



Planning and Zoning Commission

Agenda

Tuesday, January 10, 2023 | 7:00 p.m.

1) Call to Order

2) Determination of a Quorum

3) Pledge of Allegiance

4) Election of Officers

5) Public Comments

Comments to the Planning and Zoning Commission should be limited to no more than two minutes. Groups wishing to address an issue should select one or two spokesperson(s). The time allowed for all issues shall not exceed a total of fifteen minutes. Issues raised at this time are generally referred to the Director of Planning and Zoning for review. Responses will be provided at a later date.

6) Approval of the Meeting Agenda

7) Approval of December 6, 2022, Meeting Minutes

- **Public Hearing 2022170:**

- **Secondary Variance** – Fairburn Travel Center request for relief from the interpretation of the Planning and Zoning Director, as it relates to the definition of a “Truck Stop” in Section 80-478 of the City of Fairburn Code of Ordinances

8) Old Business

9) New Business

10) Staff Report

11) Commissioner Comments

12) Adjournment

CITY OF FAIRBURN

56 SW Malone Street, Fairburn, GA 30213-1341 | (770) 964-2244 | Fax (770)969-3474 | www.fairburn.com



PLANNING AND ZONING COMMISSION MEETING MINUTES

City Hall
56 Malone Street
Fairburn, GA 30213
Tuesday, December 6, 2022
7:00 p.m.

Elizabeth Echols, Chair
Anthony Stewart, Vice-Chair (*Absent*)
Tony Smith
Jason Jones
LaVone Deavers
Michelle James

Interim Senior Planner: Richard Edwards
City Attorney: Valerie Ross

- I. **MEETING CALLED TO ORDER:** The meeting was called to order at 7:00 p.m. by Chair Echols.
- II. **ROLL CALL:** A quorum was determined, and the meeting proceeded.
- III. **PUBLIC COMMENTS:** None
- IV. **APPROVAL OF AGENDA:** Commissioner Jones made a motion to **APPROVE** the agenda. Commissioner Smith seconded. **THE MOTION CARRIED.**
- V. **APPROVAL OF PREVIOUS MEETING MINUTES:** Commissioner Jones made a motion to **APPROVE** the November 1, 2022, minutes. Commissioner James seconded. **THE MOTION CARRIED.**
- VI. **PUBLIC HEARING:** None
- VII. **OLD BUSINESS:** None
- VIII. **NEW BUSINESS:**

Final Plat 2022146FP Andy Anderson, Jr.
Address: 0 East Campbellton Road (09F100900520316)
Request: To approve the final plat for the Andy Anderson, Jr properties.

Staff presented the case to the commission.

No public comments.

Commissioner Jones made a motion to recommend **APPROVAL**. Commissioner James seconded. **THE MOTION CARRIED.**

Conceptual Plat 2022155CP Oakmont Bohannon

Address: 0 Bohannon Road (09F080000300548)

Request: To approve the conceptual plat for Oakmont Bohannon.

Staff presented the case to the commission.

No public comments.

Commissioner Deavers made a motion for **APPROVAL**. Commissioner Smith seconded. **THE MOTION CARRIED.**

Final Plat 2022161FP Habitat for Humanity

Address: 0 Orchard Street (09F170900670056), 0 Orchard Street (09F170900670155), and 0 Orchard Street (09F170900670163)

Request: To approve the final plat for the Habitat for Humanity properties.

Staff presented the case to the commission.

Commissioner James asked if the homes would be for sale or rentals.

Commissioner Jones explained that the previous Habitat for Humanity house for owner occupied.

Commissioner Smith asked for clarification on the existing and proposed lot numbers.

Commissioner Deavers asked for clarification on the lots 3 and 4 shown on the plat.

No public comments.

Commissioner Jones made a motion to recommend **APPROVAL**. Commissioner Smith seconded. **THE MOTION CARRIED.**

X. STAFF REPORT:

Interim Senior Planner, Richard Edwards, updated the commission on upcoming cases.

Interim Senior Planner, Richard Edwards, informed the commission that a new Planning and Zoning Director was scheduled to start on December 7, 2022.

XI. COMMISSION COMMENTS:

Commissioner Deavers stated that she was happy to be on the board and serving her community.

Commissioner James shared that she was thankful for a great year and that she was excited for the new year..

Commissioner Smith thanked staff for all the planning materials.

Commission Jones thanked the City of Fairburn for their holiday event.

Chairwoman Echols wished everyone happy holidays.

XII. ADJOURNMENT: Commissioner James made a motion to **ADJOURN. Commissioner Deavers seconded. **THE MOTION CARRIED.****

MEETING ADJOURNED: The meeting adjourned at 7:18 p.m.

Approval Signatures	
Date Approved	
Elizabeth Echols, Chairwoman	
Richard Edwards, Recording Secretary	



**CITY OF FAIRBURN
PLANNING & ZONING COMMISSION
AGENDA ITEM**

Date: January 10, 2023
To: Planning and Zoning Commission
From: Rebecca Keefer, Planner
Agenda Item: Secondary Variance 2022170 – Fairburn Travel Center request for relief from the interpretation of the Planning and Zoning Director, as it relates to the definition of a “Truck Stop” in Section 80-478 of the City of Fairburn Code of Ordinances

AGENT/APPLICANT/PETITIONER INFORMATION

Applicant: Fairburn Ventures, LLC c/o Thompson, O’Brien, Kappler, & Nasuti, PC
Property Owner: Fairburn Ventures, LLC

PROPERTY INFORMATION

Address	425 Fairburn Industrial Boulevard
Parcel Number, Land Lot(s) and District:	Parcel ID # 09F070200470027, Land Lot 47, District 9F
Size:	+/-4.96 acres
Current Zoning:	C-2 (General Commercial)
Overlay District:	Georgia Highway 74 Overlay
Comprehensive Plan/Future Land Use:	Highway Mixed Use

INTENT

The applicant is requesting a secondary variance request for relief from the interpretation of the Planning and Zoning Director, as it relates to the definition of a “Truck Stop” in Section 80-478 of the City of Fairburn Code of Ordinances.

“Truck stop. A commercial establishment that provides fuel, parking, and sometimes food, primarily used for trucks, usually located on or near an interstate are state highways.”

DISCUSSION

The Fairburn Travel Center is an existing gasoline service station at the intersection of Fairburn Industrial Boulevard and Senoia Road. The property is zoned C-2 (General Commercial) and the Zoning district allows “gasoline service stations (except truck stops)” pursuant to Section 80-84(c)(4)(r) of the City of Fairburn Code of Ordinances.

“Section 80-84(c)(4) r. Gasoline service stations (except truck stops).”

Planning & Zoning Director’s Interpretation

The zoning ordinance defines a truck stop as “a commercial establishment that provides fuel, parking, and sometimes food, primarily used for trucks, usually located on or near an interstate are state highways.” The proposal is for a commercial use to add diesel fuel pumps to be primarily utilized by trucks. The Director’s interpretation is that adding diesel fuel pumps that would be primarily utilized by trucks would be disallowed in the C-2 zoning district, as truck stops are not allowed pursuant to Section 80-84(c)(4)(r).

HISTORY

May 3, 2016: The Planning and Zoning Commission approved 16C-001 Fairburn Express conceptual plat that allowed for “a four diesel pump canopy and add 1,337 square feet of retail space to an existing service station.”

July 1, 2022: Former Director, Tarka Peeks, emails Maya Radovic her interpretation of a truck stop and advised Ms. Radovic to remove the truck parking spaces from the site plan.

July 22, 2022: A site development plan for a Land Disturbance Plan (LDP) review was submitted for staff to review by Radovic Permits, LLC (Maya Radovic).

August 9, 2022: Richard Edwards sent out the plan review comments for 2022107LDP – Fairburn Travel Center to the applicant, Maya Radovic.

August 17, 2022: Maya Radovic emailed Richard Edwards with previous correspondences with Tarika Peeks and the 2016 Conceptual Site Plan and Approval Letter, dated May 4, 2016.

August 22, 2022: Richard Edwards informed the applicant, Maya Radovic, that the Interim Planning Director, Rebecca Keefer, and the Community Development Director, Lester Thompson, had reviewed the code and concurred that the proposed site development request did meet the definition of a truck stop and that the use would not be allowed.

October 26, 2022: William Diehl, attorney for Thompson, O’Brien, Kappler, & Nasuti, PC, reached out to Rebecca Keefer and Richard Edwards to discuss the proposed development.

November 3, 2022: Rebecca Keefer, Richard Edwards, and Valerie Ross, City Attorney, meet with William Diehl via Teams to discuss the proposed development and staff’s interpretation of the code.

November 28, 2022: Richard Edwards emailed the official determination of the Director of Planning and Zoning to William Deihl that would define the proposed development as a truck stop; therefore, the use of at 425 Fairburn Industrial Boulevard – Fairburn Travel Center would not be permitted as proposed.

December 8, 2022: William Deihl officially submitted for a secondary variance to request relief from the interpretation of the Planning and Zoning Director’s, as it relates to the definition of a “Truck Stop” in Section 80-478 of the City of Fairburn Code of Ordinances.

DECISION-MAKING AUTHORITY

In accordance with Section 80-274, the Planning and Zoning Commission may exercise the following authority in determining secondary variances/interpretations:

- (1) Affirm an order, requirement, or decision, wholly or partly.
- (2) Reverse an order, requirement, or decision, wholly or partly.

Attachments:

- Variance Application dated received December 8, 2022
- Letter of Intent dated received December 8, 2022
- Site Plan
- Zoning Ordinance: Sections 80-84. C-2 – General Commercial.
- Zoning Ordinance: Georgia Highway 74 Overlay Zoning District.
- 2040 Comprehensive Plan: Highway Mixed Use Character Area
- 2022107LDP Plan Review Site Plan
- 2022107LDP Plan Review Comment Sheet
- 2016 Conceptual Site Plan
- 2016 Staff Report
- 2016 Conceptual Site Plan Approval Letter



APPLICATION FOR VARIANCES

Date Received: _____

VARIANCE #: _____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: Fairburn Ventures, LLC c/o Thompson, O'Brien, Kappler & Nasuti, PC
Address: 425 Fairburn Industrial Blvd., Fairburn, Georgia 30213
Phone: 770 925-0111 Cell: 470 554-4937 Fax: _____
Email Address: wdiehl@tokn.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Same as Applicant
Address: _____
Phone: _____ Cell: _____ Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 425 Fairburn Industrial Blvd, Fairburn, Georgia 30213
Parcel ID#: 09F070200470027 Land Lot: 09 District: 702 Acreage: 4.96
Request: Secondary variance to review the Planning Department's decision concerning the interpretation of the term "Truck Stop" as defined in the Development Ordinance.

CHECK ONE OF THE FOLLOWING REQUESTED VARIANCE TYPES IN SECTION II.

SECTION II VARIANCES REQUIRING PUBLIC HEARING BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL

- [] 1) **PRIMARY VARIANCE:** Seeks relief from any provision in the Zoning Ordinance that is not being handled as a minor variance or administrative minor variance.
- [**X**] 2) **SECONDARY VARIANCE:** Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.
- [] 2) **CONCURRENT VARIANCE:** Seeks relief from any provision in the Zoning Ordinance when filed simultaneously with a rezoning, use permit, or zoning modification request on the same property.

MINOR & ADMINISTRATIVE MINOR VARIANCES
[NO PUBLIC HEARING REQUIRED]

- [] 1) **MINOR VARIANCE:** Seeks relief from the minimum yard requirements, not to exceed 10% of required setback (example: 35-foot front yard = 3.5-foot variance)
- [] 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

VARIANCE CONSIDERATIONS:

- 1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or
- _____
- _____
- _____
- 2) The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or
- _____
- _____
- _____
- 3) Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.
- _____
- _____
- _____

SECTION III LEGAL DESCRIPTION OF PROPERTY (Legal description/survey must match submitted site plan.)

SUBDIVISION _____ UNIT/PHASE: _____ LOT NO(S): _____

LAND LOT(S): _____ DISTRICT: _____ TAX ID: _____

PROPERTY ADDRESS _____

SECTION IV AUTHORITY TO PURSUE VARIANCE

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. OWNER INFORMATION

Owner states under an oath that he or she is the owner of the property described in the attached legal description. **[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]**

Firoz Ali

TYPE OR PRINT OWNER'S NAME

3395 Moyer Trl

ADDRESS

Duluth, GA 30097

CITY, STATE & ZIP CODE

OWNER'S SIGNATURE

(404)-668-7245

AREA CODE/ PHONE NUMBER

firozali0@yahoo.com

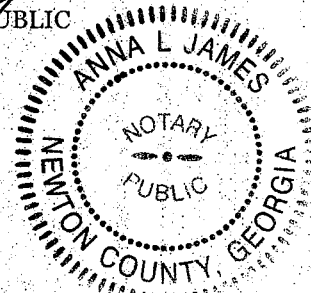
EMAIL ADDRESS

Sworn to and subscribed before me this 2 day of

December 20 22

Anna L James

NOTARY PUBLIC



Part 2. APPLICANT INFORMATION

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Firoz Ali

TYPE OR PRINT PETITIONER'S NAME

3395 Moyer Trl

ADDRESS

Duluth, GA 30097

CITY & STATE

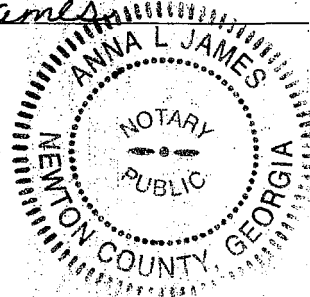
ZIP CODE

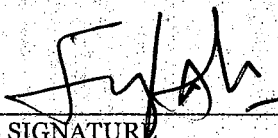
Sworn to and subscribed before me this the

2 Day of December 20 22

Anna L James

NOTARY PUBLIC





PETITIONER'S SIGNATURE

firozali0@yahoo.com

EMAIL ADDRESS

404-668-7245

PHONE NUMBER

V. ATTORNEY/AGENT INFORMATION

CHECK ONE: ☐ **ATTORNEY** ☐ **AGENT**

TYPE OR PRINT ATTORNEY/AGENT NAME

ADDRESS

CITY, STATE & ZIP CODE

[]

AREA CODE/PHONE NUMBER

EMAIL ADDRESS

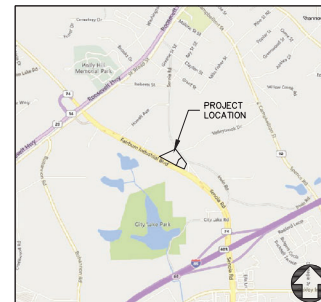
SIGNATURE OF ATTORNEY/AGENT

PRIMARY PERMITEE OWNER
FAIRBURN VENTURES LLC
425 FAIRBURN INDUSTRIAL BLVD
CITY OF FAIRBURN 30213
24-HR CONTACT: FIROZ ALI
PH:

EL MINA, INC.
6062 BUFORD HWY -STE 205
NORCROSS GA 30071
ELMINAENGINEER@GMAIL.COM PH: (404)
597-6745
CONTACT: GEORGE AWUKU, P.E.

NATURE OF CONSTRUCTION ACTIVITY: THE OWNER OF THIS DEVELOPMENT SEEKS TO CONSTRUCT A TRAVEL CENTER FOR LARGE VEHICLES ADJACENT TO THE EXISTING GAS STATION. STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE. NO WATER OR SEWER UTILITIES ARE PROPOSED IN THI DEVELOPMENT.

G-01	COVER SHEET
G-02	NOTES
V-01	EXISTING CONDITIONS
C-01	DEMOLITION PLAN
C-02	SITE, STAKING AND PAVING PLAN
C-03	GRADING AND DRAINAGE PLAN
C-04	STORMWATER PROFILES
CD-1	CONSTRUCTION DETAILS 1 OF 4
CD-2	CONSTRUCTION DETAILS 2 OF 4
CD-3	CONSTRUCTION DETAILS 3 OF 4
CD-4	CONSTRUCTION DETAILS 4 OF 4
CE-01	EROSION CONTROL COVER
CE-02	EROSION CONTROL NOTES
CE-03	EROSION CONTROL PHASE I
CE-04	EROSION CONTROL PHASE II
CE-05	EROSION CONTROL PHASE III
CE-06	SAMPLING AND MONITORING PLAN
CE-07	EROSION CONTROL DETAIL 1 OF 2
CE-08	EROSION CONTROL DETAIL 2 OF 2
LS-1	TREE REMOVAL & PROTECTION PLAN 1 OF 2
LS-2	TREE REMOVAL & PROTECTION PLAN 2 OF 2
LS-3	LANDSCAPE PLAN 1 OF 2
LS-4	LANDSCAPE PLAN 2 OF 2



WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [] DOES/DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATE, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER
FIRM FLOOD INSURANCE RATE MAP OF THE FULTON COUNTY COMMUNITY
PANEL NO. 13135C 0462F EFFECTIVE DATE: SEPT. 18, 2013.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY FULTON COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK THIS SITE.



ALL AD VALOREM TAXES FOR THE PROPERTY HAVE BEEN PAID

UTILITY OWNERS		
OWNER	PHONE	UTILITY
WATER	FULTON COUNTY	(770) 960-5200
SEWER	FULTON COUNTY	(770) 960-5200
ELECTRIC POWER	GEORGIA POWER	(404) 526-4436
TELEPHONE	BELLSOUTH	(770) 493-3711
NATURAL GAS	AGL	(770) 418-2260

[illegible]



FAIRBURN TRAVEL CENTER
4125 FAIRBURN IND. BLVD.
CITY OF FAIRBURN,
FULLTON COUNTY, GA 30213
LOCATED IN DISTRICT #7, LAND LOT 47
PARCEL EX 08F-070-200-470-027 (146 + 080)
ZONING C-2 (Hwy 74 OVERLAY DISTRICT)

**EXISTING
CONDITIONS PLAN**

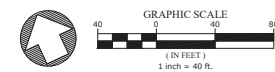
SHEET TITLE

[illegible]

DATE 02/21/22

06-120
JOB NUMBER

V-01



EX JB
 TOP:1012.57
 INV IN:1009.07 18"
 INV OUT:1008.07 18"
 EXIST SSMA
 TOP:1013.43
 INV IN:1007.03 8" DIP
 INV OUT:1005.10 8" DIP

EX. SWCB
TOP: 1012.29
(NO ACCESS,
CONC. LID)

EXIST. SSMH
TOP:1009.71
INV IN:1003.61 8" DIP
INV IN:1003.80 8" DIP
INV OUT:1003.41 8" DIP

EXIST. SSMH
TOP: 1010.73
INV IN: 1005.10 8" DIP
INV OUT: 1005.01 8" DIP

EX. HEADWALL
—TOP: 1012.24
INV OUT: 1007.29 18"
EX. CATCH BASIN
(UNABLE TO OPEN)
—TOP: 1007.74
INV IN: UNK
INV OUT: UNK
EX. HEADWALL
—TOP: 1007.47
INV IN: 1004.98 18"

EX. OCS
TOP: 1010.87
(FLOODED)

EXIST. SSMH
TOP: 1010.04
INV IN: 1007.95 8" DIP
INV OUT: 1007.82 8" DIP

EX. CATCH BASIN
TOP: 1011.45
INV OUT: 1007.03 18"

N/F
FAIRBURN VENTURES LLC
CAMPBELL APARTMENTS
(DB 62680, PG 695)
ZONED: R-3



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLVD.
CITY OF FAIRBURN
FULTON COUNTY, GA 30283
PARCEL ID# 40-005-005-00-007 042 4490
ZONING O-2 (MAY 74 OVERLAY DISTRICT)

**EXISTING
CONDITIONS PLAN**

SHEET TITLE

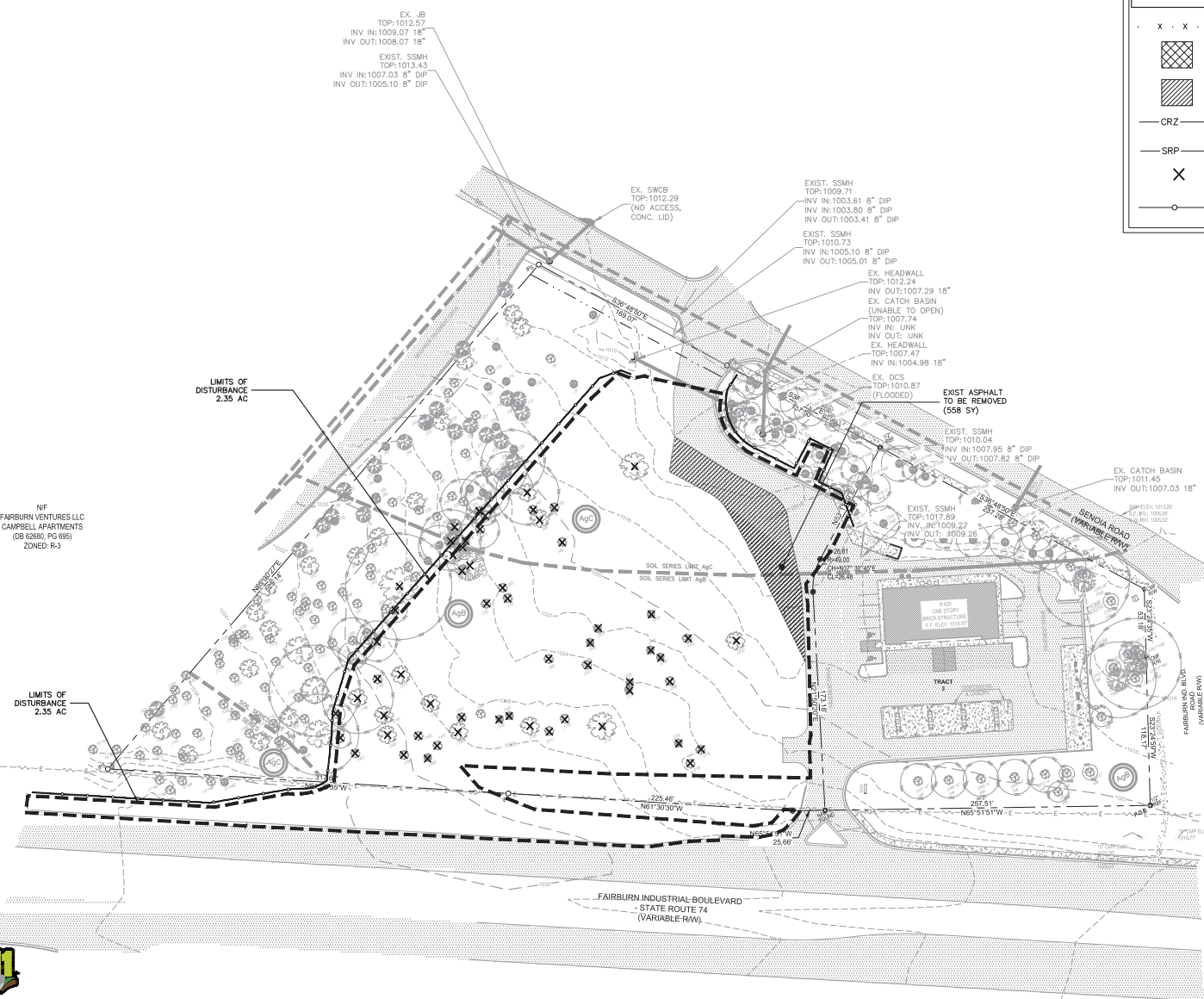
DATE	NO	DESCRIPTION

02/21/22
DATE

06-120
JOB NUMBER

C-01

LEGEND	
X X X X	REMOVE EXIST FENCE OR CURB
	EXISTING ASPHALT TO BE MILLED AND RESURFACED
	CRITICAL ROOT ZONE DISTURBANCE
CRZ	CRITICAL ROOT ZONE
SRP	STRUCTURAL ROOT PLATE
X	EXISTING TREES TO BE DEMOLISHED
	TREE PROTECTION FENCE



CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.





EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER

425 FAIRBURN IND. BLVD.

CITY OF FAIRBURN,
FULTON COUNTY GA 30213

LOCATED IN DISTRICT 9F, LAND LOT 47
PARCEL ID# 09F-070-200-470-027 (142 +018)
ZONING C-2 (MAY 74 OVERLAY DISTRICT)

**GRADING AND
DRAINAGE PLAN**

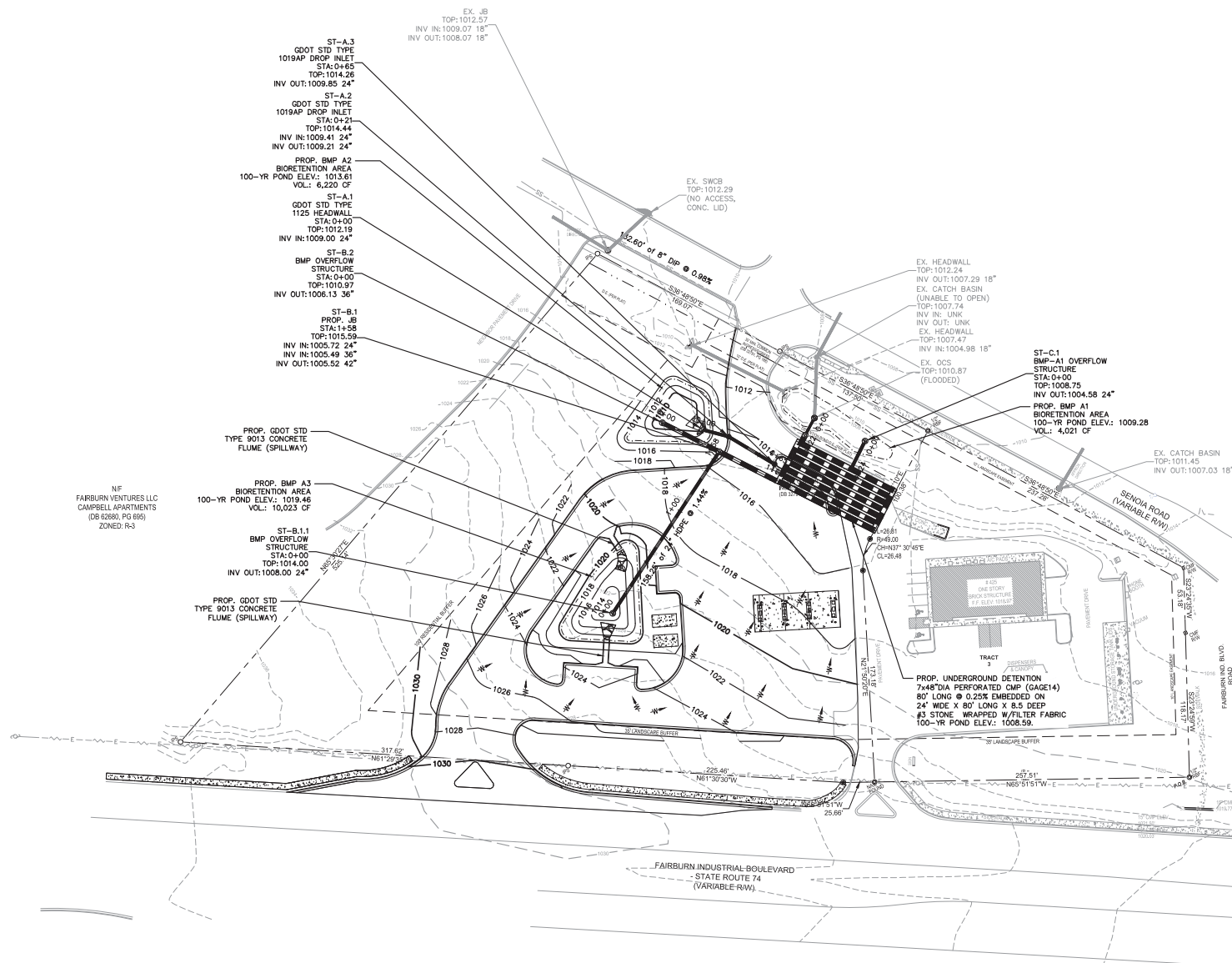
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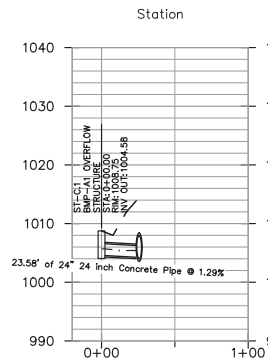
02/21/22

06-120

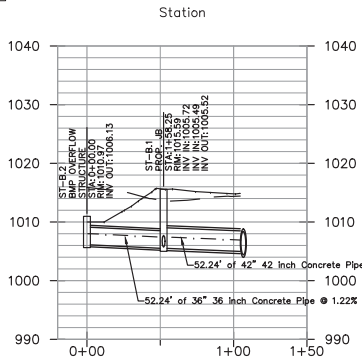
C-03



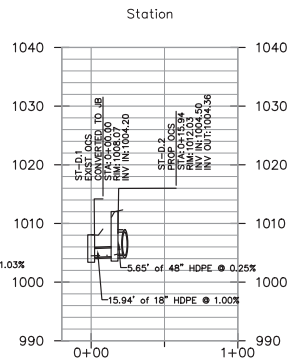
BMP A1 Outfall Profile



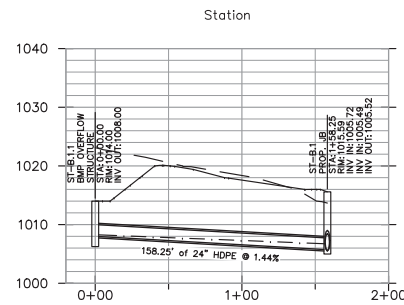
BMP-A2 Outfall Profile



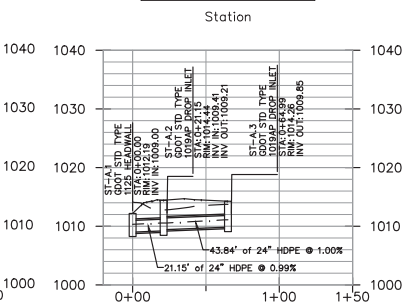
UG_Det_Outfall Profile



BMP-A3 Outfall Profile



ST-C Profile



LineID	To Line	Line Length (ft)	Incr. Area (ac)	Total Area (ac)	Runoff Coeff. (C)	Incr. C x A	Total C x A	Inlet Time (min)	Time Conc. (min)	Rental Int (in/hr)	Total Runoff (cfs)	Admi Flow (cfs)	Total Flow (cfs)	Capac Full (cfs)	Veloc (ft/s)	Pipe Size (in)	Pipe Slope (%)	Inv Elev Dn (ft)	Inv Elev Up (ft)	HGL Dn (ft)	HGL Up (ft)	Grnd/Rim Dn (ft)	Grnd/Rim Up (ft)
B.1-B.0	Outfall	52.245	0.00	0.00	0.00	0.00	0.00	0.0	9.1	0.0	0.00	18.75	37.50	108.74	7.03	42	1.00	1005.00	1005.52	1006.50	1007.42	0.00	1015.59
B.2-B.1	1	52.245	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.00	18.24	18.24	72.08	6.02	36	1.00	1006.12	1006.64	1007.42	1008.01	1015.59	1010.00
B.1-B.0	1	158.253	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.00	0.51	0.51	3.73	2.97	18	0.94	1007.82	1009.30	1008.07	1009.60	1015.59	1014.00
A.2-A.1	Outfall	21.146	0.24	1.73	0.95	0.23	1.63	6.0	6.2	8.6	13.94	0.00	13.94	24.42	6.22	24	0.99	1009.00	1009.21	1010.34	1010.55	1012.19	1014.44
A.3-A.2	4	43.840	1.49	1.49	0.94	1.40	1.40	6.0	6.0	8.7	12.12	0.00	12.12	24.55	6.20	24	1.00	1009.41	1009.85	1010.55	1011.10	1014.44	1014.26
C.1-C.0	Outfall	23.577	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.00	9.58	9.58	27.64	5.36	24	1.27	1004.28	1004.58	1005.39	1005.69	0.00	1008.75
D.2-D.1	Outfall	15.939	0.00	0.00	0.00	0.00	0.00	0.0	5.1	0.0	0.00	0.23	0.46	3.87	2.55	18	1.00	1004.20	1004.36	1004.64	1004.64	1008.07	1012.03
D.2-D.0	7	5.655	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.00	0.23	0.23	1.62	1.46	48	0.18	1004.50	1004.51	1004.75	1004.77	1012.03	0.00



EL MINA INCORPORATED

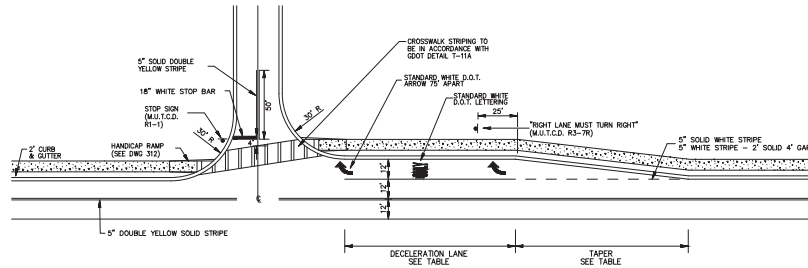
FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLVD.
CITY OF FAIRBURN,
FULTON COUNTY, GA 30233
LOCATED IN DISTRICT 16, LAND LOT 47
PARCEL 000-000-000-000-000 (44-149)
ZONED C-2 (MAY 74 ORDINANCE 10007)

**STORM
PROFILES
SHEET TITLE**

DATE	NO	DESCRIPTION

02/21/22
DATE
06-120
JOB NUMBER

C-04



SPEED LIMIT MPH	DECELERATION LANE	TAPER
35	100	50
40	150	50
45	175	100
50	225	100
55	250	100

- NOTES:
1. ALL STRIPING MUST BE DONE IN THERMOPLASTIC PER GDOT SPECIFICATION SECTION 653
 2. CONTACT E&C (404) 730-7800, THREE WORKING DAYS PRIOR TO STRIPING FOR INSPECTION OF LAYOUT.
 3. STRIPING LAYOUT IS SUBJECT TO FIELD MODIFICATION PER THE FIELD INSPECTION.

FULTON COUNTY STANDARD DETAIL 309
TYPICAL SECTION TWO LANE ROAD
DECELERATION LANE

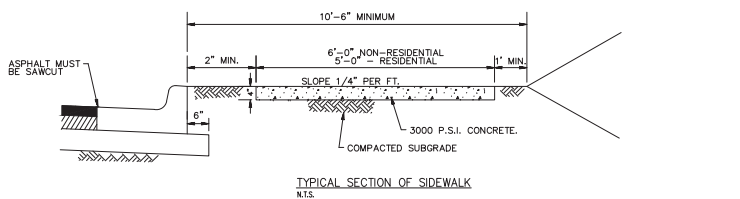
DATE	REVISIONS	DATE	REVISIONS
6-19-05			

DGS/GRN/CHD/KAH
APPROVED: LJM
DATE: 6-19-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-730-7400 FAX: 404-730-8335

309



- NOTES:
1. USE $\frac{3}{4}$ " X 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, ROAD STRUCTURES AND ROAD PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 24 FEET.
 2. TOOL ALL EXPOSED EDGES AND JOINTS TO $\frac{1}{4}$ " RADIUS.
 3. BROOM FINISH PERPENDICULAR TO TRAVEL.
 4. PROVIDE $\frac{3}{4}$ " DEEP SAW CUT CONTRACTION JOINTS EVERY 5'-0".
 5. ZONING OVERLAY REQUIREMENTS MAY SUPERCEDE STANDARD DETAIL.

SECTION AT C. OF DRIVEWAY

FULTON COUNTY STANDARD DETAIL 308
STANDARD SIDEWALK SECTION

DATE	REVISIONS	DATE	REVISIONS
6-19-05			

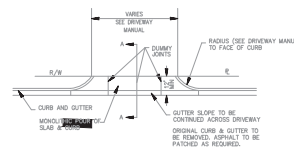
DGS/GRN/CHD/KAH
APPROVED: LJM
DATE: 6-19-05



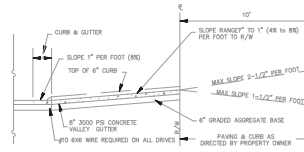
FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-730-8335

308

DRIVEWAY/INTERSECTION USE	WIDTH IN FEET		MIN. RADIUS IN FEET
	MIN.	MAX.	
RESIDENTIAL DRIVEWAY (1-3 UNITS)	14	18	5' (RADIUS OR FLARE)
RESIDENTIAL STREET (TWO LANES)	20	25	30'
COMMERCIAL DRIVEWAY	24	30	30'
WHEN DESIGNED FOR TRUCKS	24	40	75'
TWO-LANE DIVIDED DRIVEWAY	SEE DETAIL 305	70'	70'
FOUR-LANE DIVIDED DRIVEWAY	SEE DETAIL 305	30'	30'



COMMERCIAL DRIVEWAY PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

NOTE: MAXIMUM DRIVEWAY GRADES SHOWN ABOVE ARE INTENDED FOR RESIDENTIAL DRIVEWAYS WHERE FLATTER GRADES ARE NOT FEASIBLE. GRADES FOR COMMERCIAL DRIVEWAYS OR FOR TRUCKS SHALL NOT BE GREATER THAN 1% UNLESS SPECIFIED OTHERWISE.

FULTON COUNTY STANDARD DETAIL 304
DRIVEWAY DETAILS

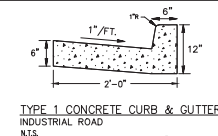
DATE	REVISIONS	DATE	REVISIONS
12-2-05			

DGS/GRN/CHD/KAH
APPROVED: LJM
DATE: 12-2-05

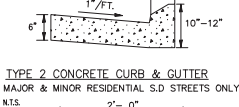


FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

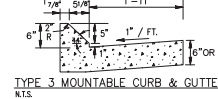
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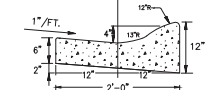
TYPE 1 CONCRETE CURB & GUTTER
INDUSTRIAL ROAD
N.T.S.



TYPE 2 CONCRETE CURB & GUTTER
MAJOR & MINOR RESIDENTIAL S.D. STREETS ONLY
N.T.S.



TYPE 3 MOUNTABLE CURB & GUTTER
N.T.S.



TYPE 4 CONCRETE ROLLED CURB & GUTTER
N.T.S.

FULTON COUNTY STANDARD DETAIL 307
CURB & GUTTER
DETAILS

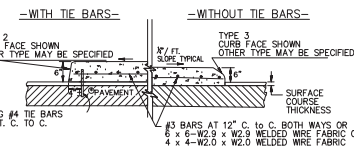
DATE	REVISIONS	DATE	REVISIONS
6-19-05			

DGS/GRN/CHD/KAH
APPROVED: LJM
DATE: 6-19-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-730-8335

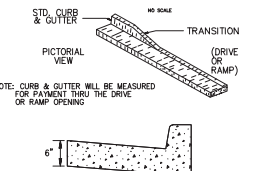
307



- NOTE: IF CONCRETE MEDIAN INTERCEPTS PEDESTRIAN CROSSWALKS, WHEELCHAIR RAMPS (DWS 312) WILL BE REQUIRED.
- * P. C. PAVEMENT
THE BARS WILL BE PLACED AFTER FINISHING & BEFORE INITIAL SET HAS TAKE PLACE.
 - * ASPHALT PAVEMENT
THE BARS MAY BE DRIVEN IN OR DRILLED & GROUTED.

CONCRETE MEDIANS (ISLAND)
N.T.S.

DETAILS OF RECESSED CURB
TYPICAL USE: AT DRIVEWAYS OR CURB CUT RAMPS
N.T.S.

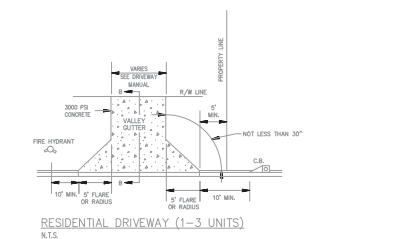


SECTIONAL VIEW

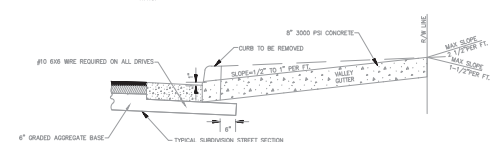
CONCRETE DRIVES:

RESIDENTIAL	COMMERCIAL
6" CONCRETE VALLEY GUTTER	8" CONCRETE VALLEY GUTTER
4" CONCRETE DRIVEWAY	8" CONCRETE DRIVEWAY

NOTE: PUBLIC STREET INTERSECTIONS SHALL BE ASPHALT



RESIDENTIAL DRIVEWAY (1-3 UNITS)
N.T.S.



SECTION B-B
N.T.S.



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN RD. BLVD.
CITY OF FAIRBURN,
FULTON COUNTY, GA 30293
LOCATED IN DISTRICT 47, LAND LOT 47
PARCEL ID# 006-070-000-007 (1/4 - 1000)
ZONING C-2 (80' X 120' OVERLAY DISTRICT)

**CONSTRUCTION
DETAILS**

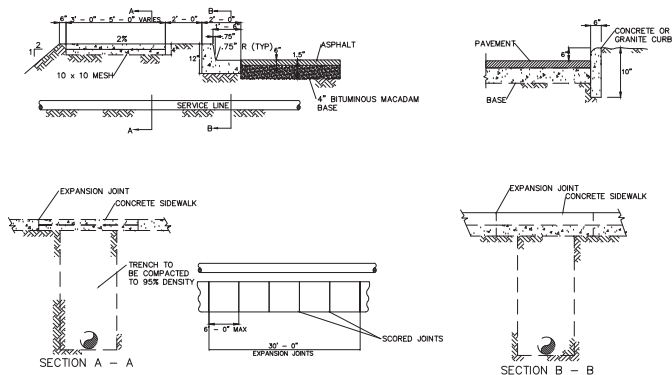
DATE	NO DESCRIPTION
02/21/22	

02/21/22
DATE

06-120
JOB NUMBER

CD-1

1. DETAILS ARE TYPICAL
2. REPLACE SIDEWALKS, CURB AND GUTTER AND CURBING TO MATCH EXISTING MATERIALS AS DIRECTED



FULTON COUNTY STANDARD DETAIL 134
SIDEWALK, CURB AND GUTTER REPAIRS

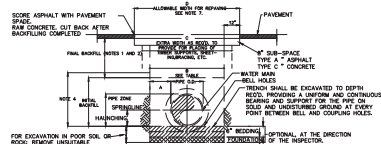
DATE	REVISIONS	DATE	REVISIONS
8/08	NPR		

DGS/DRN/CHKD: CMS
APPROVED: RSW
DATE: 12-2-05



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

DRAWING NO.



