

Planning and Zoning Commission Agenda

Tuesday, February 6, 2024 7:00 p.m.

- A. Call to Order
- B. Determination of a Quorum
- C. Pledge of Allegiance
- D. Approval of the Meeting Agenda
- E. Approval of the Meeting Minutes
 - 1. Approval of the January 2024- Regular Meeting Minutes
- F. Public Comments
- G. Old Business
- H. Public Hearing
 - 1. Primary Variance @HOME Hotel 7995 Senoia Rd, Parcel ID: 09F07000027097
- I. New Business
 - 1. Plat @HOME Hotel 7995 Senoia Rd, Parcel ID: 09F07000027097
 - 2. Concept Plan @HOME Hotel 7995 Senoia Rd, Parcel ID: 09F07000027097
 - 3. Plat New Chick-fil-A 0 (8032) Senoia Road, Parcel ID: 09F02010012123
 - 4. Concept Plan New Chick-fil-A 0 (8032) Senoia Road, Parcel ID: 09F02010012123
 - 5. Text Amendment Discussion Data Center
- J. Executive Session
- K. Adjournment



Planning and Zoning Commission
Meeting Minutes
City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, January 10, 2024
7:00 p.m.

LaVone Deavers, Chair Jason Jones, Vice-Chair Michelle James Lina Parker Tony Smith Elizabeth Echols

Planning Director: Denise Brookins

Planner: Chancellor Felton City Attorney: Valerie Ross

- A. Call to Order: The meeting was called to order at 7:00 pm by Chairman Deavers.
- B. Determination of a Quorum: A quorum was determined, and the meeting proceeded.
- C. Pledge of Allegiance
- D. Approval of the Meeting Agenda:
 - 1. Commissioner James made a motion to approve the agenda. Commissioner Echols seconded.

THE MOTION CARRIED.

- E. Approval of the Meeting Minutes:
 - 1. Commissioner Jones made a motion to approve the December 5, 2023, minutes. Commissioner Smith seconded.

THE MOTION CARRIED.

- F. Approval of the 2024 Meeting Dates:
 - Commissioner James made a motion to approve the meeting dates for the Year 2024.
 Commissioner Echols seconded.

THE MOTION CARRIED.

- **G.** Public Comments:
 - 1. Chairwoman Deavers opened the floor to general, public comments.
 - 2. Chairman Deavers closed the floor to general, public comments.
- H. Old Business: None.
- I. New Business:
 - 1. Popeyes Subdivision Plat

Applicant: Pam Hughes

Address: 8350 Senoia Road, Parcel ID: 09F020200130063

Request to review the subdivision plat.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner Jones asked if the Popeyes is already there. Mr. Felton answered yes. Commissioner Jones asked if the applicant is subdividing their lot and will develop the vacant land later. Mr. Felton concurred. Commissioner Jones asked if the new parcel would be regulated by the Highway 74 Overlay Zoning District's drive-through restaurant provisions. Mr. Felton answered yes.
- c. Commissioner James asked if we know what the future development of the vacant lot will be. Mr. Felton answered that the applicant was here to discuss any questions.
- d. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- e. The applicant presented to the Commission.
- f. Commissioner Smith asked if the lot next to Popeyes was already built. The applicant answered yes. Commissioner Smith asked if the applicant owned that lot. The applicant answered yes.
- g. Commissioner James asked how soon the lot will be developed. The applicant answered within the next year.

Commissioner Jones made a motion to APPROVE. Commissioner Smith seconded.

THE MOTION CARRIED.

2. Strack Office Rebuild Concept Plan

Applicant: Joe Strack

Address: 105 Laser Industrial Court, Parcel ID: 09F090100480868

Request to review the concept plan.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner James asked if the current building was an office building. Mr. Felton answered that the previous building was an office building before its approved demolition. Commissioner James asked if the building was not there anywhere. Mr. Felton answered that the building was no longer there.
- c. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- d. The applicant presented to the Commission.
- e. Commissioner James asked what the company does. The applicant answered they do construction work.
- f. Commissioner Smith asked what is the square footage of the building. The applicant answered 9,600 square feet. Mr. Felton answered 9,306 square feet. The applicant mentioned that the building is two stories.

Commissioner James made a motion to APPROVE. Commissioner Smith seconded.

THE MOTION CARRIED.

3. Strack Shop Concept Plan

Applicant: Joe Strack

Address: 0 Laser Industrial Court, Parcel ID: 09F090100480942

Request to review the concept plan.

- a. Chairwoman Deavers introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Commissioner Jones asked if Strack was simply remodeling. Mr. Felton concurred.
- c. Chairwoman Deavers closed the floor to ask Staff questions and opened the floor to ask the applicant questions and address the Commission.
- d. The applicant presented to the Commission.
- e. Commissioner Smith asked what would be going on at the Strack Shop. The applicant answered the construction equipment will be repaired at this shop.
- f. Commissioner Jones asked if the 9,450 square foot shop will be on the 1.68 acres. Mr. Felton and the applicant concurred.
- g. Commissioner Jones asked if the repair activities would be held inside. The applicant answered yes.

Commissioner Jones made a motion to APPROVE. Commissioner Echols seconded.

THE MOTION CARRIED.

J. Staff Report:

- 1. The Planning and Zoning Commission and City Staff welcomed the new commissioner, Ms. Lina Parker.
- 2. Ms. Brookins congratulated Mr. Felton on his outstanding job of running the meeting for the first time.

K. Commissioner Comments:

- 1. Commissioner Jones said Happy 2024.
- 2. Commissioner Parker said she is excited and looking forward to assisting the Commission.
- 3. Commissioner James welcomed Commissioner Parker, said happy 2024, and congratulated Mr. Felton on his outstanding job of running the meeting.
- 4. Chairwoman Deavers noted that we made it to 2024, which is a blessing; thanked the commissioners for the hard work in 2023; and noted that the Commission is prepared for 2024. Chairwoman Deavers also sent condolences to Commissioner Echols who lost two sisters during the Holiday Season.
- 5. Commissioner Smith welcomed Commissioner Parker and thanked everybody for coming out.
- 6. Commissioner Echols welcomed Commissioner Parker and said she believes in her as a commissioner and noted that we made it to 2024.

L. Adjournment:

1. Commissioner James motioned to adjourn the public meeting at 7:26 pm. Commissioner Smith seconded.

THE MOTION CARRIED.



CITY OF FAIRBURN

PLANNING & ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: February 6, 2024

Agenda Item: @HOME Hotel – 7995 Senoia Road [Parcel ID: 09F070000270973] – Request to reduce

the Landscaped Buffer from 100 feet to 0 feet.

Agent/Applicant/Petitioner Information

Applicant: Darrell Baker

Property Owner: Merchant Centers LLC & Guthrie Ravin Development LLC

Background

The site is located at 7995 Senoia Road behind the Cracker Barrel Old Country Store and QuikTrip, next to the Compass Self Storage, and in front of Peachtree Landing. The site is currently zoned C-2 (General Commercial). The site is approximately 4.2 acres.





Discussion

The applicant is proposing to develop a 5-story, 66,33- square-foot hotel. The site plan meets the setback and parking requirements of the Highway 74 Overlay District and C-2.

The Zoning Code requires that "a 100-foot buffer shall be provided on retail and commercial services developments which adjoin property developed as, or planned as, residential use."

The applicant is proposing to reduce the landscaped buffer on their site from 100 feet to 0 feet. The proposed development would cause for the complete removal of the 100-foot landscaped buffer that is required of all retail and commercial services developments that adjoin property that is either developed as residential or planned as residential.

It is worth noting that the applicant has concurrently submitted a request to review this primary variance, a subdivision plat, and a concept plan.

Authority

As authorized in Section 80-254, the Planning and Zoning Commission may authorize variances from any zoning ordinance provision that is not being handled as a minor, administrative minor, or concurrent variance only upon making the following findings:

Variance Considerations

Section 80-251 – Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

- 1. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.
 - This condition has been satisfied. The purpose and intent of the Highway 74 Overlay District's Site Development Standards are to establish and maintain quality areas that will preserve the investments of all landowners and developers, as well as encourage both commercial and residential development within the City. The Compass Self Storage and Big Dan's Car Wash, which are neighboring businesses, both were granted variances for the 100-foot landscaped buffer. Therefore, if relief is granted, the proposed development would be in harmony with the preexisting development.
- 2. The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its lot size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.
 - <u>This condition has NOT been satisfied</u>. This property does not have any extraordinary and exceptional conditions, because of its size, shape, or topography that would create an unnecessary hardship for the owner while causing no detriment to the public.



3. Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

Not applicable.

Staff Recommendations

The application submittal did not include sufficient details to meet all requirements for granting a variance, If the Planning and Zoning Commission approves the variance request, staff recommends the following conditions:

- 1. A 10-foot fence with the same architectural details as the principal structure be erected on the western side of the parcel made from the same materials as the principal structure.
- 2. Light shields be erected on all outdoor lighting to not intrude onto the neighboring parcel to the west.
- 3. Additional foliage shall be provided along the western side of the parcel that would be the best at deterring any light pollution and inter-parcel traffic between this parcel and the neighboring parcel to the west.
- 4. Any significant modifications as determined by Staff to the proposed site plan in regard to the 100-foot landscaped buffer reduction would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Letter of Intent
- Current Survey
- Proposed Concept Plan with Variance
- Proposed Concept Plan without Variance
- Proposed Elevations
- Legal Description
- Deed
- Land Sales Agreement



SITE PICTURES



Southwest Viewpoint

Northwest viewpoint



QuikTrip Stormwater Facility (to the left)



VARIANCE APPLICATION CHECKLIST

Please submit one (1) copy of the following documents and information.

ITEM #	REQUIRED ITEM	CHECK √ (Office Use Only)
1.	Application Checklist	X
2.	Application Form	X
3⋅	Survey	X
4.	Legal Description	X
5∙	Warranty Deed	X
6.	Lease Agreement PSA	X
7.	Letter of Intent	X
8.	Conceptual Site Plan	X

Fees: \$350 per variance application and \$31 public hearing sign

For any documents that are larger than 11" x 17," a copy reduced to 11" x 17" shall also be required.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATIONS ARE ACCEPTED MONDAY - FRIDAY FROM 9:00 A.M. TO 3:00 P.M.



APPLICATION FOR VARIANCES

Date Received: 12/8/23							
VARIANCE #: (Office Use Only)							
SECTION I – GENERAL INFORMATION							
APPLICANT INFORMATION							
Applicant Name:Darrell Baker / Agent for Purchaser							
Address: Randolph Williams, LLC / 100 World Drive, Suite 105, Peachtree City, GA 30269							
Phone: 404.977.2470 Cell: 404.977.2470 Fax: N/A							
Email Address:dbaker@rwcre.net							
OWNER INFORMATION (If different from Applicant)							
Owner Name: Merchant Centers, LLC & Guthrie Ravin Development, LLC							
Address: 130 Broadmoor Dr, Fayetteville, GA 30215 / 190 Habersham Place, Fayetteville, GA 30214 Dan: 770.634.970							
Phone: Howard: 770.560.5235 Cell: Same Fax: N/A							
Email Address: 1031realty@bellsouth.net / Howard.guthrieconstruction@gmail.com							
PROPERTY INFORMATION							
Address: 7995 Senoia Rd, Fairburn, GA 30213							
Parcel ID#:							
Request: Remove the 100' buffer. The adjacent tract is high density multi-family residential which normally carries							
a commercial zoning designation and commercial to commercial doesn't require said setback. If the 100' is							
carried on this property it becomes unusable for commercial applications.							

SECTION III	LEGAL DESCRIPTION	OF PROPERTY (Legal description/survey must match submitted site plan.)
SUBDIVISION	Merchant Centers, LLC	UNIT/PHASE: LOT NO(S): #4
LAND LOT(S):	27	DISTRICT: 9F TAX ID: 09F070300270
PROPERTY AD	DRRCG 7995 Senoia Rd.	Fairburn, Ga 30213

SECTION IV AUTHORITY TO PURSUE VARIANCE

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

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

Part 1. OWNER INFORMATION

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

Dan Carpenter / Merchant Centers, LLC TYPE OR PRINT OWNER'S NAME 130 Broadmoor Drive	Sworn to and subscribed before modified day o
ands, contribility rates, colored the polyment designs are consistent and a second of the colored of the colore	A STELLOCE 20 NOVEMBER 29
ADDRESS Fayetteville, GA 30215	2026
CITY STATE & ZIP CODE	NOTARY PUBLIC
Dicaponer	Additional Owner:
OWNER'S SIGNATURE	Howard Guthrie / Guthrie Ravin Development, LL(
770) 634.9700 cell	190 Habersham Place
AREA CODE/ PHONE NUMBER	Fayetteville, GA 30214
1031realty@bellsouth.net	Signature The W Such
EMAIL ADDRESS	
Part o APPLICANT INFORMATION	770.580 5235 cell

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

Darrell O Baker / Agent / Randolph Williams, LLC

TYPE OR PRINT PETITIONER'S NAME

100 World Dr. Ste 105

ADDRESS

Peachtree City, GA

30269

CITY & STATE

ZIP CODE

Sworn to and subscribed before me this the

Day of December 20 3

Sallilling !



PETITHONER'S SIGNATURE

404.977.2470 Cell

PHONE NUMBER

dbaker@rwcre.net

EMAIL ADDRESS

V. ATTORNEY/AGENT INFORMATION
CHECK ONE: [] ATTORNEY [] AGENT

Darrell Baker. Agent Randolph Williams, LLC

TYPE OR PRINT ATTORNEY/AGENT NAME

100 World Drive, Suite 105

ADDRESS

Peachtree City, GA 30269

CITY, STATE & ZIP CODE

404 | 977 2470

AREA CODE/PHONE NUMBER

dbaker@rwcre net

EMAIL ADDRESS

SIGNATURE OF ATTORNEY/AGENT

COURTNEY LEWIS
Notary Public - State of Georgia
Henry County
My Comm. Expires June 11, 2024

VARIANCE REQUEST

LETTER OF INTENT

DATE: 12/8/23

PROJECT: @Home Hotel

120 Rooms Over 4 Floors

63,143 SF with a Ground Floor Footprint of 15,719 SF

ADDRESS: 7995 Senoia Road

Fairburn, GA 30213

PARCEL INFO: Fulton County Parcel: 09F070300270

2.13 acres being subdivided from a remaining 4.197 acre tract. Balance of the parcel is the retention pond / water quality structure for the multi-tract development serving Quick Trip, Wash Me Fast Car Wash, Cracker Barrel and

the Fairburn 85 Storage. The pond will also serve the hotel.

VARIANCE: Relief from the 100 ft landscape buffer requirement (Section 80-90(e)(1)(a)

between the hotel parcel and the high density, multi-family residential tract

along the rear property line.

HARDSHIP: Based on the size and shape of the property, the requirement of a 100'

landscape buffer makes the property virtually undevelopable within the Hwy 74 Overlay regulations. The existing C-2 zoned parcel is immediately adjacent to the high density, multi-family apartment development zoned RM-12. High density multifamily, even though residential, normally carries a commercial designation when adjacent to high density commercial corridors, such as the case here. As stated in the storage facility decision by staff: "The current 100-foot buffer between retail / commercial services in the Hwy 74 Overlay District appears to be an onerous requirement which threatens to hinder development in the overlay district if enforced as written." The apartments have a dense buffer in place and currently, with the fall foliage bare, and the hotel parcel completely cleared, the apartment view is almost completely blocked form the hotel tract.

Based on precedence, at least 2 adjacent tracts, the Self-Storage (19CV-004) - and Tractor Supply (Application #: 2021145) required variances in order to complete their projects. The storage was specifically related to the said buffer requirement.

If relief is granted, the hotel developer will work with the City of Fairburn Staff to mitigate any negative effects from lighting and noise.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 101,061 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 122,022 FEET. EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL# 13121C0462F DATED 9/18/2013

PARCEL ID# 09F070000270973 N/F MERCHANT CENTERS LLC 'ETAL' P.B. 360, PG. 93

> SURVEY ORDERED BY: RAJ. PATEL Ph: 404-456-8483

UTILITIES PROTECTION CENTER Call FREE
IN METRO ATLANTA THROUGHOUT GEORGIA 1-800-282-7411 THREE WORKING DAYS BEFORE YOU DIG

GENERAL NOTES

NOT SHOWN HEREON.

. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED. 2. LAST DATE OF FIELD SURVEY 10/26/2023 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL. 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES,

ZONING: AG-1

AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY" 5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED. 6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



LOCATION MAP NTS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
GM GAS MARKER/GAS METER
OOTP OPEN TOP PIPE
OIPF IRON PIN FOUND
OIPS IRON PIN SET 1/2"Ø REBAR W/ CA
C/G CURB AND GUTTER
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
L.L.L. LAND LOT LINE
CMF CONCRETE MONUMENT FOUND
POL POINT ON LINE
B.O.C. BACK OF CURB
FNC FENCE CORNER
EP EDGE OF PAVEMENT
PC PROPERTY CORNER
OLD HOINT POLE EP EDGE OF PAVEMENT
PC PROPERTY CORNER

→LP LIGHT POLE

ØPP POWER POLE

GW GUY WIRE

☑ JB EXISTING JUNCTION BOX

☑ WY EXISTING WATER VALVE

⑦ FH EXSITING FIRE HYDRANT

T.B.M. TEMPORARY BENCH MARK

B.F.E. BASE FLOOD ELEVATION

M.F.E. MINIMUM FLOOR ELEVATION

→ HW HEADWALL

□ SWCB SINGLE WALL CATCH BASIN

□ OCS OUTLET CONTROL STRUCUTRE

□ DI DROP INLET

☑ WATER METER

— W— WATERLINE

— SS— SANITARY SEWER LINE

— OVP— OVERHEAD POWERLINE

— UFO— UNDERGROUND FIBER OPTICS

G GASLINE

— LS— LANDSCAPING

PKS (F) PK NAIL SET (FOUND)

EX—MH EXISTING SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SS.E. SANITARY SEWER MANHOLE

S.S.E. SANITARY SEWER MANHOLE

S.S.E. SANITARY EASEMENT

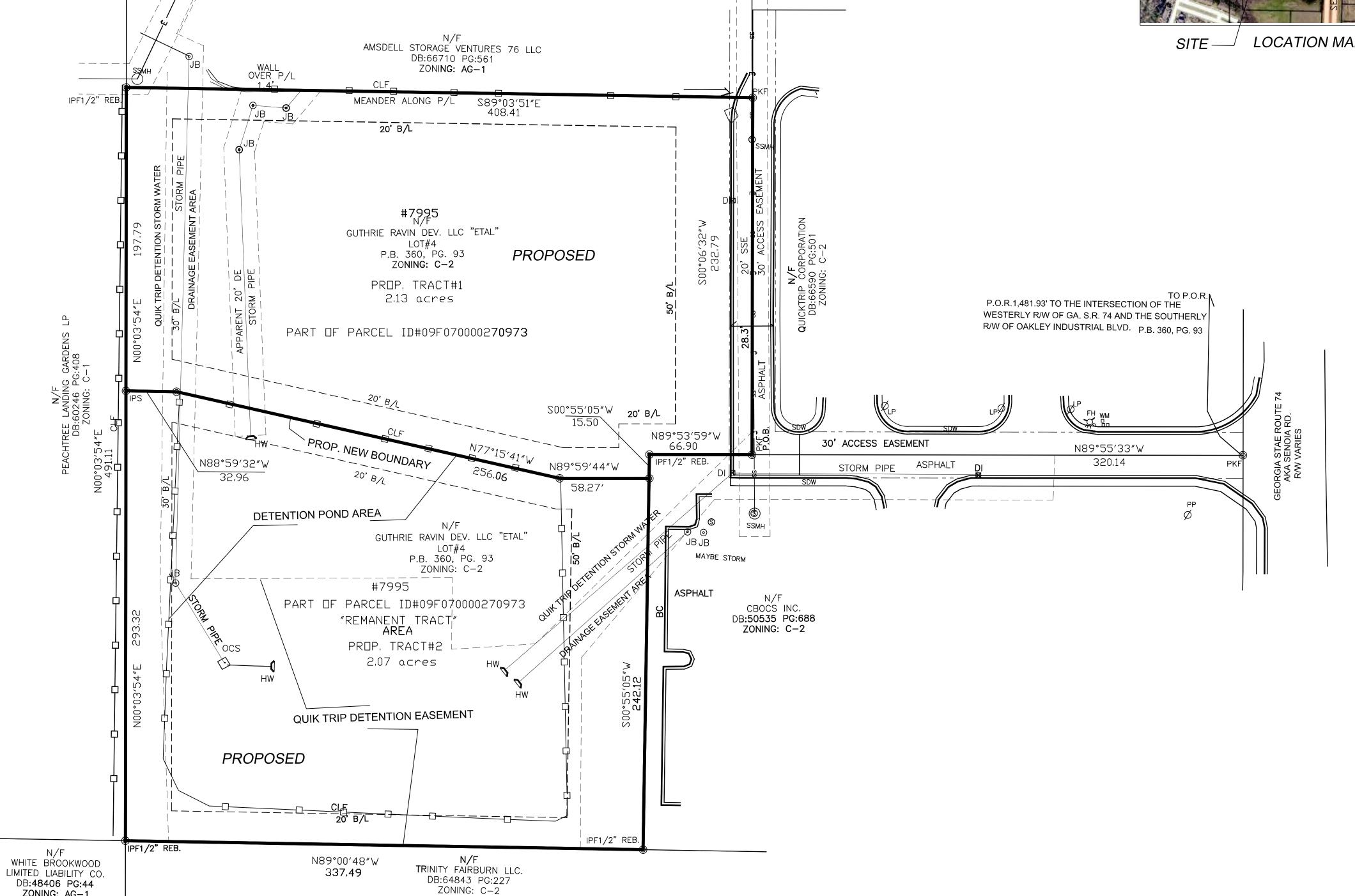
C/O CLEAN—OUT

FDC FIRE DEPARTMENT CONNECTOR

C.L.F. CHAIN LINK FENCE

D.E. DRAINAGE EASEMENT D.E. DRAINAGE EASEMENT R.R.E. RAIL ROAD EASEMENT H HEIGHT UE UNDERGROUND ELECTRIC AC AIRCONDITION UNITS

LEGENDS OF SYMBOLS



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

No. 2642

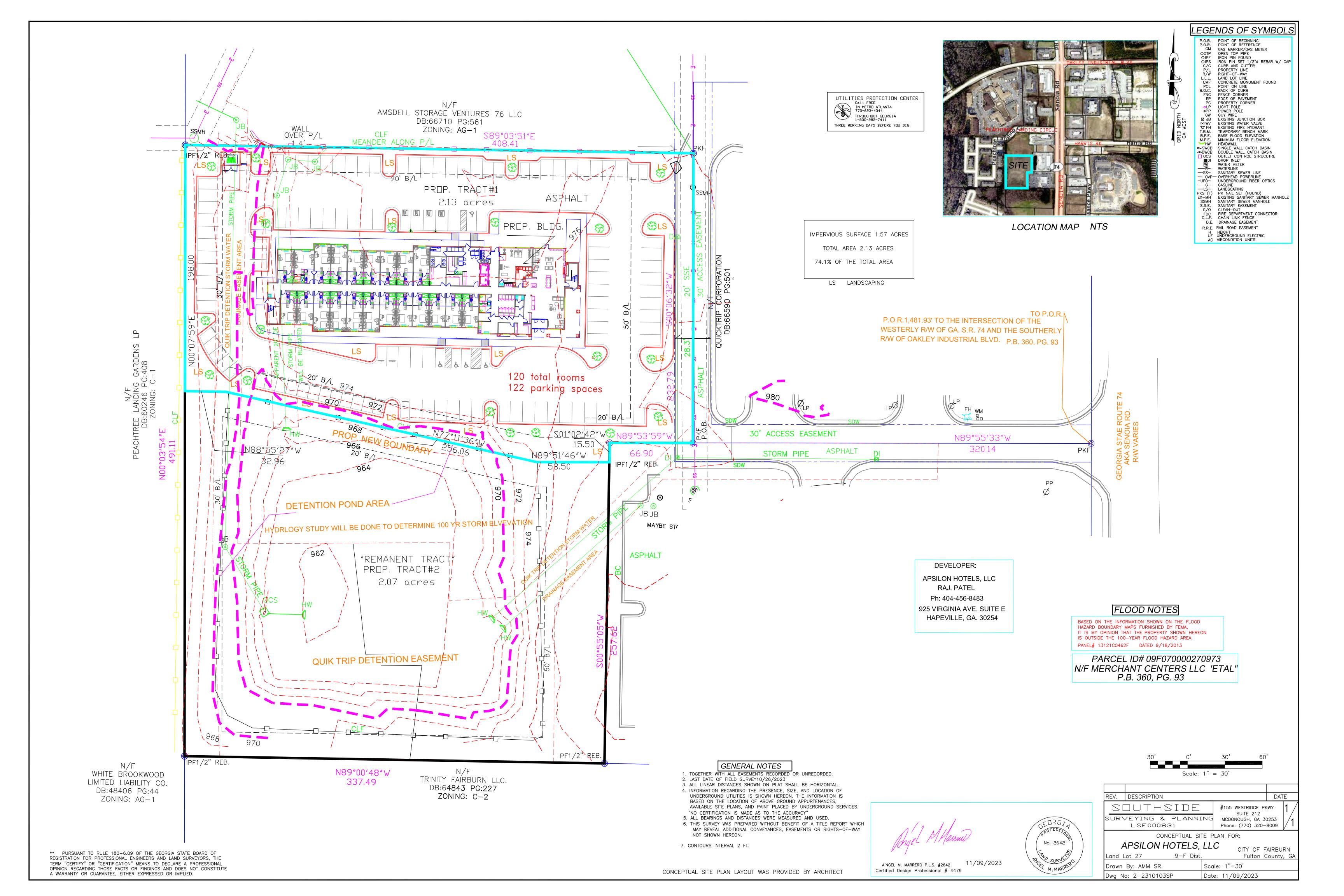
A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

