

**GENERAL SITE NOTES:**

1. PRIOR TO STARTING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND FILLING WITH SUITABLE MATERIALS AS REQUIRED. ALL EXCAVATED OR REPLED AREAS SHALL BE COMPACTED PER THE GRADING NOTES THIS PAGE.
4. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER AND ASSOCIATES, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.
7. THIS PROPERTY IS ZONED: (FEDERAL PROPERTY OWNED BY US ARMY COUNTY STANDARDS AND SPECIFICATIONS CONTAINED HEREIN.)
8. ALL CONSTRUCTION SHALL CONFORM TO CURRENT APPLICABLE HALL COUNTY STANDARDS AND SPECIFICATIONS CONTAINED HEREIN.
9. SITE IS LOCATED IN LAND LOT 380, 7TH DISTRICT, HALL COUNTY, GEORGIA.
10. PROPOSED USE: CONFERENCE CENTER WITH HOTEL, SPA, & RESTAURANT.
11. DEVELOPER: LAKE LANIER ISLANDS
12. CONTRACTOR SHALL NOTIFY HALL COUNTY 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
13. UTILITY SERVICE:  
 GAS - ATLANTA GAS LIGHT (SOUTHERN COMPANY)  
 WATER - LANIER ISLANDS COMMUNICATIONS - AT&T / LANIER ISLANDS  
 POWER - GEORGIA POWER  
 SEWER - LANIER ISLANDS
14. 24 HOUR CONTACT: GRIER TODD  
 OFFICE: (770) 945-8787  
 MOBILE: (770) 945-8787
15. ENGINEERING CONTACT: JEFF COLLINS, P.E.
16. PORTIONS OF THIS PROPERTY ARE LOCATED IN FLOOD HAZARD ZONE AE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NO. 13139C0275G EFFECTIVE APRIL 4, 2018.
17. THERE ARE BUFFERED WATER BODIES WITHIN 200' OF THIS PROJECT SITE.

**SURVEY NOTES:**

1. The field data collected throughout the month of December, 2019 upon which this survey is based has a closure precision of one foot in 40,876 feet and an angular error less than 1" seconds per angle and was adjusted using least squares. A Trimble S-Series S7 Robotic Total Station was used for angular and linear measurements.
2. The horizontal datum for this survey is the North American datum of 1983 (NAD 83 Georgia West Zone) and the vertical datum used is the North American vertical datum of 1988 (NAVD88) as determined by utilizing GPS. The equipment used to obtain this data was a dual frequency Trimble R10 GNSS GPS receiver with a Trimble TSC3 data collector receiving RTK corrections via a wireless network from base stations operated by Trimble navigation. The average relative positional accuracy obtained on the positions utilized in this survey was 0.04 ft. horizontal and 0.07 ft. vertical. These values were derived from GPS processing software. The remainder of the field work was performed with conventional equipment as described above.
3. Portions of the surface and plan features as shown were prepared from aerial photography and field enhanced using the conventional equipment shown above. This mapping was produced using photogrammetric and incorporating high precision lidar. The hardware used in preparation is as follows:  
 GPS/MU - NORTHUP GRUMMAN LN200  
 LIDAR - TELEDYNE T-1000 - AGL 3000'  
 CAMERA - ZEISS DMC - AGL 1500'
4. CORS stations were used to as a final check against the ground control as shown in the plan with the results as follows:  
 average dz +0.005  
 minimum dz -0.030  
 maximum dz +0.030  
 average magnitude 0.014  
 root mean square 0.018  
 std deviation 0.018
5. The underground utilities shown hereon were taken from existing information provided. The surveyor makes no guarantee that underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. All underground information as shown was measured by field personnel during the dates indicated above.
6. This survey is for the exclusive use of the entities shown hereon; any use by third parties is at their own risk.
7. Distances as shown are horizontal ground distances in U.S. survey feet = 12.7 inches = 1 meter

**EROSION CONTROL NOTES:**

1. DESCRIPTION: THE PROPOSED DEVELOPMENT IS A HOTEL & CONFERENCE RESORT.
2. EXISTING CONDITIONS: EXISTING FORMER HOTEL RESORT (PREVIOUSLY DEMOLISHED).
3. ADJACENT AREAS: THE SITE IS BOUNDED TO THE NORTH BY LAKE LANIER & FORMER GOLF COURSE.
4. SOIL CLEAN UP AND CONTROL PRACTICES:  
 (A) LOCAL STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.  
 (B) MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIAL AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.  
 (C) SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO FUTURE SPILLS.  
 (D) ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.  
 (E) FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER). THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.  
 (F) FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.  
 (G) FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.  
 (H) FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
5. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 560 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTER MEASURES PLAN BY THAT LICENSED PROFESSIONAL.
5. INSPECTIONS & RECORD KEEPING:  
 a. Permittee requirements.  
 (1). Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect: (a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment and (b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted.  
 (2). Measure rainfall once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday until a Notice of Termination is submitted. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.  
 (3). Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.  
 (4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination is received by EPD) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. Areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).  
 (5). Based on the results of each inspection, the site description, and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate no later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.  
 (6). A report of each inspection that includes the time(s) of certified personnel making each inspection, the date(s) of each inspection, correction phase (i.e., initial, intermediate or final), major observations relating to implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5) of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site (entire portion of a construction project that has a phase that requires final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day of a working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as depicted in the Plan. If the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part IV.G.2. of this permit.