ALLOWABLE TRENCH WIDTHS

PIPE SIZE (INCH)	A SIDE CLEARANCE (INCH)			B DITCH WIDTH (INCH)			C SHORING WIDTH (ADDITIONAL-INCH)	D CUT REPAIR WIDTH (INCH)
	SOIL	ROCK	NO. OF SOIL	NO. OF ROCK	NO. 8	NO. 14		
3/4"-2"	2	6	8	8	8	14	AS APPROVED	AS APPROVED
4"	9	12	27	25	33	31	AS APPROVED	4.25 X 0.08 X 7.5 X 4.5
6"	9	12	28	28	34	33	AS APPROVED	4.33 X 4.34 X 8.1
8"	12	32	32	30	38	35	AS APPROVED	4.67 X 5.05 X 17.4
10"	12	32	34	32	40	37	AS APPROVED	4.83 X 4.67 X 31.5
12"	12	32	36	34	42	39	AS APPROVED	5.00 X 4.83 X 50.5
14"	14	39	36	49	46		AS APPROVED	5.25 X 5.00 X 68.5
16"	14	42	38	52	48		AS APPROVED	5.50 X 5.17 X 63.3
20"	19	45	45	55	52		AS APPROVED	5.75 X 5.50 X 68.3
24"	19	50	48	60	57		AS APPROVED	6.17 X 6.00 X 70.6
30"	18	58	54	76	63		AS APPROVED	6.83 X 5.50 X 73.7
36"	18	64	61	82	69		AS APPROVED	7.33 X 7.08 X 83.7
42"	18	72	67	90	77		AS APPROVED	8.00 X 7.58 X 95.0
48"	18	78	73	96	90		AS APPROVED	8.50 X 0.08 X 101.9

FULTON COUNTY STANDARD DETAIL 103
ALLOWABLE TRENCH WIDTHS

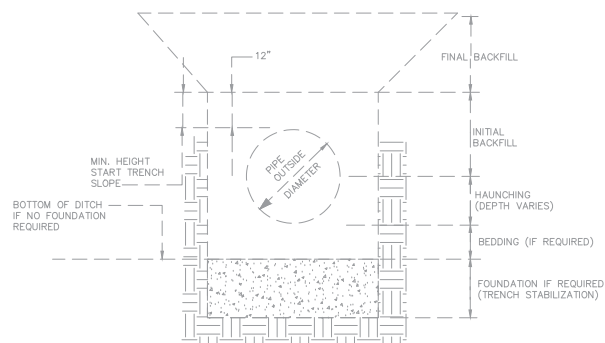
DATE	REVISIONS	DATE	REVISIONS
8/08	NBR		
1/18	TPM		

DGS/DRN/CHKD: CMS
APPROVED: REW
DATE: 12-2-0



FULTON COUNTY PUBLIC WORKS
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

EXPANDED RE



NOTE: SEE DETAIL # 103 AND #109 FOR
DIMENSIONS AND MATERIALS

FULTON COUNTY STANDARD DETAIL 10B
TRENCH TERMINOLOGY

DATE	REVISIONS	DATE	REVISIONS
8/2/08	NBS		
3/24	AKH		
1/18	TPM		

DGS/DRN/CHKD: AD/AXI
APPROVED: REM
DATE: 03-10-2



FULTON COUNTY
DEPARTMENT OF WATER RESOURCES
141 PRYOR ST. ATLANTA, GA. 30303
404-612-7400 FAX: 404-224-0498

CHURCH NO.	
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EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN RD. BLVD.
CITY OF FAIRBURN,
FULLTON COUNTY, GA 30218
LOCATED IN DISTRICT #7, LAND LOT 47
PARCEL. Eas 086-070-800-470-027 (NA -106)
ZONING C-2 HWY 74 OVERLAY DISTRICT)

PARCEL ID: 081-070-200-470-027 (M42 +048)
ZONING C-2 (Hwy 74 Overlay District)

CONSTRUCTION DETAILS

SHEET TITLE

DATE	NO	DESCRIPTION
------	----	-------------

DATE 02/21/22

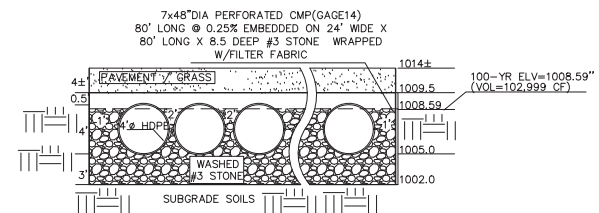
06-120
JOB NUMBER

CD-2

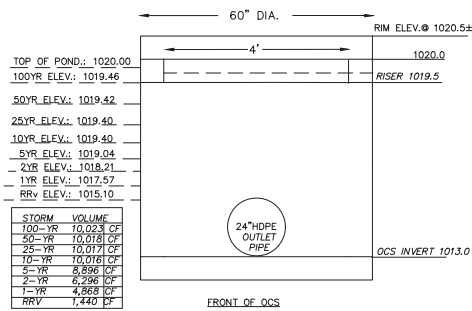
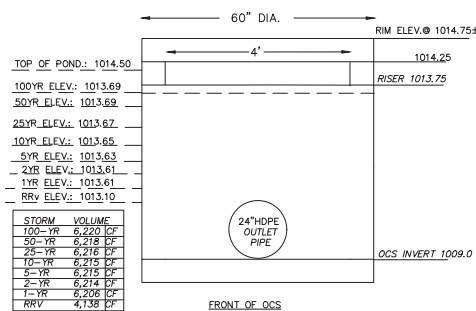


SECTION - BIORETENTION POND A2

SECTION - BIORETENTION POND A3



NOTE:
PIPE TO BE INSTALLED PER ASTM A 798 AASHTO A1 IS THE PREFERRED BACKFILL MATERIAL. HOWEVER, OTHER GRANULAR MATERIALS MAY BE USED. BECAUSE DETENTION SYSTEMS ARE OFTEN EXPOSED TO HEAVY CONSTRUCTION LOADS DURING THE COMPLETION OF THE PROJECT, THERE IS NEED FOR EXTRA CARE TO HANDLE THESE LOADS. THE MINIMUM COVER OVER THE PIPE DIAMETER, 6" AND THE DIAMETER IS LESS THAN 84" AS SHOWN MAY BE GENERALLY BE USED IF THEY ARE PLACED IN 8" LIFTS AND COMPACTED TO 95% PROCTOR DENSITY. AS PIPE DIAMETERS INCREASE AND COVER DECREASES (APPROACHING THE MINIMUM COVER LEVEL), THE QUALITY OF THE BACKFILL AND COMPACTION DENSITY BECOMES MORE IMPORTANT.
LIVE LOAD: AASHTO HS20-44



FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLVD.
CITY OF FAIRBURN,
FULTON COUNTY, GA 30213

LOCATED IN DISTRICT 9F, LAND LOT 47
PARCEL ID#: 09F-070-200-470-027 (142 +019)
ZONING C-2 (GA HIGHWAY 74 OVERLAY DISTRICT)

24-HR CONTACT
MR. FIROZ ALI
PH: 404-707-7775



FAIRBURN TRAVEL CENTER
4125 FAIRBURN IND. BLVD.
CITY OF FAIRBURN,
FULTON COUNTY, GA 30213
LOCATED IN DISTRICT 97, LAND LOT
PARCELS, IDs 08F-070-000-070-027 (M2 1+08)
ZONING C-2 (Hwy 74 OVERLAY DISTRICT)

EROSION CONTROL
COVER
SHEET TITLE

[illegible]

DATE 02/21/22

06-120

IOB NUMBER

CE-1



*SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY. MAINTAIN BMP'S THROUGHOUT LAND DISTURBANCE ACTIVITY.






[illegible]

PRIMARY PERMITEE OWNER
FAIRBURN VENTURES LLC
425 FAIRBURN IND. BLVD.
FULTON COUNTY, GA 30213
24-HR CONTACT: MR. FIROZ ALI
PH: 404-707-7775

ENGINEER
EL MINA, INC.
6062 BUFORD HWY -STE
205 NORCROSS GA 30071
ELMINAENGINEER@GMAIL.COM
PH: (404) 597-6745
CONTACT: GEORGE AWUKU, P.E.

CONTACT: GEORGE AWUKU, P.E.

LEGEND

-  EXISTING STRUCTURE TO BE DEMOLISHED
-  EXISTING ASPHALT TO BE DEMOLISHED (7,311 SY)
-  EXISTING CONCRETE TO BE DEMOLISHED (963 SY)
-  ABANDON EX. CULVERT
-  REMOVE CULVERT, FENCE OR CURB

Da1 Da2 Du
ALL DISTURBED NON-
GRASSED PERVIOUS AREAS

SOILS LEGEND				
SOIL SYMBOL	NAME	SLOPES	K FACTOR	T FACTOR
AgB	Applying Hard Labor Complex	2 to 6 percent slopes	0.20	5
AgC	Applying Hard Labor Complex	6 to 10 percent slopes	0.20	5

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGE AWUKU
Level II Certified Design Professional

CERTIFICATION NUMBER 0000000076
ISSUED 06/04/2017 EXPIRES 06/04/2020



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLVD.
CITY OF FAIRBURN,
FULTON COUNTY, GA 30233
LOCATED IN DISTRICT 8th LAND LOT 4th
PARCEL 834 000-000-000-000 (M4-1498)
ZONED C-2 EMT 74 (OVERLAY DISTRICT)

**PHASE I
EROSION CONTROL
PLAN
SHEET TITLE**

DATE	NO	DESCRIPTION

02/21/22
DATE
06-120
JOB NUMBER

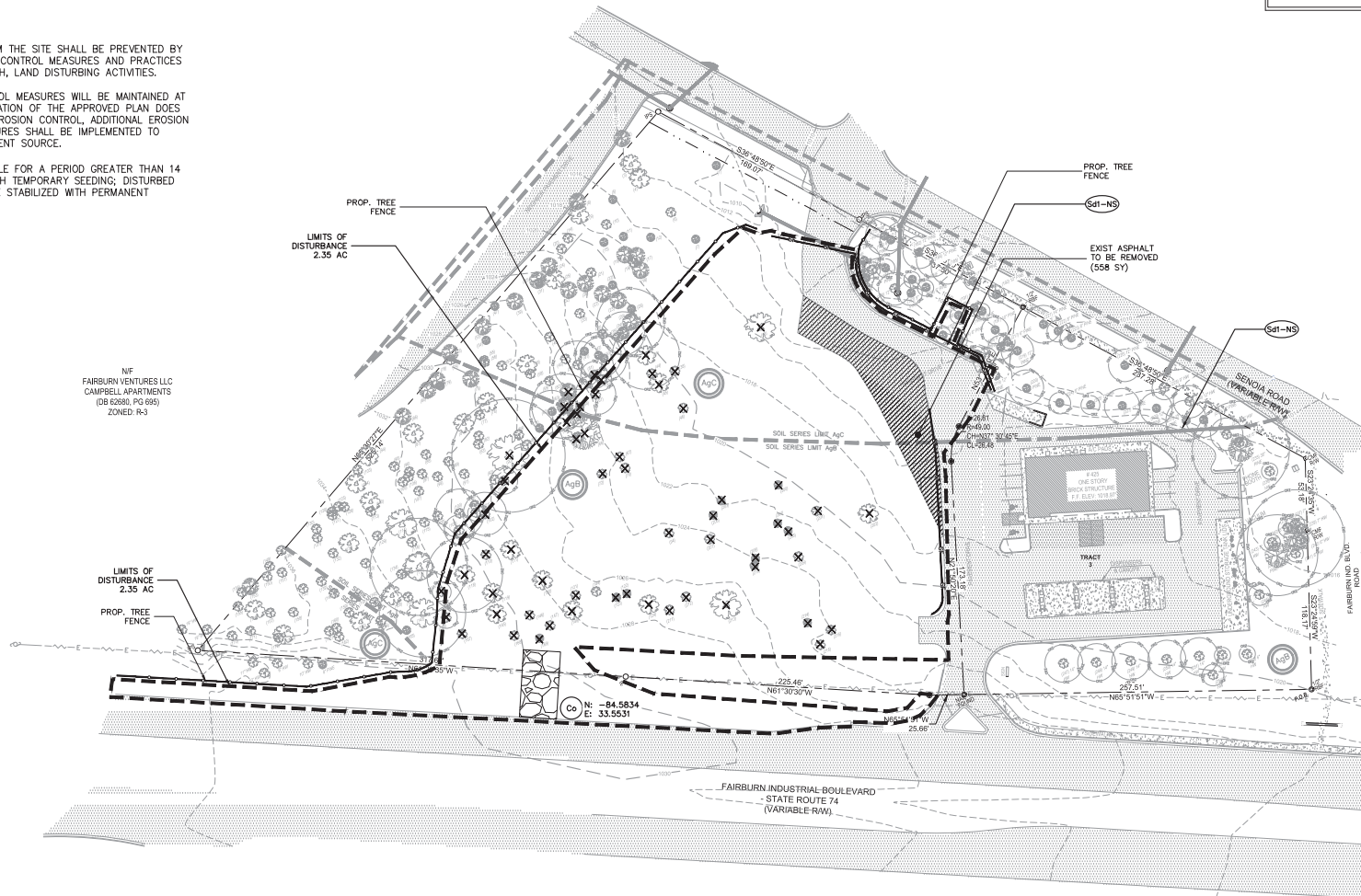
CE-3

NPDES NOTES:

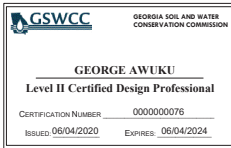
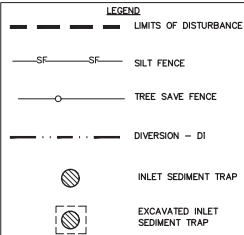
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION AND SEDIMENT 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 AREAS LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.



24-HR CONTACT
MR. FIROZ ALI
PH: 404-707-7775



SOILS LEGEND				
SOIL SYMBOL	NAME	SLOPES	K FACTOR	T FACTOR
AgB	Appling Hard Labor Complex	2 to 6 percent slopes	0.20	5
AgC	Appling Hard Labor Complex	6 to 10 percent slopes	0.20	5

NPDES NOTES:

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

EROSION AND SEDIMENT 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 AREAS LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

Ds1 Ds2 Du
ALL DISTURBED NON-GRASSED PERVIOUS AREAS

REQUIRED SEDIMENT STORAGE CALCULATIONS

DISTURBED AREA: 2.85 ACRES
REQ'D SED. ONSITE STORAGE: 2.35 AC * 67 CU YDS/ AC = 158 CU YDS
SEDIMENT TRAP TOTAL STORAGE 120 CU YDS
SILT FENCE SEDIMENT STORAGE: 40 CU YDS. (ACROSS 220 LF)
TOTAL SEDIMENT STORAGE PROVIDED: 160 CU YDS

Ds4-S NO.1

SEDIMENT TRAP STORAGE CALCULATIONS

TOTAL DRAINAGE AREA: 1.92 ACRES
ONSITE DISTURBED DRAINAGE AREA: 1.09
PROVIDED SED. STORAGE: 1.09 AC * 67 CU YDS/ AC = 73 CU YDS
TOTAL STORAGE: 262± CU YDS

Ds4-S NO.2

SEDIMENT TRAP STORAGE CALCULATIONS

TOTAL DRAINAGE AREA: 1.21 ACRES
ONSITE DISTURBED DRAINAGE AREA: 0.70
PROVIDED SED. STORAGE: 0.70 AC * 67 CU YDS/ AC = 47 CU YDS
TOTAL STORAGE: 439± CU YDS

DI NO.1

DIVERSION CHANNEL CALCULATIONS

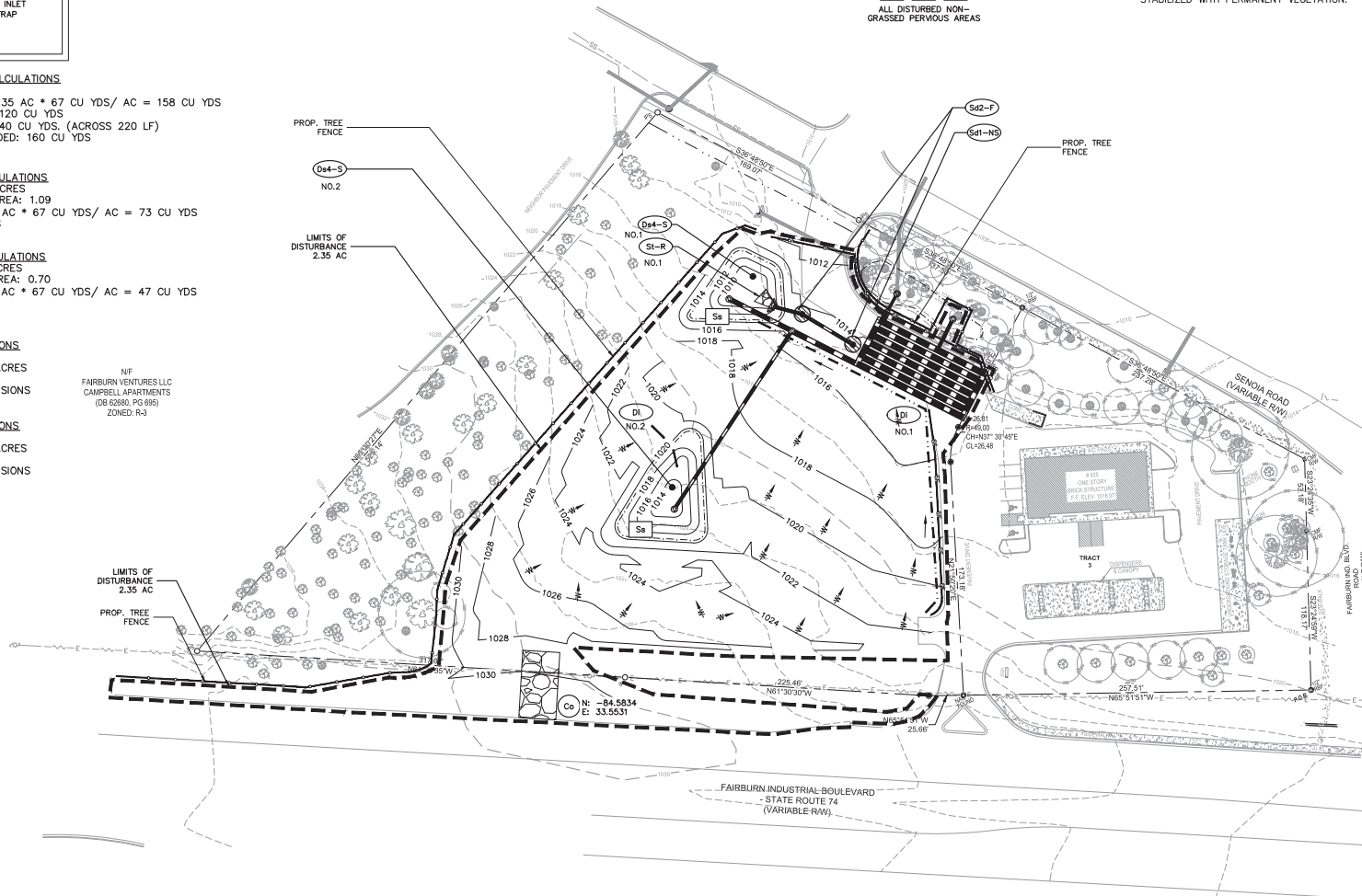
CHANNEL TYPE: TRAPEZOID
TOTAL DRAINAGE AREA: 0.20 ACRES
10-YR FLOWRATE: 0.77 CFS
SEE CE-8 FOR CHANNEL DIMENSIONS

DI NO.2

DIVERSION CHANNEL CALCULATIONS

CHANNEL TYPE: TRAPEZOID
TOTAL DRAINAGE AREA: 0.30 ACRES
10-YR FLOWRATE: 1.61 CFS
SEE CE-8 FOR CHANNEL DIMENSIONS

NF
FAIRBURN VENTURES LLC
CAMPBELL APARTMENTS
(DB 6288), PG 695
ZONED: R-3



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN RD. BLVD.
CITY OF FAIRBURN
FULTON COUNTY, GA 30233
LOCATED IN DISTRICT 65, LAND LOT 47
PARCEL ID# 00-000-000-000-000 (44-1498)
ZONED: C-2 (MT 74) (CITY PLAN 10/10/07)

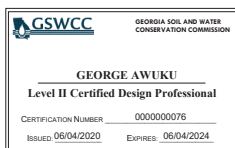
**PHASE II
EROSION CONTROL
PLAN
SHEET TITLE**

