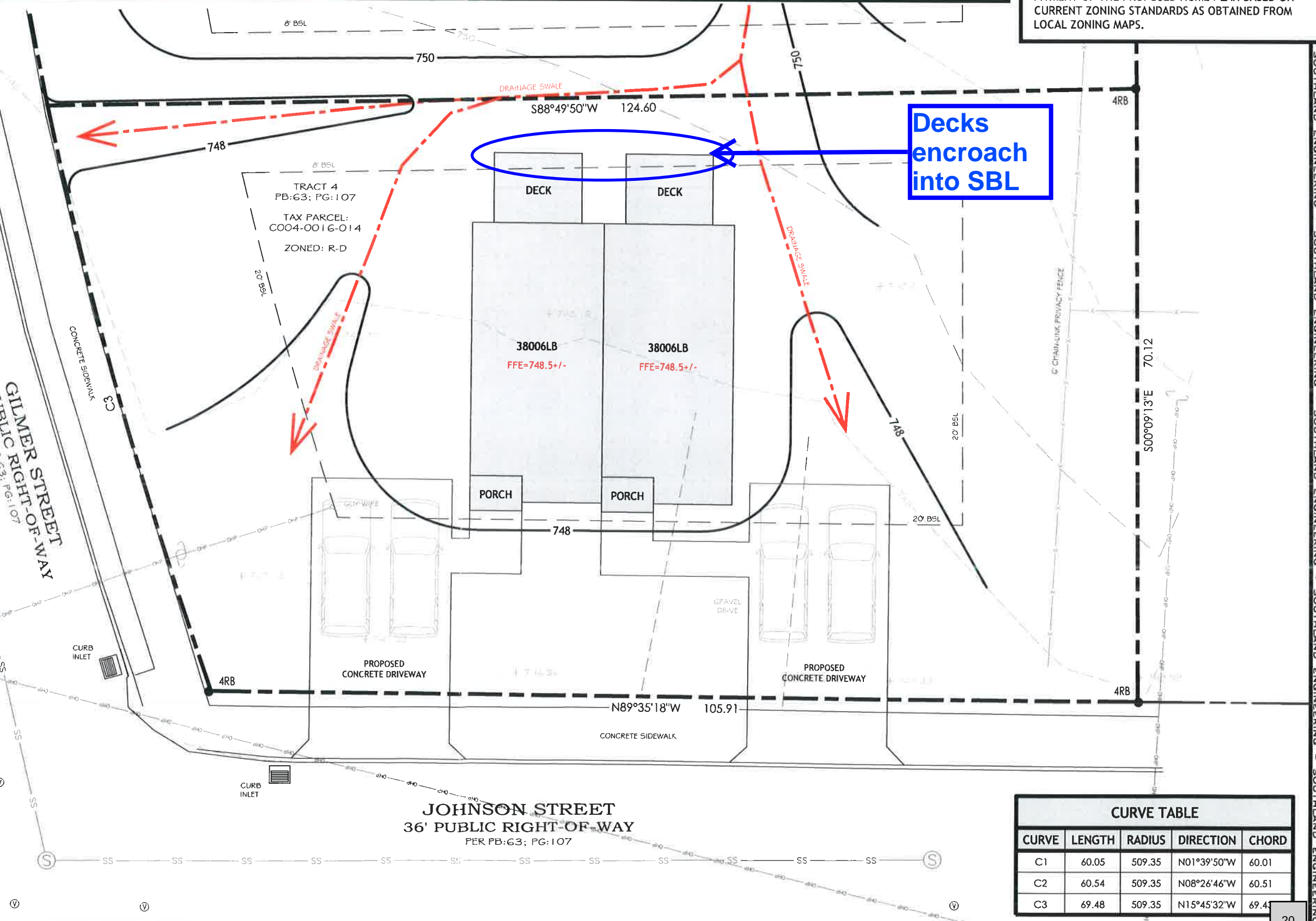
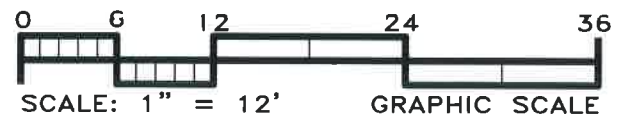
1. THIS IS NOT A BOUNDARY SURVEY AND BE USED TO TRANSFER PROPERTY. BOUNDARY INFORMATION TAKEN FROM PB:63, PG:107.

2. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THERE MAY EXIST ENCUMBRANCE WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

3. THIS PLAN WAS PREPARED TO DEMONSTRATE LOT FITMENT OF THE PROPOSED HOME PLAN BASED ON CURRENT ZONING STANDARDS AS OBTAINED FROM LOCAL ZONING MAPS.

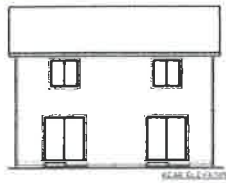
HOME LOCATION PLAN FOR:
T21 LLC
 LOCATED IN LAND LOT 382 & 383
 4th DISTRICT, 3rd SECTION
 CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA

DATE: JUL. 21, 2022 REV: JOB NO: 22007
 DATE OF FIELDWORK: JAN. 18, 2022
 DRAWN BY: KNC CHECKED BY: KNC APPROVED BY: KNC



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	60.05	509.35	N01°39'50"W	60.01
C2	60.54	509.35	N08°26'46"W	60.51
C3	69.48	509.35	N15°45'32"W	69.4

Duplex for Your Narrow Lot



1,838
 Heated S.F.



2
 Units



30' 0"
 Width



32' 0"
 Depth

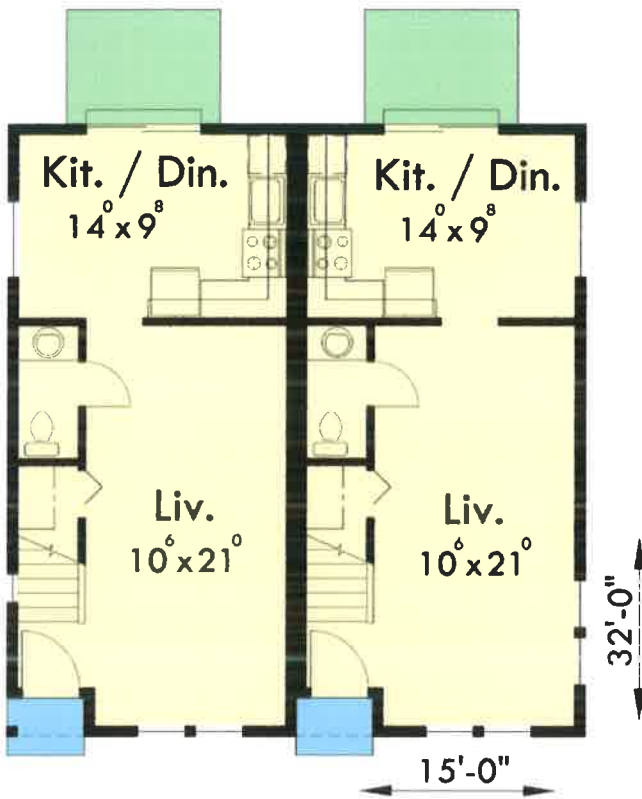
Buy This Plan	PDF - Single-Build \$925	CAD - Single-Build \$1,750	View all purchase option online
----------------------	------------------------------------	--------------------------------------	---

About This Plan

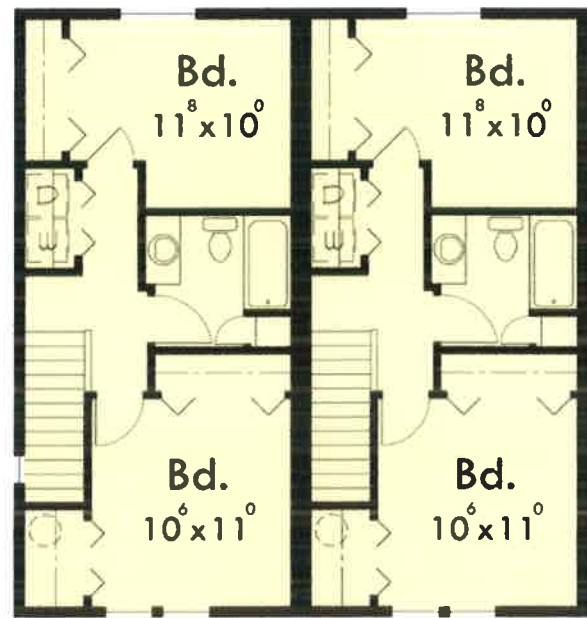
- This duplex house plan is perfect for those narrow or in-fill lots with each unit coming in at 15' wide.
- Both units are identical and give you two beds on the upper floor with a bath and convenient laundry. The main floor has a large living room in front and a kitchen and dining area with access to the patio in back. A powder room completes the home.
- Each unit has 919 square feet of living space with 472 square feet on the main floor and 447 square feet on the upper floor.

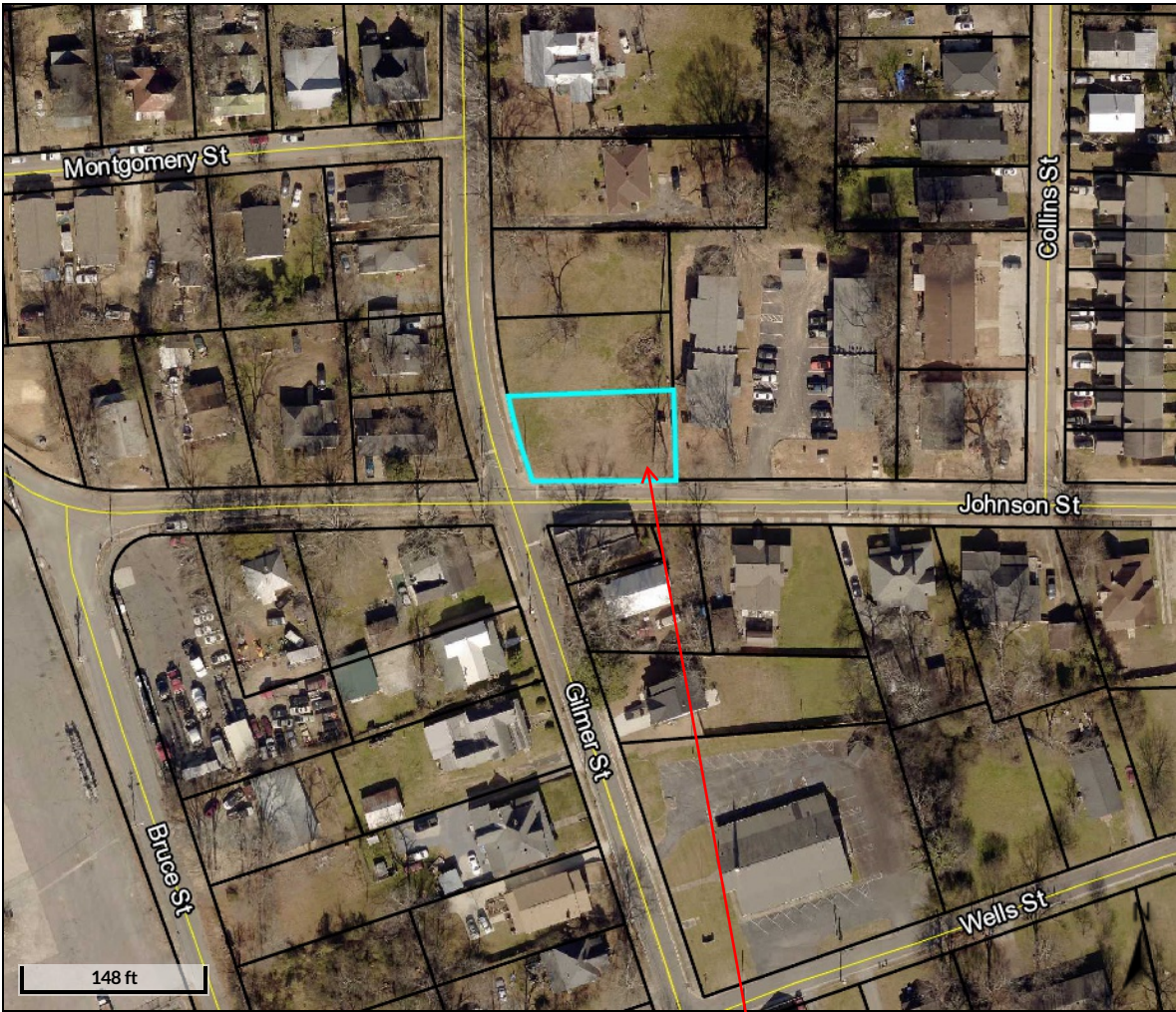
Floor Plans

Main Level

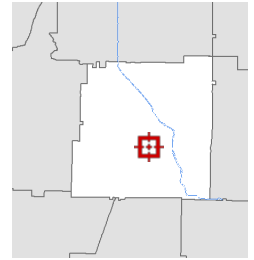


2nd Floor





Overview



Legend

- Parcels
- Roads

Parcel ID	C004-0016-014	Alternate ID	32790	Owner Address	T21 LLC
Sec/Twp/Rng	n/a	Class	Residential		1044 LEGACY WALK DR
Property Address	30 JOHNSON ST	Acreeage	0.2		WOODSTOCK, GA 30189
District	Cartersville				
Brief Tax Description	LL 382 383 D 4				
	(Note: Not to be used on legal documents)				

Date created: 8/31/2022
 Last Data Uploaded: 8/30/2022 10:43:20 PM

Developed by **Schneider**
 GEOSPATIAL

Parcel requesting variance.
 Total Area: approx. 8,150 sq ft



Intersection of Johnson St and Gilmer St



Intersection of Johnson St and Gilmer St



Johnson St facing west



Home built by T21 LLC on adjacent lot. Completed in 2022.





BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	August 11th, 2022
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V22-17. 2 Bob White Trail Applicant: Noral Hadbawi
DEPARTMENT SUMMARY RECOMMENDATION:	To allow a privacy fence in the front yard of a corner lot.
LEGAL:	N/A



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
 Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

MEMO

To: BZA
 From: Randy Mannino/David Hardegree/Zack Arnold
 CC: David Archer
 Date: August 31, 2022
 Re: File # V22-17

Summary: To allow a privacy fence in the front yard of a corner lot.

Section 1: Project Summary

Variance application by applicant Noral Hadbawi for property located at 2 Bobwhite Trail, zoned R-20 Residential. Setbacks are Front- 20ft and Side- 10ft. Said property contains approximately 1.07 acres. The lot is a corner lot with road frontages along Old Mill Road and Bob White Trail.

The applicant proposes to build a privacy fence to enclose the side of the property that will include the front yard along the Bobwhite Trail right-of-way. The fence ordinance for corner lots, Sec. 4.16, requires privacy fences to be installed behind the front yard setback, and to the rear of the house. A fence segment is proposed to the side of the house, but in the front yard along Bobwhite Trail.

This property has (1) open code enforcement case, as well as (4) prior cases for property maintenance issues.

The variance request is for the following and per the submitted site plan sketch:

1. To allow an 8ft. privacy fence to be installed in the front yard of a corner lot.

Section 2. Department Comments

Electric Department: This proposed fencing results in our electric meter falling into what would effectively be the backyard, which we do not allow. The Electric System approves the fence with the following provisions followed:

- 1) A minimum 10' gate accessible from the Old Mill Rd side or from Bob White Trail side.
- 2) Gate(s) must provide 24/7/365 access to the meter and electric service. Any type of locking is not allowed.
- 3) No shed, deck, concrete pad or other structure shall be installed in front of the electric meter, nor on top of the underground electric service.
- 4) In order to circumvent the aforementioned provisions, the homeowner may relocate the electric meter as his/her expense.

