



JACKSON COUNTY INSPECTIONS

Notify Jackson County Inspector at least 24 hours before beginning any phase of construction. (706) 367-6335

UTILITY CONSTRUCTION NOTE

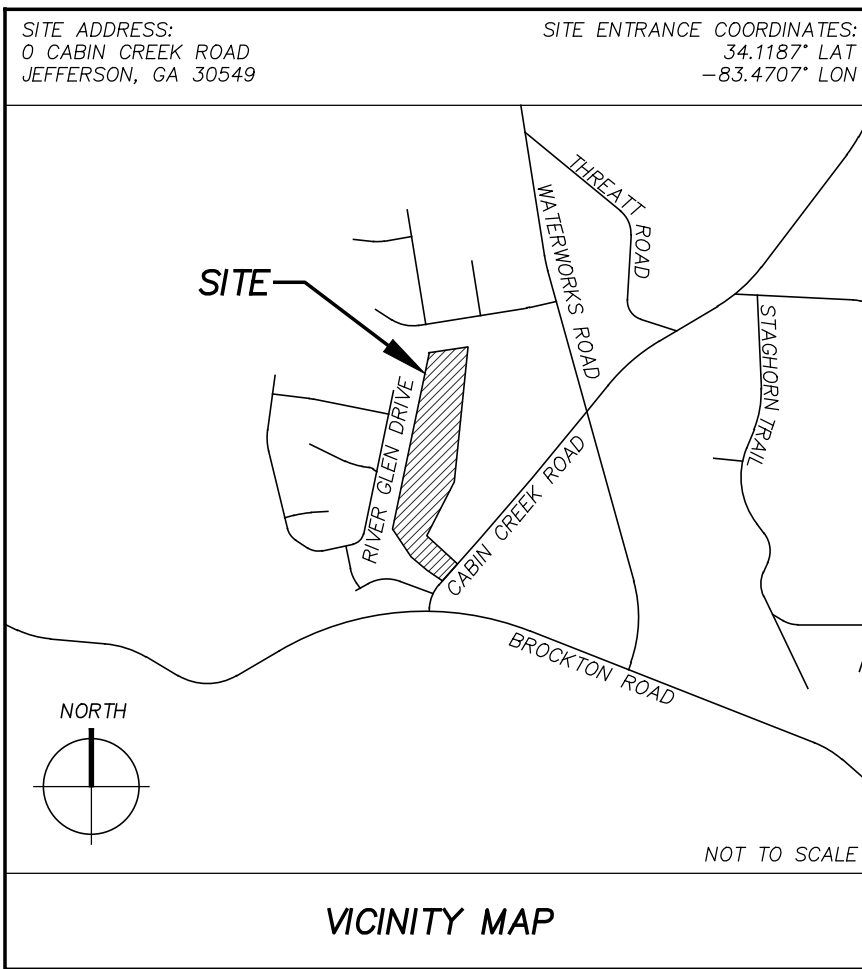
The installation, relocation or removal of any utility lines or structures must be performed at the supervision and direction of the appropriate utility department. Instructions and requirements issued by the utility departments shall supersede those shown on these plans if they exceed the recommendations included herein.

SOIL TYPES

CeB	CEOL SANDY LOAM, 2-6% SLOPES	PuD2	PACOLET SOILS, 10-15% SLOPES, ERODED
CeC	CEOL SANDY LOAM, 6-10% SLOPES	WhB	WICKHAM SANDY LOAM, 2-6% SLOPES
CfC2	CEOL SANDY CLAY LOAM, 6-10% SLOPES, ERODED		

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION WITH MULCHING ONLY	Sd1-S	SEDIMENT BARRIER WITH TYPE SENSITIVE SILT FENCE
Ds2	DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING	Sd2-F	INLET SEDIMENT TRAP WITH FILTER FABRIC
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION	Sd2-P	INLET SEDIMENT TRAP WITH CURB INLET PROTECTION (PIGS)
Ds4	DISTURBED AREA STABILIZATION WITH SEEDING	Sd3	TEMPORARY SEDIMENT BASIN
Du	DUST CONTROL	Sd4-C	TEMPORARY SEDIMENT TRAP WITH ROCK OUTLET
Co	CONSTRUCTION EXIT	Sk	FLOATING SURFACE SKIMMER
Di	DIVERSION	St	STORM DRAIN OUTLET PROTECTION
Re	RETAINING WALL	Tr	TREE PROTECTION WITH ORANGE SNOW FENCE
Rt	RETROFIT		



24-HR LOCAL ES&PC CONTACT PERSON:
BARRY VICKERY, (706) 286-6353

EROSION CONTROL 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 AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
- CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:1 WITH A HEIGHT OF 10 FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
- WASTE MATERIALS SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- 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 BUFFERS AS MEASURED FROM THE UNDISTURBED LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
- THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S WITHIN 7 DAYS AFTER INSTALLATION.

