



## WELCOME TO PENINSULA AT EAGLES POINTE

Dear Lot Owner,

*Welcome to the neighborhood!* We are confident you will love it here.

This packet contains essential documents and information about processes you need to know as a property owner to gain approval to build your home. Please take time to review the **Neighborhood Covenants** and amendments, the **Architectural Design Guidelines**, and the **New Build Procedures Packet (PDF)** located on our *Rules and Guidelines* page on our website at <https://peninsulaateaglespointe.com/rules/>. These procedures will help to guide you through the process from beginning to end.

### **Architectural Review Committee (ARC) Guidelines**

The ARC Guidelines and checklist outline the requirements for the building process. There are two review processes: a preliminary plan review to confirm the house plan complies with all ARC guidelines and covenants, and a final plan review to confirm any plan modifications, the final site plan, builder, insurance, and septic system approval.

#### **Preliminary Plan Review**

To begin the approval process, you must submit your Preliminary Plan Review form with your application fee of \$250 payable to the Peninsula Owner's Association (POA). Preliminary plans can be submitted to any Board member via email or in person. The review process is straightforward as long as the plans comply with the ARC guidelines and covenants. These documents are included in this packet or on our website at <https://peninsulaateaglespointe.com/rules/>.

#### **Final Plan Review**

Once you are ready to break ground, you must submit your Final Plan Review with your \$1,000.00 impact fee, payable to Peninsula Owner's Association (POA). The impact fee goes directly into a trust account for future road improvements. If you have questions regarding either submission, please feel free to contact any board member for assistance. These documents are included in this packet or on our website at <https://peninsulaateaglespointe.com/rules/>.

### **Vehicle Decals**

You will need to complete the vehicle decal request form to receive your decals to access the subdivision. The first two decals are provided to lot owners. Additional decals may be purchased for \$35 each (not to exceed six total decals). Please fill out the Decal Request Form (in this packet or on our website at <https://peninsulaateaglespointe.com/decal-application/>), and submit your form via the [Peninsulaateaglespointe@gmail.com](mailto:Peninsulaateaglespointe@gmail.com) email. All visitors are welcome and asked to contact you through the call box for access.

### **Mailbox Access**

Once your plan is approved and you begin building, you may request mailbox access. Please submit your mailbox request via the [Peninsulaateaglespointe@gmail.com](mailto:Peninsulaateaglespointe@gmail.com) email.

### **Current Board Members:**

Mitchell Turner, *President*, 478.259.5714

Jessica Edmonds, *Vice President*, 478.320.7443

Alyssa Syribey, *Secretary*, [Peninsulaateaglespointe@gmail.com](mailto:Peninsulaateaglespointe@gmail.com)

Neal Tolbert, *Treasurer*, [Peninsulaateaglespointe@gmail.com](mailto:Peninsulaateaglespointe@gmail.com)

Jonathan Yates and Eddie Sasser, *Architectural Review Committee (ARC)*, [Peninsulaateaglespointe@gmail.com](mailto:Peninsulaateaglespointe@gmail.com)

Eddie and Nikki Sasser, *mailboxes, gate and vehicle decals* [Peninsulaateaglespointe@gmail.com](mailto:Peninsulaateaglespointe@gmail.com)

Allen Morgan, *Website*

The Board communicates with owners via email multiple times a year, so please update your contact information as needed to stay connected. Our annual homeowner's meeting happens every August, so be on the lookout for meeting information. All of the above information is located on our website, [www.peninsulaateaglespointe.com](http://www.peninsulaateaglespointe.com).

We look forward to having you in our neighborhood, and we hope you have a smooth building process!

Sincerely,

*The Peninsula at Eagles Pointe Board*



## NEW BUILD/IMPROVEMENT PROCEDURES

1. Contact Alyssa Syribey (Secretary) at [peninsulaateaglespointe@gmail.com](mailto:peninsulaateaglespointe@gmail.com) to provide your contact information, including your phone number and email.
2. Review the Covenants and ARC Guidelines on the website:  
<https://peninsulaateaglespointe.com/rules/>
3. Complete the ARC Committee Checklist/Preliminary Plan Review/Improvement form once you have your final house plans along with the following:
  - Completed and signed [New Build/Improvement form](#)
  - \$250.00 check made out to the POA Board.
  - Site Plan (see the checklist for details)
  - House plans
4. Once the Preliminary Plan Review/Improvement form is approved by the Board, you can submit the Final Plan Review along with the following:
  - Completed and signed form [Final Plan Review](#) form
  - \$1,000.00 check (impact fee) made out to the POA Board
  - Complete set of house plans
  - Builder's Name and License Number
  - Copy of Builder's Insurance
  - Your Builder's Risk Insurance
  - Septic Approval from the Health Department
  - Stake all corners of the house by the time of submission
5. Once the Final Plan Review is approved, sign and submit the Peninsula Owner Builder Approval Acknowledgment form.

Congratulations! You may begin building your new home. If you have any questions regarding the above procedures, please reach out to any board member.



## **OWNER AND BUILDER PLAN APPROVAL ACKNOWLEDGEMENT**

Please review the Restricted Covenants, the Amendments to the Covenants, and the Architectural Review Guidelines as you are expected to adhere to all provisions set forth in all three documents.

As noted in the Covenants, Page 11, 5.1 “damage to the subdivision road caused directly by any construction by or other activities of a particular Lot Owner shall be the responsibility of said Owner to repair”.

The Board is here to assist you in any way. Please do not hesitate to call on us as needed.

Sign below assuring you have reviewed all the documents and are aware that any damage in the subdivision during construction must be repaired by Lot Owner in a timely manner.

Lot Owner \_\_\_\_\_ Date \_\_\_\_\_

Builder \_\_\_\_\_ Date \_\_\_\_\_



## PRELIMINARY/IMPROVEMENT PLAN REVIEW

### Architectural Review Committee (ARC) Checklist

To assist in preparing and submitting your submissions to the ARC, please complete the following:

#### Property Owner(s)

Names \_\_\_\_\_ Lot Number \_\_\_\_\_

Address \_\_\_\_\_

Phone Numbers Home \_\_\_\_\_ Work \_\_\_\_\_

Cell \_\_\_\_\_ Cell \_\_\_\_\_

**Date of Preliminary Plan Review Submission** \_\_\_\_\_

\_\_\_\_\_ This ARC Checklist completed and attached to a copy of the following:

#### Preliminary Site Plan

\_\_\_\_\_ Map or plat of the property with the location of new construction clearly marked on map showing distances to property boundaries and relationship of adjacent homes

\_\_\_\_\_ Home, driveway location, septic field location, utility locations, and setbacks should be clearly shown

\_\_\_\_\_ Exterior materials and colors – may be samples, photos and /or charts

\_\_\_\_\_ Application Fee of \$250.00 made out to The Peninsula at Eagles Pointe POA

#### House Plans or Improvement Plans

\_\_\_\_\_ Floor plans with square footage breakdowns for all levels

\_\_\_\_\_ Exterior appearance and elevations of all 4 sides showing roof pitch

\_\_\_\_\_ Exterior materials and colors – may be samples, photos and /or charts

\_\_\_\_\_ Application Fee of \$250.00 made out to The Peninsula at Eagles Pointe POA

Having attached all the required documentation and application fee, I hereby submit my application for Board review and approval.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

#### POA Board Approval

Date \_\_\_\_\_ Signature: \_\_\_\_\_ Title: \_\_\_\_\_





## FINAL PLAN/IMPROVEMENT REVIEW

### Architectural Review Committee (ARC) Checklist

Date Submitted \_\_\_\_\_

#### Property Owner(s)

Names \_\_\_\_\_ Lot Number \_\_\_\_\_

Address \_\_\_\_\_

Phone Numbers Home \_\_\_\_\_ Work \_\_\_\_\_

Cell \_\_\_\_\_ Cell \_\_\_\_\_

#### Date of Final Plan/Improvement Review Submission \_\_\_\_\_

\_\_\_\_\_ This ARC Checklist completed and attached to a copy of the following:

\_\_\_\_\_ Final Site Plan

\_\_\_\_\_ House Plans or Improvement Plans which include a full set of drawings

\_\_\_\_\_ Builders Name \_\_\_\_\_ Contractor's license # \_\_\_\_\_

\_\_\_\_\_ Copy of Builders Insurance

\_\_\_\_\_ Copy of **your** Builder's Risk Insurance

\_\_\_\_\_ Health Department approval for septic system

\_\_\_\_\_ All corners of the new construction must be staked at time of submission

\_\_\_\_\_ Exterior materials and colors – may be samples, photos and /or charts

\_\_\_\_\_ Impact Fee of \$1000.00 made out to The Peninsula at Eagles Pointe POA to be deposited into the HOA trust account for road improvements after ARC approval of final plans (this does not apply to improvements such as pools, fencing, other buildings, etc...)

Having attached all required documentation and Impact fee, I hereby submit my application for review and approval.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

#### POA Board Approval

Date \_\_\_\_\_ Signature: \_\_\_\_\_ Title: \_\_\_\_\_

septic

LOT 52  
0.02 ACRES

N.F.  
FRANK STEWART  
ESTATE  
DB 854, PG 49  
PB 19, PG 121  
+/- 50 ACRES  
ZONED R-1AAA

## NOTES:

The house will be set back on lot 52 over 400 feet and will not be visible from the road or to neighbors, well in excess of the 30' front, 20' rear, and 10' side requirements.

GRAPHIC SCALE

1"=100'



IF SIGNATURE IS NOT BLUE  
ENC. THIS IS NOT AN ORIGINAL

8	2
PROJ. NAME: LW INVEST	
DWG. NAME: F19 PRELIM	
FILE #	

DATE: 10/09/13	NO.	DESCRIPTION	DATE	BY	APPR
SCALE: HORIZ. 1" = 100' VERT. 1" = 10'	1	addressed comments	10/17/13	JJM	JJM
SURVEYED BY: BB/PH					
DRAWN: JJM					
CHECKED: JJM					
APPROVED: JJM					

NO.	DESCRIPTION	DATE	BY	APPR



FINAL SURVEY FOR:  
  
THE PENINSULA  
LOCATED IN LAND LOTS 103, 104,  
105, 134, 135, & 136,  
13th DISTRICT  
BIBB COUNTY, GEORGIA

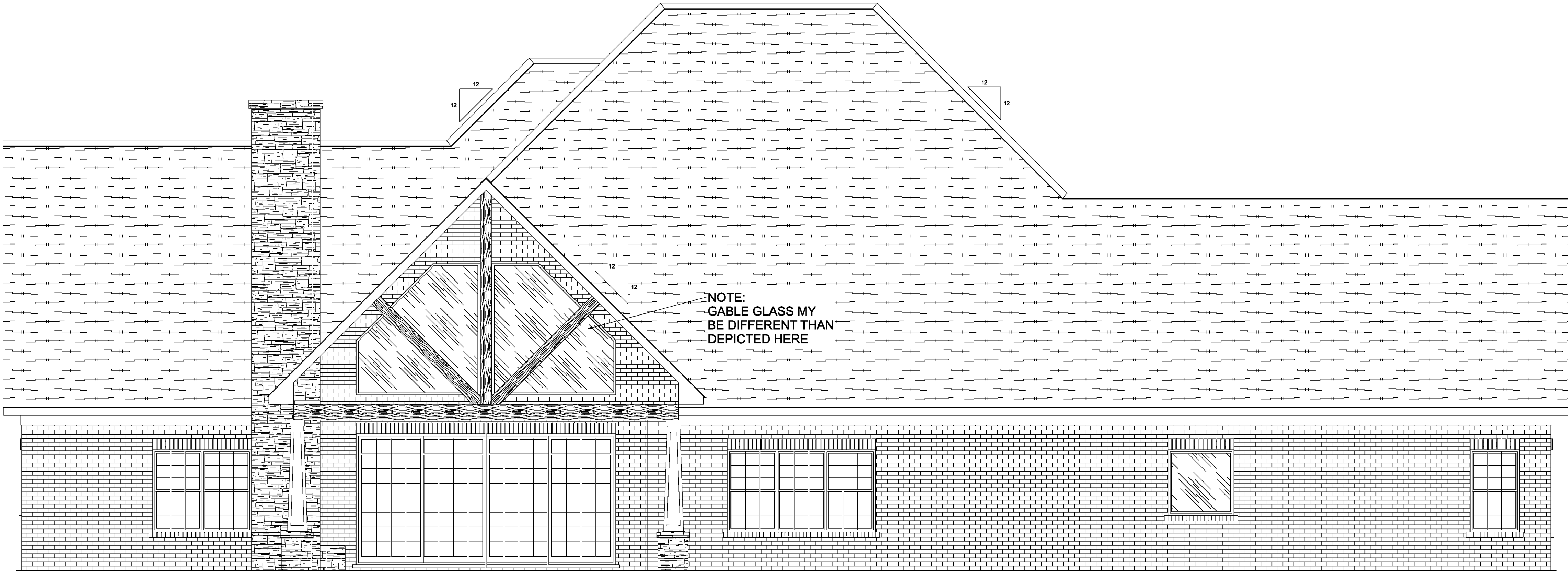
Blue Ridge Mountain  
Surveying, Inc.