Fibercom: Cartersville FiberCom takes no exception to the fence variance request for 2 Bobwhite Trail.

Fire Department: The Cartersville Fire Department approves the fence with the following provisions

- 1) The Fence is 36 inches away from the fire hydrant
- 2) Install a 3 ft gate near the fire hydrant for access for fire fighting

Gas Department: The existing natural gas meter and service line is located on the west side of the home at this address within the proposed fencing. The installation of a proposed fence cannot prevent the Gas System's access to the existing natural gas facilities. The Gas System takes no exception to the proposed fence installation as shown in the attachments provided the proposed fence is constructed with two (2) 5' swing gates for a total of a 10' opening for excavation equipment to access the existing natural gas facilities. The proposed gate must be unlocked and remain accessible 24 hours a day, 365 days a year.

Public Works Department: We do not oppose this variance.

Water Department: WATER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's water service area. The requested variance will have no affect on water service to this site.

SEWER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's sewer service area. The requested variance will have no affect on sewer service to this site.

Section 3. Public Comments Received by Staff

8/17 – Julie Schoomaker. 4 Bobwhite Trail. General inquiry and concern over property maintenance issues past and present. Met at City Hall to view application.

8/18 – Cathy Fornon. 32 Bobwhite Trail. General Inquiry

8/18 – John Norris. 2 Alpine Drive. General Inquiry

8/24 – Greg Culverhouse. 3 Bob White Trail. General Inquiry. Application provided.

Section 4. Variance Justification:

Please review the following findings, as stated in the Zoning Ordinance, that are to be utilized in determining justification for approval or denial of variance request(s).

Sec. 4.16. - Fences and walls.

A. In all zoning districts:

1. No fence or wall shall constitute an obstruction to the vision for or create a hazard to vehicular traffic.
2. No fence or wall, including retaining walls, shall be constructed of exposed concrete block, tires, junk or other discarded materials.
3. The fencing standards as stated in this section shall not apply to fencing for detention ponds.
4. The wall standards as stated in this section shall not apply to retaining walls approved by the plan review process for planned developments.

B. In all residential and commercial zoning districts:

1. Any fence or wall which extends into the front yard shall be ornamental or decorative, and shall not be opaque. Any such fence or wall may be constructed of brick, stone, wood, wrought iron, split rail, or other decorative material as approved by the zoning administrator.
2. Fences and walls shall not exceed four (4) feet in height in a front yard and shall not exceed eight (8) feet in height in a side or rear yard.
3. Chain-link fencing material may be used in the front yard with prior approval of a variance by the board of zoning appeals. No variance is required if chain link fencing material is used in a side or rear yard.
4. For a corner lot or double frontage lot, a screening or opaque fence may be installed to the rear of the principal structure at a maximum of eight (8) feet in height provided that the fence shall be located behind the required front yard setback and shall not be located adjacent to or abutting a collector or arterial street.
5. Razor wire (ribbon) shall be prohibited.

C. In all industrial zoning districts:

Fences or walls shall not exceed (8) feet in height in front, side and rear yards

Sec. 21.3. - Powers and duties of the board of zoning appeals.

The board of zoning appeals shall have the following powers and duties:

- 21.3.1. *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or agency of the City of Cartersville affected by any decision of the zoning administrator. Such appeal shall be taken within thirty (30) days of said decision by filing with the zoning administrator a written notice of appeal specifying the grounds thereof. Decisions on appeals shall be issued in writing within ten (10) business days of the hearing on the appeal.
- 21.3.2. *Continuance of a nonconforming use.* The board of zoning appeals may allow a nonconforming use to be reestablished after discontinuance for twelve (12) consecutive months. The procedure for the request shall be the same as if it was a variance. If it is deemed by the board of zoning appeals that one (1) or more of the following apply, the board may grant said request.
- A. The design, construction, and character of the building is not suitable for uses permitted in the district in which the nonconforming use is situated; and
 - B. Undue hardships to the property owner would result in not allowing the building to be reopened for a nonconforming use; and
 - C. Adjacent property would not be unduly damaged by such use of the building; and
 - D. The use is to be identical or similar to the prior nonconforming use of the building.
- 21.3.3. *Variations.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:
- A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:
 - 1. The property is exceptionally narrow, shallow or unusually shaped;
 - 2. The property contains exceptional topographic conditions;
 - 3. The property contains other extraordinary or exceptional conditions; or
 - 4. There are existing other extraordinary or exceptional circumstances; and
 - B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and

- C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

Variance decisions shall be issued in writing within ten (10) business days of the hearing.

- 21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.
- 21.3.5. *Limitations on variances; improper variance requests.* Variances cannot be given to totally remove a requirement or to exempt a property or applicant entirely from a requirement. If a variance is being sought that is, in the judgment of the zoning administrator, a request that would constitute a text amendment, then the application shall not be accepted. The applicant shall instead be directed to file for a text amendment. Furthermore, the board of appeals shall not be authorized to grant a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied. A variance application shall not be accepted if the variance is contradictory to the ordinance.
- 21.3.6. *Self-inflicted hardship.* The board shall not grant variances when the hardship was created by the property owner or his predecessor, and shall not grant hardship variances based on shape or topography for lots of record not existing prior to November 7, 1996. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that does not justify a variance.

Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*

Code Enforcement Record

Printed: 8/31/2022

Page: 1

Citation Number: CEPNU202200579

Citation Date: Inspector: Donna Fritz

Cited By: Donna Fritz Status: Open

Citation Date: Inspector: Donna Fritz

Cited By: Donna Fritz Status: Open

Violator:

2 BOB WHITE TRL
CARTERSVILLE GA 30120
USA

Phone:

Fax:

Cellular:

Email:

Filer:

Phone:

Cell:

Fax:

Email:

Fee Amount:

Receipts: \$ 0.00

Violations: You are in violation of Cartersville City codes that outline the Care and Maintenance of Premises and Inoperable Vehicles. Please clean up all trash bags, empty containers, AC Unit, white columns, sofa, etc. from your yard. Additionally, the Jeep and Altima are inoperable in that they both do not have current tags/registration. The Altima also has a low front tire. Please bring all violations into compliance by 09/05/22, as these violations should be in compliance prior to your Variance Hearing.

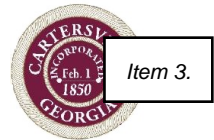
Descriptor: Care And Maintenance Of Premises

Comments: Sec. 11-2. - Care and maintenance of premises.
(a) Care of premises. (1) It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any icebox, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to, weeds, hedges, dead trees, trash, garbage, etc., upon notice from the planning and development department.

Descriptor: Inoperative Motor Vehicle

Comments: Sec. 14-24. - Wrecked, etc., vehicles on property. (a) No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any partially dismantled, nonoperating, wrecked, junked or discarded vehicle to remain on such property longer than seven (7) days.

Inspections:



Code Enforcement Record

Printed: 8/31/2022

Page: 2

Inspection Type: Initial Inspection/Record Violations

Inspector: Donna Fritz **Inspection Date:** 25-Aug-22

Outcome: Send Notice of Violation

Comments: Homeowner's are applying for a variance to install an 8' fence along Bob White Trail. Planning Department advised me they noted possible violations. I noted a sofa in the yard with a cover over it and columns in the yard, possibly from a party. I also noted bags of garbage, a portable AC unit and other debris in the yard. There is a silver Nissan Altima and a Jeep with expired tags; the Altima has a low front, left tire. I also received complaints today from neighbors. I left a door hanger, but will also send a NOV since I am on vacation next week. Violations need to be brought into compliance prior to variance hearing on 09/08/22.

Inspection Type: Reinspection

Inspector: Donna Fritz **Inspection Date:** 05-Sep-22

Outcome: Pending

Comments:

Activities:

Activity Type: Attach Pictures

Inspector: Donna Fritz **Date Completed:** 25-Aug-22

Outcome: Complete

Comments:

Activity Type: Generate NOV/Record Delivery

Inspector: Donna Fritz **Date Completed:** 25-Aug-22

Outcome: Complete

Comments:

Conditions:

Date: **Source:** **Status:**

Code: **Description:**

Condition:

Conditions:

Date: **Source:** **Status:**

Code: **Description:**

Condition:

Graphics:

Description:

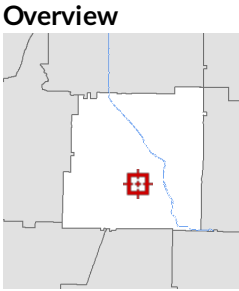
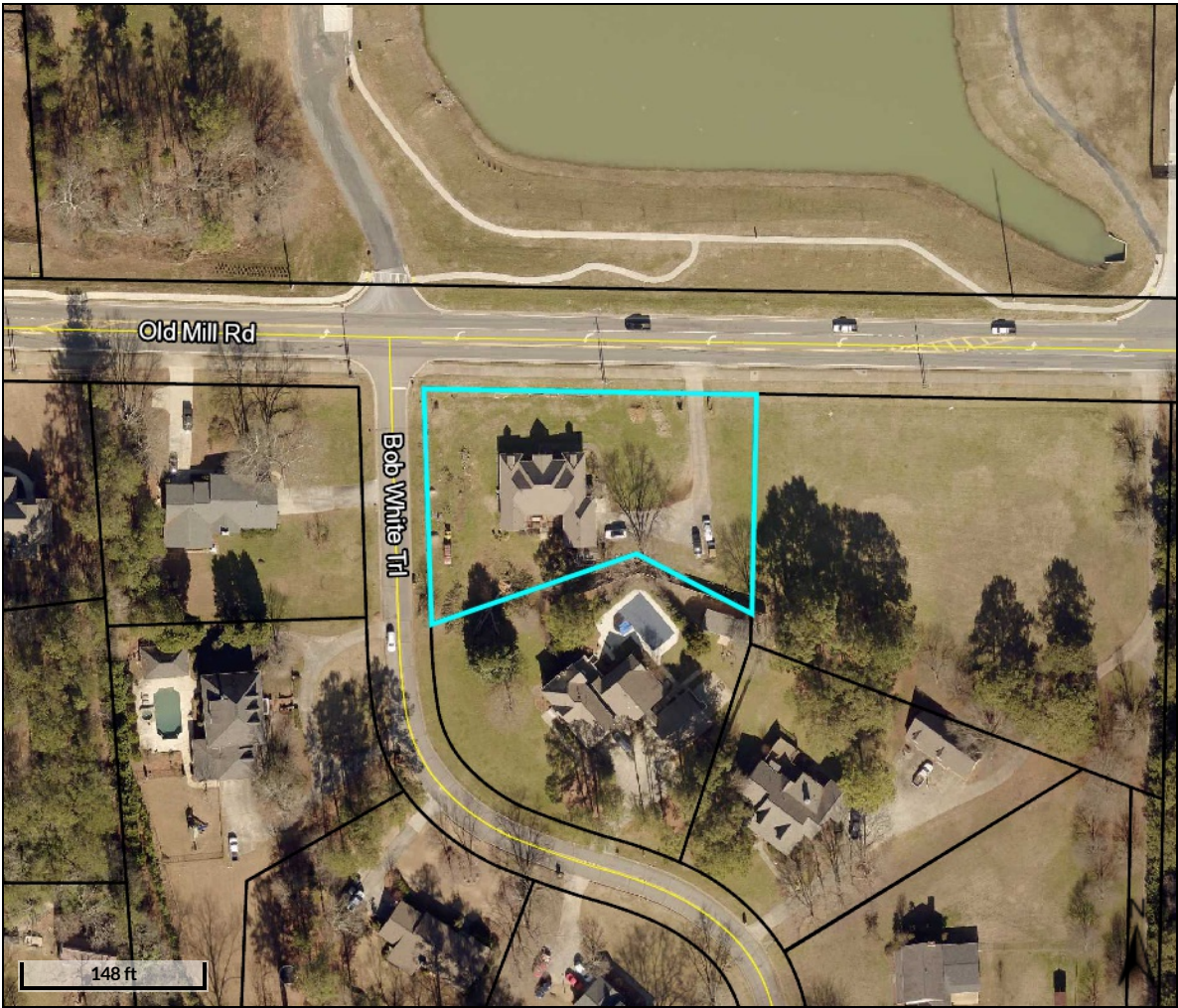
Code Enforcement Record

Printed: 8/31/2022

Page: 3

-
- 885F7D70-7F7C-407F-90C3-D6B43F7A1D35.jpeg
 - A3C396FD-8B74-47E9-987F-6E2D272631E9.jpeg
 - 1E34922E-7788-4772-A265-515DB04D12AE.jpeg
 - 52771E70-D5DA-4CC6-B833-EA8A067CBF17.jpeg
 - 608B06E5-C8F8-4C9A-AFCE-BB0C83CA73B2.jpeg
 - 39325FFC-9E41-499E-B40F-672D3C439B56.jpeg
 - 93282254-12FB-42A4-B42F-F1CE4425BC72.jpeg
 - 6FC4E293-0E43-47B7-AD70-C3F915BB05F6.jpeg
 - 1D2C4D26-B300-4B87-A6D0-C9C3B31C8C27.jpeg
 - 530C4161-EFF3-492C-AF9D-70A017A34B79.jpeg
-

Other Fields:



Legend
 □ Parcels
 — Roads

Parcel ID	C020-0005-002	Alternate ID	34677	Owner Address	HADBAWI HUSEIN M
Sec/Twp/Rng	n/a	Class	Residential		2 BOB WHITE TRIAL
Property Address	2 BOB WHITE TR	Acreeage	1.07		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 627-628 D 4 P/OL62 CONYERS EST SEC 2				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/2/2022
 Last Data Uploaded: 9/1/2022 10:34:33 PM

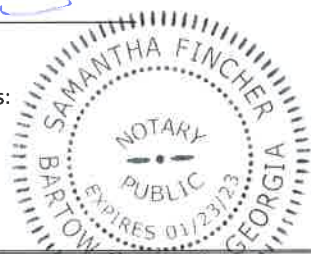
Developed by 

City of Cartersville
Application for Variance
Board of Zoning Appeals


Hearing Date: 9/8/2022 5:30pm

Application Number: V22-17
Date Received: 7-28-2022

Applicant Noral Hadbawi Office Phone _____
 (printed name)
 Address 2 Bobwhite Trl Mobile/ Other Phone 615-828-9869
 City Cartersville State GA Zip 30120 Email Norahh75@yahoo.com
 Representative's printed name (if other than applicant) _____
 Phone (Rep) _____
 Email (Rep) _____
 Representative Signature [Signature] Applicant Signature Noral Hadbawi
 Signed, sealed and delivered in presence of: My commission expires: 1/23/23
[Signature] Notary Public



* Titleholder Husein Hadbawi Phone 615 513 7674
 (titleholder's printed name)
 Address 2 Bobwhite Trl Email HMH8653@yahoo.com
 Signature [Signature]
 Signed, sealed, delivered in presence of: My commission expires: 10/6/2025
[Signature] Notary Public



Present Zoning District R-20
 Acreage 1.07 Land Lot(s) 627-628 District(s) 4 Section(s) 3
 Location of Property: 2 Bob white Trail
 (street address, nearest intersections, etc.)
 Zoning Section(s) for which a variance is being requested: Article IV Section 4.16 (B)4
 Summary Description of Variance Request: Allow 8 ft privacy fence in front yard of corner lot.
 (Additional detail can be provided on Justification Letter)

* Attach additional notarized signatures as needed on separate application pages.

CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Article IV Section 4.16 Subsection (B)4
 Article _____ Section _____ Subsection _____
 Article _____ Section _____ Subsection _____

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

- 1. _____ The property is exceptionally narrow, shallow or unusually shaped,
- 2. _____ The property contains exceptional topographic conditions,
- 3. _____ The property contains other extraordinary or exceptional conditions; and
- 4. _____ There are other existing extraordinary or exceptional circumstances; and
- 5. X The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
- 6. X The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant: please allow 8ft privacy fence in front yard of a corner lot at 2 Bobwhite Trl. Cartersville GA 30120

RECEIPT OF PAYMENT

Receipt Number: 2022002360
Receipt Date: 07/28/2022
Date Paid: 07/28/2022
Full Amount: \$125.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Check	\$125.00	1437

Amount Tendered: \$125.00
Change / Overage: \$0.00
Contact: HADBAWI HUSEIN M, Address:2 BOB WHITE TRIAL, Phone:(615)
 513-7674

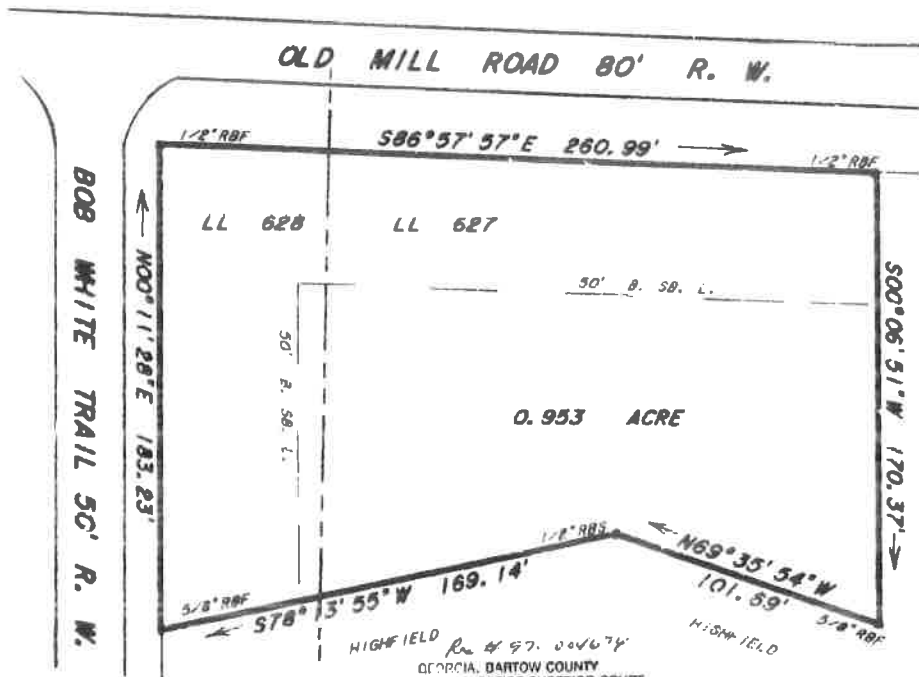
FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
BZA Variance Fee (Home Owner)	MS202200532	\$75.00	\$75.00
CD-Advertising	MS202200532	\$50.00	\$50.00

SURVEYED FOR

HERBERT A. TOMNSEND
DOROTHY T. TOMNSEND

PART OF LOT 62, CONYERS ESTATES, SECTION TWO, IN LAND
LOTS 627 & 628, 4TH. DISTRICT, 3RD. SECTION, CITY OF
CARTERSVILLE, BARTOW COUNTY, GEORGIA
DATE 2-12-97 SCALE 1" = 50'



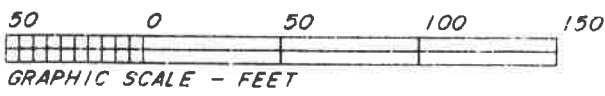
RECORDED
 GEORGIA, BARTOW COUNTY
 COUNTY OFFICE SUPERIOR COURT
 Filed for record this 17 day of
 March, 1997 at 10:00 A.M.
 Book 1097 Page 43
 Witnessed this 17 day of
 March, 1997

FIELD DATA:
 CLOSURE: 1' IN 28,600'
 EQUIPMENT: TOPCON GT5-303
 ANGULAR ERROR 04" PER ANGLE POINT
 BEARINGS ARE MAG. CAL. FROM ANGLES
 TURNED.
 ADJUSTED USING LEAST SQUARES
 PLAT CLOSURE 1' IN 100,000'

"FEMA FLOOD HAZARD MAP" 13013C0088 F
 DATED SEPTEMBER 29, 1989, SHOWS THIS
 PROPERTY OUT OF FLOOD ZONE.

KNIGHT & KNIGHT LAND SURVEYORS
 172 ROWLAND SPRINGS ROAD, SE
 CARTERSVILLE, GEORGIA 30181
 TELEPHONE (770) 388-7978
 OR (770) 338-6484

JOHNNY R. KNIGHT
 REGISTERED
 LAND SURVEYOR
 NO: 1912
 JOHNNY R. KNIGHT



DOC# 006031
FILED IN OFFICE
05/29/2012 08:34 AM
BK:2537 PG:312-313
GARY BELL
CLERK OF SUPERIOR
COURT
BARTOW COUNTY
Gary Bell
REAL ESTATE TRANSFER T
AX
PAID: \$0.00

FEARNLEY & PRICE, LLC- NORTHLAKE LOCATION
2295 PARKLAKE DRIVE, SUITE 500
ATLANTA, GEORGIA 30345
FILE NO. 105-314976-NW
To M&M 5/21/2012
From M&M

STATE OF GEORGIA
COUNTY OF FULTON
PT-61-008-2012-001929

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23rd day of May, 2012 between SHAUN DONOVAN, the SECRETARY OF HOUSING and URBAN DEVELOPMENT of Washington, D.C., party of the first part and

HUSEIN M. HADBAWI

of Bartow County, Georgia, party(ies) of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm, unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described real property situated and being in the County of Bartow, State of Georgia, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CARTERSVILLE, IN LAND LOTS 627 AND 628 OF THE 4TH DISTRICT, 3RD SECTION OF BARTOW COUNTY, GEORGIA; AND BEING PART OF LOT 62 OF CONYERS ESTATES, SECTION TWO, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 184, BARTOW COUNTY, GEORGIA RECORDS, WHICH PLAT BY REFERENCE IS INCORPORATED HEREIN AND MADE A PART HEREOF.

Parcel I. D. #: C020-0005-002
Property Address: 2 Bobwhite Trail, Cartersville, GA 30120

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq) and the Department of Housing and Urban Development Act (42 USC 3531 et seq).

TO HAVE AND TO HOLD the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second part, forever, in fee simple, and the said party of the first part specially warrants the title to the said above-described bargained property against the lawful claims of all persons claiming by through or under the party of the first part.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record and subject to any state of facts an accurate survey would show.

THIS DEED NOT TO BE IN EFFECT UNTIL: May 23, 2012

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as a principal and/or officer of PEMCO, LTD., the Asset Manager for the United States Department of Housing and Urban Development for and on behalf of the Secretary of Housing and Urban Development, under the re-delegation of authority published at 70 F.R. 43171 (07/26/05), as amended.

Signed, sealed and delivered in the presence of:

Gayce King
WITNESS

Secretary of Housing and Urban Development of Washington, D.C., its successors and/or assigns

By: [Signature]
AUTHORIZED SIGNATORY

[Signature]
NOTARY PUBLIC



NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015













Legend
 □ Parcels
 — Roads

Parcel ID	C020-0005-002	Alternate ID	34677	Owner Address	HADBAWI HUSEIN M
Sec/Twp/Rng	n/a	Class	Residential		2 BOB WHITE TRIAL
Property Address	2 BOB WHITE TR	Acreage	1.07		CARTERSVILLE, GA 30120
District	Cartersville				
Brief Tax Description	LL 627-628 D 4 P/OL62 CONYERS EST SEC 2				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/28/2022
 Last Data Uploaded: 7/27/2022 10:09:56 PM

Developed by Schneider
 GEOSPATIAL





BOARD OF ZONING APPEALS ITEM SUMMARY

MEETING DATE:	September 8th, 2022
SUBCATEGORY:	Variance
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	V22-18. 15 Galway Dr. Applicant: Ladd Floyd
DEPARTMENT SUMMARY RECOMMENDATION:	To allow an encroachment into the 50ft. undisturbed buffer.
LEGAL:	N/A



City of Cartersville

PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120
 Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

MEMO

To: BZA
 From: Randy Mannino/David Hardegree/Zack Arnold
 CC: David Archer
 Date: August 31, 2022
 Re: File # V22-18

Summary: To allow encroachment into the undisturbed stream bank buffer

Section 1: Project Summary

Variance application by Ladd Floyd, for property located 15 Galway Drive and zoned R-20 (Single Family residential). Said property contains approximately 0.77 +/- acres. This lot was purchased in 2021 according to the County tax records and is currently undeveloped.

The applicant wishes to conduct a streambank stabilization project in conjunction with construction of a viewing platform along the river bank. The proposed viewing platform is approximately 256 square feet, with the entirety of the structure encroaching into the 50ft undisturbed buffer. Twenty-five feet of the fifty-foot stream buffer closest to the river is the State buffer. There is also a proposed 5ft concrete walkway that is to be constructed within the 25ft State undisturbed buffer. The total area of disturbance within the State buffer is .05 acres. This project has already been approved by the Army Corps of Engineers as well the Georgia Environmental Protection Agency.

The mitigation plan required by the City ordinance is satisfied by the plans for bank stabilization.

The development regulation for which relief is sought is 7.5-205 (a)(2).

The variance request is for the following:

1. To allow a streambank stabilization project to include constructing a viewing platform within the 50ft undisturbed stream bank buffer.

Section 2. Department Comments

Electric Department: CES takes no exception.

Fibercom: Cartersville FiberCom has no comment regarding the stream buffer variance request for 15 Galway Drive.

Fire Department: The Cartersville Fire Department takes no exception to the V22-18 stream buffer variance at 15 Galway Dr

Gas Department: The Gas System takes no exceptions to the following as shown in the attachments.

Water Department: WATER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's water service area. The requested variance will have no [affect] on water service to this site.

SEWER SERVICE COMMENTS:

This property is located in the City of Cartersville Water Department's sewer service area. The requested variance will have no [affect] on sewer service to this site.

Public Works Department: We cannot issue a permit that shows the buffer encroachment unless a variance has been granted.

Section 3. Public Comments Received by Staff

8/25 – Bill Gamble. 495 Waterford Dr. General Inquiry

Section 4. Variance Justification

Please review the following findings, as stated in the Development Regulations, that are to be utilized in determining justification for approval or denial of variance request(s).

A. Sec. 7.5-205. - Land development requirements.

(a) *Buffer and setback requirements.* All land development activity subject to this article shall meet the following requirements:

- (1) An undisturbed natural vegetative buffer shall be maintained for fifty (50) feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
- (2) An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
- (3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

(b) *Variance procedures.* Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:

- (1) Where a parcel was platted prior to the effective date of this article, and its shape, topography or other existing physical condition prevents land development consistent with this article, and the City of Cartersville finds and determines that the requirements of this article prohibit the otherwise lawful use of the property by the owner, the board of appeals (BA) of the City of Cartersville may grant a variance from the buffer and setback requirements hereunder, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.
- (2) Except as provided above, the BA of the City of Cartersville shall grant no variance from any provision of this article without first conducting a public hearing on the application for variance and authorizing the granting of the variance by an affirmative vote of the BA. The City of Cartersville shall give public notice of each such public hearing in a newspaper of general circulation within the city. The City of Cartersville shall require that the applicant post a sign giving notice of the proposed variance and the public hearing. The sign shall be of a size and posted in such a location on the property as to be clearly visible from the primary adjacent road right-of-way.

Variances will be considered only in the following cases:

- a. When a property's shape, topography or other physical conditions existing at the time of the adoption of this article prevents land development unless a buffer variance is granted.
- b. Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Variances will not be considered when, following adoption of this article, actions of any property owner of a given property have created conditions of a hardship on that property.

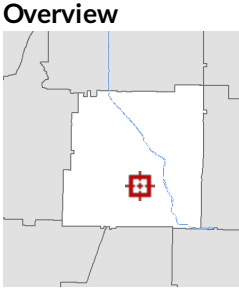
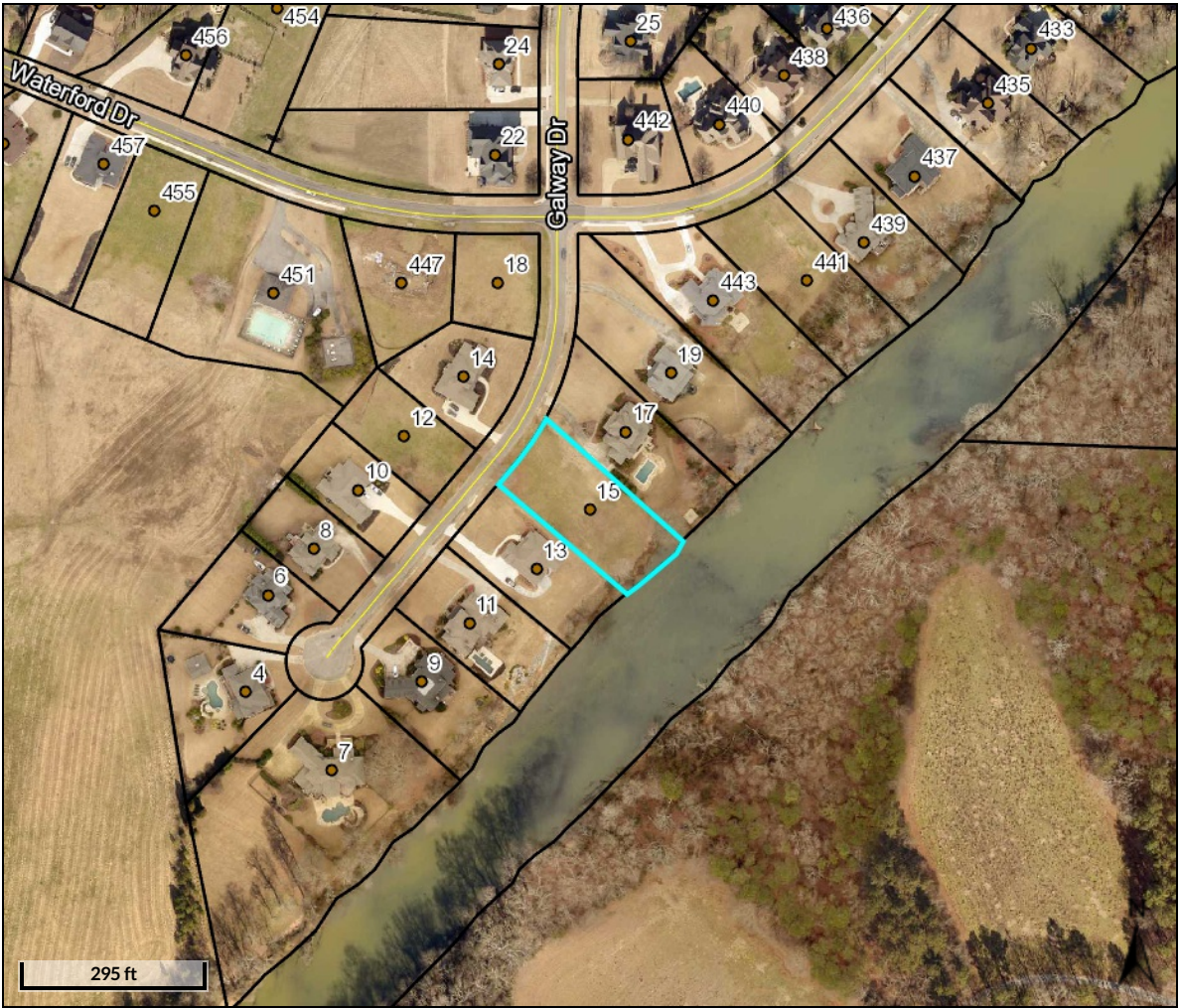
(3) At a minimum, a variance request shall include the following information:

- a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
- b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- c. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
- d. Documentation of unusual hardship should the buffer be maintained;
- e. At least one (1) alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
- f. A calculation of the total area and length of the proposed intrusion;
- g. A stormwater management site plan, if applicable; and
- h. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.