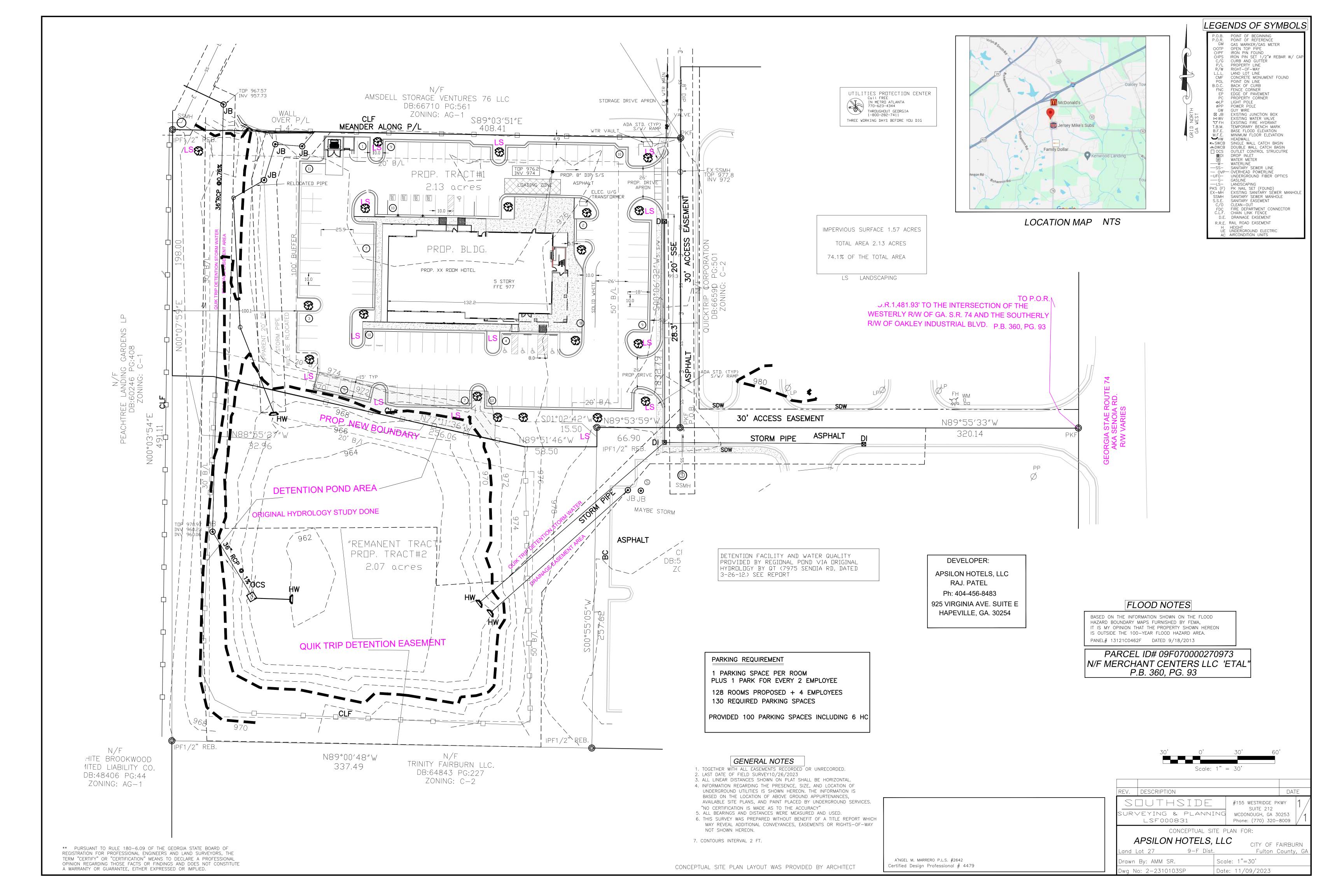
THIS MINOR S/D. NEEDS TO BE APPROVED BY THE LOCAL JURISDITION

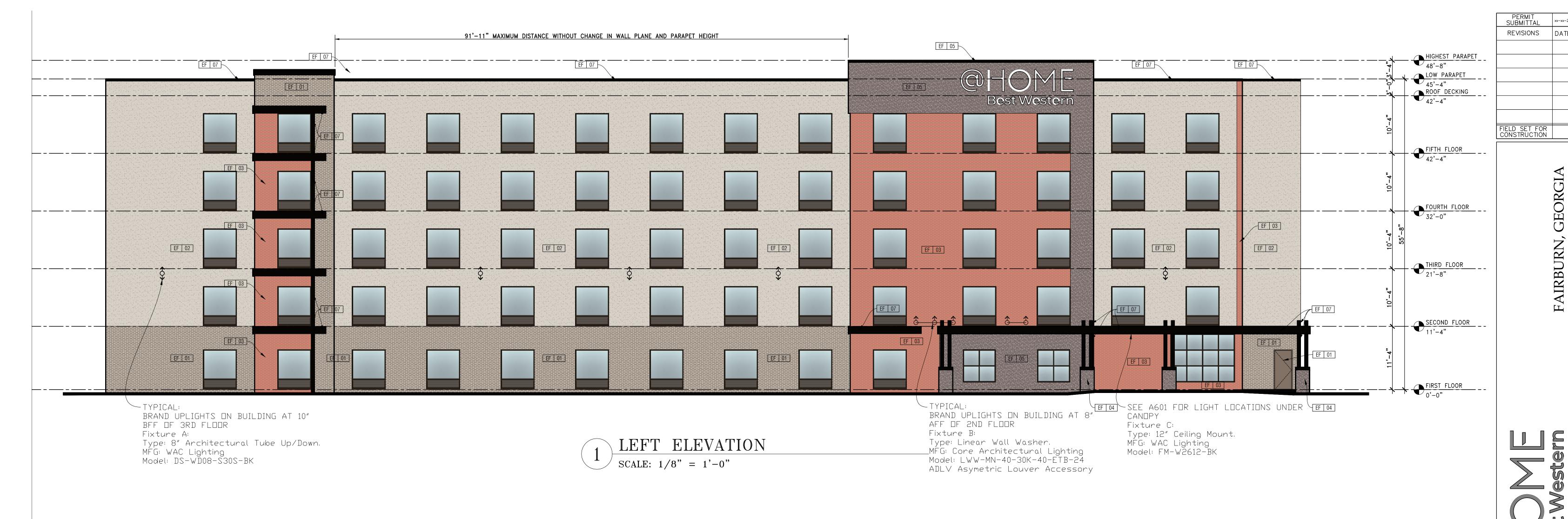
DATE REV. DESCRIPTION #155 WESTRIDGE PKWY SUITE 212 SURVEYING & PLANNING MCDONOUGH, GA 30253 LSF000831 Phone: (770) 320-8009

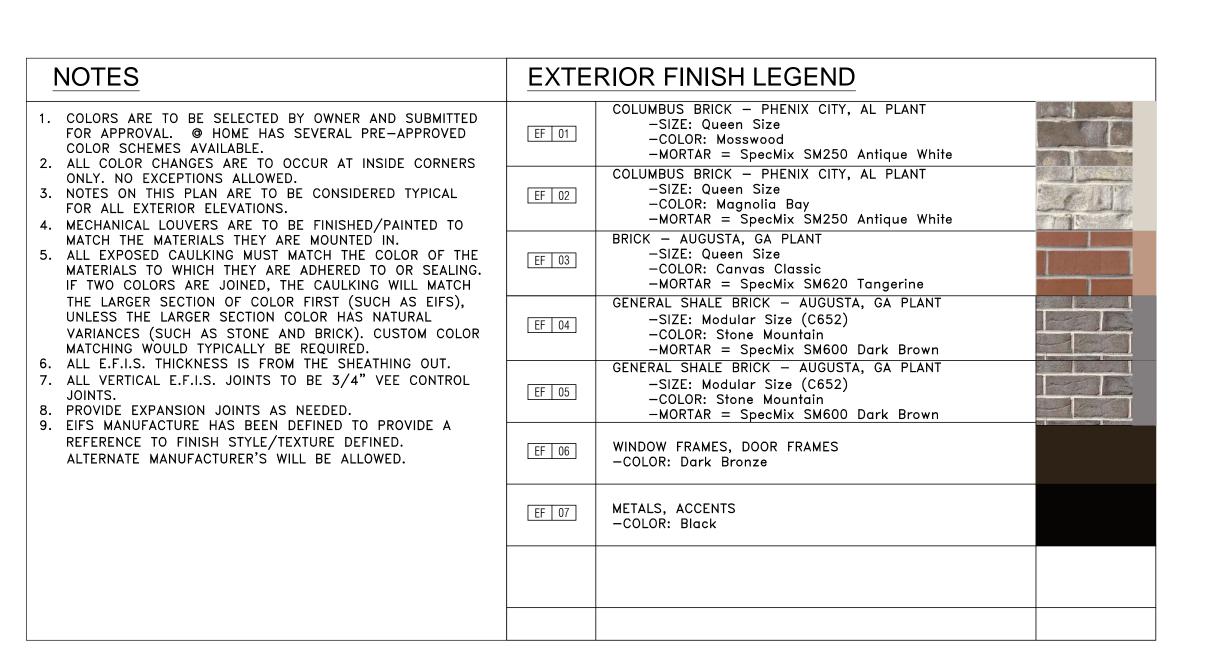
MINOR S/D. SURVEY FOR: APSILON HOTELS, LLC

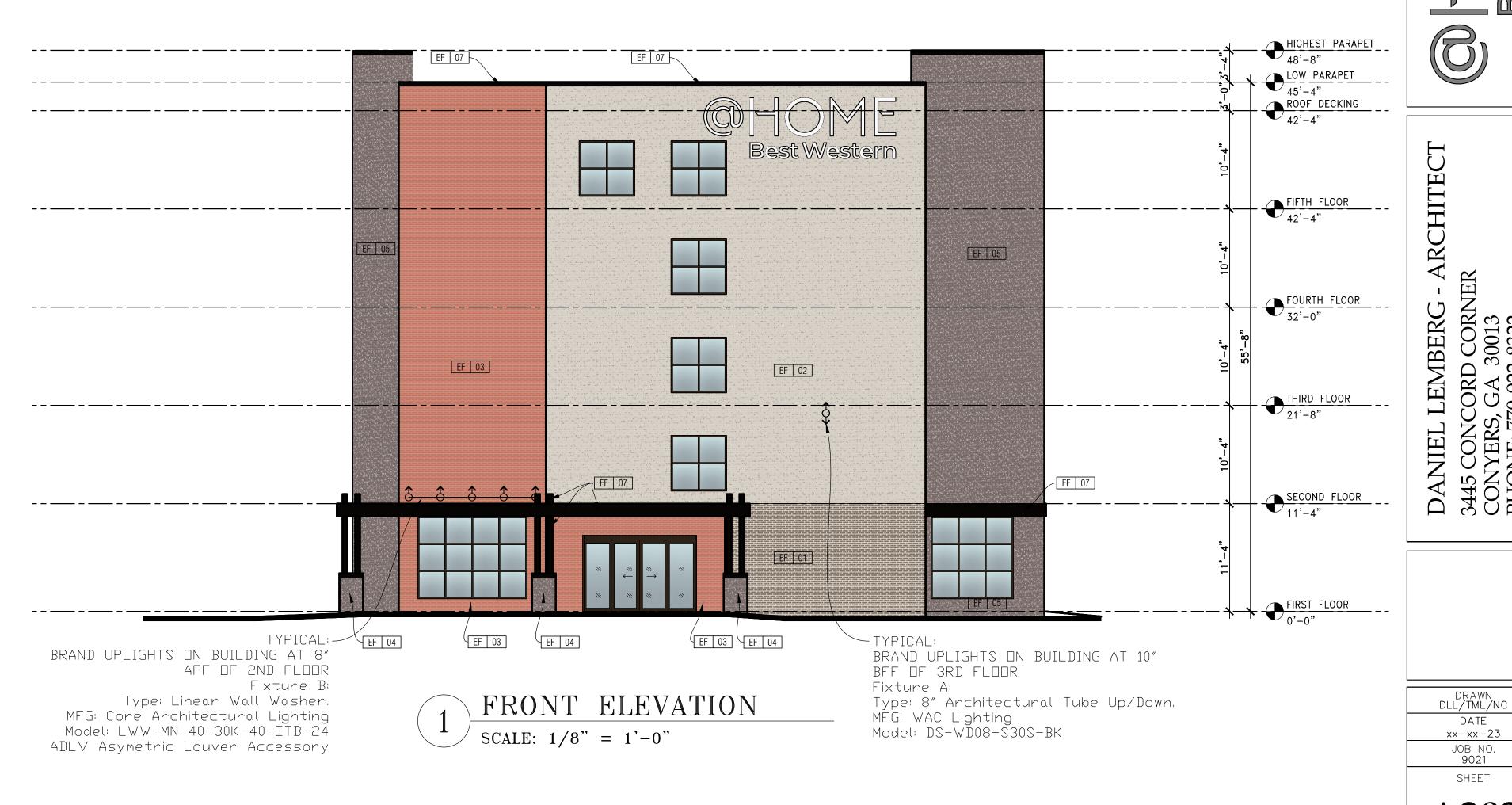
CITY OF FAIRBURN 9-F Dist. Fulton County, GA Scale: 1"=40' Drawn By: AMM SR. Wg No: 2-2310103 MD Date: 12/07/2023











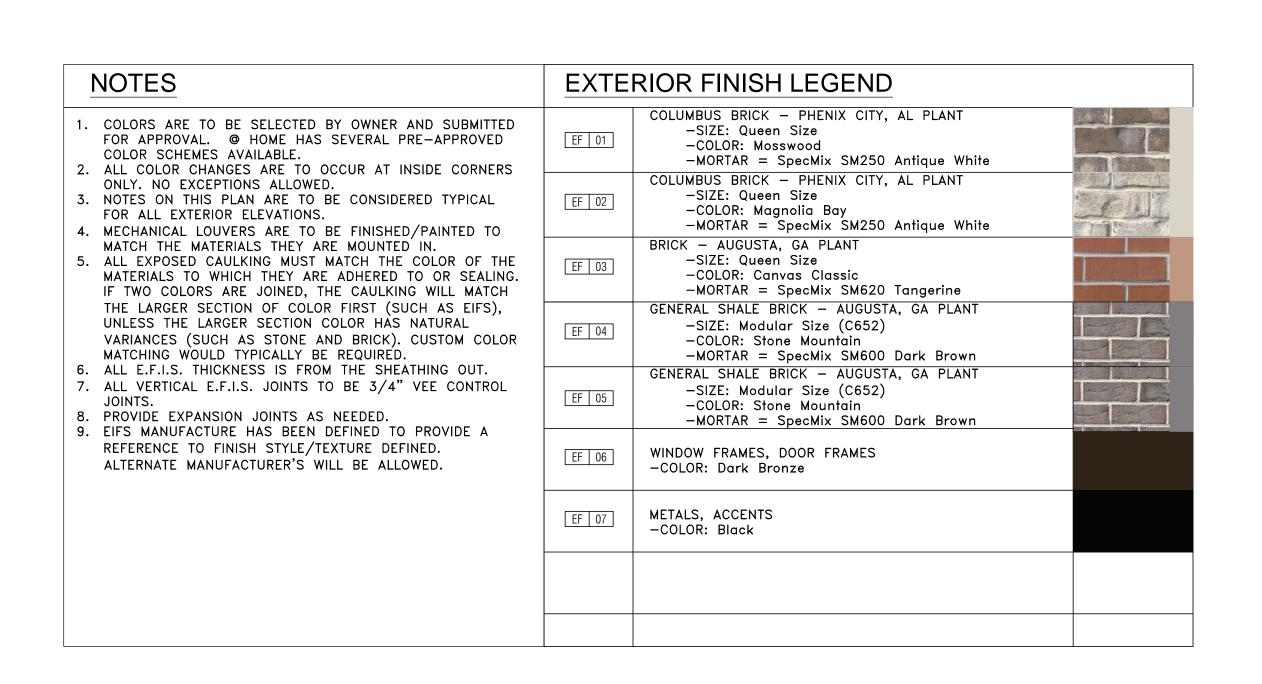
FOR COMMENT

DATE

JOB NO. **9021**

SHEET







ALL DRAWINGS ARE THE INTELLECTUAL PROPERTY OF DANIEL L. LEMBER

FOR COMMENT

A204

Tract#1

Part of Parcel id#09F070000270973

Written Description

All that tract or parcel of land lying and being in Land Lot 27 of the 9F District in the City of Fairburn, Fulton County, Georgia and being more particularly described as follows:

Commencing at the existing intersection of the Westerly R/W of Ga.SR74 and the Southerly R/W of Oakley Industrial Blvd., Thence Southerly along the existing R/W of Ga.Sr.74 a distance of 1,481.93' to a (PKF)PK nail), (P.B.360, pg.93); Thence

N 89°55'33" W a distance of 320.14' to (PKF) PK nail, this point being **THE POINT OF BEGINNING (P.O.B).**

FROM THE POINT OF BEGINNING (P.O.B).

Thence N 89°53′59″W a distance of 66.90′ to an (IPF) ½″ rebar; Thence S 00°55′05″ W a distance of 15.50′ to an (IPS) 1/2″ rebar with cap set; Thence N 89°59′44″ W a distance of 58.27′ to a (IPS) ½″ rebar with cap set; Thence N 77°15′41″W a distance of 256.06′ to an (IPS) ½″ rebar with cap set; Thence N 88°59′32″ W a distance of 32.96′ to an (IPS) 1/2″ rebar with cap set; Thence N 00°03′54″ E a distance of 197.79′ to a (IPF) ½″ rebar; Thence S 89°03′51″E a distance of 408.41′ to a (PKF) PK nail; Thence

S 00°06'32" W a distance of 232.79' to a (PKF)PK nail, this point being **THE POINT OF BEGINNING (P.O.B.).**

Said property contains 2.13 acres.

Also granted all easements recorded or unrecorded.

GEORGIA, FURRICCIONI E MENARE
FILED AND RECOMMUNICACIONARE

EXECUTORS DEED

1998 HAY - 1 AN 9 57

STATE OF GEORGIA

COUNTY OF FULTON

CLERK, SUPERIOR COURT

THIS INDENTURE, made this 28th day of April, 1998, between STEVE KIDD, as Executor under the Last Will and Testament of Rebie Lambert, a/k/a Rebie H. Kidd Lambert, f/k/a Rebie H. Kidd, late of Coweta County, Georgia, deceased of the first part, hereinafter called Grantor and Merchant Centers, LLC, of Coweta County, Georgia, of the second part, hereinafter called Grantee.

WITNESSETM: That the said party of the first part, for and in consideration of the sum of other good and valuable considerations and the sum of Ten (\$10.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said property of the second part, its successors and assigns, the following property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 27 of the Ninth Land District of originally fayette, then Campbell, now Fulton County, Georgia, containing (7.399 Acres and being more particularly described as follows:

TO ASCERTAIN THE POINT OF BEGINNING, start at the Northwest corner of Land Lot 27 of the Ninth Land District, Fulton County, Georgia, and from said point run thence in a Southerly direction along the West land lot line of said Land Lot 27 of the Ninth Land District, Fulton County, Georgia, 2,222.65 feet to a point; thence run North 89 degrees 03° 26" East 1,418.27 feet to an iron pin found, said iron pin found being the point of beginning of the hereinafter described property.

FROM SAID BEGINNING POINT run thence North 01 degree 51' 10" West 490.88 feet to an iron pin set; thence run North 89 degrees 03' 26" East 728.56 feet to an iron pin set located on the West right of way of State Highway 74; thence run along the West right of way of State Highway 74 South 01 degree 51' 10" East 303 feet to a concrete monument found; thence run South 88 degrees 27' 47" West 187.45 feet to an iron rod found; thence run South 00 degrees 58' 35" East 185.91 feet to an iron rod found; thence run South 89 degrees 03' 26" West 538.23 feet to an iron pin found at the point of beginning.

This deed is executed pursuant to the power and authority vested in party of the first part by the Last Will and Testament of Rebie Lambert, a/k/a Rebie H. Kidd Lambert, f/k/a Rebie H. Kidd, deceased, which will has been duly probated in solemn form in the Probate Court of Fulton County, Georgia and is for the purpose of payment of debts and distribution.

TO HAVE AND TO HOLD the said bargained premises, together 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 Merchant Centers, LLC, the said party of the second part, its successors and assigns, forever, in fee simple, in as full and ample manner as the abova-described property was possessed and enjoyed by the said Rebie Lambert, a/k/a Rebie H.Kidd Lambert, f/k/a Rebie H.Kidd, deceased in her lifetime.

Pulton County, Georgia
Real Entire Transfer Test
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Date Superfor Court

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ROSENZWEIG JONES & MIGNAES 7.O. BOX 220-CZ SO. COURT SOURRE NEWWAN, GA 30204

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in our presence this 28th day of April, 1998 /

WITTERS

STEVE KIDD, as Executor under the Last Will and Testament of Rebie Lambert, a/k/a Rebie H.Kidd Lambert, 1/k/a Rebie H. Kidd

Notary Public, State of Georgia
My Commission Expires: #(4)?)

397875.001

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Deed Book 36501 Pg 44
Filed and Recorded Nov-17-2003 11:16am
2003-0393523
Real Estate Transfer Tax 4368.80
Juanita Hicks
Clerk of Superior Court
Fulton County, Seorgia

Return Recorded Document to: Bischoff and White, P.C. 116 Peachtree Court Fayetteville, GA 30215

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

FILE #: 03RE-079

THIS INDENTURE made this 21st day of August, 2003, between Merchant Centers, LLC of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinander called Grantor, and Tango Whiskey, LLC as party or parties of the second part, hereinafter called Grantoe (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

A one-half undivided interest in and to the real property shown on Exhibit "A" attached hereto and incorporated herein by this reference.

See Exhibits "A" and "B" attached hereto and incorporated herein.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, scaled and delivered in presence of:

MERCHANT CENTERS, LLC

Man, (SEAL)

Dan Carpenter, General Manager

(SEAL)



EXHIBIT "A" LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in Land Lot 27 of the Ninth Land District of originally Fayette, then Campbell, now Fulton County, Georgia, containing 7.399 acres and being more particularly described as follows:

TO ASCERTAIN THE POINT OF BEGINNING, start at the Northwest corner of Land Lot 27 of the Ninth Land District, Fulton County, Georgia and run thence in a Southerly direction along the West Land Lot Line of said Land Lot 27, a distance of 2,222.65 feet to a point; thence run North 89 degrees 03' 26" East a distance of 1,418.27 feet to an iron pin found, said iron pin found being the point of beginning of the hereinafter described property.

FROM SAID POINT OF BEGINNING run thence North 01 degrees 51' 10" West a distance of 490.88 feet to an iron pin set; thence North 89 degrees 03' 26" East a distance of 728.56 feet to an iron pin set located on the West right of way of State Highway 74; thence run along the West right of way of State Highway 74 South 01 degrees 51' 10" East a distance of 303 feet to a concrete monument found; thence run South 88 degrees 27' 47" West a distance of 187.45 feet to an iron rod found; thence run South 00 degrees 58' 35" East a distance of 185.91 feet to an iron rod found; thence run South 89 degrees 03' 26" West a distance of 538.23 feet to an iron pin found at the Point Of Beginning.

EXHIBIT "B" EXCEPTIONS

- Taxes for 2003 are liens but not yet due and payable and any additional taxes which
 may result from a reassessment of caption property.
- Condemnation by Fulton County, Case # C12101, Fulton County Superior Court, dated 10/31/75, recorded in deed Book 6526 pages 361-362, Fulton County Records.
- Right of Way Deed to Fulton County, dated 6/24/86 recorded in Deed Book 10222 pages 403-406, aforesaid records.
- The plat of survey for MERCHANT CENTERS, LLC, by John R. Christopher, RLS #1766 dated 3/31/98 shows a power line and poles located across northern property line.
- The following as shown on plat of survey for Apartment Properties LLC by John R. Christopher, RLS #1766 dated 8/27/97:
 - (a) The center thread of Trickum Creek and center line of a 20' sanitary sewer line with manholes crossing the central portion of caption property;
 - (b) Rights of others in and to the waters of the pond extending across the southeast corner of caption property;
 - (c) Power lines and poles across caption property, near eastern property line.

1998 MAY -1 AM 9: 57

STATE OF GEORGIA COUNTY OF FULTON

CLERK, SUPERIOR COURT

THIS INDENTURE, made this 28th day of April, 1998, between STEVE KIDD, as Executor under the Last Will and Testament of Rebie Lambert, a/k/a Rebie H.Kidd Lambert, f/k/a Rebie H. Kidd, late of Coweta County, Georgia, deceased of the first part, hereinafter called Grantor and Equity Retail, LLC, of Coweta County, Georgia, of the second part, hereinafter called Grantee.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of other good and valuable considerations and the sum of Ten (\$10.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said property of the second part, its successors and assigns, the tollowing property to the second part, its successors and assigns, the following property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 27 of the Ninth Land District of originally Fayette, then Campbell, now Fulton County, Georgia, containing 5.150 acres and being more particularly described as follows:

TO ASCERTAIN THE POINT OF BEGINNING, start at the Northwest corner of Land Lot 27 of the Ninth Land District, Fulton County, Georgia and run thence in a Southerly direction along the West land lot line of said Land Lot 27 2,222.65 feet to a point; thence run North 89 degrees 03' 26" East 1,418.27 feet to a point; thence run North 01 degree 51' 10' West 490.88 feet to an iron pin set, said iron pin set being the point of beginning of the hereinafter described property.

FROM SAID BEGINNING POINT run thence North 01 degree 51'
10" West 157.39 feet to an iron pin found; thence run
North 48 degrees 57' 08" East 100.10 feet to an iron pin
found; thence run North 39 degrees 19' 49" East 53.91
feet to an iron pin found; thence run North 34 degrees
24' 59" East 36.04 feet to an iron pin found; thence run
North 34 degrees 41' 59" East 36.20 feet to an iron pin
found; thence run North 31 degrees 22' 15" East 10.77
feet to an iron pin found; thence run North 89 degrees on the west right of way of State Highway 74; thence runs
23' 53" East 566.74 feet to an iron pin found located don Euro Pauler Tar
the West right of way of State Highway 74; thence runs
27.56 feet to an iron pin set; thence run South 89 JUANITA NICKS
degrees 03' 26" West 728.56 feet to an iron pin set and
the point of beginning. FROM SAID BEGINNING POINT run thence North 01 degree 51' · Elamord the point of beginning.

This dead is executed pursuant to the power and authority vested in party of the first part by the Last Will and Testament of Rebie Lambert, a/k/a Rebie H. Kidd Lambert, f/k/a Rebie H. Kidd, deceased, which will has been duly probated in solemn form in the Probate Court of Fulton County, Georgia and is for the purpose of payment of debts and distribution.

TO HAVE AND TO HOLD the said bargained premises, together 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 Equity Retail, LLC, the said party of the second part, its successors and assigns, forever, in fee simple, in as full and ample manner as the above-described property was possessed and enjoyed by the said Rebie Lambert, a/k/a Rebie H.Kidd Lambert, f/k/a Rebie H.Kidd, deceased in her lifetime.

900X 24326PG255

IN WITHESS WHEREOF, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written. above written.

signed, sealed and delivered in our presence this 28th day of

STEVE KIDD, as Executor under the Last Will and Testament of Rebie Lambert, a/k/a Rebie H. Kidd Lambert, f/k/a Rebie H. Kidd

State of Georgia Notar My

800X 24326FG256

Deed Book 35987 Pg 84
Filed and Recorded Sep-16-2003 10:11em
2003-0316277
Real Estate Transfer Tax \$256.38
Juanita Hicks
Clerk of Superior Court
Fulton County, Seorgia

Return Recorded Document to: Bischoff and White, P.C. 116 Peachtree Court Fayetteville, GA 30215

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

FILE #: 03RE079A

THIS INDENTURE made this 21st day of August, 2003, between Equity Retail, LLC of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Tango Whiskey, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the county requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

A one-half undivided interest in and to the real property shown on Exhibit "A" attached hereto and incorporated herein by this reference.

See Exhibits "A" and "B" attached hereto and incorporated herein.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcet of land, together 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 the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.



EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 27 of the Ninth Land District of originally Fayette, then Campbell, now Fulton County, Georgia, containing 5.150 acres and being more particularly described as follows:

TO ASCERTAIN THE POINT OF BEGINNING, start at the Northwest corner of Land Lot 27 of the Ninth Land District, Fulton County, Georgia and run thence in a Southerly direction along the West Land Lot Line of said Land Lot 27, a distance of 2,222.65 feet to a point; thence run North 89 degrees 03' 26" East a distance of 1,418.27 feet to a point; thence run North 01 degrees 51' 10" West a distance of 490.88 feet to an iron pin set, said iron pin set being the point of beginning of the hereinafter described property.

FROM SAID POINT OF BEGINNING run thence North 01 degrees 51' 10" West a distance of 157.39 feet to an iron pin found; thence run North 48 degrees 57' 08" East a distance of 100.10 feet to an iron pin found; thence run North 39 degrees 19' 49" East a distance of 53.91 feet to an iron pin found; thence run North 34 degrees 24' 59" East a distance of 36.04 feet to an iron pin found; thence run North 34 degrees 41' 59" East a distance of 36.20 feet to an iron pin found; thence run North 31 degrees 22' 15" East a distance of 10.77 feet to an iron pin found; thence run North 89 degrees 23' 53" East a distance of 566.74 feet to an iron pin found located on the West right of way of State Highway 74; thence run along said right of way South 01 degrees 51' 10" East a distance of 327.56 feet to an iron pin set; thence run South 89 degrees 03' 26" west a distance of 728.56 feet to an iron pin set and the POINT OF BEGINNING.

EXHIBIT "B" EXCEPTIONS

- 1. Zoning ordinances affecting the Property
- General utility, sewer and drainage easements of record upon which any buildings on the Property do not encroach.
- Subdivision restrictions of record.
- 4. Current city, state and county ad valorem property and sanitary taxes not yet due and payable
- Leases, and other easements, restrictions and encumbrances specified below:
 - A. Taxes for 2003 are liens but not yet due and payable and any additional taxes which may result from a reassessment of caption property.
 - B. Condemnation by Fulton County, Case # C12101, Fulton County Superior Court, dated 10/31/75, recorded in deed Book 6526 pages 361-362, Fulton County Records.
 - C. Right of Way Deed to Fulton County, dated 6/24/86 recorded in Deed Book 10222 pages 403-406, aforesaid records.
 - D. Plat of survey for EQUITY RETAIL, LLC, by John R. Christopher, RLS #1766 dated 3/31/98 shows a power line and poles located across the east and south lines of caption property.

Record and Return to: GARY G. LAWSON, P.C. 100 GLENDALOUGH COURT, SUITE A TYRONE, GEORGIA 30290 11-LAW-0243

Deed Book 49979 Pg 495 Filed and Recorded Apr-11-2011 03:21pa 2011-0103807 Real Estate Transfer Tax \$0.00 Cathelene Robinson Clerk of Superior Court Fulton County, Georgia

WARRANTY DEED

STATE OF GEORGIA

CROSS REFERENCE LN Book 2969 Page 280

COUNTY OF FAYETTE

THIS INDENTURE, Made the 6th day of April 2011, between

Guthrie Ravin Construction, LLC, As Successor by Name Change to Tango Whiskey, LLC A Georgia Limited Liability Company

Karath of

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, as party or parties of the first part, hereinafter called Grantor, and

Guthrie Ravin Development, LLC, A Georgia Limited Liability Company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the contest requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE ATTACHED EXHIBIT "A"

SUBJECT TO SECURITY DEED IN FAVOR OF BANK OF GEORGIA RECORDED IN DEED BOOK 36501 PAGE 49 OF THE FULTON COUNTY RECORDS IN THE ORIGINAL PRINCIPAL AMOUNT OF S 240 ... 5 \$625,000.00

SUBJECT to restrictive covenants and general will be essentents of record.

TO HAVE AND TO HOLD the said tract or parcel of 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Granton has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of Ruthrie Rayin Construction, Lice

EL ROSSETTI, Member

Jeffery 1 tis, Member

Notary

By:

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Howard W. Guthrie, Member

Deed Book 49979 Pg 496 Cathelene Robinson Clerk of Superior Court Fulton County, Georgia

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 27 OF THE NINTH LAND DISTRICT OF ORIGINALLY FAYETTE, THEN CAMPBELL, NOW FULTON COUNTY, GEORGIA, CONTAINING 5.150 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE POINT OF BEGINNING, START, AT THE NORTHWEST CORNER OF LAND LOT 27 OF THE NINTH LAND DISTRICT, FULTON COUNTY, GEORGIA AND RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LAND LOT LINE OF SAID LAND LOT 27, A DISTANCE OF 2,222.65 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 03 MINUTES 26 SECONDS EAST A DISTANCE OF 1,418.27 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 51 MINUTES 10 SECONDS WEST A DISTANCE OF 490.88 FEET TO AN IRON PION SET, SAID IRON PIN SET BEING THE POINT OF BEGINNING OF THE HEREINAPTER DESCRIBED PROPERTY.

FROM SAID POINT OF BEGINNING RUN THENCE NORTH OF DEGREES 31 MINUTES 10 SECONDS WEST A DISTANCE OF 157.39 FEET TO AN IRON PIN FOUND, THENCE RUN NORTH 48 DEGREES 57 MINUTES 08 SECONDS EAST A DISTANCE OF 100.104/BET.TO AN IRON PIN FOUND; THENCE RUN NORTH 39 DEGREES 19
MINUTES 49 SECONDS EAST A DISTANCE OF 53.91, FEET TO AN IRON PIN FOUND; THENCE RUN NORTH 34
DEGREES 24 MINUTES 59 SECONDS EAST A DISTANCE OF 36.04 FEET TO AN IRON PIN FOUND; THENCE RUN
NORTH 34 DEGREES 41 MINUTES 59 SECONDS EAST; A DISTANCE OF 36.04 FEET TO AN IRON PIN FOUND;
THENCE RUN NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST; A DISTANCE OF 56.74 FEET TO AN IRON PIN
THENCE RUN NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST A DISTANCE OF 566.74 FEET TO AN IRON PIN FOUND LOCATED ON THE WEST RIGHT OF WAY OF STATE HIGHWAY 74; THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 01 DEGREES 51 MINUTES 10 SECONDS EAST A DISTANCE OF 327.56 FEET TO AN IRON PIN SET; THENCE SOUTH 89 DEGREES 03 MINUTES 26 SECONDS WEST A DISTANCE OF 728.56 FEET TO AN IRON PIN SET AND THE POINT OF BEGINNNING.

AND ALSO:

ALL THAT TRACT OR PARCEL OF LAND SITUATE LYING AND BEING IN LAND LOT 27 OF THE NINTH LAND DISTRICT OF ORIGINALLY FAYETTE, THEN CAMPBELL NOW FULTON COUNTY, GEORGIA, CONTAINING 7.399 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE POINT OF BEGINNING, START AT THE NORTHWEST CORNER OF LAND LOT 27 OF THE NINTH LAND DISTRICT, FULTON COUNTY, GEORGIA AND RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LAND LOT LINE OF THE SAID LAND LOT 27, A DISTANCE OF 2,222.65 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 03 MINUTES 26 SECONDS EAST A DISTANCE OF 1,418.27 FEET TO AN IRON PIN FOUND; SAID IKON PIN FOUND BEGINNING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PROPERTY.

FROM SAID POINT OF BEGINNING RUN THENCE NORTH BY DEGREES 51 MINUTES 10 SECONDS WEST A DISTANCE OF 490.88 FFFET TO AN IRON FOLST A HIGHLIGHT WORTH 89 DEGREES 03 MINUTES 26 SECONDS EAST A DISTANCE OF 728.36 FFET TO AN IRON FINE ELECTION THE WEST RIGHT OF WAY OF STATE HIGHWAY 74; THENCE RUN ALONG THE WEST RIGHT OF WAY OF STATE HIGHWAY 74 SOUTH 01 DEGREES 51 MINUTES 10 SECONDS EAST A DISTANCE OF, 193 FFET TO A CONCRETE MONUMENT FOUND; THENCE RUN SOUTH 88 DEGREES 27 MINUTES 47 SECONDS WEST A DISTANCE OF 187.45 FEET TO AN IRON ROD FOUND; THENCE RUN SOUTH 00 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 185.91 FEET TO AN IRON ROD FOUND; THENCE RUN SOUTH 89 DEGREES 01 MINUTES 26 SECONDS WEST A DISTANCE OF 338.23 FEET TO AN IRON PIN FOLDID AT THE POINT OF REGINNING TO AN IRON PIN FOUND AT THE POINT OF BEGINNING.

LESS AND EXCPET THE FOLLOWING TRACT WHICH WAS CONVEYED TO JOH GROUP, INC AT DEED BOOK 48087 PAGE 86 FULTON COUNTY SUPERIOR COURT CLERKS OFFICE.

All that tract or parcel of land lying and being situated in Land Lot 27, 9th Land District,* Fulton County, Georgia and being more particularly described as follows:

Commencing at the northwest land lof corner of land lot 27 and continuing in a southerly direction along the westerly land lot line of land lot 27 for a distance of 1463,77 feet to direction along the westerly land lot line of land lot 27 for a distance of 1463.77 feet to an iron pin; said iron pin along with the following commencement line being shown on that certain arrivey prepared by lattices. Christopher, RLS 81766 for Apartment Properties, LLC dated August 27, 1997. The date of the lattice of 1387.69 feet to position from State of the center of an old road bed; Therefore continuing along the center of a lattice of 1387.69 feet to position from State of the degrees 57 minutes 08 seconds East for a distance of 37.19 feet to the long of the lattice of 1388 for a distance of 37.19 feet to the long of the lattice of 1388 for a distance of 37.20 feet to a point; Thence North 34 degrees 24 minutes 59 seconds East for a distance of 32.00 feet to a point; Thence North 34 degrees 37 minutes 59 seconds East for a distance of 33.30 feet to a point; Thence North 34 degrees 48 minutes 59 seconds East for a distance of 33.30 feet to a point; Thence North 34 degrees 48 minutes 59 seconds East for a distance of 33.30 feet to a point; Thence North 31 degrees 48 minutes 59 seconds East for a distance of 33.30 feet to a point. Thence North 31 degrees 48 minutes 59 seconds East for a distance of 33.30 feet to a point. Thence North 31 degrees 48 minutes 59 seconds East for a distance of 33.30 feet to a point. minutes 15 seconds East for a distance of 33.54 feet to a point; Thence North 31 degrees 22 minutes 15 seconds East for a distance of 38.98 feet to a point; Thence North 25 degrees 33 minutes 28 accords East for a distance of 23.01 feet to a point; Thence leaving the center of the old road bed North 89 degrees 23 minutes 53 seconds East for a distance of 622.77 feet to a point located on the westerly right of way for State Highway

distance of 622.7? feet to a point located on the westerly right of way for State Highway 74. Thence along the westerly right of way for State Highway 74. South 01 degrees 51 minutes 10 seconds East for a distance of 100.02 feet to a point, said point also being the southerly property corner of the 100 foot wide access for adjacent property. Thence continuing along the westerly right of way for State Highway 74 South 01 degrees 51 minutes 10 seconds East first adjatance of 150.84 feet to the POINT OF BEGINNING.

Thence continuing along the westerly right of way for State Highway 74 South 01 degrees 51 minutes 10 seconds East for a distance of 275.00 feet to a point. Thence leaving the right of way for State Highway 74 South 88 degrees 08 minutes 50 seconds West for a distance of 250.00 feet to a point, Thence North 01 degrees 51 minutes 50 seconds West for a distance of 250.00 feet to a point, Thence North 01 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 01 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 11 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 12 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 13 degrees 05 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 12 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 13 degrees 10 seconds West for a distance of 250.00 feet to a point, Thence North 12 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 12 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 12 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point, Thence North 12 degrees 51 minutes 10 seconds West for a distance of 250.00 feet to a point 150 feet

Together with and subject to coverants, casements and restrictions of record Said property contains 71,500 square feet or 1.64 acres more or less.

^{*}Sometimes referred to as District 9-F



ATLANTA COMMERCIAL BOARD OF REALTORS®, INC.

Land Sales Agreement



THIS LAND SALES AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into as of the Acceptance Date (as defined herein) by and between MERCHANT CENTERS LLC and GUTHRIE RAVIN DEVELOPMENT LLC (collectively, "Seller") and APSILON HOTELS LLC or its assigns pursuant to Section 12 hereof, ("Purchaser").

WITNESSETH:

WHEREAS, Seller desires to sell to Purchaser and Purchaser desires to purchase from Seller certain real property in accordance with the terms and conditions hereinafter provided.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, the premises and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser do hereby covenant and agree as follows:

1. PURCHASE AND SALE. As a result of the efforts of <u>TEN THIRTY-ONE REALTY CORP.</u> ("Broker"), a licensed real estate broker, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy from Seller, all that tract of land:

APPROXIMATELY 2.13 ACRES OF VACANT LAND LOCATED WESTERLY ADJACENT TO THE QUIKTRIP CONVENIENCE STORE ON HIGHWAY 74 / SENOIA ROAD, IN FAIRBURN, FULTON COUNTY, GEORGIA,

as more particularly described as similar to Exhibit "A" and Exhibit "A-1" attached hereto and by this reference made a part hereof, together with all improvements now located thereon, including all electrical, mechanical, plumbing and other systems and all fixtures located therein, as well as plants, trees and shrubbery thereon (collectively, the "Property"). The final determination of parcel size and configuration shall be based upon Purchaser's boundary survey as described in Section 4 hereof.

2. PURCHASE PRICE AND METHOD AND PAYMENT.

(A) The purchase price ("Purchase Price") of the Property shall be Nine Hundred Thirty Thousand U.S. Dollars \$ 930,000.00 to be paid as follows:

Via Wire Transfer at Closing.

EARNEST MONEY. Purchaser shall deliver within three (3) business days following the Acceptance Date, to 3. Nirav Patel Law Firm LLC ("Escrow Agent"), whose contact information is set forth in Section 15 below, \$ Twenty-Five Thousand U.S. Dollars (\$ 25,000) by check, as "Earnest Money" which, except as otherwise set forth herein. Earnest Money shall be applied as partial payment of the cash portion of the purchase price of the Property at the time the sale is consummated. If Broker or Co-Broker is acting as the Escrow Agent then the receipt of the Earnest Money shall be acknowledged by Escrow Agent. If a party other than Broker or Co-Broker is acting as Escrow Agent such party shall be engaged by Purchaser pursuant to separate agreement. In the event Purchaser deposits funds to Escrow Agent in the form of a check and if Purchaser's check for the Earnest Money is returned by Purchaser's bank for any reason, Seller shall have the option to either (i) declare this Agreement null and void by written notice to Purchaser and Escrow Agent, or (ii) require Purchaser to deposit the Earnest Money in the form of immediately available funds. Purchaser and Seller understand and agree that Escrow Agent shall deposit Earnest Money within one business day following the receipt thereof. The parties to this Agreement agree that Escrow Agent shall deposit the Earnest Money in Escrow Agent's non-interest bearing Escrow Trust Account. Purchaser's Social Security or Federal Employer ID# is . The parties to this Agreement understand and agree that the disbursement of the Earnest Money held by the Escrow Agent as escrow

agent can occur only (A) at Closing; (B) upon written agreement signed by all parties having an interest in the funds; (C) upon court order; (D) upon the failure of any contingency or failure of either party to fulfill its obligations as set forth in this Agreement at the request of either party; or (E) as otherwise set out herein. In the event of a dispute between Purchaser and Seller regarding this Agreement and/or distribution of the Earnest Money, sufficient in the discretion of Escrow Agent to justify its doing so, Escrow Agent shall be entitled to interplead all or any disputed part of the Earnest Money into court, and thereupon be discharged from all further duties and liabilities hereunder. The filing of any such interpleader action shall not deprive Escrow Agent of any of its rights under this Agreement. Purchaser and Seller agree that Escrow Agent shall be entitled to be compensated by the party who does not prevail in the interpleader action for its actual costs and expenses, including reasonable attorney's fees, in filing said interpleader action. In such disputed cases, if Escrow Agent decides not to interplead, Escrow Agent may make a disbursal of the Earnest Money upon a reasonable interpretation of this Agreement. If Escrow Agent decides to make a disbursal to which all parties to this Agreement do not expressly agree, Escrow Agent shall give all parties fifteen (15) days' notice in writing of Escrow Agent's intent to disburse. Such notice shall be delivered by certified mail to the parties' last known addresses and must recite to whom and when the disbursal will be made. After disbursement, Escrow Agent shall notify all parties by certified mail of such disbursement. Any such disbursal made by Escrow Agent upon advice of counsel shall conclusively be deemed to have been made upon a reasonable interpretation. The parties hereto further agree that the Escrow Agent is acting solely as a stakeholder at their request and for their convenience, that the Escrow Agent shall not be deemed to be the agent of either of the parties in Escrow Agent's capacity as escrow agent hereunder, and that the Escrow Agent shall not be liable to either of the parties for any action or omission on its part taken or made in good faith, but shall be liable for its acts of bad faith, in breach of this agreement or gross negligence or willful misconduct. Seller and Purchaser shall jointly and severally indemnify and hold the Escrow Agent harmless from and against all costs, claims and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the performance of the Escrow Agent's duties hereunder, except with respect to actions or omissions taken or made by the Escrow Agent in bad faith, in breach of this Agreement or involving gross negligence or willful misconduct on the part of the Escrow Agent.

TITLE AND SURVEY. Seller agrees to convey good and marketable, fee simple title to the Property to 4 Purchaser by Limited Warranty Deed. Good and marketable, fee simple title is hereby defined as title which is insurable by a national title insurance company (the "Title Company") at its standard rates on an ALTA Owner Policy (the "Title Policy"), without exception other than the following "Permitted Title Exceptions": (A) zoning ordinances affecting the Property; (B) general utility, sewer and drainage easements of record upon which any buildings on the Property do not encroach; (C) subdivision restrictions of record; (D) current city, state and county ad valorem property and sanitary taxes not yet due and payable; (E) leases and other easements, restrictions and encumbrances specified in this Agreement or on Exhibit "B" attached hereto and incorporated herein by this reference, and (F) recorded Declarations of Easements and Restrictive Covenants governing the Property, (the "Permitted Title Exceptions"). Purchaser shall have until expiration of the Inspection Period, as hereinafter defined in Section 6 to examine the title to the Property and notify Seller of any objections to matters affecting title to the Property, including the Permitted Title Exceptions (the "Initial Title Examination"). Seller shall have up to thirty (30) calendar days after receipt of Purchaser's written notice of objections (the "Seller's Response Period") in which to correct such defects, or to provide to Purchaser a written notice that Seller shall cause such objections to be corrected or cured on or before the date of Closing. If, prior to the expiration of the Seller's Response Period, Seller shall fail either to cure or correct such title defects, or provide to Purchaser such written notice obligating Seller to do so on or before the date of Closing, then Purchaser shall have the choice of (1) accepting the Property subject to such defects and proceeding to Closing, or (2) declining to accept the Property with such legal defects. Purchaser shall exercise such choice by written notice to Seller delivered within five (5) calendar days following the end of the Seller's Response Period (the "Purchaser's Election Period"). If Purchaser shall decline to so accept the Property subject to such legal defects, then this Agreement shall be null and void and the Earnest Money deposit shall be promptly refunded to Purchaser. In the event that Purchaser fails to make such election within the Purchaser's Election Period it shall be conclusively deemed to have elected to accept the Property subject to such defects and proceed to Closing.

Within the term of the Inspection Period, Purchaser may obtain and deliver to Seller, at Purchaser's sole cost and expense, a current boundary survey of the Property, which shall be prepared by a Georgia Registered Land Surveyor in accordance with no less than the minimum standards of the State of Georgia for surveys and land surveyors (the "Survey"). The Survey shall: (A) be certified to Purchaser, Purchaser's lender (if applicable) and Purchaser's title insurer by the surveyor pursuant to a certificate in form and substance satisfactory.

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to Purchaser; (B) correctly show the boundaries of the Property and the location of all buildings, structures, fences and other improvements situated on the Property, the location of and identify all visible easements and rights-of-way across, serving or abutting the Property, and all recorded easements to the extent they affect specific portions of the Property (including any and all off-site easements affecting or benefiting the Property) and (C) contain a calculation of the exact acreage of the Property (calculated to the nearest 1/100th of an acre). If necessary, Seller agrees to execute a Quit Claim Deed with the legal description contained in the Survey in favor of the Purchaser. Purchaser's notice of title objections pursuant to the preceding paragraph shall include any objections revealed by the Survey.

From and after the date of the Initial Title Examination, Purchaser may from time to time during the term of this Agreement make further examinations of the title to the Property and update the Survey, and Purchaser may object to any matters of title first appearing of record after the effective date of such Initial Title Examination by giving Seller written notice of any such defects or objections (the "Subsequent Objections"). Seller shall thereafter have until the date of Closing (or such longer period as Purchaser, in its reasonable discretion, consents to in writing) in which to cure or satisfy any such Subsequent Objections. If Seller fails to satisfy any Subsequent Objections prior to the date of Closing (or such longer period as Purchaser, in its reasonable discretion, consents to in writing), then, at the option of Purchaser, Purchaser may: (A) terminate this Agreement, in which event the Earnest Money shall be refunded to Purchaser, all rights and obligations of the parties under this Agreement shall expire, and this Agreement shall terminate and be of no further force and effect, except for the survival of certain provisions as expressly provided in this Agreement; (B) satisfy the Subsequent Objections and proceed to Closing, after deducting from the Purchase Price the cost of satisfying those Subsequent Objections that can be satisfied by the payment of money; (C) waive such satisfaction and performance by Seller and elect to proceed to Closing.

5. LEASES/SERVICE CONTRACTS.

- Seller represents to Purchaser that there are no management, service or other contracts that affect the Property that cannot be terminated at Closing by Purchaser at its sole discretion.
- 6. CONDITIONS OF PURCHASE. The parties hereto agree that Purchaser's obligation to purchase the Property shall be subject to the satisfaction of the following terms and conditions any one or some of which may be waived in part:
 - Inspections: Purchaser, its agents, or representatives, at Purchaser's expense and at all times before the \times Closing, shall have the right to enter upon the Property for purposes including, but not limited to, inspecting, examining, boring, digging test holes, testing, surveying the Property and satisfying itself with respect to environmental matters and the availability of utilities to serve the Property. Purchaser assumes all responsibility for the acts of Purchaser, its agents and representatives as provided by this paragraph, and Purchaser hereby agrees to indemnify, defend and hold Seller and Brokers (as defined hereafter) harmless from and against all loss, cost, damage, expense and claims suffered or incurred by Seller and Brokers as a result of the exercise of such right by Purchaser and its agents, employees and contractors. In the event Purchaser does any boring, digging of test holes or testing of the Property, Purchaser shall restore the Property to its condition prior to said boring, digging of test holes or testing. It is understood by Seller that said boring, digging of test holes or other tests may necessitate the need for Purchaser to cut trees and bushes located on the Property and to alter vegetation to determine soil and rock conditions. Purchaser shall restore the Property to its previous condition after said borings, digging of test holes or other tests except that Purchaser shall not be required to restore trees, bushes and other vegetation that have been altered in order to do said borings, diggings or other tests. Purchaser shall use reasonable care to insure that a minimum amount of trees and bushes are cut and vegetation is altered and Purchaser shall remove all trash and debris created by its inspection of the Property. The provisions of this paragraph shall survive the rescission, cancellation, termination or consummation of this Agreement.

Purchaser shall have a <u>Sixty</u> (60) calendar day period ("Inspection Period") after the Acceptance Date to decide in its sole and absolute discretion that the Property is satisfactory for Purchaser's acquisition. Additionally, Purchaser shall be granted ONE OPTION ("Option") to extend the Inspection Period for 30 additional calendar days. Purchaser shall exercise such Option by notification to Seller prior to expiration.

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of the original 60-day Inspection Period. If Purchaser determines that the Property is not satisfactory, then Purchaser may terminate this Agreement by giving written notice to Seller and Broker prior to the end of the Inspection Period, and upon receipt of such notice, Escrow Agent shall refund the Earnest Money to Purchaser, less One Hundred (\$100.00) Dollars thereof which shall be paid by Purchaser to Seller as consideration for the termination right herein granted to Purchaser.

- 7. **AVAILABILITY OF UTILITIES.** Notwithstanding anything to the contrary, if after the end of the Inspection Period and prior to the Closing any utility company or governmental entity takes any action (including, without limitation, imposing a sewer moratorium) that results in the non-availability to the Property at the Closing of any utility necessary for the development thereof (including, without limitation, necessary or appropriate pressures and capacities), then Purchaser may terminate this Agreement by giving written notice thereof to Seller and Broker prior to the Closing, whereupon Escrow Agent shall refund the Earnest Money to Purchaser.
- 8. AGENCY DISCLOSURE. Pursuant to Regulation 520-1.06 of the Georgia Real Estate Commission's Regulations and Georgia's Brokerage Relationships in the Real Estate Transactions Act ("BRRETA"), O.C.G.A. Section 10-6A-1 et. seq., Seller and Purchaser hereby acknowledge that Broker makes the following disclosures, checking all that apply:

As to Broker:

(A) Broker represents the Seller only.

Broker shall not owe any duty to Seller or Purchaser greater than what is set forth in BRRETA, Official Code of Georgia Annotated Section 10-6A-1 et. seq.

- 9. **REAL ESTATE COMMISSION.** In negotiating this Agreement, Broker has rendered a valuable service for which Broker shall be paid a commission at Closing.
 - pursuant to the terms of separate written agreements with Broker.
 - by Seller \square Purchaser equal to \underline{Six} percent (6.0%) of the Purchase Price (the "Commission"). Such Commission shall be payable at Closing as follows:

To Broker by Wire Transfer at Closing.

No change shall be made by Purchaser or Seller with respect to the time of payment, amount of payment, or the conditions of payment of the Commission, without the written consent of Broker. If this transaction involves an exchange of real estate, the full Commission shall be paid in respect to the property conveyed to each party to the other, and notice of the dual agency is hereby given and accepted by Seller and Purchaser. The Commission on an exchange shall be calculated on the amount of the stated basis of each property as taken in such exchange, according to the agreement between the parties, and if no value is placed on the property to be exchanged, then according to the reasonable value thereof. In the event of any exchange, each party shall be regarded as the seller as to the property conveyed by each party. Purchaser and Seller each hereby represent and warrant to the other, and to Broker, that no party other than Broker is entitled as a result of the actions of Seller or Purchaser, as the case may be, to a commission or other fee resulting from the execution of this Agreement or the transactions contemplated hereby, and Seller and Purchaser each hereby agree to severally indemnify, defend and hold each other and Broker harmless from and against any and all costs, damages and expenses, including attorneys fees arising from claims made by broker or agents for additional real estate commissions or brokerage fees with whom the indemnifying

party may have dealt. This representation, warranty and indemnity shall survive the rescission, cancellation, termination or consummation of this Agreement.

