

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



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. <u>MEETING CALLED TO ORDER</u>: 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. <u>APPROVAL OF AGENDA</u>: Commissioner Jones made a motion to APPROVE the agenda. Commissioner Smith seconded. THE MOTION CARRIED.
- V. <u>APPROVAL OF PREVIOUS MEETING MINUTES</u>: 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. <u>NEW BUSINESS</u>:

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. <u>COMMISSION COMMENTS:</u>

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. <u>ADJOURNMENT</u>: 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 ultized by trucks would be disallowed in the C-2 zoning distrct, 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 INFOR	MATION		
APPLICANT INFORMATION			
Applicant Name: Fairburn Ventur	es, LLC c/o Thompson, O'B	rien, Kappler & Nasut	i, PC
Address: 425 Fairburn Industrial	Blvd., Fairburn, Georgia 302	13	
Phone: 770 925-0111	Cell: 470 554-4937	Fax:	
Email Address: wdiehl@tokn.com	n		
OWNER INFORMATION (If dif	ferent from Applicant)		
Owner Name: Same as Applican	t		
Address:			
Phone:	Cell:	Fax:	
Email Address:	1		
PROPERTY INFORMATION			
Address: 425 Fairburn Industrial	Blvd, Fairburn, Georgia 3021	3	
Parcel ID#: 09F070200470027			
Request: Secondary variance to	review the Planning Departm	nent's decision conce	rning the interpre-
tation of the term "Truck Stop" a	s defined in the Developmer	it Ordinance.	

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

<u>SE</u>	CTION 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) <u>SECONDARY VARIANCE:</u> Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.
[]	2) <u>CONCURRENT VARIANCE:</u> 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]
<u>[</u>]	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) <u>ADMINISTRATIVE MINOR VARIANCE:</u> Relief requiring 1 foot or less from required building setback
<u>V</u> A	RIANCE	CONSIDERATIONS:
1)	Relief, if gr of this chap	ranted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent pter; or
2)	exceptiona	ation of the particular provision of this chapter to a particular piece of property, due to extraordinary and l conditions pertaining to that property because of its size, shape, or topography, would create an ry hardship for the owner while causing no detriment to the public; or
3)		resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum square footage and height requirements cannot be read from an adjoining public road.
	<u>.</u>	

SUBDIVISION	UNIT/PHAS	SE:LOT NO(S):	
LAND LOT(S):	그림 그의 그렇지 못하면 살아 되었다. 그렇게 그	TAX ID:	
PROPERTY ADDRESS			
SECTION IV AUTHORITY TO PURS	HE VARIANCE		
			ed Diago
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a) If you are the sole owner of the pro-	norty and not the natitions	w complete Post 1	
b) If you are the petitioner and not the			
c) If you are the sole owner and petitic	oner complete Part 1.	함께 됐을까? 끊이다는 어디가 없다.	
d) If there are multiple owners each n	iust complete a separate P	art 1 and include it in the application.	
	구축 規(종 - 일본 공*		
Part 1. <u>OWNER INFORMATION</u>			
Owner states under an oath that he or she i	s the owner of the propert	described in the attached legal descrip	tion. 「 <i>EACH</i>
OWNER'S SIGNATURE MUST BE NO		임기 회사를 받았다. 그렇게 바쁜 이름이	
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TYPE OR PRINT OWNER'S NAME 3395 Moye Tri	December	· 医表现过多方 表示多数 语言	
	December	2022	
ADDRESS Duluth, GA 30097	0, ,	20	
	UMU	of fumb	
CITY, STATE & ZIP CODE	NO	TARY PUBLIC WILLIAM E JAMES	
		TILLIAN.	
OWNER'S SIGNATURE		S	
<u>(4 0 4)- 6 6 8 - 7 2 4 5</u>		= Z	4.
AREA CODE/ PHONE NUMBER		PURIC O	
firozalio@yahoo.com		30.	
EMAIL ADDRESS		COUNTY	
Part 2. APPLICANT INFORMATION	M4 14	ommisson Expires	OC+ 3
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		vecutor or Attorney-in-fact under r-of-Attorney letter and type nan	
"Owner"); (2) he/she has an	option to purchase sai	d property (attach a copy of the c	ontract and
		he has an estate for years which	permits the
petitioner to apply (attach a co	opy of lease and type na	ıme of owner above as "Owner").	
			(1) for all 1
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Duluth, GA 30097	NO	TARY PUBLIC	1000
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PETITIONER'S SIGNATUR

firozalio@yahoo.com
EMAIL ADDRESS

V. <u>ATTORNEY</u> /	AGENT INFO	ORMATIO	N
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TYPE OR PRINT	ATTORNEY/A	GENT NAM	ſΕ
ADDRESS			
CITY, STATE & Z	IP CODE		
r			
AREA CODE/PH	ONE NUMBER		N. J. S.
EMAIL ADDRES	S		

SIGNATURE OF ATTORNEY/AGENT

404-668-7245 PHONE NUMBER SITE AREA: 4.96 ACRES
DISTURBED AREA: 2.35 ACRES
EXISTING IMPERVIOUS AREA: 1.09 ACRES
PROPOSED IMPERVIOUS AREA: 1.25 ACRES
PERCENT IMPERVIOUS: 47%

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

ENGINEER

EL MINA, INC.
6062 BUFORD HWY -STE 205
NORCROSS GA 30071
ELMINAENGINEER@GMAIL.COM PH: (404)
50716745
CONTACT: GEORGE AWUKU, P.E.

THIS IS A PRIVATELY FUNDED PROJECT

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.

NOTIFY FULTON COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION

FAIRBURN TRAVEL CENTER 425 FAIRBURN IND. BLVD. CITY OF FAIRBURN.

DEVELOPMENT PLANS FOR

FULTON COUNTY, GA 30213

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

DATE: 02/21/21

SHEET INDEX G 04 COVER SHEET

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



LOCATION MAP

•Cøllege Park Union City Fairburn.

VICINITY MAP NO SCALE

WETLAND CERTIFICATION STATEMENT

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FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER
FIRM FLOOD INSURANCE RATE MAP OF THE FULTON COUNTY COMMUNITY
PANEL NO. 1313SC 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 REQUIREMENTS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (CSM) AND ALL LOCAL, STATE AND FEDERAL RULES AND REQULATIONS. PROPER SAFETY PROCEDURES ARE OF SECTLAL CONCENT ON THIS PROJECT CONSIDERING THAT WORKERS WILL SEE IN OPEN INTENDMENT OF A PORTION OF THE SCORE OF WORK THIS STEL.



ALL AD VALOREM TAXES FOR THE PROPERTY HAVE BEEN PAID

UTILITY OWNERS

No.	DATE	BY	DESCRIPTION



- GENERAL NOTES: 1. SITE ACREAGE: 4.96 AC., ZONED C, COMMERCIAL STATE ROUTE 74 OVERLAY
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- A CROSS SLOPE OF 0.25M/FT. CONCRETE SHALL BE CLASS B AND HAVE A STRENGTH OF 2200°B AT 28 DAYS.

 17. INTERSECTION FADUS CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTION STREET FRAMES MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND STREET FRAMES MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND STREET FRAMES AND STREET STREET

WETLAND CERTIFICATION STATEMENT

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NOTICE OF INTENT

OPERATOR SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) FOR COVERAGE UNDER NPDES GENERAL PERMIT TO THE FOLLOWING OFFICE AT LEAST 14 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AS INDICATED IN THESE CONSTRUCTION DOCUMENTS.

MOUNTAIN DISTRICT - ATLANTA SATELLITE GEORGIA ENVIRONMENTAL PROTECTION DIVISION 4244 INTERNATIONAL PARKWAY, SUITE 114 ATLANTA. GA 30354-3906 (404) 362-2671

- SDEWALK CONSTRUCTION NOTES

 1. SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUIDING EYEBROWS TURNAROUNDS
- NEW INTLEMAL SINCELS (BOTH SIDES INCUDINNS ETERROWS) UNRANGUOUNDS AND CUL-DE-SAC) AND ON ABUTTING EXTERNAL STREETS. SIDEWAKKS SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FIVE FEET (5') IN WIDTH AND 4" THICK WITH A CROSS SLOPE OF 0.25" FEER FOOT.

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- DAYS.
 SIDEMALK SHALL BE LOCATED AT LEAST 2 FEET FROM THE BACK OF CURB
 AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FOUR FEER (4')
 IN WIDTH AND 4" THICK WITH A CROSS SLOPES OF 0.25" PER FOOT.
 CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2200 PSI AT 28
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MAINTENANCE STATEMENT:

WIATIVELY AND E STATEMENT.

REGISION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED INCESSARY BY ON-SITE INSPECTION TO CONTROL OR TREAT THE SEDIMENT SOURCE. 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 MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER. NOTE: SEDIMENT MUST BE CLEANED-OUT OF DETENTION POND AT COMPLETION OF PROJECT.

- FIRE NOTES.

 CROSS SLOPE AND SURFACES SHALL COMPLY WITH 120-3-20-.16. GEORGIA ACCESSIBILITY CODE.

 SIDES OF CURB RAMPS SHALL BE PROVIDED PER THE REQUIREMENTS OF

- SIDES OF CURB RAMPS SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-18(5). GEORGIA ACCESSBUILTY CONSTRUCTION AND FOR FERMANENT ACCESS ROUGHAYS DEPORT OF THE PROVIDED PER THE PROVIDED AND LIFE CODE. 2006 EDITION PULL OF COUNTY ORDINANCE FOR FIRE PROVIDED AND LIFE SEPTIME. SECTION 46-65.
- SHALL BE PERFORMED BY A UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER CHAPTER 11 TITLE 25 SECTION
- 25-11-7. SLOPE OF CURB RAMPS SHALL COMPLY WITH REQUIREMENTS OF RULE
- MADE OF RUBBER OR PLASTIC, OR RAISED STRIPS (GROOVES MAY BE USED MINDOORS ONLY). TEXTURE SHALL CONTRAST IN COLOR WITH THE SURROUNDING SURFACE. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP INCLUDING FLARES, RULES
- WOTH AND DEPTH OF THE CURB RAMP INCLUDING FLARES. RULES 120—3–20—1170, GEORGA ACCESSBULT COOK THE RULE 120—3—20—14 SHALL BE PROVIDED WITH HE BOUNDARY OF THE SITE FROM PUBLIC THE BOUNDARY OF THE SITE FROM PUBLIC THE BOUNDARY OF THE SITE FROM PUBLIC THE SITE OF THE SITE FROM PUBLIC THE SITE OF THE SIT
- EXCEPT AT DOORS. IF A PERSON IN AWHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMOM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL COMPLY WITH RULE 120-3-20-14(3), FIG. 7(a) AND (b).
- CEORDA ACCESSIBILITY CODE. L.

 MANTAIN ACCESS FOR EMERGENCY VEHICLES ABOUND AND TO ALL BULDINGS UNDER CONSTRUCTION, I.E., IN TIMES OF RAIN OR MUD, ROADS CONSTRUCTION, I.E., IN TIMES OF RAIN OR MUD, ROADS CONSTRUCTION, I.E., IN TIMES OF RAIN OR MUD, ROADS CONSTRUCTION OF THE CONSTRUCTIO
- SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT
 CONNECTOR, (NPFA 1141 3-1 AND DGCTO-1)

 13. MARKING AND SIGNAGE OF FIRE LANKS SHALL BE PROVIDED PER THE
 REQUIREMENTS OF THE INTERNATIONAL FIRE COOL, CHAPTER 5, SECTION
 FOR THE PROVIDED OF THE COOL OF THE FOOLETION
 AND LIFE SMETH, SECTION 46-BG(C)(1)(2).

 14. PROVIDE TO PARKING FIRE LANC AT 30 F. IN INTERNALS TO BE
 STENCILED ON THE CURB. IF NO CURBING, 20 FT IMER, TRAFFIC YELLOW,
 CROSS HATCHED OR NO PARKING FIRE LANE SIGNS 30 FF APART AND
 CROSS HATCHED OR NO PARKING FIRE LANE SIGNS 30 FF APART AND
 15. CIGIBLE FROM BOTH DIRECTIONS (NPRA 1141 3-3 AND CGTO-37).

 15. CIGIBLE FROM BOTH DIRECTIONS (NPRA 1141 3-3 AND CGTO-37).

 16. OUTDOOR RAMPS ARE THEN APPROACHED THAT THE PARKING SPACE AND ITS
 ADACENT NABLE BE RELATIVELY LEVEL, THAT IS, HAVE LESS
 16. OUTDOOR RAMPS ARE THEN APPROACHES SHALL BE DESIONED SO THE WATER
 GEOGRA ACCESSIBILIT CORRENING SUPPRACES FER T20-3-20-19(8).

 17. ENTRANCES TO THE BUILDING IN NEW CONSTRUCTION SHALL BE PROVIDED
 PER THE REQUIREMENTS OF RULE 120-3-20-0-80, (8) (14 THROUGH D).

- PER THE REQUIREMENTS OF RULE 120-3-20-.08, (8) (A THROUGH D). ACCESSIBLE ENTRANCES MUST BE PROVIDED IN A NUMBER AT LEAST EQUIVALENT TO THE NUMBER OF EXITS REQUIRED BY THE APPLICABLE

- EUROPACKEN TO THE ROWNERS OF THIS REQUIRED ST THE APPLICABLE.

 BUILDING FREE CO. BOTH OMORE THAN 10%. INTERNATIONAL FIRE CODE, 2006
 EDITION, SCITON 503.27.

 1) THE MAXIMM SLOPE OF THE ACCESSIBLE PARKING SPACES & ACCESS
 ASSES SHALL BE ZX IN ALL

 2. ACCESSIBLE PARKING SPACES SHALL E PROVIDE IN THE AMOUNT PER THE REQUIREMENTS OF 120-3-20-.07(e)1, 120-3-20-.07(e)2, 120-3-20-.07(e)4, 120-3-20-.07(e)5.

- TRAFFIC NOTES

 1. SIGNING, STRIPING, MARKING AND HIGH LEVEL WARNING DEVICES

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 1. SIGNING, STRIPING, STRIP
- TRAFFIC MOTES
 TO SET ALES AS SHOWN AND HIGH LEFEL IMPRINED EDUCES
 TO SET ALES AS SHOWN AND/OP AS DIRECTED BY FILLTON
 COUNTY TRAFFIC EMBRERE. THIS TRAFFIC CONTROL PLAN IS
 SUBJECT TO CHAMEC CHAME BY FILLTON COUNTY TRAFFIC
 SUBJECT TO CHAMEC CHAME BY FILLTON COUNTY TRAFFIC
 WARRING DEVICES SHALL BE PLACED PRIOR TO THE
 COMMENCEMENT OF ANY FORD MIRROWSENT WORK ON CITY
 ROADS AND SHALL REMAIN IN PLACE UNITL THE CONCLUSION OF
 ALL SIGNS AND MARKING DEVICES SHALL BE STITLET TYPE I
 BARRICAGES OR DRIVES WITH WARRING LOFTS ON EVERY OTHER
 BARRICAGES OR DRIVES WITH WARRING LOFTS ON EVERY OTHER
 MARKET CONTROL LEVERS ALL CL.) STANDARDS AND FALLOW
 COUNTY FOR CO.OR. 32E. REFLECTIVITY, HEIGHT, AND PLACEMENT.
 SPACING OF MARKING DEVICES IN FEET SHALL BE COULD TO THE
 POSTED SHEED OF THE ROAD IN MEH. (E. 30 FEET SHALD BE COUNT.) TO THE
 STALL SONS SHALL CONFORM THE MANDAL ON UNFORM
 TRAFFIC CONTROL DEVESS (MULTICAL) STANDARDS AND FALTON
 COUNTY FOR COOK, 32E. REFLICTIVITY, HEIGHT, AND PLACEMENT
 ALL SIONS SHALL CONFORM THE MANDAL ON UNFORM
 TRAFFIC CONTROL DEVICES (MULTICAL) STANDARDS AND FALTON
 COUNTY FOR COOK, 32E. REFLICTIVITY, HEIGHT, AND PLACEMENT
 APPLIED USING FULTON COUNTY OR CEORGA DOT STANDARDS
- THERMOPLASTIC.
 WHEN NECESSARY, EXISTING STRIPING SHALL BE REMOVED BY GRINDING, UNLESS SPECIFIED BY FULTON COUNTY TRAFFIC
- GINEER. L SIGNS MUST BE INSTALLED CONCURRENTLY WITH THE
- B. ALL SIGNS MUST BE INSTALLED CONCORNENTLY WITH THE PERFORMANCE OF THE STRIPING WORK.
 9. CONTACT FULTON COUNTY TRAFFIC ENGINEER (678–242–2500) ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK.
 10. ALL SIGNS ARE INSTALLED AND PAID FOR BY THE DEVELOPER.





28-17 LINE-USE CONTRO, SIDER(19-5) OF 16-20.

LINE USE CONTRO, SIDER(19-5) OF 16-20.

LINE USE CONTRO, SIDER(19-5) OF 16-20.

LINE USE CONTRO, SIDER USE USE OF 16-20.

LINE USE CONTRO, SIDER USE USE OF 16-20.

LINE USE OF 16-2

PROHIBITION.

NOTE: THE SIGHT DISTANCE FROM THE CENTERLINE OF THE PROPOSED ENTRANCE IS IN EXCESS OF 445 FEET IN BOTH THE NORTHERLY AND SOUTHERLY DISCRETION ALONG HOWARD ROAD. THE POSTED SPEED LIMIT IS 40 M.P.H., AND THE CORRESPONDING REQUIRED INTERSECTION SITE DISTANCE 445 FEET.



R3-7
THE MANDATORY TURN SIGN (R3-7) DESIGNED FOR POST MOUNTING SHALL CARRY THE MESSAGE RIGHT (OR LEFT) LANE MUST TURN RIGHT (OR LEFT).

D.O.T. STANDARD THERMOPLASTIC.
WHEN NECESSARY, ENSTING STRIPING SHALL BE REMOVED BY GRINDING,
UNLESS SPECIFIED BY FULTON COUNTY TRAFFIC ENGINEER. ALL SIGNS
MUST BE INSTALLED CONCURRENTLY WITH THE PERFORMANCE OF THE

CONTACT FULTON COUNTY TRAFFIC ENGINEER ONE WEEK PRIOR TO COMMENCEMENT OF ANY STRIPING WORK. 2B-4 STOP SIGN (RI-1)

STOP SIGNS ARE INTENDED FOR USE WHERE TRAFFIC IS REQUIRED TO STOP. THE STOP SIGN SHALL BE AN OCTAGON WITH WHITE MESSAGE AND BORDER ON A RED BACKGROUND. THE STANDARD SIZE SHALL BE JOADS INCHES, WHERE GREATER EMPHASS OR VISBELITY IS REQUIRED, A SCHOOL STOP OF THE STORY OF THE STO

STOP SIGN BEACON OR BEACONS MAY BE USED IN CONJUNCTION WITH A STOP SIGN AS DESCRIBED IN SECTION 4E-4.