DATE	NO	DESCRIPTION

02/21/22
DATE
06-120
JOB NUMBER

CE-4

24-HR CONTACT
MR. FIROZ ALI
PH: 404-707-7775



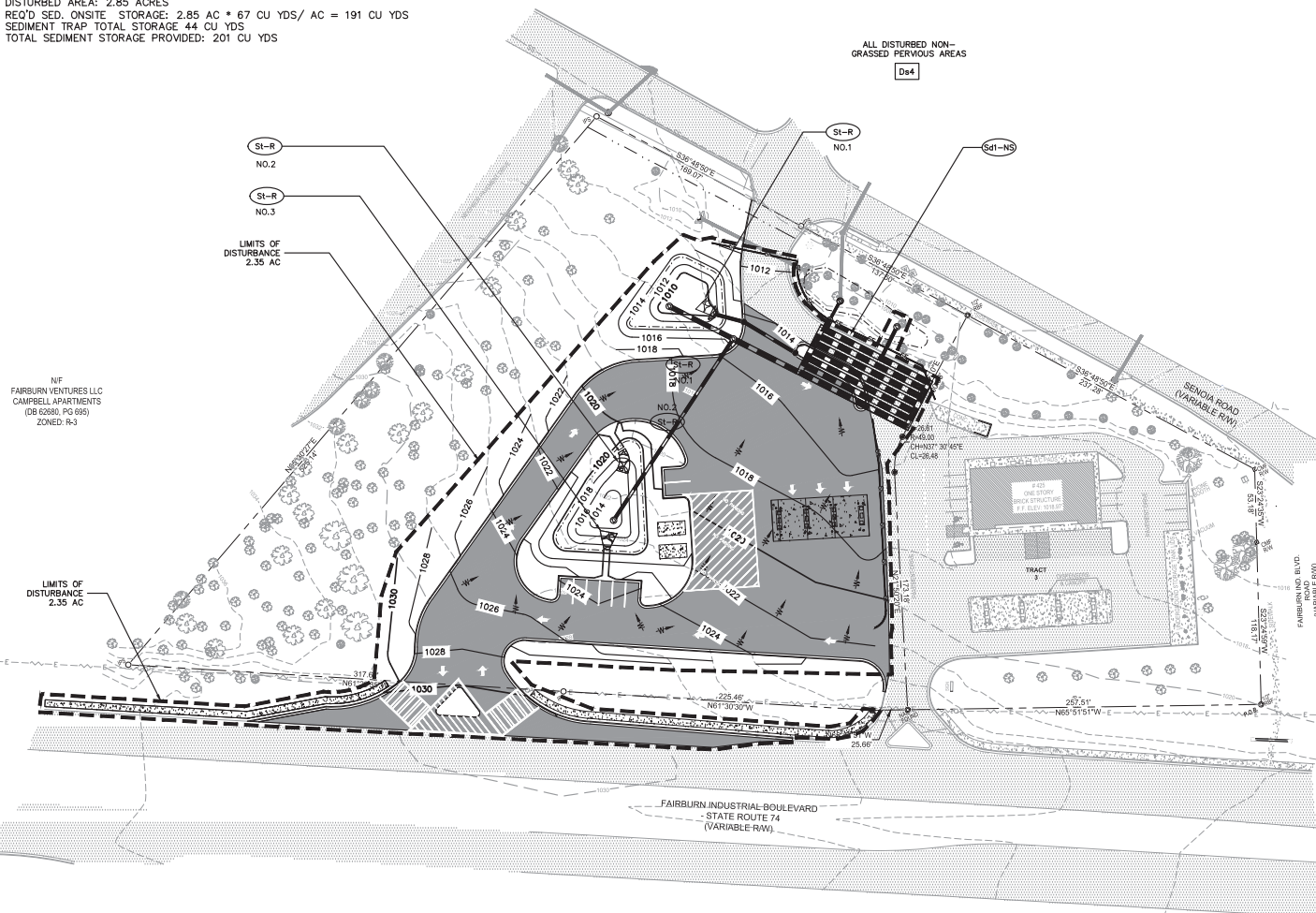
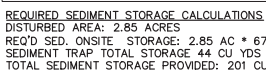
SOILS LEGEND				
SOIL SYMBOL	NAME	SLOPES	K FACTOR	T FACTOR
AgB	Applying Hard Labor Complex	2 to 6 percent slopes	0.20	5
AgC	Applying Hard Labor Complex	6 to 10 percent slopes	0.20	5

NPDES NOTES:

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

EROSION AND SEDIMENT 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 AREAS LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.



24-HR CONTACT
MR. FIROZ ALI
PH: 404-707-7775



FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLVD.
CITY OF FAIRBURN,
FULTON COUNTY, GA 30213
LOCATED IN DISTRICT #7, LAND LOT 47
PARCEL. Eas 086-070-200-470-027 (V45 +108)
ZONING C-2 (HWY 74 OVERLAY DISTRICT)

PHASE III EROSION CONTROL PLAN	SHEET TITLE
--------------------------------------	-------------

[illegible]

DATE 02/21/22

JOB NUMBER

CE-5

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-90-007" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPO.

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 SAMPLING. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.
4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT 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 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. DILUTION OF SAMPLES IS NOT REQUIRED.
5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPO AS SPECIFIED IN PART IV.E.

SAMPLE POINTS

FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES, OR ALL OUTFALLS INTO SUCH STREAMS AND OTHER WATER BODIES, OR A COMBINATION THEREOF. HOWEVER, PROVIDED FOR IN AND IN ACCORDANCE WITH PART IV.G.2 OF THIS PERMIT, PRIMARY PERMITTEES ON AN INFRASTRUCTURE CONSTRUCTION PROJECT MAY SAMPLE THE REPRESENTATIVE PERENNIAL AND INTERMITTENT STREAMS, OTHER WATER BODIES OR OUTFALLS, OR A COMBINATION THEREOF, 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 AT THE TIE-OUT). DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE 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 TIE-OUT). 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 SHEET 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, 10% OF THE SOIL SURFACE IS UNIFORM COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN THE MANUAL, (EXCLUDING A CRIP OF ANNUAL VEGETATION AND A CRIP OF TARTER CROP PERENNIALS APPROPRIATE FOR THE REGION), FOR INFRASTRUCTURE CONSTRUCTION PROJECTS ON AND USED FOR AGRICULTURAL OR SILVICULTURAL PURPOSES. FINAL STABILIZATION MAY BE ACCOMPLISHED BY STABILIZING THE DISTURBED LAND FOR ITS AGRICULTURAL OR SILVICULTURAL USE.
- 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 111.0.3, OR 111.0.4.
- i) A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH DISCHARGE RESULTS IN THE TURBIDITY OF RECEIVING WATER(S) BEING INCREASED BY MORE THAN TEN (10) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS CLASSIFIED AS TROUT STREAMS OR MORE THAN TWENTY-FIVE (25) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS SUPPORTING WARM WATER FISHERIES, REGARDLESS OF A PERMITTEES CERTIFICATION UNDER PART 111.0.1.
- j) WHEN THE PERMITTEE HAS ELECTED TO SAMPLE OUTFALLS, THE DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING THE VALUE SELECTED FROM APPENDIX B APPLICABLE TO THE CONSTRUCTION SITE. AS SET FORTH THEREIN, THE NEPHELOMETRIC TURBIDITY UNIT (NTU) VALUE SHALL BE SELECTED FROM APPENDIX B BASED UPON THE SIZE OF THE CONSTRUCTION SITE, THE SURFACE WATER DRAINAGE AREA AND WHETHER THE RECEIVING WATER(S) SUPPORTS WARM WATER FISHERIES OR IS A TROUT STREAM AS INDICATED IN THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-44 AT WWW.GSEP.ORG.

- 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 AT THE TIE-OUT). DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE 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 TIE-OUT). 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 SHEET 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, 10% OF THE SOIL SURFACE IS UNIFORM COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN THE MANUAL, (EXCLUDING A CRIP OF ANNUAL VEGETATION AND A CRIP OF TARTER CROP PERENNIALS APPROPRIATE FOR THE REGION), FOR INFRASTRUCTURE CONSTRUCTION PROJECTS ON AND USED FOR AGRICULTURAL OR SILVICULTURAL PURPOSES. FINAL STABILIZATION MAY BE ACCOMPLISHED BY STABILIZING THE DISTURBED LAND FOR ITS AGRICULTURAL OR SILVICULTURAL USE.
- 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 111.0.3, OR 111.0.4.
- i) A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH DISCHARGE RESULTS IN THE TURBIDITY OF RECEIVING WATER(S) BEING INCREASED BY MORE THAN TEN (10) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS CLASSIFIED AS TROUT STREAMS OR MORE THAN TWENTY-FIVE (25) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS SUPPORTING WARM WATER FISHERIES, REGARDLESS OF A PERMITTEES CERTIFICATION UNDER PART 111.0.1.
- j) WHEN THE PERMITTEE HAS ELECTED TO SAMPLE OUTFALLS, THE DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING THE VALUE SELECTED FROM APPENDIX B APPLICABLE TO THE CONSTRUCTION SITE. AS SET FORTH THEREIN, THE NEPHELOMETRIC TURBIDITY UNIT (NTU) VALUE SHALL BE SELECTED FROM APPENDIX B BASED UPON THE SIZE OF THE CONSTRUCTION SITE, THE SURFACE WATER DRAINAGE AREA AND WHETHER THE RECEIVING WATER(S) SUPPORTS WARM WATER FISHERIES OR IS A TROUT STREAM AS INDICATED IN THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-44 AT WWW.GSEP.ORG.

SAMPLING FREQUENCY

1. THE PRIMARY PERMITTEE MUST SAMPLE 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 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 PERMITTEES 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 OF STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT. AFTER ALL CLEARING AND GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE REPRESENTATIVE SAMPLING LOCATION;
 - b) IN ADDITION TO (A) ABOVE, 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 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 REPRESENTATIVE SAMPLING LOCATION, WHICHEVER COMES FIRST.
 - c) AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPs IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGE AREAS OF THE FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPs ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
 - d) WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.6, MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED, PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND
 - e) EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR

BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

REPORTING

1. THE APPLICABLE PERMITTEE ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPO AT THE END OF THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPO MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPO. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPO UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
 - a) THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
 - b) THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
 - c) THE DATE(S) ANALYSES WERE PERFORMED;
 - d) THE TIME(S) ANALYSES WERE INITIATED;
 - e) THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
 - f) REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
 - g) THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
 - h) RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU" AND
 - i) CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL, (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPO ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. IF AN ELECTRONIC SUBMITTAL IS PROVIDED BY EPO THEN THE WRITTEN CORRESPONDENCE MAY BE SUBMITTED ELECTRONICALLY. IF REQUIRED, A PAPER COPY MUST ALSO BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL OR SIMILAR SERVICE.

ESAPC CERTIFICATION STATEMENT

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR THE MONITORING OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL, INTERMITTENT STREAMS AND OTHER WATER BODIES, OR B) WHERE ANY SUCH IDENTIFIED PERENNIAL AND INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED, I HAVE DETERMINED IN MY PROFESSIONAL JUDGMENT, UTILIZING THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT NO. GAR 1000002, THAT THE INCREASE IN TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLING RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN TURBIDITY OF A SPECIFIC IDENTIFIED UN-SAMPLED RECEIVING WATER(S).

SAMPLED LEVEL II DESIGN PROFESSIONAL DATE 08/05/2020 0076

APPENDIX B

Waters Supporting Warm Water Fisheries

Surface Water Drainage Area, square miles

	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	100	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

Site Size, acres

SAMPLING FREQUENCY

1. THE PRIMARY PERMITTEE MUST SAMPLE 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 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 PERMITTEES 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 OF STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT. AFTER ALL CLEARING AND GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE REPRESENTATIVE SAMPLING LOCATION;
 - b) IN ADDITION TO (A) ABOVE, 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 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 REPRESENTATIVE SAMPLING LOCATION, WHICHEVER COMES FIRST.
 - c) AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPs IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGE AREAS OF THE FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPs ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;
 - d) WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.6, MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED, PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND
 - e) EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR



GEORGE AWUKU
Level II Certified Design Professional

CERTIFICATION NUMBER 0000000076
ISSUED 06/04/2020 EXPIRES 06/04/2024

24-HR CONTACT
MR. FIROZ ALI
PH: 404-707-7775



EL MNA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN RD. BLVD.
CITY OF FAIRBURN
FULTON COUNTY, GA 30243
LOCATED IN DISTRICT 16, LAND LOT 47
PARCEL ID# 006-000-000-007-007 (46-47)
ZONED C-2 (INT'L COMMERCIAL DISTRICT)

SAMPLING AND
MONITORING
PLAN

SHEET TITLE

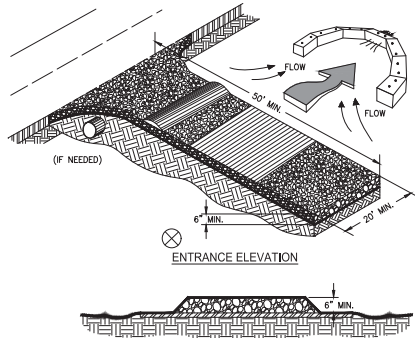
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02/21/22
DATE
JOB NUMBER

CE-6

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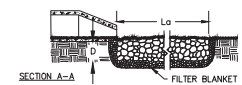
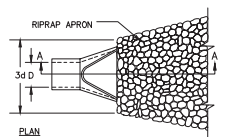
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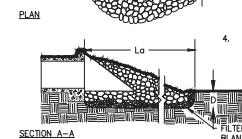
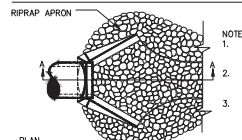
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. APPROPRIATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5\"-3.5\" STONE).
 4. GRAVEL 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 THE 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.

St RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL

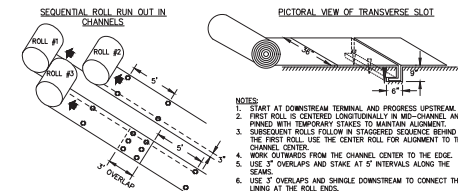
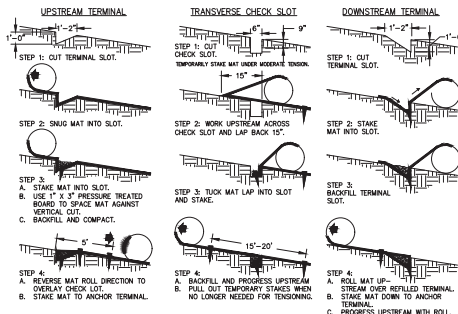


- NOTES:
1. L_0 IS THE LENGTH OF THE RIPRAP APRON.
 2. $D = 1.5$ TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6\".
 3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6\" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
 4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

Ss - SLOPE STABILIZATION

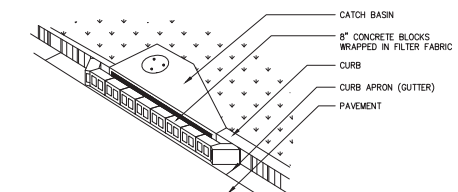
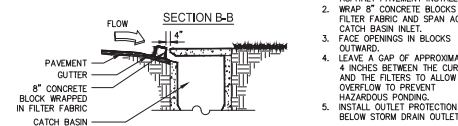
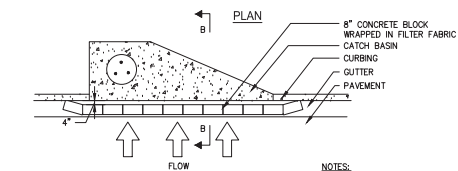
TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

BLANKET AND MATTING CROSS-SECTIONS



- NOTES:
1. START AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
 2. FIRST ROLL IS CENTERED LONGITUDINALLY IN MID-CHANNEL AND PINNED WITH TEMPORARY STAKES TO MAINTAIN ALIGNMENT.
 3. SUBSEQUENT ROLLS FOLLOW IN STAGGERED SEQUENCE BEHIND THE FIRST ROLL. USE THE CENTER ROLL FOR ALIGNMENT TO THE CHANNEL CENTER.
 4. WORK OUTWARDS FROM THE CHANNEL CENTER TO THE EDGE.
 5. USE 3\" OVERLAPS AND STAKE AT 6\" INTERVALS ALONG THE SEAMS.
 6. USE 3\" OVERLAPS AND SINGLE DOWNSTREAM TO CONNECT THE LINING AT THE ROLL ENDS.

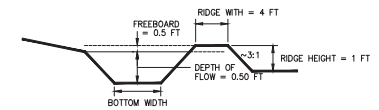
Sd2-P CURB INLET FILTER "PIGS IN BLANKET"



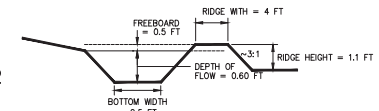
- NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 2. WRAP 8\" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
 3. FACE OPENINGS IN BLOCKS OUTWARD.
 4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONING.
 5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

Di DIVERSIONS

Di NO.1

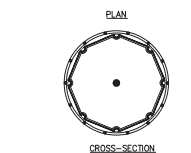


Di NO.2



TREE PROTECTION

"SNOW" FENCE



- NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4\"-5\" W X 18\" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
 2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
 4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
 5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4\" HIGH MINIMUM.



FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLVD.
CITY OF FAIRBURN,
FULTON COUNTY, GA 30233
LOCATED IN DISTRICT 8, LAND LOT 47
PARCEL D-8 000-000-000-007 (NE 1/4)
ZONING C-2 SMT 74 (OVERLAY DISTRICT)

EROSION CONTROL
DETAILS

SHEET TITLE

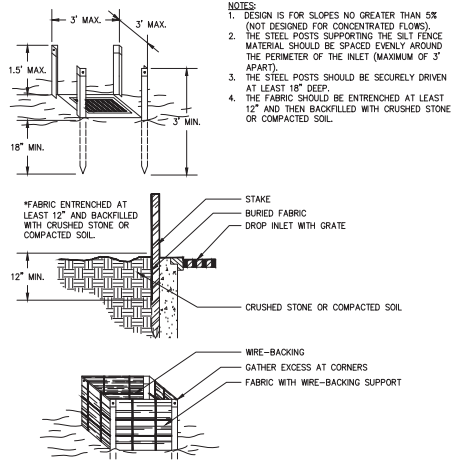
DATE NO DESCRIPTION

02/21/22
DATE
06-120
JOB NUMBER

CE-7

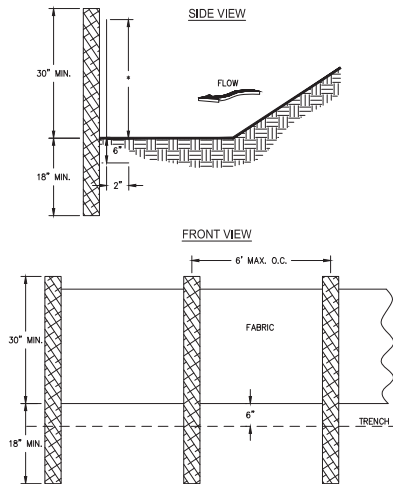
Sd2-F FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION

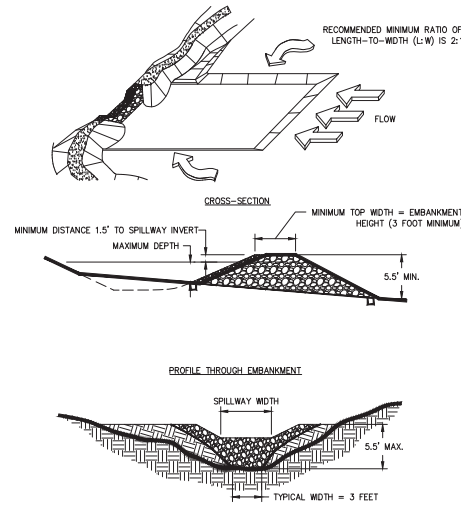


Sd1-NS

SILT FENCE - TYPE NON-SENSITIVE



Sd4-S TEMPORARY SEDIMENT TRAP ROCK OUTLET



Ds1 MULCHING

MATERIAL	RATE	DEPTH
STRAW OR HAY	---	2" - 4"
WOOD WASTE, CHIPS, SAWDUST, BARK	---	2" - 3"
OUTBACK ASPHALT	1000 GAL./AC. X GAL./SQ. YD. OR SEE MANUFACTURER'S RECOMMENDATIONS	---
POLYETHYLENE FILM	SECURE WITH SOIL ANCHORS, WEIGHTS	---
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	---

NOTE: STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. MULCH MAY BE ANCHORED BY MECHANICALLY PRESSING INTO SURFACE. IF SPREAD WITH BLOWER EQUIPMENT, MULCH SHALL BE ANCHORED WITH EMULSIFIED ASPHALT GRADE AE-5 OR SS-11-100 GAL. ASPHALT + 100 GAL. WATER PER TON OF MULCH. NETTING SHALL BE USED TO ANCHOR WOOD WASTE AND CHIPS. POLYETHYLENE SHALL BE TRENCHED IN AT EDGES.