246 Lakermont Circle  
Blairsville, Ga 30512  
706-697-3125

BRMS

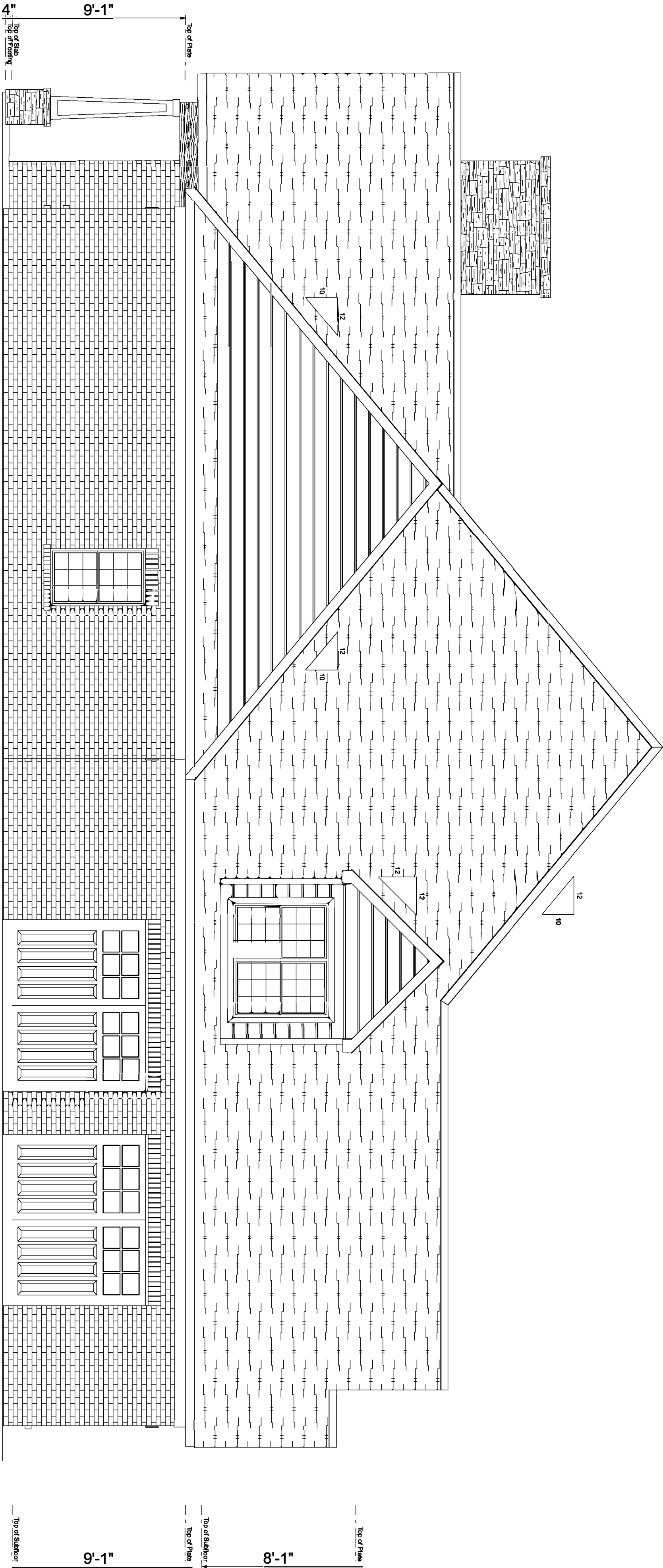


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

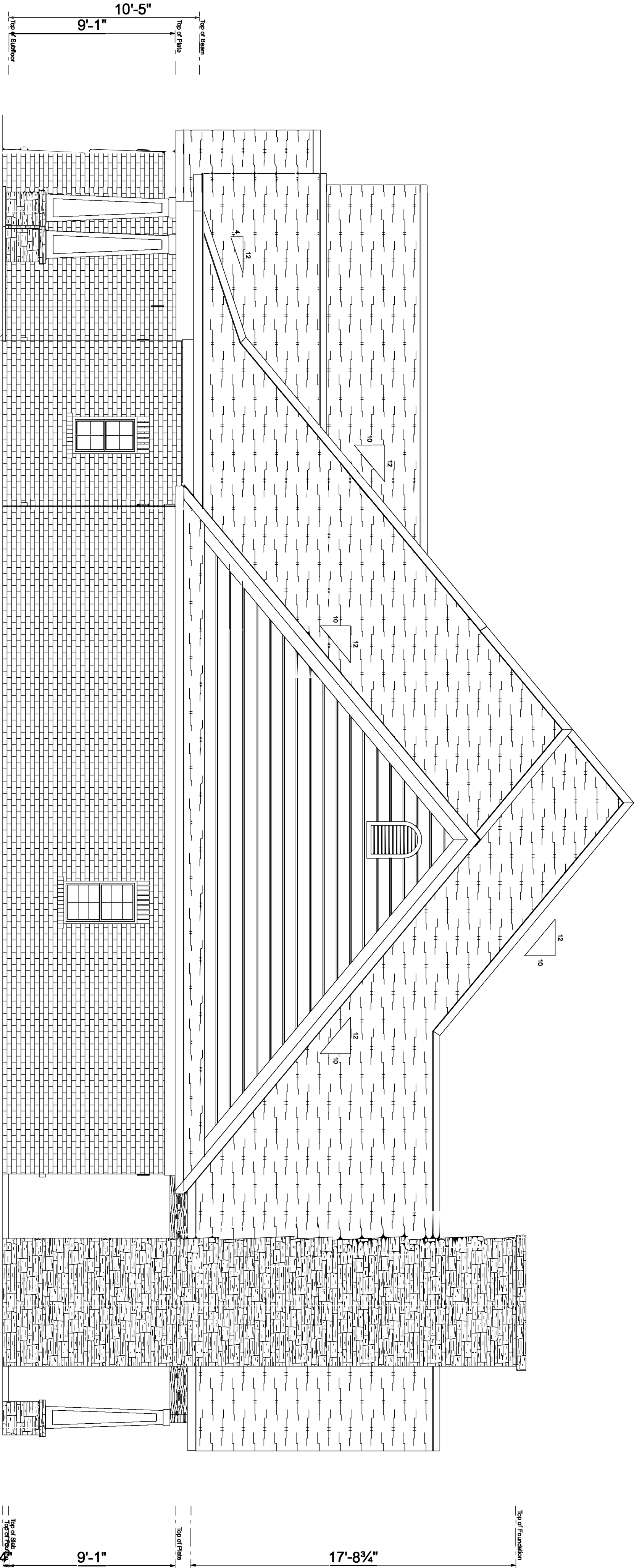


REAR ELEVATION  
SCALE: 1/4" = 1'-0"

CONST. COPY



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

CONST. COPY

Nate & Jessica Edmonds  
308 Whiskey Street  
Macon  
Ga

PHONE:

FAX:

SCALE: 1/4" = 1'-0"

DRAWN BY:

DATE: Thursday, November 15, 2018

APPROVED:

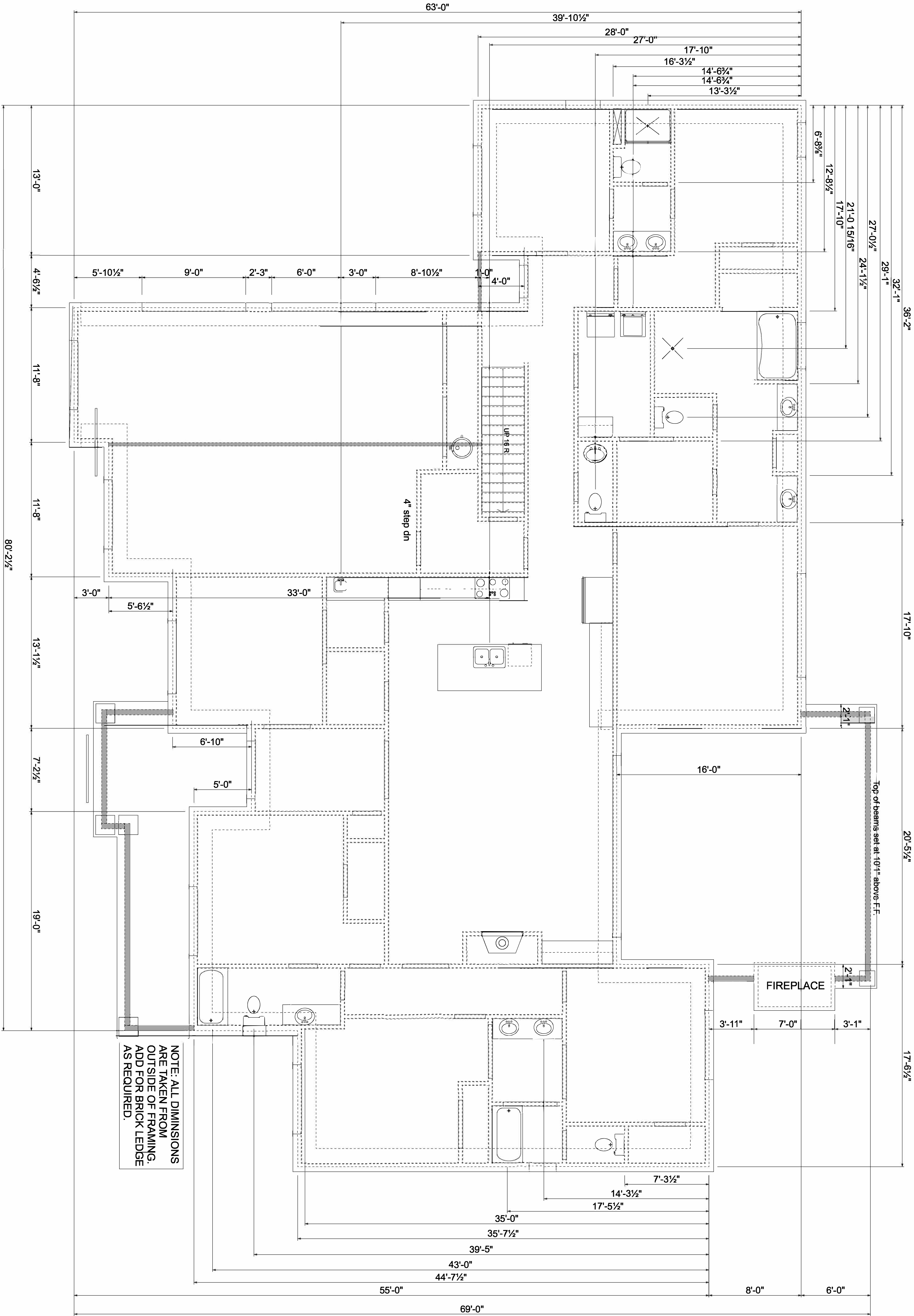
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3/7

Left-Right Elevations





SLAB FOUNDATION  
SCALE: 1/4" = 1'-0"

CONST. COPY

Nate & Jessica Edmonds

308 Whiskey Street  
Macon  
Ga

PHONE:

FAX:

SCALE: 1/4" = 1'-0"

DRAWN BY:

DATE: Thursday, November 15, 2018

APPROVED:

CHECKED BY:

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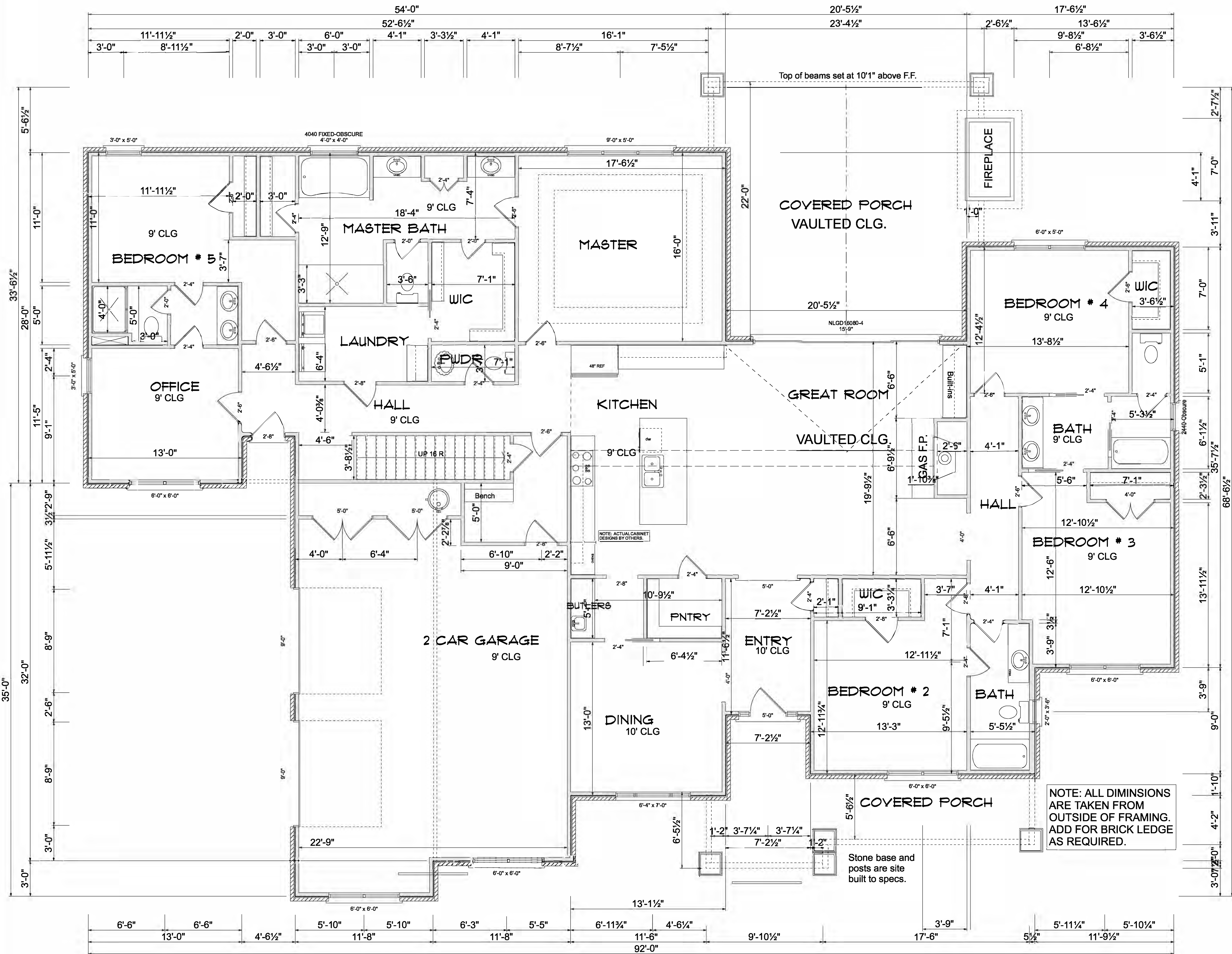
4/7

Slab Foundation



## CONST. COPY





AREA SCHEDULE	
NAME	AREA
First Fl Heated Sales	3361.2 sq ft.
Garage Sales	788.6 sq ft.
Bonus Rm Sales	485.7 sq ft.
Covered Porchs	662.2 sq ft.

OPENING SCHEDULE			
PRODUCT CODE	SIZE	HINGE COUNT	
2868 EXT. 6-PNL	2'-8"	L	1
2868 EXTERIOR	2'-8"	L	1
2068	2'-0"	L	2
2068	2'-0"	R	1
2468-MODIFIED	2'-4"	LR	1
2468	2'-4"	L	5
2468	2'-4"	R	1
2668	2'-6"	L	1
2668	2'-6"	R	5
2868	2'-8"	R	2
4068	4'-0"	LR	1
5068	5'-0"	LR	2
4040 FIXED-OBSOURE	4'-0" x 4'-0"	N	1
20-30-20 SH	6'-4" x 7'-0"	NA	1
2440-Obsoure	2'-4" x 4'-0"	U	1
3050 SH TRIPLE	9'-0" x 5'-0"	UUU	1
3050 SH TWIN	6'-0" x 5'-0"	UU	1
3050 TWIN	6'-0" x 5'-0"	UU	1
3050	3'-0" x 5'-0"	U	2
3060 SH TWIN	6'-0" x 6'-0"	UU	5
60X80 RH ENTRY - 2 SL - TRANSOM	5'-0"	NA	1
108X84 - COUNTRY 4 PANEL	9'-0"	U	2
26X80 COLONIAL POCKET I-MODIFIED	2'-4"	N	1
26X80 COLONIAL POCKET I-MODIFIED	2'-4"	R	1
28X80 COLONIAL POCKET I	2'-4"	N	3
NLGD16080-4	15'-9"	NA	1
Octagon 18D	1'-6"	N	1
Round Top 16x24-MODIFIED	2'-0"	N	2
24X42 SINGLE HUNG I	2'-0" x 3'-6"	U	1

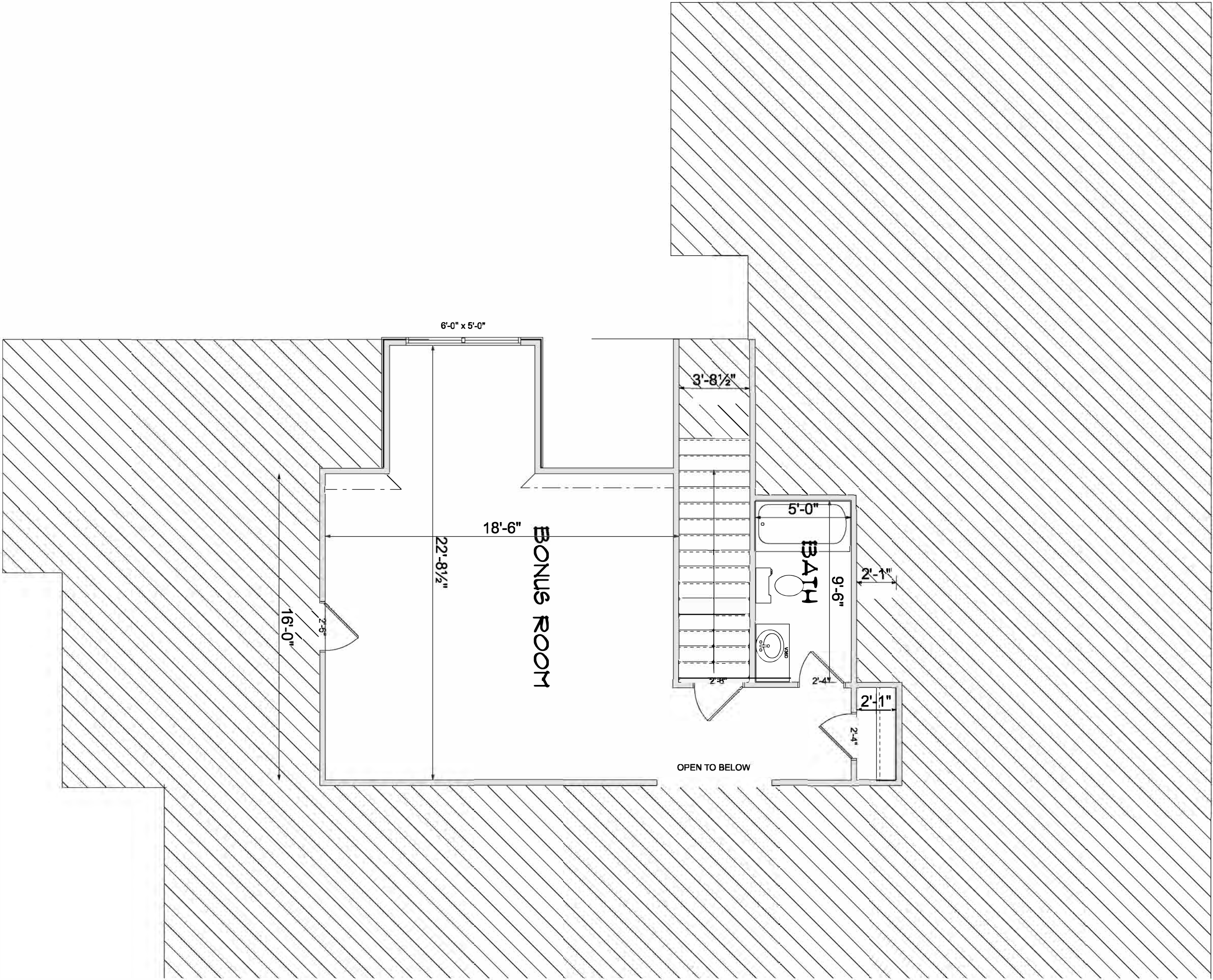
NOTE: THIS OPENING SCHEDULE DOES NOT INCLUDE THE OPT. WINDOWS UNDER THE REAR COVERED PORCH AREA.