(4) The following factors will be considered in determining whether to issue a variance:

- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- b. The locations of all streams on the property, including along property boundaries;
- c. The location and extent of the proposed buffer or setback intrusion; and
- d. Whether alternative designs are possible which require less intrusion or no intrusion;
- e. The long-term and construction water-quality impacts of the proposed variance;
- f. Whether issuance of the variance is at least as protective of natural resources and the environment.

(Ord. No. 52-06, 8-3-06)



- Legend**
- Parcels
 - Structural Numbers**
 - <all other values>
 - Abandoned or Inactive
 - Active
 - Proposed
 - Roads

Parcel ID	C073-0001-018	Alternate ID	37074	Owner Address	FLOYD LADD
Sec/Twp/Rng	n/a	Class	Residential		148 W MAIN ST STE 200
Property Address	15 GALWAY DR	Acreeage	0.77		CARTERSVILLE, GA 301203568
District	Cartersville				
Brief Tax Description	LT 524 WATERFORD UT 8 PH3				
	(Note: Not to be used on legal documents)				

Date created: 7/28/2022
 Last Data Uploaded: 7/27/2022 10:09:56 PM

Developed by Schneider
 GEOSPATIAL

City of Cartersville
Application for Variance
Board of Zoning Appeals

Hearing Date: 9/8/22 5:30pm

Application Number: V22-10

Date Received: 7/28/22

Applicant Ladd Floyd Office Phone 678-618-7802
(printed name)
Address 148 W. Main St. Suite 200 Mobile/ Other Phone 678-618-7802
City Cartersville State GA Zip 30120 Email Laddfloyd@gmail.com
Lauren Noll [Southland Engineering] Phone (Rep) 770-387-0440
Representative's printed name (if other than applicant) Email (Rep) lsimonson@southlandengineers.com
Lauren Noll Applicant Signature
Representative Signature
Signed, sealed and delivered in presence of: Miriam Stewart My Commission expires: 10/11/2025
Notary Public

* Titleholder Ladd Floyd Phone 678-618-7802
(titleholder's printed name)
Address 148 W. Main St. Suite 200 Email Laddfloyd@gmail.com
Ladd Floyd
Signature
Signed, sealed, delivered in presence of: Miriam Stewart My Commission expires: 10/11/2025
Notary Public

Present Zoning District R-20
Acreage 0.77 Land Lot(s) TU9 District(s) 4 Section(s) 3
Location of Property: 15 Galway Drive, Cartersville, GA 30120
(street address, nearest intersections, etc.) Buffer &
Zoning Section(s) for which a variance is being requested: Sec. 7.5-205 - Land Dev. Requirements (4) Setback Req.
Summary Description of Variance Request: Owner stabilizing bank along Etowah River & want to install a viewing platform. Portion of viewing platform within 50ft buffer & can't shift down any further.
(Additional detail can be provided on Justification Letter)

* Attach additional notarized signatures as needed on separate application pages.

City of Cartersville • Planning and Development Department • 2nd Floor • 10 N. Public Square
Cartersville, GA 30120 • 770-387-5600 • www.cityofcartersville.org

CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Article VIII Section 7.5 - 205 Subsection a

Article _____ Section _____ Subsection _____

Article _____ Section _____ Subsection _____

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

- 1. _____ The property is exceptionally narrow, shallow or unusually shaped,
- 2. The property contains exceptional topographic conditions,
- 3. _____ The property contains other extraordinary or exceptional conditions; and
- 4. _____ There are other existing extraordinary or exceptional circumstances; and
- 5. The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
- 6. The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant: The owner's stream bank along the Etowah River is eroding at more than a natural pace due to the frequent river action caused by generation of the Allatoona Dam. The owner has the approval from the Environmental Protection Division & US Corps to restabilize the bank and install a viewing platform. The viewing platform is positioned where a portion is within the City's 50ft Undisturbed Buffer. The owner is requesting a variance for the installation of the viewing platform.

NOTICE OF PUBLIC HEARING

The City of Cartersville Board of Zoning Appeals will hold a public meeting on _____ at 4:30 p.m. in the City Hall Council Chambers, 3rd Floor, City Hall at 10 North Public Square, Cartersville, Georgia, 30120.

The Board of Zoning Appeals will review an application by Ladd Floyd (name of applicant) of 148 W. Main St. Suite 200 (applicant address) for property located at 15 Galway Drive in Land Lot(s) 769 of the 4 District, 3 Section, in the R-20 zoning district. Property contains approximately 0.77 acres.

Applicant requests a variance to install a viewing platform within the City's 50ft Undisturbed Buffer. Installation will occur simultaneously with stream stabilization.

Please contact the City of Cartersville Planning & Development Department at City Hall, 2nd Floor, 10 North Public Square, Cartersville, Georgia 30120 or (770) 387-5600 to receive information on the filing.

If you have interest in the proposed variance as stated above, you are encouraged to attend the meeting as stated herein.

CITY OF CARTERSVILLE

Case # _____

**LIST OF ADJACENT PROPERTY OWNERS
(Not required if City mails public notices)**

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the subject property:

	<u>NAME</u>	<u>ADDRESS</u>
1.	Steve Cowart	13 Galway Drive, Cartersville, GA 30120
2.	Robert & Judy Benowitz	17 Galway Drive, Cartersville, GA 30120
3.	Karl & Jennifer Gross	14 Galway Drive, Cartersville, GA 30120
4.	Chase & Barrette Lackey	402 West Avenue, Cartersville, GA 30120
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)

STATE WATER /WETLAND
THERE ARE STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE PROJECT SITE. THERE ARE NO TROUT STREAMS LOCATED ON OR WITHIN 200 FEET OF THE PROJECT SITE.

RECEIVING WATER
THE PROJECT'S INITIAL RECEIVING WATER IS THE ETOWAH RIVER A WARM WATER STREAM. IT IS AN IMPAIRED STREAM SEGMENT WITH AN APPROVED TMDL.

OFFSITE VEHICLE TRACKING
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED. IF DURING CONSTRUCTION THE GENERATION OF DUST BECOMES AN ISSUE THE CONTRACTOR IS TO PROVIDE "DU" DUST CONTROL.

STATE STREAM BUFFERS
NON-EXEMPT ACTIVITIES WILL BE CONDUCTED WITHIN A 25' FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION HOWEVER A VARIANCE IS BEING APPLIED FOR AND WILL ONLY OCCUR AFTER ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

TIMELINE
1) 1-DAY FOR INITIAL BMP(CONSTRUCTION ENTRANCE)
2) 1-WEEK FOR CONSTRUCTION OF BANK WITH ROCK STABILIZATION(INTERMEDIATE/FINAL)
3) 3- WEEKS FOR CONSTRUCTION OF DECK AND PATIO.

SEDIMENT STORAGE JUSTIFICATION
SEDIMENT STORAGE IS NOT OBTAINABLE ON THIS SITE DUE TO THE NATURE AND LOCATION OF CONSTRUCTION. THE CONSTRUCTION IS STABILIZATION OF AN ERODING EMBANKMENT THAT EMBODIES THE ETOWAH RIVER. THE LOCATION FOR SEDIMENT STORAGE WOULD NEED TO BE PLACED IN THE RIVER AND THIS IS NOT POSSIBLE.

ESTIMATED RUNOFF COEFFICIENT

ONSITE DRAINAGE BASIN IS 0.13 AC IN REAR YARD

PRE-DEVELOPED 63
POST-DEVELOPED 63

SITE LEGEND	
	1' EXISTING CONTOUR
	5' EXISTING CONTOUR
	STATE WATERS
	HIGHWATER ELEVATION
	25' STATE BUFFER
	LIMITS OF DISTURBANCE
	RIPRAP (SEE PLAN)
	PROPERTY LINE
	FLOODPLAIN
	RIVER BANK FAILURE

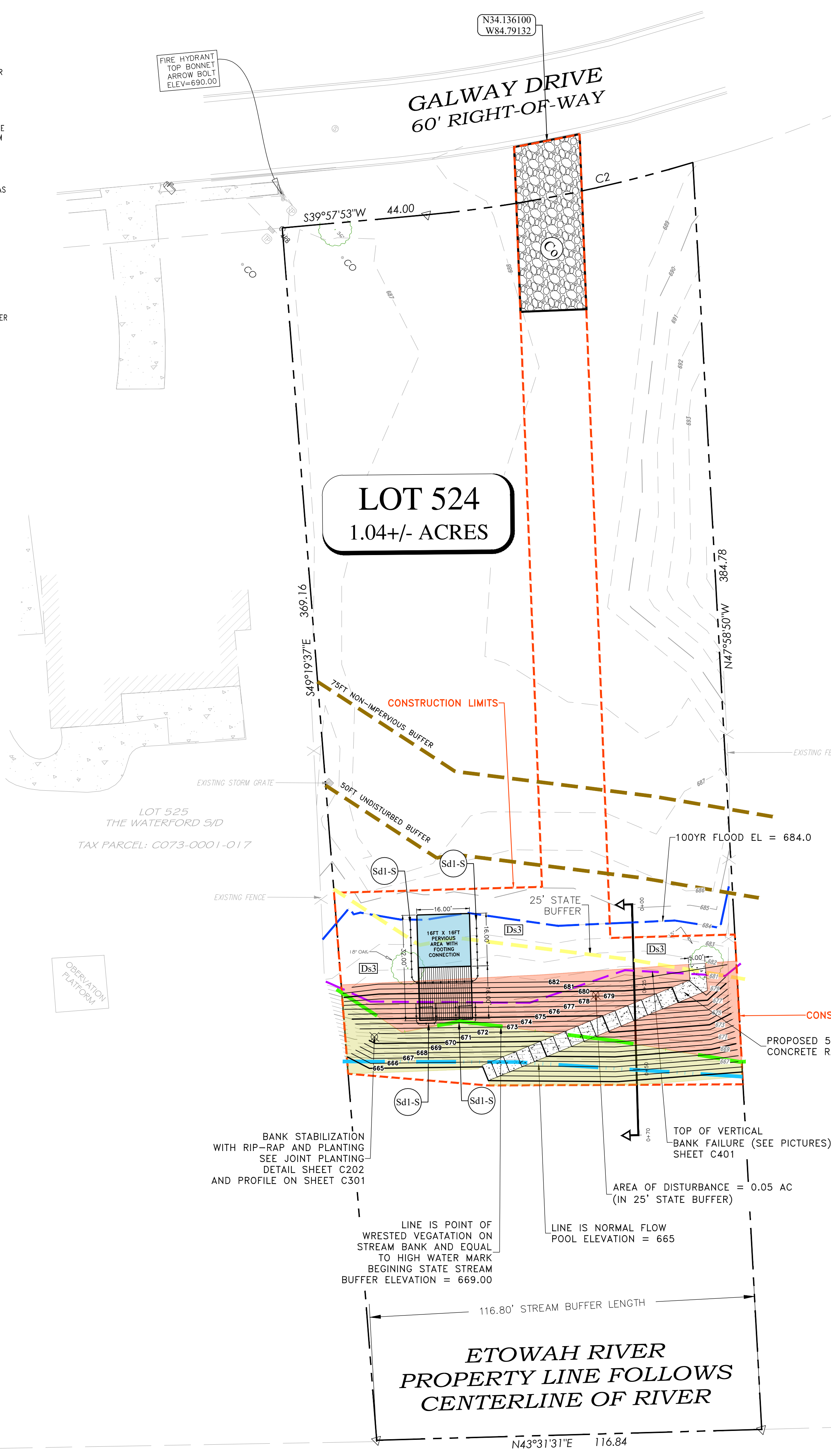
GENERAL EROSION NOTES

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

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

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

24 HOUR CONTACT
LADD FLOYD
678-618-7802



Curve Table			
Curve #	Length	Radius	Delta
C2	82.433	415.300	11.3726

- BUFFER IMPACT NOTES AND MEASUREMENTS**
1. WETLANDS AREA - AREA BELOW NORMAL WATER LINE ONLY.
 2. FLOODPLAIN - FLOODPLAIN HAS BEEN DELINEATED ON SITE PLAN.
 3. AREA OF BUFFER TO BE IMPACTED AND DISTURBED= 0.05 ACRES
 4. LENGTH OF BUFFER DISTURBANCE = 116.80 LF
 5. TOTAL AREA OF DISTURBANCE = 0.27 ACRES

SITE DESCRIPTION
THE ENTIRE AREA, THAT IS SHOWN TO BE DISTURBED, IS WITHIN STATE WATERS AND FLOODPLAIN. THE TOPO AND SLOPE OF THE TERRAIN IS SHOWN ON THE PROPOSED PLAN.
ALL OF THE SOILS ON SITE ARE TOCCOA FINE SANDY LOAM.
THE PROJECT LENGTH OF TIME SHALL BE 1 (ONE) MONTH.

BUFFER JUSTIFICATION
THE FOLLOWING BUFFER IMPACT IS NECESSARY TO HELP STABILIZE BANK ERODING THAT HAS BEEN CAUSED BY THE ETOWAH RIVER. THE CONSTRUCTION OF A RECREATIONAL VIEWING AREA WILL BE CONSTRUCTED DURING THE STABILIZATION PROCESS THAT WILL BE USED TO OVERLOOK THE ETOWAH RIVER.

STAKING SPECIES AND SPACING:
LIVESTAKES SPECIES TO BE USED ARE BLACK WILLOW.

SPACING FOR TREES ARE AS FOLLOW:
LIVESTAKES ARE TO BE PLANTED AT A DENSITY OF 2 FEET ON CENTER (FT O.C.).

LIVESTAKES ARE TO BE PLANTED INSIDE BUFFER WITHIN THE STONE RIPRAP. SEE NOTE ABOVE FOR SPECIES AND PLANTING REQUIREMENTS

UNDERBRUSH AND SOME TREES ARE TO BE REMOVED AND/OR CLEANED UP TO ALLOW FOR PROPER INSTALLATION OF EROSION STABILIZATION MEASURES AND OVERLOOK AREA.
NEW VEGETATION, AS SHOWN, IS TO BE INSTALLED FOR PROPER GROWTH WITHIN THE BUFFER.

The TMDL Implementation Plans for Fish Consumption Guidelines (PCBs), Dissolved Oxygen and Fecal Coliform were finalized in April 2006, March 2001 and April 2006, respectively, for the Etowah River (Lake Allatoona to the Ichland Creek) in Bartow County. Compliance with the Georgia Erosion and Sedimentation Act (GESA) will ensure that pollutant loadings from the construction site will be at or below applicable TMDL Implementation Plan targets for the criteria, Fish Consumption Guidelines (PCBs), Dissolved Oxygen and Fecal Coliform."