10. **DISCLAIMER.** Seller and Purchaser acknowledge that they have not relied upon the advice or representations, if any, of Broker, or their associate brokers or salespersons, concerning: (A) the legal and tax consequences of this Agreement in the sale of the Property; (B) the terms and conditions of financing of the Property; (C) the purchase and ownership of the Property; (D) the structural condition of the Property; (E) the operating condition of any business; (F) the operating condition of the electrical, heating, air conditioning, plumbing, water heating systems and appliances on the Property; (G) the availability of utilities to the Property; (H) the investment potential or resale value of the Property; (I) the financial ability of Purchaser; or, (J) any conditions existing on the Property which may affect the Property; or (K) any matter which could have been revealed through a survey, title search or inspection of the Property; (L) environmental matters relative to the Property. Seller and Purchaser both acknowledge that if such matters have been a concern to them, they have sought and obtained independent advice relative thereto.

11. DAMAGE AND CONDEMNATION.

- DAMAGE TO PROPERTY. Seller warrants that at Closing the Property will be in substantially the same condition as it is on the Acceptance Date, normal wear and tear excepted, and that Seller neither will do nor will permit to be done anything which will materially affect the use of the Property, except as otherwise provided in this Agreement. However, should the Property be destroyed or substantially damaged before the Closing, then Seller shall promptly notify Purchaser in writing of such event. Within ten (10) days after Seller provides Purchaser written notice of the amount of the insurance proceeds, if any, which Seller will receive on the claim of loss then Purchase shall: (i) terminate this Agreement; or (ii) consummate this Agreement, in which event Purchaser shall have the right to receive such insurance proceeds which have been paid to Seller, or, if not yet paid, to receive an assignment of such insurance proceeds. In the event Purchaser fails to make an election within said 10-day period, Purchaser shall be deemed to have elected option (ii) above. If Purchaser has not been notified by Seller of the amount of the insurance proceeds, if any, which Seller will receive on the claim of loss within forty-five (45) days subsequent to the occurrence of such damage or destruction, or by the date of Closing, whichever occurs first, Purchaser may at its option cancel this Agreement by written notice to Seller. If Purchaser fails to provide such notice to Seller, Purchaser shall be conclusively deemed to have elected to consummate this Agreement and receive an assignment of Seller's interest in such insurance proceeds as are paid or payable on the claim of loss.
- CONDEMNATION. Upon the institution of condemnation proceeding (or voluntary conveyance in lieu thereof) against any portion of the Property, Seller shall promptly notify Purchaser of such proceeding (or voluntary conveyance in lieu thereof). If such condemnation (or voluntary conveyance in lieu thereof) of all or any portion of the Property that is material, as determined by Purchaser in its reasonable discretion, then, within ten (10) days after Seller provides Purchaser written notice of the amount of such condemnation award, if any, which Seller will receive from such condemnation, Purchaser shall elect to: (i) terminate this Agreement; or (ii) consummate this Agreement, in which event Purchaser shall have the right to receive such condemnation awards (if any) which have been paid to Seller, or, if not yet paid, to receive an assignment of such condemnation awards. In the event Purchaser fails to make an election within said 10-day period, Purchaser shall be deemed to have elected option (ii) above. If Purchaser has not been notified by Seller of the amount of the condemnation award, if any, which Seller will receive from such condemnation within forty-five (45) days subsequent to the occurrence of such condemnation, or by the date of Closing, whichever occurs first, Purchaser may at its option cancel this Agreement by written notice to Seller. If Purchaser fails to provide such notice to Seller, Purchaser shall be conclusively deemed to have elected to consummate this Agreement and receive an assignment of Seller's interest in such insurance proceeds as are paid or payable on the claim of loss.

12. ASSIGNMENT.

This Agreement, and the rights and obligations hereunder, may not be assigned by Purchaser without the prior written consent of Seller, which consent may not be unreasonably withheld, except to an affiliated company or a to be formed entity in which Purchaser has a majority equity interest. Notwithstanding

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anything contained herein to the contrary, however, any such approved assignee shall assume in writing all of the obligations and liabilities of Purchaser hereunder, and a copy of such assignment shall be provided to Seller in writing within five (5) days after it is signed by Purchaser and assignee. No such assignment shall release the original Purchaser from liability to Seller as set forth in this Agreement.

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13. SELLER'S WARRANTIES. Seller agrees, represents and warrants that, to Seller's knowledge and belief: (A) Seller has the full right and authority to enter into this Agreement and to consummate the sale of the Property as set forth herein; (B) Seller has not received any notice and has no knowledge that the Property is or will be affected by any special assessments, condemnation, eminent domain, change in grade of public streets or similar proceedings; (C) Seller has entered into no unperformed agreement, oral or written, not referred to herein, with reference to the Property, and neither the Seller nor the Property is subject to any judgment or decree of a court of competent jurisdiction, or to any lawsuit or administrative proceeding which would in any way adversely affect the Property or which would in any way be binding upon Purchaser or its successors or assigns, or which would limit or restrict in any way Seller's rights and ability to enter into this Agreement and consummate the transactions contemplated hereby; (D) Seller is a validly existing entity existing under the laws of the State of Georgia and the individual executing on behalf of the entity has authority to enter into the transaction contemplated by this Agreement, or if executed in an individual capacity, has authority to execute; (E) Seller has good and marketable fee simple title to the Property which can be conveyed to Purchaser in accordance with the terms and conditions of this Agreement. (F) Except for the representations and warranties set forth in this Agreement or in any of the documents delivered at Closing (the "Seller's Warranties"), this sale is made and will be made without additional representations, covenants, or warranties of any kind by Seller and shall be made on an "as-is", "where-is" basis, with all faults, latent or patent. Consistent with the foregoing and subject solely to the Seller's Warranties, effective as of the Closing Date, Purchaser, for itself and its agents, affiliates, successors and assigns, hereby waives, relinquishes, releases and forever discharges Seller, its agents, affiliates, subsidiaries, successors and assigns (collectively the "Releasees") from any and all rights, claims and demands at law or in equity, whether known or unknown, which Purchaser has or may have in the future, arising out of the physical, environmental, economic, legal or other condition of the Property.

14. DEFAULT. REMEDIES.

- PURCHASER'S DEFAULT: If the sale and purchase of the Property contemplated by this Agreement is not consummated because of Purchaser's default, then Escrow Agent shall, within three (3) business days of Seller's demand therefor, remit the Earnest Money to Seller as full and final liquidated damages for such default of Purchaser, the parties hereto acknowledging that it is impossible to more precisely estimate the damages to be suffered by Seller upon Purchaser's default, and the parties expressly acknowledging that retention of the Earnest Money is intended not as a penalty, but as full and final liquidated damages and that said sum is an agreed reasonable estimate of such damages. The Seller's right to retain the Earnest Money as full and final liquidated damages is Seller's sole and exclusive remedy in the event of default hereunder by Purchaser, and Seller hereby waives and releases any right to (and hereby covenants that it shall not) sue the Purchaser (A) for specific performance of this Agreement; or (B) to prove that Seller's actual damages exceed the Earnest Money which is hereby provided Seller as full and final liquidated damages. In the event the purchase and sale contemplated in this Agreement is not consummated because of Purchaser's default, Purchaser hereby waives and releases any right to (and hereby covenants that it shall not) sue Seller to recover the Earnest Money or any part thereof.
- (B) SELLER'S DEFAULT: If the purchase of the Property is not consummated in accordance with the terms and conditions of this Agreement because of Seller's default, then the Earnest Money (including any interest earned thereon, if any) shall be returned to Purchaser within five (5) business days of written demand from Purchaser and Purchaser shall have the right, at its sole election: (A) to terminate this Agreement; (B) to pursue specific performance plus the cost of obtaining specific performance; or (C) if Purchaser is not reasonably able to obtain specific performance of Seller's obligations under this Agreement or if specific performance is an inadequate remedy as a result of the acts or omissions of Seller, to pursue its remedies at law and equity (provided, however, in no event shall Purchaser be entitled to monetary damages in excess of an amount equal to the Earnest Money).

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15. NOTICES. All notices, requests, consents and other communications hereunder shall be in writing and shall be personally delivered, sent by overnight (e.g. Federal Express) or same day courier service providing a return receipt, or mailed by first-class registered or certified mail, return receipt requested, with postage prepaid. Notices may also be sent by electronic mail (with proof of transmission and receipt) between the hours of 9:00 a.m. and 6:00 p.m. local Eastern time, Mondays through Fridays, holidays excepted, provided that a copy thereof is also sent, within three (3) business days, by one of the other methods permitted hereunder. Notices shall be effective when received, when refused or when the same cannot be delivered, as evidenced on the return receipt or delivery confirmation, as applicable. Notices shall be sent to the following addresses:

PURCHASER:	Apsilon Hotels, LLC	SELLER:	Merchant Centers, LLC
	925 Virginia Ave, Suite E	_	130 Broadmoor Drive
	Hapeville, GA 30354	_	Fayetteville, GA 30215
ATTN:	Raj Patel	ATTN:	D.R. Carpenter
Email:	raj@apsilonhotels.com	Email:	dan.1031realty@gmail.com
BROKER:	Ten Thirty-One Realty Corp.	SELLER:	Guthrie Ravin Development, LLC
	P.O. Box 599	_	190 Habersham Place
	Fayetteville, GA 30214	_	Fayetteville, GA 30214
ATTN:	Dan Carpenter	ATTN:	Howard Guthrie
Email:	1031realty@bellsouth.net	Email:	howard.guthrieconstruction@gmai
ESCROW AGENT:	Nirav Patel Law Firm, LLC 599 Crossville Road Roswell, GA 30075	-	
ATTN:	Nirav Patel	_	
Email:	<pre>pateln@niravpatellaw.com</pre>	_	

16. FOREIGN PERSON STATUS.

- (A) At Closing, if Seller does not deliver to Purchaser a certificate reasonably acceptable to Purchaser setting forth Seller's address and Social Security or Tax Identification number and certifying that Seller is not a foreign person for purposes of the Foreign Investment in Real Property Tax Act, as revised by the Deficit Reduction Act of 1984, then Purchaser shall deduct and withhold a tax equal to either ten percent (10%) of the Purchase Price or such other amount as may be authorized by a withholding certificate from the Internal Revenue Service.
- (B) At Closing, if Seller does not deliver to Purchaser an affidavit reasonably acceptable to Purchaser confirming that Seller is a resident or "deemed resident" of the State of Georgia for purposes of O.C.G.A. Section 48-7-128, then Purchaser shall be entitled to withhold a portion of the Purchase Price for payment to the Georgia Department of Revenue pursuant to said statute.

17. **ENVIRONMENTAL CONDITIONS.** To Seller's actual knowledge:

(A) The Property has never been used as a landfill for garbage or refuse, dump, stump pit, toxic waste dump or cemetery, or for the handling, generation, treatment, release, storage or disposal of chemicals or hazardous

- wastes or substances so as to create an environmental hazard. For purposes of this Agreement, the term "hazardous wastes or substances" shall mean petroleum including crude oil or any fraction thereof, and any substance identified in CERCLA, RCRA, or any other federal, state or other governmental legislation or ordinance identified by its terms as pertaining to the disposal of hazardous substances or waste.
- (B) (i) The Property is free from any hazardous or toxic materials or waste or similarly described substances under any applicable federal or state laws or regulations and (ii) there have been no violations of applicable "wetlands" regulations in connection with the development of the Property.
- (C) There are no storage tanks located on the Property, either above or below ground.
- 18. CLOSING COSTS. Unless otherwise stipulated in this Agreement, Purchaser agrees to pay the following costs at Closing: (i) Purchaser's attorney's fees; (ii) the cost of preparing the conveyancing documents (iii) all appraisal fees; (iv) all title examination and survey fees and the premiums for all title insurance commitments and policies; (v) all recording fees; and (vi) any other charges incurred by Purchaser relating to the transaction contemplated herein. Seller agrees to pay the following costs, if any, at Closing: (i) Seller's attorney's fees; (ii) any transfer taxes; and (iii) any other charges incurred by Seller in connection with this transaction. The Brokers' Commission shall be paid at Closing in accordance with Section 9 of this Agreement.
- 19. CLOSING. The sale of the Property shall be closed ("Closing") on or before thirty calendar days following the expiration of the Inspection Period or extension thereof, (the "Closing Date") at a time and place acceptable to Purchaser and Seller; provided, however, if Purchaser and Seller fail to agree on a time and place, the Closing shall be held on the aforesaid date at 1:00 P.M. in the office of Lindsey & Lacy, PC, at 200 Westpark Drive, Suite 280, Peachtree City, GA 30269.

20. GENERAL.

- (A) Entire Agreement. This Agreement constitutes the sole and entire Agreement between the parties hereto with respect to the subject matter hereof, and no modification of this Agreement shall be binding unless signed by all parties to this Agreement. No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto.
- (B) <u>Captions.</u> The headings at the beginning of each paragraph are for clarification purposes only and are not intended to alter the context of this Agreement.
- (C) <u>Binding Effect.</u> This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, legal representatives, successors and assigns.
- (D) <u>Time of the Essence.</u> Time is of the essence of this Agreement.
- (E) <u>Governing Law.</u> This Agreement shall be interpreted in all respects in accordance with the laws of the State of Georgia.
- (F) OFAC. Neither Seller nor Purchaser, nor any of their affiliates, nor, to Seller's or Purchaser's respective knowledge, any of their respective partners, members, shareholders or other equity owners, or to Seller's or Purchaser's respective knowledge, any of their respective employees, officers directors, representatives or agents are, nor will they become, a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings of transactions or be otherwise associated with such persons or entities.
- (G) No Waiver. No failure of any party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms

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hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

- (H) <u>Counterparts.</u> This Agreement may be executed in several counterparts, all of which taken together shall constitute one executed original hereof. Electronically transmitted signatures on this Agreement shall constitute original signatures of the parties.
- (I) <u>Conditions Precedent.</u> Conditions precedent to the obligation of either party to close hereunder, if any, are for the benefit of such party only, and any and all of said conditions may be waived in the discretion of the party benefited thereby.
- (J) <u>Responsibility to Cooperate.</u> Seller and Purchaser agree that such documentation as is reasonably necessary to carry out the terms of this Agreement shall be produced, executed and/or delivered by such parties within the time required to fulfill the terms and conditions of this Agreement.
- (K) <u>Survival of Agreement.</u> Any condition or stipulation not fulfilled at the time of the Closing shall survive the closing, execution and delivery of the warranty deed until such time as said conditions or stipulations are fulfilled.
- (L) <u>Closing Certifications.</u> Seller shall deliver to Purchaser at the Closing an affidavit: (i) certifying that Seller is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code; (ii) certifying the information required for Internal Revenue Service Form 1099; and (iii) certifying as to such other matters as may be reasonably required by the title insurance company for issuance of a title insurance policy on the Property.
- (M) <u>Business Days.</u> If the time period by which any right, option or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed, or by which the Closing must be held, expires on a Saturday, Sunday or legal holiday, then such time period shall be automatically extended to the close of business on the next regular business day
- (N) All tenant security deposits shall be delivered or credited by Seller to Purchaser at Closing, and Purchaser shall sign an agreement at Closing to hold Seller harmless against claims regarding such transferred security deposits.
- (O) Possession of the Property shall be granted by Seller to Purchaser no later than <u>at Closing</u>, subject to the rights of tenants of the Property, if any are listed on Exhibit "D" hereto.
- (P) Any box not checked in any paragraph is specifically not applicable.

Any postponement or delay of the Closing, as may be permitted in this Agreement, shall not exceed two (2) months, unless otherwise expressly agreed in writing by all of the parties hereto.

21. (INTENTIONALLY BLANK)

22. SPECIAL STIPULATIONS:

The following Special Stipulations shall, if conflicting with the foregoing, control:

SEE ATTACHED EXHIBIT "E", SPECIAL STIPULATIONS:

23. ACCEPTANCE DATE. The "Acceptance Date" of this Agreement is the date upon which the last of Purchaser or Seller executes or initials the last change in this Agreement below. The party last executing this Agreement shall promptly deliver executed counterparts of this Agreement to all parties in accordance with the notice provisions of this Agreement.

ATLANTA COMMERCIAL BOARD OF REALTORS, INC. ("ACBR") DISCLAIMER; WAIVER AND RELEASE OF CLAIMS. This "Disclaimer; Waiver and Release of Claims" provision, without any changes, modifications, deletions or revisions, must be included in all ACBR Form documents that include any reference to ACBR.

The parties hereto hereby acknowledge and agree that: (A) THIS DOCUMENT HAS IMPORTANT CONSEQUENCES, LEGAL, FINANCIAL AND OTHERWISE, AND ACBR HAS ADVISED THE PARTIES THAT THEY SHOULD EACH CONSULT WITH AN ATTORNEY OR OTHER PROFESSIONAL OF THEIR CHOICE WITH RESPECT TO THE TERMS OF, AND/OR THE COMPLETION, MODIFICATION AND/OR EXECUTION OF, THIS DOCUMENT; (B) form documents by their nature are designed to be of general application, and may not be applicable to specific facts and circumstances, may not address a given party's specific conditions or requirements and/or may not reflect the relative bargaining or negotiations of the parties, as such variables may arise on any given transaction; (C) ACBR has made the original versions of this document and other document forms available to ACBR"s members as a service, but makes no representation or warranty, express or implied, as to the suitability or applicability of the terms and conditions of, or the enforceability of, this document or other document forms; (D) ACBR document forms are updated by ACBR from time to time, and ACBR strongly recommends to the parties that they use the most current, updated versions of any such document forms; and (E) by executing this document the parties hereto each hereby waive and release ACBR, its officers, directors, members, employees and agents, from any and all claims, demands and/or causes of action (whether known or unknown) arising out of, pertaining to or resulting directly or indirectly from the use of this form document.

[Signatures on following page]

This instrument shall be regarded as an offer by the first party to sign it and is open for acceptance by the other party until 5:00 o'clock P .m. on the 1 day of 2023, by which time written acceptance of such offer must have been actually received by Broker, who shall promptly notify the other party of such acceptance. The parties agree that this Agreement may be executed in counterparts, each of which shall be effective as an original, but all of which counterparts taken together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, Purchaser, Seller, and Broker have hereunto set their hands and seals as of the date indicated below.

i onemiori.		
By:		(Seal)
Name:	RAJ A. PATEL	
Title:	MANAGER	
Firm:	APSILON HOTELS, LLC	
Phone:		
Date:		
SELLER:		
By:	/home) ut	(Seal)
Name:	HOWARD GUTHRIE	
Title:	MEMBER	
Firm:	GUTHRIE RAVIN DEVELOPMENT, LLC	
Phone:		
Date:	10/26/2023	
SELLER:	TO	
By:	Marponler	(Seal)
Name:	D.R. CARPENTER	-
Title:	MANAGER	
Firm:	MERCHANT CENTERS, LLC	
Phone:		
Date:	10-26-23	

[Signatures continue on following page]
The Acceptance Date of this Agreement is
October 26, 2003

JAN J

PURCHASER.

JOINS HEREIN FOR THE SOLE PURPOSE OF CONSENTING TO ALL PROVISIONS IN THIS AGREEMENT APPLICABLE TO ESCROW AGENT:

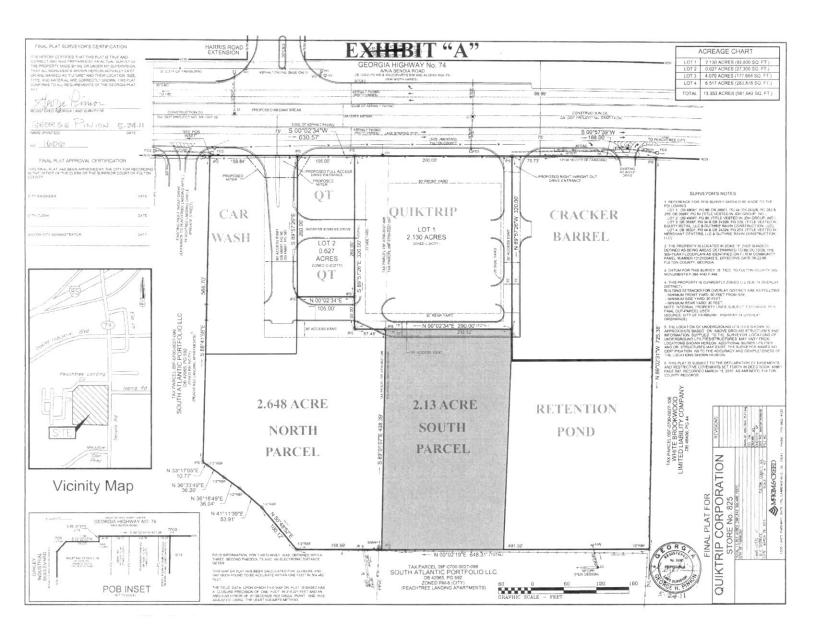
By:		(Seal)
Name:	NIRAV PATEL	
Title:		_
Firm License #:		_
Phone:		_ :
Date:		
Agent Name(s):		_
Agent License #(s):		
JOINS HEREIN FOR APPLICABLE TO BR	R THE SOLE PURPOSE OF CONSENTING TO ROKER:	ALL PROVISIONS IN THIS AGREEMENT
BROKER:	100 +	
By:	Marsoner	(Seal)
Name:	D.R. CARPENTER	
Title:	PRESIDENT	
Firm:	TEN THIRTY-ONE REALTY CORP.	
Firm License #:	44915	_
Phone:	(770) 461-6122	_
Date:	10-26-23	_
Agent Name(s):	D.R. CARPENTER	_
Agent License #(s):	167711	
		- - - - -
¥		

DRC

ESCROW AGENT:

5:00 o'clock P .m. obeen actually received be Agreement may be executed by the second	e regarded as an offer by the first party to sign it and it on the day of, 2023, by which time by Broker, who shall promptly notify the other party couted in counterparts, each of which shall be effective stitute one and the same Agreement.	ne written acceptance of such offer must have of such acceptance. The parties agree that this
IN WITNESS WHERE below.	OF, Purchaser, Seller, and Broker have hereunto set	their hands and seals as of the date indicated
PURCHASER:	1/2	
By:	150	(Seal)
Name:	RAJ A. PATEL	- · ·
Title:	MANAGER	_
Firm:	APSILON HOTELS, LLC	_
Phone:	(404) 456-8483	_
Date:	10/25/2023	_
SELLER:		
By:		(Seal)
Name:	HOWARD GUTHRIE	_
Title:	MEMBER	_
Firm:	GUTHRIE RAVIN DEVELOPMENT, LLC	_
Phone:		_
Date:		_
Ditte.		_
SELLER:		•
By:		(Seal)
Name:	D.R. CARPENTER	_
Title:	MANAGER	·
Firm:	MERCHANT CENTERS, LLC	_
Phone:		_
Date:		_

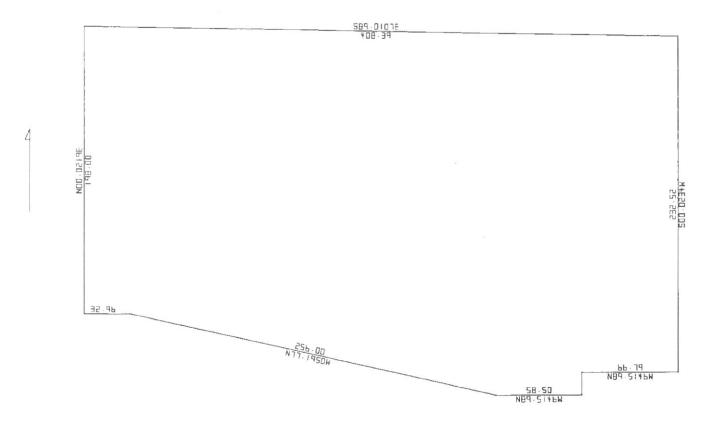
[Signatures continue on following page]



DRC MAR

EXHIBIT "A-1"

Plat of Deed Calls for: Fairburn 2.13 2.13 ACRE PARCEL



- 1. N89.0107W 32.96
- 2. N00.0219E 198.00
- 3. S89.0107E 408.39
- 4. S00.0234W 232.52
- 5. N89.5146W 66.79
- 6. S01.0242W 15.50
- 7. N89.5146W 58.50 8. N77.1950W 256.00

John J.



ATLANTA COMMERCIAL BOARD OF REALTORS, INC.



EXHIBIT <u>"E"</u> SPECIAL STIPULATIONS

In the event of any conflict between the provisions set forth in the body of the Agreement and the provisions of these Special Stipulations, the provisions of the Special Stipulations shall control.

- 1) <u>Disclosure</u>: Seller herein discloses, and Purchaser hereby acknowledges that some members of Seller hold or have held real estate licenses in the states of Georgia, Alabama, and Tennessee.
- 2) Tax Free Exchange. Purchaser acknowledges that a material part of the consideration for this transaction is the Seller's intention to complete a tax-free exchange with a third party under Section 1031 of the Internal Revenue Code with respect to the Land. Consequently, Purchaser agrees to cooperate with Seller consistent with the provisions of the Land Sales Agreement to accomplish the tax free exchange (through a qualified intermediary including payment of the purchase price to a qualified intermediary), provided, however, that Purchaser shall not be required to take or convey title to the exchange or replacement property; all costs incident to such exchange are paid by Seller; Purchaser shall not be deemed to warrant or represent any tax consequence of such exchange; the Real Estate shall be conveyed directly by Seller to Purchaser at Closing.
- 3) Earnest Money. Pursuant to Section 3 of the Agreement, within three (3) business days after the Acceptance Date, Purchaser shall pay by check to the Escrow Agent, the sum of Twenty-Five Thousand and No/100 Dollars (\$25,000.00), (together with all additional Earnest Money deposited hereunder, the "Earnest Money"). If Purchaser does not terminate this Agreement as permitted therein, upon or before expiration of the Inspection Period, Purchaser shall deposit additional Earnest Money with the Escrow Agent in the amount of \$25,000 on or before the expiration of the said Inspection Period. The Earnest Money shall be fully refundable to Purchaser during the Inspection Period. Upon expiration of the Inspection Period, the Earnest Money shall become nonrefundable to Purchaser (except as expressly provided in the Agreement) but shall be applied at Closing as partial payment of the Purchase Price, or as otherwise provided in the Agreement.
- 4) <u>Legal Description</u>. The Property shall be subject to a more definitive Legal Description to be mutually agreed upon between Seller and Purchaser as shall be obtained from Purchaser's survey in accordance with Section 4 of the Agreement.
- 5) <u>ECR's.</u> Purchaser hereby confirms that it has received a copy of the recorded Declaration of Easements and Restrictive Covenants (the "ECR's") governing the Property, including the Height Restriction Variance and Purchaser herein affirms its intention to abide by such ECR's.
- 6) Taxes. All city, state and county ad valorem taxes and similar impositions levied or imposed upon or assessed against the Property (hereinafter called the "Taxes"), for the year in which Closing occurs shall be prorated as of the Closing Date. In the event the Taxes for such year are not determinable at the time of Closing, said taxes shall be prorated on the basis of the best available information. In the event any of the Taxes are due and payable at the time of Closing, the same shall be paid at Closing. If the Taxes are not paid at Closing, Seller shall deliver to Purchaser the bills for the Taxes promptly upon receipt thereof and Purchaser shall thereupon be responsible for the payment in full of the Taxes within the time fixed for payment thereof and before the same shall become delinquent.

JACK TWA



PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: February 6, 2024

Agenda Item: @HOME Hotel – 7995 Senoia Road [Parcel ID: 09F070000270973] – Request to review

the subdivision plat.