NOTE: ALL DIMINSIONS ARE TAKEN FROM OUTSIDE OF FRAMING. ADD FOR BRICK LEDGE AS REQUIRED.

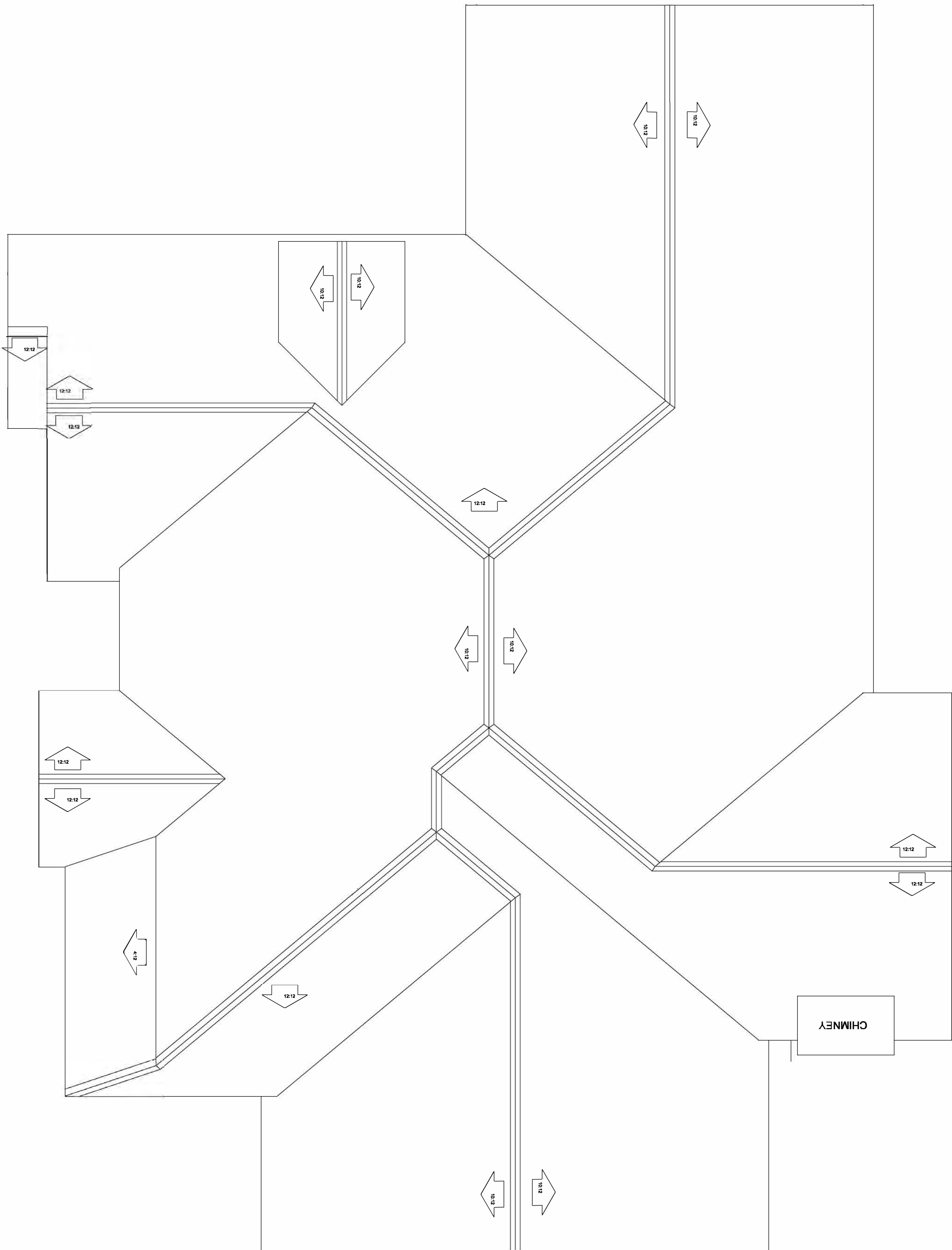
MAIN FLOOR  
SCALE: 1/4" = 1'-0"

CONST. COPY





**BONUS RM**  
SCALE: 1/4" = 1'-0"



**ROOF ELEVATION**  
SCALE: 3/16" = 1'-0"

CONST. COPY





# Environmental Delineations

Tradition. Integrity. Quality. Dependability.

213 N. Franklin Street, Dublin, GA 31021  
PHONE 478-272-6032 WWW.ENVIRONMENTALDELINEATIONS.COM

COUNTY:	BIBB	DATE:	3/21/2019
OWNER:	JESSICA EDMONDS		
SITE LOCATION:	308 WHISKEY STREET		
SCALE:	1 INCH = 60 FEET		
INTENSITY LEVEL OF INVESTIGATION:	LEVEL THREE; DPH STANDARDS		

SOIL SERIES SEE SUITABILITY CODES	SLOPE % ranges of the soil type	DEPTH TO BEDROCK (ranges)	DEPTH TO SEASONAL HIGH "PERCHED" H2O TABLE and/or *RESTRICTIVE (inches/ranges)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH MIN IN. (predicted range(s))	RECOMMENDED TRENCH BOTTOM DEPTH (inches)	SUITABILITY CODE
CECIL	5-15%	>60"	>60"	€5	24 TO 36"	A
LLOYD	5-15%	>60"	>60"	€5	24 TO 36"	A

AREAS WHICH FLOOD OR HAVE POTENTIAL FOR PROBLEMS ASSOCIATED WITH FLOODING/PONDING SHOULD NOT BE UTILIZED.

AREAS UTILIZED FOR ABSORPTION FIELDS SHOULD BE SHAPED FOR RAPID RUNOFF.

## SOIL MAP LEGEND

	DRAINAGE WAY; UNSUITABLE FOR WASTE DISPOSAL
	SOIL BORING LOCATION
	OPEN TOP PIPE FOUND
	IRON PIN FOUND

## SOIL SUITABILITY CODES

A	SUITABILITY CODE = SOIL TYPE SHOULD HAVE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.
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## GENERAL NOTES FOR THIS SITE

- MAKE SURE THE PROPOSED SEPTIC AREAS ARE PROTECTED DURING CONSTRUCTION OF THE HOME AND ARE NOT ALLOWED TO BECOME STORAGE AREAS FOR FILL DIRT, OR USED FOR TRASH PITS. ALSO, KEEP HEAVY EQUIPMENT FROM PARKING AND DRIVING ON THE SEPTIC AREA WHICH COULD CAUSE COMPACTION OF THE SOIL. SHAPE DRAIN FIELD FOR RAPID RUN OFF. MUST CONTROL SURFACE WATER FROM ANY LAND AREA LOCATED UP GRADIENT.
- THE ABSORPTION FIELD SHOULD NOT BE INSTALLED DURING A WET OR RAINY PERIOD WHICH COULD RESULT IN DAMAGE TO THE SOIL STRUCTURE AND RESULT IN REDUCED SYSTEM PERFORMANCE.

The information contained in this report is based on the pedons (test borings) classified in the field. All boring locations, as well as, other miscellaneous soil conditions and features, are located with a Trimble Pro XRS Global Positioning Satellite System (GPS) to assist in maintaining quality control. If the site is disturbed from cutting or filling after the date of this soil report, the Soil Scientist whose seal is affixed to this report and his recommendations are null & void. The projected boundary of each soil map unit is based on the professional opinion and judgment of the Soil Scientist. Soil boundary lines should be considered as transitional zones where one soil condition intergrades into another, rather than, as an exact boundary. ED,LLC does not install, maintain or permit waste disposal systems and does not guarantee the performance of any waste disposal system. Full length systems using three foot wide trenches with equal lengths of line and equal distribution (e.g. distribution box) installed on the contour of the landscape will increase longevity and long term performance and is recommended for all systems. Your local Health Department holds full authority in the permitting of onsite waste disposal systems. The use of advance treatment (e.g. Aerobic Treatment Systems) to decrease the standard 24" inch separation permitting of onsite waste disposal systems. A number of systems will meet "code", but that off a seasonal high water table or restrictive layer does not guarantee the proper function of a septic system. Recommendations are site specific and if not followed will void this report. does not necessarily mean that all systems that meet "code" will function properly. Recommendations are site specific and if not followed will void this report. This report is based on conventional septic systems and all recommendations are based on installation from the original unaltered soil surface unless stated otherwise. ED,LLC produces soils surveys based on the USDA Soil Survey Manual, U.S. Soil Taxonomy, and all mapping is completed in accordance with the National Cooperative Soil Survey Standards. Any changes or alterations made to the soil maps or interpretations without the written approval of ED,LLC voids the seal of the Soil Scientist. This report reflects the soil conditions as they relate to on-site waste disposal and shall not be used to determine suitability of systems and/or building foundations. The information herein is intended for the sole use of the client named above. Use by any other party must be with the express written permission by ED,LLC and risk for purposes other than those expressly indicated by this report is at the risk of the user. The lot boundary shown was taken from the county Tax Assessor's public record maps and was electronically traced and used as the background image in completing this soil survey and is for illustration purposes only and shall be considered approximate. ED,LLC does not guarantee the accuracy of the information provided by others.

HOME SITE  
DESIGNATED BY CLIENT



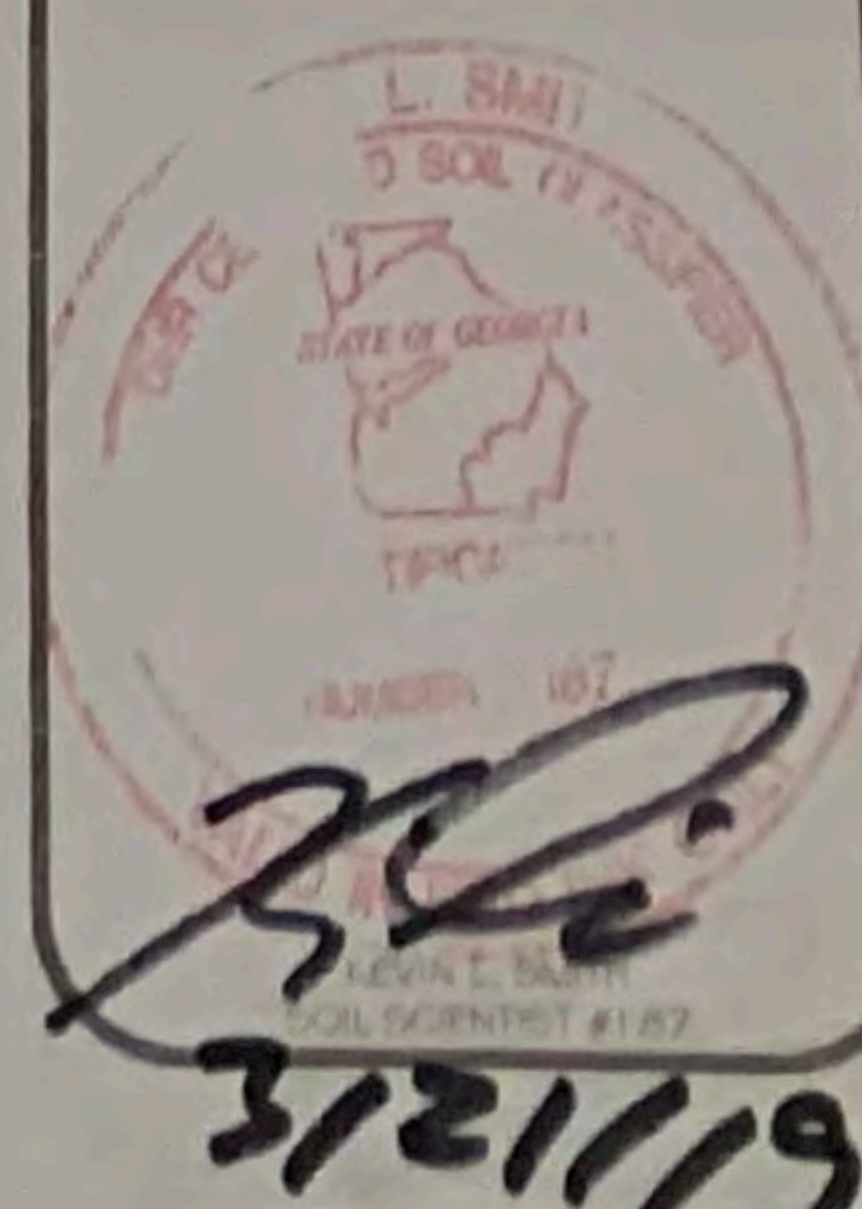
LEVEL THREE SOIL SURVEY  
308 WHISKEY STREET  
BIBB COUNTY

DATE: 3-21-2019  
CLIENT: J. EDMONDS  
DRAWN BY: KLS  
SITE WORK: KLS  
CHECKED BY: KLS

## REVISIONS:

NO.	DATE	DESCRIPTION

THIS DRAWING IS THE PROPERTY OF ENVIRONMENTAL DELINEATIONS, LLC. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT. ANY CUTTING OR FILLING OF THE SITE AFTER THE DATE OF THIS SOIL MAP VOIDS THE INFORMATION HEREON. ED,LLC DOES NOT DESIGN, PERMIT OR INSTALL ANY SITE WASTE DISPOSAL SYSTEM AND DOES NOT GUARANTEE THE FUNCTION OF ANY ON SITE WASTE DISPOSAL SYSTEM. YOUR HEALTH DEPARTMENT MAY VIEW THE SOIL CONDITIONS DIFFERENTLY THAN THE SOIL SCIENTIST AND WILL HAVE THE FINAL SAY IN THAT COUNTY. IT IS ESSENTIAL TO MAINTAIN YOUR SEPTIC SYSTEM TO PROMOTE LONGEVITY.