Ds2 TEMPORARY SEEDING

DISTURBED AREA STABILIZATION FOR TEMPORARY SEEDINGS					
SPECIES	RATE/1000 SF	RATE PER AC	MTB-LISTONE	PIEDMONT	COASTAL
RYE (ALONE)	3.9 LBS	168 LBS	8/1-11/30	8/15-12/1	9/1-2/28
ANNUAL RYEGRASS (ALONE)	0.9 LBS	40 LBS	8/1-11/30	9/1-12/15	9/15-1/1
ANNUAL LESPEDEZA (ALONE)	0.6 LBS	28 LBS	3/1-4/1	2/1-3/1	2/1-3/1
(IN MIXTURES)	0.2 LBS	10 LBS			
WEEPING LOVEGRASS (ALONE)	0.1 LBS	4 LBS	3/15-6/15	3/15-7/15	3/15-7/15
(IN MIXTURES)	0.05 LBS	2 LBS			
BUDAGRASS (ALONE)	1.0 LBS	60 LBS	4/1-8/31	4/1-8/31	3/15-8/1
BROWNTOP MILLET (ALONE)	1.1 LBS	60 LBS	4/1-6/30	4/1-7/15	4/1-7/15
(IN MIXTURES)	0.2 LBS	10 LBS			
WHEAT (ALONE)	3.9 LBS	168 LBS	9/1-12/31	9/1-12/31	9/15-1/31

NOTE:

- DISTURBED AREAS FOR GREATER THAN 5 DAYS WILL BE SEEDING WITH TEMPORARY VEGETATION. AREAS SHOULD NOT BE EXPOSED GREATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY WITHOUT SEEDING. THE SURFACE WILL BE ROUGHENED PRIOR TO PLANTING TO PROMOTE GOOD SEED INFILTRATION. HAND-PLANTED SEED WILL BE STABILIZED WITH APPROPRIATE MULCH (E.G., HAY, STRAW WITHIN 30 DAYS OF PLANTING). SLOPES GREATER THAN 1:1 WILL BE UNDERSEED. WITH A DOT APPROVED MAT (E.G., HAY, STRAW WITHIN 30 DAYS OF PLANTING). SLOPES GREATER THAN 1:1 WILL BE UNDERSEED.
- TEMPORARY COVER CROPS ARE VERY COMPETITIVE AND WILL CROWN OUT PERENNIALS IF SEEDING TOO HEAVILY.
- UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.
- REDUCE SEEDING RATES BY 50% WHEN DRILLED.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DISTURBED AREA STABILIZATION FOR PERMANENT VEGETATION					
SPECIES	RATE/1000 SF	RATE PER AC	MTB-LISTONE	PIEDMONT	COASTAL
WEEPING LOVEGRASS	0.1 LBS	4 LBS	3/15-6/15	3/1-6/15	2/1-6/15
AND VIRGATA OR SERICEA LESPEDEZA	1.4 LBS	40 LBS	3/15-6/15	3/1-6/15	2/15-6/1
SERICEA LESPEDEZA SEED-BEARING HAY	138 LBS	3 TONS	10/1-3/1	10/1-3/1	10/15-2/1
WITH OVERSEEDED WEEPING LOVEGRASS	0.05 LBS	2 LBS	3/15-6/15	3/1-6/15	2/1-6/15
HULLED COMMON BERMUDAGRASS	0.2 LBS	10 LBS	3/1-7/1	2/15-7/1	2/1-6/15
AND SERICEA LESPEDEZA	1.4 LBS	40 LBS	3/15-6/15	3/1-6/15	2/1-6/15
UNHULLED COMMON BERMUDAGRASS	0.2 LBS	10 LBS	10/1-3/1	11/1-2/1	
AND VIRGATA OR SERICEA LESPEDEZA	1.4 LBS	40 LBS	3/15-6/15	3/1-6/15	2/1-6/1
BEED HAY	140 LBS	3 TONS	10/1-3/1	10/1-3/1	10/15-2/1
TALL FESCUEGRASS	1.1 LBS	50 LBS	8/1-11/1, 3/1-4/15	8/15-11/1	
CLEAN COMBINE RUN VIRGATA OR SERICEA LESPEDEZA	1.4 LBS	40 LBS	3/15-6/15	3/1-6/15	2/15-6/1
HULLED COMMON BERMUDAGRASS	0.2 LBS	10 LBS	3/1-7/1	2/15-7/1	

NOTE:

- AGRICULTURAL LIME IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS DETERMINE OTHERWISE.
- UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.
- REDUCE SEEDING RATES BY 50% WHEN DRILLED.

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS/AC)	N TOP DRESSING RATE (LBS/AC)
COOL SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	1000	---
	MAINTENANCE	10-10-10	400	30
WARM SEASON GRASSES	FIRST	6-12-12	1500	50-100
	SECOND	6-12-12	800	50-100
	MAINTENANCE	10-10-10	400	30

Du DUST CONTROL

DEFINITION

CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.

CONDITIONS

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHOD AND MATERIALS

A. TEMPORARY METHODS

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

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

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

TILLAGE: THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

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

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

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

B. PERMANENT METHODS

PERMANENT VEGETATION: SEE DETAIL DS3 OR DS4 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE. TOPSOILING: THIS ENTAILS COVERING THE SURFACE WITH LESS ERODIBLE SOIL MATERIAL. SEE STANDARD TP - TOPSOILING. STONE COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN RD. BLVD.
CITY OF FAIRBURN
FULTON COUNTY, GA 30233
LOCATED IN DISTRICT #1, LAND LOT 47
PARCEL D-6 OFF-000-000-007 (NE 1/4)
ZONING C-2 (BMT 74 OVERLAY DISTRICT)

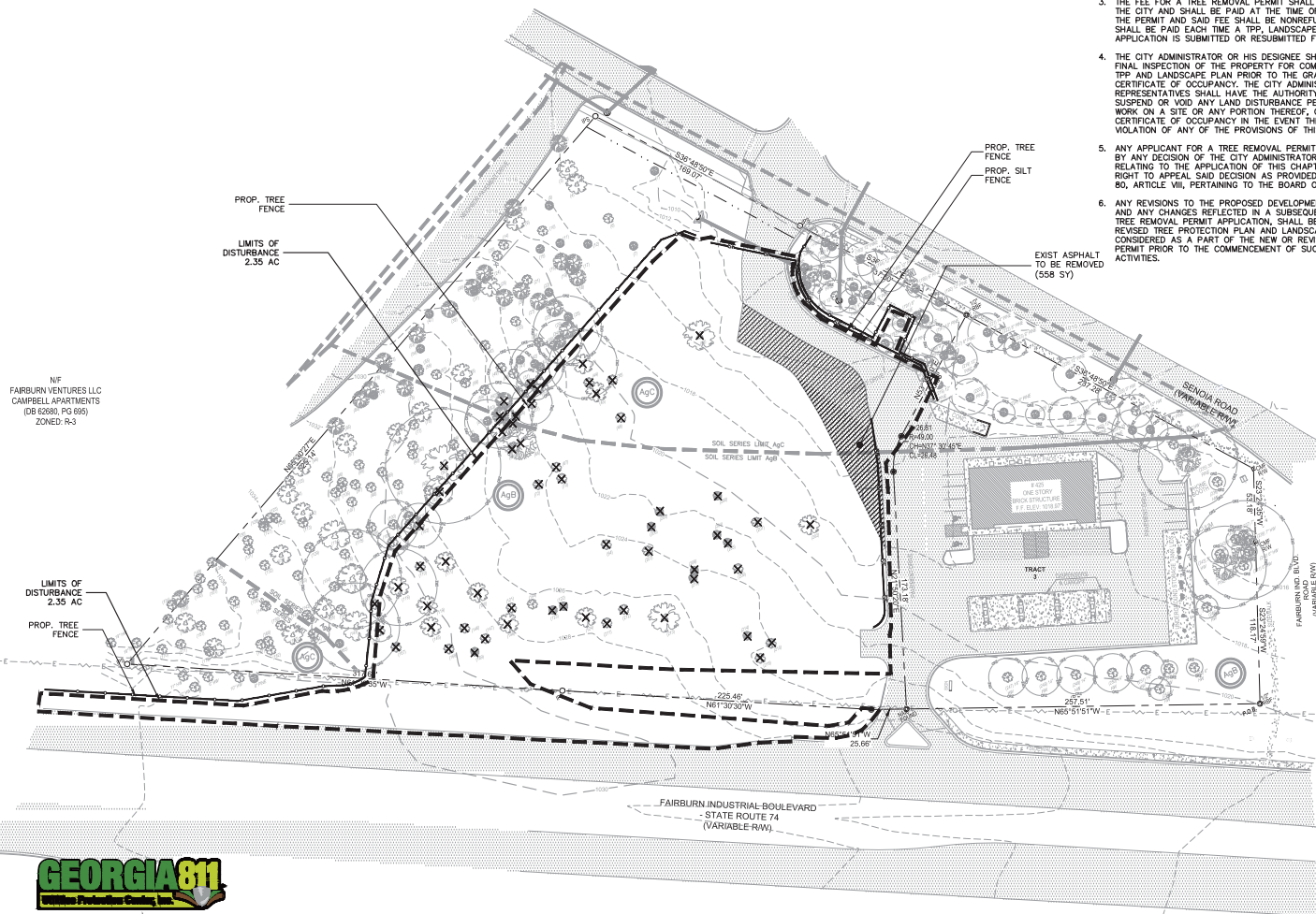
**EROSION CONTROL
DETAILS**

SHEET TITLE

DATE 02/21/22
JOB NUMBER 06-120

CE-8

SOILS LEGEND				
SOIL SYMBOL	NAME	SLOPES	K FACTOR	T FACTOR
AgB	Applying Hard Labor Complex	2 to 6 percent slopes	0.20	5
AgC	Applying Hard Labor Complex	6 to 10 percent slopes	0.20	5



CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

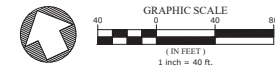
- CITY OF FAIRBURN TREE REMOVAL NOTES**
1. NO LAND DISTURBANCE PERMIT SHALL BE ISSUED UNTIL THE TPP, LANDSCAPE PLAN AND APPLICATION HAS BEEN REVIEWED AND APPROVED, IN WRITING, BY THE CITY ADMINISTRATOR OR HIS DESIGNEE.
 2. THE CITY ADMINISTRATOR OR HIS DESIGNEE SHALL REVIEW THE TPP, LANDSCAPE PLAN AND APPLICATION AND EITHER APPROVE, DENY, OR DISAPPROVE WITH COMMENTS DENOTING REQUIRED CHANGES TO THE TPP OR LANDSCAPE PLAN WITHIN 15 WORKING DAYS OF SUBMITTAL. UPON APPROVAL OF THE TPP AND LANDSCAPE PLAN, A TREE REMOVAL PERMIT SHALL BE ISSUED TO THE APPLICANT. IF NO ACTION IS TAKEN WITHIN 15 WORKING DAYS OF THE SUBMISSION OF THE TPP, LANDSCAPE PLAN AND APPLICATION, IT SHALL BE CONSIDERED APPROVED AND THE TREE REMOVAL PERMIT CONSIDERED ISSUED BY THE CITY ADMINISTRATOR OR HIS DESIGNEE. IN THE EVENT THE TPP, LANDSCAPE PLAN OR APPLICATION IS DENIED, THE REASONS THEREFORE SHALL BE REPORTED, IN WRITING, TO THE APPLICANT.
 3. THE FEE FOR A TREE REMOVAL PERMIT SHALL BE ESTABLISHED BY THE CITY AND SHALL BE PAID AT THE TIME OF APPLICATION FOR THE PERMIT AND SAID FEE SHALL BE NONREFUNDABLE. SAID FEE SHALL BE PAID EACH TIME A TPP, LANDSCAPE PLAN OR APPLICATION IS SUBMITTED OR RESUBMITTED FOR REVIEW.
 4. THE CITY ADMINISTRATOR OR HIS DESIGNEE SHALL CONDUCT A FINAL INSPECTION OF THE PROPERTY FOR COMPLIANCE WITH THE TPP AND LANDSCAPE PLAN PRIOR TO THE GRANTING OF A CERTIFICATE OF OCCUPANCY. THE CITY ADMINISTRATOR OR HIS REPRESENTATIVES SHALL HAVE THE AUTHORITY TO REVOKE, SUSPEND OR VOID ANY LAND DISTURBANCE PERMIT, STOP ALL WORK ON A SITE OR ANY PORTION THEREOF, OR WITHHOLD A CERTIFICATE OF OCCUPANCY IN THE EVENT THERE HAS BEEN A VIOLATION OF ANY OF THE PROVISIONS OF THIS CHAPTER.
 5. ANY APPLICANT FOR A TREE REMOVAL PERMIT WHO IS AGGRIEVED BY ANY DECISION OF THE CITY ADMINISTRATOR OR HIS DESIGNEE RELATING TO THE APPLICATION OF THIS CHAPTER SHALL HAVE THE RIGHT TO APPEAL SAID DECISION AS PROVIDED UNDER CHAPTER 80, ARTICLE VIII, PERTAINING TO THE BOARD OF ZONING APPEALS.
 6. ANY REVISIONS TO THE PROPOSED DEVELOPMENT OF A PROPERTY, AND ANY CHANGES REFLECTED IN A SUBSEQUENTLY SUBMITTED TREE REMOVAL PERMIT APPLICATION, SHALL BE SHOWN ON A REVISED TREE PROTECTION PLAN AND LANDSCAPE PLAN AND BE CONSIDERED AS A PART OF THE NEW REVISED TREE REMOVAL PERMIT PRIOR TO THE COMMENCEMENT OF SUCH CHANGED ACTIVITIES.

LEGEND

- X X X X X REMOVE EXIST FENCE OR CURB
- EXISTING ASPHALT TO BE MILLED AND RESURFACED
- CRITICAL ROOT ZONE DISTURBANCE
- CRITICAL ROOT ZONE
- CRZ
- SRP
- STRUCTURAL ROOT PLATE
- X EXISTING TREES TO BE DEMOLISHED
- TREE PROTECTION FENCE

TREE PROTECTION NOTES

1. ALL INDIVIDUAL STAND-ALONE TREES TO BE RETAINED ON THE SITE MUST BE MARKED WITH ORANGE ENGINEERING TAPE TIED AROUND THE TRUNK OF THE TREE AT A HEIGHT OF FIVE FEET ABOVE THE GROUND.
2. THE TREE PROTECTION AREA (TRIPLINE AREA) OF STAND-ALONE TREES AND STANDS OF TREES WILL BE MARKED WITH STANDARD TREE PROTECTION FENCING (ORANGE), AT LEAST TWO "TREE PROTECTION AREA" SIGNS SHALL BE POSTED AT EACH INDIVIDUAL TREE PROTECTION AREA. NO CONSTRUCTION ACTIVITIES WILL BE ALLOWED WITHIN THE TREE PROTECTION AREA.
3. THE TREE PROTECTION AREA SHALL BE MAINTAINED AS A NATURAL VEGETATION AREA OR AN AREA LANDSCAPED WITH SHRUBS OR UNDERSTORY TREES WHEN POSSIBLE AND MULCHED WITH EITHER PINE STRAW OR SHREDDED WOOD FIBER. THE SEEDING OR SOODING OF GRASS IN THE TREE PROTECTION AREA IS TO BE AVOIDED.
4. CREDIT FOR EXISTING TREES SHALL NOT BE GRANTED IF THERE IS ANY PROPOSED OR ACTUAL ENCROACHMENT INTO TRIPLINE OF THE TREE(S). IF EXISTING TREES ARE TO BE SAVED, SPECIAL ATTENTION SHALL BE GIVEN TO THE PROTECTION OF THE TRIPLINE AREA AND PRUNING OF THE TREE MAY BE REQUIRED TO REDUCE POTENTIAL DAMAGE FROM STRESS. IN SITUATIONS SUCH AS THIS, THE STATE FORESTRY COMMISSION SHOULD BE CONTACTED FOR TECHNICAL ASSISTANCE.
5. UTILITIES SHALL NOT BE RUN THROUGH A TREE PROTECTION AREA UNLESS THEY ARE TUNNELED AT A DEPTH OF 24 INCHES IN A MANNER WHICH WILL DAMAGE AS LITTLE OF THE ROOT SYSTEM AS POSSIBLE.
6. IF IT IS DETERMINED THAT IRREPARABLE DAMAGE HAS OCCURRED TO A TREE OR TREES WITHIN A DESIGNATED TREE PROTECTION AREA, AS DETERMINED BY THE CITY ADMINISTRATOR, HIS DESIGNEE OR THE STATE FORESTRY COMMISSION, THEN IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REMOVE AND REPLACE THE TREE OR TREES AND GUARANTEE SURVIVAL.



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLVD.
CITY OF FAIRBURN
FULTON COUNTY, GA 30283
PROJECT: ESR-100-000-00-007 (M-498)
ZONING: O-2 (MAY 74 OVERLAY DISTRICT)

TREE REMOVAL PLAN 1 OF 2

DATE	NO	DESCRIPTION

02/21/22
DATE

06-120
JOB NUMBER

LS-01

Tree No.	Species	Diameter at Breast height, DBH (inches)	CRZ Dia. (ft)	SRP Dia (ft)	CRZ Area (sqft)	CRZ Net Area (sqft)	CRZ Distributed Area (sqft)	Impacted CRZ (%)	SRP Impacted (YES/NO)	Tree Removal (YES/NO)
1	Pine	12	24	14	452	452	0	0	NO	NO
2	Pine	21	42	18	1385	1385	0	0	NO	NO
3	Hardwood	27	54	20	2290	2290	0	0	NO	NO
4	Hardwood	20	40	18	1256	1256	0	0	NO	NO
5	Pine	8	16	11	201	201	0	0	NO	NO
6	Hardwood	6	12	10	113	113	0	0	NO	NO
7	Pine	6	12	10	113	113	0	0	NO	NO
8	Pine	26	52	20	2123	2123	0	0	NO	NO
9	Hardwood	21	42	18	1385	1385	0	0	NO	NO
10	Hardwood	14	28	14	616	616	0	0	NO	NO
11	Pine	22	44	18	1520	1520	0	0	NO	NO
12	Pine	6	12	10	113	113	0	0	NO	NO
13	Hardwood	36	72	22	4071	4071	1459	36	YES	YES
14	Hardwood	15	30	16	707	707	0	0	NO	NO
15	Pine	16	32	16	804	804	0	0	NO	NO
16	Pine	24	48	18	1809	1809	0	0	NO	NO
17	Pine	23	46	18	1662	1662	0	0	NO	NO
18	Pine	23	46	18	1662	1662	0	0	NO	NO
19	Hardwood	12	24	14	452	452	0	0	NO	NO
20	Hardwood	15	30	16	707	707	0	0	NO	NO
21	Hardwood	9	18	12	254	254	0	0	NO	NO
22	Pine	15	30	16	707	707	0	0	NO	NO
23	Pine	26	52	20	2123	2123	0	0	NO	NO
24	Pine	23	46	18	1662	1662	0	0	NO	NO
25	Hardwood	22	44	18	1520	1520	0	0	NO	NO
26	Pine	21	42	18	1385	1385	0	0	NO	NO
27	Pine	21	42	18	1385	1385	0	0	NO	NO
28	Pine	8	16	11	201	201	0	0	NO	NO
29	Pine	25	50	20	1963	1963	0	0	NO	NO
30	Pine	40	80	18	1256	1256	0	0	NO	NO
31	Pine	10	20	12	314	314	0	0	NO	NO
32	Pine	24	48	18	1809	1809	0	0	NO	NO
33	Hardwood	6	12	10	113	113	0	0	NO	NO
34	Pine	16	32	16	804	804	0	0	NO	NO
35	Hardwood	6	12	10	113	113	0	0	NO	NO
36	Hardwood	12	24	14	452	452	0	0	NO	NO
37	Hardwood	25	50	20	1963	1963	1963	100	YES	YES
38	Hardwood	9	18	12	254	254	254	100	YES	YES
39	Pine	22	44	18	1520	1520	0	0	NO	NO
40	Hardwood	10	20	12	314	314	0	0	NO	NO
41	Pine	6	12	10	113	113	0	0	NO	NO
42	Pine	17	34	16	908	908	0	0	NO	NO
43	Pine	17	34	16	908	908	0	0	NO	NO
44	Hardwood	8	16	11	201	201	201	100	YES	YES
45	Hardwood	23	46	18	1662	1662	1662	100	YES	YES
46	Hardwood	8	16	11	201	201	201	100	YES	YES
47	Pine	13	26	14	531	531	0	0	NO	NO
48	Hardwood	28	56	20	2463	2463	0	0	NO	NO
49	Hardwood	9	18	12	254	254	68	27	NO	NO
50	Hardwood	18	36	16	1018	1018	168	17	NO	NO
51	Hardwood	10	20	12	314	314	314	100	YES	YES
52	Hardwood	8	16	11	201	201	201	100	YES	YES
53	Pine	21	42	18	1385	1385	0	0	NO	NO
54	Pine	16	32	16	804	804	0	0	NO	NO
55	Hardwood	10	20	12	314	314	0	0	NO	NO
56	Hardwood	10	20	12	314	314	0	0	NO	NO
57	Hardwood	8	16	16	201	201	0	0	NO	NO
58	Hardwood	10	20	12	314	314	0	0	NO	NO
59	Hardwood	10	20	12	314	314	0	0	NO	NO
60	Pine	22	44	18	1520	1520	1520	100	YES	YES
61	Hardwood	15	30	16	707	707	707	100	YES	YES
62	Pine	16	32	16	804	804	0	0	NO	NO
63	Pine	24	48	18	1809	1809	1809	100	YES	YES
64	Pine	16	32	16	804	804	804	100	YES	YES
65	Hardwood	15	30	16	707	707	707	100	YES	YES
66	Pine	41	82	24	5280	5280	5280	100	YES	YES
67	Hardwood	17	34	16	908	908	908	100	YES	YES
68	Hardwood	24	48	18	1809	1809	1809	100	YES	YES
69	Hardwood	7	14	10	154	154	154	100	YES	YES
70	Hardwood	17	34	16	908	908	908	100	YES	YES
71	Pine	8	16	11	201	201	0	0	NO	NO
72	Hardwood	17	34	16	908	908	908	100	YES	YES
73	Pine	20	40	18	1256	1256	0	0	NO	NO
74	Hardwood	17	34	16	908	908	0	0	NO	NO
75	Pine	22	44	18	1520	1520	0	0	NO	NO
76	Hardwood	21	42	18	1385	1385	0	0	NO	NO
77	Hardwood	17	34	16	908	908	0	0	NO	NO
78	Pine	20	40	18	1256	1256	0	0	NO	NO
79	Pine	13	26	14	531	531	0	0	NO	NO
80	Pine	20	40	18	1256	1256	0	0	NO	NO
81	Hardwood	22	44	18	1520	1520	0	0	NO	NO
82	Hardwood	12	24	14	452	452	0	0	NO	NO
83	Hardwood	15	30	16	707	707	0	0	NO	NO
84	Hardwood	8	16	11	201	201	0	0	NO	NO
85	Hardwood	8	16	11	201	201	0	0	NO	NO
86	Pine	20	40	18	1256	1256	0	0	NO	NO
87	Hardwood	23	46	18	1662	1662	0	0	NO	NO
88	Hardwood	13	26	14	531	531	0	0	NO	NO
89	Hardwood	6	12	10	113	113	0	0	NO	NO