Agent/Applicant/Petitioner Information

Applicant: Darrell Baker

Property Owner: Merchant Centers LLC & Guthrie Ravin Development LLC

Background

The site is located at 7995 Senoia Road behind the Cracker Barrel Old Country Store and QuikTrip, next to the Compass Self Storage, and in front of Peachtree Landing. The site is currently zoned C-2 (General Commercial). The site is approximately 4.2 acres.

Discussion

The applicant is proposing a subdivision of the site into two sites: Tract 1 and Tract 2. Tract 1 is 2.13 acres and will be a hotel. Tract 2 is 2.07 acres and will remain as a stormwater facility. An accurate, up-to-date, and certified survey is included. The subdivision plat meets the setback requirements of the Highway 74 Overlay District.

The subdivision plat includes buffer easements, utilities, and other required infrastructure.

It is worth noting that the applicant has concurrently submitted a request to review this subdivision plat, a primary variance, and a concept plan.

Staff Recommendations

Staff recommends **APPROVAL** of the subdivision plat with the following condition:

• Any significant modifications as determined by Staff to the approved subdivision plat would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Current Survey and Proposed Subdivision



SITE PICTURES



Southwest Viewpoint

Northwest viewpoint









CITY OF FAIRBURN

Planning & Zoning Department

Subdivision Plat/ Plan Review- Submittal Form

Submittal Date: 11/13/23 Deadline: (Minimum 5 weeks prior to P & Z Commission meeting)			mission meeting)	
	PI	ROJECT INFORMATI	<u>ON</u>	
Address/Location Access to Proper Tax Parcel ID #: Zoning: C-2	At Home Hotel, Fairb on of Project: _7995 S rty: _Access Drive that 09F070300270	ourn, GA Senoia Rd, Fairburn, GA 3 t serves Quick Trip, Wasl Size of Project No. of Lots (if	30213 / A 2.13 portion of to Me Fast Car Wash and 2.13 Acres of a 4.197 / applicable): 1	Fairburn 85 Storage Acre Tract as attached
Zoning & Use of	f Adjacent Properties	s: <u>C-2 / Cracker Barrel, C</u>	QT, Fairburn 85 Storage,	Wash Me Fast Car Wasl
provide greater d An At Home Hote	detail): el comprising 120 roor	ms over 4 floors with a to	ditional pages as necess tal square footage of 63,1 te plan and proposed elev	43 sf. The
Contact Person: Mailing Address Phone: 404.977.	: Agent / Randolph V Darrell Baker :: 100 World Drive, S	uite 105, Peachtree City,		
Water: Fairburn Gas: AGL	Utilities Sewer: Fair Cable: C		DERS Electric: Coweta Fa Other: Phone - AT8	
Gas. AGL	Cable C	Officast	Office: _Frione - Arc	X 1
Concept Plat * Submittal \$440 + * S/lot esubmittal*	Preliminary Plat 1st Submittal \$460 + \$4/ lot Resubmittal*	Construction Plans □ 1 st Submittal \$600 + \$8/ lot □ Resubmittal*	Final Plat 1st Submittal \$300 + \$3/lot Resubmittal*	If Applicable-Landscape Plan □ 1 st Submittal \$400 + \$5/lot □ Resubmittal*
ineerlscape Architect	7 Copies- Staff Routes to: Building/Prop. Manager Engineer Landscape Architect	7 Copies- Staff Routes to: Building/Prop. Manager Engineer Landscape Architect	7 Copies- Staff Routes to: Building/ Prop. ManagerEngineerLandscape Architect	2 Copies- Staff Routes to: Engineer Landscape Architect
nm. Dev. Director Marshal nning & Zoning er & Sewer * Resubmittals- Each	Comm. Dev. Director Fire Marshal Planning & Zoning Water & Sewer	Comm. Dev. Director Fire Marshal Planning & Zoning Water & Sewer	Comm. Dev. Director Fire Marshal Planning & Zoning Water & Sewer	

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 101,061 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 122,022 FEET. EQUIPMENT USED ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL# 13121C0462F DATED 9/18/2013

PARCEL ID# 09F070000270973 N/F MERCHANT CENTERS LLC 'ETAL' P.B. 360, PG. 93

> SURVEY ORDERED BY: RAJ. PATEL Ph: 404-456-8483

UTILITIES PROTECTION CENTER Call FREE
IN METRO ATLANTA THROUGHOUT GEORGIA 1-800-282-7411 THREE WORKING DAYS BEFORE YOU DIG

GENERAL NOTES

NOT SHOWN HEREON.

. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED. 2. LAST DATE OF FIELD SURVEY 10/26/2023 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL. 4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES,

ZONING: AG-1

AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY" 5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED. 6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



LOCATION MAP NTS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
GM GAS MARKER/GAS METER
OOTP OPEN TOP PIPE
OIPF IRON PIN FOUND
OIPS IRON PIN SET 1/2"Ø REBAR W/ CA
C/G CURB AND GUTTER
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
L.L.L. LAND LOT LINE
CMF CONCRETE MONUMENT FOUND
POL POINT ON LINE
B.O.C. BACK OF CURB
FNC FENCE CORNER
EP EDGE OF PAVEMENT
PC PROPERTY CORNER
OLD HOINT POLE EP EDGE OF PAVEMENT
PC PROPERTY CORNER

→LP LIGHT POLE

ØPP POWER POLE

GW GUY WIRE

☑ JB EXISTING JUNCTION BOX

☑ WY EXISTING WATER VALVE

⑦ FH EXSITING FIRE HYDRANT

T.B.M. TEMPORARY BENCH MARK

B.F.E. BASE FLOOD ELEVATION

M.F.E. MINIMUM FLOOR ELEVATION

→ HW HEADWALL

□ SWCB SINGLE WALL CATCH BASIN

□ OCS OUTLET CONTROL STRUCUTRE

□ DI DROP INLET

☑ WATER METER

— W— WATERLINE

— SS— SANITARY SEWER LINE

— OVP— OVERHEAD POWERLINE

— UFO— UNDERGROUND FIBER OPTICS

G GASLINE

— LS— LANDSCAPING

PKS (F) PK NAIL SET (FOUND)

EX—MH EXISTING SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SSE. SANITARY EASEMENT

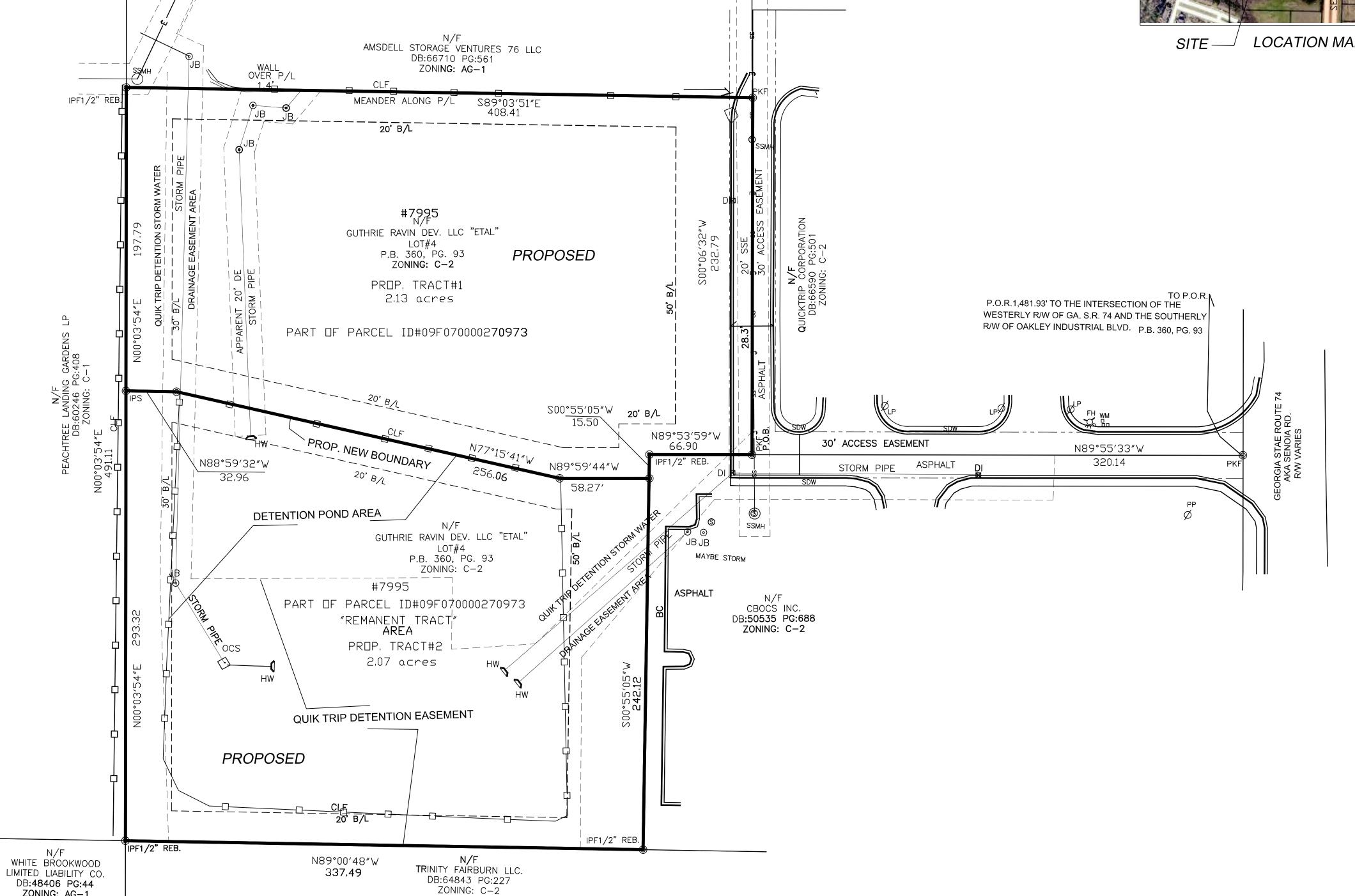
C/O CLEAN—OUT

FDC FIRE DEPARTMENT CONNECTOR

C.L.F. CHAIN LINK FENCE

D.E. DRAINAGE EASEMENT D.E. DRAINAGE EASEMENT R.R.E. RAIL ROAD EASEMENT H HEIGHT UE UNDERGROUND ELECTRIC AC AIRCONDITION UNITS

LEGENDS OF SYMBOLS



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

No. 2642

A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

THIS MINOR S/D. NEEDS TO BE APPROVED BY THE LOCAL JURISDITION

DATE REV. DESCRIPTION #155 WESTRIDGE PKWY SUITE 212 SURVEYING & PLANNING MCDONOUGH, GA 30253 LSF000831 Phone: (770) 320-8009

MINOR S/D. SURVEY FOR: APSILON HOTELS, LLC

CITY OF FAIRBURN 9-F Dist. Fulton County, GA Scale: 1"=40' Drawn By: AMM SR. Wg No: 2-2310103 MD Date: 12/07/2023



PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: February 6, 2024

Agenda Item: @HOME Hotel – 7995 Senoia Road [Parcel ID: 09F070000270973] – Request to review

the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: Darrell Baker

Property Owner: Merchant Centers LLC & Guthrie Ravin Development LLC

Background

The site is located at 7995 Senoia Road behind the Cracker Barrel Old Country Store and QuikTrip, next to the Compass Self Storage, and in front of Peachtree Landing. The site is currently zoned C-2 (General Commercial). The site is approximately 4.2 acres.

Discussion

The applicant is proposing a new 66,339-square-foot building. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of C-2 and the Highway 74 Overlay District design standards.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, landscaping, buffer easements, utilities, and other required infrastructure. The site will have ingress/egress on an unnamed side street of Senoia Road.

The building will consist of various, earth tones of masonry and grey masonry with black and grey metal accents. The north elevation will have numerous oversized windows, a single-entry metal door, and two single-entry glass doors. The west elevation will have five oversized windows and a single-entry metal door. The east elevation will have numerous oversized windows, a single-entry metal door, and a canopy. The south elevation will have seven oversized windows; a double-entry, glass, sliding door; and a canopy.

It is worth noting that the applicant has concurrently submitted a request to review this concept plan, a primary variance, and a subdivision plat.



Staff Recommendations

Staff recommends **APPROVAL** of the concept plan with the following condition:

• Any significant modifications as determined by Staff to the approved concept plan would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Current Survey
- Proposed Concept Plan / Floor Plan
- Proposed Elevations



SITE PICTURES



Southwest Viewpoint

Northwest viewpoint



QuikTrip Stormwater Facility (to the left)



Conceptual Site Plan Checklist

An accurate, up-to-date and certified survey of the property on which the project is to be
built.
A vicinity map showing the property in relation to the general area of the City in which it
is located.
The name of the proposed project.
Name, address, phone number, and fax number of the owner, the developer and the
designer who prepared the plan.
Graphic scale, north arrow, and date of preparation.
Zoning of the property with required setbacks shown.
Zoning, use, and ownership of all adjoining property.
Total area of the site and the area of the site proposed to be devoted to impervious
surfaces.
Approximate topography of the site.
Significant natural features on and adjacent to the site, including the 100 year flood-plain,
if appropriate.
Existing man-made features on the site.
Proposed site layout including buildings, drives, parking, walkways, landscaped areas,
buffer easements, utilities and any other features necessary to properly present the
concept.
Proposed off-site improvements which may be necessary to properly develop site.
Architectural elevations to show the intended architectural character of the proposed
building and the nature of the materials to be used.
If the site plan is for an addition to or change in an existing site plan, the drawings must clearly show the changes that are being proposed.
Provide vehicular use area landscaping requirements



Planning & Zoning Department

Site Plan Review- Submittal Form

Submittal Date:	<u> </u>	Deadline: (Minimum 5 weeks prior to P & Z Commission meeting)		
		(Minimum 5 weeks prior to P &	Z Commission meeting)	
	PROJECT INFO	<u>ORMATION</u>		
Project Name:				
Address/Location of Pro	ject:			
Access to Property:				
Tax Parcel ID #:	Size o	of Project:		
Zoning:	No. of	f Lots (if applicable):		
Zoning & Use of Adjace	nt Properties:			
Narrative/ Description for provide greater detail):	or use of property/project (attach additional pages as i	necessary to	
	CONTACT INFO	ORMATION		
Company Name:				
Mailing Address:				
Email Address:				
	UTILITY SERVICE	E PROVIDERS		
Water:		Sewer:		
Electric:		Gas:		
Cable:		Other:		
Sketch Plan	Conceptual Site Plan	Construction Plans w/Hydro 1st Submittal \$500 +	<u>Landscape Plan</u>	
☐ 1 st Submittal- No Fee Submit to P & Z for review	☐ 1 st Submittal \$150 + \$20/acre ☐ Resubmittal*	\$20/ acre Resubmittal*	□ 1 st Submittal \$300 + \$20/acre □ Resubmittal*	
If necessary, 2 extra copies (If legible, .pdf file is acceptable).	7 Copies- Staff Routes to:	7 Copies- Staff Routes to:	2 Copies- Staff Routes to:	
Staff routes to:	Building/Prop. Manager Comm. Dev. Director Engineer	Building / Prop. Manager Comm. Dev. Director Engineer	Comm. Dev. Director Landscape Architect	
Comm. Dev. DirectorPlanning & Zoning	Fire Marshal Landscape Architect Planning & Zoning Water & Sewer	Fire Marshal Landscape Architect Planning & Zoning Water & Sewer		

Resubmittals- Each subsequent resubmittal will incur a fee of \$100.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL# 13121C0462F DATED 9/18/2013

PARCEL ID# 09F070000270973 N/F MERCHANT CENTERS LLC 'ETAL' P.B. 360, PG. 93

> SURVEY ORDERED BY: RAJ. PATEL Ph: 404-456-8483

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OIPS IRON PIN SET 1/2"Ø REBAR W/ CA
C/G CURB AND GUTTER
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
L.L.L. LAND LOT LINE
CMF CONCRETE MONUMENT FOUND
POL POINT ON LINE
B.O.C. BACK OF CURB
FNC FENCE CORNER
EP EDGE OF PAVEMENT
PC PROPERTY CORNER
OLD HOINT POLE EP EDGE OF PAVEMENT
PC PROPERTY CORNER

→LP LIGHT POLE

ØPP POWER POLE

GW GUY WIRE

☑ JB EXISTING JUNCTION BOX

☑ WY EXISTING WATER VALVE

⑦ FH EXSITING FIRE HYDRANT

T.B.M. TEMPORARY BENCH MARK

B.F.E. BASE FLOOD ELEVATION

M.F.E. MINIMUM FLOOR ELEVATION

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— W— WATERLINE

— SS— SANITARY SEWER LINE

— OVP— OVERHEAD POWERLINE

— UFO— UNDERGROUND FIBER OPTICS

G GASLINE

— LS— LANDSCAPING

PKS (F) PK NAIL SET (FOUND)

EX—MH EXISTING SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SSMH SANITARY SEWER MANHOLE

SSE. SANITARY EASEMENT

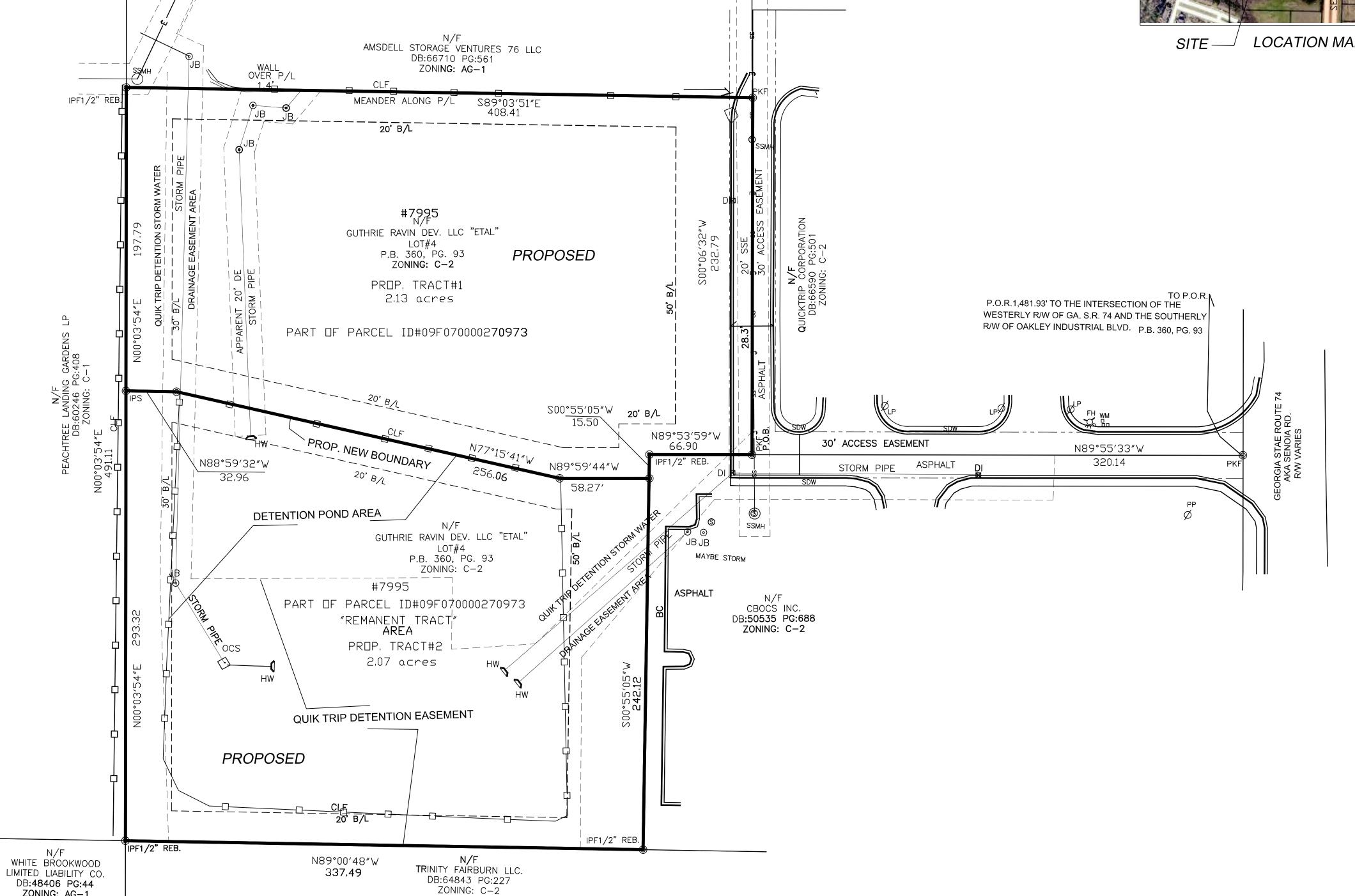
C/O CLEAN—OUT

FDC FIRE DEPARTMENT CONNECTOR

C.L.F. CHAIN LINK FENCE

D.E. DRAINAGE EASEMENT D.E. DRAINAGE EASEMENT R.R.E. RAIL ROAD EASEMENT H HEIGHT UE UNDERGROUND ELECTRIC AC AIRCONDITION UNITS

LEGENDS OF SYMBOLS



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

No. 2642

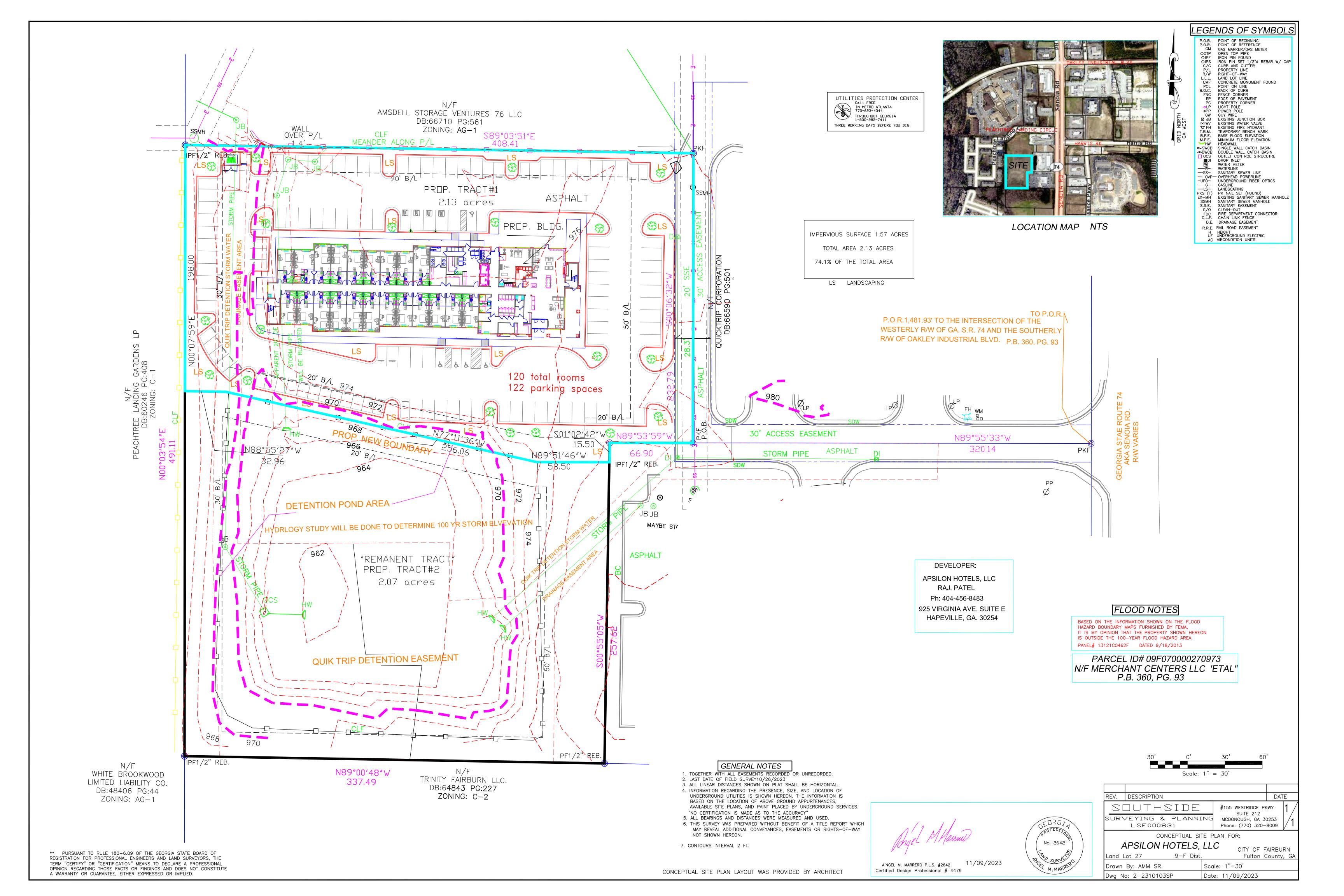
A'NGEL M. MARRERO P.L.S. #2642 Certified Design Professional # 4479