LOCATION MAP
NOT TO SCALE

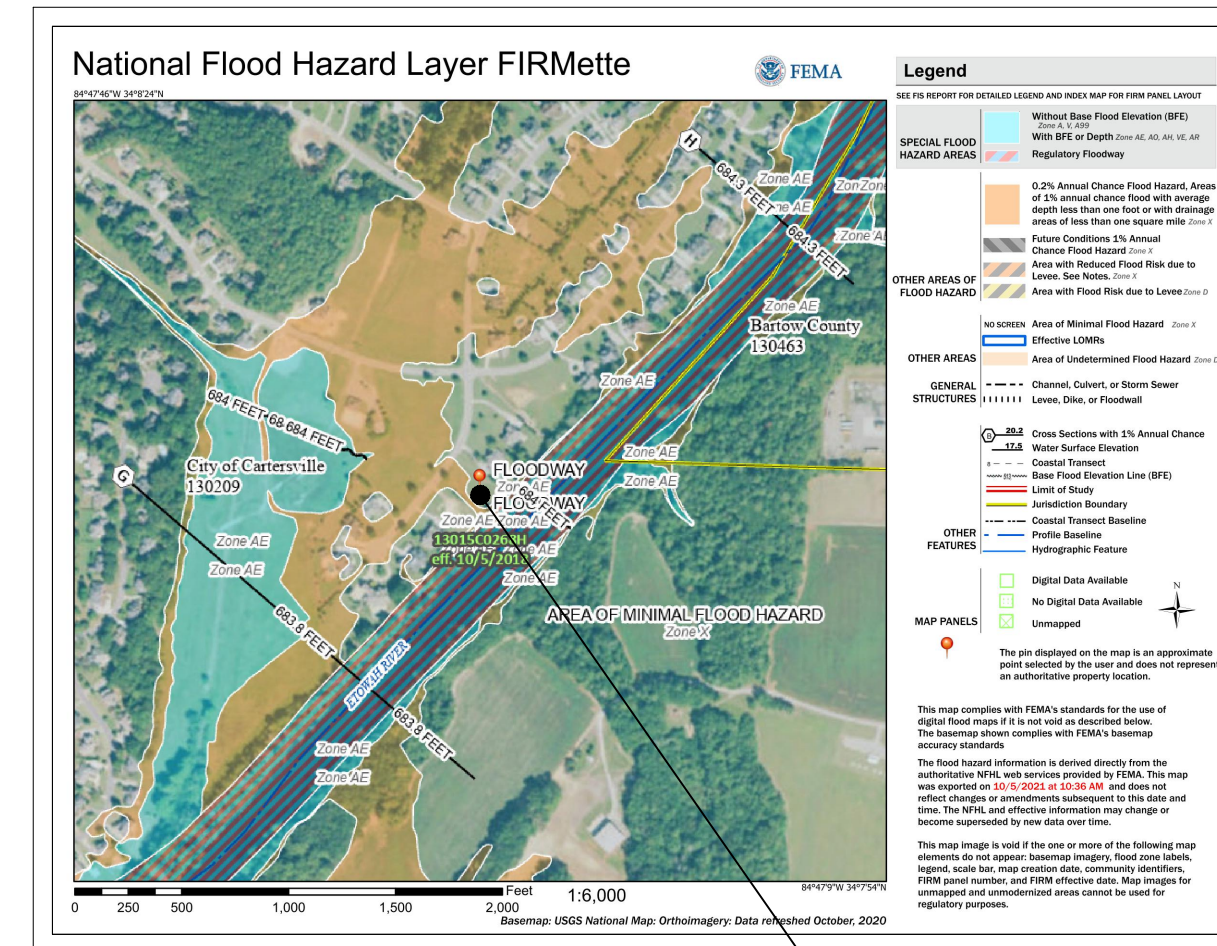
SOILS LEGEND
ALL SOILS ARE:
91 A - TOCCOA FINE SANDY LOAM

Ds3 DISTURBED AREA STABILIZATION (WITH PERM LIVE STAKES)

Co CONSTRUCTION EXIT

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

SIGNED: DATE: 1-11-22



FLOOD MAP
NOT TO SCALE

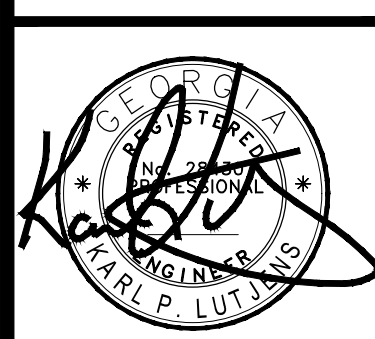
NOTE: THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE MAP 13015 C 0268 H, DATED OCT. 5 2018.

PROJECT NO. 21164
DATE: 1/24/22

REVISIONS:	DATE	DESCRIPTION
1	4/7/22	PUBLIC WORKS COMMENTS
2		
3		
4		
5		
6		

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

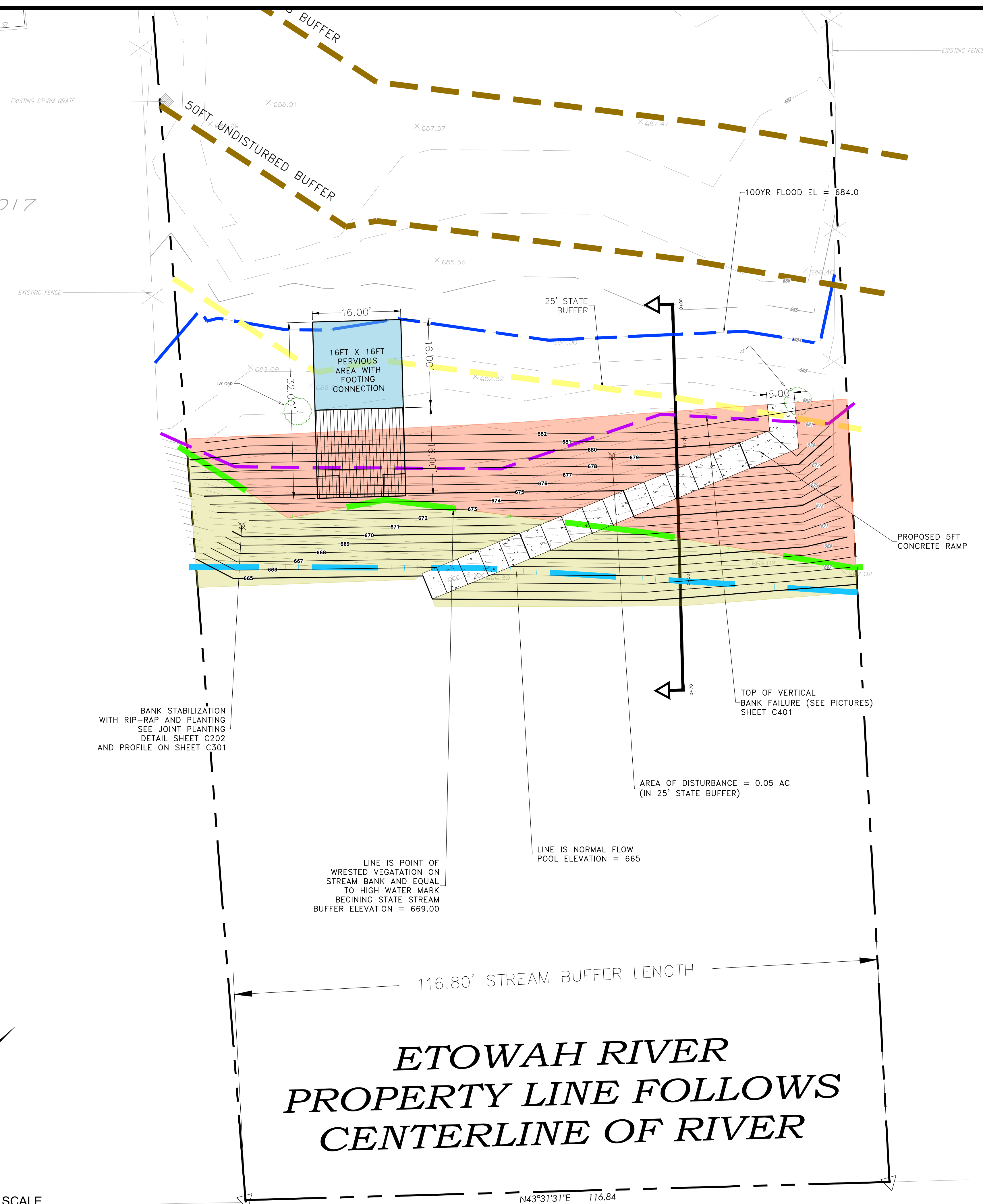
15 GALWAY DR STREAM BANK STABILIZATION
LOCATED IN LAND LOTS 769
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:
SITE-EROSION CONTROL PLAN

SHEET NO.:
C201

LOT 525
WATERFORD S/D
EL: C073-0001-017



BANK STABILIZATION WITH RIP-RAP AND PLANTING SEE JOINT PLANTING DETAIL SHEET C202 AND PROFILE ON SHEET C301

LINE IS POINT OF WRESTED VEGETATION ON STREAM BANK AND EQUAL TO HIGH WATER MARK BEGINNING STATE STREAM BUFFER ELEVATION = 669.00

LINE IS NORMAL FLOW POOL ELEVATION = 665

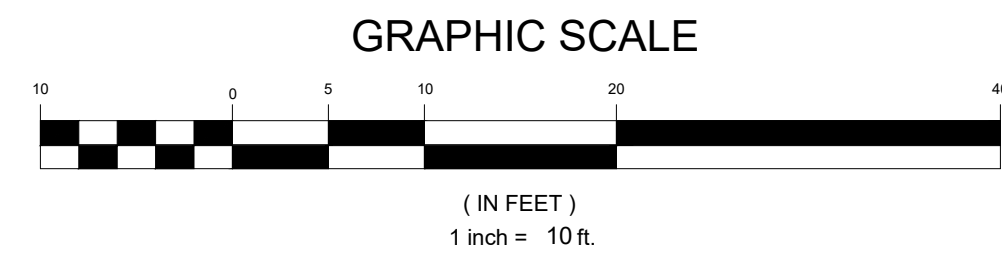
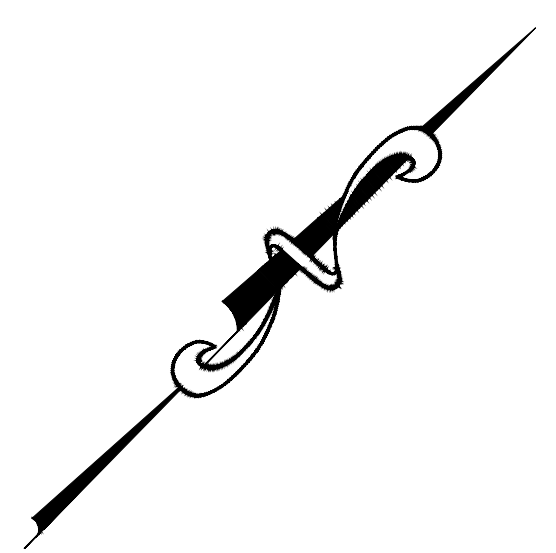
AREA OF DISTURBANCE = 0.05 AC (IN 25' STATE BUFFER)

TOP OF VERTICAL BANK FAILURE (SEE PICTURES) SHEET C401

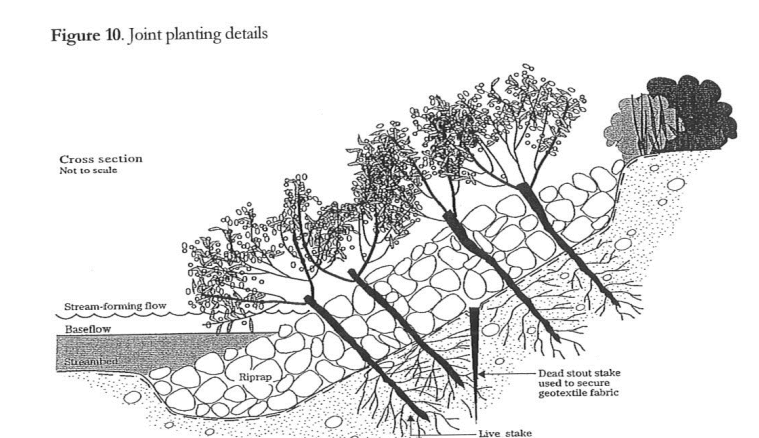
**ETOWAH RIVER
PROPERTY LINE FOLLOWS
CENTERLINE OF RIVER**

116.80' STREAM BUFFER LENGTH

N43°31'31"E 116.84



Acceptable Practices
Integrated Bioengineering Practices
Acceptable stabilization methods are integrated bioengineering with one or more structural component useful in areas with higher velocity flows and/or wave action. This is most often appropriate at the "toe" of the bank or shoreline to prevent additional bank slumping. Structural components should be minimal and only used when necessary to ensure long-term success of the stabilization efforts.
Joint Planting
Joint planting or vegetated riprap involves tamping live stakes into joints or open spaces in rocks that have been placed on a slope. Vegetation, especially deep rooting species, planted above and immediately behind the rock will greatly increase the stability of the slope.



SITE LEGEND	
	1' EXISTING CONTOUR
	5' EXISTING CONTOUR
	STATE WATERS
	HIGHWATER ELEVATION
	25' STATE BUFFER
	LIMITS OF DISTURBANCE
	RIPRAP (SEE PLAN)
	PROPERTY LINE
	FLOODPLAIN
	RIVER BANK FAILURE

RIP-RAP STABILIZATION LEGEND	
	RIP-RAP STABILIZATION BELOW POINT OF WRESTED VEGETATION 1,479 S.F.
	RIP-RAP STABILIZATION ABOVE POINT OF WRESTED VEGETATION 1,957 S.F.
	AREA OUTSIDE RIP-RAP STABILIZATION BUT INSIDE BUFFER TO BE DISTURBED = 277 S.F.

TOTAL DISTURBANCE IN BUFFER= 2,234 S.F. (0.05 AC)
PROPOSED RAMP:
 AREA OF RAMP BELOW WRESTED VEGETATION = 148 S.F. (0.003 AC)
 LENGTH OF RAMP BELOW THE POINT OF WRESTED VEGETATION = 29.7 LF
 WIDTH OF RAMP = 5 LF

PROJECT NO. 21164

DATE: 1/24/22

REVISIONS:	DATE	DESCRIPTION
1	4/1/22	PUBLIC WORKS COMMENTS
2		
3		
4		
5		
6		

SOUTHLAND ENGINEERING
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

15 GALWAY DR STREAM BANK STABILIZATION
 LOCATED IN LAND LOTS 769
 4TH DISTRICT, 3RD SECTION
 CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:

BUFFER MITIGATION PLAN

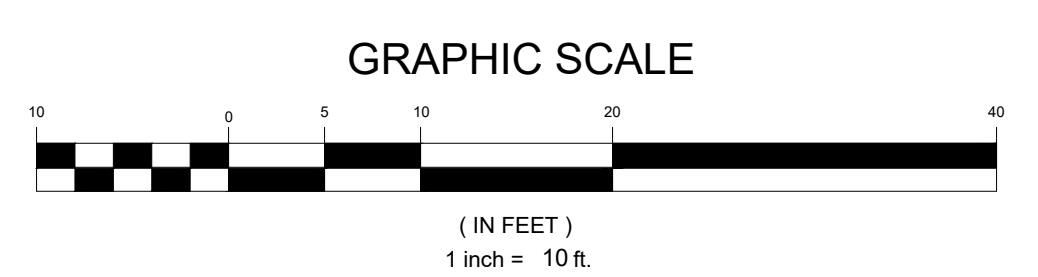
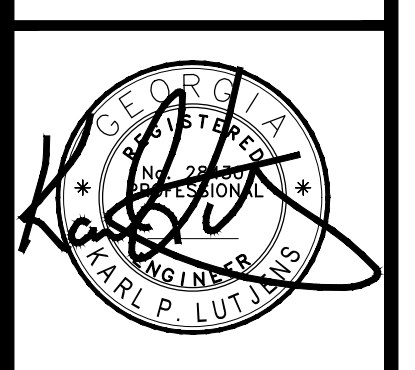
SHEET NO.:

C202

GSWCC LEVEL II CERTIFICATION NUMBER
 GEORGIA REGISTRATION NO. #3422

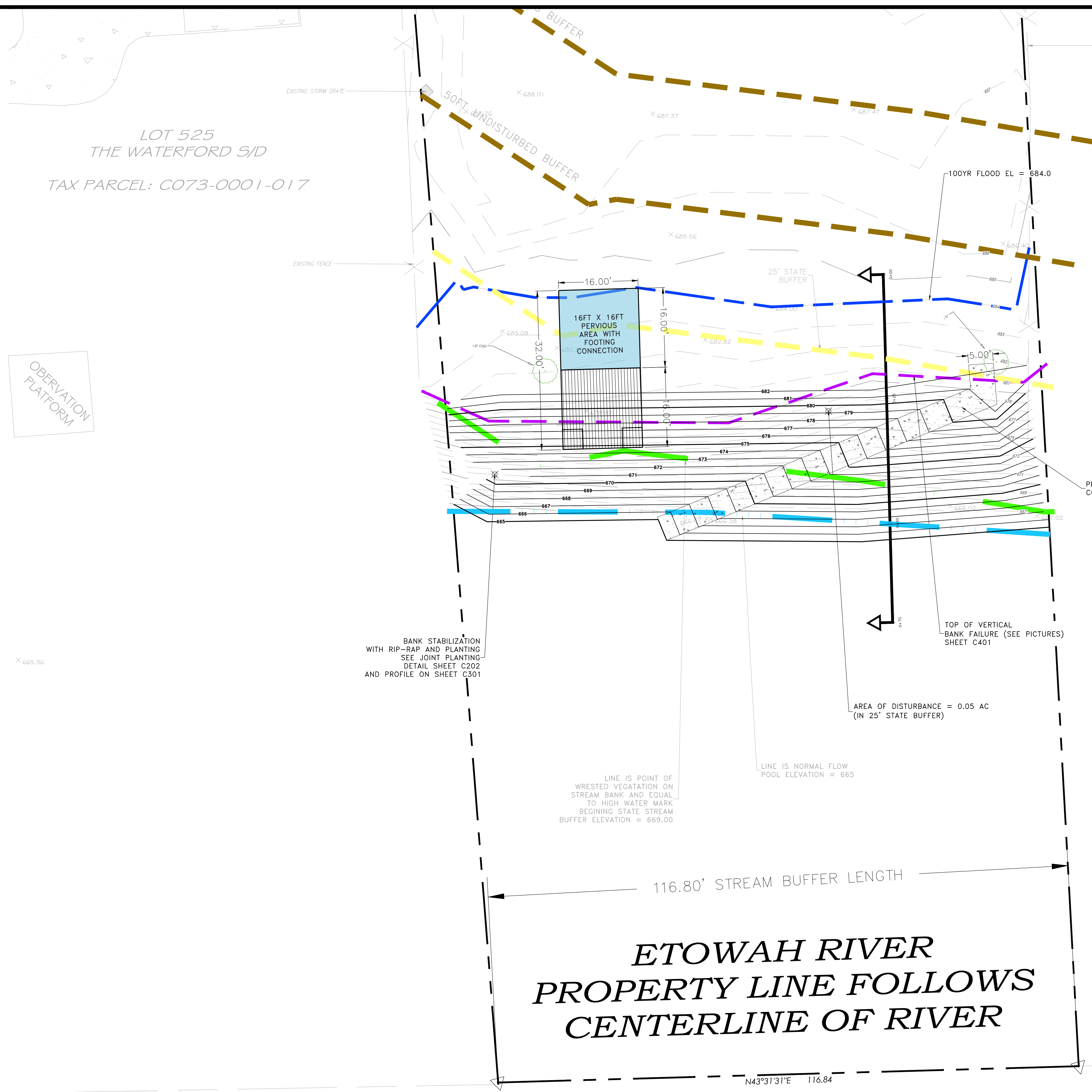
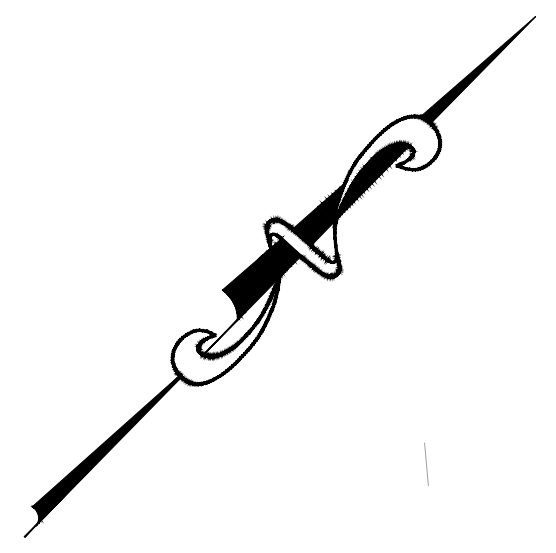
**24 HOUR CONTACT
LADD FLOYD
678-618-7802**





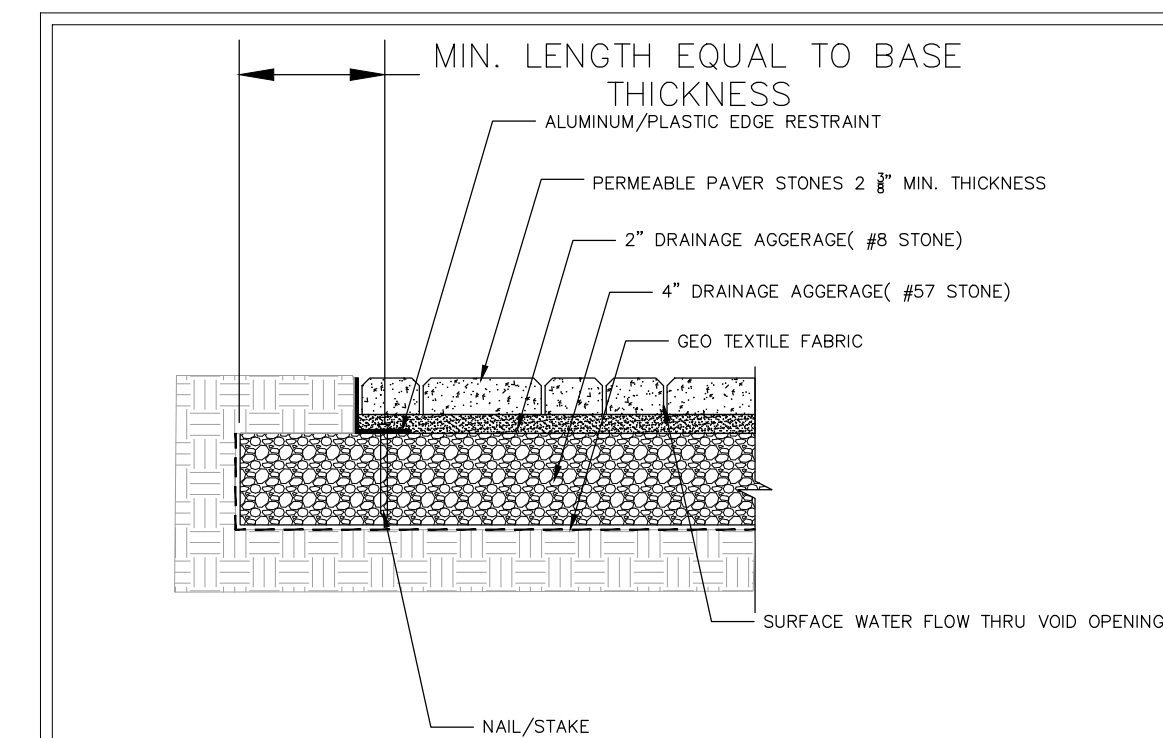
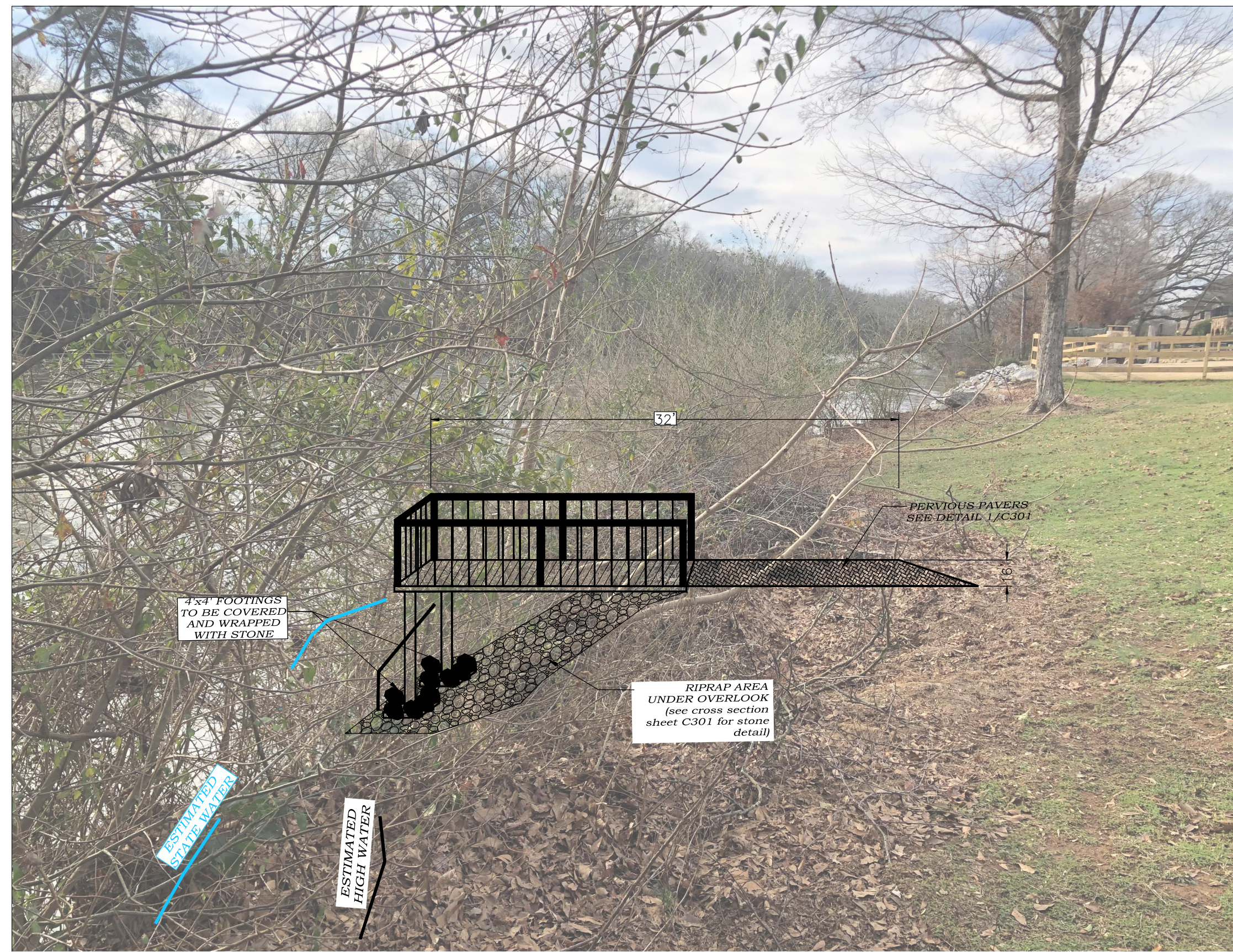
SITE LEGEND	
	1' EXISTING CONTOUR
	5' EXISTING CONTOUR
	STATE WATERS
	HIGHWATER ELEVATION
	25' STATE BUFFER
	LIMITS OF DISTURBANCE
	RIPRAP (SEE PLAN)
	PROPERTY LINE
	FLOODPLAIN
	RIVER BANK FAILURE