SIGHT DISTANCE CERTIFICATION:

1. THE UNDERSIGNED, HEREBY CERTIFY THE PROPOSED ENTRANCE FOR THE FAIRBURN TRUCK STOP IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE IN EACH DIRECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCE IS 35 MILES PER HOUR. THE SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS 400 FEET IN THE LEFT DIRECTION AND 400 FEET IN THE RIGHT DIRECTION. THE CORNER SIGHT DISTANCE PROVIDED FROM THE ENTRANCE IS EQUAL TO OR EXCEEDS THE 390 FEET SIGHT DISTANCE REQUIRED IN THE UNIFIED DEVELOPMENT ORDINANCE. SIGHT DISTANCE MEASURED WITH DRIVER'S EYE HEIGHT OF 3.5
FEET AT A DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO CENTER OF EACH TRAVEL LANE

02/21/22 DATE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OTHE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MANING SAID

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURENT WITH LAND-DISTURBING ACTIVITIES.

		SYMBO	LS LEGEND		
	EXISTING	PROPOSED	<u>DESCRIPTION</u>	& @ AC	AT AT
	N/A ·	x - x -	REMOVE / DEMOLISH	AC APPROX BLDG	AS AF BL
	. // . //	# · # ·	ABANDON IN PLACE	BMP BOC	BE BA
	N/A -		LIMITS OF DISTURBANCE	C&G ©	CL
	—R/W—	N/A	RIGHT-OF-WAY	CB CF CFS	CL
	E	N/A	PROPERTY LINE	CMP CONC	CA
			STORM DRAIN PIPE	CY D.B. DIA	DE
	S	S	SANITARY SEWER MANHOLE	DIP DWG	DI. DR
	≻SFM	N/A	SANITARY SEWER FORCE MAIN (SUE ASCE QUALITY LEVEL)	E ELEV EP	ELI
	≻SS(C)-	N/A	SANITARY SEWER (SUE ASCE QUALITY LEVEL)	EQUIP ESMT EW	EA EA
	1000	1000	CONTOUR	EXIST FEMA	EX
	W(B) -	w_	WATER LINE (SUE ASCE QUALITY LEVEL)	FH FT FOC	FE FE
	\rightarrow		FIRE HYDRANT	G GAB GDOT	GA GE
	$$ \bowtie	H	WATER VALVE	GP GV H	GI
	• 4" CHERRY	N/A	TREE W/DIA AND SPECIES	HP HW HYD	HE
	. ~ .	N/A	VEGETATION LINE	IE INV	IN
s	Ø	N/A	UILITY POLE	IPF L LF	LEI LIN
	WE-	N/A	OVERHEAD UTILITY W/DESCRIPTOR	MAX MH	M
		N/A	UNDERGROUND UTILITY W/DESCRIPTOR (SUE ASCE QUALITY LEVEL)	MIN MUTCD	M
N	*	N/A	LUMINAIRE	N/A N/F OC	NC ON
	-0	-0	SIGN	PCC ₩	PR PC
	L. L. 100	N/A	LAND LOT	PROP PSI PVC PVI PVMT	PC PC PC
	_			R	RA

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & RELLANT ADMINISTRATION OF THE OCCUPATIONAL SAFETY & RELLANT ADMINISTRATION OF REGULATIONS. PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THES PROCEST CONSIDERING THAT WORKENS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF PORK THIS STORY.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WORE OUTAINED FROM WARROUS UTILITY COMPANIES, WARROUS GOVERNMENTAL AGENCIES, AND ABOVE OROUND COSSTRUCTOR. THE SUMPERS AND/OR ENGINEER MARK OLD THE STATESTIMES OF THIS INFORMATION. THE SIZE.



METRO ATLANTA STATE MIDE (404) 623-4344 1 (800) 282-7411 IT'S THE LAW !

	ABBREVIATIONS
&	AND
@	AT
AC	ACRES
AC	ASPHALTIC CONCRETE
APPROX	APPROXIMATE
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BW	BOTTOM OF WALL AT FINISHED GRADE
C&G	CURB AND GUTTER CENTERLINE
€ CB	CATCH BASIN
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CY	CUBIC YARDS
D.B.	DEED BOOK
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
E	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
ESMT	EASEMENT
EXIST	EACH WAY EXISTING
FFMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FH	FIRE HYDRANT
FT	FEET
FOC	FRONT OF CURB
G	GAS
GAB	GRADED AGGREGATE BASE
GDOT	GEORGIA DEPARTMENT OF TRANSPORTATION
GP	GUARD POST
GV	GATE VALVE
Н	HEIGHT
HP HW	HIGH POINT / DRAINAGE DIVIDE
HYD	HYDRANT
IE IE	INVERT ELEVATION
INV	INVERT
IPF	IRON PIN FOUND
Ë.	LENGTH
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N/A N/F	NOT APPLICABLE
	NOW OR FORMERLY
OC	ON CENTER PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
PCC ₽P	POWER POLE
PROP	PROPOSED
PSI	POUND PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PR-FI	DOINT OF VERTICAL INTERFECTION

SS SSMH STA STD STRC

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER

POINT OF VERTICAL INTERSECTION REINFORCED CONCRETE PIPE STORM DRAIN SIDEWALK SQUARE FEET SANITARY SEWER SANITARY SEWER MANHOLE STATION STANDARD STRUCTURE SQUARE YARDS TEMPORARY TOP OF WALL WEIR INLET WATER METER WATER VALVE WELDED WIRE FARRIC REINFORCEMENT ORATED OR P <u><u>Ö</u></u> MINA

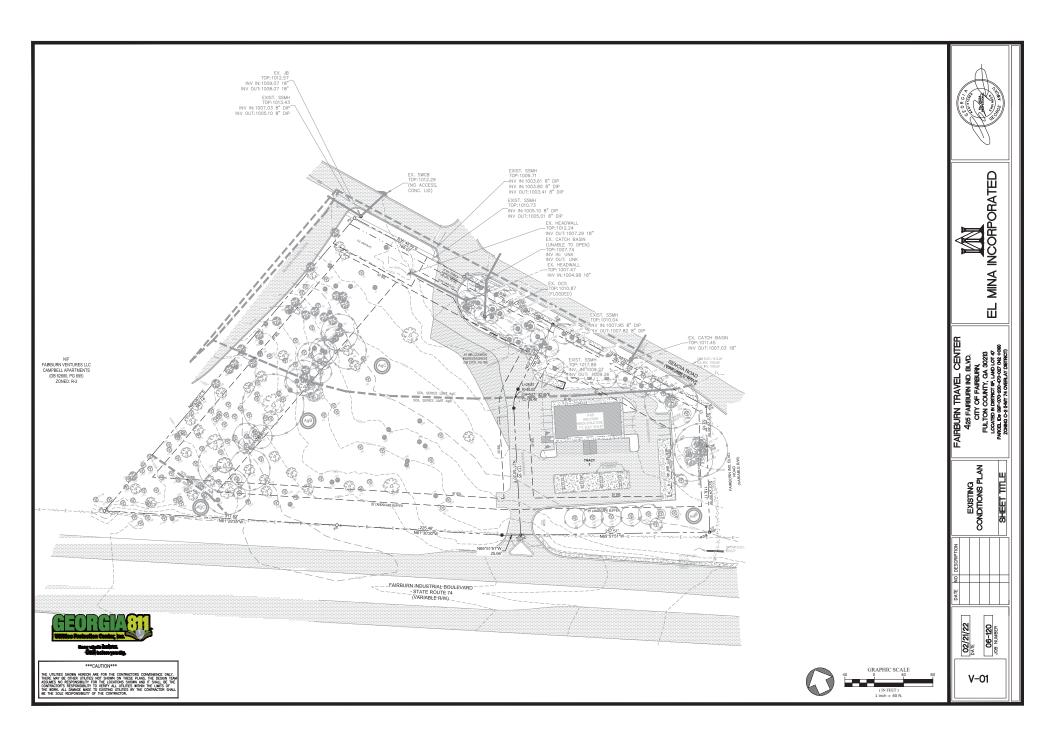
FAIRBURN TRAVEL CENTER
425 FARBURN ND. BLVD.
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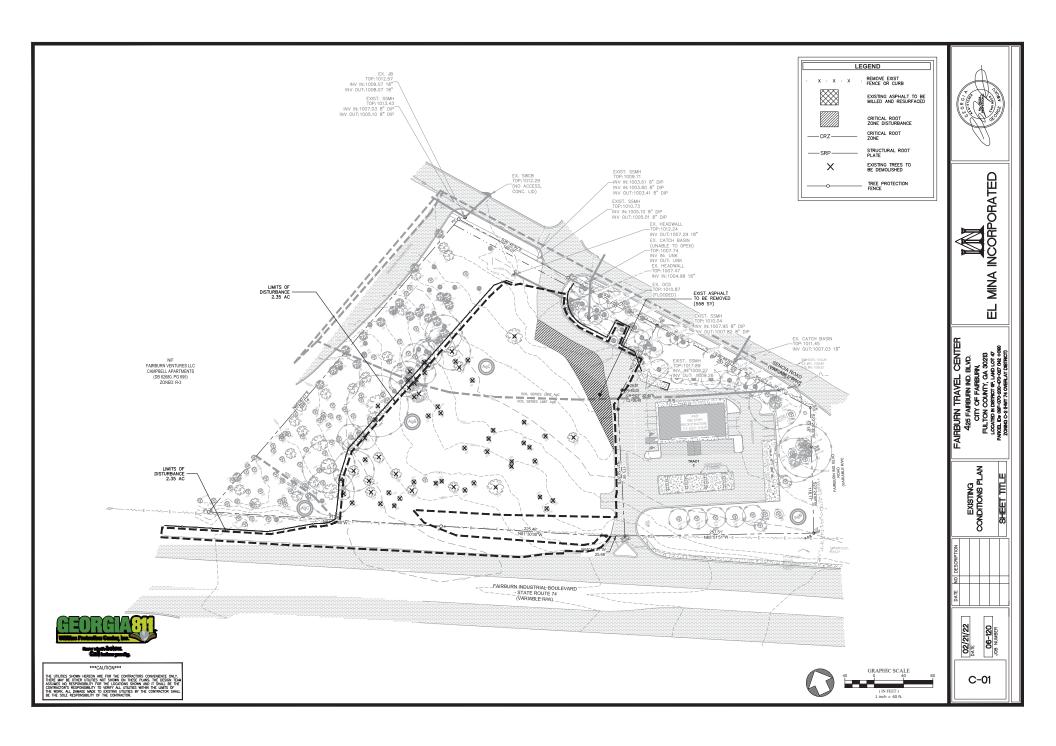
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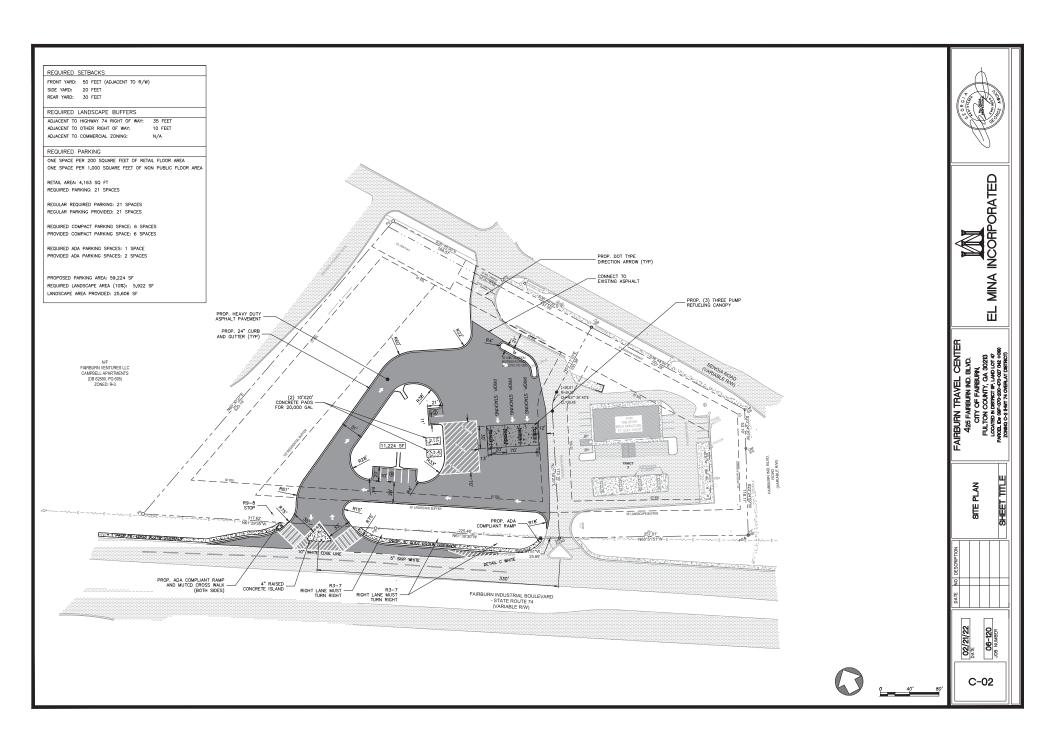
NOTES LEGEND AND ABBREVIATION

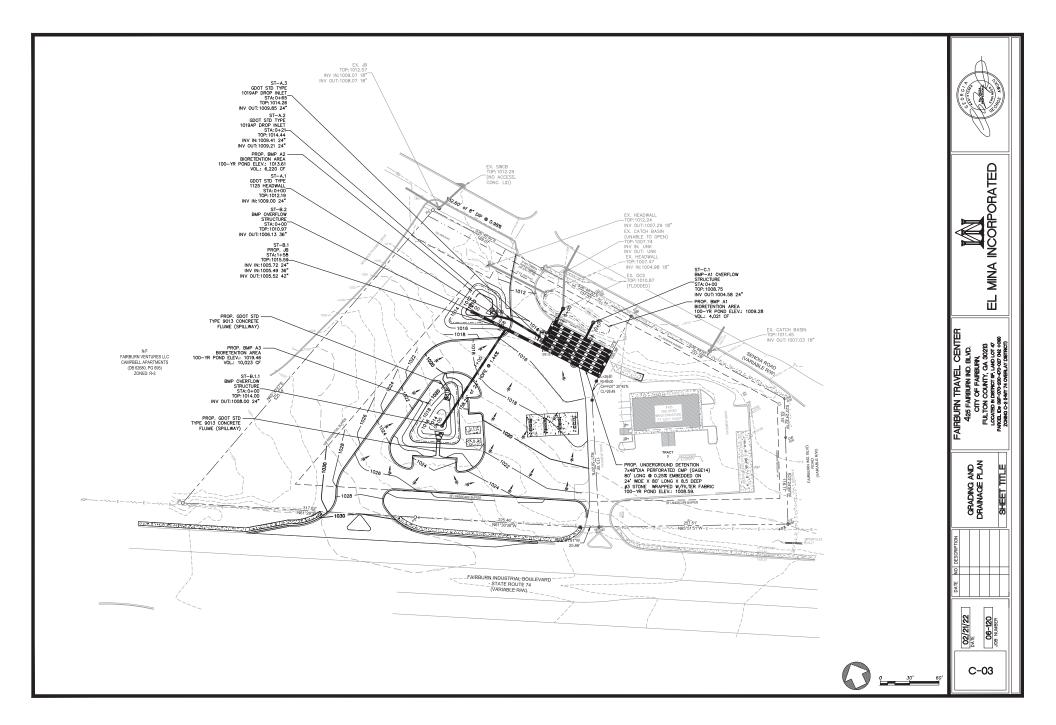
SHEET TITLE 21/22

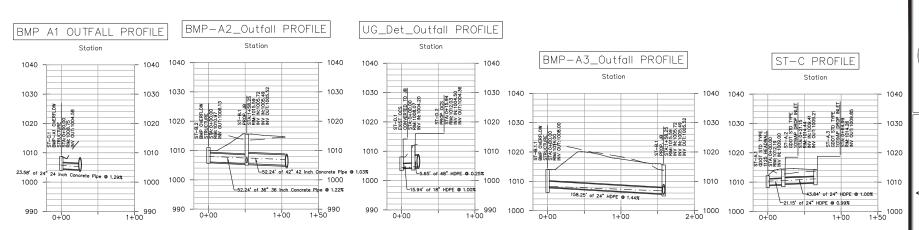
G-02











Line ID	To Line	Line Length	incr. Aren	Total Area	Rumoff Coeff	Incr C x A	Total C x A	Inlet Time	Time	Anfai Int	Total Runoff	Adnt Flow	Total Flow	Capac Full	Veloc	Pipe Size	Pipe Slope	Inv Elev Dn	Inv Elev Up	HGL On	HGL Up	Grad/Rim Dn	Gmd/Rim Up
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(file)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
9.1-9.0	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	1006.90	1007.42	0.00	1015.59
8.2-8.1		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-C0	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	1004.38	1004.48	1004.64	1008.07	1012.03
D.2-D.0	7	5.665	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

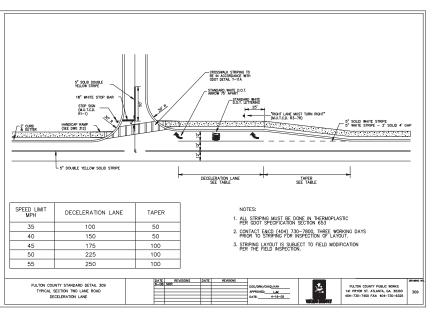
AIRBURN TRAVEL CENTE 425 FARBURN IND. BLVD. CITY OF FARBURN, FULTON COUNTY, GA 30213

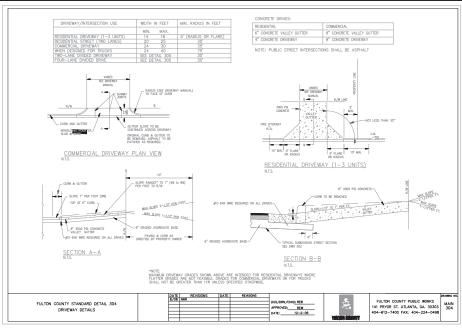
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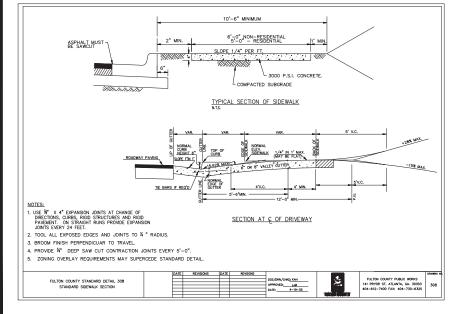
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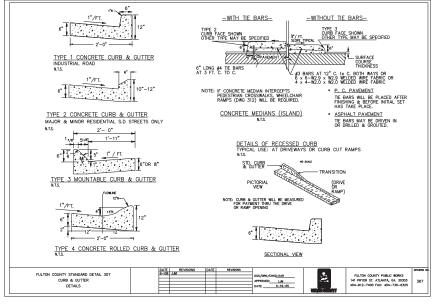
02/21/22 DATE 06-120 JOB NUMBER