WHISKEY STREET

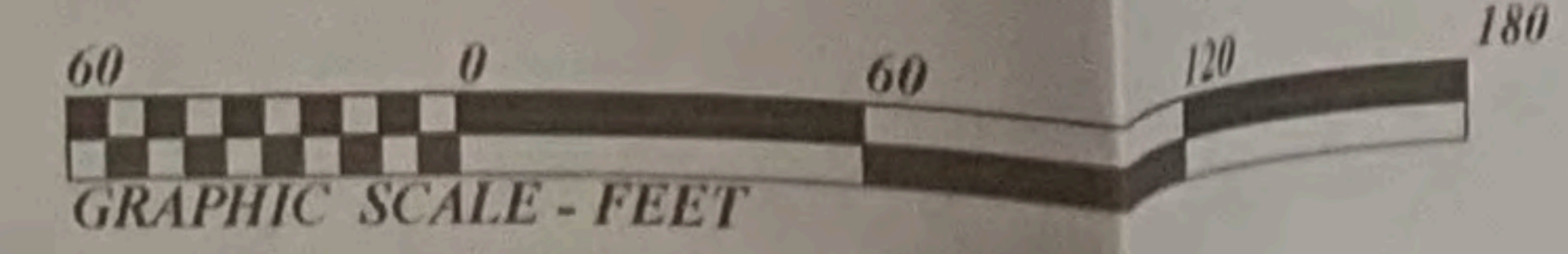
LOT 51

LOT 52

LOT 53



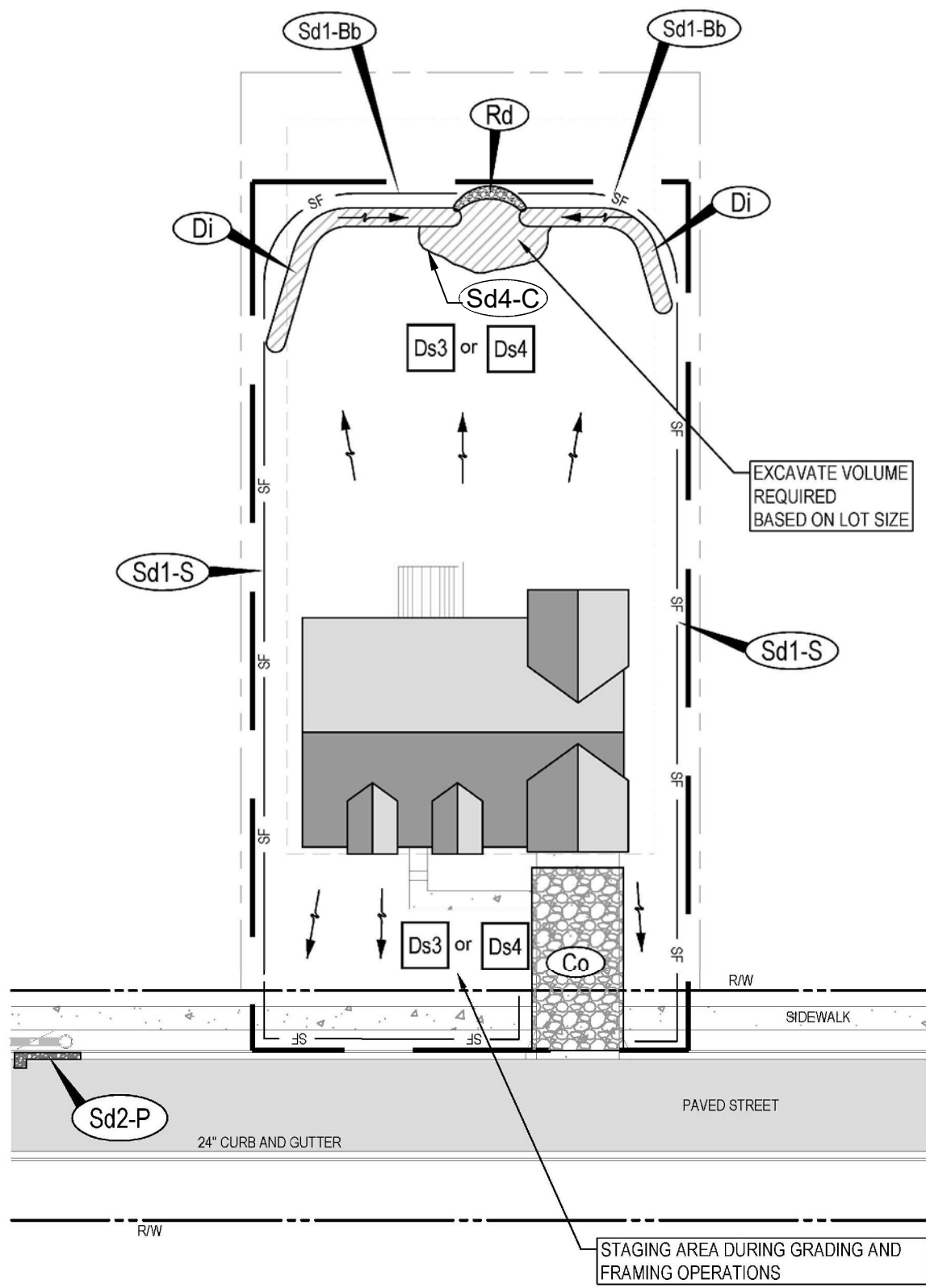
The information herein is intended for the sole use of Jessica Edmonds (Client). Use by any other party must be with the express written permission by Environmental Delineations, LLC (Consultant) and risk for purposes other than those expressly indicated by this report is at the risk of the user.



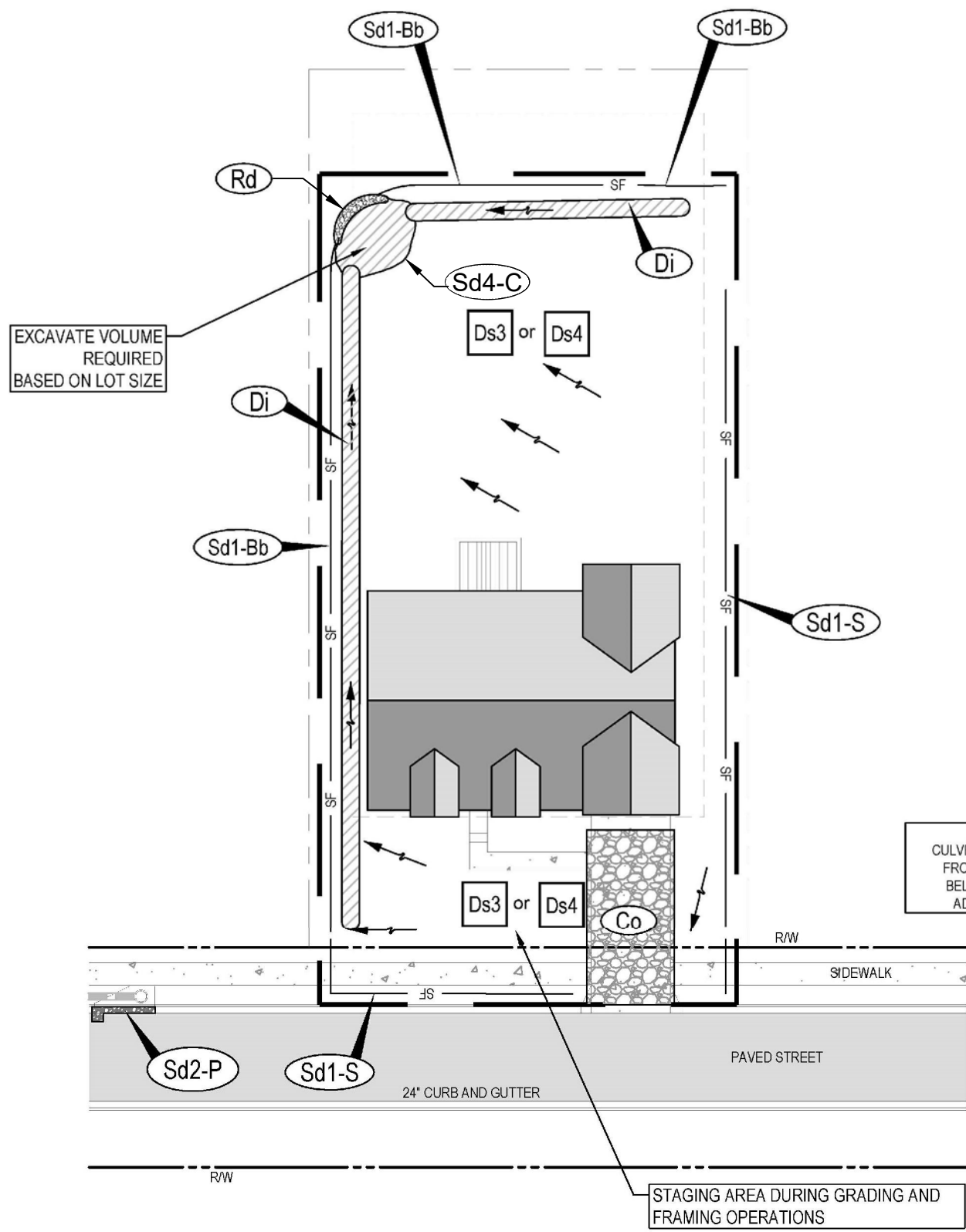




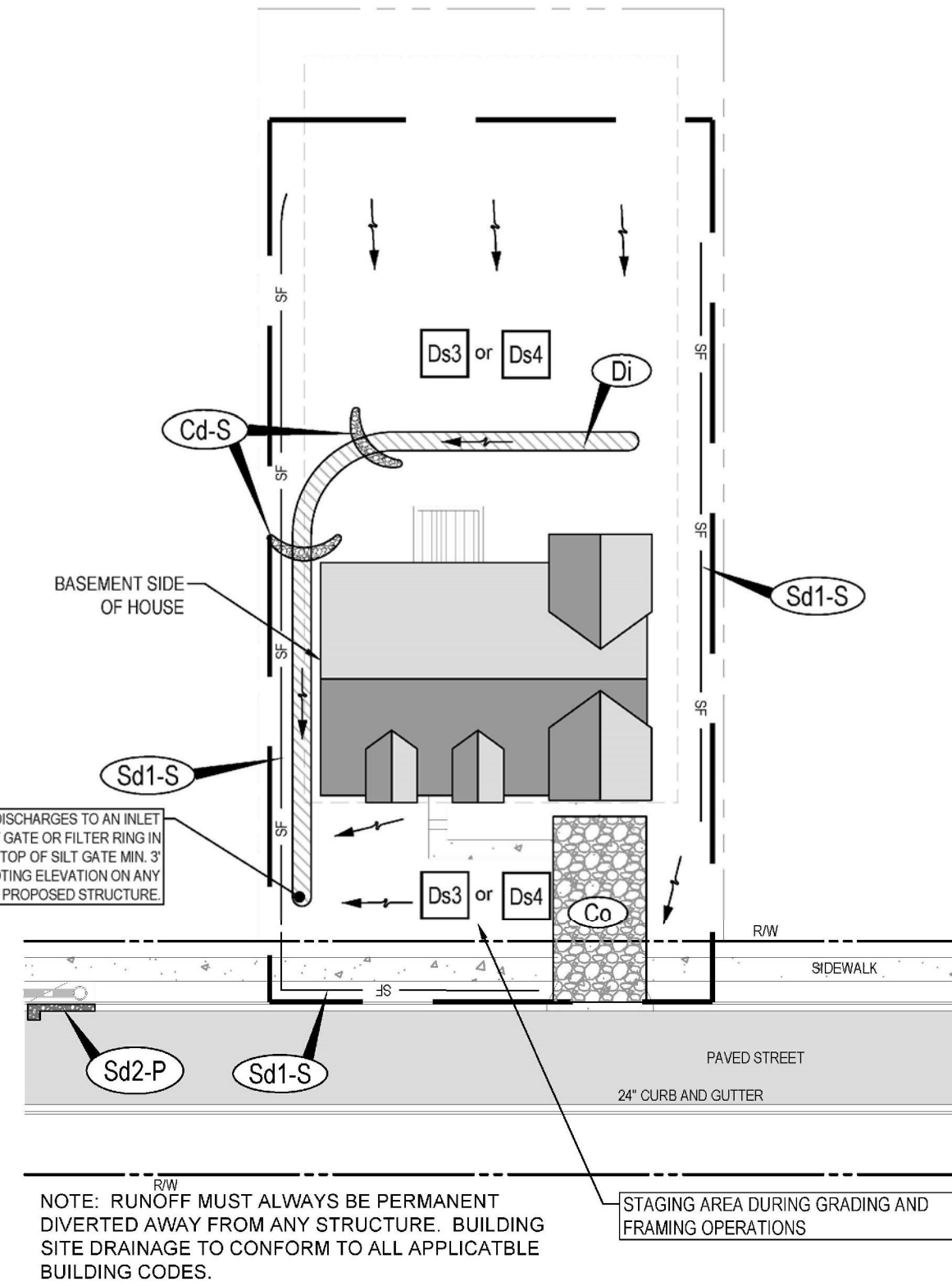




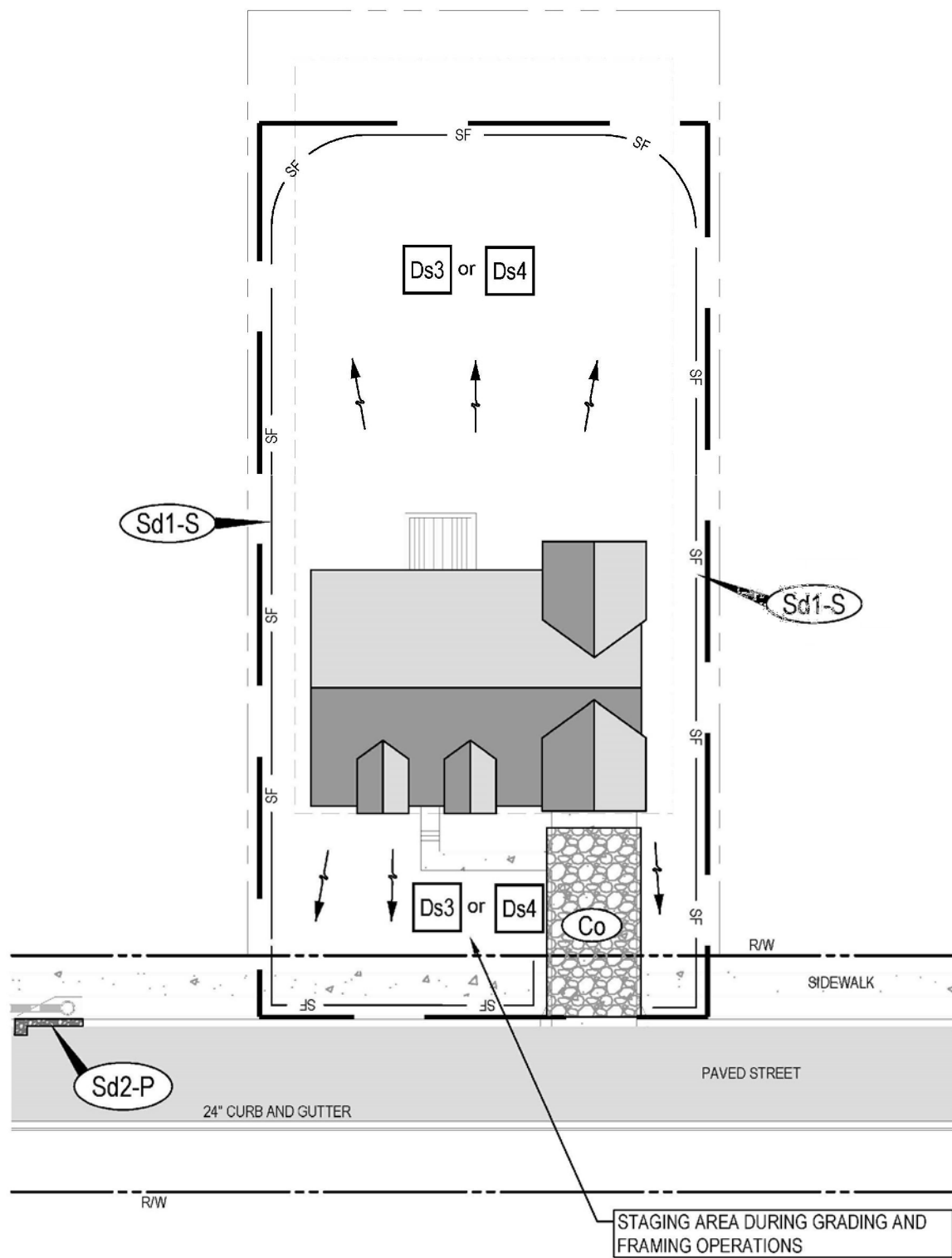
1 TYPICAL LOT EROSION CONTROL, LEVEL LOT  
N.T.S.



2 LOT EROSION CONTROL, SLOPING TO ONE SIDE  
N.T.S.



3 LOT EROSION CONTROL, SLOPING TO FRONT YARD  
N.T.S.



5 TYPICAL LOT EROSION CONTROL  
N.T.S.

ONLY TO BE USED WHEN LOT AREA IS ROUTED THROUGH A PRESENTLY MAINTAINED SEDIMENT BASIN, ROCK DAM, RETROFITTING, OR OTHER EQUIVALENT STRUCTURAL BMP. BEFORE ENTERING A STATE WATER OR LEAVING THE COMMON DEVELOPMENT.