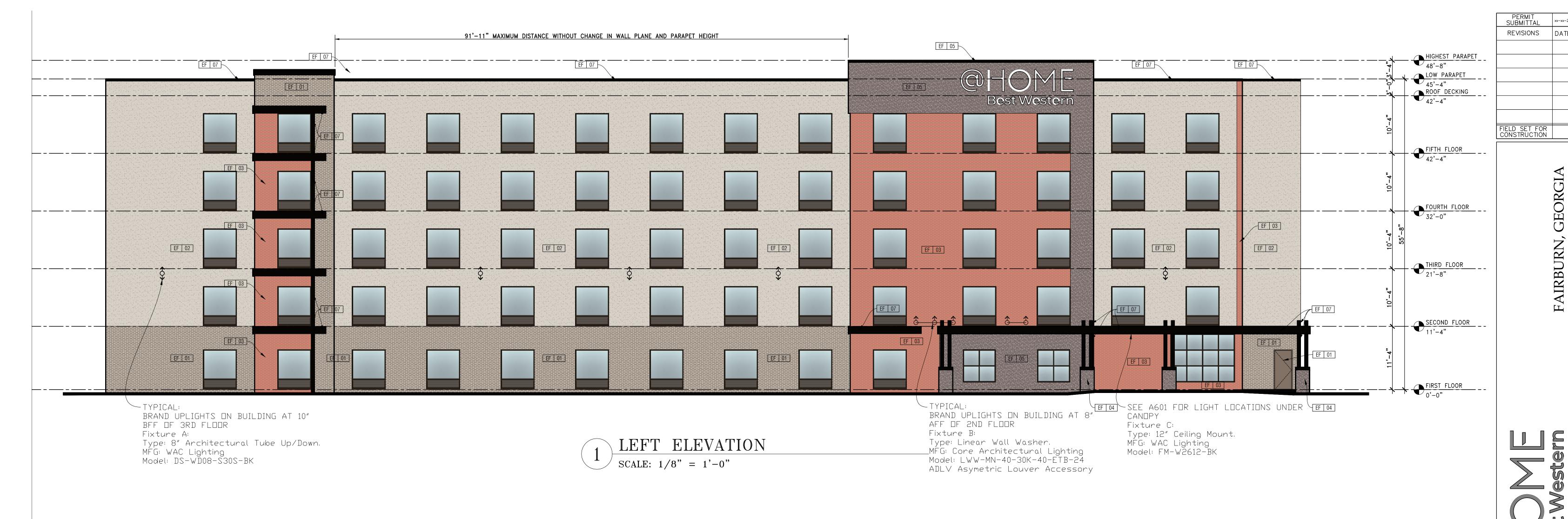
THIS MINOR S/D. NEEDS TO BE APPROVED BY THE LOCAL JURISDITION

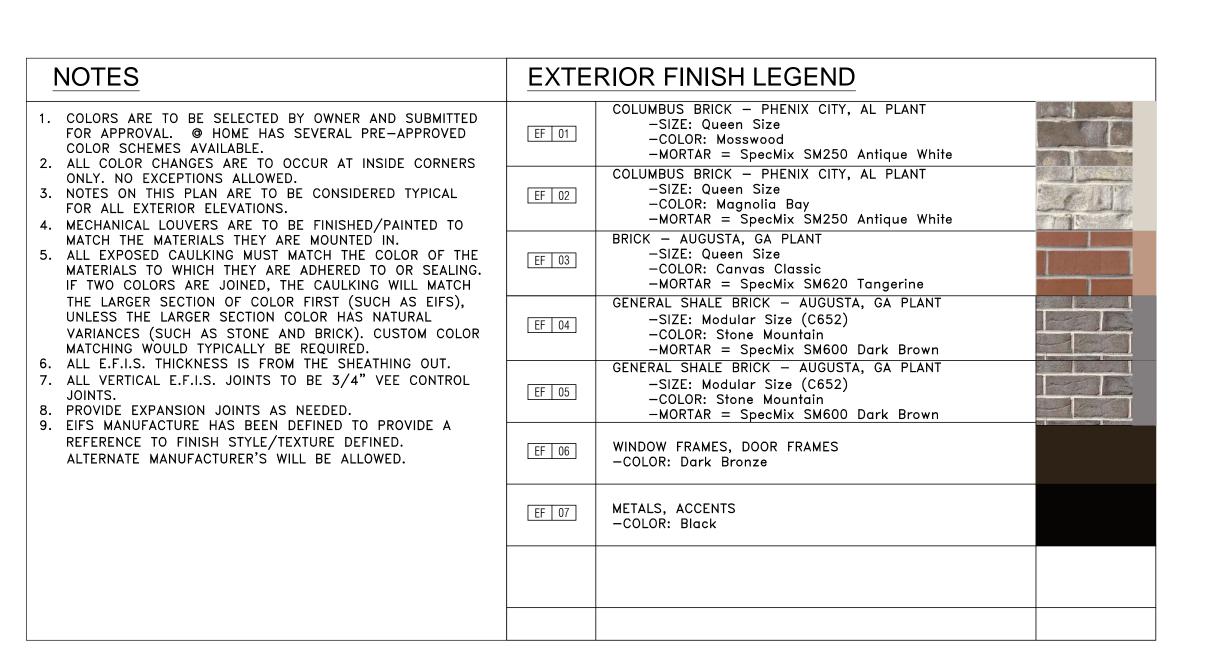
DATE REV. DESCRIPTION #155 WESTRIDGE PKWY SUITE 212 SURVEYING & PLANNING MCDONOUGH, GA 30253 LSF000831 Phone: (770) 320-8009

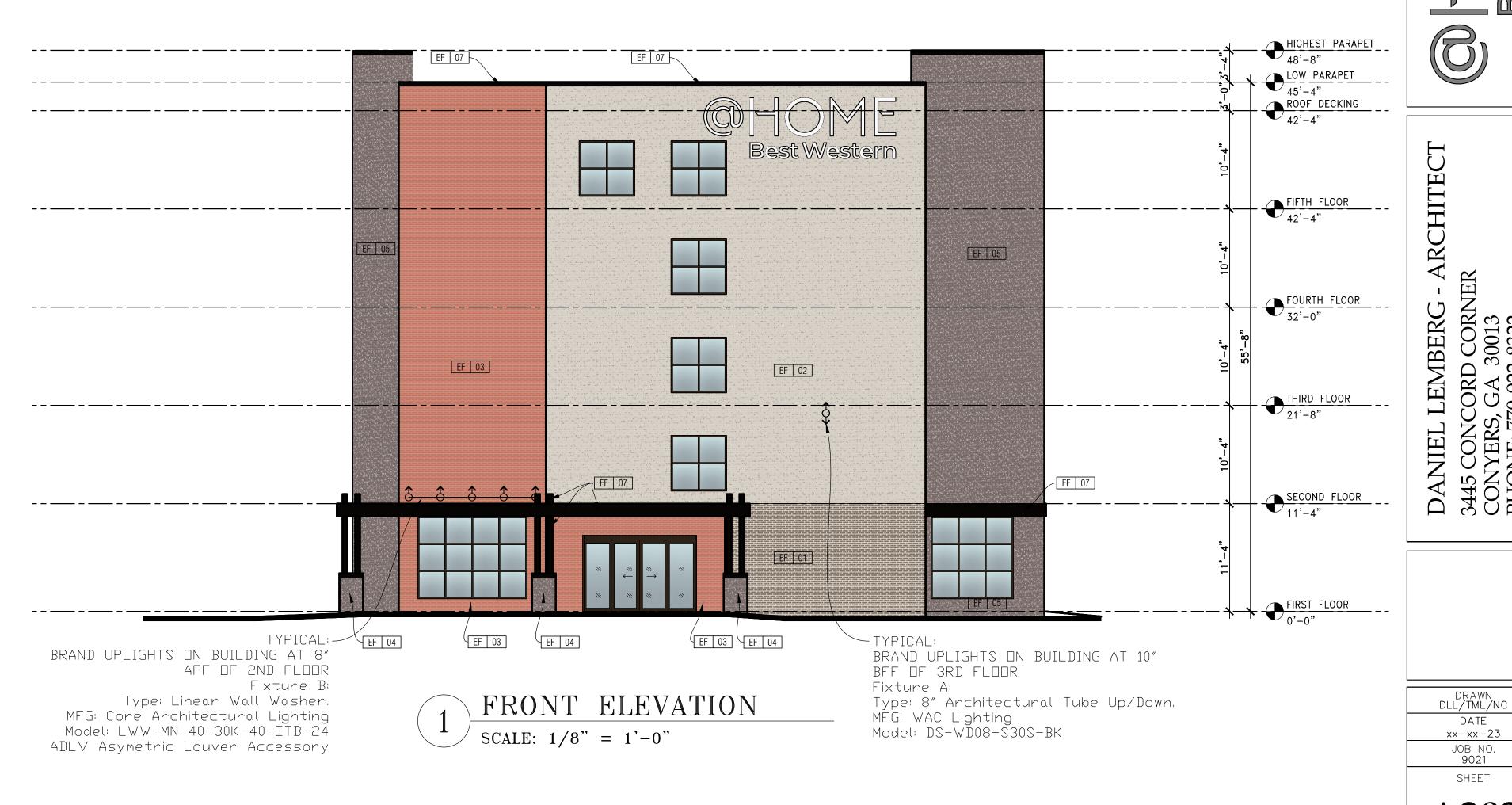
MINOR S/D. SURVEY FOR: APSILON HOTELS, LLC

CITY OF FAIRBURN 9-F Dist. Fulton County, GA Scale: 1"=40' Drawn By: AMM SR. Wg No: 2-2310103 MD Date: 12/07/2023









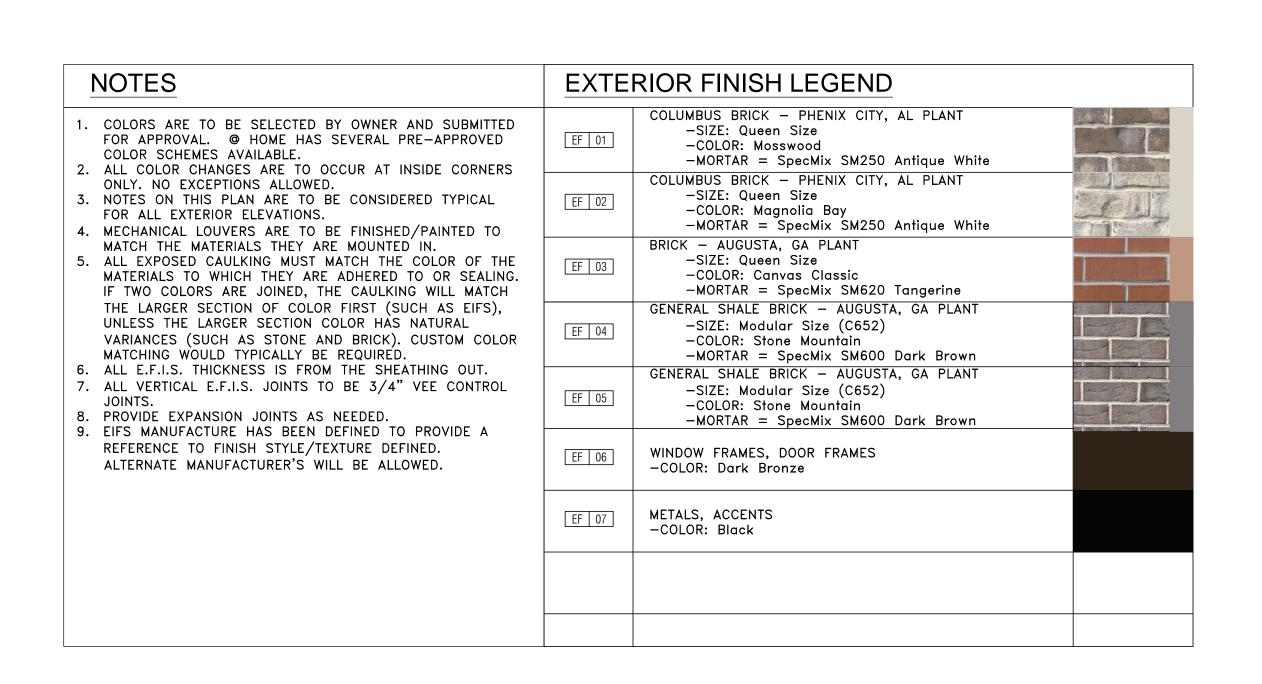
FOR COMMENT

DATE

JOB NO. **9021**

SHEET







ALL DRAWINGS ARE THE INTELLECTUAL PROPERTY OF DANIEL L. LEMBER

FOR COMMENT

A204



PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: February 6, 2024

Agenda Item: New Chick-fil-A – 0 (8032) Senoia Road [Parcel ID: 09F020100121238] – Request to

review the subdivision plat.

Agent/Applicant/Petitioner Information

Applicant: Nate Fuss, Bohler Engineering

Property Owner: SCP Ren Park Owner, LLC

Background

The site is located at 0 (8032) Senoia Road between the Fairburn Commons Shopping Center and the Fairburn Park-and-Ride. The site is currently zoned C-2 (General Commercial) and is located in the Georgia Highway 74 Overlay District. The site is approximately 2.63 acres.

Discussion

The applicant is proposing a subdivision of the site into two sites: Tract 1 and Tract 2. Tract 1 is 14.02 acres and will remain as is. Tract 2 is 2.63 acres and will be developed into a drive-through restaurant. An accurate, up-to-date, and certified survey is included. The subdivision plat meets the setback requirements of the Highway 74 Overlay District.

The subdivision plat includes buffer easements, utilities, and other required infrastructure.

It is worth noting that the applicant has concurrently submitted a request to review this subdivision plat and a concept plan.

Staff Recommendations

Staff recommends **APPROVAL** of the subdivision plat with the following condition:

 Any significant modifications as determined by Staff to the approved subdivision plat would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Current Survey and Proposed Subdivision



SITE PICTURES



Eastern viewpoint

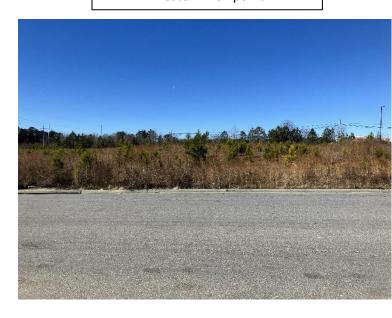


Southern viewpoint

Northern viewpoint



Western viewpoint





Planning & Zoning Department

Subdivision Plat/ Plan Review- Submittal Form

Submittal Da	ite: 09/21/2023	Deadlin	e:	
		(Minimum	e: 1 5 weeks prior to P & Z Com	mission meeting)
	P	ROJECT INFORMATI	ON	
Project Name	Chick-fil-A Fairburn			
			wy	
Access to Pro	perty: Renaissance Pkw	/y		
Tax Parcel ID	#:09F020100121238 (Parcel to b	e subdivided)Size of Project	: 2.63 ac	
Zoning: C-2 G	eneral Commercial	No. of Lots (if	:: 2.63 ac applicable): mercial and multi-family	
Zoning & Use	e of Adjacent Propertie	S: C-2 and RIVI-36: Com	mercial and multi-family	
	-	perty/project (attach ad	ditional pages as necess	sary to
provide greate		6 240 SF fas food restaur	ant with a drive-thru. Add	itional
			king, bicycle racks, and ar	
outdoor dining	area. The site will have a	access to the public ROW	off of Renaissance Parky	way.
	C	ONTACT INFORMATI	ION	7
Comment		ONTACT INFORMATI	IOI	
	ne: Bohler Engineering n: Nate Fuss and Joel D	AelliCarnini		3
Mailing Addr	ess: 211 Perimeter Cen	ter Pkwv NE. Suite 425. <i>F</i>	Atlanta, GA 30346	
Phone: 678-69	5-6800	ter Pkwy NE, Suite 425, A	Fax:	
Email Addres	s: nfuss@bohlereng.cor	m and jdellicarpini@bohle	reng.com	
		LITY SERVICE PROVI		
	·			
Water: City of	Fairburn Sewer: Cit Company GaSable: ATo	y of Fairburn	Electric: City of Fai	rburn
Gas: Southern	Company Gasable: AT	&T	Other:	
Concept Plat	Preliminary Plat	Construction Plans	Final Plat	If Applicable-Landsc
^t Submittal \$440 +	■ 1 st Submittal \$460 +	☐ 1 st Submittal \$600 +		<u>Plan</u>
Submittal 5440 +	\$4/ lot	\$8/ lot	1 st Submittal \$300 + \$3/lot	☐ 1 st Submittal \$40
esubmittal*	☐ Resubmittal*	☐ Resubmittal*	☐ Resubmittal*	\$5/lot
7 Copies-	7 Copies-	7 Copies-	7 Copies-	Resubmittal* 2 Copies-
aff Routes to:	Staff Routes to:	Staff Routes to:	Staff Routes to:	Staff Routes to:
ding/Prop. Manager	Building/Prop. Manager	Building/Prop. Manager	Building/ Prop. Manager	Engineer
ineer	Engineer	Engineer Engineer	Engineer Engineer	Landscape Architec
dscape Architect	Landscape Architect	Landscape Architect	Landscape Architect	
nm. Dev. Director Marshal	Comm. Dev. Director Fire Marshal	Comm. Dev. Director Fire Marshal	Comm. Dev. Director Fire Marshal	
nning & Zoning	Planning & Zoning	Planning & Zoning	Planning & Zoning	
er & Sewer	Water & Sewer	Water & Sewer	Water & Sewer	
	I			

26 W. Campbellton Street Fairburn, GA 30213 (770) 964-2244 (770) 306-6919 Fax RESERVED FOR OFFICAL USE ONLY

SCOPE OF WORK

SUITE 425

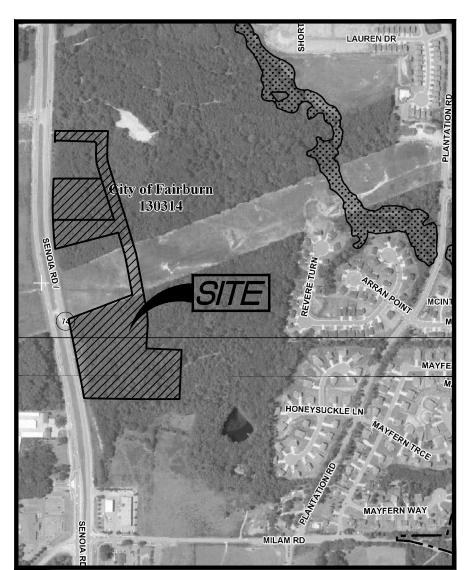
ATLANTA, GA 30346

PHONE: 678-695-6800

EMAIL: GA@BohlerEng.com

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE ALREADY EXISTING TAX PARCEL ID# 09F020100121238 INTO TWO SUBSEQUENT TRACTS.

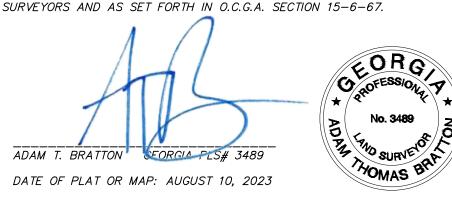
APPROVAL: THIS FINAL PLAT HAS BEEN PREPARED APPROVED CONSTRUCTION PLANS, DEVOF THE CITY AND HAS BEEN APPROVE THE OFFICE OF THE CLERK OF THE SU	ELOPMENT CODES, AND ORDINANCES D BY THE CITY FOR RECORDING IN
CITY ENGINEER	DATE
CITY CLERK	DATE
MAYOR CITY ADMINISTRATOR	 DATE

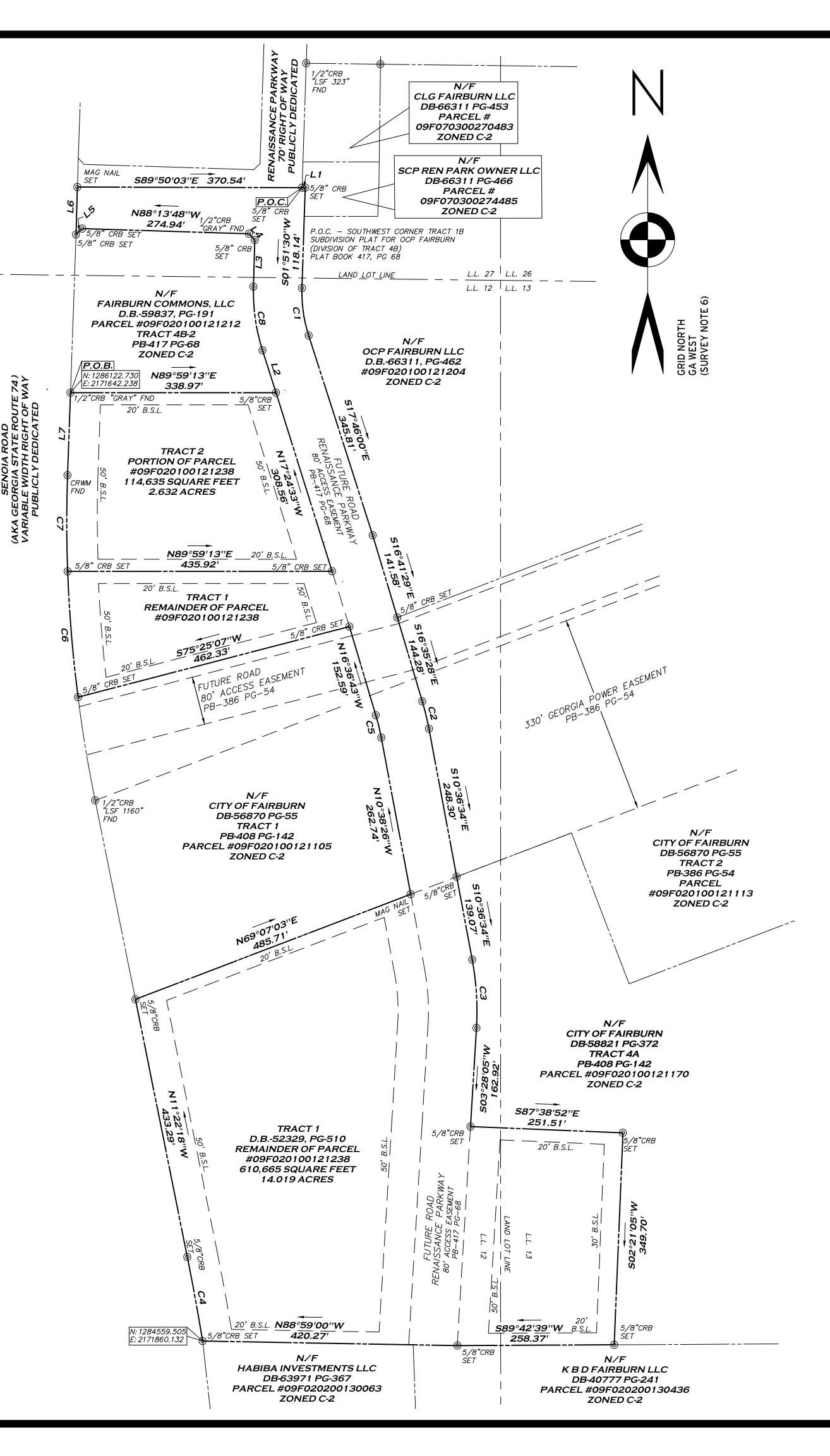


FEMA MAP (NTS)

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND





TRACT 1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 12, 13 AND 27 OF THE 9TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH CAPPED REBAR SET, BEING THE SOUTHWEST CORNER OF TRACT 1B PER PLAT BOOK 417, PAGE 68 OF FULTON COUNTY RECORDS, SAID POINT LYING AT THE SOUTHEAST CORNER OF THE END OF THE DEDICATED RIGHT OF WAY OF RENAISSANCE PARKWAY (HAVING A 70 FOOT RIGHT OF WAY) PER PLAT BOOK 408, PAGE 142; SAID 5/8-INCH CAPPED REBAR, BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID DEDICATED RIGHT OF WAY AND RUNNING ALONG THE EASTERN PROPOSED RIGHT OF WAY OF RENAISSANCE PARKWAY (HAVING A 80 FOOT PROPOSED RIGHT OF WAY) THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 5.08 FEET TO A 5/8-INCH CAPPED REBAR SET: SOUTH 01 DEGREES 52 MINUTES 04 SECONDS WEST A DISTANCE OF 47.34 FEET TO A POINT; SOUTH 01 DEGREES 51 MINUTES 30 SECONDS WEST A DISTANCE OF 118.14 FEET TO A POINT; WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 79.36 FEET, WITH A RADIUS OF 228.73 FEET, WITH A CHORD BEARING OF SOUTH 08 DEGREES 04 MINUTES 52 SECONDS EAST, WITH A CHORD LENGTH OF 78.96 FEET TO A POINT; SOUTH 17 DEGREES 46 MINUTES 00 SECONDS EAST A DISTANCE OF 345.81 FEET TO A POINT; SOUTH 16 DEGREES 41 MINUTES 29 SECONDS EAST A DISTANCE OF 141.58 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 16 DEGREES 35 MINUTES 28 SECONDS EAST A DISTANCE OF 144.28 FEET TO A POINT; WITH A CURVE TURNING TO THE RIGHT WITH AN ARC DISTANCE OF 46.32 FEET, WITH A RADIUS OF 436.69 FEET, WITH A CHORD BEARING OF SOUTH 13 DEGREES 37 MINUTES 31 SECONDS EAST. WITH A CHORD LENGTH OF 46.30 FEET TO A POINT; SOUTH 10 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 248.30 FEET TO A POINT; SOUTH 10 DEGREES 36 MINUTES 34 SECONDS EAST A DISTANCE OF 139.07 FEET TO A POINT; WITH A CURVE TURNING TO THE RIGHT WITH AN ARC DISTANCE OF 113.02 FEET, WITH A RADIUS OF 460.00 FEET, WITH A CHORD BEARING OF SOUTH 03 DEGREES 34 MINUTES 15 SECONDS EAST, WITH A CHORD LENGTH OF 112.74 FEET TO A POINT; SOUTH 03 DEGREES 28 MINUTES 05 SECONDS WEST A DISTANCE OF 162.92 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID PROPOSED RIGHT OF WAY SOUTH 87 DEGREES 38 MINUTES 52 SECONDS EAST A DISTANCE OF 251.51 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 02 DEGREES 21 MINUTES 05 SECONDS WEST A DISTANCE OF 349.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 89 DEGREES 42 MINUTES 39 SECONDS WEST A DISTANCE OF 258.37 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE EASTERN PROPOSED RIGHT OF WAY OF RENAISSANCE PARKWAY; THENCE LEAVING SAID RIGHT OF WAY NORTH 88 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 420.27 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE EASTERN RIGHT OF WAY OF SENOIA ROAD ALSO KNOWN AS GEORGIA STATE ROUTE 74 (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY); THENCE RUNNING ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 140.92 FEET. WITH A RADIUS OF 3919.41 FEET, WITH A CHORD BEARING OF NORTH 10 DEGREES 21 MINUTES 51 SECONDS WEST, WITH A CHORD LENGTH OF 140.91 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 11 DEGREES 22 MINUTES 18 SECONDS WEST A DISTANCE OF 433.29 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY NORTH 69 DEGREES 07 MINUTES 03 SECONDS EAST A DISTANCE OF 485.71 FEET TO A MAG NAIL SET ON THE WESTERN PROPOSED RIGHT OF WAY OF RENAISSANCE PARKWAY; THENCE RUNNING ALONG SAID PROPOSED RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 10 DEGREES 38 MINUTES 26 SECONDS WEST A DISTANCE OF 262.74 FEET TO A POINT; WITH A CURVE TURNING TO THE LEFT WITH AN ARC DISTANCE OF 37.90 FEET, WITH A RADIUS OF 360.00 FEET, WITH A CHORD BEARING OF NORTH 13 DEGREES 37 MINUTES 31 SECONDS WEST, WITH A CHORD LENGTH OF 37.88 FEET TO A POINT; NORTH 16 DEGREES 36 MINUTES 43 SECONDS WEST A DISTANCE OF 152.59 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID PROPOSED RIGHT OF WAY SOUTH 75 DEGREES 25 MINUTES 07 SECONDS WEST A DISTANCE OF 462.33 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE EASTERN RIGHT OF WAY OF SENOIA ROAD ALSO KNOWN AS GEORGIA STATE ROUTE 74; THENCE RUNNING ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT WITH AN ARC DISTANCE OF 208.15 FEET, WITH A RADIUS OF 2259.78 FEET, WITH A CHORD BEARING OF NORTH 04 DEGREES 41 MINUTES 55 SECONDS WEST, WITH A CHORD LENGTH OF 208.08 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST A DISTANCE OF 435.92 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE WESTERN PROPOSED RIGHT OF WAY OF RENAISSANCE PARKWAY: THENCL RUNNING ALONG SAID WESTERLY AND SOUTHERLY PROPOSED RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 17 DEGREES 24 MINUTES 33 SECONDS WEST A DISTANCE OF 308.56 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 17 DEGREES 46 MINUTES 22 SECONDS WEST A DISTANCE OF 73.40 FEET TO A POINT; WITH A CURVE TURNING TO THE RIGHT WITH AN ARC DISTANCE OF 106.42 FEET, WITH A RADIUS OF 315.00 FEET, WITH A CHORD BEARING OF NORTH 08 DEGREES 04 MINUTES 49 SECONDS WEST, WITH A CHORD LENGTH OF 105.91 FEET TO A POINT; NORTH 01 DEGREES 41 MINUTES 01 SECONDS EAST A DISTANCE OF 76.87 FEET TO A 5/8-INCH CAPPED REBAR SET; NORTH 42 DEGREES 49 MINUTES 21 SECONDS WEST A DISTANCE OF 14.13 FEET TO A 1/2-INCH CAPPED REBAR FOUND; NORTH 88 DEGREES 13 MINUTES 48 SECONDS WEST A DISTANCE OF 274.94 FEET TO A 5/8-INCH CAPPED REBAR SET; SOUTH 47 DEGREES 02 MINUTES 56 SECONDS WEST A DISTANCE OF 14.18 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE EASTERN RIGHT OF WAY OF SENOIA ROAD ALSO KNOWN AS GEORGIA STATE ROUTE 74; THENCE RUNNING ALONG SAID RIGHT OF WAY NORTH 01 DEGREES 38 MINUTES 52 SECONDS EAST A DISTANCE OF 78.26 FEET TO A MAG NAIL SET ON THE SOUTHERN LINE OF THE DEDICATED RIGHT OF WAY OF RENAISSANCE PARKWAY; THENCE RUNNING ALONG SAID DEDICATED RIGHT OF WAY SOUTH 89 DEGREES 50 MINUTES 03 SECONDS EAST A DISTANCE OF 370.54 FEET TO A 5/8-INCH CAPPED REBAR FOUND; SAID 5/8-INCH CAPPED REBAR, BEING THE TRUE POINT OF BEGINNING.