C-04











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GRUPH ND. BLVD.
Y OF FARBURN,
N COMMY, CA 20202
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DETAILS CONSTRUCTION FAIRBURN ITE

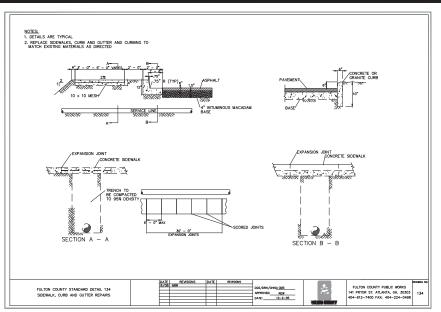
OFFICIALS CITY OF

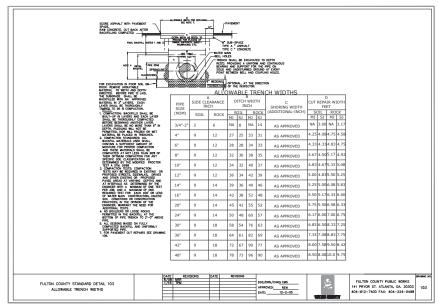
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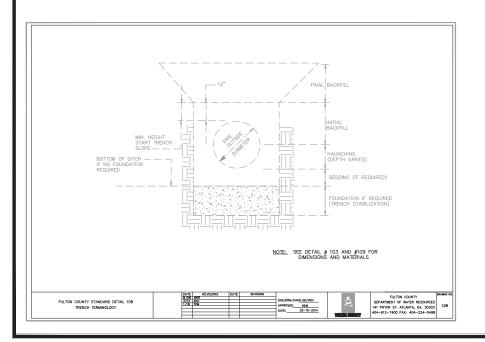
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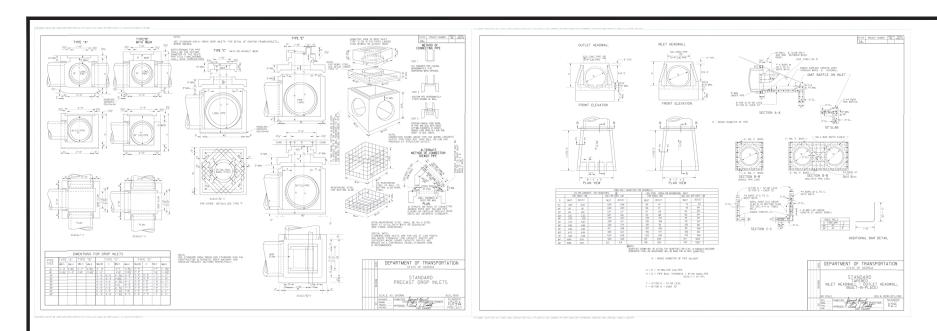
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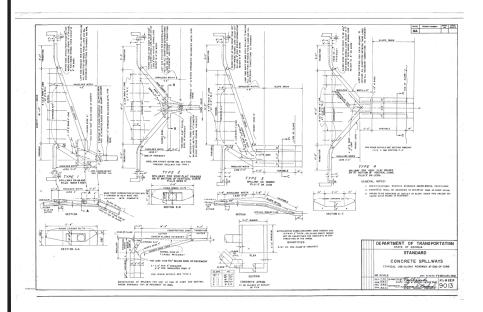
FAIRBURN TRAVEL CENTER
425 FARBURN NO. BLYD.
CITY OF FARBURN.
FULTON COUNTY, GA 2028
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FOR THE NEW TOWN COUNTY OF THE STATE
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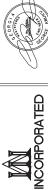
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02/21/22
DATE
06-120
JOB NUMBER

CD-2





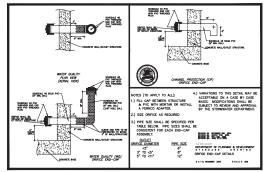


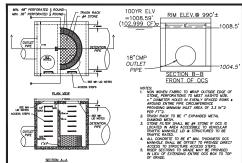
FAIRBURN TRAVEL CENTER
425 FARBURN NO. BL.YO.
OTT OF FARBURN
FULTON COUNTY, GA 2028
LOCATION NO BRINGT OF LINE LOST OF PRESE, DE POSSO-SO-SO-SURE 1999
2009/00.02 NW 74 ORGAL TO SURE 1999
2009/00.02 NW 74 ORGAL TO SURE 1

CONSTRUCTION
DETAILS
SHEET TITLE

02/21/22
DATE NO
DATE
OB-120
OB-120
OB NUMBER

CD-3





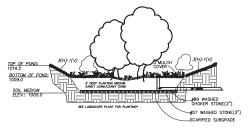
80' LONG X 8.5 DEEP #3 STONE WRAPPED
W/FILTER FABRIC

1014±
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1009.5
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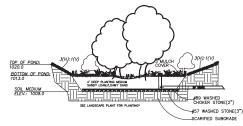
7x48"DIA PERFORATED CMP(GAGE14) 80' LONG @ 0.25% EMBEDDED ON 24' WIDE X

NOTE:

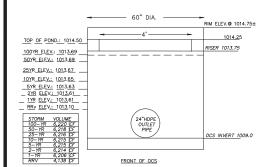
PRET TO BE INSTALLED PER ASTM A 798 AASHTO A1 IS THE PREFERRED BACKFILL MATERIAL HOWEVER, OTHER GRANULAR MATERIALS MAY BE USED, BECAUSE DETENTION SYSTEMS ARE OFTEN EMPOSED TO HEAVY CONSTRUCTION LOADS DURING TOTAL COMPLETOR OF THE PROJECT, THERE IS SET OFFE CHIEF OF EACH OFFE. THE ANGEL THE COMPLETOR OF EACH OFFE. COUNTY OF THE THE ANGEL THE COMPLETOR OF EACH OFFE. THE ANGEL THE COMPLETOR OF THE ANGEL THE COUNTY OF THE BACKFILL AND COMPACTION DENSITY BECOMES USED INFORMATION THE MINIMUM COVER LECENSES, APPROACHING THE MINIMUM COVER LECENSES, DIRECT MORTHAGE.

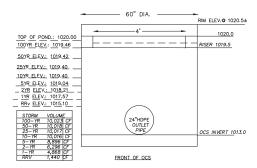


SECTION - BIORETENTION POND A2



SECTION - BIORETENTION POND A3





An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are

CC-2 VS Thread well for Storics and Selement Comprisi in Georgia.

SS Thread weighting in pricing all temporary and primary vegativity practices. Include sections, planting others and sealeding, ferificiar, line and multipling trans. Vegativity all she shall be also specific for perspeciate from of the paint that section of the paint that section of the special for the propriet seminary and office of Comprision of the special for the propriet form of the special of Comprision of the special for the propriet from the special for the propriet from the special for the special form of the special form o

PLANS Y

CE-01 Y

C-04 Y

PLANS Y

CS-788 Y 51

EROSION AND SEDIMENT CONTROL PLAN FOR

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

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

RBURN LAKE RD

USGS QUAD MAP

GSWCC GEORGE AWUKU Level II Certified Design Professional 0000000076 ISSUED: 06/04/2020 EXPIRES: 06/04/2024

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

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION

	S	TRUCTU		PRACTICES		S			PRACTICES
00000	PRACTICE	DETAIL	SYMBOL	DESCRIPTION	coce	PRACTICE	DETAL	SYMBOL	DESCRIPTI
	06000	1	5	A small temporary border or don constructed scrops o majo, drollings dilch or area of concentrated flow.	(Sr)	Earthair 1760a (NESSA)		L	A temporary bridge or cube probabling a stream or water by creating combuction and
9	OWNE. INVESTOR	100	99	Improving, constructing or statellisting on span shared, eathing attents, or office.	(81)	\$150,000 \$1527 #6080708	TO T	2	A posed or short section of a sected of a storm of the space from the concentrated runoff.
©	CONSTRUCTION EXP	1	8	A snahed stare and booked of the construction sile sell to provide a place for removing and than then thereby protecting public streets.	80	SWIZ SWIZ		нон	A rough sell surface with the on a contour or stopes left is condition after grading.
0	CONCERNION FORE EMALDISON		0,45	A breakey condruited as part of a construction plan including excess mode, subdivision mode, parking excess and other on-site vehicle intersection makes.	To	TANKATY CATINA		V°	A fleeling or oblied border in water (it may also be referred boom, all border, or all ourb
⊚	STICH MATERIAL DOMNEL	1	40	A temporary channel constructed to consep flow should a construction after white a permanent structure in being constructed.	To	191000	4400		The presides of abligates off it alones it, then spreading it of other completion of construction
0	24000N		1	An earth channel or disk invalvel above, below, or some a single to divert about. This may be a temporary or personnel structure.	Ŧ	me to the	0	5.	To protect desirable trees from construction activity.
91	Decker Decker	174	9>	A finish condult of heavy-duty blate or other motorial designed to solely conduct surface numb! does a sept. This is heavy-ray and inequation.	(We)	CHARLES STREET	***	200	Post or equipties water out terroom, before, other or anni
<u>∞</u>	Charles Charles Charles	1	97	A posed chain, pips, sectional conduit or ander naturals designed to safety conduct surface natural down a steps.					
F	n.m	3	dis-	A besporey store barrier constructed at atoms draft. Note and pand sollets.					DAOTIOEO
®	GARGE	*	11	fluid filter business which are hand-placed into position forming and artificing abundance.	0000	PRACTICE	DETAL	SYMBOL	RACTICES
@	STACK STACK	4	30	Personal structure installed to protect channels or estateups where offerable the stips shall be sufficient for the number of them galles.	Bf	arm nx	100D	<i>f</i> / _w	Strip of undefurbed original or resistant making superiols or of expeliation summering as a
(E)	PERM	WA.	+	A storm flow outlint driving combinated a pro-grade scross the slope whomby compenhated would may be discharged at a new measure extendy under unclaimbed areas assistantly missing cognitions.	Ca	DOTA NO.	_	0	bundering streams. Planding experiodism on dance I profilosity constructed, or re-re-
Rd)	0.00 0.00 0.00	~	5	A lampowy slow filter dam installed amous deshapmages or in conjunction with a lampoway auditorit logs.	Ds1	DESCRIPTION OF THE PARTY OF THE	6	64	Calabiliting temporary protects arms where sendings may no greating sensor to produce or
Re)	ACMING BILL	*	Ro	A well installed to stability cut and fill singues where manimum partitionals aligne are not abbilled in Carth alterior will require speciel design.	Ds2		4	(a)	Entertaining a temporary orga- tion ground meetings on dist
RE	270 2700	Ø	o-	A divide or afracture plead in fract of a permanent atomosphe defaction pand action observes be serve as a temporary audimost filter.	Ds3		ANT .	-	Caldibility a permanent way on trace, abouts, since, gross distribed areas.
39	SCHOOL	****	2	A harrier in prevent audinoré hare basing the construction wite. It may be werefrage, habes of abour or hay break, logs and pales, or a self bress	De4	TEF	B	E	A percent septidis com weddis or orderly would be
@	SUT STREET BAP		0	A temporary politicities shoke famout at ar around an initial is a state chain to hop andmost.	Du	202743	CD CO	8	Controlling serious and air in construction allo, readways on
869	STREET DESK	20	O.	A bash created by excending or or dom suress a explaney. The surface water month is temporarly stored obsering the bulk of the auditment in drop out.	FI-Co	ADDLAST AN	GD	E03	Substance formulated to seek reportion of suspended partic
9	Sheller Sheller	E.		A small temporary pand that drains a disturbed orac as that sediment can settle sud. The principle nature distinguishing a temporary sediment that from a temporary sediment basis to the text of a older or disc.	Sb	Distance of the Control of the Contr	grafte.	100	The use of needly coddale no to maintain and anhance with present, or malans and repair executions.
8	CO-THE SHIPMAN SHAMES	- 60	·	A burgent device that releases/brains water from the surface of auditout ponds, traps, or books of a controlled rate of flow.	Ss	MA DATEM	M		A protective covering used to exclude temporary or perman strain stages, shore time, or of
				A linear combal device constructed on a diversion perpendicular to the direction of the name? to					

VEGETATIVE PRACTICES

E DETAL SYMBOL DESCRIPTION State of the state Planting regulation on dance that are devoted artificially conducted, or re-moviment. Calculating impurey prolation for deturbed orms when seedings may not have a subble proving assess to produce or wroken related. Controlled a benjumy regulate over all fail grands analysis of decision controlled and the control con Catalogy a personal suprishe con and mining about the prison or impose the prison or impose the prison or impose the prison or impose the prison of impose t A personal agentiae coar uniques Controlling surface and air movement of dust construction also, resolvings and similar also. Making terminal to said in the saids, in special pricing in saids. The use of mostly evolution notice plant made to modern and made and advance of the modern and require and observed present, or makes and require and observed present. A principe covering used to present expelse on Sidebook used to profer after or bay make making the experie maked to label topole

SCHEDU	JLE	OF I	UAN	OR A	ACT	VITI	ES																	
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DESCRIPTION	2	14	WEE	S AF	TER E	EGIN 12	NING 14	CONS 16		TION,		24	25	30	32	34	35	35	40	42	44	45	45	ī
INSTALL & MAINTAIN SEDIMENT CONTROL STRUCTURES	2	2	2		Z		2	2	2	2	2		2	2	2	2	2	2	2	2	2	2	—	ł
STAGE MATERIALS	2	Z								П														Ī
DEMOLITION, CLEARING AND GRUBBING			7	7	Z	7	Z	7	2	7	Z	Z	Z	7	7	2	Z	2	7	7				İ
PHASE II ESPC MEASURE INSTALLATION GRADING AND UTILITY INSTALLATION	П					Г	2	2		2	2		2	Z	2	2	2	2	2	2	2		Т	Ī
PAVING AND BUILDING CONSTRUCTION	Г	Г			Г	Г			Г	Г					Г	Г	Z		Г	Г			Т	Ī
FINAL STABILIZATION / PERMANENT VEGETATION																					Z		—	Ī
REMOVE SEDIMENT CONTROL STRUCTURES																							_	E

DISCHARGES WILL BE MADE, INCLIDING DISCHARGES FROM THE FIGHTING ACTIVITIES, RIFE WITHOUTH PLANGER TO LIGHT WATER SOURCES MICLIDING SPRINGS, UNCONTAINED THE GROUND WATER FOUNDATION OF FOOTING DRAWNINGS WHERE FLOWS ARE TO BE CONTAINMATED WITH PROCESS MATERIALS OR POLITIANTS, THIS SECTION WILL BE AMENDED WITH THE DETAILS OF THE DRAWNINGS WHERE FLOWS ARE TO SECONTAINMATED.

NON-STORM WATER DISCHARGE

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

EL MINA, INC. 6062 BUFORD HWY -STE 205 NORCROSS GA 30071 ELMINAENGINEER@GMAIL.COM PH: (404) 597-6745 CONTACT: OFOROF AWARD PE

02/21/22 DATE

ANTICIPATED BEGINNING OF CONSTRUCTION: ANTICIPATED END OF INITIAL CONSTRUCTION

												_												
SCHEDU	JLE	OF I	MAJ	OR A	ACT	IVITI	IES																	
	M	0.1	MC	0.2	M	0.3	M	0.4	M	0.5	540	0.6	- 14	0.7	M	0.8	540	0.9	M	0.10	14	10.11	MO	12
DESCRIPTION	2	4	(WEE	KS AF	TER E	BEGIN 12	NING 14	CONS 16	18	ZTION 20		24	25	30	32	34	35	35	40	42	44	45	45	50
INSTALL & MAINTAIN SEDIMENT CONTROL STRUCTURES	2	2		2	Z	2			2	2	Z	2		2	2	2	2		2	2	Z			Z
STAGE MATERIALS	2	Z	Г	П	Г	Г			Г	Г			Г	Г	Г	Г		Г	Г			Г	П	Т
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PHASE II ESPC MEASURE INSTALLATION GRADING AND UTILITY INSTALLATION							Z		2	2	2	2	2		2	2	2		2	2	Z		П	_
PAVING AND BUILDING CONSTRUCTION																	2							Ξ
FINAL STABILIZATION / PERMANENT VEGETATION																					Z		2	ī
REMOVE SEDIMENT CONTROL STRUCTURES																							П	Z
*SEDIMENT AND EROSION CONT BMP'S THROUGHOUT LAND DIST						INSF	ECT	ED D	AILY	. MAI	NTA	N												

A beganny bidge or salest-tipe structure probability is streen or enforcement from dense probability control conduction supposed. A passed or shart section of rigory sharmed at a color of a starm. And a planta presenting and four the concentrated resolt. A rough sell surface with indicated depression or a contain or suppose left in a couplance condition other grading. A finding or staked barrier installed within the water (It may also be national be on a facility bases, art barrier, or aft partial). The product of the Control of the Co

Poed or equipme actor outside for discriminal formation, being, alless or alless articularies.

COVER

INCORPORATED

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CE-1

THERE ARE NO WETLANDS ON THIS SITE.

TOTAL SITE AREA: 4.96± ACRES DISTURBED AREA: 2.35± ACRES ON-SITE WETLANDS: 0.00± ACRES WETLAND DISTURBANCE: 0.00± ACRES

THE SITE SLURESTITL A CASE STATION AND EXTENSED DEFINITY THE MAJORITY OF THE PROCESSITY IN WOODS THE SITE IS COLOTED STREETING FROMEWORD THE SITE IS COLOTED STREETING FROMEWORD FROM THE MAJORITY OF THE PROPOSED DEVILOPMENT WILL CONSIST ADDING LARGE FRUCK REPLIEURS STATION ON THE WOODS THE PROPOSED DEVILOPMENT WILL CONSIST ADDING LARGE FRUCK REPLIEURS STATION ON THE WOOD WOODS THE PROPOSED STATION OF THE WOOD STATION OF ST

PRELIMINARY BMPS WILL CONSIST OF PERMETER CONTROLS IN THE FORM OF SILT FENCE AND STORMWATER INLET PROTECTION. INTERMEDIATE PHASE BMPS WILL CONSIST OF EXCAVATED SEDMENT TRAPS, SILT FENCE AND EXCAVATED MELT PROTECTION MEASURES. FINAL STABILIZATION SHALL BE PROVIDED USING PERMANEN SECHIOL AND SCIOUNG.