GSWCC LEVEL II
 CERTIFICATION NUMBER
 GEORGIA REGISTRATION NO.
 GA #3422

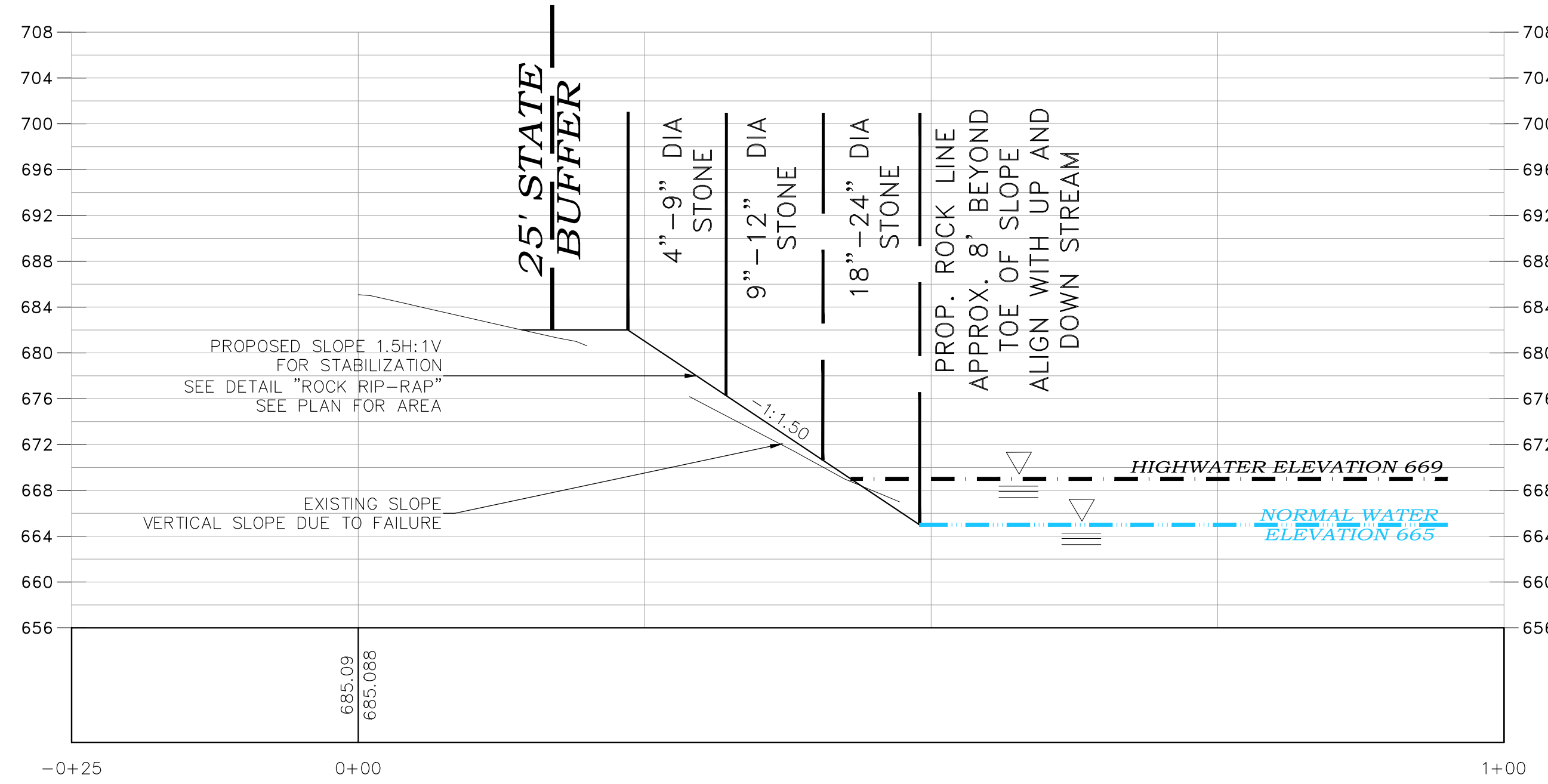


G:\21000\21164 - 15 GALWAY DRIVE - LADD_FLOYD\CIVIL\DESIGN\21164_DESIGN_4.dwg 7/5/2022 11:50 AM

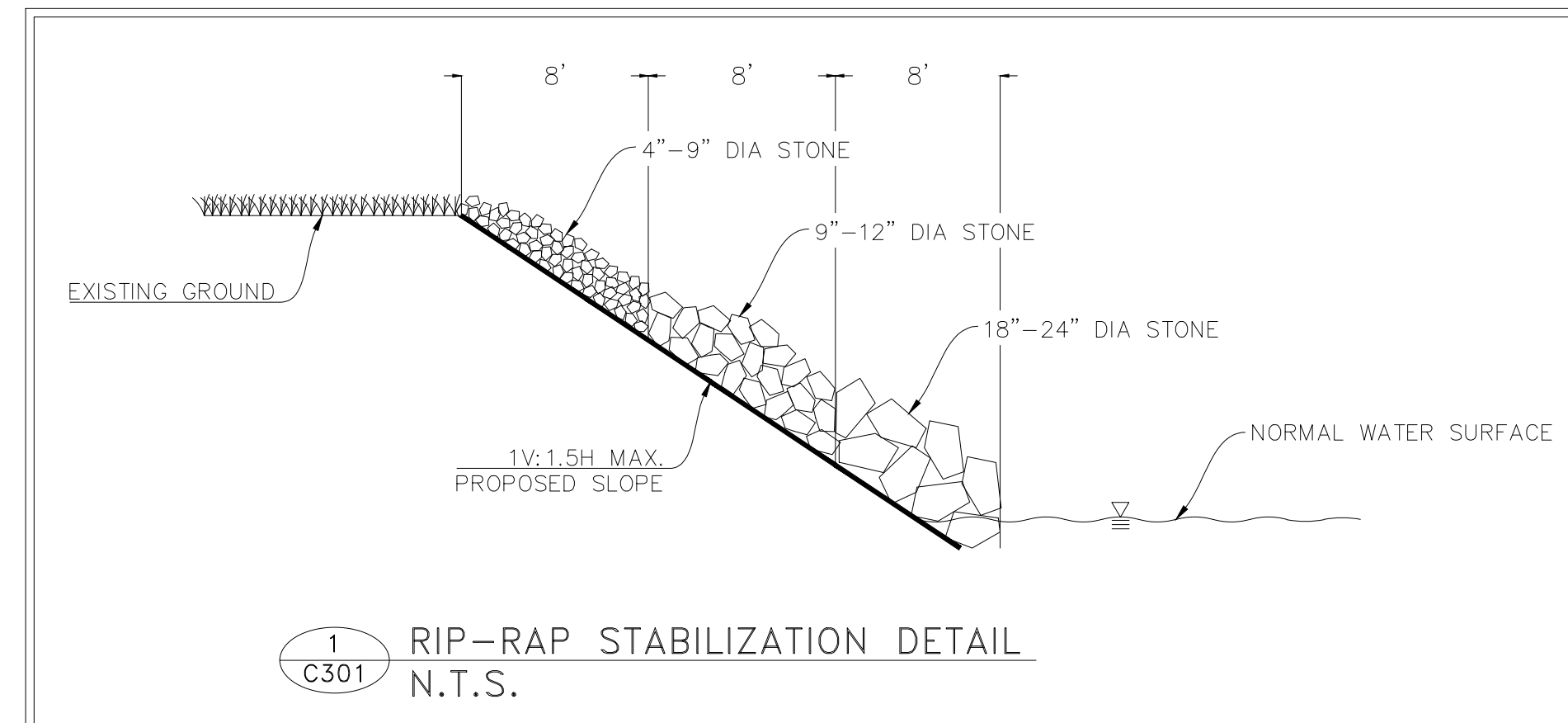
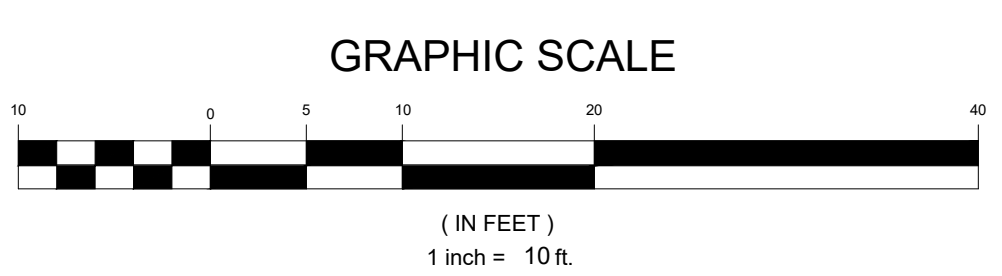




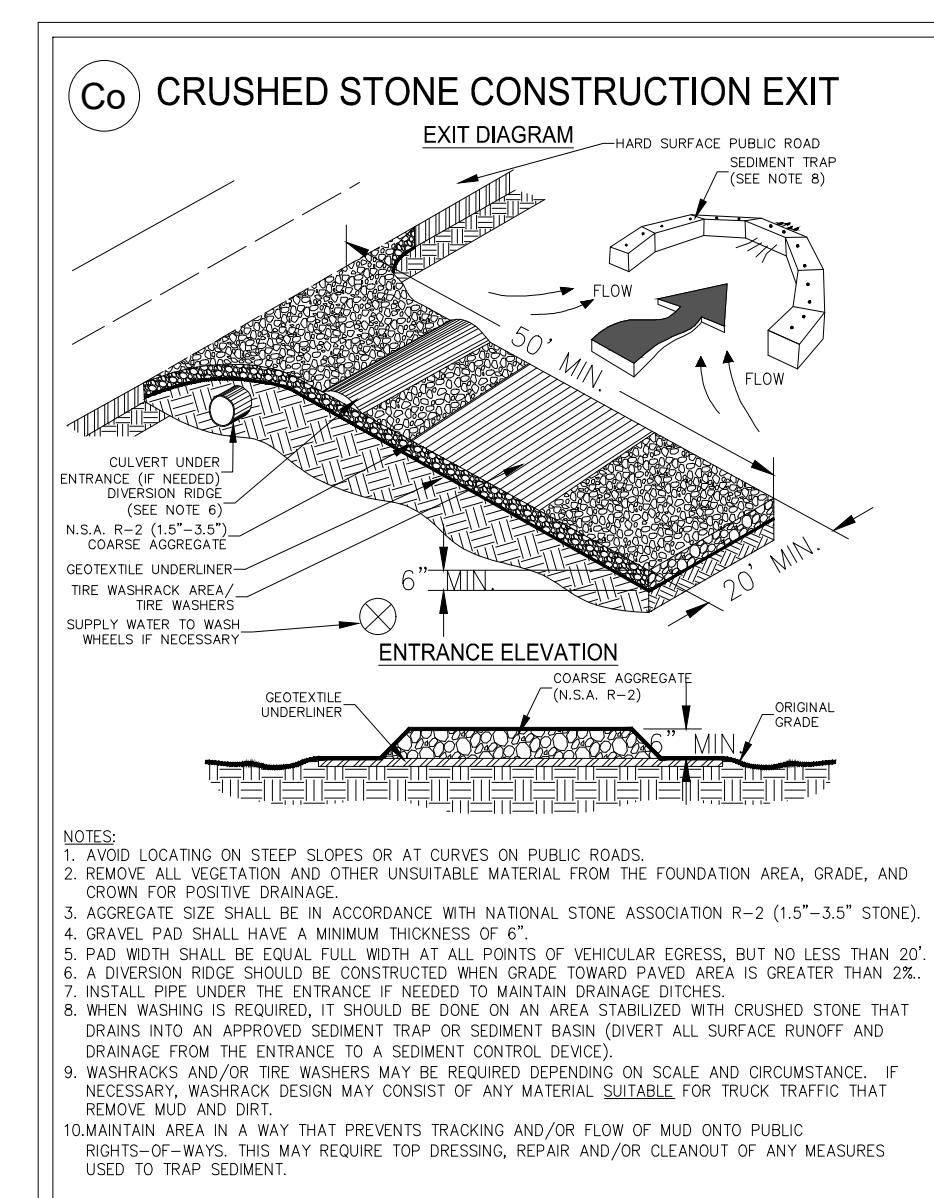
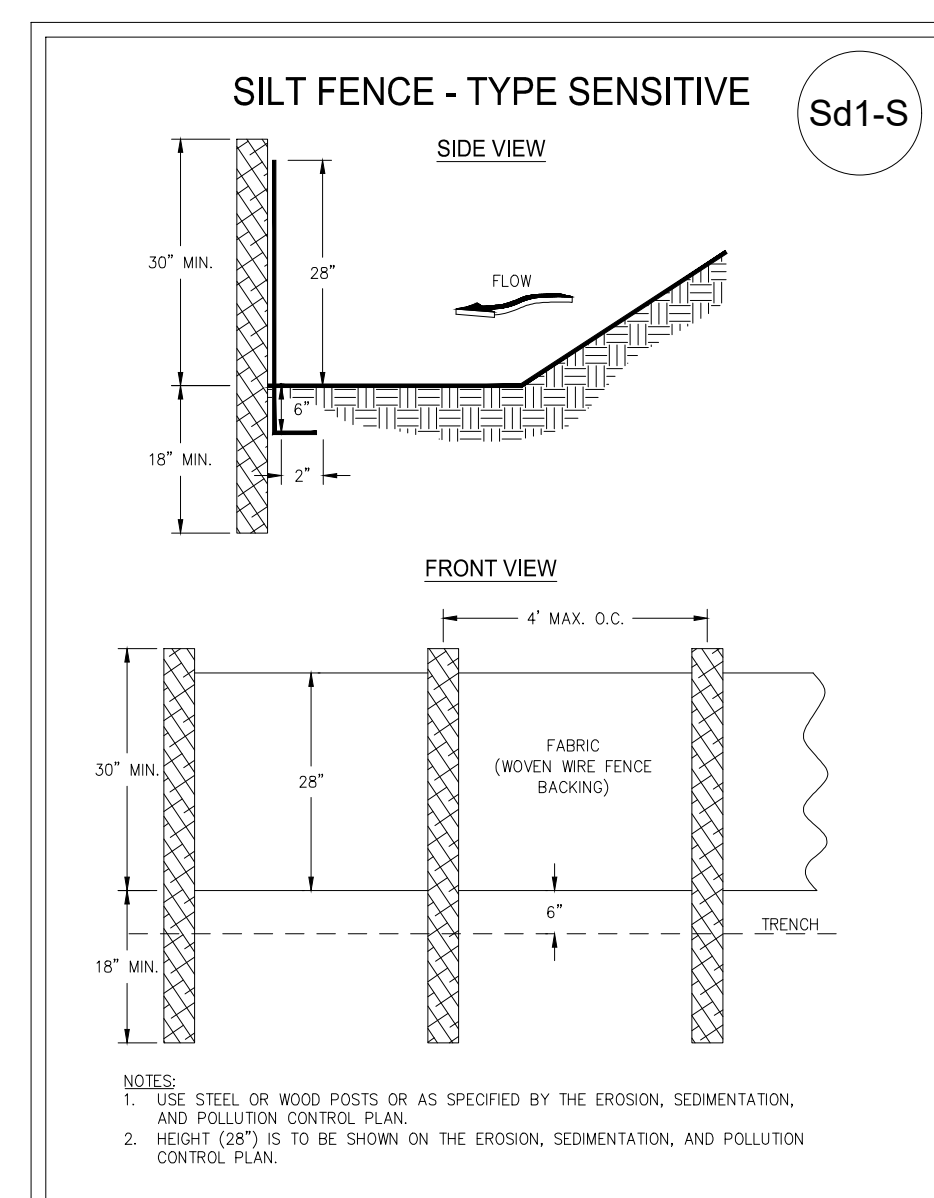
1 PERMEABLE PAVER DETAIL
Scale: NTS



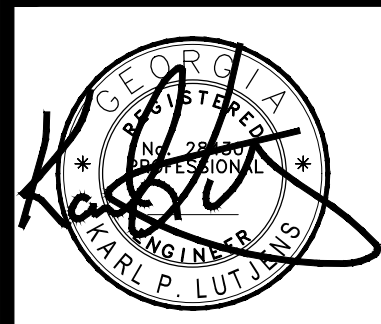
15 GALWAY DR BANK
VERTICAL SCALE: 10.00
HORIZONTAL SCALE: 10.00



1 C301 RIP-RAP STABILIZATION DETAIL
N.T.S.



15 GALWAY DR STREAM BANK STABILIZATION
LOCATED IN LAND LOTS 769
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:
BANK ELEVATION AND DETAIL
SHEET NO.:
C301



PICTURE "1"
RIVER BANK ERODING



PICTURE "2"
RIVER BANK ERODING



PICTURE "3"
RIVER BANK ERODING



PICTURE "4"
RIVER BANK ERODING

C:\21000\21164 - 15 GALWAY DRIVE - LADD_FLOYD\CIVIL\DESIGN\21164_DESIGN_4.dwg 7/5/2022 11:51 AM

24 HOUR CONTACT
LADD FLOYD
678-618-7802



PROJECT NO. Item 4

21164

DATE:
1/24/22

REVISIONS:	DATE	DESCRIPTION PUBLIC WORKS COMMENTS
1	4/1/22	
2		
3		
4		
5		
6		

SOUTHLAND
ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD., CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

**15 GALWAY DR STREAM
BANK STABILIZATION**
LOCATED IN LAND LOTS 769
4TH DISTRICT, 3RD SECTION
CITY OF CARTERSVILLE, GEORGIA



SHEET TITLE:

SITE
PICTURES

SHEET NO.:

C401

DEFINITION
 APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE. CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90 % COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS
 MULCHING WITHOUT SEEDING
 THIS STANDARD APPLIED TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
 1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
 2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
 3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
 SELECT ONE OF THE FOLLOWING MATERIALS AND APPLYING AT THE DEPTH INDICATED:
 1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
 2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
 3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OF STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH
 WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
 1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
 2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
 3. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH
 1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK." DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERRECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. TACKIFIERS AND BINDERS CAN BE USED. PLEASE REFER TO SPECIFICATION TB-TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
 3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

Ds1 DISTURBED AREA STABILIZATION WITH MULCHING

DEFINITION
 THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREA.

CONDITIONS
 TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	BROADCAST RATES		PLANTING DATES BY RESOURCE AREA	REMARKS
	RATE PER ACRE ²	PURE LIVE SEED (PLS) PER 1000 S.F.		
BARLEY	3.80 (104 LBS)	3.3 LBS	8/15 - 12/15	14,000 SEED PER POUND. WINTER HARDY. USE ON PRODUCTIVE SOILS
LESPEDEZA SERICEA	40 LBS	0.9 LBS	2/1 - 5/1	200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INDICATED RL.
LOVEGRASS WEERING	4 LBS	0.1 LBS	5/15 - 6/15	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA.
MILLET BROWN TOP	40 LBS	0.9 LBS	4/1 - 7/1	170,000 SEED PER POUND. QUICK ERUPE COVER. WILL PROVIDE EXCESSIVE COMPETION IN MIXTURES IF SEEDED AT HIGH RATES.
MILLET, PEARL	50 LBS	1.1 LBS	4/1 - 5/1	88,000 SEED PER POUND. QUICK ERUPE COVER. MAY BEACH OPT IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
OATS	4.80 (128 LBS)	2.9 LBS	9/1 - 12/1	13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTER HARDY AS RYE OR BARNY.
RYE	3.80 (108 LBS)	3.0 LBS	7/15 - 12/1	18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTER HARDY.
RYEGRASS, ANNUAL	40 LBS	0.9 LBS	8/1 - 5/1	277,000 SEED PER POUND. DENSE COVER. VERY COMPETIVE AND RYE IN HEIGHT. USE ON WEAK SOILS.
SUDANGRASS	60 LBS	1.4 LBS	4/1 - 5/1	55,000 SEED PER POUND. GOOD ON BROOKLYN SITES. NOT RECOMMENDED FOR MIXTURES.
WHEAT	3.80 (100 LBS)	4.1 LBS	9/15 - 1/1	15,000 SEED PER POUND. WINTER HARDY.