Tree No.	Species	Diameter at Breast height, DBH (inches)	CRZ Dia. (ft)	SRP Dia (ft)	CRZ Area (sqft)	CRZ Net Area (sqft)	CRZ Distributed Area (sqft)	Impacted CRZ (%)	SRP Impacted (YES/NO)	Tree Removal (YES/NO)
90	Hardwood	42	84	24	5541	5541	5541	100	YES	YES
91	Hardwood	17	34	16	908	908	215	24	NO	NO
92	Hardwood	10	20	12	314	314	85	27	NO	NO
93	Hardwood	10	20	12	314	314	314	100	YES	YES
94	Hardwood	21	42	18	1385	1385	1385	100	YES	YES
95	Hardwood	17	34	16	908	908	0	0	NO	NO
96	Hardwood	12	24	12	452	452	0	0	NO	NO
97	Hardwood	6	12	10	113	113	0	0	NO	NO
98	Hardwood	10	20	12	314	314	0	0	NO	NO
99	Hardwood	6	12	10	113	113	0	0	NO	NO
100	Hardwood	18	36	16	1018	1018	0	0	NO	NO
101	Hardwood	6	12	10	113	113	0	0	NO	NO
102	Hardwood	32	64	16	804	804	688	86	YES	YES
103	Hardwood	10	20	12	314	314	31	10	NO	NO
104	Hardwood	27	54	20	2290	2290	1145	50	NO	NO
105	Hardwood	10	20	12	314	314	100	NO	NO	NO
106	Hardwood	8	16	11	201	201	201	100	NO	NO
107	Hardwood	8	16	11	201	201	201	100	NO	NO
108	Hardwood	10	20	12	314	314	314	100	NO	NO
109	Hardwood	11	22	12	380	380	380	100	NO	NO
110	Hardwood	18	36	16	1018	1018	1018	100	YES	YES
111	Hardwood	20	40	18	1256	1256	1256	100	YES	YES
112	Hardwood	21	42	18	1385	1385	0	0	NO	NO
113	Hardwood	17	34	16	908	908	0	0	NO	NO
114	Hardwood	31	62	20	3019	3019	0	0	NO	NO
115	Hardwood	9	18	12	254	254	0	0	NO	NO
116	Hardwood	7	14	10	154	154	0	0	NO	NO
117	Hardwood	36	72	22	4071	4071	0	0	NO	NO
118	Hardwood	28	56	20	2463	2463	2091	85	YES	YES
119	Hardwood	26	52	20	2123	2123	2123	100	YES	YES
120	Hardwood	25	50	20	1963	1963	1963	100	YES	YES
121	Hardwood	17	34	16	908	908	908	100	YES	YES
122	Pine	13	26	14	531	531	531	100	YES	YES
123	Pine	18	36	16	1018	1018	1018	100	YES	YES
124	Hardwood	24	48	18	1809	1809	1809	100	YES	YES
125	Hardwood	6	12	10	113	113	33	29	NO	NO
126	Hardwood	6	12	10	113	113	0	0	NO	NO
127	Hardwood	11	22	12	380	380	0	0	NO	NO
128	Hardwood	12	24	14	452	452	0	0	NO	NO
129	Hardwood	6	12	10	113	113	0	0	NO	NO
130	Hardwood	9	18	12	254	254	0	0	NO	NO
131	Hardwood	15	30	16	707	707	0	0	NO	NO
132	Hardwood	17	34	16	908	908	0	0	NO	NO
133	Hardwood	12	24	14	452	452	0	0	NO	NO
134	Hardwood	8	16	11	201	201	0	0	NO	NO
135	Hardwood	27	54	20	2290	2290	0	0	NO	NO
136	Hardwood	10	20	12	314	314	0	0	NO	NO
137	Hardwood	7	14	10	154	154	154	100	YES	YES
138	Hardwood	9	18	12	254	254	0	0	NO	NO
139	Hardwood	8	16	11	201	201	0	0	NO	NO
140	Hardwood	18	36	16	1018	1018	0	0	NO	NO
141	Hardwood	8	16	11	201	201	0	0	NO	NO
142	Hardwood	8	16	11	201	201	0	0	NO	NO
143	Hardwood	32	64	21	3216	3216	0	0	NO	NO
144	Hardwood	17	34	16	908	908	0	0	NO	NO
145	Hardwood	34	68	22	3631	3631	2780	77	YES	YES
146	Hardwood	6	12	10	113	113	113	100	YES	YES
147	Hardwood	6	12	10	113	113	113	100	YES	YES
148	Hardwood	24	48	18	1809	1809	1809	100	YES	YES
149	Hardwood	9	18	12	254	254	0	0	NO	NO
150	Hardwood	9	18	12	254	254	0	0	NO	NO
151	Hardwood	9	18	12	254	254	0	0	NO	NO
152	Hardwood	9	18	12	254	254	0	0	NO	NO
153	Pine	29	58	20	2642	2642	2642	100	YES	YES
154	Hardwood	9	18	12	254	254	0	0	NO	NO
155	Hardwood	9	18	12	254	254	0	0	NO	NO
156	Hardwood	24	48	18	1809	1809	0	0	NO	NO
157	Hardwood	10	20	12	314	314	0	0	NO	NO
158	Hardwood	12	24	14	452	452	0	0	NO	NO
159	Hardwood	11	22	12	380	380	0	0	NO	NO
160	Hardwood	11	22	12	380	380	0	0	NO	NO
161	Hardwood	11	22	12	380	380	0	0	NO	NO
162	Hardwood	17	34	16	908	908	0	0	NO	NO
163	Hardwood	23	46	18	1662	1662	0	0	NO	NO
164	Hardwood	10	20	12	314	314	0	0	NO	NO
165	Pine	11	22	12	380	380	0	0	NO	NO
166	Hardwood	8	16	11	201	201	201	100	YES	YES
167	Hardwood	12	24	14	452	452	452	100	YES	YES
168	Hardwood	8	16	11	201	201	201	100	YES	YES
169	Pine	12	24	14	452	452	452	100	YES	YES
170	Hardwood	8	16	11	201	201	0	0	NO	NO
171	Hardwood	9	18	12	254	254	0	0	NO	NO
172	Hardwood	8	16	11	201	201	0	0	NO	NO
173	Hardwood	22	44	18	1520	1520	0	0	NO	NO
174	Hardwood	20	40	18	1256	1256	1033	82	YES	YES
175	Pine	14	28	14	616	616	0	0	NO	NO
176	Pine	8	16	11	201	201	0	0	NO	NO
177	Pine	12	24	14	452	452	0	0	NO	NO
178	Hardwood	6	12	10	113	113	0	0	NO	NO
179	Pine	6	12	10	113	113	0	0	NO	NO
180	Pine	6	12	10	113	113	0	0	NO	NO



THOMPSON
O'BRIEN

Thompson, O'Brien, Kappler & Nasuti, P.C.
Attorneys at Law

William J. Diehl
WDiehl@tokn.com

December 8, 2022

Via Electronic Submission to the Director of Planning and Zoning

The Planning Commission for the City of Fairburn, Georgia
C/O Richard Edwards
Interim Senior Planner
56 Malone Street, SW
Fairburn, Georgia 30213
REdwards@fairburn.com

RE: Request for Secondary Variance of the Planning Department's Interpretation of the Term "Truck Stop" as used in the Development Ordinance.

To the Planning Commission,

This office represents Fairburn Ventures, LLC the owner of a commercial parcel located at 425 Fairburn Industrial (PIN 09F070200470027) (the "Property"). The Fairburn Department of Community Development reviewed development submitted by my client for the construction of diesel fuel pumps to be added to the existing pumps on the Property. Upon review of the site plan, the Planning Department provided the following concerning the application:

The property in question, 425 Fairburn Industrial Boulevard, is zoned C-2. The City of Fairburn's Zoning Code does not allow truck stops in the C-2 district, pursuant to Section 80-84(c). Your proposal has diesel pumps being installed that would be utilized by commercial trucks. Staff has determined that this proposal does fall within the definition of a truck stop that can be found in Section 80-478.

"Truck stop. A commercial establishment that provides fuel, parking, and sometimes food, primarily used for **trucks**, usually located on or near an interstate or state highway."

Please accept this as the official determination of the Zoning Administrator. You can apply for a secondary variance (Section 80-255), which is an appeal of a decision of the Zoning

Administrator. You will have 10 business days to submit for the secondary variance.

(highlighting in the original correspondence).

Respectfully, we believe that the Planning Department erred in its interpretation of the zoning ordinance. Essentially, we submit that the definition provided in the City of Fairburn's Development Ordinance requires that, for a development to be classified as a "Truck Stop", the commercial development that is primarily used for trucks must (1) provide fuel, (2) parking, and (2) sometimes food. Those requirements are made in the conjunctive—that is, all three services must be provided for the development to classify as a Truck Stop.

The diesel fuel pumps contemplated in the development plan are proposed as being accessible to tractor trailers, although they will also be available for other vehicles including standard sized pick-up trucks. No parking is permitted on the Property. Further, while the adjoining convenience store provides food, the convenience store is not "primarily used for trucks." In fact the fuel pumps at the convenience store out number the truck fuel pumps and the lack of parking on the Property will preclude any use of the convenience store by trucks.

Again, the Development Ordinance defines a "Truck Stop" as "[a] commercial establishment that provides fuel, parking, *and* sometimes food, *primarily* used for trucks, usually located on or near an interstate are [sic] state highways." (emphasis added). It is well settled under Georgia law that when elements are set forth in the conjunctive, each element must be satisfied. *Reliance Equities, LLC v. Lanier 5, LLC*, 299 Ga. 891, 895 (2016). Otherwise, the statute is read in the disjunctive, despite the word "or" not being used in the ordinance.

Here, an example highlights the importance of this reading. An ordinance might provide that a front yard setback must be 50 feet, a side yard setback be 25 feet, *and* a back yard setback be 75 feet. That ordinance cannot be complied with by providing just a 25 feet front yard setback. All of the elements must be present to be in compliance: a 50 feet front yard setback, a 25 feet side yard setback, and a 75 feet backyard setback.

The intended use here is for fuel. No parking will be provided. Further, food will not be provided primarily for truck uses. Thus, only one of the elements of a truck stop is met and the only reading of the definition is that the Property is not being used as a truck stop, it is merely being used as fueling station.

We also note that the City has made an interpretation consistent with the position of my client on other occasions. On July 1, 2022, the former director of Planning and Zoning noted that the use would be permissible if temporary truck-parking spaces were removed from the proposed site plan. A copy of that correspondence is attached hereto as Appendix A. Additionally, an approved site plan issued on May 3, 2016, allowed for the development of the fueling stations on the Property. Thus, we believe both the plain language of the ordinance and the historical interpretations made by the City are consistent with a use permitted in a C-2 zoning district. We

believe that such interpretations vested our client with the right to develop the property according to the approved use and site plan. *See, WMM Properties v. Cobb County*, 255 Ga. 436 (1986).

CONSTITUTIONAL OBJECTIONS AND ANTE LITEM NOTICE

In addition to those objections and notice of claims asserted here, this shall serve as notice that this shall serve as a challenge the City's unified development ordinance and its zoning policies, which preclude a particular use without any basis in the health, safety, welfare and morality of the public. Specifically, we submit that the Planning Department has enforced certain ordinances restrictions that arbitrarily and capriciously which preclude a particular use of property and has, therefore, deprived the landowner of it constitutional right to the use and enjoyment of its property without due process of law.

The zoning ordinance is unconstitutional in that the City's application and enforcement contains wholesale prohibitions on truck fueling and implementing various unconstitutionally vague procedural obstacles whereby the site plan and development of the property is determined based on the whims of the planning department and not upon legal standards evaluated upon the merits of the development permit. Such a restriction violates the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, the Equal Protection Clause of Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983

The City's continued imposition of restrictions not based in a plain reading of the zoning ordinance precludes use of the Property in such a way that its regulatory impact is to deprive all reasonable use of the property.

This Letter shall serve as notice that, should the City fail to address the constitutional concerns asserted in this notice and in other notices submitted with this application, we may seek legal redress as permitted by applicable law.

Very truly yours,

THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.



William J. Diehl

CC: Rory Starkey, City Attorney
Valerie Ross, Assistant City Attorney

Enclosures: Appendix A

thx
[Quoted text hidden]

Maya Radovic <radovicpermits@gmail.com>
To: "EL MINA, INC" <elminaengineer@gmail.com>
Cc: Firozali <firozali0@yahoo.com>

Tue, Aug 9, 2022 at 4:32 PM

Will do, thanks.

Maya Radovic, CPESC, CFM
Radovic Permits, LLC
Mobile: 404/717-4795

[Quoted text hidden]

Maya Radovic <radovicpermits@gmail.com>
To: Richard Edwards <redwards@fairburn.com>
Cc: mamiinomdley@fairburn.com, Lester Thompson <lthompson@fairburn.com>, "EL MINA, INC" <elminaengineer@gmail.com>, Firozali <firozali0@yahoo.com>

Good evening Richard;

Please see below our correspondence with Mrs. Tarika Peek. The project team is using the approved conceptual site plan without touching the existing building and providing the retail space. There are no areas for trucks to stay longer than needed to pump gas or to wait for others to complete the same activity. Please see attached the approved concept plan and the official letter dated 5/4/2016 and signed by Mrs. Peek. Let me know if this can address the same comments from Engineering and Planning & Zoning regarding the proposed use.



Tarika Peek <tpeek@fairburn.com>
to me

Hi Maya,

The city's zoning ordinance defines a truck stop as a commercial establishment that provides fuel, parking, and sometimes food, primarily used for trucks, usually located

The proposed truck fueling station is providing fuel and there are three parking spaces shown on the site plan. Please consider removing the truck parking spaces from the potential for long-term parking of trucks on the site.

The conceptual site plan for the project was approved by the Planning and Zoning Commission on May 3, 2016. Below are the conditions that were placed on the concept.

- 1. To the Site Plan submitted to the Department of Community Development dated received April 8, 2016. Said site plan is conceptual only and must meet or exceed prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Approval.*
- 2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel access shall be submitted reviewed and approved by the City Engineer and appropriate permits issued prior to construction and authorization.*
- 3. No overnight and/or long-term truck parking is allowed on any portion of the subject property.*

Once the truck parking spaces are removed from the site plan, the project can proceed with the submission of the land development plans.

A truck stop requires the approval of a use permit by Council. However, once the truck parking spaces are removed, a use permit would not be required. See the truck stop

Sec. 80-239. - Truck terminals/truck stops.

a. Allowable districts: M-1, M-2.

b. Standards:

- (1) The lot upon which the truck stop is located, including all structures and parking spaces, must be a minimum of five acres.
- (2) No such use is allowed within 5,000 feet in any direction from an existing similar use.
- (3) On-site security shall be provided by the owner or operator of the truck stop 24 hours a day, seven days a week.
- (4) No long-term storage of trailers or trucks shall be allowed on the lot.
- (5) No overnight or sleeping facilities shall be provided on the lot.

Respectfully,

Maya Radovic, CPESC, CFM
Radovic Permits, LLC
Mobile: 404/717-4795

[Quoted text hidden]

2 attachments



Preliminary Site Plan 04.27.16 (1).pdf
1059K



Concept Plan Approval Letter - 16C-001 P&Z 05.03.16.pdf
238K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: radovicpermits@gmail.com

Wed, Aug 17, 2022 at 8:54 PM



Message blocked

Your message to **mamlinomdley@fairburn.com** has been blocked. See technical details below for more information.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [BN8NAM11FT056.eop-nam11.prod.protection.outlook.com]

Final-Recipient: rfc822; mamlinomdley@fairburn.com

Action: failed

Status: 5.4.1

Remote-MTA: dns; fairburn-com.mail.protection.outlook.com. (104.47.58.138, the server for the domain fairburn.com.)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. AS(201806281) [BN8NAM11FT056.eop-nam11.prod.protection.outlook.com]

Last-Attempt-Date: Wed, 17 Aug 2022 17:54:06 -0700 (PDT)

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN TO:

Reid H. Harbin, Esq.
Harbin & Miller, LLC
5591 Chamblee Dunwoody Road
Bldg. 1300, Ste. 300
Dunwoody, Georgia 30338
Tax Parcel No.: 09F-0702-0047-002-7, 09F-0702-0047-014-2 and 09F-0702-0047-001-9

LIMITED WARRANTY DEED

THIS INDENTURE is made as of this 20 day of November, 2020, between ROSH INVESTMENTS, LLC (hereinafter referred to as "Grantor") and Fairburn ventures LLC (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

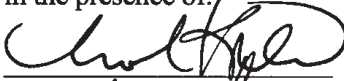

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and does hereby grant, bargain, sell, convey and confirm unto Grantee, all that tracts or parcels of land lying and being Lot 47 of the 9-F District of Fulton County, Georgia and all improvements thereon (hereinafter collectively referred to as the "Land"), as more particularly described in the attached Exhibit "A", which exhibit is incorporated herein.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of the Grantor and all persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:


Witness

Notary Public

GRANTOR:

ROSH INVESTMENTS, LLC

By:  (L.S.)
Nazim N. Ali, Member/Manager



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 47 of the 9-F District, of Fulton County, Georgia, being Tracts 1, 2 and 3, of the Survey for Fairburn Retail Plaza, as per plat recorded in Plat Book 232, page 26, Fulton County, Georgia records ;which plat is incorporated herein and made a par thereof.

Together with that certain Common Driveway Ingress/Egress Agreement by Noble Associates, LLC, dated July 23, 2002, recorded in Deed Book 32791, Page 188, aforesaid records.

EXHIBIT "B"

TITLE EXCEPTIONS

1. General and special taxes or assessments for 2021 and subsequent years not yet due and payable.
2. Easements, restrictions, covenants and all matters of record.
3. All items as revealed by plat recorded in Plat Book 178, page 78, aforesaid records.
4. All items as revealed by plat recorded in Plat Book 232, page 26, aforesaid records.
5. Right of Way Deed from L. M. Hobgood to Fulton County, dated January 12, 1977, recorded in Deed Book 6636, Page 229, aforesaid records.
6. Right of Way Deed (Limited Access) from L. M. Hobgood to the Department of Transportation, dated June 4, 1985, recorded in Deed book 9602, Page 168, aforesaid records.
7. Construction Easement (Limited Access) from L. M. Hobgood to the Department of Transportation, dated July 17, 1985, recorded in Deed Book 9851, Page 196, aforesaid records.
8. Declaration of Taking styled Department of Transportation vs. 3.568 acres of land et al., Superior Court of Fulton County, Georgia, Docket No. D-61210, dated August 9, 1988, recorded in Deed Book 11869, Page 258, aforesaid records.
9. Common Driveway Ingress/Egress Agreement by Noble Associates, LLC, dated July 23, 2002, recorded in Deed Book 32791, Page 188, aforesaid records.
10. All matters as reflected on that certain survey dated November 20, 2020, prepared by Frontline Surveying and Mapping, Inc. and certified by Thomas Edward Peay, Jr., GRLS No. 2402_.

Sec. 80-84. C-2—General Commercial Zoning District.