MONTH	1	2	3	4	5	6	7	8	9	10	11	12
PLACE CONSTRUCTION ENTRANCE, SILT FENCE AND TREE PROTECTION FENCE IF NEEDED												
BEGIN CLEARING AND SEED AND MULCH ANY BARE GROUND												
FINAL GRADE PAD (CUT AND FILL)												
BEGIN HOME CONSTRUCTION, UTILITY INSTALLATION												
FINISH GRADING AND INSTALL PERMANENT LANDSCAPING												
FINAL STABILIZATION OF SITE												
EROSION CONTROL MONITORING AND MAINTENANCE												

ANTICIPATED START DATE: \_\_\_\_\_  
ANTICIPATED FINISH DATE: \_\_\_\_\_  
THE CONTRACTOR MAY ALTER THIS SCHEDULE AS LONG AS EROSION CONTROL IS MAINTAINED AT ALL TIMES UNTIL PERMANENT VEGETATION IS ESTABLISHED.

BASIN SIZING TABLE (BASED ON LOT SIZE)			
LOT SIZE (Ac.)	Excavation Size (C.Y.)	Avg. Approx. Depth (FT)	Approx. L and W (FT)
0.25	11.25	2	12
0.33			
0.50	22.50	2	
1.0	45.00	2	
2.0			

\*These quantities are approximate based on 50 C.Y. per Acre of lot size. In most cases, this estimate is conservative, since portions of the lot will remain undisturbed and portions of the lot will drain to sediment traps/silt fence along the street. Contractor may reduce excavation area or modify the size to handle multiple adjacent lots provided 67 cubic yards per Acre of Disturbed area is provided, and cleaned out when the volume reaches 1/3 of the total.

- Ds1** ON ALL DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE OR AS SOON AS FINAL GRADE IS ACHIEVED, WHICHEVER IS SOONER.
- AND/OR
- Ds2** ON ALL DISTURBED AREAS WITHIN 14 DAYS OF DISTURBANCE OR AS SOON AS FINAL GRADE IS ACHIEVED, WHICHEVER IS SOONER. USE FOR AREAS WHERE FUTURE DISTURBANCE WILL NOT OCCUR FOR 2-4 MONTHS.
- Ds3** ON ALL ROUGH GRADED AREAS THAT WILL BE UNDISTURBED FOR LONGER THAN 3 MONTHS. APPLY IMMEDIATELY TO ALL DISTURBED AREAS AT FINAL GRADE.

#### TYPICAL SECONDARY AND TERTIARY PERMITTEE EROSION CONTROL SEQUENCE (PART IV.D.1.b):

1. TERTIARY PERMITTEES ARE REQUIRED TO SUBMIT NOTIFICATION OF INTENT IN ACCORDANCE WITH GA DNR, ENVIRONMENTAL PROTECTION DIVISION PERMIT GAR 100003 A MINIMUM OF 14 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. CONTRACTOR TO INSTALL PERIMETER SEDIMENT BARRIERS PRIOR TO CLEARING OPERATIONS.
3. CONSTRUCTION OF DIVERSIONS, BRUSH BARRIERS, AND A GRAVEL CONSTRUCTION ENTRANCE ARE TO BE PERFORMED PRIOR TO GRUBBING OPERATIONS.
4. STABILIZATION MEASURES (MULCHING OR VEGETATIVE MEASURES) ARE REQUIRED TO BE INSTALLED AS SOON AS PRACTICABLE IN AREAS WHERE FURTHER DISTURBANCE WILL CEASE FOR A PERIOD GREATER THAN 14 DAYS FROM THE DATE THEY ARE GRUBBED.
5. CONTRACTOR TO PERFORM ROUGH GRADING AND ESTABLISHMENT OF THE BUILDING PAD FOR THE SITE.
6. STABILIZATION MEASURES (MULCHING OR VEGETATIVE MEASURES) ARE REQUIRED TO BE INSTALLED AS SOON AS PRACTICABLE IN AREAS WHERE FURTHER DISTURBANCE WILL CEASE FOR A PERIOD GREATER THAN 14 DAYS FROM THE DATE THEY ARE GRUBBED. ANY EXCAVATIONS FOR EROSION CONTROL SHOULD BE INSPECTED. IF THE VOLUME OF SUCH MEASURES (INCLUDING SILT BARRIERS) ARE MORE THAN 1/3 FULL, THEY ARE TO BE CLEANED OUT.
7. BUILDING CONSTRUCTION WILL COMMENCE ON THE SITE.
8. SITE FINAL GRADING, PAVING, AND LANDSCAPING WILL COMMENCE. IF SOD IS BEING PLACED, SILT BARRIERS MAY BE REMOVED FROM DOWNSTREAM AREAS IMMEDIATELY UPON COMPLETION OF SOD INSTALLATION. FOR AREAS WHERE PERMANENT GRASSING IS USED, EROSION CONTROL MEASURES MAY BE REMOVED ONCE LANDSCAPING IS COMPLETED, PAVING IS COMPLETE, AND PERMANENT GRASSES COVER 70% OF THE SITE AREA.
9. NOTICE! AN AREA IS NOT CONSIDERED PERMANENTLY STABILIZED UNTIL PERMANENT GRASS IS ESTABLISHED. WHEN PERMANENT/ANNUAL GRASS MIXTURES ARE USED FOR OFF-SEASON ESTABLISHMENT, THE AREA IS NOT PERMANENTLY STABILIZED UNTIL THE PERMANENT GRASSES MAKE UP 70% OF THE ESTABLISHED VEGETATION.
10. FOR LOTS THAT HAVE A DISCHARGE POINT AT THE REAR OF THE SITE WITHIN 100 FEET OF STATE WATERS, A DOUBLE ROW OF TYPE "C" SILT FENCE SHOULD BE INSTALLED ALONG THE REAR OF THE SITE.

NOTE: SD1-NS CAN BE USED IN LIEU OF SD1-S IF THE SITE IS NOT LOCATED WITHIN 200' OF STATE WATERS OR OTHER SENSITIVE AREAS. 312 WHISKEY STREET IS LOCATED WITHIN 200' OF A STATE WATER OR SENSITIVE AREA, AT ITS CONNECTION TO WHISKEY STREET. TWO ROWS OF TYPE C SILT FENCE ARE REQUIRED WITHIN THE AREA 200' FROM THE STREAM.

ALONG ALL STATE WATERS AND OTHER SENSITIVE AREAS, TWO ROWS OF TYPE C SEDIMENT BARRIERS SHALL BE USED. THE TWO ROWS OF TYPE C SEDIMENT BARRIER SHOULD BE PLACED A MINIMUM OF 36 INCHES APART.

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION

**Russell R Wheeler**  
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000052746  
ISSUED: 09/01/2017 EXPIRES: 09/01/2020

OWNER (TERTIARY PERMITTEE)  
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PENINSULA EAGLE'S POINTE SUBDIVISION  
312 WHISKEY STREET  
FOR  
JESSICA A. EDMUNDS, ESQ.  
6941 AYERS ROAD, MACON-BIBB COUNTY GA 31210

PRELIMINARY NOT FOR CONSTRUCTION  
04/30/2019

PROJECT NO.: PEP 001  
DATE: APRIL 30, 2019  
SCALE: 1" = 1'

2.0



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#### SOIL MAP LEGEND

Map unit symbol	Map unit name	Rating
CeB	Cecil sandy loam, 2 to 6 percent slopes	B
Co	Congaree silt loam	C
DH2	Davidson clay loam, 6 to 10 percent slopes, moderately eroded	B
DH2	Davidson clay loam, 10 to 17 percent slopes, eroded	B
VaC	Vance sandy loam, 6 to 10 percent slopes	C
Totals for Area of Interest		

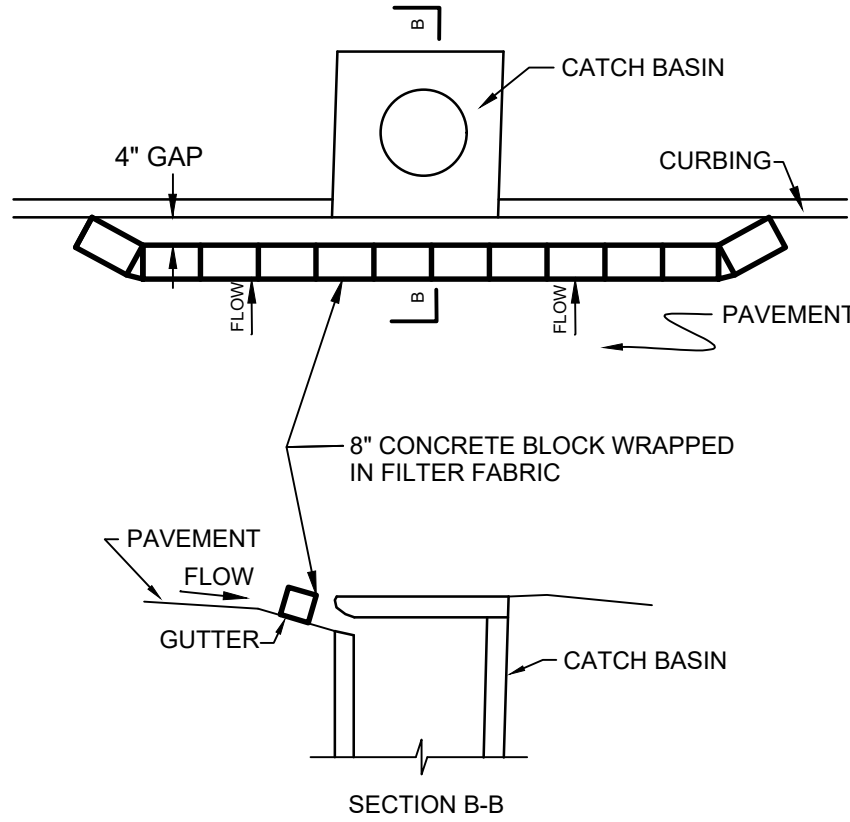
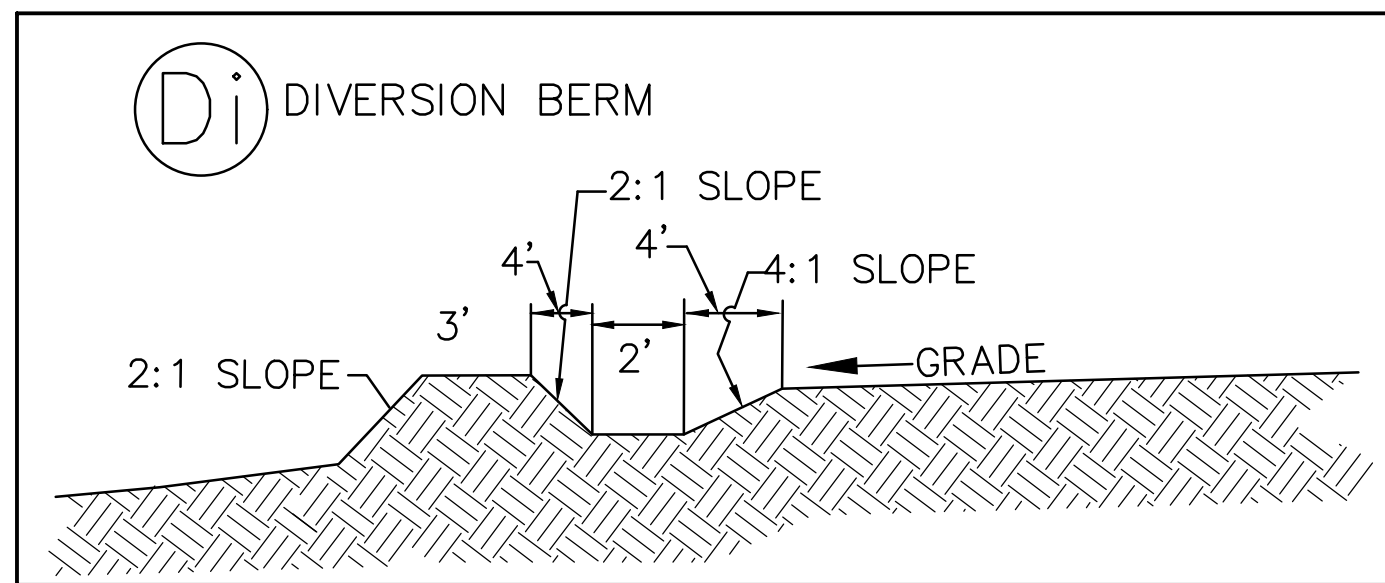
### GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES STATE SOIL AND WATER CONSERVATION COMMISSION OF GEORGIA STRUCTURAL PRACTICES

Cd	CHECKDAM		A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW
Ch	CHANNEL STABILIZATION		IMPROVING, CONSTRUCTING OR STABILIZING AN OPEN CHANNEL, EXISTING STREAM OR DITCH.
Co	CONSTRUCTION EXIT		A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.
Cr	CONSTRUCTION ROAD STABILIZATION		A TRAVEL WAY CONSTRUCTED AS PART OF A CONSTRUCTION PLAN INCLUDING ACCESS ROADS, SUBDIVISION ROADS, PARKING AREAS AND OTHER ON-SITE VEHICLE TRANSPORTATION ROUTES.
Dc	STREAM DIVERSION CHANNEL		A TEMPORARY CHANNEL CONSTRUCTED TO CONVEY FLOW AROUND A CONSTRUCTION SITE WHILE A PERMANENT STRUCTURE IS BEING CONSTRUCTED.
Di	DIVERSION		AN EARTH CHANNEL OR DIKE LOCATED ABOVE, BELOW, OR ACROSS A SLOPE TO DIVERT RUNOFF. THIS MAY BE A TEMPORARY OR PERMANENT STRUCTURE.
Dn1	TEMPORARY DOWN DRAIN STRUCTURE		A FLEXIBLE CONDUIT OF HEAVY-DUTY FABRIC OR OTHER MATERIAL DESIGNATED TO SAFELY CONDUIT SURFACE RUNOFF DOWN A SLOPE. THIS IS TEMPORARY AND INEXPENSIVE.
Dn2	PERMANENT DOWN DRAIN STRUCTURE		A PAVED CHUTE, PIPE, SECTIONAL CONDUIT OR SIMILAR MATERIAL DESIGNED TO SAFELY CONDUIT SURFACE RUNOFF DOWN A SLOPE.
Fr	FILTER RING		A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS.
Ga	GABION		ROCK FILTER BASKETS WHICH ARE HAND PLACED INTO POSITION FORMING SOIL STABILIZATION STRUCTURES.
Gr	GRADE STABILIZATION STRUCTURE		PERMANENT STRUCTURES INSTALLED TO PROTECT NATURAL OR ARTIFICIAL CHANNELS OR WATERWAYS WHERE OTHERWISE THE SLOPE WOULD BE SUFFICIENT FOR THE RUNNING WATER TO FORM GULLIES.
Lv	LEVEL SPREADER		A STRUCTURE TO CONVERT CONCENTRATED FLOW OF WATER INTO LESS EROSION SHEET FLOW. THIS SHOULD BE CONSTRUCTED ONLY ON UNDISTURBED SOILS.
Rd	ROCK FILTER DAM		A PERMANENT OR TEMPORARY STONE FILTER DAM INSTALLED ACROSS SMALL STREAMS OR DRAINAGE WAYS
Re	RETAINING WALL		A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SLOPE SURFACE WILL REQUIRE SPECIAL DESIGN.
Rt	RETROFITTING		A DEVICE OR STRUCTURE PLACED IN FRONT OF A PERMANENT STORM WATER DETENTION POND OUTLET STRUCTURE TO SERVE AS A TEMPORARY SEDIMENT FILTER.
Sd1	SEDIMENT BARRIER		A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL OR SILT FENCE.
Sd2	INLET SEDIMENT TRAP		AN IMPOUNDING AREA CREATED BY EXCAVATING AROUND A STORM DRAIN INLET. THE EXCAVATED AREA WILL BE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION ACTIVITIES.