THE ENTINE PROJECT IS LUCATED WITHIN THE CHATTAHOOCHEE DRAINAGE BASIN. AN UNNAMED TRIBUTARY OF WHITEWATER CREEK, ARE THE RECEIVING WATERS FOR THIS PROJECT. THIS SECTION OF WHITEWATER CREEK IS NOT IN THE LIST OF IMPAIRED STREAMS. THERE ARE NO POTENTIAL CRITICAL AREAS IDENTIFIED FOR THIS PROJECT AREAS.

THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATERCOURSES WITH A DRAINAGE AREA EXCEEDING 100

THERE ARE NO STATE WATERS WITHIN 200 FEET OF THE PROJECT AREA.

ACRES PER FIRM PANEL 13121C0462F EFFECTIVE DATE: SEPT. 18, 2013

- ES&PC PLAN GENERAL NOTES

 1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION. AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE SEDSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT
- : IANCE OF ALL SOIL, EROSION AN SEDIMENT CONTROL MEASURES AND PRACTICES WETHER TEMPORARY OR PERMANENT SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR THE DESIGN PROFESSIONAL OR AN AUTHORIZED AGENT WHO PREPARED THE ESSAP CHAIN IS TO INSPECT THE INSTALLATION THE INITIAL SEDIMENT STORAGE REQUIREMENTS, PERMIETER CONTRACTOR BMPS AND AND SEDIMENT BEASINS IN ACCORDANCE WITH PART IV.A.S. WITHIN IT, IS SEVEN DAYS AFT
- INSTILLATION.
 ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
 CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 25-1 WITH A HEIGHT OF 10 FEET OR
 MORE SHALL BE STABULZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKET
 ALL ONSITE PROJECT WEITLANDS ARE DELINEATED. WEITLANDS WILL BE DISTURBED AS PART OF THIS
- PROJECT.
 SEDIMENT STORAGE INDICATORS AND MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES,
 NUICATING 12 CITE. VOLUME
- INDICATING 1/3 FULL VOLUME.

 9. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED.

 STREAM BUFFERS AN MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FRIST
 ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

 PLAN ALTERATION.

PLAN ATTENTIONS
THE SEAPCE SPRICE THE SERVICE THE ADDRESSES THE STACES CONSTRUCTION OF THE
THE SEAPCE SPRICE THE SEASON OF CHARMAND CONSTRUCTION REVISION AND THE CHARMAND CONSTRUCTION REVISION AND THOUGHEST ETHE
CONTRACTOR SECTIS TO A TER THE STACES CONSTRUCTION FROM THAT SHOWN ON THE PLANS OR
UTUAL CONSTRUCTION TECHNIQUES THAT RESIDES HER AND REFERENCE, AND THE REMORBER
PLAN TO REFERENCE THE REMORBER CONSTRUCTION THIS WILL PACLUSE ANY REVISIONS TO THE EROSION
AND SEEMBLET CONTROL THE MOUNTED.

HE CONTRACTOR AND THE CERTIFIED DESIGN PROFESSIONAL SHALL CAREFULLY EVALUATE THIS PLAN RIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES.

AMENDMENTS/REVISIONS TO THE ESSAPC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

A REVISION TO THE EROSION CONTROL PLAN IS REQUIRED WHEREVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT WILL HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING POLLUTIANT

EXCEPT AS PROVIDED IN EPD GENERAL PERMIT GAR 100001, STABILIZATION MEASURES WILL BE ATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTON ACTIVITIES HAVE SCRARLLY OR PERMAMENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE STRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORABILY OR PERMANENTLY

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MILCH OR TEMPORARY SEEDING. HOWEVER, IN SPECIAL CASES THE PROJECT ENGINEER MAY REQUIRE THE CONTRACTOR TO PERFORM STABILIZATION MORE OFTEN THAN 14 DAYS.

VEGETATION AND PLANTING SCHEDULE

ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING PLANT SPECIES, PLANTING DATES, SEEDING, FERTILIZING, LIMING AND MULCHING FOR THIS PROJECT CAN BE FOUND IN THE

SEQUENCE OF MAJOR ACTIVITIES

SEQUENCE OF HANDR ACTIVITIES

THE CONTRACTOR SHALLE RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION SEQUENCING AND PHASING. THE PERMETER BUMP, AND ILLET PROTECTION DEVICES MINEST BE IN PACE AS SHOWN ON THE PLANS PROTECT ON AN LAND DISTRIBUTED ACTIVITIES. ACCITIONAL BUMP SHALL BE INSTITULE OF MAINTAINED DURING CONSTRUCTION DEVICES MINEST BE IN PACE AS SHOWN ON THE PLANS PROTECTION AND AND ADMINISTRATION FOR A SHOWN ON THE PLANS PROTECTION AND AND ADMINISTRATION FAUL BE COMPLETED AS SHOWN ON THE PLANS OF OTHERWISE PROGRAMS.

POST CONSTRUCTION BUMP FOR STORMWATER MANAGEMENT.

ALL PERMANENT POST CONSTRUCTION BMPs ARE SHOWN IN THE ESAPC PLANS. THE POST CONSTRUCTION BMPs CONSIST OF PERMANENT VEGETATION TO PROVIDE PERMANENT STABILIZATION OF THE SITE AND PREVENT ABNORMALTRANSPORTATION OF SEDIMENT AND POLLUTANTS INTO RECEIVING WATERS.

PETROLEUM STORAGE, SPILLS AND LEAKS

PETROLEUS STORAGE, SPILS AND LEAVE
THESE PLANE EXPENSELY DELEGATE THE RESPONSIBILITY OF PROPER ONSITE INZARDOUS
MATERIAL MANAGEMENT TO THE CONTRACTOR. THE CONTRACTOR SHALL AT A MINIMAL
PROPRISE AN ACTION PLAN AND RESP. THE RESEGNANT AND EVALUATION OF SHIFT OF THE PROPRISE
PROPRISE AND ACTION AND AND RESP. THE PROPRISE AND ACTION OF SHIP AND ACTION OF ANY
LEAVE OR SPILLS ASSOCIATED WITH THE SERVICION, REFUELING OR OPERATION OF ANY
DEPOSITION OF THE STITL ACTION PLANE OF THE ACTION PLANE LIES REPORTED.
PRESONED CREEKING OR RESPONSED THE COURSE AND LIES REPORTED.
PRESONED COPERATION OF RESPONSED THE COURSE WITH THE ACTION PLANE. THE CONTRACTOR SHALL OF THE ACTION PLANE.

SPILL CLEAN-UP AND CONTROL PRACTICES

- LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO
- MATERIAL AND FOLIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE INVITERIOR AND EQUIPMENT INCESSANT FOR STILL CERRORS WILD BE REF IN IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLIDE, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS A
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE SPILLS WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS THE CONTROLLOR STALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 860 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTER MEASURERS PLAN PREPARED BY A LICENSED

IE THE CONTRACTOR ELECTS TO STORE RETROLELIM REPORTING ONSITE THE CONTRACTOR NDUM THAT ADDRE FOR ONSITE STORAGE AND SPILL PREVENTION FOR PETROLEUM PRODUCTS. THIS PLAN SHALL BE PREPARED BY A CERTIFIED DESIGN PROFESSIONAL AS REQUIRED BY GAR 100001 FOR INCLUSION

SILT FENCE INSTALLATION WITH J HOOKS AND SPURS

SILT FENCE SHALL NOT BE RUN CONTINUOUSLY. SILT FENCE SHALL EITHER TURN BACK INTO THE FILL OR SLOPE TO CREATE SMALL POCKETS THAT TRAP SILT AND FORCE STORMWATER TO FLOW THROUGH THE SLOPE ID LORACE SMALL PULLED IS THAT I POWE IS AND PURLE STORMWARE IT IN JUST WHOODER THE SINT FERNER, MONIM AS USING 3-JOOKS OR SPURS. THE A HOOKS SHALL BE UPILIZED ON ALL SLIT FENCES LOCATED AROUND THE PERMETER OF THE PROJECT SITE AND ALONS THE TOP OF EMBANMENTS OR SLOPES THE JOOKS ARE TO BE SPACED IN ACCORDANCE WHITH THE TYPICAL LOCATION DETAILS FOR SLIT FENCE FIANT BALES MAXIMUM J-HOCK SPACING REACHED WHEN THE J-HOCK IS AT THE SAME ELEVATION AS THE BOTTOM OF THE MEMBERLITELY UP GROBINE J-JHOCK.

PRODUCT SPECIFIC PRACTICES

ISITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE DAILY PETROLEUM PRODUCTS. ALL ONSITE VEHICLES WILL BE MONTRED FOR LEAKS AND RECEIVE DALY PREVENTIVE MAINTENINCE TO REDUCE THE CHANGE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TICHTLY SEALED CONTAINERS WINCH ARE CLEARLY LABELED. ANY PETROLEUM TO BE STOR IN TAINES WILL HAVE BE SURROLINDED BY AN EARTHEN BERM AS A SECONDARY PROTECTIVE MEASURE. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANIFACTURER'S

AREACONIMIENTALITY.

PANTS: ALL CONTAINERS WILL BE TIGHTLY SEALED ND STORED WHEN NOT REQUIRED FOR USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM. EXCESS PRODUCT, PRODUCT CONTAINERS, AND MATERIALS USED WITH THESE PRODUCTS WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND STATE AND LOCAL REGULATIONS.

WASTE DISPOSAL: KEEP PORTA-JOHNS AWAY FROM STORM DRAIN INLETS AND RECEIVING BODIES OF WATER. RUNOFF FROM PORTA-JOHNS INTO WATER SYSTEMS IS A VIOLATION OF FEDERAL, STATE, AND LOCAL OPDINANCES.

MULCH: MULCH STORAGE MUST COMPLY WITH THE FOLLOWING SECTION OF THE STANDARD FIRE PREVENTION CODE. SECTION 502.31 - NO PERSON SHALL STORE IN ANY BUILDING OR UPON ANY PR I IN EXCESS OF 2500 CLFT GROSS VOLUME OF COMBUSTBLE EMPTY PACKING CASES, BOXES BARRELS OR SINLAR CONTINUERS, OR RUBBER TIRES, OR RUBBER OR OTHER SIMILARLY COMBUSTBLE MATERIALS WITHOUT A FERMIT.

DEWATERING AND PUMPING ACTIVIES

ANY PUMPED DISCHARGE FROM AN EXCAVTION OR DISTURBED AREA SHALL BE ROUTED THROUGH AN APPROPRIATELY SIZED SEDIMENT BASIN, SILT FILTER BAG OR SHALL BE TREATED WITH SUITABLE BMPs

MISCELLANEOUS CONTROLS

THE CONTRACTOR SHALL FOLLOW THIS ESAPC PLAN. ENSURE AND DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE STATE AND/OR LOCAL RGULATIONS FOR WASTE DISPOSAL, SANITARY SEWER/SE SYSTEMS AND PETROLEUM STORAGE.

THE CONTRACTOR SHALL CONTROL DUST FROM THE SITE TO THE MAXIMUM EXTENT PRACTICAL

NON-STORMWATER DISCHARGES. 1 EYCEPT AS PROVIDED IN PART I.C.2. AND III.A.2., ALL DISCHARGES COVERED BY THIS PERMIT

- EXCEPT AS PROVIDED IN PART I.C.2. AND III.A.2. ALL DISCHARGES COVERED BY THIS PERBIT SHALL BE COMPOSED ENTIRELY OF STOROMATER. WE ANTHORIZED BY THIS PERBIT PROVIDED THE NON-STORMANTER COMPONENT OF THE DISCHARGES IS EXPLICITLY LISTED IN THE REGISION, SEIBMANTATION AND POLITION CONTINCE, PLAN AND IS IN COMPELIACE WITH PART IND. AND POLITION CONTINCE, PLAN AND IS IN COMPELIACE WITH PART IND. THE PROFILE WITHER CONTINUES FIRE HYDRAWT FLUSHING. POTABLE WITER CONCEINED ANTE PRINCES WITH PART IN THE PROFILE WITER CONCEINED ANTE PRINCES LINCOMARD FOR THE PROFILE WITER CONCEINED ANTE PRINCES LINCOMARD FOR THE PROFILE WITER CONCEINED ANTE PRINCES LINCOMARD FOR THE PROFILE WITER AND FOUNDATION OF FOOTING DRAINS WHERE FLOWS ARE NOT CONTAININATE WITH PROCESS MATERIALS OR POLLUTATION.
- AND EQUIPMENT WASHING.
 THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF WASTEWATER FROM WASHOUT AND
 CLEANDUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER
 CONSTRUCTION MATERIALS.

STORMWATER DISCHARGES

POTENTIAL SOURCES OF STORMWATER POLLUTION EXPECTED TO BE PRESENT ON THE SITE INCLUDE: SED OIL, LUBRICANTS, PAINTS, SOLVENTS, CONCRETE, FERTILIZER AND HERBICIDES, POLLUTANTS SHALL BE MII IN THE STORMWATER DISCHARGES BY MAINTAINING GOOD HOUSE KEEPING AND UTILIZING PROPER CARE. HANDLING OF, ANDIOR DISPOSAL OF CONSTRUCTION MATERIALS, SOLVENTS, PETROLEUM PRODUCTS AND CONSTRUCTION WASTE. STRUCTURAL AND VEGETATION BMPs SHALL BE UTILIZED AS DEPICTED IN THE ES&PC

SEDIMENT STORAGE

THE SITE HAS A TOTAL DISTURBED AREA OF 5.8 ACRES REQUIRING 389 CUBIC YARDS OF SEDIMENT STORAGE PER THE REQUIRED 67 CU YDAC. THE PRIMARY METHOD OF SEDIMENT STORAGE WILL BE IN SEDIMENT TRAPS, SILT FENCE AND EXCAVATED INLE

WASTE MATERIALS

PIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER THE DUMPSTER WILL MEET ALL SOLD WASTE MANAGEMEN REGULATIONS, ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPITED A MINIMUM OF ONCE PER WEEK OR MORE OFTEN IF NECESSARY AND TRASH WILL BE HALLED AS REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ON SITE.

REQUIRED BY LOCAL REGULATIONS. NO CONSTRUCTION WASTE WILL BE BURIED ON-SITE. NO WASTE MATERIALS SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY

A SECTION 404 PERMIT.
ALL PERSONNEL WILL BE INSTRUCTED ON PROPER PROCEDURES FOR WASTE DISPOSAL. A NOTICE STATING THESE PRACTICES WILL BE POSTED AT THE JOBSITE AND THE CONTRACTOR WILL BE BMP MAINTENANCE NOTE

ALL SEDIMENT CONTROL DEVICES OTHER THAN SEDIMENT BASINS SHALL BE CLEANED OF SEDIMENT WHEN ONE HALF OF TH CAPACITY, BY HEIGHT, DEPTH OR VOLUME HAS BEEN REACHED. SEDIMENT BASINS SHAI BE CLEANED OF SEDIMENT WHEN ONE-THIRD OF THE CAPACITY BY VOLUME HAS BEEN REACHED. REFER TO RMP DETAILS INCLUDED WITH THESE PLANS FOR ADDITIONAL MAINTENANCE INFORMATION.

STREAM ENCROACHMENTS STREAMS AS DESINED BY O C.C.A. 12.7.1 ARE IMPACTED BY THIS DROJECT

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

READY MIX CHUTE WASH-DOWN

THE WASHING OF READY MIX CONCRETE DRUMS AND DUMP TRUCK BODIES USED IN THE DELIVERY OF ORTLAND CEMENT CONCRETE IS PROHIBITED ON THIS SITE, ONLY THE DISCHARGE CHUTE UTILIZED IN ORTLAND CEMENT CONCRETE DELIVERY MAY BE RINSED OF FREE OF FRESH CONCRETE REMINS, NEVER DISPOSE OF WASH-DOWN WATER DOWN A STORM DRAIN

THE PROJECT SITE DOES NOT PROVIDE ACCESS TO A LOCATION WHICH ALLOWS FOR A WASH-DOWN PIT. THE CONTRACTOR SHALL WASH-DOWN INTO A WHEELBARROW, STEEL DRUM, OR OTHER CONTAINER FOR TRANSPORT TO A ROPER DISPOSAL SITE. FOR ADDITIONAL INFORMATION, REFER TO THE GEORGIA SMALL BUSINESS ENVIRONMENTAL ASSISTANCE PROGRAM'S 'A GUIDE FOR READY MIX CHUTE/HOPPER WASH-DOWN'

ADDITIONAL ES&PC NOTES 1 THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND

- THE SECAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF ENGINE AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND, DISTRIBUTIONS CATTUTES.
 ENGISION CONTROL MEASURES WILL BE MAINTAINED AT ALT IMMES, 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.
 ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES WILL BE STATLED IF DEEDERS.

- MULCH OR TEMPORARY SEEDING.
 EROSION AND SEDMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
 CUT AND FILL SLOPES SHALL NOT EXCEED SH-LY OR RESIDENTIAL PROJECTS AND SHALL NOT EXCEED 2H-LY OR RESIDENTIAL PROJECTS AND SHALL NOT EXCEED 2H-LY.
- ON ALL OTHER PROJECTS.
 ALL DISTURED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
 ALL DISTURED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
 WEEKLY EROSION AND CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEATH
 STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED.
- BY THE INSPECTOR.

 INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR100001.

 ANY IMPERFUNCUS WATER RUNOFF FROM LOTS BY-PASSING WATER QUALITY POND MUST BE TREATED ON A LOT
- ANY INFERENCES.

 BY LOT BASIS.

