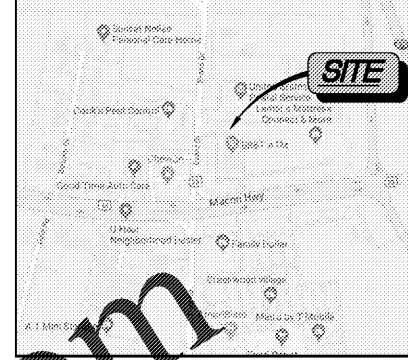
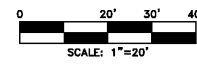


N/F
BROADSTONE USPO
PORTFOLIO, L.L.C. C/O
BROADSTONE REAL ESTATE
DB-1 1.002 PG-349



VICINITY MAP
N.T.S.



SOIL TYPES LEGEND

Ud - URBAN DEVELOPED

- 14 NOTE: THE DESIGN PROFESSIONAL WHO PREPARED THE (ES&PC) PLAN MUST INSPECT THE INSTALLATION OF INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.
- 15 NOTE: NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- 17 NOTE: ANY AMENDMENTS/REVISIONS TO THE ES-PC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- 18 NOTE: WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- 19 NOTE: 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.
- 20 NOTE: ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
- 21 NOTE: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT'S SOURCE.
- 22 NOTE: THERE ARE NO STATE WATERS ON OR WITHIN 200 FEET OF THE PROJECT SITE AND THERE ARE NO BUFFER REQUIREMENTS ON THIS PROJECT SITE.
- 23 NOTE: THE TRACKING OF SOIL AND RAISING DUST SHALL BE CONTROLLED BY THE CONTRACTOR BY USE OF THE BMP'S SHOWN (Ds, Co) AND ANY ADDITIONAL STABILIZATION METHODS ACCEPTED BY AND ADDRESSED BY THE GEORGIA EROSION AND SEDIMENT CONTROL 5TH EDITION.
- 24 NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ROADWAY CAUSED BY HAULING OPERATIONS OUTSIDE OF PROJECT SITE.
- 25 NOTE: THE (ES&PC) PLAN IS IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS.
- 26 NOTE: THIS PROJECT IS APPLYING FOR N.O.I. UNDER GAR100001 (STAND ALONE DEVELOPMENT)
- 27 NOTE: THERE ARE NO IMPAIRED STREAM SEGMENTS IMPACTED AS PART OF THIS PROJECT

LINE	BEARING	DISTANCE
L1	S08°20'33"E	25.12'
L2	N03°28'47"E	35.18'

REQUIRED SEDIMENT STORAGE FOR PHASE II = 71 CY
 REQUIRED SEDIMENT STORAGE
 ACRES DISTURBED FOR PHASE II = 1.05 ACRES
 67 CY PER ACRE DRAINED
 TOTAL STORAGE VOLUME = 1.05*67 = 70.35 CY

PROVIDED SEDIMENT STORAGE FOR PHASE II = 90 CY

NOTE: THE DOUBLE ROW OF SILT FENCE STORED THE SEDIMENT ONE-THIRD OF THE HEIGHT.