- (a) *C-2—Intent.* Regulations set forth in this section are the C-2 General Commercial Zoning District regulations. Article IV should be consulted to determine uses and minimum standards for uses allowed by administrative permit or use permit. The C-2 general commercial district is to serve the retail and commercial needs of the regional community.
- (b) *C-2—Use regulations.* Within the C-2 district, land and structures shall be used in accordance with the standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by use permit shall be prohibited.
- (c) *C-2—Permitted uses.* Structures and land may be used for only the following purposes:
 - (1) Office and institutional services and similar uses, including:
 - a. Accident and health insurance carriers.
 - b. Adjustment and collection services.
 - c. Accounting, auditing, and bookkeeping services.
 - d. Advertising agencies.
 - e. Ambulance and emergency medical services.
 - f. Architectural services.
 - g. Bands, orchestras, actors, and other entertainers and entertainment groups.
 - h. Banking and financial institutions.
 - i. Business associations and consulting services.
 - j. Commercial art, photography and graphic design.
 - k. Communication services.
 - l. Computer repair, programming services and stores.
 - m. Employment agencies.
 - n. Engineering services.
 - o. Health services such as offices and clinics of doctor of medicine, dentists, doctors of osteopathy, chiropractors, optometrists, podiatrists, and other miscellaneous health practitioners.
 - p. Individual and family social services.
 - q. Job training and vocational rehabilitation services.
 - r. Libraries and museums.
 - s. Labor unions and similar labor organizations.
 - t. Libraries and museums.
 - u. offices.
 - v. Public relations services.
 - w. Surveying services.
 - x. Tax return preparation services.

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- y. Title abstract offices.
 - z. Travel agencies and tour operators.
- (2) Retail services and similar uses, including:
- a. Armature rewinding shops.
 - b. Auto and home supply stores.
 - c. Automotive glass replacement shops.
 - d. Drapery, curtain, and upholstery stores.
 - e. Electrical and electronic repair shops.
 - f. Furniture stores.
 - g. Heating and air-conditioning services.
 - h. Home furnishing stores.
 - i. Household appliance stores.
 - j. Liquor stores.
 - k. Musical instrument stores.
 - l. Outdoor advertising services.
 - m. Optical stores.
 - n. Pet shops and pet supply stores; pet grooming (no overnight stay).
 - o. Photocopying and duplicating services.
 - p. Plumbing services.
 - q. Refrigeration and air-conditioning service and repair shops.
 - r. Retail stores or shops.
 - s. Security systems services.
 - t. Tinsmithing shop associated with retail sales.
 - u. Truck rental and leasing.
 - v. Watch, clock, and jewelry repair.
 - w. Welding repair.
- (3) Recreational and similar uses, including:
- a. Amusement and recreation services.
 - b. Batting cage.
 - c. Bowling centers.
 - d. Gymnasiums.
 - e. Membership sports and recreation clubs.
 - f. Billiards.
 - g. Recreational vehicle dealers.

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- h. Professional sports clubs and promoters.
 - i. Skating rink.
 - j. Utility trailer and recreational vehicle rental.
- (4) Other uses, including:
- a. Apartments, above or behind commercial and office uses in the same building.
 - b. Assembly halls.
 - c. Automatic merchandising machine operators.
 - d. Automobile dealers (new and/or used).
 - e. Automotive exhaust system repair shops.
 - f. Automotive parking lots, automotive specialty shops, garages, and general automobile repair except painting, body repair and overhaul of major components, parking lots, parking garages/decks.
 - g. Automotive transmission repair shops.
 - h. Automobile, boats, motorcycle dealers (new and/or used).
 - i. Building cleaning and maintenance services.
 - j. Car wash.
 - k. Cleaning services.
 - l. Disinfecting and pest control services.
 - m. Equipment rental and leasing (except heavy construction equipment).
 - n. Film studios and services allied to film production.
 - o. Restaurants and eating establishments.
 - p. Funeral services and homes.
 - q. Garden machinery and equipment.
 - r. Gasoline service stations (except truck stops).
 - s. Grocery stores.
 - t. Health club/spa.
 - u. Bus transportation and other transit services.
 - v. Local bus charter service; bus charter services.
 - w. Lumber and other building materials dealers.
 - x. Masonry, stone setting, and other stonework.
 - y. Medical equipment rental and leasing.
 - z. Recycling centers, collecting.
 - aa. Rooming and boarding houses.
 - bb. School buses and services.
 - cc. Security brokers, dealers, and flotation companies.

- dd. Security and commodity exchanges, investment advice, and services allied with the exchange of securities or commodities.
 - ee. Theaters, except drive-in motion picture theatres.
 - ff. Hotels, provided that no guest room shall have direct access to the exterior of the building except through a main or central lobby; that the main or central lobby must have an area of at least 700 square feet; and that the main or central lobby must have a management employee on duty 24 hours per day and seven days per week.
 - gg. Banking and financial establishments such as federal reserve banks; central reserve depository institutions; national commercial banks; state commercial banks; commercial banks, not elsewhere classified; savings institutions (federally and not federally chartered); credit unions (federally and not federally chartered); branches and agencies of foreign banks; foreign trade and international banking institutions; non-deposit trust facilities; and functions related to depository banking.
- (d) *C-2—Accessory uses and structures.*
- (1) Accessory uses and structures incidental to any permitted use.
 - (2) Minimum accessory structure requirements: Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.
 - (3) Other use: Accessory structures shall not be located in the minimum front yard.
 - (4) For sale, for rent, or for lease signs in accordance with the sign regulations of this section.
 - (5) Temporary storage pods are intended for a limited period of time and not for permanent storage.

(e) *C-2—Conditional uses.*

<i>Uses Subject to an Administrative Permit:</i>	<i>Subject to the requirements of Article IV—Administrative Permit Requirements:</i>
Administrative Permit Uses:	See sections 80-174 through 80-195
(1) Alternative antenna support structure to exceed the district height.	See section 80-175. Allowable districts: C-2, M-1 and M-2 with standards.
(2) Amateur radio antenna to exceed the district height.	See section 80-176. Allowable districts: All.
(3) Antenna, tower, and associated structures (radio broadcasting, t.v. broadcasting, microwave broadcasting, etc.), to exceed the district height.	See section 80-177. Allowable districts: O&I, C-2, DTMU, M-1 and M-2 (see use permit, for use in residential and the AG district).
(4) Club.	See section 80-178. Allowable districts: O&I, C-1, C-2.
(5) Event, special indoor/outdoor (less than 75 persons).	See section 80-179. Allowable districts: O&I, C-1, C-2, DTMU, M-1, M-2, P&O, AG and residential districts in conjunction with an institutional use, such as a place of worship or a school, or for the benefit of charity such as tours of homes, show houses, and the like.
(6) Farmers market.	See section 80-179.1. Allowable districts: O&I, DTMU, C-1, C-2, M-1, M-2, and P&O. Allowable in AG and residentially zoned districts only when the property is occupied by a church, school, lodge/retreat, farm, plant nursery, etc., existing as a conforming or a lawful non-conforming nonresidential use. The issuance of

	this permit does not constitute an expansion or extension of a nonconforming use.
(7) Golf course.	See section 80-180. Allowable districts: All.
(8) Home occupations.	See section 80-138. Allowable districts: All residential districts.
(9) Parking, off-site and shared.	See section 80-181. Allowable districts: O&I, DTMU, C-1, C-2.
<ul style="list-style-type: none"> Whenever parking as required in article IX cannot be accomplished, shared parking in accordance with article IX may be approved via an administrative permit provided: <ul style="list-style-type: none"> If the off-site parking is committed for a specified period of time, the duration of the administrative permit shall be limited to the period of time stipulated therein. No more than 20 percent of the total parking requirement may be provided off-site via an administrative permit. The property must be located no more than 300 feet from the principal use with pedestrian access provided between the sites as may be required by the department of planning and zoning. 	
(10) Recreational court, private.	See section 80-183. Allowable districts: C-1, C-2 with standards.
(11) Recreational court, public.	See section 80-183. Allowable districts: O&I, C-1, C-2, M-1, M-2, and P&O with standards.
(12) Revival tent.	See section 80-186. Allowable districts: O&I, C-1, C-2, and P&O with standards. In AG or R districts, a revival tent may be placed only on property occupied by an existing building used as a place of worship.
(13) Roadside produce stands.	See section 80-190. Allowable districts: C-1, C-2, and accessory to institutional uses, such as a place of worship or a school, or for the benefit of charity such as tours of homes, show houses, and the like.
(14) Roadside vending.	See section 80-190. Allowable districts: C-1, C-2 and accessory to institutional uses, such as a place of worship or a school, or for the benefit of charity such as tours of homes, show houses, and the like.
(15) Seasonal business use.	See section 80-190. Allowable districts: C-1, C-2, M-1 and M-2. Allowable in AG and residentially zoned districts only when the property is occupied by a church, school, lodge/retreat, farm, plant nursery, etc., existing as a conforming or a lawful nonconforming nonresidential use. The issuance of this permit does not constitute an expansion or extension of a nonconforming use.
(16) Swimming pool, private.	See section 80-190. Allowable districts: All except C-1, C-2.
(17) Swimming pool, public.	See section 80-191. Allowable districts: O&I, C-1, C-2, and P&O.
(18) Temporary classroom.	See section 80-192. Allowable districts: All.

(19) Temporary structures.	See section 80-193. Allowable districts: All, except emission inspection stations shall be permitted only in non-residential districts except AG.
(20) Utility substations (telephone, electric, or gas, etc.).	See section 80-194. Allowable districts: All with standards.
(21) Veterinary clinic/hospital or kennel.	See section 80-195. Allowable districts: C-2 and M-1 with standards.
<i>Uses Subject to a Use Permit:</i>	<i>Subject to the requirements of Article IV—Use Permit Requirements:</i>
Use Permit Uses	See Sections 80-196 through 80-239
(1) Agricultural-related activities.	See section 80-197. Allowable districts: All with standards.
(2) Amateur radio antenna to exceed the administrative height.	See section 80-198. Allowable districts: All with standards.
(3) Amphitheaters.	See section 80-199. Allowable districts: AG, O&I, C-1, C-2.
(4) Antenna tower, and associated structure (radio, t.v., microwave broadcasting, etc.), to exceed the district height.	See section 80-200. Allowable districts: Residential districts, AG (see same heading in section 80-174, for other non-residential districts).
(5) Bed and breakfast.	See section 80-201. Allowable districts: C-1, C-2, and DTMU with standards.
(6) Cemetery and/or mausoleum (human or pet).	See section 80-202. Allowable districts: All except AG with standards.
(7) Child day care center.	See section 80-208. Allowable districts: R-1, R-2, R-3, O&I, and P&O with standards.
(8) Commercial amusement, outdoor.	See section 80-204. Allowable districts: C-1, M-1, M-2 with standards.
(9) Composting.	See section 80-205. Allowable districts: C-2 with standards.
(10) Convalescent center/nursing home/hospice.	See section 80-206. Allowable districts: R-2, R-3, R-4, C-1, C-2, and M-1 with standards.
(11) Country inn.	See section 80-207. Allowable districts: C-1, and C-2 with standards.
(12) Driving range (not associated with a golf course).	See section 80-209. Allowable districts: O&I, C-1, C-2 and M-1 with standards.
(13) Event, special indoor/outdoor (more than 75 persons).	See section 80-179. Allowable districts: O&I, C-1, C-2, DTM, M-1, M-2, P&O, AG and residential districts in conjunction with an institutional use, such as a place of worship or a school, or for the benefit of charity such as tours of homes, show houses, and the like.
(14) Kennel or outside animal facilities.	See section 80-219. Allowable districts: C-2 with standards.
(15) Massage therapy establishments.	See section 80-238 for locational standards.
(16) Mobile food truck.	See section 80-237. Allowable districts: O&I, C-1, C-2, DTMU, M-1, M-2, and P&O.
(17) Places of worship.	See section 80-203. Allowable districts: All.
(18) Personal care home/assisted living.	See section 80-224. Allowable districts: C-1, C-2, O&I.
(19) Portable sawmills.	See section 80-225. Allowable districts: All.
(20) Recreational fields.	See section 80-227. Allowable districts: All.

(21) School, private or special.	See section 80-230. Allowable districts: All.
(22) Small group home/shelter (18 and older).	See section 80-211. Allowable districts: 24-hour care R-2, R-3, R-4, C-1, C-2, and M-1 with standards.
(23) Medium group home/shelter (18 and older).	See section 80-212. Allowable districts: 24-hour care R-3, R-4, C-1, C-2, and M-1 with standards.
(24) Large group home/shelter (18 and older).	See section 80-213. Allowable districts: 24-hour care R-4, C-1, C-2, and M-1 with standards.
(25) Congregate group home/shelter (18 and older).	See section 80-214. Allowable districts: 24-hour care C-1, C-2, and M-1 with standards.
(26) Small group home (17 and younger).	See section 80-215. Allowable districts: 24-hour care R-2, R-3, R-4, C-1, C-2, and M-1 with standards.
(27) Medium group home (17 and younger).	See section 80-216. Allowable districts: 24-hour care R-3, R-4, C-1, C-2, and M-1 with standards.
(28) Large group residence (17 and younger).	See section 80-217. Allowable districts: 24-hour care R-4, C-1, C-2, and M-1 with standards.
(29) Congregate group home (17 and younger).	See section 80-218. Allowable districts: 24-hour care C-1, C-2, and M-1 with standards.
(30) Colleges, universities and trade schools, private.	See section 80-230. Allowable districts: C-1, C-2, DTMU, M-1, M-2, and O&I.
(31) Landscaping business, plant nursery, or garden center with indoor retail component.	See section 80-221. Allowable districts: C-1, C-2, and DTMU with standards.
(32) Self-storage/mini.	See section 80-231. Allowable districts: C-2 with standards.
(33) Self-storage/multi.	See section 80-232. Allowable districts: C-1, and C-2 with standards.
(34) Senior housing.	See section 80-233. Allowable districts: All except M-1, M-2.
(35) Skywalks.	See section 80-234. Allowable districts: AG, O&I, C-1, C-2.
(36) Stadium (off-site) associated with a private school.	See section 80-235. Allowable districts: All.
(37) Swimming pool, private.	See section 80-190. Allowable districts: All except C-1, C-2.
(38) Temporary classroom.	See section 80-192. Allowable districts: All.
(39) Utility substations (telephone, electric, or gas, etc.).	See section 80-194. Allowable districts: All.

- (f) *C-2—Development standards.* Unless otherwise provided in this chapter, uses permitted in the C-2 zoning district shall conform to the following standards:

Minimum front yard setback	35 feet
Minimum side yard setback	None
Minimum rear yard setback	15 feet
Note: All C-2 uses abutting a residential district must maintain a side and rear yard of 25 feet with a minimum ten-foot landscaped buffer as specified in article X, or undisturbed natural buffer. No storage of equipment or vehicle parking is permitted in the side yard and/or rear yard.	
Minimum lot area	½ acre (21,780 square feet)

Minimum width of lot frontage or width at building line	100 feet
All vehicle parking areas which abut a residential district shall be concealed using a ten-foot planted buffer or opaque screen.	

- (1) A small box discount retail store must be separated from another small box discount retail store by a minimum distance of 1,500 feet. The required separation distance must be measured in a straight route from the nearest point on the lot line of the property occupied by a small box discount retail store to the nearest point on a lot line of the other property occupied by a small box discount retail store. This subsection (1) shall not apply to the rebuilding and/or enlargement of an existing small box discount retail store. For the purposes of this subsection, rebuilding and/or enlargement shall mean partial or complete demolition of an existing structure and submittal of a building permit application within six months from the demolition of the existing structure. Failure to obtain a building permit shall require a developer and/or landowner to follow the development requirements for a small box discount retail store.

(g) *C-2—Building height and form.*

Maximum height	48 feet
Maximum lot coverage a. Including accessory structures.	50 percent

(h) *C-2—Design standards.* Unless otherwise provided in this chapter, uses permitted in the C-2 district shall conform to the following design standards:

- (1) All uses must be located on a collector street or larger.
- (2) All outside storage of materials and equipment must be completely screened from public view from adjacent properties and streets by an opaque screening device.
- (3) Site design must permit on-site maneuvering of all vehicles; no backing from the street shall be permitted.
- (4) Off-street parking shall be provided as specified in article IX.
- (5) Buffers shall be provided as specified in article X.

(i) *C-2—Other regulations.* The headings below contain provisions applicable to the C-2 General Commercial Zoning District:

*Chapter
Number*

Fire CodesChapter 29

Manufactured and Mobile HomesChapter 38

Solid WasteChapter 47

Traffic and VehiclesChapter 56

Building RegulationsChapter 62

EnvironmentChapter 65

Soil Erosion and Sedimentation ControlChapter 65

Stormwater ManagementChapter 65

Stream Buffer ProtectionChapter 65

Flood Damage PreventionChapter 68

Land Development RegulationsChapter 71

LandscapingChapter 74

SubdivisionsChapter 77

ZoningChapter 80

Overlay DistrictsChapter 80

Home OccupationChapter 80

FencingChapter 80

Off-Street ParkingChapter 80

Use PermitsChapter 80

Non-ConformingChapter 80

AppealsChapter 80

SignsChapter 80

(Ord. No. 2012-04, § 1(Exh. A), 6-11-2012; Ord. of 10-28-2019(1) ; Ord. No. 2022-230 , § 1, 3-28-2022)

Sec. 80-90. Georgia Highway 74 Overlay Zoning District.

- (a) *Scope.* The regulations set forth in this section or set forth elsewhere in this chapter when referring to this section are the regulations of the Georgia Highway 74 Overlay Zoning District.
- (b) *Findings and intent.*
 - (1) Georgia Highway 74, which serves as the southern gateway to the city is expected to continue experiencing rapid growth in residential, commercial, and industrial construction. Development of well over 1,000 acres of raw land is being driven by proximity to Atlanta and Hartsfield International Airport, as well as access to the interstate system.
 - (2) The regulations set forth in this section are intended to ensure attractive developments which are complimentary and will promote a mix of uses rather than the undesirable commercial sprawl which has plagued many communities and threatened the very character that attracted such development interests. These standards will reinforce and implement a land use plan that features residential, office, personal services, hospitality uses, and retail commercial uses along Georgia Highway 74.
 - (3) To this end, it is the city's goal to protect the aesthetics of the community, provide for safe travel through, and access to the area and safeguard the welfare of its residents, while encouraging development along the Georgia Highway 74 corridor.
- (c) *Boundary.* This district is intended as an overlay district regulating and allowing the establishment of uses within the configuration of the allowable Georgia Highway 74 Overlay Zoning District boundaries. Said boundary shall include any properties or portions thereof, located within 1,000 feet of the Georgia Highway 74 right-of-way, as it presently exists or may exist in the future. The underlying district shall continue as permitted uses. Standards set out in this section for site development and architectural design shall control over any underlying district regulations.
- (d) *Prohibited uses.* The following principal uses of land and structures shall be prohibited within the Georgia Highway 74 Overlay Zoning District:
 - (1) Storage yard for damaged or confiscated automobiles.
 - (2) Tire re-treading and recapping.
 - (3) Sexually oriented businesses. (See chapter 5, section 5 of part I, [of this Code.])
 - (4) Heavy repair shop and trade shop.
 - (5) Extended stay residential facilities, or other similar accommodations.
 - (6) Title and pawn shops.
 - (7) Night clubs.
 - (8) Salvage/storage/junk facility.
 - (9) Self storage facilities.
 - (10) Small box discount retail stores.
- (e) *Site development standards.* In order to establish and maintain the Georgia Highway 74 Overlay Zoning District as a quality area which will preserve the investments of all land owners and developers, as well as encourage both commercial and residential development within the city, all development within the Georgia Highway 74 Overlay Zoning District must comply with the following standards:
 - (1) The following schedule shall control land development as specified:

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- a. Retail and commercial services developments shall provide a landscaped buffer with a minimum horizontal dimension of 35 feet adjacent to the Highway 74 right-of-way. A buffer with a minimum horizontal dimension of 75 feet shall be provided where such developments are proposed adjacent to property developed as, or planned as, office use. A 100-foot buffer shall be provided on retail and commercial services developments which adjoin property developed as, or planned as, residential use.
 - b. Office development shall provide a landscaped buffer with a minimum horizontal dimension of 45 feet adjacent to the Georgia Highway 74 right-of-way. A buffer with a minimum horizontal dimension of 40 feet shall be provided on office developments which adjoin property developed as, or planned as, residential use.
 - c. Residential development shall provide a landscaped buffer with a minimum horizontal dimension of 45 feet adjacent to the Georgia Highway 74 right-of-way. Such buffers shall conform to the standards of section 80-335 and shall provide berms designed to achieve topographic variation.
 - (2) The following schedule shall control building setbacks for all commercial construction:
 - a. Front yard setback: 50 feet, 50 feet from each street right-of-way for corner lots.
 - b. Side yard setback: 20 feet.
 - c. Rear yard setback: 30 feet.
 - (3) Off-street parking and loading shall be subject to the following:
 - a. All retail and commercial uses shall provide a parking ratio of one space for every 200 square feet of enclosed retail floor area available to the public. One parking space shall be provided for every 1,000 square feet of floor area used for storage, assembly, warehousing or other purpose, provided that such areas are not available to the public. Such uses shall provide 4½ parking spaces per 1,000 square feet to enclosed retail floor area available to the public, provided the establishments served by the parking spaces comprise a unified shopping center. All such off-street parking areas shall conform to the landscape standards provided in article IX of this chapter unless exceeded herein.
 - b. No loading areas shall be permitted between buildings and the Georgia Highway 74.
 - (4) Site utilities serving the site shall be placed underground.
 - (5) All development shall conform to section 80-372, Open space reservation.
 - (6) Developers are encouraged to create secondary road networks through a system of density (lot coverage or building height) bonuses. Lot coverage ratios, inclusive of the building footprint and pavement for parking and driveways, shall not exceed 75 percent. Pavement comprising internal street networks shall be exempted provided such street networks channel traffic between developments along Georgia Highway 74 and are not directly linked to Georgia Highway 74.
 - (7) Secondary road networks which provide a landscaped boulevard and are linked to adjoining properties shall entitle the property owner to a lot coverage bonus of ten percent.
 - (8) Access to Georgia Highway 74 shall be limited to one driveway per existing parcel. A lot coverage bonus of ten percent shall be granted for consolidation of driveways currently permitted by state department of transportation.
 - (9) Preservation of natural features shall encompass pedestrian amenities linked to adjoining properties. All development shall provide sidewalks linked to such amenities as well as adjoining properties.
 - (10) On Georgia Highway 74, no new gasoline service stations shall be permitted within 1,000 feet of any other gasoline service station. All measurement of distances shall be along a straight route from the

nearest point on any property line to the nearest point on any property line used as a gasoline service station. New gasoline service stations shall be located at a signalized intersection. This subsection (10) shall not apply to the rebuilding and/or enlargement of an existing gasoline service station. For the purposes of this subsection, rebuilding and/or enlargement shall mean partial or complete demolition of an existing structure and submittal of a building permit application within six months from the demolition of the existing structure. Failure to obtain a building permit shall require a developer and/or landowner to follow the development requirements for a new gasoline service station.