Sd3	TEMPORARY SEDIMENT BASIN		A BASIN CREATED BY EXCAVATION OR A DAM ACROSS A WATERWAY. THE SURFACE WATER RUNOFF IS TEMPORARILY STORED ALLOWING THE BULK OF THE SEDIMENT TO DROP OUT.
Sr	TEMPORARY STREAM CROSSING		A TEMPORARY BRIDGE OR CULVERT-TYPE STRUCTURE PROTECTING A STREAM OR WATERCOURSE FROM DAMAGE BY CROSSING CONSTRUCTION EQUIPMENT.
St	STORM DRAIN OUTLET PROTECTION		A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Su	SURFACE ROUGHENING		A ROUGH SOIL SURFACE WITH HORIZONTAL DEPRESSIONS ON A CONTOUR OR SLOPES LEFT IN A ROUGHENED CONDITION AFTER GRADING.
Tp	ROUGHENING		THE PRACTICE OF STRIPPING OFF THE MORE FERTILE SOIL, STORING IT, THEN SPREADING IT OVER THE DISTURBED AREA AFTER COMPLETION OF CONSTRUCTION ACTIVITIES.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL		PAVED OR VEGETATE WATER OUTLETS FOR DIVERSIONS, TERRACES, BERMS, DIKES, OR SIMILAR STRUCTURES.

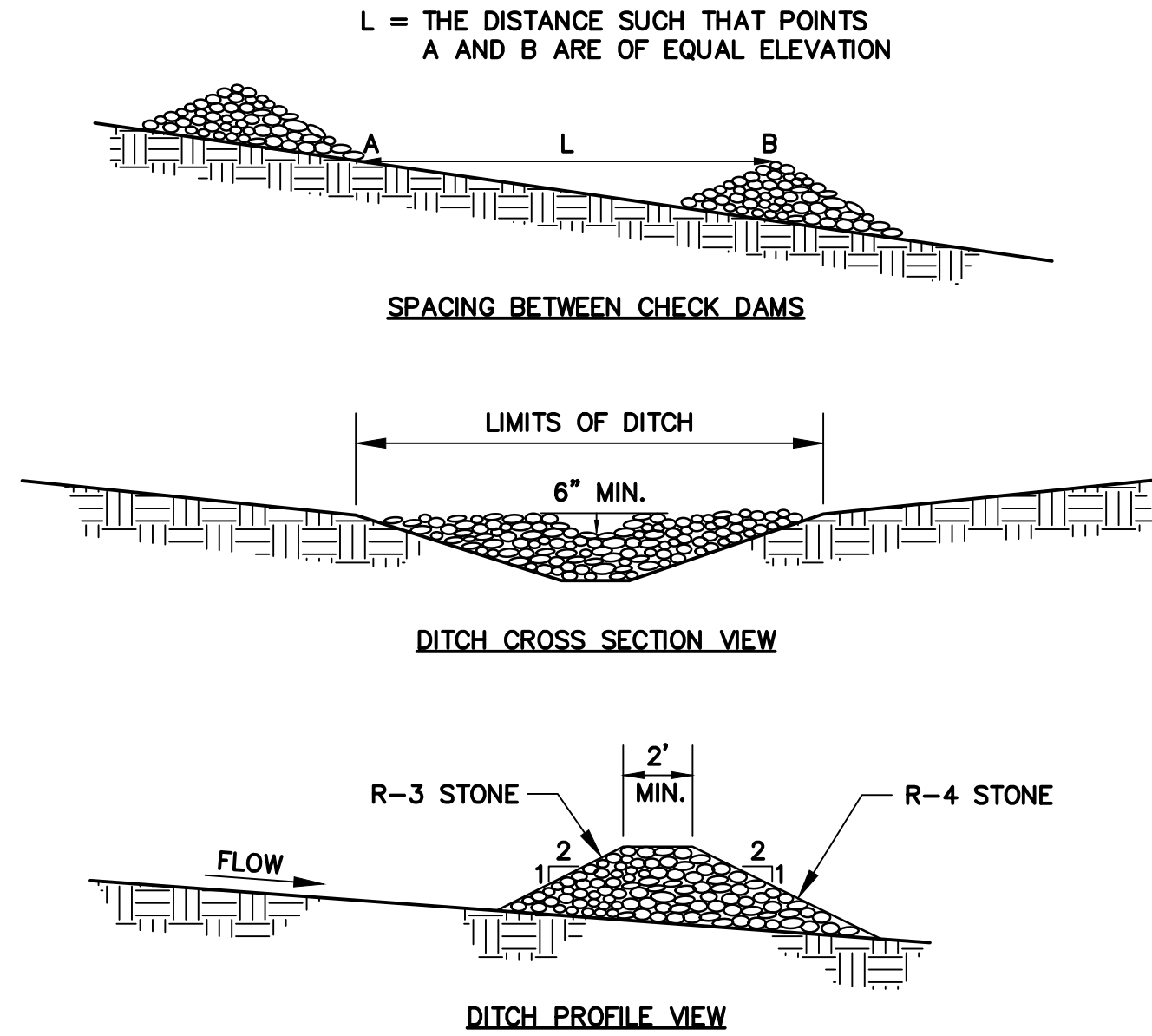
#### VEGETATIVE MEASURES

Bf	BUFFER ZONE		A STRIP OF UNDISTURBED ORIGINAL VEGETATION, ENHANCED OR RESTORED EXISTING VEGETATION OR THE RE-ESTABLISHMENT OF VEGETATION SURROUNDING AN AREA OF DISTURBANCE OR BORDERING STREAMS.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)		PLANTING VEGETATION ON DUNES THAT ARE DENUDDED, ARTIFICIALLY CONSTRUCTED OR RENOURISHED.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, SOY OR LEGUMES ON DISTURBED AREAS.
Ds4	DISTURBED AREA STABILIZATION (WITH SEEDING)		A PERMANENT VEGETATIVE COVER USING SOYS ON HEAVILY ERODIBLE OR CRITICALLY ERODED LANDS.
Du	DUST CONTROL ON DISTURBED AREAS		CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS AND SIMILAR SITES.
Mb	EROSION CONTROL MATTING AND BLANKETS		THE INSTALLATION OF A PROTECTIVE (BLANKET) OR SOIL STABILIZATION MAT ON A PREPARED PLANTING AREA OF A STEEP SLOPE, CHANNEL OR SHORELINE.
Pm	DUST CONTROL ON DISTURBED AREAS		THE LAND APPLICATION OF PRODUCT CONTAINING ANIONIC POLYACRYLAMIDE (PAM) AS TEMPORARY SOIL-BINDING AGENTS TO REDUCE SOIL EROSION.
Sb	STREAM BANK STABILIZATION (USING PERMANENT VEGETATION)		THE USE OF READILY AVAILABLE NATIVE PLANT MATERIALS TO MAINTAIN AND ENHANCE STREAM BANKS OR TO PREVENT OR RESTORE AND REPAIR SMALL STREAM BANK EROSION PROBLEMS.
Tb	TACKIFIERS AND BINDERS		SUBSTANCE USED TO ANCHOR STRAW OR HAY MULCH BY CAUSING THE ORGANIC MATERIAL TO BIND TOGETHER.

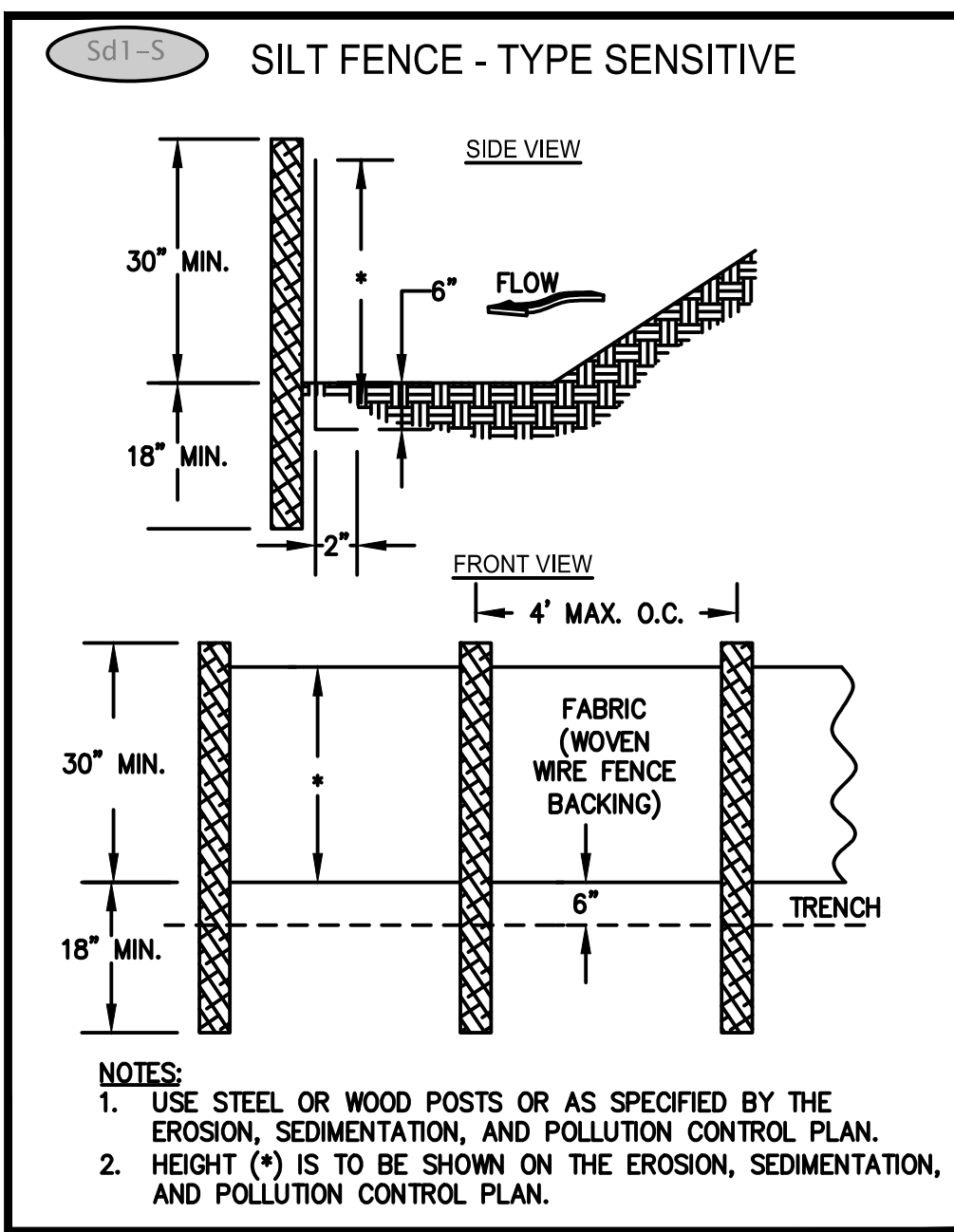
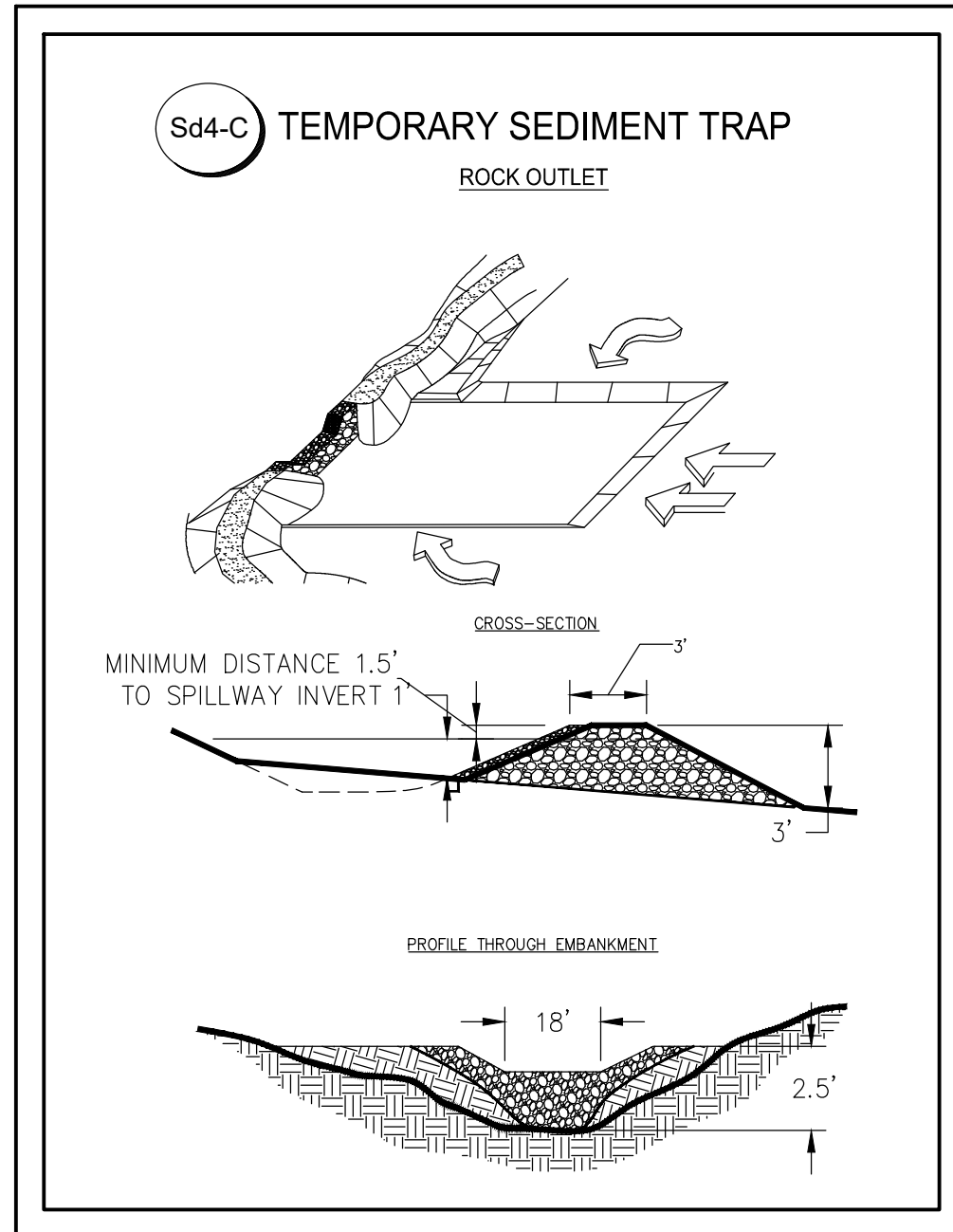


- NOTE:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
  2. FILTER TO BE REMOVED IMMEDIATELY IF TRAFFIC HAZARDS ARE OBSERVED OR REPORTED.