EROSION CONTROL PHASING

The Erosion, Sedimentation and Pollution Control Plan (ESPCP) included herein is divided into 3 primary phases for the purposes of permitting. It is understood that the overall construction process will be dynamic in nature and each phase may partially overlap another. The construction activities and schedules are subject to change based on unforeseen site conditions, weather, human interaction, etc. The contractor is responsible for monitoring erosion control measures at all times in all phases regardless of any delays or changes.

PHASING DESCRIPTIONS

Initial (Phase 1): The first phase includes installation of perimeter controls such as silt fence, tree save fence, construction exit, inlet sediment protection for nearby storm inlets and the installation of temporary sediment basins. Minor clearing and grading are likely required for these installations. This phase may also include the demolition and removal of existing features.

Intermediate (Phase 2): The second phase includes full clearing and grubbing, site grading and installation of retaining walls. This phase also includes the installation of underground utilities and permanent stormwater ponds. Inlet sediment traps and temporary vegetative stabilization shall be provided as shown.

Final (Phase 3): The third phase includes construction of building, paving and other permanent features as well as final grading, landscaping and seeding. This phase also includes full site stabilization and inspection approval upon which the temporary erosion control measures and debris may be removed.

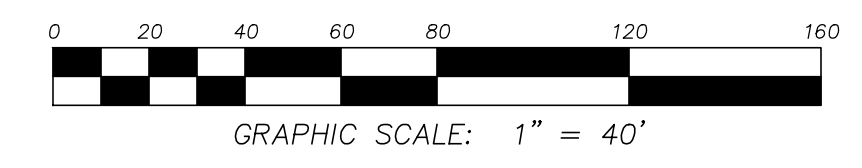
LIMITS OF DISTURBANCE FOR EACH PHASE

Phase 1: 12.00 acres
Phase 2: 12.00 acres
Phase 3: 12.00 acres

CONSTRUCTION SCHEDULE

PROJECTED START DATE:	OCTOBER 1, 2026
PROJECTED COMPLETION DATE:	SEPTEMBER 30, 2027
ACTIVITY	1 2 3 4 5 6 7 8 9 10 11 12
INSTALL INITIAL EC MEASURES	
INSTALL SEDIMENT BASINS	
CLEARING AND GRUBBING	
ROUGH GRADING	
APPLICATION OF TEMPORARY GRASSING	
INSTALL INTERMEDIATE EC MEASURES	
INSTALL RETAINING/FOUNDATION WALLS	
INSTALL UNDERGROUND UTILITIES	
INSTALL DETENTION FACILITIES	
INSTALL CURB AND GUTTER	
INSTALL FINAL EC MEASURES	
BUILDING CONSTRUCTION	
FINAL PAVING	
FINISHED GRADING AND LANDSCAPING	
APPLICATION OF PERMANENT GRASSING	
FINAL INSPECTIONS AND ACCEPTANCE	
REMOVE EC MEASURES AND DEBRIS	
GENERAL MAINTENANCE	

NOTE: CONSTRUCTION DATES, DURATION AND SEQUENCES ARE ESTIMATES ONLY AND MAY VARY DUE TO PERMITTING, SITE CONDITIONS, WEATHER, ETC.



COPYRIGHT 2026 BY DOVETAIL CIVIL DESIGN, INC. ALL RIGHTS RESERVED.

North Oconee Heritage Park

SITE DEVELOPMENT PLANS

DEVELOPER INFORMATION:
NORTH OCONEE HERITAGE PARK
4400 COUNTRY CLUB DRIVE
JEFFERSON, GA 30549
UNINCORPORATED JACKSON COUNTY
G.M.D. 253
A-2 ZONING
24-HR CONTACT: BARRY VICKERY, (706) 286-6353

PROJECT NUMBER: JK5002
DATE: 6/11/26
ISSUE NUMBER: 2
CHECKED BY: RDB
SHEET TITLE:

EROSION CONTROL PHASE 1 (SOUTH)

SHEET NUMBER:

C5

OF 18 SHEETS