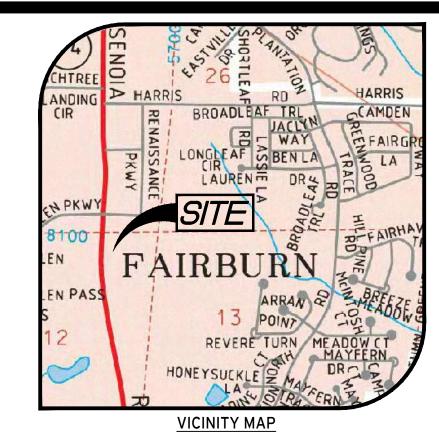
SAID TRACT OR PARCEL OF LAND CONTAINING 14.019 ACRES (610,665 SQUARE

TRACT 2 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 9TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH CAPPED REBAR SET, BEING THE SOUTHWEST CORNER OF TRACT 1B PER PLAT BOOK 417, PAGE 68 OF FULTON COUNTY RECORDS, SAID POINT LYING AT THE SOUTHEAST CORNER OF THE END OF THE DEDICATED RIGHT OF WAY OF RENAISSANCE PARKWAY (HAVING A 70 FOOT RIGHT OF WAY) PER PLAT BOOK 408, PAGE 142; THENCE NORTH 89 DEGREES 50 MINUTES 34 SECONDS WEST A DISTANCE OF 370.50 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF SENOIA ROAD ALSO KNOWN AS GEORGIA STATE ROUTE 74 (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE RUNNING ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 02 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 78.25 FEET TO A POINT; SOUTH 02 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 261.00 FEET TO A 1/2-INCH CAPPED REBAR FOUND, SAID 1/2-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING. THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST A DISTANCE OF 338.97 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE WESTERN PROPOSED RIGHT OF WAY OF RENAISSANCE PARKWAY (HAVING AN 80 FOOT PROPOSED RIGHT OF WAY); THENCE RUNNING ALONG SAID PROPOSED RIGHT OF WAY SOUTH 17 DEGREES 24 MINUTES 33 SECONDS EAST A DISTANCE OF 308.56 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID PROPOSED RIGHT OF WAY SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST A DISTANCE OF 435.92 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE EASTERN RIGHT OF WAY OF SENOIA ROAD ALSO KNOWN AS GEORGIA STATE ROUTE 74 (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE RUNNING ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: WITH A CURVE TURNING TO THE RIGHT WITH AN ARC DISTANCE OF 158.45 FEET, WITH A RADIUS OF 2164.24 FEET, WITH A CHORD BEARING OF NORTH OO DEGREES 04 MINUTES 36 SECONDS WEST, WITH A CHORD LENGTH OF 158.41 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND: NORTH 02 DEGREES 02 MINUTES 22 SECONDS EAST A DISTANCE OF 136.13 FEET TO A 1/2-INCH CAPPED REBAR FOUND, SAID 1/2-INCH CAPPED REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.632 ACRES (114,635 SQUARE FEET).



SURVEY NOTES

1) PROPERTY SHOWN HEREON WAS SURVEYED AUGUST 01, 2023.

2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1' IN 32,846' WITH AN ANGULAR ERROR OF 3.23 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.

4) THIS PLAT HAS THE FOLLOWING MAP CLOSURES: TRACT 1: 1' IN 635,742'
TRACT 2: 1' IN 224,194'

5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121C0462F & 13121C0464F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130314, IN THE CITY OF FAIRBURN, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING OPUS—S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .05 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

7) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD
DESCRIPTION AS STATED IN LIMITED WARRANTY DEED RECORDED IN
DEED BOOK 52329, PAGE 510, FULTON COUNTY RECORDS.

SURVEY REFERENCES

1) RE PLAT FOR OCP FAIRBURN, PREPARED BY HARRIS GRAY CORP. DATED OCTOBER 19, 2015, AND RECORDED IN PLAT BOOK 386, PAGE 54, FULTON COUNTY RECORDS.

2) COMBINATION PLAT OF TRACT 4 OCP FAIRBURN AND PROPERTY OF CLG FAIRBURN, PREPARED BY HARRIS GRAY CORP. DATED FEBRUARY 28, 2018, AND RECORDED IN PLAT BOOK 408, PAGE 142, FULTON COUNTY RECORDS.

3) SUBDIVISION PLAT FOR OCP FAIRBURN (DIVISION OF TRACT 4B), PREPARED BY HARRIS GRAY CORP. DATED JANUARY 22, 2019, AND RECORDED IN PLAT BOOK 417, PAGE 68, FULTON COUNTY

ZONIN

ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS "C-2" (HIGHWAY COMMERCIAL) GEORGIA HIGHWAY 74 OVERLAY. SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:

FRONT YARD: 50 FEET SIDE YARD: 20 FEET REAR YARD: 30 FEET

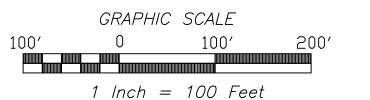
ZONING AND SETBACK INFORMATION PER THE CITY OF FAIRBURN CODE OF ORDINANCES. ALL INFORMATION STATED SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S89°50'29"E	5.08 '
L2	N17°46'25"W	73.39°
L3	N01°41'01"E	76.87 '
L4	N42°49'21"W	14.13'
L5	S47°02'56"W	14.18'
L6	N01°38'52"E	78.26'
L7	N02°02'22"E	136.13°

	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
	C1	<i>228.73</i> '	<i>79.36</i> '	78.96'	S08°04'52"E
	C2	436.69'	<i>46.32</i> '	<i>46.30</i> '	S13°37'31"E
	C3	460.00'	113.02'	112.74'	S03°34'15"E
Ī	C4	3919.41	140.92'	140.91'	N10°21'51"W
	C5	<i>360.00</i> '	<i>37.90</i> '	<i>37.88</i> '	N13°37′31″W
	C6	2261.96	<i>208.16</i> '	208.08'	NO4°41'59"W
	<i>C7</i>	2164.24	158.45°	158.41'	NOO°04'36"W
	C8	<i>315.00</i> '	106.42'	105.91'	N08°04'49"W

LEC	GEND
/	PROPERTY LINE
(BEARING/DISTANCE)	RECORD CALLS
	BUILDING SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
FND	FOUND



DATE: AUGUST 10, 2023

JOB #: 234353

SCALE: 1"=100'

DRAWN BY: A.BRATTON

ANY C.

PREPARED FOR:
CHICK-FIL-A, INC.
&
NATIONAL TITLE INSURANCE C

INDER OF TRACT 4B-1
T BOOK 417 PAGE 68
EL #09F020100121238
COUNTY: FULTON

REVISIONS

REVISIONS

DATE: DESCRIPTION

OFESSIONAL NND SURVEYOR





PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: February 6, 2024

Agenda Item: New Chick-fil-A – 0 (8032) Senoia Road [Parcel ID: 09F020100121238] – Request to

review the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: Nate Fuss, Bohler Engineering

Property Owner: SCP Ren Park Owner, LLC

Background

The site is located at 0 (8032) Senoia Road between the Fairburn Commons Shopping Center and the Fairburn Park-and-Ride. The site is currently zoned C-2 (General Commercial) and is located in the Georgia Highway 74 Overlay District. The site is approximately 2.63 acres.

Discussion

The applicant is proposing a new 6,240-square-foot building. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of C-2 and the Highway 74 Overlay District design standards.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, landscaping, buffer easements, utilities, and other required infrastructure. The site will have ingress/egress along Renaissance Parkway.

The building will consist of various, earth tones of masonry with black metal accents and a flat roof. The north elevation will have three single-entry glass doors and a double-entry glass door all covered by canopies, four oversized windows, and three clerestory windows. The west elevation will have a single-entry metal door. The south elevation will have four oversized windows, a single-entry glass door, a drive-through sliding door, a clerestory window, a double-laned drive-through canopy, and four downspouts. The east elevation will have three oversized windows and a single-entry glass door.

It is worth noting that the applicant has concurrently submitted a request to review this concept plan and a subdivision plat.



Staff Recommendations

Staff recommends **APPROVAL** of the concept plan with the following condition:

• Any significant modifications as determined by Staff to the approved concept plan would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Current Survey
- Vicinity Map
- Proposed Elevations
- Proposed Floor Plan
- Civil Plans (including Concept Plan)



SITE PICTURES



Eastern viewpoint

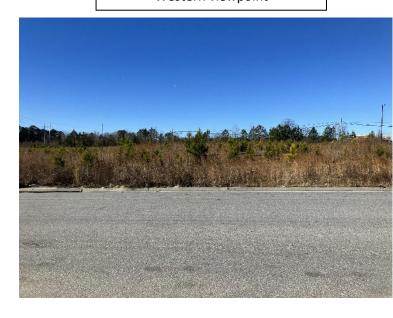


Southern viewpoint

Northern viewpoint



Western viewpoint





Conceptual Site Plan Checklist

	\Box An accurate, up-to-date and certified survey of the property on which the project is to \Box			
	built.			
	A vicinity map showing the property in relation to the general area of the City in which it			
	is located.			
	The name of the proposed project.			
	Name, address, phone number, and fax number of the owner, the developer and the			
	designer who prepared the plan. Developer, Chick-fil-A: Jenn Santelli, 770-324-5282, jenn.santelli@cfacorp.com			
	Graphic scale, north arrow, and date of preparation. Owner: Doug Shumate, 706-773-8189,			
	Zoning of the property with required setbacks shown. dshumate@waltonpoint.com			
	Zoning, use, and ownership of all adjoining property.			
\Box Total area of the site and the area of the site proposed to be devoted to impervious				
	surfaces.			
	Approximate topography of the site.			
	Significant natural features on and adjacent to the site, including the 100 year flood-plain,			
	if appropriate.			
	Existing man-made features on the site.			
	Proposed site layout including buildings, drives, parking, walkways, landscaped areas,			
	buffer easements, utilities and any other features necessary to properly present the			
	concept.			
	Proposed off-site improvements which may be necessary to properly develop site.			
	Architectural elevations to show the intended architectural character of the proposed			
	building and the nature of the materials to be used.			
	If the site plan is for an addition to or change in an existing site plan, the drawings must clearly show the changes that are being proposed.			
	Provide vehicular use area landscaping requirements			

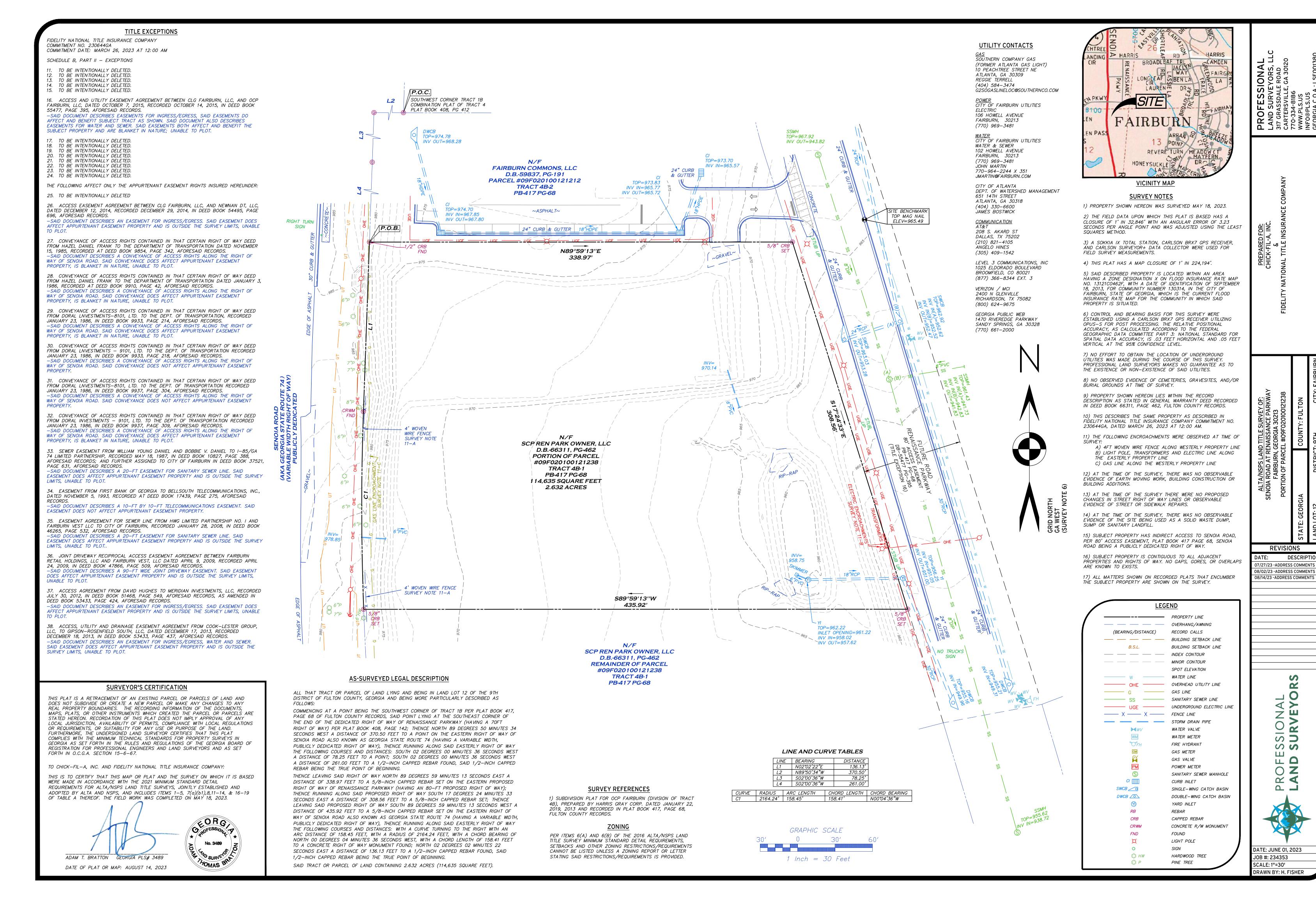


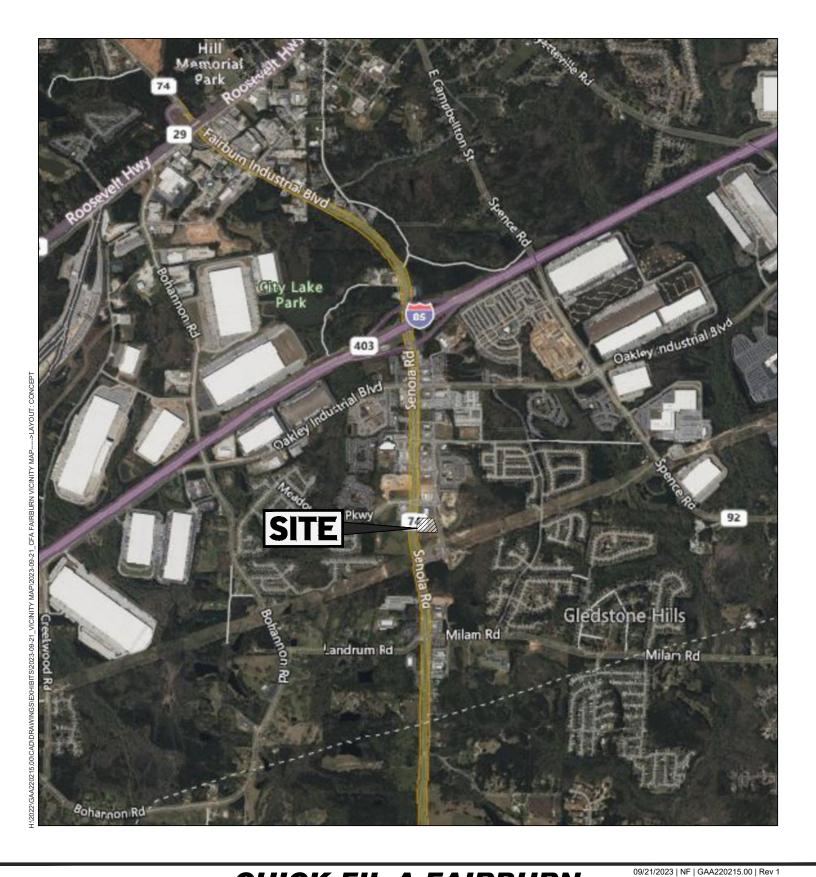
Planning & Zoning Department

Site Plan Review- Submittal Form

Submittal Date:	·				
		(Minimum 5 weeks prior to P &	Z Commission meeting)		
	PROJECT INFO	<u>ORMATION</u>			
Project Name:					
Address/Location of Pro	ject:				
Access to Property:					
Tax Parcel ID #:	Size o	of Project:			
Zoning:	No. of	f Lots (if applicable):			
Zoning & Use of Adjace	ent Properties:				
Narrative/ Description for provide greater detail):	or use of property/project (attach additional pages as i	necessary to		
CONTACT INFORMATION					
Company Name:					
Mailing Address:					
_	Phone: Fax:				
Email Address:					
	UTILITY SERVICE	E PROVIDERS			
Water:		Sewer:			
Electric:		Gas:			
Cable:		Other:			
Sketch Plan	Conceptual Site Plan	Construction Plans w/Hydro 1st Submittal \$500 +	<u>Landscape Plan</u>		
☐ 1 st Submittal- No Fee Submit to P & Z for review	□ 1 st Submittal \$150 + \$20/acre □ Resubmittal*	\$20/ acre Resubmittal*	□ 1 st Submittal \$300 + \$20/acre □ Resubmittal*		
If necessary, 2 extra copies (If legible, .pdf file is acceptable).	7 Copies- Staff Routes to:	7 Copies- Staff Routes to:	2 Copies- Staff Routes to:		
Staff routes to:	Building/Prop. Manager Comm. Dev. Director Engineer	Building / Prop. Manager Comm. Dev. Director Engineer	Comm. Dev. Director Landscape Architect		
Comm. Dev. DirectorPlanning & Zoning	Fire Marshal Landscape Architect Planning & Zoning Water & Sewer	Fire Marshal Landscape Architect Planning & Zoning Water & Sewer			

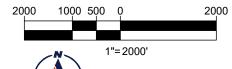
Resubmittals- Each subsequent resubmittal will incur a fee of \$100.





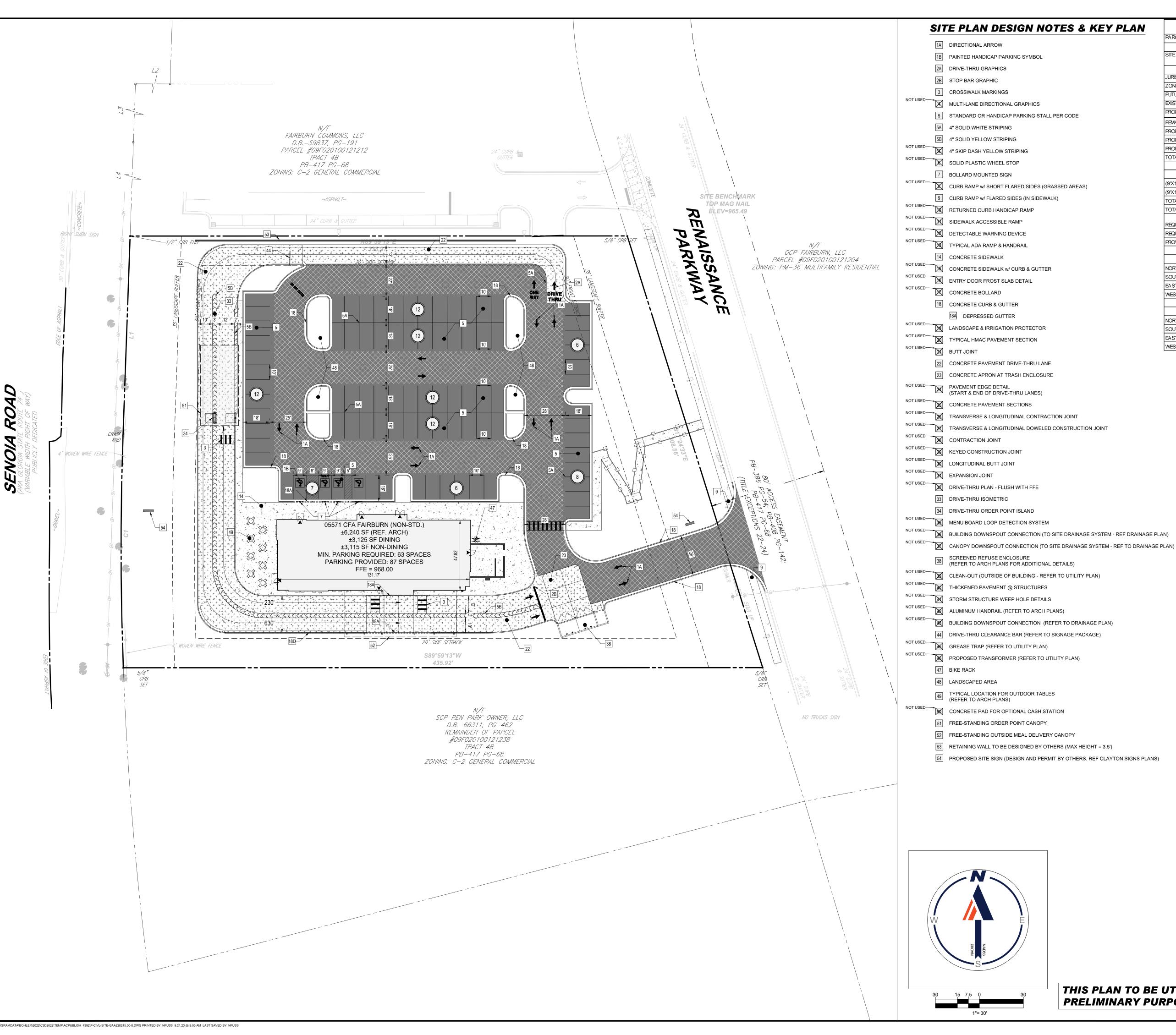
CHICK-FIL-A FAIRBURN VICINITY MAP

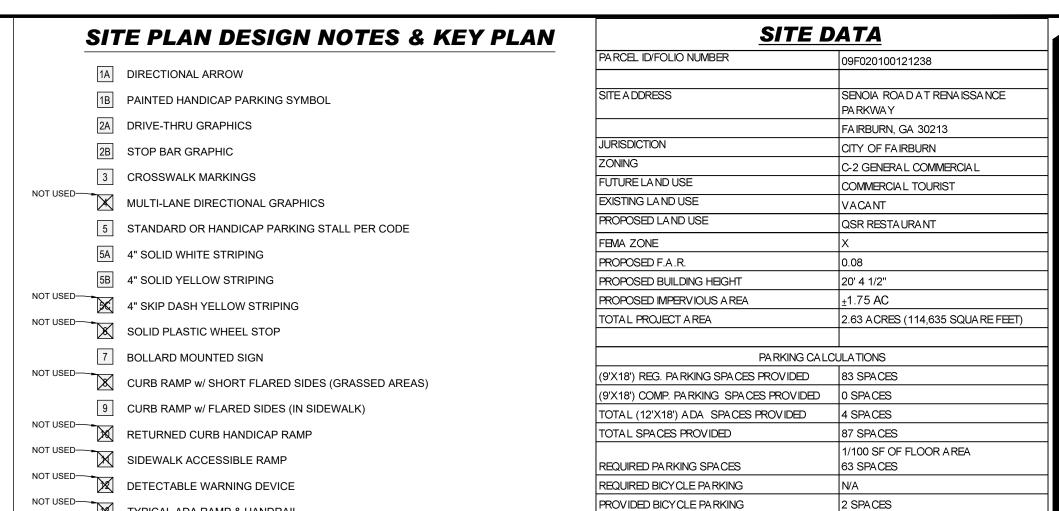
SENOIA ROAD & RENAISSANCE PKWY



BOHLER //
211 PERIMETER CENTER PKWY NE,
SUITE 425

I PERIMETER CENTER PKWY NE SUITE 425 ATLANTA, GEORGIA 30346 Phone: (678) 695-6800 **GA@BohlerEng.com**





SOUTH

NORTH

SOUTH

EAST

WEST

LEGEND			
EX. PROPERTY LINE			
EX. ADJACENT PROPERTY LINE			
EX. ROADWAY C/L			
PROP. PROPERTY LINE			
PROP. BUFFER			
PROP. SETBACK			
PROP. PARKING COUNT	#		
PROP. SIGN			
PROP. BUILDING ENTRANCES	A		
PROP. ASPHALT PAVING			
PROP. HEAVY DUTY ASPHALT			
PROP. CONCRETE SIDEWALK	4 4 4 4 4		
PROP. STANDARD DUTY CONCRETE	4 4 4		
PROP. HEAVY DUTY CONCRETE	+ + + + + + + + + + + + + + + + + + + +		

BUILDING SETBACKS

LANDSCAPE BUFFER REQUIREMENTS

20' SIDE

20' SIDE 50' FRONT

THIS PLAN TO BE UTILIZED FOR PRELIMINARY PURPOSES ONLY

DWG EDITION ☑ PRELIMINARY ■ 80% SUBMITTAL ☑ FOR CONSTRUCTION JOB NO. STORE

BOHLER

211 PERIMETER CENTER PKWY N

ATLANTA, GEORGIA 30346

Phone: (678) 695-6800 GA@BohlerEng.com

SERIES 08 - #05571

RENAISSANCE PKWY,

CFA Fairburn

SENOIA RD AT

FAIRBURN, GA

SITE PLAN

SHEET TITLE

Atlanta Georgia, 30349-2998

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09/12/2023 DW

REVISIONS:

: <u>#05571</u> : 07/31/2023 DRAWN BY CHECKED BY CAD ID

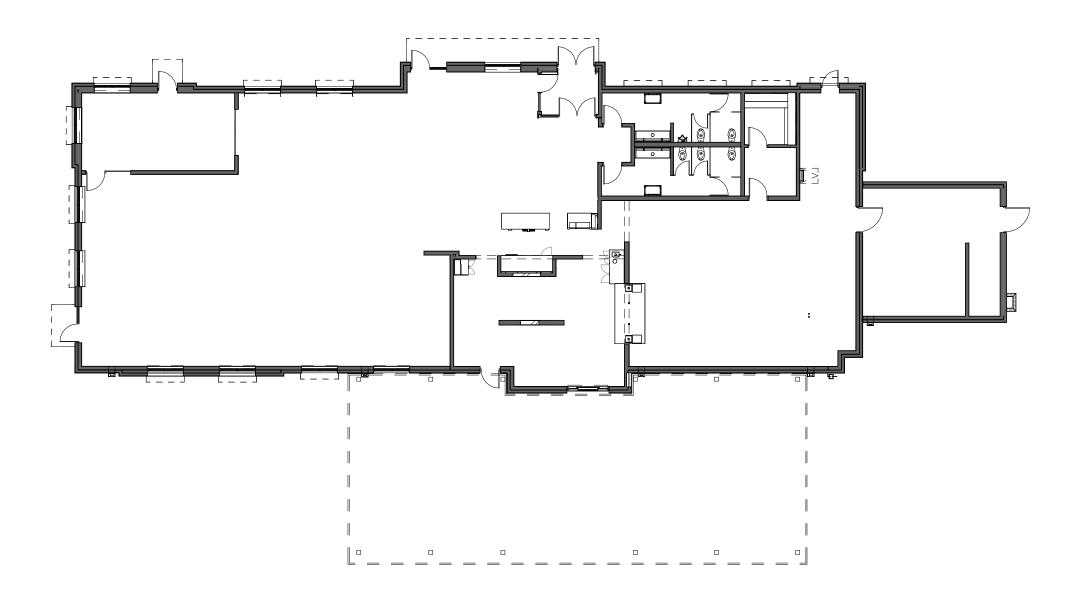












PROPOSED LAND DEVELOPMENT PLANS



RESTURANT W/ DRIVE-THRU

SENOIA RD @ RENAISSANCE PARKWAY
FAIRBURN, GA
FULTON COUNTY

LAND LOT: 12

PARCEL #09F020100121238

DISTRICT: 9TH

REFERENCES
AND CONTACTS

REFERENCES

◆BOUNDARY & TOPOGRAPHIC SURVEY:
PROFESSIONAL LAND SURVEYORS, INC.
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
DATED: 06/01/2023

◆ PHASE 1 ENVIRONMENTAL

ASSESSMENT:

UNITED CONSULTING GROUP Ltd.