 INSTALLATION OF WATER QUALITY DEVICES SHALL BE CONCURRENT WITH FINAL STABILIZATION AND/OR PRIOR.
- TO MAINTENANCE/PERFORMANCE BOND EXPIRATION.
 FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL
 CONSTRUCTION BEING STOPPED ON THE JOS STETE WITH, SUCH MEASURES ARE CORRECTED BACK TO FULTON

- INSPECTION

 T. BACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEES SITE, CERTIFIED PRESONNES PROVIDED BY THE PRIMARY PERMITTEE SHALL REPECT, AJALL REAGA AT THE LIST AND ADMINISTRATION OF THE PRIMARY PERMITTEES SHALL REPECT, AJALL REAGA AT THE LIST AND LEAST FROM WHICH LES AND EXPENSE AND PRIMARY PERMITTEES SHE WHERE VISICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OF-SITE SEDMENT TRACKING. THESE MASPECTIONS MASS THE CONDUCTION THAN A NOTICE OF TERMANDION IS SUBMITTED AND THE SITE FOR EXPENSIVE DISTRIBUTION OF THE STATE OF THE PRIMARY PERMITTEES SHE WHERE VISICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OF-SITE SEDMENT TRACKING. THESE MASPECTIONS MASS THE CONDUCTION THAN A NOTICE OF TERMANDION IS SUBMITTED.
- MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
- CONTROLLED FROM THE PROPERTY OF THE PROPERTY O STRUCTURAL CONTROL MEASURES EROSION AND SERVINENT CONTROL MEASURES SERVITED IN THE PLAN
 CORRECTLY INVESTED SERVINES EROSION AND SERVINES ARE SERVITED IN THE PLAN
 CORRECTLY INVESTED SERVINES LOCATION OF PURITA ARE ACCESSIBLE. THEY SHALL BE REPECTED TO
 ACCESTAN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SOMEOANT AREASTS
 TO RECEIVEN WHITEES, POM AREAS OF A FIT THAN INVEST. DISCORDED FINAL STRUCTURE CONTROL
 THE PROPERTY OF THE PROPERTY OF THE PLAN
 THE PROPERTY OF THE PROPERTY OF THE PLAN
 THE RESION, THE PERMITTER MIST COMPLY WITH PART IN JO A.A.(4). THESE REPECTIONS MIST BE CONDUCTED
 UNITAL ANDICES OF TERMINATION AS IMPROVED.
- CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (IE, LINTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE RIST THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLITIANTS ENTERING THE DRAININGS SYSTEM AND THE FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTIANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WINTERS, PERCISION AND SEDIMENT CONTROL MEASURES DENTIFIED IN THE PLAN SHALL BE 085ERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR PARE ARE ACCESSIBLE. THEY SHALL BE REPORTED TO ASCENTIAN WHETHER SOSION CONTROL MEASURES EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
- BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS POLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS POLLOWING EACH INSPECTION.
- A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH A REPORT OF EACH REPORTION THAT INCLUDES THE MANIES) OF CERTIFIED PRESONNEL MANIES (LANG) REPORTION THAT INCLUDES THE MANIES (LANG) AND REPORTION THE OWNER OF EACH AND REPORTION THAT INCLUDES THE CONTROL THAT INCLUDING THE PROPERTY OF THE

RETENTION OF RECORDS

- TEE SUALL DETAIN THE COLLOWING DECORDS AT THE CONSTRUCTION SITE OF THE THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION STE OR THE RECORDS SHALL BE READLY AVAILABLE AT A DESIGNATED A L'ERBINATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNIT. SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI: a. A COPY OF ALM NOTICES OF INSTIT SUBMITTED TO BY: b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
- THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
- d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
- e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT
- A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
- □ DAILY PAINTENT INCORMATION COLLECTED IN ACCORDANCE WITH DAPT IV D.4.4.(2), OF THIS DEDMIT. DALY RABFALL REFORMATION COLLECTED IN ACCORDANCE WITH PART IN O.A.(3), OF THIS FERBILL. DOPES OF ALL DOTTED OF TERBILLANDE, ASSEPTION REPORTS, ASSEPTION REPORTS ASSESTED BY THE CIPIL REPORT ASSESTED BY THE CIPIL REPORTS ASSESTED BY THE PROBLEMENT ASSESTED ASSESTED BY THE PROBLEMENT ASSESTED ASSESTED BY THE PROBLEMENT ASSESTED BY THE PROBLEMENT ASSESTED ASSESTED BY THE PROBLEMENT ASSESTED BY TH

EROSION AND SEDIMENTATION CONTROLS

). STABILIZATION MEASURES.
A DESCRIPTION OF PIERDIN AND PERMANENT STABLIZATION MEASURES, RICLIONIG SITE-SPECIFIC SCIEDULING A DESCRIPTION OF PIERDIN AND PERMANENT STABLIZATION MEASURES MAY THAT DISTURBED POSTIONS OF THE SITE AND STABLIZATION MEASURES MAY THAT DISTURBED POSTIONS OF THE SITE AND STABLIZATION MEASURES MAY DESCRIPTION OF THE SITE AND STABLIZATION MEASURES MAY VIGETATION. SO STABLIZATION MEASURES MAY VIGETATION AND CONTROL STABLIZATION MEASURES MAY VIGETATION. AND CONTROL MEASURES MAY DESCRIPTION OF MATURE VIGETATION, AND CONTROL MAY DESCRIPTION OF MATURE VIGETATION. AND CONTROL MAY DESCRIPTION OF MATURE VIGETATION AND CONTROL MAY DESCRIPTION OF MATURE VIGETATION. AND CONTROL MAY DESCRIPTION OF MATURE MAY DESCRIPTION OF MATU

- APPROPRIATE BEAGUESS. A RECORD OF THE DATES WHEN MACK GROWN ACTIVITIES COCCUR, WEST CONSTRUCTION. ACTIVITIES TREMOVERY OF RESIDEAR ACTIVITIES TO THE SITE. AND WEN CONSTRUCTION. ACTIVITIES TO THE SITE AND WEN CONSTRUCTION. ACTIVITY ACTIVITY THE ACTIVITY AC
- DETRIES ATTAINABLE. THE SITE OF THE STATE OF ITTEN JUSTIFICATION EXPLAINING THE DECISION(S) MUST BE INCLUDED IN THE PLAN. PERENNIAL AND EMITTENT WATERS OF THE STATE SHALL NOT BE USED FOR TEMPORARY OR PERMANENT SEDIMENT. ADGING EDOM SEDIMENT BASINS AND IMPOLINDMENTS DEDMITTEES ARE DECIDED TO LITH IZE
- WIEN DISCHARGING FROM SEDMINT BURNIN AND MOUNTMENTS, PERMITTES ARE REQUIRED TO UTILIZE DUTILIES TRINCTURES IN ANY THINDAW WITHS FROM THE SUPPLICE, LILE ASS REPAIRED, IF CONTENT OF DUTILIES TRINCTURES IN ANY THINDAY OF THE PARK OF TH
- REQUIREMENT OF THE PERMITS NOT APPLICABLE.

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IMPAIRED STREAM STATEMENT

ALL OUTFALLS ARE EITHER LOCATED FURTHER THAN 1 LINEAR MILE UPSTREAM OR OUTSIDE THE WATERSHED OF AN IMPAIRED STREAM SEGMENT THAT HAS BEEN LISTED FOR CRITERIA VIOLATED. 'BIO F' (IMPAIRED FISH COMMUNITY) AND/OR "BIO M" (IMPAIRED MICRO INVERTEBRATE COMMUNITY), WITHIN CATEGORY 4a, 4b OR 5 AND THE POTENTIAL CAUSE IS EITHER NON-POINT OR URBAN RUN-OFF.

CERTIFICATION STATEMENTS

I CERTIFY THAT UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT. UNDER MY DIRECT SUPERVISION

"I CERTIFY THAT THE PERMITTEE'S EROSION. SEDIMENTATION AND POLITITION CONTROL PLAN PROVIDES FOR GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDI

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES THE MONITORING OF A) ALL PERENNAL AND INTERMITTENT STREAMS AND OTHER WATER RODIES SHOWN THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNAL, INTERMITTENT STREAMS AND OTHER WATER BOOIES, OR B) WHERE ANY SUCH IDENTIFIED PERENNAL, AND INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED. I HAVE DETERM NED IN MY PROF JUDGEMENT, UTILIZING THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT NO. GAR 1000001. THAT THE NCREASE IN TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLED RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN TURBIDITY OF A SPECIFIC IDENTIFIED UN-SAMPLED RECEIVING WATER.



24-HR CONTACT

MR. FIROZ ALI

PH: 404-707-7775

12/12/2021 0000000076

CERTIFICATION #

GSWCC

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGE AWUKU

CERTIFICATION NUMBER _____000000076

Level II Certified Design Professional ISSUED: 06/04/2020 EXPIRES: _06/04/2024

FAIRBURN TRAVEL CENTER
425 FARBURN IND. BLVD.
GITY OF PRBURN,
FULTON COUNTY, GA 30255
LOCATED HUMBER TO HUMBER AT TO HUMBER AT TO HUMBER AT TO HUMBER TO HUMBER AT THE HUMBER AT TO HUMBER AT THE H

CONTROL STEET TILLE NOTES

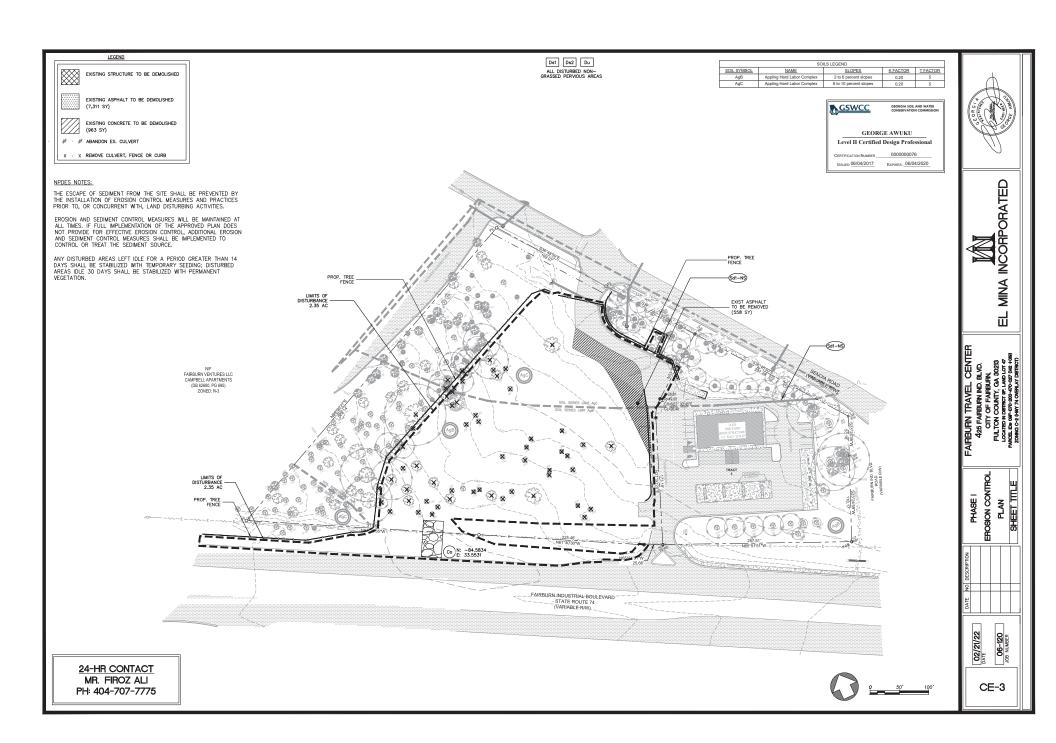
CE-2

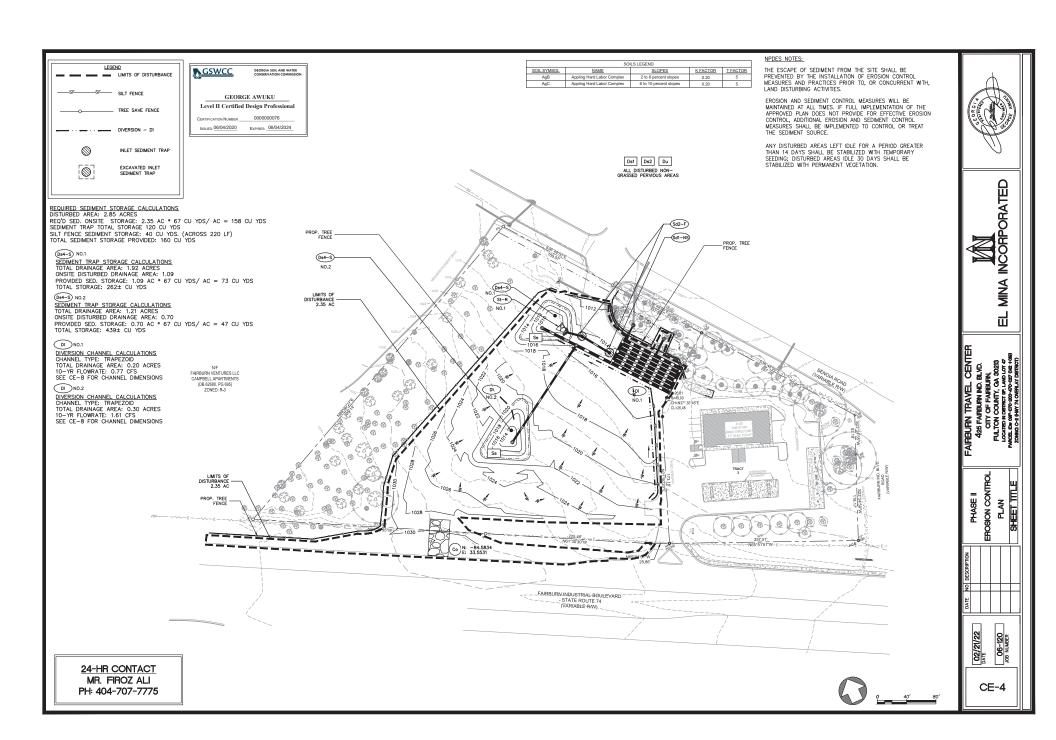


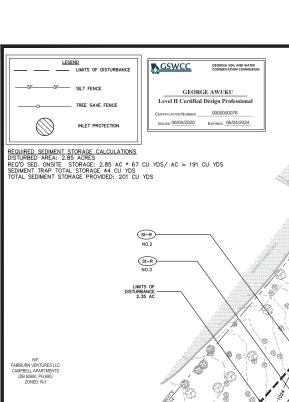


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24-HR CONTACT MR. FIROZ ALI

PH: 404-707-7775

SOILS LEGEND										
SOIL SYMBOL	NAME	SLOPES	KFACTOR	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 APPROVIDE FOR FEFETURE 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.

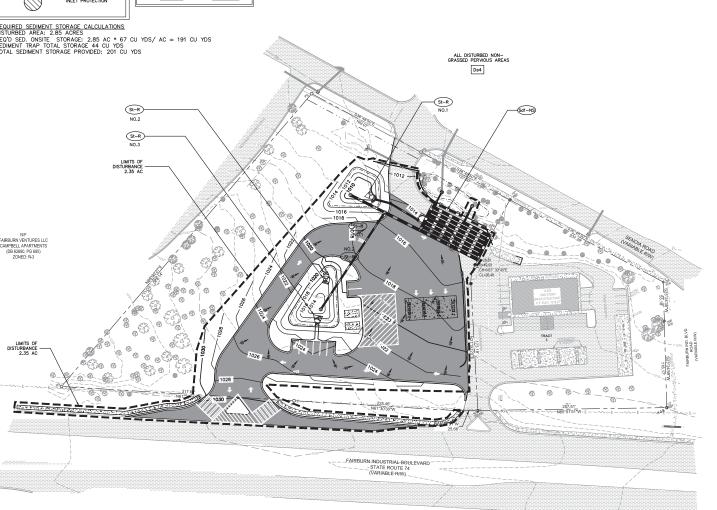


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EROSION CONTROL PLAN SHEET TITLE

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 STRAILISHED BY A OF RAPIT 36 (LIMES OF THE TEST PROCEDURES HAVE
BEEN APPROVED; THE GUIDANCE DOCUMENT TITLED THOSE STORM WATER SAMPLING
GUIDANCE DOCUMENT, EPA 583-86-2001 "AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

- CONTAINANTIAN SWIFTLES. THE JAKES SHOULD BE CLEANED THOROUGH, YO TO AND CONTAINANTIAN.

 4 MANUAL, AUTOMATION OR RIGHT CITE CAMER HAN ON HE BUT LOCAL SHAME OR REQUISED WITHOUT COME CAMERO FROM THE PROBLEM OF THE PROBL

SAMPLE POOTS

FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL PERENNAL AND CONCENTRATION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL PERENNAL AND CONCENTRATION ACTIVITIES AND CONCENTRATION ACTIVIT

OUTFALS USING THE FOLLOWING IMMANUS QUIDEL RISE.

IT THE UPSTREAM SAMPLE FOR EACH RECEIVING WATERS) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLICTION OF THE FIRST STORM WATER DISCHARGE FROM THE UPSTREAM OF THE CONFLICTION OF THE FIRST STORM WATER DISCHARGE FROM THE FIRST WATER SIDENAMES FOR A STORM THE THE PERMITTED ACTIVITY. WHERE APPROPRIATE EXPERIENCE UPSTREAM SAMPLES FROM ACCORDS THE RECEIVING WATER SIDENAMES AND THE STORM ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE EXPERIENCE WATERS STORM ACCORDS TO THE RECEIVING WATERS WATER STORM ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE EXPERIENCE WATERS STORM WATER DISCHARGE FOR THE ACCORD WATERS AND SAMPLES AND ACCORD THE WATER STORM WATER DISCHARGE FOR THE WATER STORM WATER DISCHARGE FOR THE STORM WATER THE PARK FOR THE STORM WATER TO WATER THE PARK FOR THE STORM WATER FOR THE STORM WATER FOR THE STORM WATER FOR THE STORM FOR THE STORM WATER FOR

ACROSS THE RECEIVAND WATERS MAY MEED TO BE YARDS AND THE ARTHMENT CAREBOOK ACROSS THE RECEIVAND WATERS MAY REPORT THE THE THE RECEIVAND WATER ACROSS THE STORY W

ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING

b) ALL SAMP-BIG PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING DESPONANCE). AND PROGRESSION
CERTIFICATION UNDER PART 114.1.1

J. WHEN THE PROWITTEE HAS LECTED TO SAMPLE OUTFALL(S), THE DISCHARGE OF STOMM WATER RUNDER FROM DISTURBED AREAS WHERE BEST MANAGEMENT PROUTEDS STOMM WATER RUNDER FOR THE STOMM WATER RUNDER FROM THE STOMM WATER RUNDER FROM THE STOMM WATER RUNDER FROM THE THE THRESHOP OF THE DISCHARGE EXCEEDING THE VALUE SELECTED FROM APPRIOD IS APPRICABLE TO THE CONSTRUCTION STATE AS SET FORTH THEREOF, THE RUNDER FOR THE VALUE SELECTED FROM APPRIOD IS OF THE VALUE OF THE CONSTRUCTION STATE AS SET FORTH THE REFORM THE RUNDER FOR THE STATE OF THE SUPPORT WATER FROM THE RUNDER FROM WHETHER THE SERVICE WATER DRAINING AREA AND WHETHER THE SERVICE WATER DRAINING AREA AND WHETHER THE SHAPE FOR THE STATE OF THE SUPPORT WATER THE SHAPE OF THE SUPPORT WATER THE SHAPE OF THE STATE OF THE STATE OF THE STATE OF THE SHAPE OF THE SHAPE OF THE STATE OF THE SHAPE O

SAMPLING FREQUENCY

SAMPLING PRECIDENCY

1 THE PROBUTE PRESENTE MIST SAMPLE IN ACCORDINGE WITH THE PLAN AT LEAST
THE PROBUTE PRESENTE MIST SAMPLE IN ACCORDINGE WITH THE PLAN AT LEAST
PERMITTEE SHALL SAMPLE AT THE BEDINNING OF ANY STORM WATER DESIGNATE
PROBUTED SHAPE SHAPE WAS ARRESTED FROM A MONTROOD DUTTALL LOCATION WITHIN
1. HOWEVER, WHERE MANUAL ARO JUTOMATE SAMPLING ARE IMPOSIBLE AS DEFINED IN
1. HOWEVER, WHERE MANUAL ARO JUTOMATE SAMPLING ARE IMPOSIBLE AS DEFINED IN
1. HOWEVER, WHERE MANUAL ARO JUTOMATE SAMPLING ARE IMPOSIBLE AS DEFINED IN
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MISTER DESIGNATE OF COLUMN TO MISS.
5. THE SAMPLING BY THE OFFICE AND THE SAMPLING AND THE SAMPLING OF THE
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MISTER DESIGNATION OF THE PRESENTATION SHAPE AND THE PRESENTATION HAVE BEEN COURSE THE THE
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MISTER DESIGNATION OF THE PRESENTATION SHAPE
MISTE IUBSEQUENT KAINE VENT I THAT HEACHES OR EXCEEDS US INON DURING NORMAL.
UISINESS HOURS' UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL
OST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED,
ISTALLED AND MAINTAINES.