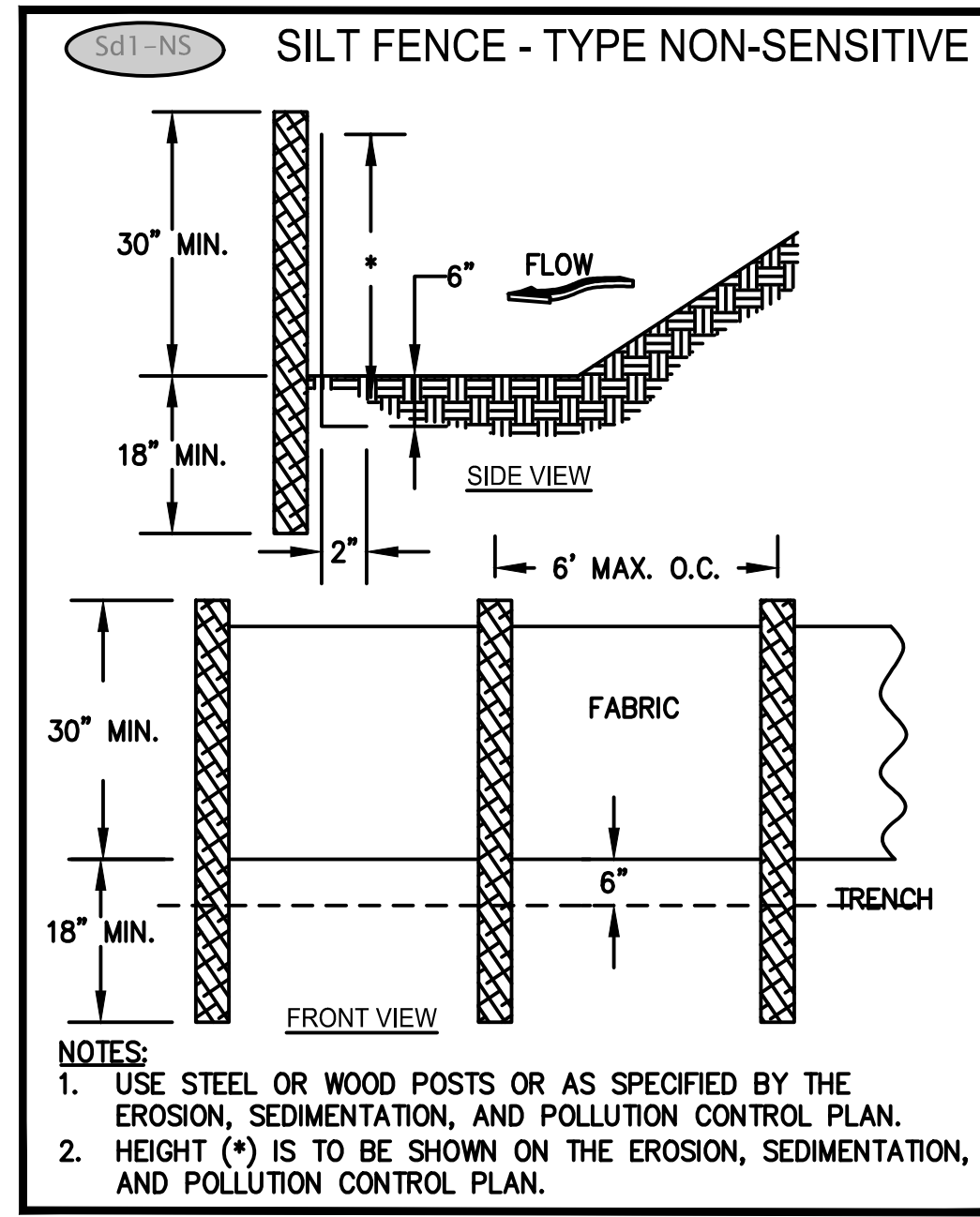
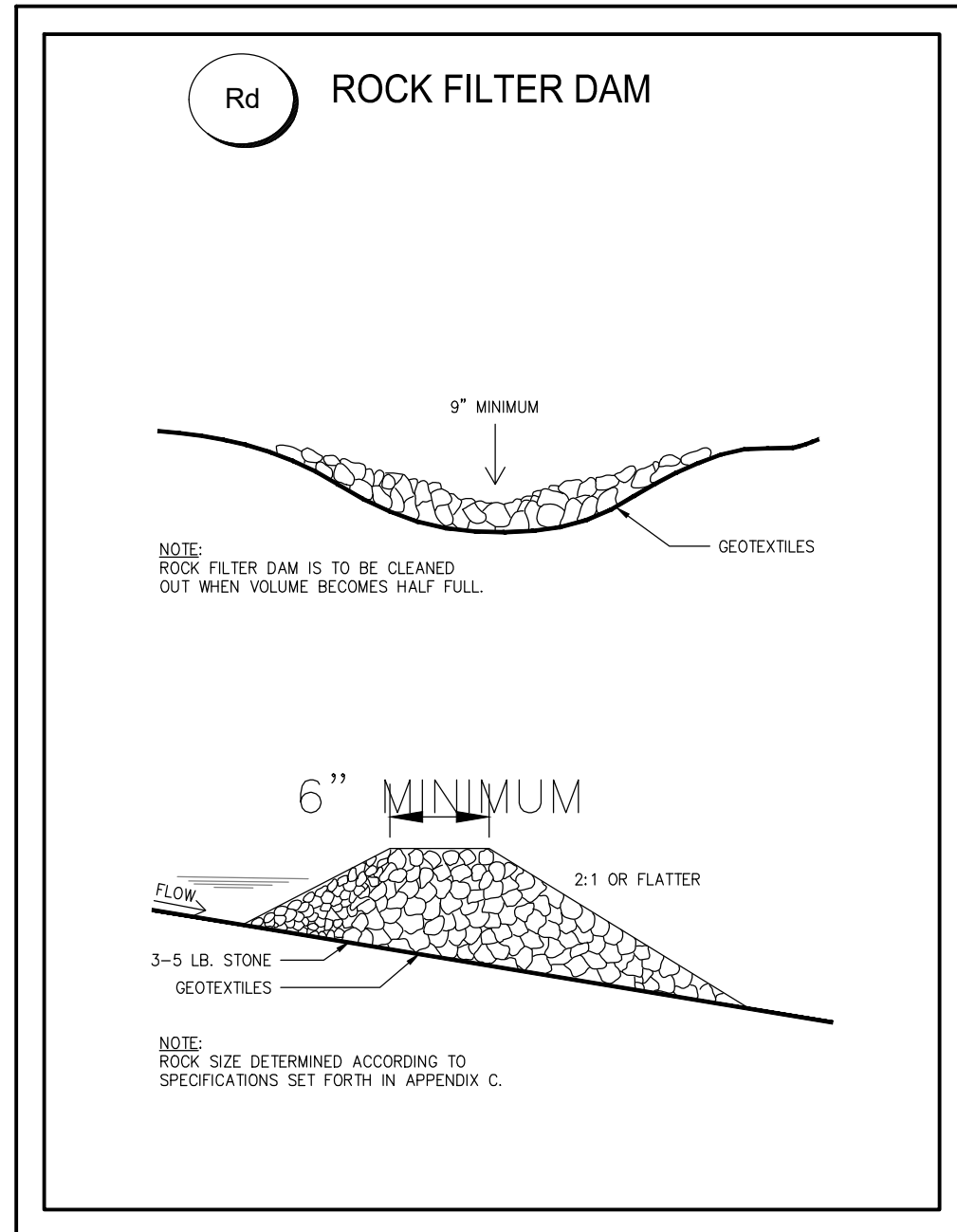
**Cd-P DETAIL - CURB INLET FILTER**  
N.T.S.



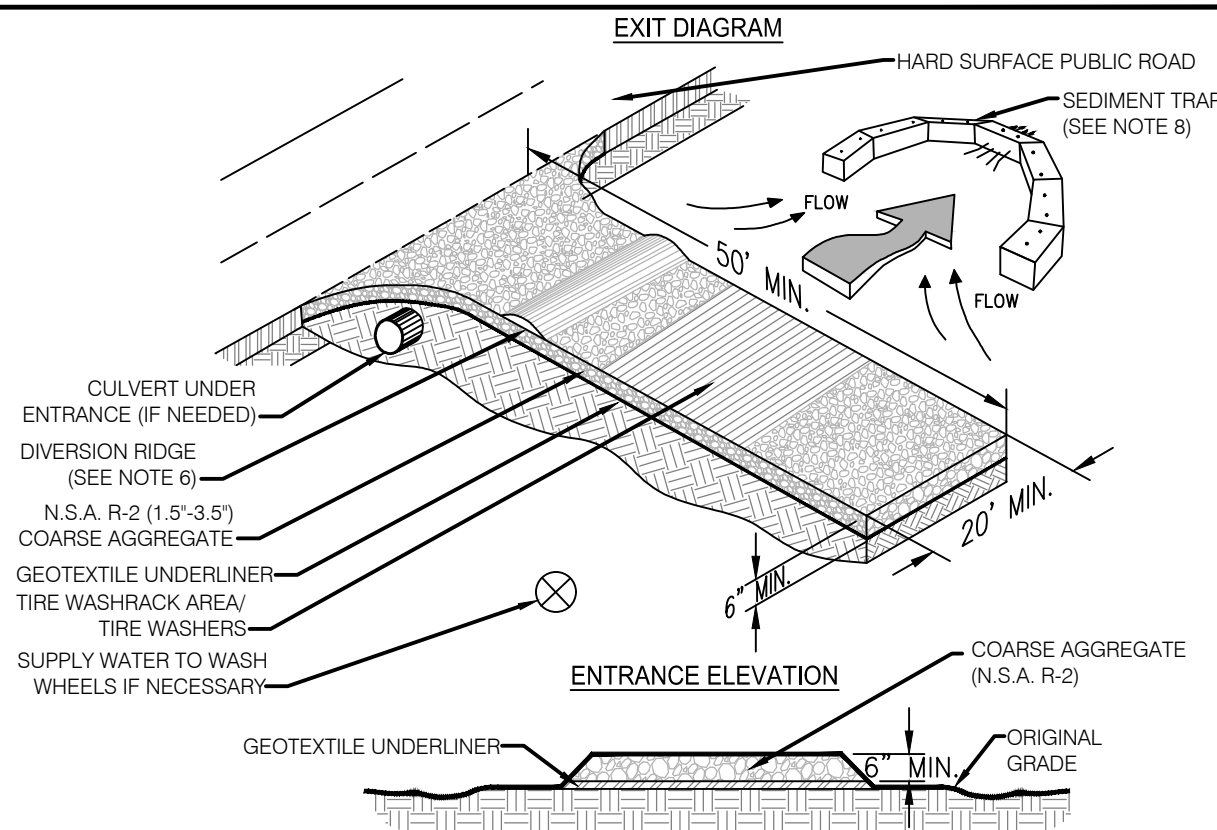
**Cd-S DETAIL - ROCK CHECK DAM**  
N.T.S.



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
  2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

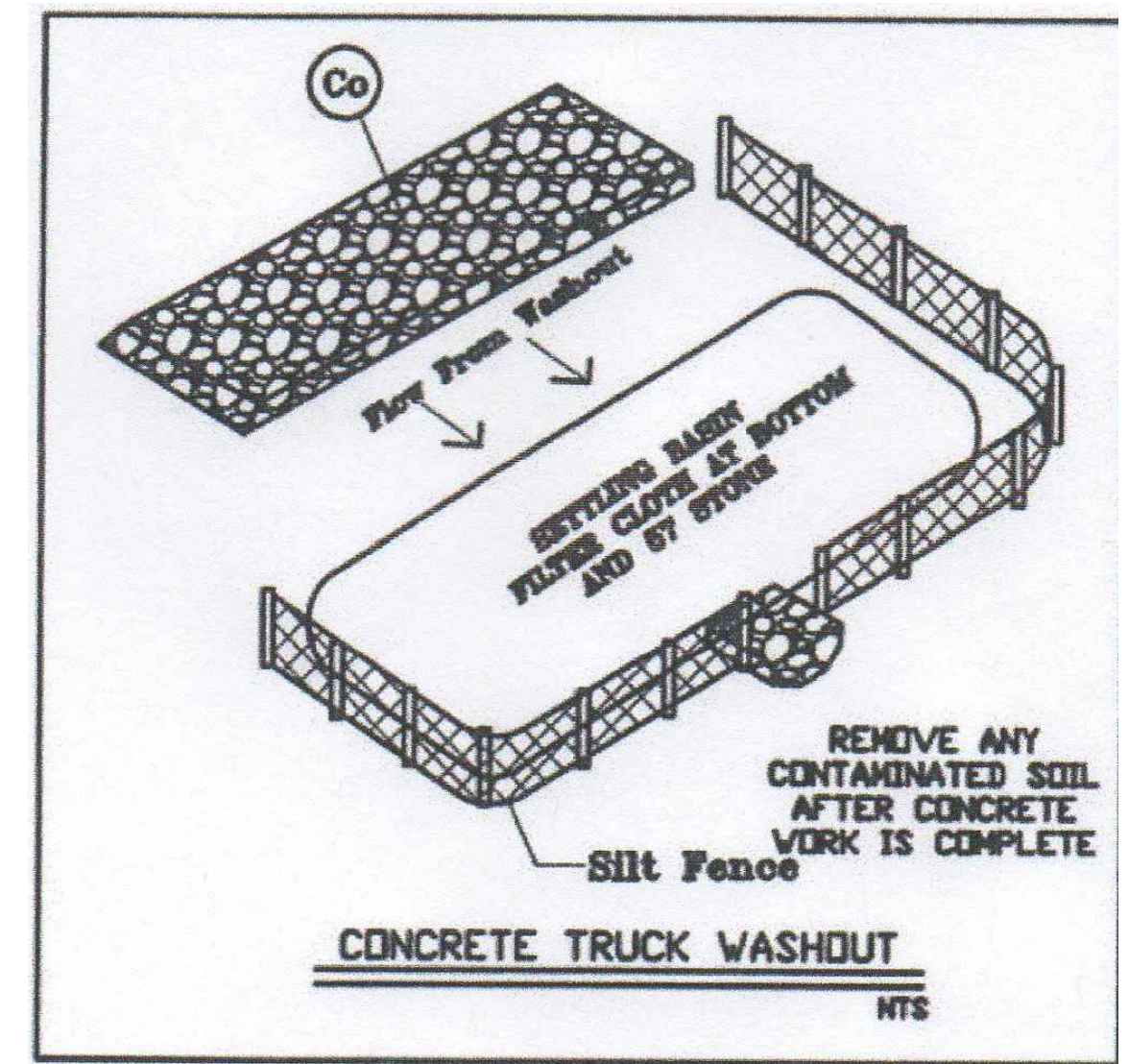
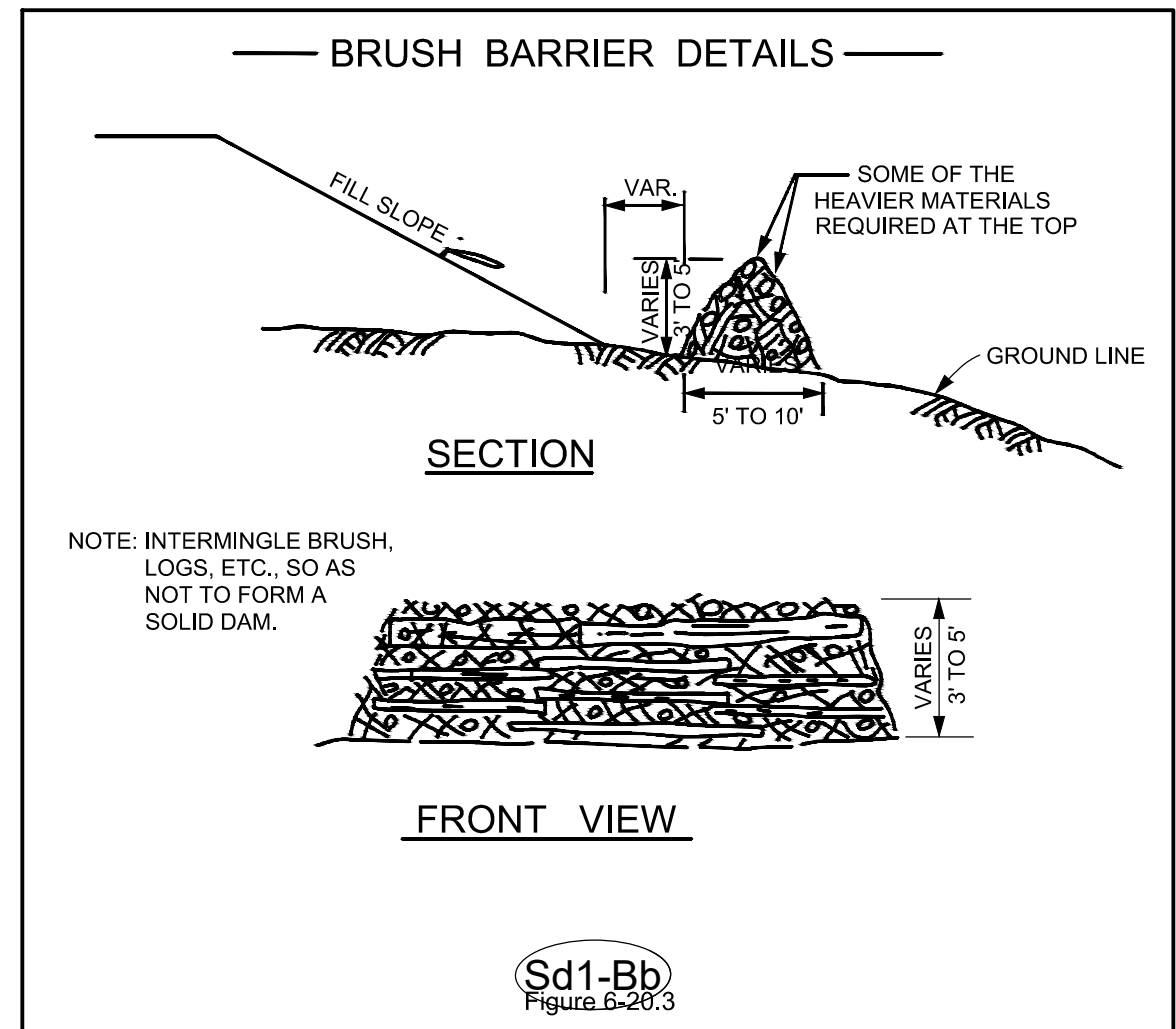


- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
  2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
  5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
  6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
  7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
  8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
  9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
  10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

**Co DETAIL - TEMPORARY CONSTRUCTION EXIT**  
N.T.S.



OWNER (TERTIARY PERMITTEE)  
JESSICA A. EDMUNDS  
4961 AYERS ROAD  
MACON, GA 31210  
PHONE: (478) 972-1845  
E-MAIL: jedmunds@mcathurlawfirm.com

24 HOUR CONTACT  
JESSICA A. EDMUNDS, Esq.  
PHONE: (478) 320-7443

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

Russell R Wheeler  
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000052746  
ISSUED: 09/01/2017 EXPIRES: 09/01/2020

ISSUE SEQUENCE	DESCRIPTION
NO	DATE

**TRIPLE POINT ENGINEERING**

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phone 478.476.0700 • fax 478.476.0776 • www.tpointeng.com

PENINSULA EAGLE'S POINTE SUBDIVISION  
312 WHISKEY STREET  
FOR  
JESSICA A. EDMUNDS, ESQ.  
6941 AYERS ROAD, MACON-BIBB COUNTY GA 31210

PRELIMINARY NOT FOR CONSTRUCTION  
04/20/2019

PROJECT NO.: PEP 001  
DATE: APRIL 30, 2019  
SCALE: 1" = 1'

3.0



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Erosion, Sedimentation, & Pollution Control Notes & Comprehensive Monitoring Plan

PAGE 1 OF 8

**STORMWATER DISCHARGE FROM THIS SITE IS PERMITTED AND GOVERNED BY NPDES GENERAL PERMIT NO. GAR 100003. THE SAMPLING, RECORD KEEPING, AND INSPECTION REQUIREMENTS OF THE PERMIT ARE THE RESPONSIBILITY OF THE PRIMARY PERMITTEE, AND ARE HEREBY INCORPORATED INTO THIS PLAN. IT IS THE RESPONSIBILITY OF THE OWNER TO CONTACT THE ENGINEER AT 478-478-0700 TO NOTIFY HIM OF THE START OF LAND DISTURBING ACTIVITIES. THE PRIMARY PERMITTEE IS RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION ONCE FINAL STABILIZATION HAS BEEN ACHIEVED.**

1. These notes are taken from the Erosion, Sedimentation, and Pollution Control Plan Checklist for common development construction projects as published by the Commission on January 1, 2019.

2. The Level II certification number and seal of the certified Design Professional can be found on each sheet pertaining to the ES&PC plan (see Sheets 1-5).

~~3. This plan does not depict land disturbance greater than 60 acres. N/A.~~

4. The name and phone number of 24-hour local contact responsible for erosion, sedimentation and pollution controls shall be:

Name: JESSICA EDMUNDS  
Phone#: (478) 320-7443

5. Tertiary Permittee information:

JESSICA A. EDMUNDS, Esq.  
4961 AYERS ROAD  
MACON-BIBB, GA, 31210  
PHONE: (478) 972-1845  
E-MAIL: jedmunds@mcarthurlawfirm.com

6. Total acreage of project area: 8.02 Acres  
Disturbed acreage of project area: 1.20 Acres

7. The GPS location of the construction exit for the site is Latitude 32.863884° N, Longitude 83.824690° W.

8. The initial and/or revision date of this plan is depicted on the title block of each plan sheet. A notation shall be made on the plan of any revisions to the plan, the date of revision, and the entity that requested the revisions.

9. The construction activity includes BMP installation and maintenance, grading, building construction, utility service construction, residential construction (single-family houses), and paving for residential drives.

10. A vicinity map showing site's relation to surrounding areas is depicted on the Title Sheet of this plan.

12. 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. I am aware that there are significant penalties for submitted false information, including the possibility of fine and imprisonment for knowing violations.

*Russell R Wheeler* 04/30/2019  
Design Professional Date

PAGE 2 OF 8

13. I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of Best Management Practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the State Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of Best Management Practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR 100003 and taken on page 17 & 18 of the Permit.

*Russell R Wheeler* 04/30/2019  
Design Professional Date

14. ~~The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation. N/A~~

15. Non-exempt activities shall not be conducted within the 25- or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits.

16. Lot 52 (312 Whiskey Street is within 200' of a state water. There are no buffer encroachments and no buffer variances are required.

17. 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. These items include, but are not limited to, diversions (Di), temporary down drain structures (Dr1), permanent down drain structures (Dr2), level spreaders (Lv), rock filter dams (Rd), retaining walls (Re), retrofitting (Rt), inlet sediment traps (Sd2), temporary sediment basins (Sd3), temporary sediment traps (Sd4), floating surface skimmers (Sk), seep berms (Sp), temporary stream crossings (Sr), storm drain outlet protection (St), turbidity curtains (Tc), and vegetated waterways or stormwater conveyance channels (Wt).

18. Waste materials shall not be discharged to waters of the State, except as authorized by a section 404 permit. No section 404 permit has been obtained for this development.

19. 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. Erosion control measures shall 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.

21. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.

22. ~~The applicable portion of the primary permittee's ES&PC Plan is to be provided to each secondary permittee prior to the secondary conducting any construction activity. Each secondary permittee shall sign the Plan or portion of the Plan applicable to their site. N/A~~

23. ~~This construction activity does not discharge storm water into, or within one linear mile of a State Impaired Stream Segment. N/A~~

PAGE 6 OF 8

For this site, reports shall be provided to:  
West Central District Office  
Georgia Environmental Protection Division  
2640 Shurling Drive  
Macon, GA 31211-3576  
(478) 751-6612

33. The tertiary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI of General NPDES Permit No. GAR 100003:

- A copy of all Notices of Intent submitted to EPD;
- A copy of the Erosion, Sedimentation and Pollution Control Plan required by GAR 100003;
- The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5 of GAR 100003;
- ~~A copy of all monitoring information, results, and reports~~ required by GAR 100003;
- A copy of all inspection reports generated in accordance with Part IV.D.4.a of GAR 100003;
- A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2 of GAR 100003; and
- Daily rainfall information collected in accordance with Part IV.D.4.a.(2) of GAR 100003.

Copies of all Notices of Intent, Notices of Termination, inspection reports, sampling reports (including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation) or other reports requested by the EPD, Erosion, Sedimentation, and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit, and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

34. Storm water samples shall be retrieved from the sampling point as indicated on N/A of this plan.

~~a-Sample Type: All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001" and guidance documents that may be prepared by the EPD.~~

~~(1). Sample containers should be labeled prior to collecting the samples.~~

~~(2). Samples should be well mixed before transferring to a secondary container.~~

~~(3). Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination.~~

~~(4). Manual, automatic, or rising stage sampling may be utilized. Samples required by this plan should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If~~

PAGE 3 OF 8

24. ~~This construction activity does not discharge storm water into, or within one linear mile of a State Impaired Stream Segment. N/A~~

25. Concrete truck washout location shall be in a temporary truck wash area located at the site entrance. Washout shall be contained within a pit or trench with no material leaving the site or impacting vegetated or non-disturbed areas. Disposal of material shall include the breaking of material into small amounts for trash disposal or removal from the site to an appropriate landfill. Washout of the drum at the construction site is prohibited.

Point and/or other chemicals shall be stored in secured facilities with restricted access to employees only. Cleanup and disposal of this material shall be in accordance with all recognized local and federal requirements. All disposal shall be in approved off site waste facilities classified to accept that material.

26. All petroleum products shall be stored and used in an area that provides a secondary containment feature, and shall be located in an area with the least foreseeable impact if a catastrophic event should occur. Emergency contact numbers and procedures for spills shall be available on-site. All petroleum spills and leaks shall be remediated immediately. The flow must be stopped, contained, and affected soils removed. In the event of a spill or leak, contact First Environmental Nationwide toll free at (888) 720-1330.

27. Description of the practices to provide cover for building materials and building products on site. N/A

28. The site will be stabilized with permanent grassing in order to reduce pollutants in stormwater discharges.

29. Dust control, a construction exit, temporary sediment traps, temporary grassing, and permanent grassing shall be used to reduce pollutants in storm water discharges from the construction site.

30. A description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMP's, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization) is depicted on Sheet 2 of this plan.

31. Inspections:  
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. N/A

(3). Certified personnel (provided by the tertiary 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 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 comes first): (a) disturbed areas of the tertiary permittee's construction site; (b) areas used by the tertiary 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 tertiary permittee's site shall be observed to ensure that they are operating correctly. Where discharge

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~~automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Duration of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be sealed.~~

~~(6). Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in Part IV.E.~~

~~b-Sampling Points~~

~~(1). For construction activities the primary permittee must sample all receiving water(s), or all outfalls(s), or a combination of receiving water(s) and outfalls(s). Samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving water(s) and/or the storm water outfalls using the following minimum guidelines:~~

~~(a). The upstream sample for each receiving water(s) must be taken immediately upstream of the confluence of the first storm water discharge from the permitted activity (i.e., the discharge farthest upstream at the site) but downstream of any other storm water discharge not associated permitted activity. Where appropriate, several upstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value.~~

~~(b). The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last storm water discharge from the permitted activity (i.e., the discharge farthest downstream at the site) but upstream of any other storm water discharge not associated with the permitted activity. Where appropriate, several downstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the downstream turbidity value.~~

~~(c). Ideally the samples should be taken from the horizontal and vertical center of the receiving water(s) or the storm water outfall channel(s).~~

~~(d). Care should be taken to avoid stirring the bottom sediments in the receiving water(s) or in the outfall storm water channel.~~

~~(e). The sampling container should be held so that the opening faces upstream.~~

~~(f). The samples should be kept free from floating debris.~~

~~(g). Permittees do not have to sample short flow that flows onto undisturbed natural areas or areas stabilized by the project. For purposes of this section, stabilized shall mean: for unpaved areas, and areas not covered by permanent structures and areas outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures as defined in the Manual (including a crop of annual vegetation and a seeding of target crop perennials appropriate for the region).~~

~~(h). All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and frequency) as to accurately reflect whether storm water runoff from the construction site is in compliance with the standard set forth in Parts III.D.3 or III.D.4, whichever is applicable.~~

35. ~~In accordance with Appendix B, the maximum NTUs from the outfall shall not exceed N/A NTUs. The turbidity was selected for site size of N/A acres and a drainage basin of N/A square miles in a warm water fishery.~~

36. The sampling locations are depicted on N/A of this plan.

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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) of Permit GAR 100003. 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. These 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 not 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 name(s) of certified personnel making each inspection, the date(s) of each inspection, construction phase (i.e., initial, intermediate, or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5) of GAR 100003 shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction project that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where 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 V.G.2 of GAR 100003.

32. Sampling Frequency: N/A

~~(1). The primary permittee must comply in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any storm water discharge to a monitored receiving water and/or from a monitored outfall location within forty-five (45) minutes or as soon as possible.~~

~~(2). However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the storm water discharge.~~

~~(3). Sampling by the permittee shall occur for the following qualifying events:~~

~~(a). For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations in the drainage area of the location selected as the sampling location.~~

~~(b). In addition to (a) above, for each area of the site that discharges to a receiving stream or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a storm water discharge that occurs during normal business hours as defined in this permit, either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first.~~

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37. This plan is phased into an initial sediment storage and perimeter control BMP plan, an intermediate grading and drainage BMP plan, and a final BMP plan as follows.  
Initial, Intermediate, and Final BMP's have been combined into a single lot typical erosion control plan, see Sheet 2.

38. This Plan addresses BMPs for individual building lots. A typical lot erosion control detail can be found on sheet 2 of this plan.

39. A graphic scale and north arrow are depicted on Sheet 1.

40. Existing and proposed contour lines are depicted on Sheet 1. Contour lines are drawn at an interval of 1'. The existing contour lines are based on topographic information from AutoCAD Infravorks 2019.

41. No alternate BMPs are proposed in this plan.

42. No alternate BMPs are proposed in this plan.

43. There is an existing 25' stream buffer for the unnamed tributary to Lake Tobesofkee. This buffer does not encroach on the project area.

44. The lots are located within 200' of wetlands or state waters.

45. No hydrology study is required for tertiary permittees therefore no drainage basins have been delineated.

46. ~~No hydrology report with drainage basins for the pre- and post-developed conditions accompanies these plans. N/A~~

47. ~~An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. N/A~~

48. Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. There are no storm drain outlets associated with this plan requiring outlet protection. Stormwater leaves the building site by overland sheet flow.

49. Soil series and their delineation are depicted on Sheet 1 of this plan.

50. The limits of disturbance for the building site encompasses approximately 1.2 acres as depicted on Sheets 1.

51. 67 cubic yards of sediment storage per disturbed acre drained will be stored using a temporary sediment trap and/or silt fence. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. Sediment storage calculations are shown on Sheet 1 of this plan.

52. Best management practices depicted on Sheet 2 of this plan are consistent with the requirements of the *Manual for Erosion and Sediment Control in Georgia*. The legend for the BMP's can be found on Sheet 3 of this plan.

53. Detailed drawings for all structural practices are depicted on Sheets 3 of this plan. The installation of these practices must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.

54. A vegetative plan, noting temporary and permanent vegetative practices, is depicted on Sheet 5 of this plan.

I, Triple Point Engineering, Inc., 2019, all documents submitted to the Georgia Department of Transportation (GDOT) for review and approval, and all documents and information contained herein are the sole and exclusive property of Triple Point Engineering, Inc. and shall not be used for any other purpose, in whole or in part, without the written consent of Triple Point Engineering, Inc. All rights of copyright and other intellectual property rights are reserved to TPE, Inc.

ISSUE SEQUENCE

DESCRIPTION

NO

DATE

**TRIPLE POINT**  
ENGINEERING

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E & S NOTES

PENINSULA EAGLE'S POINTE SUBDIVISION  
312 WHISKEY STREET  
FOR

JESSICA A. EDMUNDS, ESQ.  
6941 AYERS ROAD, MACON-BIBB COUNTY GA 31210

PRELIMINARY NOT  
FOR CONSTRUCTION

04/30/2019

PROJECT NO.: PEP 001  
DATE: APRIL 30, 2019  
SCALE: 1" = 1'

4.0

OWNER (TERTIARY PERMITTEE)  
JESSICA A. EDMUNDS  
4961 AYERS ROAD  
MACON, GA 31210  
PHONE: (478) 972-1845  
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24 HOUR CONTACT  
JESSICA A. EDMUNDS, Esq.  
PHONE: (478) 320-7443

**GSWCC** GEORGIA SOIL AND WATER  
CONSERVATION COMMISSION  
  
Russell R Wheeler  
Level II Certified Design Professional

CERTIFICATION NUMBER 0000052746  
ISSUED: 09/01/2017 EXPIRES: 09/01/2020









RDGVE-1

OP ID: BC

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
06/13/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> 478-746-7332 Roland, Abbott, & DeZoort Ins. 3985 ARKWRIGHT RD., STE 103 MACON, GA 31210 William Sean DeZoort		<b>CONTACT NAME:</b> William Sean DeZoort <b>PHONE (A/C, No, Ext):</b> 478-746-7332 <b>FAX (A/C, No):</b> 478-746-7359 <b>E-MAIL ADDRESS:</b> sdezoort@dezoortins.com	
<b>INSURED</b> RDG VENTURES LLC RYAN GRIFFIN PO BOX 27838 MACON, GA 31221		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> CINCINNATI INSURANCE CO <b>INSURER B:</b> NCCI-GEORGIA <b>INSURER C:</b> DONEGAL INSURANCE GROUP <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 10677 22586	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPA8973798	07/15/2019	07/15/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			EBA 0357267	07/15/2019	07/15/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	TARGA1006556-01	11/04/2018	11/04/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

NATE &amp; JESSICA EDMONDS

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
William Sean DeZoort