NO MATERIAL IS TO BE BURNED ON SITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT A PERMITTED OFFSITE LANDFILL

THE INSTALLATION OF EROSION CONTROL MEASURES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES

ALL IMPROVEMENTS TO CONFORM WITH HALL COUNTY CONSTRUCTION STANDARDS

NOTIFY HALL COUNTY 24 HOURS BEFORE STARTING EACH PHASE OF CONSTRUCTION

MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL TO 1 VERTICAL

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTOR.

**SITE AREA: 23.2 ACRES**  
**DISTURBED AREA: 19.1 ACRES**  
**EARTHWORK ESTIMATE:**  
**CUT: 114,769 C.Y.**  
**FILL: 99,766 C.Y.**  
**DIFFERENCE: 15,003 C.Y. CUT \***

\*EARTHWORK CALCULATIONS ARE BASED ON FINISHED GRADE

EARTHWORK ESTIMATE PROVIDED FOR CONVENIENCE TO CONTRACTOR ONLY. CONTRACTOR IS TO VERIFY QUANTITIES.

**ADDITIONAL EROSION CONTROL NOTES:**

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLANS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ENGINEER WHEN PERIMETER BMPS ARE INSTALLED.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED SYSTEM BUFFERS AS MEASURED FROM THE POINT OF WRECKED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

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

MAINTENANCE OF ALL EROSION CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE OWNER.

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

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

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

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

ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPE.

CLEARING / CONSTRUCTION LIMITS WILL BE CLEARLY LOCATED IN THE FIELD. NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE OUTSIDE OF THE CLEARING LIMITS.

SURFACE ROUGHENING:  
 ALL CUT AND FILL SLOPES SHALL BE SURFACED ROUGHENED AND VEGETATED WITHIN THREE (3) DAYS AFTER GRADING.

DISPOSAL:  
 STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL.

TYPE "S" SILT FENCE:  
 A DOUBLE ROW OF TYPE "S" SILT FENCE SHALL BE REQUIRED WHEN PLACED WITHIN 200' OF STATE WATERS AND AT THE TOE OF SLOPES GREATER THAN 10' IN HEIGHT.

**GRADING NOTES:**

**COMPACTON:**  
 SOILS SHOULD BE COMPACTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

**BEDDING:**  
 ALL STORM DRAIN AND SANITARY SEWER PIPES SHALL HAVE A CLASS "C" BEDDING AS A MINIMUM UNLESS NOTED OTHERWISE. EXCAVATE AND SHAPE BOTTOM OF TRENCH TO THE PROPER GRADE AND TO FIT THE LOWER PART OF THE PIPE EXTERIOR FOR A WIDTH OF A LEAST 50 PERCENT OF THE OUTSIDE DIAMETER OF THE PIPE. SIDES AND AREA OVER THE PIPE SHALL THEN BE FILLED WITH COMPACTED BACKFILL.

**PAVING:**  
 PAVING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED IN THESE PLANS.

**CONCRETE:**  
 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 615 GRADE 60.

**FIELD CONDITIONS:**  
 CONTRACTOR SHALL VERIFY FIELD CONDITIONS AFFECTING CONSTRUCTION, PARTICULARLY UTILITIES, PRIOR TO CONSTRUCTION. CHANGES IN CONSTRUCTION NECESSITATED BY FIELD CONDITIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S ENGINEER PRIOR TO CONSTRUCTION. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL CALL 800-288-7411 AT LEAST THREE (3) WORKING DAYS BEFORE CONSTRUCTION FOR LOCATION OF UNDERGROUND UTILITIES.

**CONSTRUCTION STAKING:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.

**CONSTRUCTION NOTES:**

1. HALL COUNTY SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF CONSTRUCTION DRAWINGS SHOWING ALL "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE COUNTY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS.
3. ANY CHANGES IN THE HORIZONTAL ALIGNMENT SHOWN HEREON SHALL BE APPROVED BY THE DESIGN ENGINEER AND HALL COUNTY PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATIONS. CONTRACTOR SHOULD NOTIFY THE UTILITIES PROTECTION CENTER, INC. AT (800) 282-7411 THREE WORKING DAYS BEFORE CONSTRUCTION IS TO BEGIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION & MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL STRUCTURES.
6. ALL DISTURBED AREAS SHALL BE GRASSED IMMEDIATELY UPON COMPLETION OF BACK FILLING TRENCHES.
7. CLEARING LIMITS SHALL BE CLEARLY DELINEATED WITH TREE SAVE FENCE OR OTHER SUITABLE MEANS.
8. CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENTS TO ALL EXISTING UTILITIES ON SITE TO FINAL GRADE.

REVISION NUMBER	DATE	AFFECTED SHEETS	REVISION HISTORY CHART DESCRIPTION	P.E./ R.L.S. INITIAL

DATE	AGENCY	DEPARTMENT	SUBMITTAL HISTORY CHART DESCRIPTION	PERMIT TYPE	PERMIT NUMBER	PERMIT APPROVAL DATE
04/28/20	-	-	Progress Set	-	-	-



GENERAL NOTES FOR:  
**LANIER ISLANDS CONFERENCE CENTER**  
 LAND LOT 380  
 7TH DISTRICT  
 CITY OF BUFORD, HALL COUNTY, GEORGIA

REVISIONS	REV	DATE	DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER AND ASSOCIATES, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



SHEET **02** OF **C66**  
 DATE: 12-11-20  
 SCALE:  
 JOB NO.: 0206124/ICC-01  
 REV'D BY: JNC  
 DRAWN BY: JRS