INSTALLED AND MANTANED.

IN WHERE SAMPINE PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE). THE PERSINTEE, IN THE INTERPRETATION OF THE PERSINTEE O

EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR

*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 AS INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

REPORTING

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESILTS TO THE EPD AT THE ADDRESS SHOWN IN PART IL C. BY THE EPITEENTH DAY OF THE MONTH TO THE ADDRESS SHOWN IN PART IL C. BY THE EPITEENTH DAY OF THE MONTH TO THE ADDRESS SHOWN IN PART IL C. BY THE EPITEE THE PART IN
THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND

MEASUREMENTS;
) THE DATE(S) ANALYSES WERE PERFORMED;
i) THE TIME(S) ANALYSES WERE INITIATED;

d) THE TIME(S) ANALYSES WERE INTIATED;
1 THE NAME(S) OF THE CERTIFED PERSONNEL WHO PERFORMED THE ANALYSES;
f) REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODOS USED;
g) THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS.

RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU." AND

b) RESULTS WHICH EXCEED IOUNTU SHALL BE REPORTED AS "EXCEEDS 1000 MTU". AND CERTIFICATION STATEMENT THAT SEMENHOW MAS CONDUCTED AS PER THE PLAN.)
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUMMITTED BY THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUMMITTED BY THE PLAN OF THE PROOF OF THE PROOF OF THE PROOF OF THE PROOF OF SUMMITTED SHALL RETAIN A COPY OF THE PROOF OF SUMMITTAL ATTHE CONSTRUCTION SET OF THE PROOF OF SUMMITTAL BULL BE READAR! VANABLE AT A DESIGNATED LOCATION PROOF COMMENCEMENT OF CONSTRUCTION UNITS. BUCH TIME AS A NOT IS OF THE PROOF OF THE PROOF OF SUMMITTAL BUT HE SUMMITTED SECTION OF THE PROOF OF THE PROOF OF SUMMITTAL BUT HE READAR! AND ADMITTED SECTION OF THE PROOF O

ES&PC CERTIFICATION STATEMENT

ESAPC CERTIFICATION STATEMENT

1 CERTIFIT THAT THE PERMITTEES EROSION. SEDIMENTATION AND POLLUTION CONTROL PLAN
PROVIDES FOR THE MONTORING OF A) ALL PERENNUL AND INTERMITTENT STREAMS AND
OTHER WATER BOOLES SHOWN ON THE USOST PROPEDHEN MAP AND ALL OTHER PRELIP
VERHIED PERENNUL, INTERMITTENT STREAMS AND OTHER WATER BOOLES. OR 8) WHERE ANY
VERHIED PERENNUL, BITTENT STREAMS AND OTHER WATER BOOLES. OR 8) WHERE ANY
VERHIED PERENNUL, BITTENT STREAMS AND OTHER WATER BOOLES. OR 8) WHERE ANY
VERHIED PERENNUL, BOOLES STREAMS AND OTHER WATER BOOLES. OR 8) WHERE ANY
PROPOSED TO BE SAMPLED, I HAVE DETERMINED BY MY POPOESSOONAL LOCASEMENT, UTILIZANG
THE FACTORS REQUIRED STREAM END STREAMS FROM THE ORDINATION OF THE INCREASE
IN TURBIBLITY OF EACH SPECIFIC DESTRIPTIES DAMAGE DECENTING UNIT SWELL BY
BEST OF THE WATER OF THE WORKS OF THE WATER
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	150	200	400	750	750	750	750	
Site Size.	10.01-25	50	100	100	200	300	500	750	750	
acres	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	



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION 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



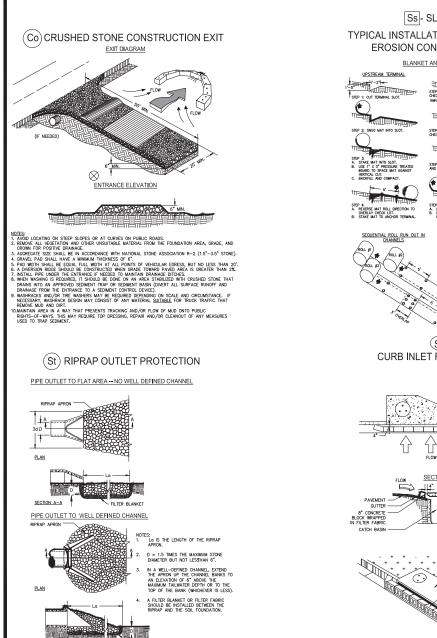
ORATE NCORP PAGORP MINA ᆸ

FARBURN TRAVEL CENTER
425 FARBURN IND. BLVD.
GITY OF PREBURN.
FULTON COUNTY, CA 20225
LOCATO, IN HORITOR E. LAB LOT OF
MAKEL DO GET CONDUCTOR OF CONTENT OF CONTEN

AND SHEET TITLE SAMPLING AND MONITORING PLAN

82

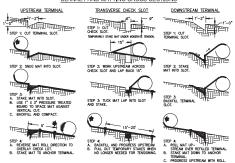
CE-6

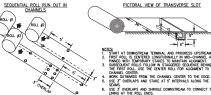


Ss- SLOPE STABILAIZATION Di

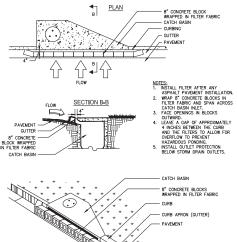
TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

BLANKET AND MATTING CROSS-SECTIONS

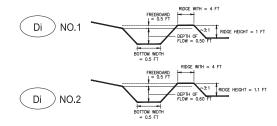




(Sd2-P) CURB INLET FILTER "PIGS IN BLANKET"



DIVERSIONS





INCORPORATED MINA 핍

IRN TRAVEL CENTER 6 FARBURN IN: BLVD. GOT OF FARBURN, TON COUNT, CA 3028

SEET TILLE

02/21/22 DATE 06-120 JOB NUMBER

CE-7

TREE PROTECTION

"SNOW" FENCE





NOTES:

1. USE TRENCHER (IE. DITCH WHICH) TO CUT A

"5" W N. 18" D TRENCH ALONG
DRP LINE (LIMIT OF CLEARING) AND BACKFLL WITH

"5" W N. 18" D TRENCH ALONG
DRP LINE (LIMIT OF CLEARING) AND BACKFLL WITH

"5" DESCRIPTION OF CLEARING ALONG
MANTAN ALL FENONS OUT OF DRIP LINE OR AS

SHOWN BY BURGER (SET STAKES NO GREATER

THAN 6 FEET ON CENTINE-REBAR IS NOT TO BE

SHOWN BY BURGER (SET STAKES NO GREATER

LAND ALONG THE STAKES OF THE SHOWN AND/OR

REPLACING DAMING TO LANDSCAPING OPERATIONS.

4. DO NOT STORE OR STAKE MATERIALS.

4. DO NOT STORE OR STAKE MATERIALS.

4. DO NOT STORE OR STAKE MATERIALS.

5. FENCE SHALL BE GRANGE WINYL "SNOW FENCE"

4" HIGH MINIMUM.

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

- STAKE

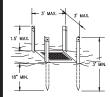
- DROP INLET WITH GRATE

WIRE-BACKING

- GATHER EXCESS AT CORNERS FABRIC WITH WIRE-BACKING SUPPORT

CRUSHED STONE OR COMPACTED SOIL

STEEL FRAME AND SILT FENCE INSTALLATION

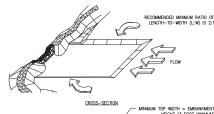


*FABRIC ENTRENCHED AT LEAST 12" AND BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

12 MIN.

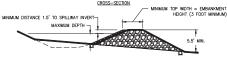
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% DESIGN IS FOR SLOPES NO GREATER THAN 5%
(NOT DESIGNED FOR CONCENTRATED FLOWS).
THE STEEL POSTS SUPPORTING THE SILT FENCE
MATERIAL SHOULD BE SPACED EVENLY AROUND
THE PERIMETER OF THE INLET (MAXIMUM OF 3'

- APART). THE STEEL POSTS SHOULD BE SECURELY DRIVEN
- AT LEAST 18" DEEP.
 THE FABRIC SHOULD BE ENTRENCHED AT LEAST
 12" AND THEN BACKFILLED WITH CRUSHED STONE
 OR COMPACTED SOIL.

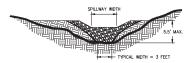


Sd4-S

TEMPORARY SEDIMENT TRAP ROCK OUTLET



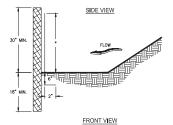
PROFILE THROUGH EMBANKMENT

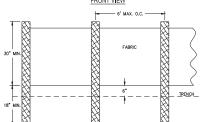


(Sd1-NS)

Naúa.

SILT FENCE - TYPE NON-SENSITIVE





NOTES:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

MULCHING

MULCHING REQUIREMENTS									
MATERIAL.	RATE	DEPTH							
STRAW OR HAY	-	2" - 4"							
WOOD WASTE, CHIPS, SAWDUST, BARK	-	2" - 3"							
CUTBACK ASPHALT	1200 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	-							

TEMPORARY SEEDING

	DISTURBED AREA STABILIZATION FOR TEMPORARY SEEDINGS									
					PLANTING DATES					
SPE	CIES	RATE/1000 SF	RATE PER AC	MTS- L'STONE	PIEDMONT	COASTAL				
RYE	(ALONE)	3.9 LBS	168 LBS	8/1-11/30	8/15-12/1	9/1-2/28				
	(IN MIXTURES)	0.6 LBS	28 LBS	6/1-11/30	0/15-12/1	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	3/1-4/1	2/1-3/1	2/1-3/1				
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	3/15/0/15	3/13//13	3/10-//10				
SUDANGRASS	(ALONE)	1.0 LBS	60 LBS	4/1-8/31	4/1-8/31	3/15-8/1				
BROWNTOP MILLET	(ALONE)	1.1 LBS	50 LBS	4/1-6/30	4/1-7/15	4/1-7/15				
	(IN MIXTURES)	0.2 LBS	10 LBS	4/110/30	4/1-7/10	4/1-//10				
WHEAT	(ALONE)	3.9 LBS	168 LBS	9/1-12/31	9/1-12/31	9/15-1/31				

NOTE:

THE REPORT AND ALL PLAN COLUMN THAT ANY MILE SECRET, WITH THE PROPERTY PEZITATION, AREAS REALD. WITH EXPORTED SECRET, WITH A SECRET AND ALL PLAN COLUMN THAT ANY ADMINISTRATION OF A SECRET AND ALL PLAN COLUMN THAT ANY ADMINISTRATION OF A SECRET AND ALL PLAN COLUMN THAT ANY ADMINISTRATION OF A SECRET AND ALL PLAN COLUMN THAT ANY ADMINISTRATION OF A SECRET AND ALL PLAN COLUMN THAT ANY ADMINISTRATION OF A SECRET AND ADMINISTRATION OF A SECRET ADMINISTRATION OF A SECRET ADMINISTRATION OF A SECRET AND ADMINISTRATION OF A SECRET RY OF A SECRET ADMINISTRATION OF A SECRET ADMINISTRATION OF A

Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

				PLANTING DATES	
SPECIES	RATE/1000 SF	RATE PER AC	MTS- L'STONE	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 SEEDBEARING 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	
AND					
SERICEA LESPEDEZA	1.4 LBS	60 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
SEED 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,	8/15-11/1	
AND			3/1-4/15		
CLEAN COMBINE RUN VIRGATA OR	14188	401BS	3/15-8/15	3/1-6/15	2/15-6/1
SERICEA LESPEDEZA	1.4 LB0	40 LBO	3/10-0/13	3/1-0/15	2/10=0/1
HULLED COMMON BERMUDAGRASS	0.2 LBS	10 LBS	3/1-7/1	2/15-7/1	

NOTE:

1) - AGRICULTURAL LIME IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER AGRE UNLESS SOIL
TESTS DETERMINE OTHERWISE:

2) - UNUSIALS ITE CONDITIONS MAY REQUIRE HEAVIES SEEDING RATES. SEEDING DATES MAY NEED TO BE ALTERED TO FIT

TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

3) - REDUCE SEEDING RATES BY 50'M WHIS TOULED.

EERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION

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



DUST CONTROL

DEFINITION

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

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

A. TEMPORARY METHODS

MULCHES, SEC DETAIL DSI — DISTURBED AREA STABILIZATION (WITH MULCHING ONLY), SYNTHETIC RESINS MAY BE USED INSTEAD OF THE MORE AND STABLES AND BENDERS, SEENS SUCH AS CURASCO, OR TERRATACK 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 DESCRIED TO POLICIFIED AND BRING GLOSS OF THE SURPECT IT SAI A BURRENOY MASSING WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEEN PLOWING ON WINDWARD SIDE OF STIEL OHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES THAT, SPRING-TOTHED 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 SMILLAR MATERIAL CAN BE USED TO CONTROL AIR OURERDYS AND SOLI BLOWNOW, BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HOGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

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

B. PERMANENT METHODS
FERMANENT VEGETATION. SEE DETAIL DS3 OR DS4 - DISTURBED AREA
STABILIZATION, WITH PERMANENT VEGETATION). ENSTING TREES AND
CR. TOPSOLING. THIS ENTAILS COVERING THE SURFACE WITH LESS ERGSIVE
SOIL MATERIAL SEE STANDARD TO P - TOPSOLING, STONE COVER
SURFACE WITH CRUSHED STONE OR COARSE CRAVEL. SEE STANDARD
CR-CONSTRUCTION ROAD STABILIZATION.



INCORPORATED MINA 핍

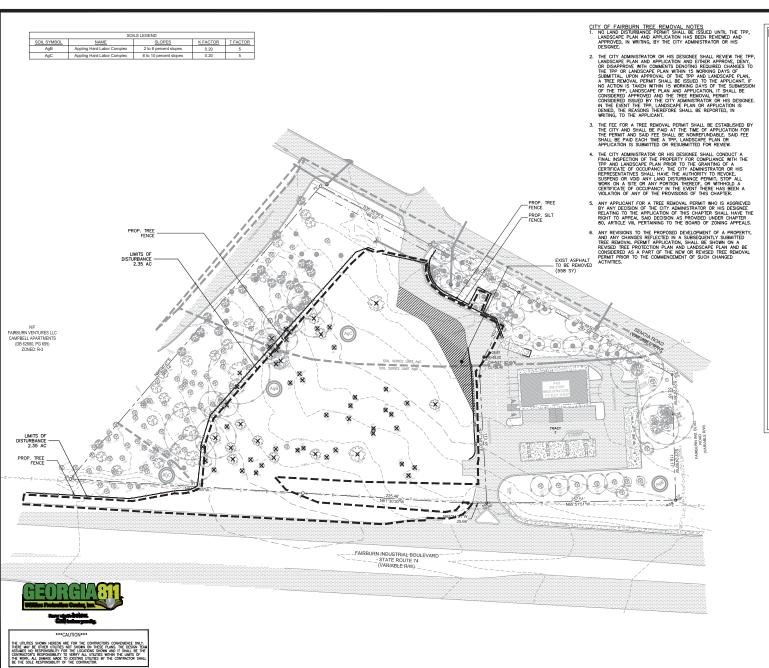
FAIRBURN TRAVEL CENTER
425 FARBURN NO. BLVD.
OTT OF FARBURN
RULNOOMT, AS 8028
FULNO COMMT, AS 8028

OSION CONTROL DETAILS

SEET TILLE



CE-8





TREE PROTECTION FENCE

TREE PROTECTION NOTES

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 TRUMK OF THE TREE AT A HEIGHT OF FIVE FEET ABOVE THE GROUND.

- . THE TREE PROTECTION AREA (PRIPLINE AREA) OF STAND-ALONE TREES MILL STANDS OF TREES MILL FERONO (CORNES). AT LEAST TWO "TREE PROTECTION AREA" SIGNS SHALL BE POSTED AT ACAH INDIVIDUAL TREE PROTECTION AREA" SIGNS SHALL BE ALOWED WITHIN THE TREE PROTECTION AREA. NO CONSTRUCTION ACTIVITIES WILL BE ALLOWED WITHIN THE TREE PROTECTION AREA.
- ATTENDED TO A MEA.