- (11) On Georgia Highway 74, no new drive-through fast food restaurants shall be permitted within 1,500 feet of any other drive-through fast food restaurant, except where the gross floor area of a restaurant exceeds 4,000 square feet and at least 50 percent of the gross floor area is designated for a dining area. All measurement of distances shall be along a straight route from the nearest point on any property line to the nearest point on any property line used as a drive-through fast food restaurant. This subsection (11) shall not apply to the rebuilding and/or enlargement of an existing stand-alone drive-through fast food restaurant. For the purposes of this subsection, rebuilding and/or enlargement shall mean partial or complete demolition of an existing structure and submittal of a building permit application within six months from the demolition of the existing structure. Failure to obtain a building permit shall require a developer and/or landowner to follow the development requirements for a new drive-through fast food restaurant.

- (f) *Architectural design standards.* In addition to the site development standards set forth in subsection (d) of this section, all construction within the Georgia Highway 74 Overlay Zoning District must comply with the following standards:

- (1) The following specifications shall control the use of building materials:

- a. Exterior wall materials shall consist of one or a combination of the following materials:

1. Brick or autoclaved concrete substructure.
2. Stone with either a weathered face or polished, fluted or broken face. No quarry faced stone shall be used.
3. Masonry stucco on concrete.
4. Concrete masonry. Units shall be those generally described by the national concrete masonry association as "customized architectural concrete masonry units" or shall be "split-faced" block with marble aggregate. No exposed concrete block shall be permitted on the exterior of any building within the sight line of a public street. Other exterior walls may be painted concrete block.
5. Wood.
6. Glass in combination with metal or similar, durable architectural materials.
7. Limited use of standing seam metal is permitted in combination with the above materials.

- b. Inappropriate exterior materials and architectural elements. The following materials and elements are considered incompatible and inappropriate for primary and accessory structures and are prohibited:

1. Plywood, cinderblock, unfinished poured concrete, unfaced concrete block and plastic or metal not closely resembling painted wood clapboard.
2. Partial (less than three sides) mansard roofs, flat roofs (including a minimum pitch less than four in 12) without a pediment, long unarticulated roofs.
3. Long, unarticulated or blank façades.

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4. Incongruity of architectural details or color contrasts resulting in a clearly disturbing appearance.
 5. Unscreened chain link or woven metal fences.
 6. Use of reflective materials as the main building material or texture.
 7. Use of highly reflective glass.
 8. The use of exterior insulating finish system (EIFS), also identified by such manufacturer names as "Drivit," synthetic stucco and building materials.
- (2) The following guidelines shall control the architectural character:
- a. All front façades of the principal structure shall face and be parallel to the public right-of-way and consist of all brick construction. All windows, storefront, and fenestrations shall not be secured by way of burglar bars, steel roll-down shutters/curtains or obtrusive security products visible from a public right-of-way.
 - b. Side and rear elevations of all office buildings and restaurants shall be majority brick or stone construction and substantially consistent with the front building elevation. Exterior building façades shall provide visual relief every 80 to 120 feet via setbacks, parapet breaks or other architectural element. Canopies installed on the façade shall provide visual relief through a canopy break every 40 feet. All windows, storefront, and fenestrations shall not be secured by way of burglar bars, steel roll-down shutters/curtains or obtrusive security products visible from a public right-of-way.
 - c. All new construction on each lot shall be representative of a single architectural style. Combining different elements or styles on a single lot shall not be permitted in the Georgia Highway 74 Overlay Zoning District.
 - d. The form and pitch of the roof of new construction shall be substantially proportional to the chosen architectural style.
 - e. The height, scale, massing and fenestration of new construction shall be substantially proportional to the chosen architectural style.
- (3) Roof-mounted equipment. Roof-mounted equipment shall be located and/or screened to minimize visibility from public streets and surrounding properties.
- (4) Development shall be subject to architectural and site plan review. Applications for new construction, exterior alterations and expansion of existing structures shall be accompanied by scaled plans prepared by an architect, engineer or other appropriate professional. Such plans shall clearly depict the following:
- a. Building elevations through color rendering.
 - b. Proposed colors, materials and textures.
 - c. Location of all utility installations, including rooftop units.
 - d. Property signs, including location, size, height, color and material.

(Ord. No. 2012-04, § 1(Exh. A), 6-11-2012; Ord. No. 2013-01, § 1, 2-11-2013; Ord. No. 2016-08, § 1(Exh. A), 7-25-2016; Ord. No. 18-TA-001(Amend.) , § 1, 5-14-2018; Ord. of 10-28-2019(1) ; Ord. No. 2022-232 , § 1, 3-28-2022; Ord. No. 2022-233 , § 1, 3-28-2022)

HIGHWAY MIXED USE

There are two Commercial Character areas. One is simply entitled Commercial and is a more general designation. The other is Neighborhood Commercial.

The Commercial Character Area is south of Downtown Fairburn and south of I-85, along Fairburn Industrial Boulevard/Senoia Road. Businesses in the Commercial Character Area rely on and serve a wider population than the commercial businesses in the Town Center Character Area, including the entire city, surrounding counties, and pass-through traffic. It is important to minimize the impact of commercial areas on surrounding uses by considering their additional vehicular traffic

generation, the potential of their aesthetics on the site and surrounding properties, and ensuring compatibility. The Commercial Character Areas are adjacent to Residential and Office Industrial Character Areas, providing goods and services to workers, residents, and commuters within a reasonable distance of where they live, work, and travel.



Appropriate zoning districts in the Commercial Character Area include C-1, C-2, O & I, R-CT, RM-12, RM-36, and PD.

DEVELOPMENT STRATEGIES

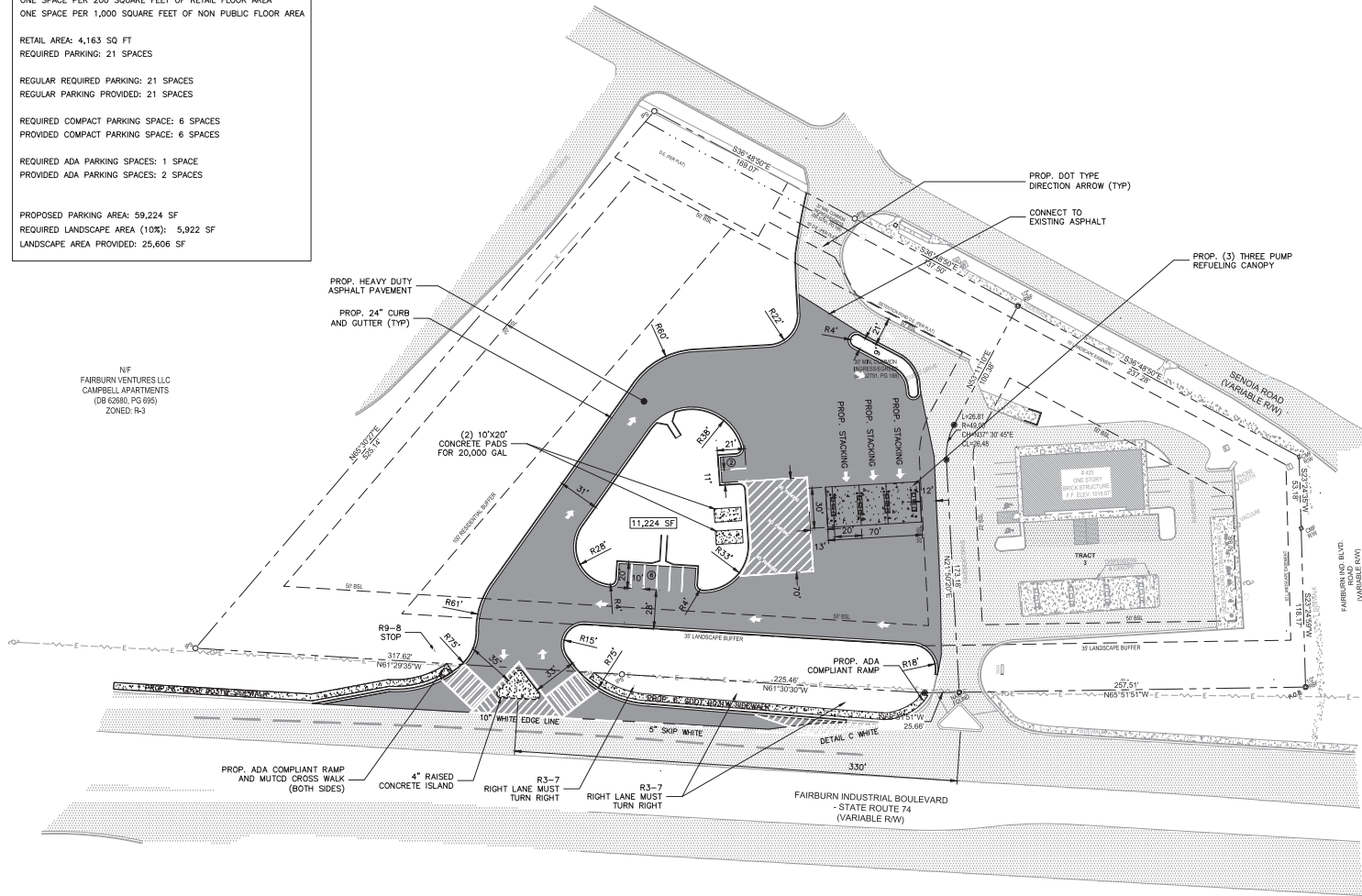
- Vibrant commercial corridors that provide a comprehensive array of goods and services to Fairburn residents as well as Coweta and Fayette County residents
- Smaller scale, walkable retail centers with a variety of stores and shops
- Developments that are accessible and safe for pedestrians and cyclists, as well as automobiles
- To promote a variety of housing types in the area.
- Limit multi-family densities to no more than 36 units an acre
- Building height should be limited to four (4) stories.
- Multi-family and townhome should be used as a transition from the intense commercial use to the residential uses

APPROPRIATE LAND USES

- Mixed-Use
- Retail Sales of Goods (Clothing, Shoes, Accessories, Gifts, Sporting Goods, etc.)
- Grocery Stores
- Restaurants/Cafés
- Drug Stores/Pharmacies
- Dry Cleaners
- Medical and professional offices/other service providers
- Theaters
- Multi-family housing
- Townhomes
- Lodging
- Transit-oriented development



REQUIRED SETBACKS	
FRONT YARD:	50 FEET (ADJACENT TO R/W)
SIDE YARD:	20 FEET
REAR YARD:	30 FEET
REQUIRED LANDSCAPE BUFFERS	
ADJACENT TO HIGHWAY 74 RIGHT OF WAY:	35 FEET
ADJACENT TO OTHER RIGHT OF WAY:	10 FEET
ADJACENT TO COMMERCIAL ZONING:	N/A
REQUIRED PARKING	
ONE SPACE PER 200 SQUARE FEET OF RETAIL FLOOR AREA	
ONE SPACE PER 1,000 SQUARE FEET OF NON PUBLIC FLOOR AREA	
RETAIL AREA: 4,163 SQ. FT.	
REQUIRED PARKING: 21 SPACES	
REGULAR REQUIRED PARKING: 21 SPACES	
REGULAR PARKING PROVIDED: 21 SPACES	
REQUIRED COMPACT PARKING SPACE: 6 SPACES	
PROVIDED COMPACT PARKING SPACE: 6 SPACES	
REQUIRED ADA PARKING SPACES: 1 SPACE	
PROVIDED ADA PARKING SPACES: 2 SPACES	
PROPOSED PARKING AREA: 59,224 SF	
REQUIRED LANDSCAPE AREA (10%): 5,922 SF	
LANDSCAPE AREA PROVIDED: 25,606 SF	



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLVD.
CITY OF FAIRBURN
FULTON COUNTY, GA 30283
PARCELS: 100-000-000-00-007 104-4-980
ZONING: O-2 (Hwy 74 Overlay District)

SITE PLAN
SHEET TITLE

DATE	NO.	DESCRIPTION

02/21/22
DATE

06-120
JOB NUMBER

C-02



August 9, 2022

Radovic Permits. LLC
3021 Farmstead Court
Grayson, GA 30017
Attn: Maya Radovic

Subject: Land Disturbance Plan Review Comments – 2022107LDP Fairburn Travel Center

Dear Ms. Radovic,

The comments below have been generated for the conceptual site plan review for Fairburn Travel Center [2022107LDP].

Engineering - Staff Contact - Lester Thompson lthompson@fairburn.com

1. According to Sec. 80-84(4)(r.), the proposed use is not permitted.

***Revisions Required**

Planning and Zoning - Staff Contact – Richard Edwards redwards@fairburn.com

1. According to Sec. 80-84(4)(r.), the proposed use is not permitted.

***Revisions Required**

Fire - Staff Contact - Jason Raper jraper@fairburn.com

1. Fueling station plans, fueling stations, and fuel tanks are required to be approved by the State of Georgia Fire Marshal's office and inspected by State of Georgia Fire Marshal's office.

***Revision required**

Landscaping - Staff Consultant - Sydney Thompson Thompson@pondco.com

1. See Article II Section 74-32. Tree protection plans must be prepared and stamped by a qualified Landscape Architect, Urban Forester, or Arborist.
2. Review and revise in accordance with Article IX Section 80-336 (Vehicular Use Area), Article II Section 74-34 and 35 (Density).
3. Tree save fence is a few feet outside of LOD line in some areas – tree save fence must be within LOD.

***Revisions Required**

Water and Sewer - Staff Consultant - Cary Dial cdial@intse.com

1. There is no proposed water and sewer shown on the Conceptual Site Plan.

Building - Staff Contact - Harvey Stokes hstokes@fairburn.com

No comments at this time.

Should you have any questions, please feel free to contact me at (770) 964-2244 ext. 120.

Sincerely,
Richard Edwards
Interim Senior Planner

**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

To: Planning and Zoning Commission

From: Tarika Peeks, City Planner/Zoning Administrator

Date: May 3, 2016 Planning and Zoning Commission Meeting

Agenda Item: **16C-001 – 425 Fairburn Industrial Blvd [09F070200470027] – Fairburn Express** a request to review the conceptual site plan.

Background:

The subject property is located on the north side of Fairburn Industrial Boulevard, at the intersection of Fairburn Industrial Boulevard and Old Senoia Road. The property is currently zoned C-2 (General Commercial District) and consists of approximately 4.95 acres.

Discussion:

The applicant is proposing to construct a 4 diesel pump canopy and add 1,337 square feet retail space to an existing service station. The proposed project will require approximately 26 standard parking spaces. The applicant will be required to meet all parking regulations. The site has existing ingress/egress along Old Senoia Road and Fairburn Industrial Blvd. An additional driveway (ingress/egress) onto Fairburn Industrial Blvd will be created. Stormwater detention is proposed to be managed in the existing detention facility on site.

Staff Recommendation:

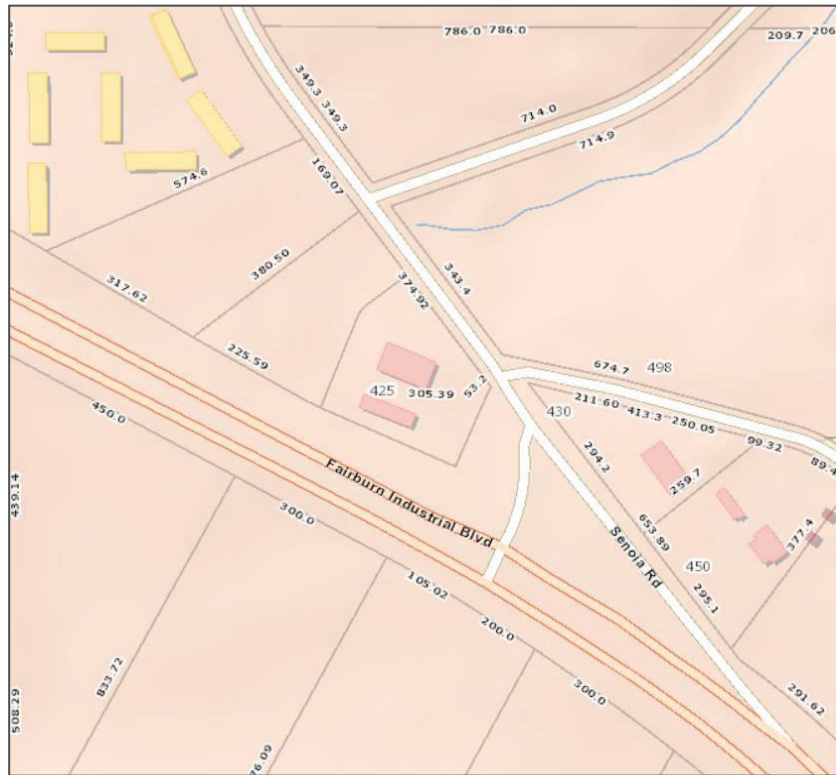
APPROVAL CONDITIONAL of the conceptual site plan to construct a 4 diesel pump canopy and add 1,337 square feet retail space to an existing service station. The staff has reviewed the proposed conceptual site plan and the plan has met the requirements for a conceptual review. Staff has recommended three (3) conditions to rectify the concerns.

The approval of the site plan is conceptual only. The applicant will be required to submit a Land Disturbance Permit and a Building Permit application prior to the start of any construction. Additionally, any significant changes as determined by staff to the approved conceptual plan would warrant a further review by the Planning and Zoning Commission.

Recommendation Conditions:

Should the Planning and Zoning Commission decide to approve the conceptual site plan, the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Planning and Zoning Commission.

1. To the Site Plan submitted to the Department of Community Development dated received April 8, 2016. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel access ways, and sidewalks. All plans for the road improvements shall be submitted reviewed and approved by the City Engineer and appropriate permits issued prior to construction and authorization.
3. No overnight and/or long term truck parking is allowed on any portion of the subject property.

Parcel Map***Attachments:***

- Site Plan dated received April 8, 2016
- Elevation dated received April 8, 2016
- Application dated received April 8, 2016

May 4, 2016

Terry Boomer
Civil Consulting Engineers, Inc.
122 Cedar Woods Trail
Canton, GA 30114

Subject: Approval of the Conceptual Site Plan -16C-001 Fairburn Express - 425 Fairburn Industrial Blvd

Dear Mr. Boomer:

Please be advised, the City of Fairburn Planning and Zoning Commission approved the conceptual site plan for Fairburn Express located at 425 Fairburn Industrial Blvd. The conceptual site plan petition was approved conditional to allow a 4 diesel pump canopy and add 1,337 square feet retail space to an existing service station by the Planning and Zoning Commission at the May 3, 2016 hearing, subject to the following conditions:

1. To the Site Plan submitted to the Department of Community Development dated received April 8, 2016. Said site plan is conceptual only and must meet or exceed the requirements of the City's regulations and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel access ways, and sidewalks. All plans for the road improvements shall be submitted reviewed and approved by the City Engineer and appropriate permits issued prior to construction and authorization.
3. No overnight and/or long term truck parking is allowed on any portion of the subject property.

If it is necessary to submit plans for any permits associated with this property, please submit a copy of this letter as an attachment.

Please call me at (770) 964-2244 ext.120 if you have any questions.

Sincerely,



Tarika Peeks
City Planner/Zoning Administrator

CITY OF FAIRBURN