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
 **SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS

SPECIFICATIONS
GRADING AND SHAPING
 EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.
 NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION
 WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER
 AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OF THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING
 SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKEED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDING BY HAND.

MULCHING
 TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 - DISTURBED AREA STABILIZATION (WITHOUT MULCHING ONLY).

IRRIGATION
 DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

Ds2 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING

DEFINITION
 THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

CONDITIONS
 PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

SPECIFICATIONS
GRADING AND SHAPING
 GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZER EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.
 WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.
 CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

SEEDBED PREPARATION
 SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:
 BROADCAST PLANTINGS
 1. TILLAGE AT A MINIMUM. SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER. SMOOTH AND FIRM THE SOIL. ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
 2. FERTILIZER MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
 3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
 4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS
 1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
 2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
 3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR. FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

PLANTING
HYDRAULIC SEEDING
 MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING
 SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING
 NO-TILL SEEDING IS A PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES.
 NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

INDIVIDUAL PLANTS
 SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS. PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE, TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

MULCHING
 MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:
 1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
 2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
 3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES OF 3/4 - 1 OR STEEPER.
 4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
 5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
 6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
 7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLY MULCH
 STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.
 WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH
 ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:
 1. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAYBE USED. THE DISKS MAYBE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT. LEAVING MUCH OF IT IN AN ERRECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
 2. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE USED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS PREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB-TACKIFIERS AND BINDERS.
 3. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE QUARTER TO ONE HALF BUSHEL PER ACRE.
 4. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

SEEDING RATE FOR PERMANENT SEEDING

SPECIES	RATE PER ACRE ²	PURE LIVE SEED (PLS) PER 1000 S.F.	PLANTING DATES BY RESOURCE AREA	REMARKS
BAHIA, WILMINGTON	60 LBS	1.4 LBS	1/1 - 12/31	186,000 SEED PER POUND. LOW GROWING. SOD FORMING. SLOW TO ESTABLISH. PLANT WITH A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES AND LAWNS. MIX WITH SERICEA LESPEDEZA OR WEERING LOVEGRASS.
BERMUDA	40 CU. FT. OR 500 POUNDS 3FT X 3FT	0.9 CU. FT. OR 500 POUNDS 3FT X 3FT	5/15 - 7/15	1 CUBIC FOOT CONTAINS APPROXIMATELY 600 SPRIGS. A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.
CENTPEDE	BLOCK SOD ONLY		1/1 - 5/31	BROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES, WOODLANDS OR AS FAR AS NORTH ATLANTA AND ATLANTA.
FESCUE, TALL	50 LBS	1.1 LBS	9/1 - 4/31 & 8/1 - 10/30	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. MIX WITH PERENNIAL LESPEDEZA OR CROWNVETCH. APPLY TOPDRESSING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
LESPEDEZA SERICEA	75 LBS	1.7 LBS	1/1 - 12-31	350,000 SEED PER POUND. WIDELY ADAPTED. LOW MAINTENANCE. MIX WITH WEERING LOVEGRASS, COMMON BERMUDA, BAHIA, OR TALL FESCUE. TAKES 1 TO 2 YEARS TO BECOME FULLY ESTABLISHED. EXCELLENT ON ROADBANKS. INOCULATE SEED WITH EL INOCULANT.
LOVEGRASS, WEERING	4 LBS	0.1 LBS	4/15 - 6/15	1,500,000 SEED PER POUND. QUICK COVER. BROUGHT TOLERANT. GROWS WELL WITH SERICEA LESPEDEZA ON ROADBANKS.

*Unusual site conditions may require heavier seeding rates
 **Seeding dates may need to be altered to fit temperature variations and conditions

Ds3 DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING

APPROPRIATE SOD VARIETIES FOR ATLANTA

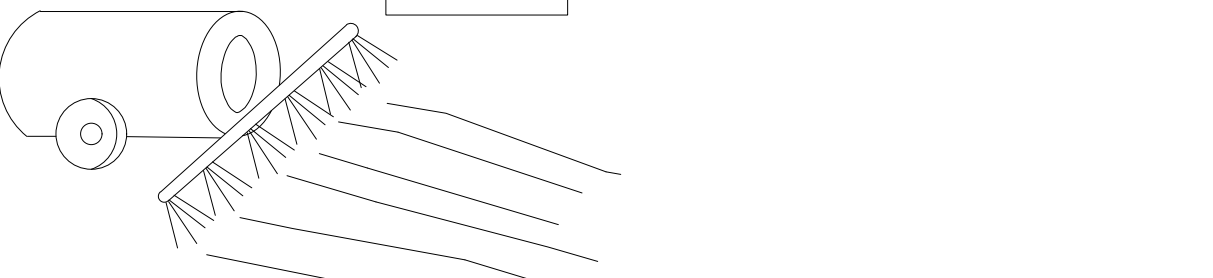
GRASS	VARIETY	GROWING SEASON
BERMUDA	COMMON TIFWAY TIFGREENE, TIFLAWN	WARM WEATHER
BAHIA	PENSACOLA	WARM WEATHER
CENTPEDE	---	WARM WEATHER
ZOYSIA	EMERALD MEYER	WARM WEATHER
TALL FESCUE	KENTUCKY	COOL WEATHER

SOIL PREPARATION
 BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL TYPE SOILS.
 MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR GENERAL APPLICATION OF 10-10-10 @ 1000 LBS PER ACRE (1 LB /40 SQ. FT.)
 AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2 TONS / ACRE.

Ds4 STABILIZATION WITH SODDING

GRASS TYPE	PLANTING YEAR	FERTILIZER (NPK)	RATE (LBS/ ACRE)	NITROGEN TOP DRESSING (LBS/ ACRE)
COOL SEASON GRASSES	1ST MAINTENANCE	6-12-12	1500	50-100
	2ND MAINTENANCE	6-12-12	1000	---
WARM SEASON GRASSES	1ST MAINTENANCE	6-12-12	1500	50-100
	2ND MAINTENANCE	6-12-12	800	50-100
			400	30

FERTILIZER RATES FOR PERMANENT VEGETATION (Ds-3)



Du DUST CONTROL

TEMPORARY METHODS
 MULCHES. SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TB-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRACKACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE STANDARD DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES. THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD TB-TACKIFIERS AND BINDERS.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

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

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

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

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

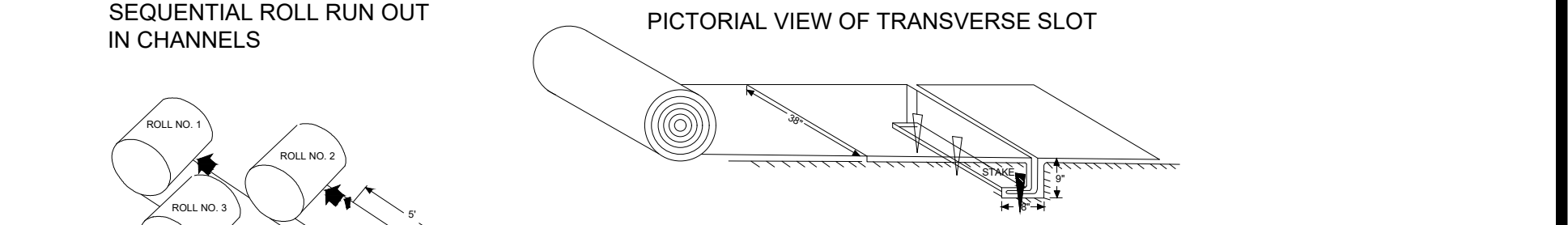
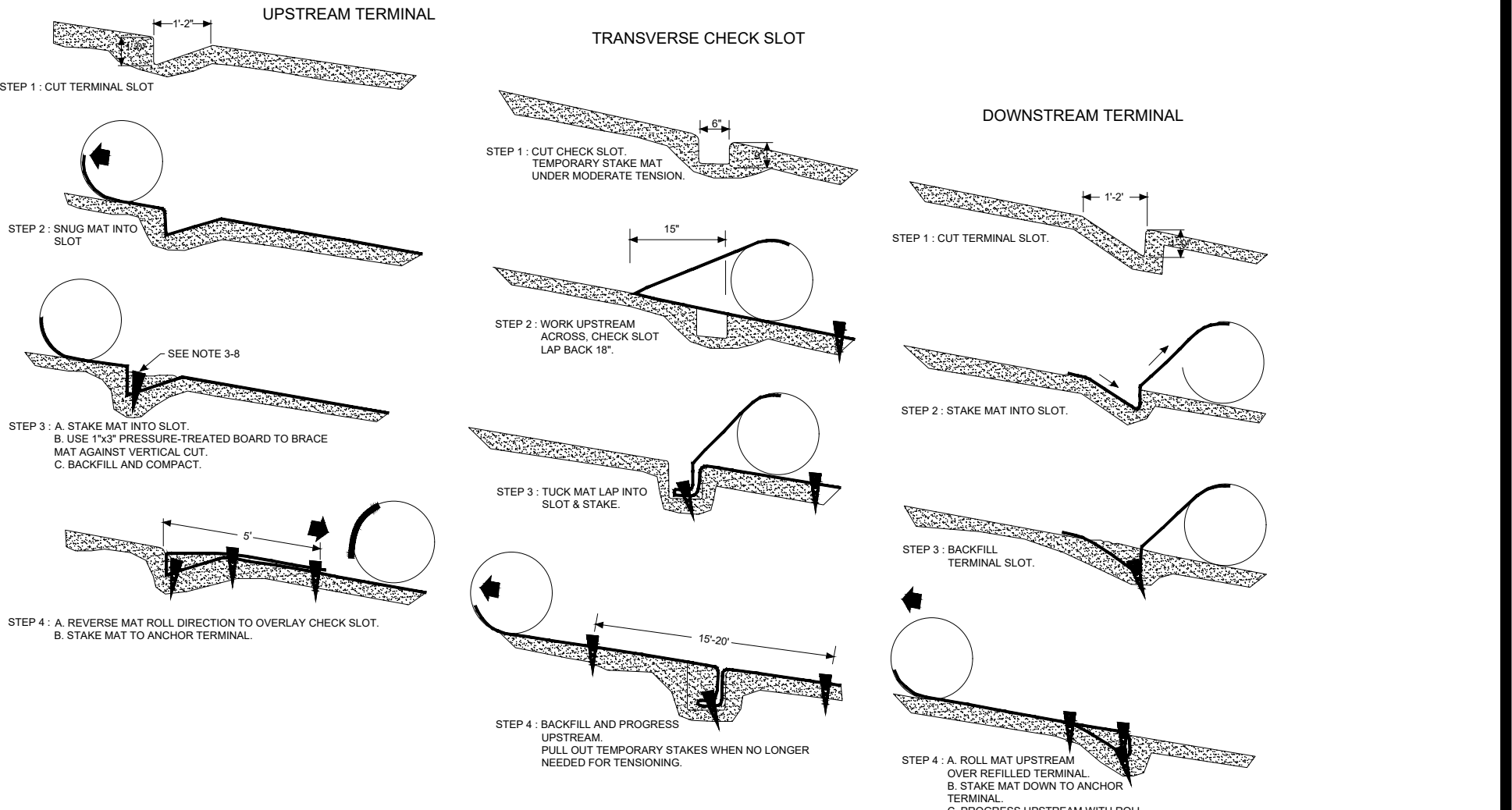
STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.

SEEDBED PREPARATION
 WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER (TEMPORARY VEGETATION DS-2)
 AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

LIME AND FERTILIZER RATES AND ANALYSIS (PERMANENT VEGETATION DS-3)
 AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE. INITIAL FERTILIZATION, NITROGEN, TOPDRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES OR COMBINATION OF SPECIES ARE LISTED IN TABLE 6-5.1.

MULCHING
 MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:
 1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
 2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
 3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4-1 OR STEEPER.
 4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
 5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
 6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
 7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.



INSTALLATION INSTRUCTIONS
 1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
 2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
 3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND FIRST ROLL. FOR ALIGNMENT TO CHANNEL CENTER.
 4. WORK OUTWARDS FROM CHANNEL CENTER TO EDGE.
 5. USE 3" OVERLAP AND STAKE AT 5' INTERVAL ALONG SEAMS.
 6. USE 3" OVERLAPS AND SHINGLE DOWNSTREAM TO CONNECT LINING AT ROLL ENDS.

INSTALLATION NOTES
SITE PREPARATION
 AFTER THE SITE HAS BEEN SHAPED AND GRADED TO THE APPROVED DESIGN, PREPARE A FRIABLE SEEDBED RELATIVELY FREE FROM CLODS AND ROCKS MORE THAN ONE INCH IN DIAMETER, AND ANY FOREIGN MATERIAL THAT WILL PREVENT CONTACT OF THE SOIL STABILIZATION MAT WITH THE SOIL SURFACE. SURFACE MUST BE SMOOTH TO ENSURE PROPER CONTACT OF BLANKETS OR MATTING TO THE SOIL SURFACE. IF NECESSARY, REDIRECT ANY RUNOFF FROM THE DITCH OR SLOPE DURING INSTALLATION.

STAPLES
 THE FOLLOWING ARE CONSIDERED APPROPRIATE STAPLING AND STAKING MATERIALS.

TEMPORARY BLANKETS
 THIS INCLUDES STRAW, EXCELSIOR, COCONUT FIBER, AND WOOD FIBER BLANKETS. STAPLES SHALL BE USED TO ANCHOR TEMPORARY BLANKETS. U-SHAPED WIRE (11 GAUGE OR GREATER) STAPLES WITH LEGS AT LEAST 6 INCHES IN LENGTH AND A CROWN OF ONE INCH OR APPROPRIATE BIODEGRADABLE STAPLES CAN BE USED. STAPLES SHALL BE OF SUFFICIENT THICKNESS FOR SOIL PENETRATION WITHOUT UNDUE DISTORTION.

PERMANENT MATTING
 SOUND WOOD STAKES, 1X3 INCHES STOCK SAWN IN A TRIANGULAR SHAPE, SHALL BE USED. DEPENDING ON THE COMPACTION OF THE SOIL, SELECT STAKES WITH A LENGTH FROM 12 TO 18 INCHES. U-SHAPED STAPLES SHALL BE 11 GAUGE STEEL OR GREATER, WITH LEGS AT A MINIMUM OF 8 INCHES LENGTH WITH A 2 INCH CROWN.

PLANTING
 LIME, FERTILIZER, AND SEED SHALL BE APPLIED IN ACCORDANCE WITH SEEDING OR OTHER TYPE OF PLANTING PLAN COMPLETED PRIOR TO INSTALLATION OF TEMPORARY COMBINATION BLANKETS OR LITE MESH. FOR PERMANENT MATS, THE AREA MUST BE BROUGHT TO FINAL GRADE, PLOWED, LIMED, AND FERTILIZED. AFTER THE PERMANENT MAT HAS BEEN INSTALLED AND BACKFILLED, THE ENTIRE AREA SHALL BE GRASSED. REFER TO SPECIFICATION DS3 - DISTURBED AREA STABILIZATION ET(WITH PERMANENT VEGETATION).

MAINTENANCE
 ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

Ss EROSION CONTROL MATTING AND BLANKETS

GSWCC LEVEL II CERTIFICATION NUMBER
 GEORGIA REGISTRATION NO. GA #3422

VEGETATION NOTES
 MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION SHALL BE USED. IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING, MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. REFER TO SPECIFICATION DS1-DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.



Southern neighbor at 13 Galway Dr



Top of riverbank at 15 Galway Dr facing south



Center of 15 Galway Dr facing the river



Northern neighbor at 17 Galway Dr