 THE TREE PROTECTION AREA SHALL BE
 MANTAINED AS A NATURAL VECETATION
 AN AREA LAUBSCAPED WITH SAFIUES ON
 MULCHED WITH ETHER PINE STRAW OR SHEEDED
 WOOD FIRST. 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 ENGOAGNMENT INTO DIPPLICE OF THE TREE(S). IF EXISTING TREES ARE TO BE SAFED, SPECIAL TO BE THE PROPOSED OF THE DIPPLICE AREA AND PRUNING OF THE THE MAY BE REQUIRED TO REDUCE POTENTIAL DAMAGE FROM STRESS. IN STUATIONS 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.
- . IF IT IS DETERMINED THAT IRREPARABLE DAMAGE HAS OCCURRED TO A TREE OR TREES WITHIN A DETERMINE BY THE CONTROL OF THE CONTROL



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FAIRBURN IND. BLYD.
CITY OF FAIRBURN.
FULTON COUNTY, OA 9028
LOANED INSERT OF LAND LOT OF
PRIESE DO BENDER CONTROL OF SERVING CS & HAWIT AND GREAT OF SERVING THE CONTROL OF T

THEE REMOVAL PLAN 1 OF 2 SHEET TITLE

02/21/22 DATE 06-120 JOB NUMBER

LS-01

GRAPHIC SCALE 0 40 (IN FEET)

																															<i>'</i>
Tree		Diameter at	CRZ Dia.	CRZ A	ea CRZ Net	CR7 Dictrob	ed Impacted	SRP	Tree Removal	Tree		Diameter at	CRZ Dia.		. CRZ Area	CD7 Not	CRZ Distrubed	Impacted	SRP	Tree Removal	Tree	Di	iameter at	CRZ Dia.		CRZ Area	CRZ Net	CRZ Distrubed	Impacted	SRP	Tree Removal
No.	Species	Breast height,						Impacted		No.	Species	Breast height,	(Ft)	SRP Dia (ft	(sqft)				Impacted	(YES/NO)		Species Bre	east height,		SRP Dia (ft)					Impacted	
No.		DBH (inches)	(Ft)	(sqf	Area (sqf	t) Area (sqrt)	CRZ (%)	(YES/NO)	(YES/NO)	NO.		DBH (inches)			1		Area (sqft)		(YES/NO)		No.	DE	BH (inches)	(Ft)		(sqft)	Area (sqft)	Area (sqft)	CRZ (%)	(YES/NO)	(YES/NO)
1	Pine	12	24	14 452	452	0	0	NO	NO	90	Hardwood	42	84	24	5541	5541	5541	100	YES	YES	180	Pine	6	12	10	113	113	0	0	NO	NO
2	Pine	21	42	18 138	1385	0	0	NO	NO	91	Hardwood	17	34	16	908	908	215	24	NO	NO	181	Pine	7	14	10	154	154	0	0	NO	NO
3	Hardwood	27	54	20 229		0	0	NO	NO	92	Hardwood	10	20	12	314	314	85	27	NO	NO	182	Pine	12	24	14	452	452	0	0	NO	NO NO
A	Hardwood	20	40	18 125		, n	0	NO	NO	93	Hardwood	10	20	12	314	314	314	100	YES	YES	183	Hardwood	12	24	14	452	452	0	0	NO	NO NO
	Pine	0	16	11 20:		0	0	NO NO	NO NO	94	Hardwood	21	42	18	1385	1385	1385	100	YES	YES								0	-		
3			12	10 11		- 0		NO NO		95	Hardwood	17	34	16	908	908	0	0	NO	NO.	184	Pine	12	24	14	452	452	0	0	NO	NO
6	Hardwood	ь .				0	0		NO	96	Hardwood	12	24	12	452	452	0	0	NO	NO	185	Pine	12	24	14	452	452	0	0	NO	NO
7	Pine	- 6	12	10 11		0	0	NO	NO	97	Hardwood	- 12	12	10	113	113	0	0	NO	NO NO	186	Pine	6	12	10	113	113	0	0	NO	NO
8	Pine	26	52	20 212		0	0	NO	NO	98	Hardwood	10	20	12	314	314	0	0	NO	NO NO	187	Pine	9	18	12	254	254	0	0	NO	NO
9	Hardwood	21	42	18 138		0	0	NO	NO			10					0				188	Pine	6	12	10	113	113	0	0	NO	NO
10	Hardwood	14	28	14 616	616	0	0	NO	NO	99	Hardwood	- 6	12	10	113	113	0	0	NO	NO	189	Pine	6	12	10	113	113	0	0	NO	NO
11	Pine	22	44	18 152	1520	0	0	NO	NO	100	Hardwood	18	36	16	1018	1018	0	0	NO	NO	190	Pine	6	12	10	113	113	0	0	NO	NO
12	Pine	6	12	10 113	113	0	0	NO	NO	101	Hardwood	6	12	10	113	113	0	0	NO	NO	191	Pine	6	12	10	113	113	0	0	NO	NO
13	Hardwood	36	72	22 407	4071	1459	36	YES	YES	102	Hardwood	16	32	16	804	804	688	86	YES	YES	192	Pine	12	24	14	452	452	0	0	NO	NO NO
14	Hardwood	15	30	16 70		0	0	NO	NO	103	Hardwood	10	20	12	314	314	31	10	NO	NO								- 0	-		
15	Pine	16	32	16 804		0	0	NO	NO	104	Hardwood	27	54	20	2290	2290	1145	50	NO	NO	193	Pine	6	12	10	113	113	0	0	NO	NO
				10 00						105	Hardwood	10	20	12	314	314	314	100	NO	NO	194	Pine	6	12	10	113	113	0	0	NO	NO
16	Pine	24	48	18 180		0	0	NO	NO	106	Hardwood	8	16	11	201	201	201	100	NO	NO	195	Pine	6	12	10	113	113	0	0	NO	NO
17	Pine	23	46	18 166		0	0	NO	NO	107	Hardwood	8	16	11	201	201	201	100	NO	NO	196	Pine	17	34	16	908	908	0	0	NO	NO
18	Pine	23	46	18 166		0	0	NO	NO	108	Hardwood	10	20	12	314	314	314	100	NO	NO	197	Pine	10	20	12	314	314	0	0	NO	NO
19	Hardwood	12	24	14 452		0	0	NO	NO	109	Hardwood	11	22	12	380	380	380	100	NO	NO	198	Pine	6	12	10	113	113	0	0	NO	NO
20	Hardwood	15	30	16 70	707	0	0	NO	NO	110	Hardwood	18	36	16	1018	1018	1018	100	YES	YES	199	Pine	0	18	12	254	254	0	0	NO	NO
21	Hardwood	9	18	12 254	254	0	0	NO	NO NO												200	Pine	-	12	10			202			
22	Pine	15	30	16 70	707	0	0	NO	NO	111	Hardwood	20	40	18	1256	1256	1256	100	YES	YES	200		U	16		113 201	113 201	113 201	100 100	YES	YES
23	Pine	26	52	20 212		0	0	NO	NO	112	Hardwood	21	42	18	1385	1385	0	0	NO	NO NO		Hardwood	8		11						
24	Pine	23	46	18 166		0	0	NO	NO	113	Hardwood	17	34	16	908	908	0	0	NO	NO	202	Hardwood	28	56	20	2463	2463	2463	100	YES	YES
25	Hardwood	22	44	18 152		0	0	NO	NO	114	Hardwood	31	62	20	3019	3019	0	0	NO	NO	203	Pine	8	16	11	201	201	201	100	YES	YES
26	Pine	21	42	18 138		0	0	NO NO	NO NO	115	Hardwood	9	18	12	254	254	0	0	NO	NO	204	Pine	7	14	10	154	154	154	100	YES	YES
27	Pine					0	0	NO NO	NO NO	116	Hardwood	7	14	10	154	154	0	0	NO	NO	205	Pine	7	14	10	154	154	154	100	YES	YES
		21	42	18 138	1385	0				117	Hardwood	36	72	22	4071	4071	0	0	NO	NO	206	Pine	12	24	14	452	452	452	100	YES	YES
28	Pine	8	16	11 20:		- 0	0	NO	NO	118	Hardwood	28	56	20	2463	2463	2091	85	YES	YES	207	Hardwood	8	16	11	201	201	201	100	YES	YES
29	Pine	25	50	20 196		0	0	NO	NO	119	Hardwood	26	52	20	2123	2123	2123	100	YES	YES	208	Pine	9	18	12	254	254	254	100	YES	YES
30	Pine	20	40	18 125		0	0	NO	NO	120	Hardwood	25	50	20	1963	1963	1963	100	YES	YES	209	Hardwood	7	14	10	154	154	154	100	YES	YES
31	Pine	10	20	12 314		0	0	NO	NO	121	Hardwood	17	34	16	908	908	908	100	YES	YES			,								
32	Pine	24	48	18 180		0	0	NO	NO	122	Pine	13	26	14	531	531	531	100	YES	YES	210	Pine	0	16	11	201	201	201	100	YES	YES
33	Hardwood	6	12	10 113	113	0	0	NO	NO	123	Pine	18	36	16	1018	1018	1018	100	YES	YES	211	Hardwood	7	14	10	154	154	154	100	YES	YES
34	Pine	16	32	16 804	804	0	0	NO	NO	124	Hardwood	24	48	18	1809	1809	1809	100	YES	YES	212	Hardwood	6	12	10	113	113	113	100	YES	YES
35	Hardwood	6	12	10 113		0	0	NO	NO	125	Hardwood	6	12	10	113	113	33	29	NO	NO NO	213	Hardwood	36	72	22	4071	4071	4071	100	YES	YES
36	Hardwood	12	24	14 452		0	0	NO	NO	126	Hardwood		12	10	113	113	0	0	NO	NO NO	214	Pine	7	14	10	154	154	154	100	YES	YES
37	Hardwood	25	50	20 196		1963	100	YES	YES		Hardwood		22		380	380	0	0		NO NO	215	Hardwood	6	12	10	113	113	0	0	NO	NO
		9	18	12 254		254	100	YES	YES	127	Hardwood	12	22	12			0	0	NO		216	Hardwood	6	12	10	113	113	0	0	NO	NO
39	Pine		44	18 152		0	0	NO.	NO NO			12	24	14	452	452	0		NO	NO	217	Pine	6	12	10	113	113	0	0	NO	NO
		22				- 0				129	Hardwood	b	12	10	113	113	0	0	NO	NO	218	Pine	12	24	14	452	452	0	0	NO	NO
40		10	20	12 314		- 0	0	NO	NO	130	Hardwood	9	18	12	254	254	0	0	NO	NO	219	Pine	12	24	14	452	452	0	0	NO	NO
41	Pine	6	12	10 113		0	0	NO	NO	131	Hardwood	15	30	16	707	707	0	0	NO	NO								0	-	NO NO	NO NO
42	Pine	17	34	16 908		0	0	NO	NO	132	Hardwood	17	34	16	908	908	0	0	NO	NO	220	Pine	13	26	14	531	531	0	0		
43	Pine	17	34	16 908	908	0	0	NO	NO	133	Hardwood	12	24	14	452	452	0	0	NO	NO	221	Pine	14	28	14	616	616	0	0	NO	NO
44	Hardwood	8	16	11 20:	201	201	100	YES	YES	134	Hardwood	8	16	11	201	201	0	0	NO	NO	222	Pine	8	16	11	201	201	0	0	NO	NO
45	Hardwood	23	46	18 166	1662	1662	100	YES	YES	135	Hardwood	27	54	20	2290	2290	0	0	NO	NO	223	Pine	8	16	11	201	201	0	0	NO	NO
46	Hardwood	8	16	11 20:	201	201	100	YES	YES	136	Hardwood	1.0	20	12	314	314	0	0	NO	NO	224	Pine	8	16	11	201	201	0	0	NO	NO
47	Pine	13	26	14 53		0	0	NO	NO	137	Hardwood	7	14	10	154	154	154	100	YES	YES	225	Pine	7	14	10	154	154	0	0	NO	NO
48	Hardwood	28	56	20 246		0	0	NO	NO	138	Hardwood	9	18	12	254	254	0	0	NO	NO	226	Pine	12	24	14	452	452	0	0	NO	NO
		9	18	12 254		68	27	NO	NO	139	Hardwood	8	16	11	201	201	0	0	NO	NO	227	Pine	13	26	14	531	531	0	0	NO	NO
										140	Hardwood	18	36	16	1018	1018	0	0	NO	NO NO	228	Hardwood	13	18	12	254	254	0	0	NO	NO
	Hardwood	18	36	16 101		168	17	NO	NO	141	Hardwood	10	16	11	201	201	0	0	NO	NO NO			9					0			
51	Hardwood	10	20	12 314		314	100	YES	YES								0				229	Pine	12	24	14	452	452	0	0	NO	NO
52	Hardwood	8	16	11 20:		201	100	YES	YES	142	Hardwood		16	11	201	201	0	0	NO	NO	230	Hardwood	12	24	14	452	452	0	0	NO	NO
53	Pine	21	42	18 138		0	0	NO	NO	143	Hardwood	32	64	21	3216	3216	0	0	NO	NO	231	Pine	15	30	16	707	707	0	0	NO	NO
54	Pine	16	32	16 804	804	0	0	NO	NO	144	Hardwood	17	34	16	908	908	0	0	NO	NO	232	Pine	13	26	14	531	531	0	0	NO	NO
55	Hardwood	10	20	12 314	314	0	0	NO	NO	145	Hardwood	34	68	22	3631	3631	2780	77	YES	YES	233	Hardwood	12	24	14	452	452	0	0	NO	NO
56	Hardwood	10	20	12 314	314	0	0	NO	NO	146	Hardwood	6	12	10	113	113	113	100	YES	YES	234	Hardwood	6	12	10	113	113	0	0	NO	NO
57	Hardwood	8	16	16 20:	201	0	0	NO	NO	147	Hardwood	6	12	10	113	113	113	100	YES	YES	235	Pine	36	72	22	4071	4071	0	0	NO	NO
58	Hardwood	10	20	12 314		0	0	NO	NO	148	Hardwood	24	48	18	1809	1809	1809	100	YES	YES	236	Hardwood	6	12	10	113	113	0	0	NO	NO
59	Hardwood	10	20	12 314		0	0	NO NO	NO	149	Hardwood	9	18	12	254	254	0	0	NO	NO	237	Hardwood	7	14	10	154	154	0	0	NO NO	NO
60	Pine	22	44	18 152		1520	100	YES	YES	150	Hardwood	9	18	12	254	254	0	0	NO	NO	238	Hardwood	7	14	10	154	154	- 0	0	NO NO	NO NO
61	Hardwood	15	30	16 70		707	100	YES	YES	151	Hardwood	9	18	12	254	254	0	0	NO	NO		Hardwood	-					0			
										152	Hardwood	9	18	12	254	254	0	0	NO	NO	239		7	14	10	154	154	0	0	NO NO	NO NO
62	Pine	16	32	16 804		0 4000	0	NO	NO	153	Pine	29	58	20	2642	2642	0	0	NO	NO	240	Hardwood	6	12	10	113	113	0	0	NO	NO
63	Pine	24	48	18 180		1809	100	YES	YES	154	Hardwood	9	18	12	254	254	0	0	NO	NO	241	Hardwood	6	12	10	113	113	0	0	NO	NO
64	Pine	16	32	16 804	804	804	100	YES	YES	155	Hardwood	9	18	12	254	254	0	0	NO	NO.	242	Hardwood	6	12	10	113	113	0	0	NO	NO
65	Hardwood	15	30	16 70	707	707	100	YES	YES	156	Hardwood	24	48	18	1809	1809	0	0	NO	NO NO	243	Hardwood	7	14	10	154	154	0	0	NO	NO
66	Pine	41	82	24 528		5280	100	YES	YES	157	Hardwood	10	20	12	314	314	0	0	NO	NO NO	244	Pine	36	72	22	4071	4071	0	0	NO	NO
67	Hardwood	17	34	16 908	908	908	100	YES	YES	158	Hardwood	12	24	14	452	452	0	0	NO	NO NO	245	Pine	30	60	20	2827	2827	0	0	NO	NO
68	Hardwood	24	48	18 180	1809	1809	100	YES	YES	158	Hardwood		22	12	380	380	0	0	NO	NO NO	246	Hardwood	8	16	11	201	201	0	0	NO	NO
69	Hardwood	7	14	10 154	154	154	100	YES	YES			11					U				247	Hardwood	14	28	14	616	616	0	0	NO	NO
70	Hardwood	17	34	16 908		908	100	YES	YES	160	Hardwood	11	22	12	380	380	U	0	NO	NO NO	248	Hardwood	14	28	14	616	616	0	0	NO NO	NO NO
71	Pine	8	16	11 20:		0	0	NO	NO	161	Hardwood	11	22	12	380	380	0	0	NO	NO								0			
72	Hardwood	17	34	16 908		908	100	YES	YES	162	Hardwood	17	34	16	908	908	0	0	NO	NO	249	Hardwood	14	28	14	616	616	0	0	NO	NO
73	Pine	20	40	18 125		908	0	NO NO	NO NO	163	Hardwood	23	46	18	1662	1662	0	0	NO	NO	250	Hardwood	14	28	14	616	616	0	0	NO	NO
								NO NO		164	Hardwood	10	20	12	314	314	0	0	NO	NO	251	Hardwood	14	28	14	616	616	0	0	NO	NO
74	Hardwood	17	34	16 908		0	0		NO	165	Pine	11	22	12	380	380	0	0	NO	NO	252	Hardwood	6	12	10	113	113	0	0	NO	NO
75	Pine	22	44	18 152		0	0	NO	NO	166	Hardwood	8	16	11	201	201	201	100	YES	YES	253	Hardwood	6	12	10	113	113	0	0	NO	NO
76	Hardwood	21	42	18 138		0	0	NO	NO	167	Hardwood	12	24	14	452	452	452	100	YES	YES	254	Hardwood	8	16	11	201	201	0	0	NO	NO
77	Hardwood	17	34	16 908	908	0	0	NO	NO	168	Hardwood	8	16	11	201	201	201	100	YES	YES											
78	Pine	20	40	18 125		0	0	NO	NO	169	Pine	12	24	14	452	452	452	100	YES	YES	IREES I	REMOVED: 59 MOVED: 921 INCHE	e e								
79	Pine	13	26	14 53	531	0	0	NO	NO	170	Hardwood	8	16	11	201	201	0	0	NO	NO											
80	Pine	20	40	18 125	1256	0	0	NO	NO	171	Hardwood	9	18	12	254	254	0	0	NO	NO NO	TREES	PRESERVED: 195 IBH TO REMAIN ON									
81	Hardwood	22	44	18 152	1520	0	0	NO	NO	172	Hardwood	8	16	11	201	201	0	0	NO	NO NO	TOTAL E	BH TO REMAIN ON	SITE: 2,59	7 INCHES							T I
82	Hardwood	12	24	14 452	452	0	0	NO	NO	173	Hardwood	22	44	18	1520	1520	0	0	NO	NO NO											
83	Hardwood	15	30	16 70	707	0	0	NO	NO	174	Hardwood	20	40	18	1256	1256	1033	82	YES	YES											
84	Hardwood	8	16	11 20:		0	0	NO	NO	175	Pine	14	28	14	616	616	0	0	NO.	NO NO											
85	Hardwood		16	11 20		0	0	NO NO	NO NO	175	Pine	14	28 16		201	201	0	0	NO NO	NO NO											
85	Pine	20	40	18 125			0	NO NO	NO NO		Pine	8		11		201 452															
						0				177		12	24	14	452		0	0	NO	NO											
87	Hardwood	23	46	18 166		0	0	NO NO	NO	178	Hardwood	6	12	10	113	113	0	0	NO	NO											
	Hardwood	13	26	14 53:		0	0	NO	NO	179	Pine	6	12	10	113	113	0	0	NO	NO											
89	Hardwood	6	12	10 113	113	0	0	NO	NO	180	Pine	6	12	10	113	113	0	0	NO	NO											

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FAIRBURN TRAVEL CENTER
425 FARBURN IND. BLYD.
CITY OF FARBURN,
FULLON COUNTY, CA 3028
LOCATED IN EMERIC IF, LIND LOT #9
PAREL B. ON GENOME OF WIND TO THE COUNTY OF THE CO