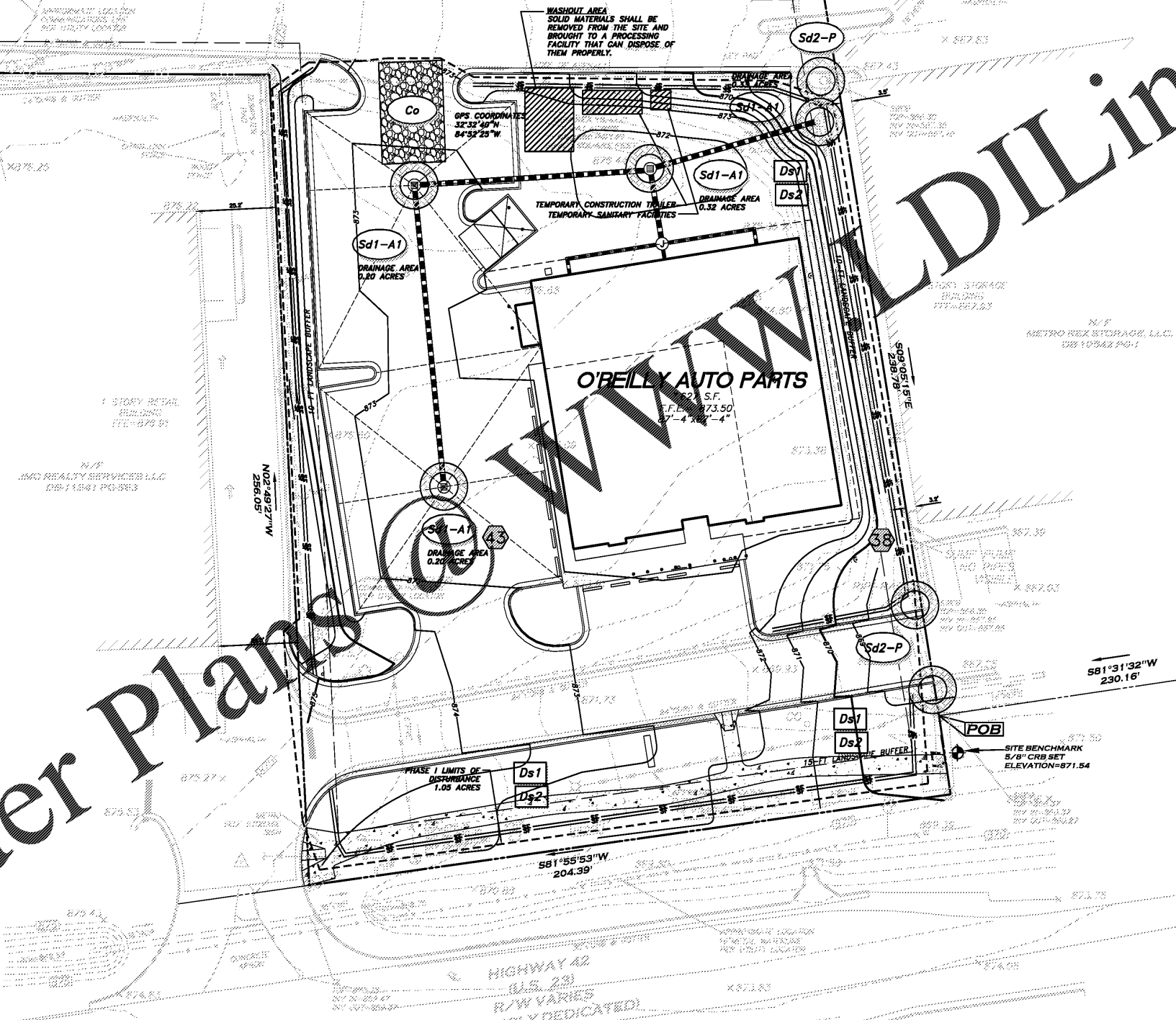
SILT FENCE STORAGE
 TOTAL ROW LENGTH OF SILT FENCE = 1386 FT
 TOTAL ROWS = 2
 STORAGE HEIGHT = 0.67 FT
 TOTAL STORAGE VOLUME = 17.11 CY

SEDIMENT TRAP STORAGE
 TOTAL SEDIMENT TRAPS = 4
 TOTAL STORAGE VOLUME = 72.9 CY
 REFER TO SHEET C12 FOR CALCULATIONS

TOTAL PROPERTY AREA = 1.34 AC
 TOTAL DISTURBED AREA
 PHASE I = 0.15 AC
 TOTAL DISTURBED AREA
 PHASE II = 1.05 AC

PRE DEVELOPED CN = 92
 POST DEVELOPED CN = 84

EROSION, SEDIMENT AND POLLUTION CONTROL PLAN MEETS THE TMDL IMPLEMENTATION PLAN BY MEETING THE STATE GENERAL PERMIT



MASS CONSULTANTS AND CONSULTANTS, L.L.C.
 3489 ACWORTH DUE WEST RD, SUITE 606
 ACWORTH, GEORGIA 30107
 PHONE: 404.850.7790
 WWW.MASS-ENG.COM
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REVISIONS	
DATE	DESCRIPTION

EROSION CONTROL PLAN - PHASE II

PROJECT NUMBER: 19-0103
 DATE: OCTOBER 1, 2019

C-08



811 NOTE:
 THE CONTRACTOR/INSTALLER SHALL ADHERE TO THE GEORGIA UTILITIES PROTECTION CENTER "GEORGIA 811 CALL BEFORE YOU DIG" LAW BY CALLING THE UNDERGROUND PROTECTION CENTER AT 1.800.282.7411 OR 811 48 HOURS PRIOR TO BEGINNING ANY GROUND DISTURBING ACTIVITIES.

LAND LOT 120, 12TH DISTRICT