THEE REMOVAL
PLAN 2 OF 2
SHEET TITLE

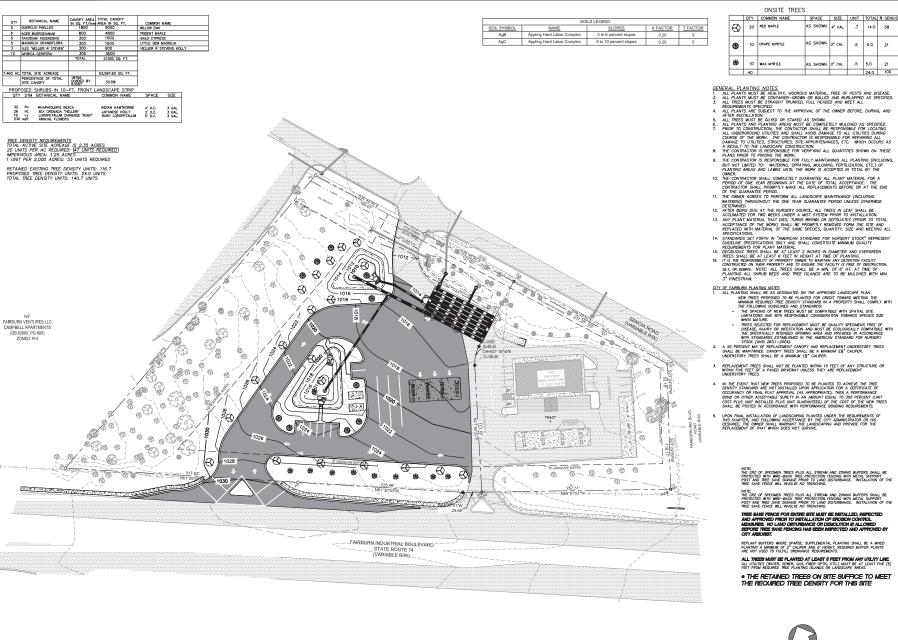
DATE NO DESCRIPTION

DATE NO DESCRIPTION

DATE NO DESCRIPTION

02/21/22 DATE 06-120 JOB NUMBER

LS-02



ONSITE TREES

		OHOITE ITTEE					
	QTY	COMMON NAME	SPACE	SIZE	UNIT	TOTAL	% GENIUS
€	20	RED MAPLE	AS SHOWN	4" CAL.	.7	14.0	58
⊕	10	CRAPE MYRTLE	AS SHOWN	2" CAL	.5	5.0	21
*	10	WAX MYRTLE	AS SHOWN	2" CAL	.5	5.0	21
	40					24.0	100

REPLACEMENT TREES SHALL NOT BE PLANTED WITHIN 15 FEET OF ANY STRUCTURE OR WITHIN PIVE FEET OF A PAVED DRIVEWAY UNLESS THEY ARE REPLACEMENT UNDERSTORY TREES.

IN THE EVENT THAT NEW TREES PROPOSED TO BE PLANTED TO ACHIEVE THE TREE DESCRIPT SHADWARD ARE NOT INSTALLED UPON APPLICATION FOR A CERTIFICATE OF THE CONDITION OF THE ACTIVITY OF THE CONDITION OF THE ACCEPTABLE SHAPETY IN AN AUGUST COLUL. TO 300 FROWN (WITH COST FULL UNIT WISTALLED FULLS UNIT GUARANTEED) OF THE COST OF THE NEW THE SHALL BE POSTED IN ACCORDANCE WITH PERFORMING EDWING REQUIREMENTS.

UPON FINAL INSTALLATION OF LANDSCAPING PLANTED UNDER THE REQUIREMENTS OF THIS ORAPTER. AND FOLLOWING ACCEPTANCE BY THE CITY ADMINISTRATOR OF HIS DESIGNEE. THE COMPRES HALL WARRANT THE LANDSCAPING AND PROVIDE FOR THE REPLACEMENT OF THAT WHICH DOES NOT SURVIVE.

THES SAME PRICE FOR BUTTER SITE MATE SE NETTALLED, INSPECTED AND APPROVED PRICE TO RETALLATION OF BROBIN CONTROL. MEASURES. NO LAND DISTURBANCE OR CRISICATION AS ALLOWED BEFORE THEE SAME PENCHOL MAS SEEN REPECTED AND APPROVED BY CRIT ARBORNES.

REPLANT BUFFERS WHERE SPARSE. SUPPLEMENTAL PLANTING SHALL BE A MIXED PLANTING A MINIMUM OF 2" CAUPER AND 6" HEIGHT. REQUIRED BUFFER PLANTS ARE NOT USED TO PULFIL ORDINANCE REQUIREMENTS.

ALL TREES MUST SE PLANTED AT LEAST 5 FEET FROM ANY UTLITY LINE.
ALL UTLITIES (WATER, SEWER, GAS, FIBER OPTIC, ETC.) MUST SE AT LEAST FIVE (5)
FEET FROM REQUIRED TIES PLANTING ISLANDS OR LANDSCAPE AREAS.

• THE RETAINED TREES ON SITE SUFFICE TO MEET THE REQUIRED TREE DENSITY FOR THIS SITE







INCORPORATED MNA

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CENTER AFBURN IND. BLVD.
TY OF FARBURN.
N COUNTY, GA 30213
N DESTROT 9E LAND LOT 47
MF-070-200-407-409
2 BHYT 74 OMELAY DISTRICT) FAIRBURN TRAVEL 425 FAIR
CITY (
FULTON C
LOCATED IN D
MACBL D# 09F
ZOMMO 0~2 04

LANDSCAPE	PLAN 1 OF 2	A ETT TARKS
		Τ



LS-03

		Diameter at	
Tree No.	Consiss	Breast height,	Tree Unit
rree No.	Species		Credits
1	Pine	DBH (inches)	0.8
		12	
2	Pine	21	2.4
3	Hardwood	27	4
4	Hardwood	36	7.1
5	Pine	13	0.9
6	Pine	20	2.2
7	Hardwood	17	1.6
8	Pine	20	2.2
9	Hardwood	21	2.4
10	Hardwood	10	0.6
11	Hardwood	12	0.8
12	Hardwood	8	0.4
13	Hardwood	27	4
14	Hardwood	10	0.6
15	Hardwood	7	0.3
16	Hardwood	9	0.5
17	Hardwood	8	0.4
18	Hardwood	18	1.8
19	Hardwood	8	0.4
20	Hardwood	8	0.4
21	Hardwood	32	5.6
22	Hardwood	9	0.5
23	Hardwood	9	0.5
24	Hardwood	9	0.5
25	Hardwood	9	0.5
26	Pine	29	4.6
27	Hardwood	9	0.5
28	Hardwood	9	0.5
29	Hardwood	24	3.1
30	Hardwood	10	0.6
31	Hardwood	12	0.8
32	Hardwood	11	0.7
33	Hardwood	11	0.7
34	Hardwood	11	0.7
35	Hardwood	17	1.6
36	Hardwood	23	2.9
37	Hardwood	10	0.6
38	Pine	11	0.7
39	Hardwood	8	0.4
40	Hardwood	12	0.8
41	Hardwood	8	0.4
42	Hardwood	9	0.5
43	Hardwood	8	0.4
44	Hardwood	22	2.6
45	Pine	14	1.1
46	Pine	8	0.4
47	Pine	12	0.8
48	Hardwood	6	0.2
49	Pine	6	0.2
50	Pine	6	0.2
51	Pine	7	0.2
52	Pine	12	0.8
53	Hardwood	12	0.8
54	Pine	12	0.8
J4	rille	12	0.0

62	Pine	12	0.8
63	Pine	6	0.2
64	Pine	6	0.2
65	Pine	6	0.2
66	Pine	17	1.6
67	Pine	10	0.6
68	Pine	6	0.2
69	Pine	9	0.5
70	Pine	6	0.2
71	Pine	12	0.8
72	Pine	12	0.8
73	Pine	13	0.9
74	Pine	14	1.1
75	Pine	8	0.4
76	Pine	8	0.4
77	Pine	8	0.4
78	Pine	7	0.3
79	Pine	12	0.8
80	Pine	13	0.9
81	Hardwood	9	0.5
82	Pine	12	0.8
83	Hardwood	12	0.8
84	Pine	15	1.2
85	Pine	13	0.9
86	Hardwood	12	0.8
87	Hardwood	6	0.2
88	Pine	36	7.1
89	Hardwood	6	0.2
90	Hardwood	7	0.3
91	Hardwood	7	0.3
92	Hardwood	7	0.3
93	Hardwood	6	0.2
94	Hardwood	6	0.2
95	Hardwood	6	0.2
96	Hardwood	7	0.3
97	Pine	36	7.1
98	Pine	30	4.9
99	Hardwood	8	0.4
100	Hardwood	14	1.1
101	Hardwood	14	1.1
102	Hardwood	14	1.1
103	Hardwood	14	1.1
104	Hardwood	14	1.1
105	Hardwood	6	0.2
106	Hardwood	6	0.2
107	Hardwood	8	0.4
	TOTAL EXISTING TREE	UNITS:	106.2



EL MINA INCORPORATED

FAIRBURN TRAVEL CENTER
425 FARBURN IND. BLVD.
CITY OF FARBURN.
FULLON COUNTY, CA 30222
LOCATED IN EMET IF, LULD IN 49
FARBURN IN EMET IF, LULD IN 49
ZONNE OCCUPATION OF THE TRAVENING T

LANDSCAPE PLAN 2 OF 2 SHEET TITLE

02/21/22

DATE

UOB NUMBER

LS-04



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 are state highways."

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

Letter of Intent City of Fairburn December 9, 2022 Page 2 of 3

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 errored 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 tucks." 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

Letter of Intent City of Fairburn December 9, 2022 Page 3 of 3

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: mamlinomdley@fairburn.com, Lester Thompson thompson@fairburn.com, "EL MINA, INC" elminaengineer@gmail.com, Firozali firozalio@yahoo.com

Good evening Richard;

Please see below our correspondence with Mrs. Tarika Peeks. 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 concert plan and the official letter dated 5/4/2016 and signed by Mrs. Peeks.

Let me know if this can address the same comments from Engineering and Planning & Zoning regarding the proposed use.



Tarika Peeks <tpeeks@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 <u>conceptual only</u> and must meet or excee 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 Cer
- 2. Prior to construction, provide the city with copies of the approved agreements/easements between all involved parties/owners for the driveway; inter parcel ac 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





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)

Deed Book 62680 Pg 695 Filed and Recorded Nov-25-2020 08:30am Piled and Recorded NOV-25-2020 U8:300
2020-0353649
Real Estate Transfer Tax \$1,850.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton Counts, Georgia

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:

GRANTOR:

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.

Deed Book 62680 Ps 698
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

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.
- 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.
- 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.
- 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.
 - I. 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.

- 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.
 - I. 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.

- 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.
 - I. 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.

Uses Subject to an Administrative Permit:	Subject to the requirements of Article IV—Administrative Permit Requirements:
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.

- 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:
- a. 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.
- b. No more than 20 percent of the total parking requirement may be provided off-site via an administrative permit.
- c. 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.

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
(25) Temporary Structures.	emission inspection stations shall be permitted only in
	non-residential districts except AG.
(20) Utility substations (telephone, electric, or gas,	See section 80-194. Allowable districts: All with
etc.).	standards.
(21) Veterinary clinic/hospital or kennel.	See section 80-195. Allowable districts: C-2 and M-1
()	with standards.
	Subject to the requirements of Article IV—Use Permit
Uses Subject to a Use Permit:	Requirements:
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	See section 80-198. Allowable districts: All with
administrative height.	standards.
(3) Amphitheaters.	See section 80-199. Allowable districts: AG, O&I, C-1, C-2.
(4) Antenna tower, and associated structure (radio,	See section 80-200. Allowable districts: Residential
t.v., microwave broadcasting, etc.), to exceed the	districts, AG (see same heading in section 80-174, for
district height.	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	See section 80-179. Allowable districts: O&I, C-1, C-2,
persons).	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
4-1-1-1	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
(22) Small group home, shelter (18 and older).	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	See section 80-221. Allowable districts: C-1, C-2, and
center with indoor retail component.	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	See section 80-235. Allowable districts: All.
school.	
(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,	See section 80-194. Allowable districts: All.
etc.).	

(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	50 percent
a. Including accessory structures.	

- (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:

- 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 offstreet 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.
 - 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.

- 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.
 - 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.

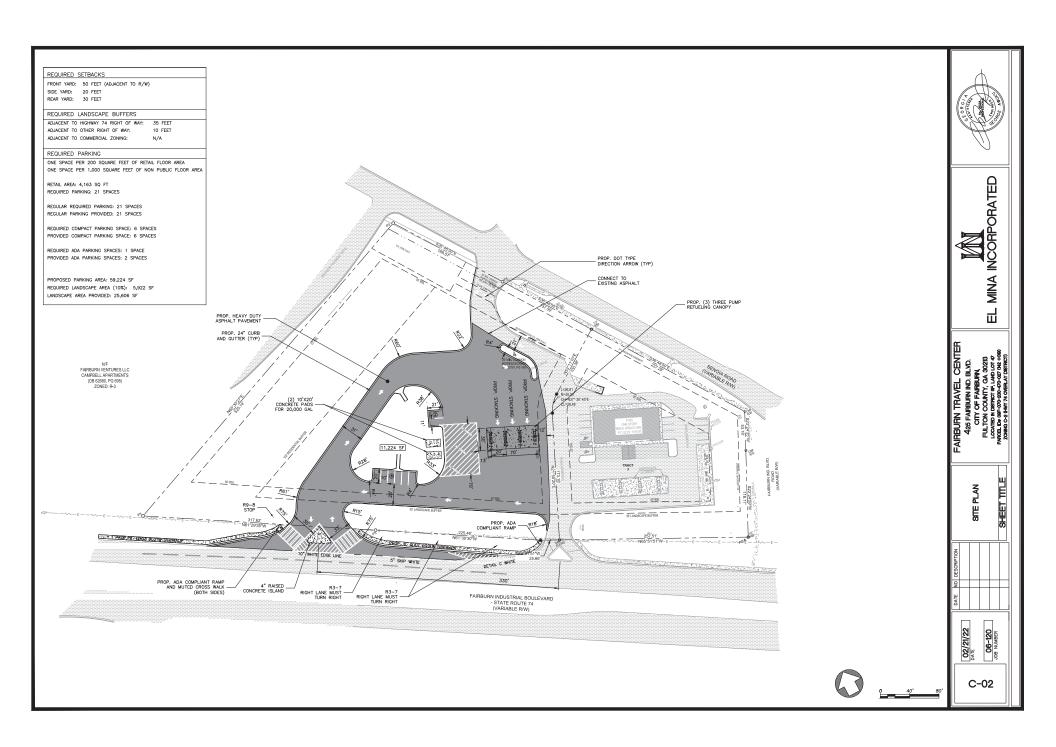
DEVELOPMENT STRATEGIES

- 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







August 9, 2022

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

Subject: Land Disturbnance 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 <u>lthompson@fairburn.com</u>

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

<u>Landscaping</u> - Staff Consultant - Sydney Thompson <u>Thompson@pondco.com</u>

- 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

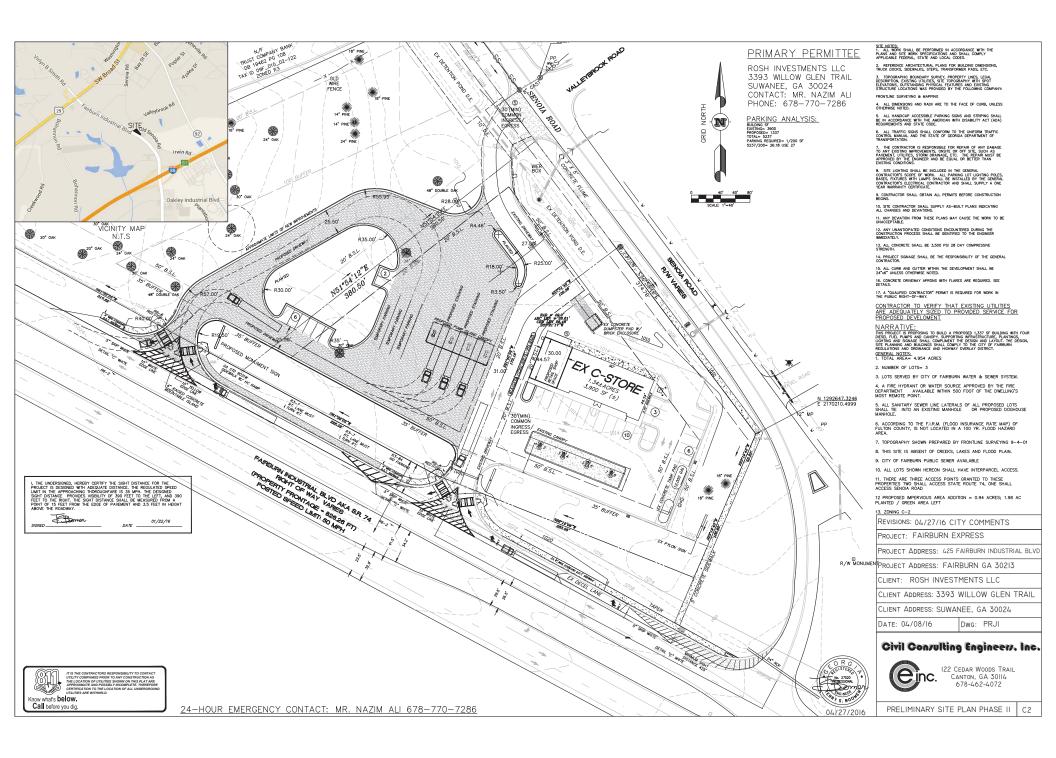
1. There is no proposed water and sewer shown on the Conceptual Site Plan.

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.

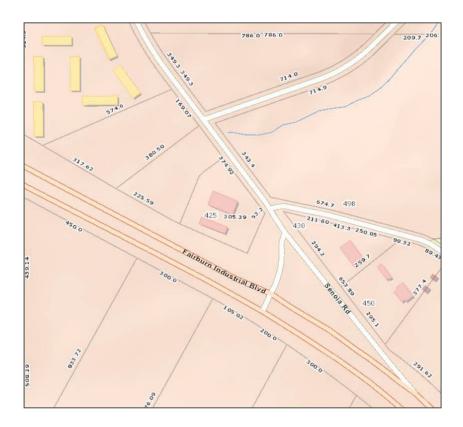
The approval of the site plan is conceptual only. The applicant will be required to submit a Land Disturbance Permit and a Building Permit application prior to the start of any construction. Additionally, any significant changes as determined by staff to the approved conceptual plan would warrant a further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

M H H H H H H

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