DATED: 06/07/2023

ARCHITECTURAL PLAN:
GDP GROUP
520 S MAIN ST, SUITE 2531
AKRON, OH 44311
DATED: 10/12/2023

GOVERNING AGENCIES

DENISE BROOKINS

◆ PLANNING, ZONING DEPARTMENT
FAIRBURN CITY HALL
56 SW MALONE STREET
FAIRBURN, GA 30213
DIRECTOR OF PLANNING AND ZONING

PHONE: (770) 964-224 X120

BUILDING DEPARTMENT
FAIRBURN CITY HALL

56 SW MALONE STREET FAIRBURN, GA 30213 PERMIT AND PLANNING COORDINATOR TIA SEWELL PHONE: (770) 964-2244 X401

◆FIRE DEPARTMENT
CITY OF FAIRBURN
19 NE BROAD STREET
FAIRBURN. GA 30213

PHONE: (770)964-2244 X500

UTILITY CONTACTS

SOUTHERN COMPANY GAS
PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
PHONE: (404) 584-3474

◆ POWER

CITY OF FAIRBURN UTILITIES

106 HOWELL AVENUE FAIRBURN, GA 30213 PHONE: (770) 969-3481 ♦ WATER

CITY OF FAIRBURN UTILITIES

WATER & SEWER
102 HOWELL AVENUE
FAIRBURN, GA 30213
CITY OF ATLANTA

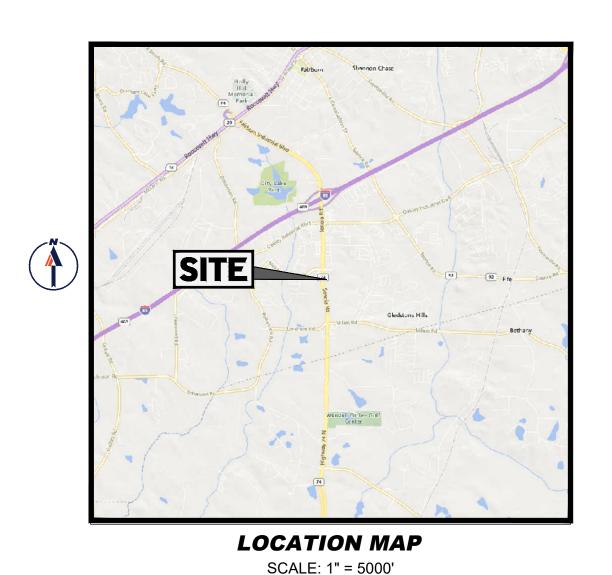
DEPT. OF WATERSHED MANAGEMENT 651 14TH STREET ATLANTA, GA 30318 PHONE: (404) 330-6600

◆ <u>COMMUNICATION</u>

208 S. AKARD STREET

PHONE: (210) 821-4105

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED



DEVELOPER

Sheet List Table COVER SHEET GENERAL NOTES LEGENDS AND ABBREVIATIONS DEMOLITION PLAN **GRADING & DRAINAGE** DRAINAGE PROFILES SOIL EROSION CONTROL PLAN - PHASE 1 SOIL EROSION CONTROL PLAN - PHASE 2 SOIL EROSION CONTROL PLAN - PHASE 3 SOIL EROSION CONTROL DETAILS SOIL EROSION CONTROL DETAILS SOIL EROSION CONTROL NOTES SOIL EROSION CONTROL NOTES CHICK-FIL-A STANDARD DETAILS CHICK-FIL-A STANDARD DETAILS CHICK-FIL-A STANDARD DETAILS' CHICK-FIL-A STANDARD DETAILS CITY STANDARD DETAILS LANDSCAPE PLAN LANDSCAPE DETAILS UTILITY PLAN SEWER PROFILES

PREPARED BY



GENERAL NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT
WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN

CONTACT: NATHAN FUSS, P.E.



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SUITE 425

ATLANTA, GEORGIA 30346

Phone: (678) 695-6800 **GA@BohlerEng.com**STORE

SERIES 08 - #0557'

CFA Fairburn

CFA Fairburn SENOIA RD AT RENAISSANCE PKWY, FAIRBURN, GA

SHEET TITLE
COVER
SHEET

DWG EDITION 02.4

PRELIMINARY

80% SUBMITTAL

FOR CONSTRUCTION

10R NO : GAA2202

JOB NO. : GAA220215
STORE : #05571

DATE : 01/16/2024

DRAWN BY : SNJB

CHECKED BY : NF

SHEET

C-1.0

THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, GEORGIA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER; IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
 THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE

ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT

THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.

4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO

CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT AND ALL PROVISIONS IN AND CONDITIONS OF THE

CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
 THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING THE PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH

ADDITIONAL WORK.

9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.

FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS AT ANY TIME

11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS. PRIOR TO PROCEEDING WITH ANY FURTHER WORK, IF A GEOTECHNICAL REPORT WAS NOT CREATED.

THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED

REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

12. THE PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
 THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC.

WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS

SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.

16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE

START OF CONSTRUCTION.

18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF THE PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT

19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS

20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.

21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S

COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL

OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL

LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON

THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION 23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES") RELIEVES OR WILL BELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUIES OR

PROCEDURES NECESSARY FOR PERFORMING, OVERSEFING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE

CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH

JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.

24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR

TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORD'S AND BOHLER SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS'

THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH
FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST
FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
 OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS
IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT
RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE
ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY
AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL

28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY
WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR
OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
 THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH
MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO

MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.

31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE

31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER,

THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.

32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
 THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE

COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.

4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY

CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.

A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING,

ECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE,

FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.

5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST

PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.

6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OF

THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
 PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS,

RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES

AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:

A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH HIRISDICTION THROUGHOUT THE DURATION OF THE PROJECT. SITE WORK, AND DEMOLITION

ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.

B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.

C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN

SAID CONTROLS UNTIL SITE IS STABILIZED

COMPLIANT REMOVAL OF SAME.

D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
 E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.

F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE PROFESSIONAL OF RECORD'S OR BOHLER RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.

HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER, PROFESSIONAL OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND

THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS,

H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK"

FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES

THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND

RESULTS TO THE PROFESSIONAL OF RECORD AND THE OWNER.

14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE FEFECTS ON ALL LOCAL STRUCTURES AND THE LIKE

MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.

5. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES
TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE
CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE
DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR
"PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.

PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE
SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED,
INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
 THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE

CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.

18. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES (Rev. 1/2

AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE TAIL.

2. EROSION CONTROL MEASURES MUST CONFORM TO THE GEORGIA GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.

3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.99 ACRES.

4. THE FOIL OWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE.

AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.

B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.

C. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALL FID TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE

A. STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED

FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.

5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.

6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.

ANY SILT FROM DROP INLET PROTECTION.

THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES,

TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.

9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.

10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF

THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
 THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.

THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
 THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
 THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.

CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.

SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE
OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
 THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE
WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

SITE LAYOUT NOTES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
 PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND

ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.

3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.

4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.

5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE. STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES. ETC. MUST BE PERFORMED IN STRICT

(Rev. 1/2023)

(Rev. 1/2023)

GRADING NOTES

ACCORDANCE WITH THE DETAILS. UNLESS NOTED CLEARLY OTHERWISE.

DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.

THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT

PROFESSIONAL OF RECORD, BOHLER AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT
ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION
OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE
PROFESSIONAL OF RECORD AND BOHLER, IN WRITING.
THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS
AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT

ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR

IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).

THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE

PROPOSED GRADING. AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

ACCESSIBILITY DESIGN GUIDELINES

ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.

THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND

CONSISTENCY WITH INDUSTRY GUIDELINES.

3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA)
COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM
PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE
BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE
NOT LIMITED TO THE FOLLOWING:

A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
 B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2 NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.

C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.

D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
 E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH

OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).

F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR

CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.

G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY

ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER. IN WRITING. OF ANY DISCREPANCIES AND/OR FIFI D.

RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS

DRAINAGE AND UTILITY NOTES

CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE <u>APPROXIMATE</u>, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER.

THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.

STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR

ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS

DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE
RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
 WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY.
THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR

TO COMMENCING CONSTRUCTION.

12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. REQUIREMENTS. RULES, STATUTES, LAWS, ORDINANCES AND CODES.

LIGHTING NOTES

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS PROFILE CONTRACTOR PEOLIPEMENTS INDICATED IN THE PLANS.

THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL ADDITIONS.

(Rev. 1/2023)

2. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.

3. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.

THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC). THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN

IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S

ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.

CCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.

6. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN

CONSTRUCTION.
THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.

OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF

THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES,

5200 Buffington Rd.



It's fast. It's free. It's the law REVISIONS: MARK DATE BY

MARK DATE BY

MARK DATE BY





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GA@BohlerEng.com

STORE
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CFA Fairburn
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SHEET TITLE

GENERAL

NOTES

FAIRBURN. GA

DWG EDITION

PRELIMINARY

80% SUBMITTAL

FOR CONSTRUCTION

JOB NO. : GAA22021

STORE : #05571

DATE : 01/16/2024

DRAWN BY : SNJB

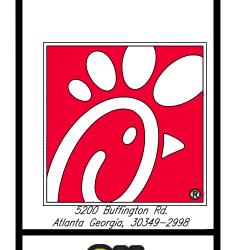
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SHEET

FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.

OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.

AC ACRES ADA AMERICANS WITH DISABILITY ACT ARCH ARCHITECTURAL BC BOTTOM OF CURB BF BASEMENT FLOOR BK BLOCK	-LOW	
AC ACRES ADA AMERICANS WITH DISABILITY ACT ARCH ARCHITECTURAL BC BOTTOM OF CURB BF BASEMENT FLOOR BK BLOCK		
ADA DISABILITY ACT ARCH ARCHITECTURAL BC BOTTOM OF CURB BF BASEMENT FLOOR BK BLOCK	•	DAINCE ——
BC BOTTOM OF CURB BF BASEMENT FLOOR BK BLOCK		
BK BLOCK	PROPOSED NOTE	TYPICAL NOTE TEXT ONSITE PROPERTY
BL BASELINE		LINE / R.O.W. LINE NEIGHBORING
BLDG BUILDING		PROPERTY LINE / INTERIOR PARCEL LINE
		EASEMENT LINE
CF CUBIC FEET CL CENTERLINE		SETBACK LINE
CMP CORRUGATED METAL F	CURB AND GUTTER	
TRANSITION CONC CONCRETE	SPILL TRANSITION	CONCRETE CURB &
D GUTTER CY CUBIC YARDS	DEPRESSED CURB AND GUTTER	GUTTER
		UTILITY POLE WITH LIGHT
	•	POLE LIGHT
	□ €	TRAFFIC LIGHT
ES EDGE OF SHOULDER	0	UTILITY POLE
EW END WALL EX EXISTING		TYPICAL LIGHT
FF FINISHED FLOOR	ф 	ACORN LIGHT TYPICAL
FG FINISHED GRADE	<u> </u>	SIGN PARKING
GF GARAGE FLOOR (AT DOOR)	<u>/x\</u>	COUNTS
7	190 187	CONTOUR LINE
6.00 5.55 GATE VALVE HIGH DENSITY	TC 516.00 BC 515.55 (518.02 ±)	SPOT ELEVATIONS
HDPE HIGH DENSITY POLYETHYLENE PIPE HP HIGH POINT		
HW HEADWALL	SAN #	SANITARY LABEL
INT INTERSECTION INV INVERT	X #	STORM LABEL SANITARY SEWER
LF LINEAR FOOT LOC LIMITS OF CLEARING		LATERAL UNDERGROUND WATER LINE
LOS LINE OF SIGHT	Е	UNDERGROUND ELECTRIC LINE
L/S LANDSCAPE MAX MAXIMUM		UNDERGROUND GAS LINE
MIN MINIMUM	——————————————————————————————————————	OVERHEAD WIRE UNDERGROUND TELEPHONE LINE
MJ MECHANICAL JOINT OC ON CENTER PA POINT OF ANALYSIS	C	UNDERGROUND CABLE LINE
PC POINT OF CURVATURE POINT OF COMPOUND		STORM SEWER SANITARY
, PI POINT OF INTERSECTION	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	SEWER MAIN HYDRANT
POG POINT OF GRADE PROP PROPOSED PT POINT OF TANGENCY		SANITARY MANHOLE
		STORM MANHOLE
PVC POLYVINYL CHLORIDE PIPE PVI POINT OF VERTICAL INTERSECTION		WATER METER WATER
PVT POINT OF VERTICAL TANGE		VALVE GAS
RCP REINFORCED CONCRETE P RET WALL RETAINING WALL		VALVE GAS METER
0 02012		TYPICAL END SECTION
SI SQUARETEET		HEADWALL OR ENDWALL
STM STORM		GRATE INLET CURB
TBA TO BE ABANDONED	0	INLET CLEAN OUT
TBRL TO BE RELOCATED TBV TO BE VACATED	(E)	ELECTRIC MANHOLE
TELE TELEPHONE	<u> </u>	TELEPHONE MANHOLE ELECTRIC
TW TOD OF WALL	EB EP	ELECTRIC BOX ELECTRIC PEDESTAL
UG UNDERGROUND UP UTILITY POLE		
W/L WATER LINE		MONITORING WELL
		TEST PIT BENCHMARK
		BENCHMARK BORING



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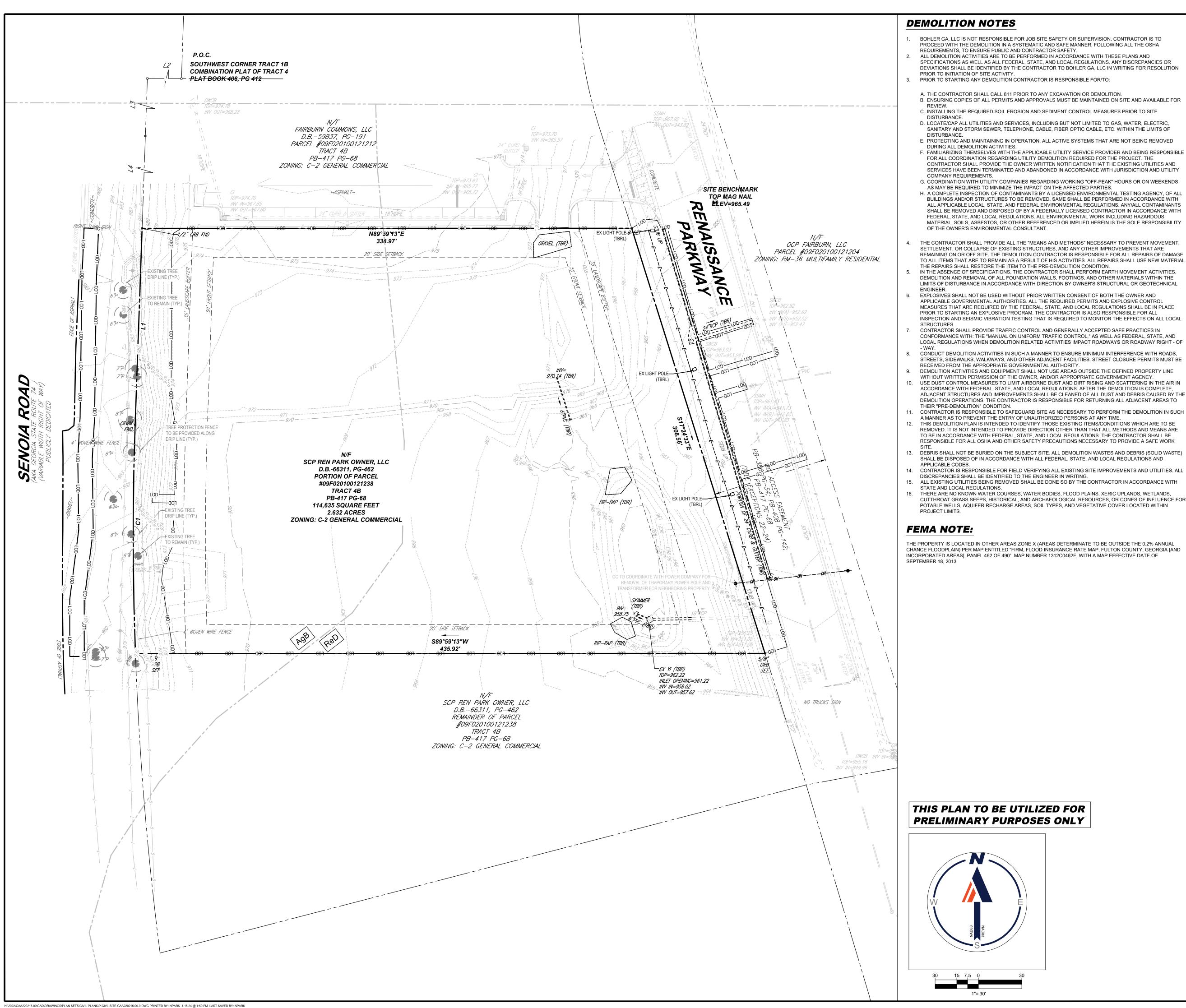


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RIES 08 - #05571 Fairburn IOIA RD AT AISSANCE PKWY,

T TITLE GENDS & BREVIATIONS

EDITION 02.4 ELIMINARY % SUBMITTAL R CONSTRUCTION : <u>GAA220215</u> : __#05571 : 01/16/2024



DEMOLITION NOTES

- BOHLER GA, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER GA, LLC IN WRITING FOR RESOLUTION
- PRIOR TO INITIATION OF SITE ACTIVITY. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
- A. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY EXCAVATION OR DEMOLITION. B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE
- D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF
- E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY
- COMPANY REQUIREMENTS. G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS
- H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- 4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT - OF
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY. 10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO
- A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME. 12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE
- TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK
- SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND APPLICABLE CODES. 14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL
- DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING. 15. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH
- 16. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOOD PLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AQUIFER RECHARGE AREAS, SOIL TYPES, AND VEGETATIVE COVER LOCATED WITHIN

FEMA NOTE:

THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINATE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FULTON COUNTY, GEORGIA IAND INCORPORATED AREAS], PANEL 462 OF 490", MAP NUMBER 1312C0462F, WITH A MAP EFFECTIVE DATE OF

DEMOLITION / REMOVAL LEGEND

LEGE	
DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
DEMOCITION/NEWOVAL NOTE	_ EASEMENT
	LINE CONCRETE CURB & GUTTER
4==	UTILITY POLE WITH LIGHT
6==- -0	POLE LIGHT
n4	TRAFFIC LIGHT
දි	UTILITY POLE
<u>ф</u>	TYPICAL LIGHT
ф	ACORN LIGHT
A	TYPICAL SIGN
<u> </u>	PARKING COUNTS
TC 516.4 OR 516.4	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
SL	SANITARY SEWER LATERAL
W	UNDERGROUND WATER LINE
EE	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
————ОН ————	OVERHEAD WIRE
TT	UNDERGROUND TELEPHONE LINE
c	UNDERGROUND CABLE LINE
	STORM SEWER
ss	SANITARY SEWER MAIN
<u> </u>	HYDRANT
<u>(§)</u>	SANITARY MANHOLE
(b)	STORM MANHOLE
⊗ ^{WM}	WATER METER
₩ ⊠	WATER VALVE
	GAS VALVE
\boxtimes	GAS METER



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BOHLER

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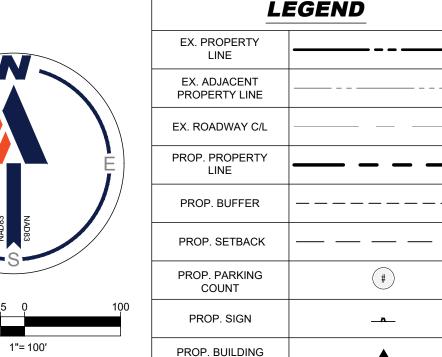
SERIES 08 - #0557' CFA Fairburn SENOIA RD AT RENAISSANCE PKWY. FAIRBURN, GA

SHEET TITLE **DEMOLITION** PLAN

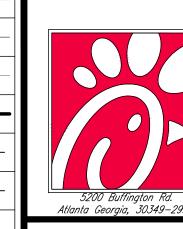
DWG EDITION ☑ PRELIMINARY ■ 80% SUBMITTAL **IX** FOR CONSTRUCTION

JOB NO. STORE : 01/16/2024 : SNJB DRAWN BY CHECKED BY





ENTRANCES





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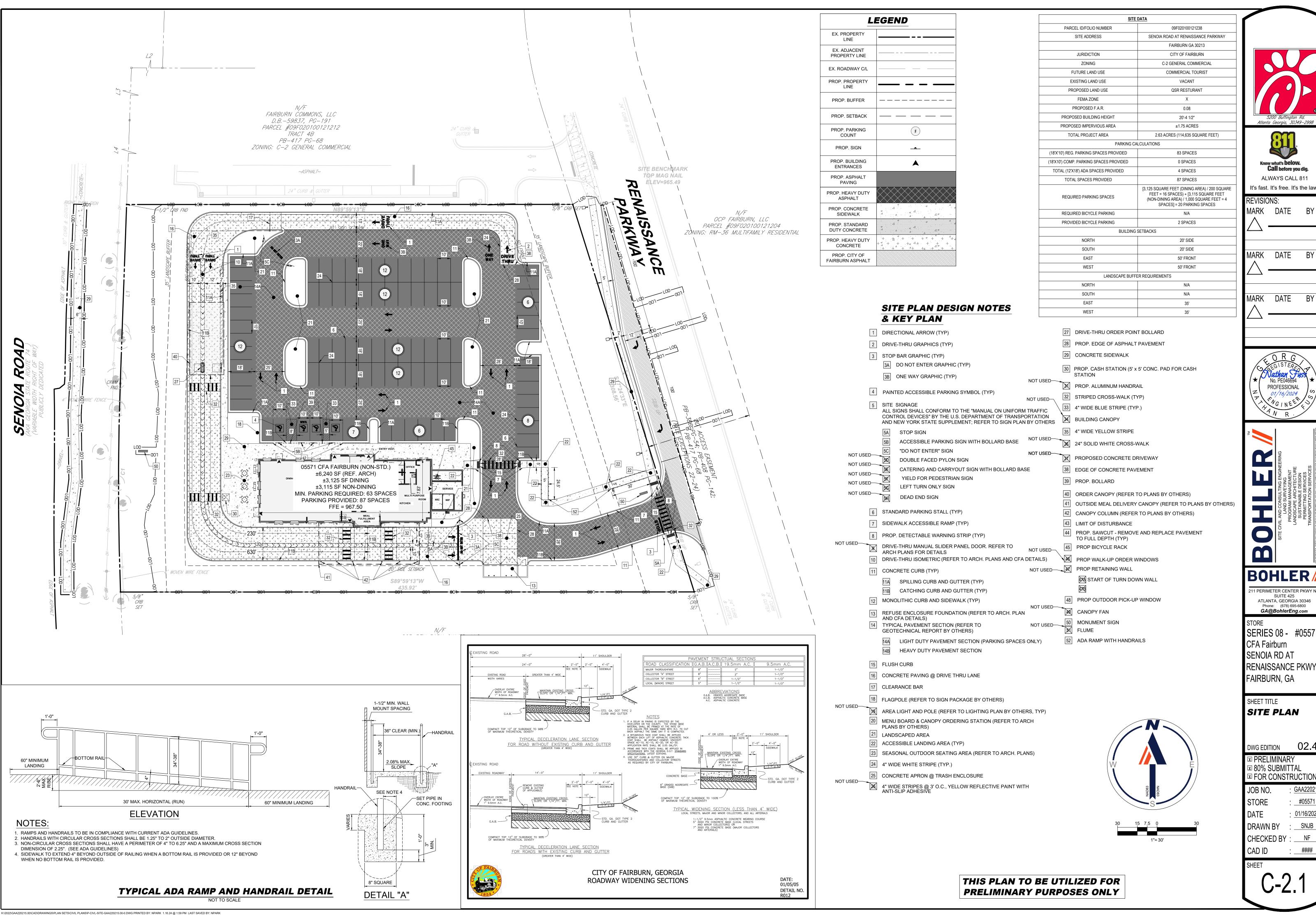
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CFA Fairburn RENAISSANCE PKWY

OVERALL

DWG EDITION oxtimes Preliminary **■ 80% SUBMITTAL IX** FOR CONSTRUCTION

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Atlanta Georgia, 30349-2998

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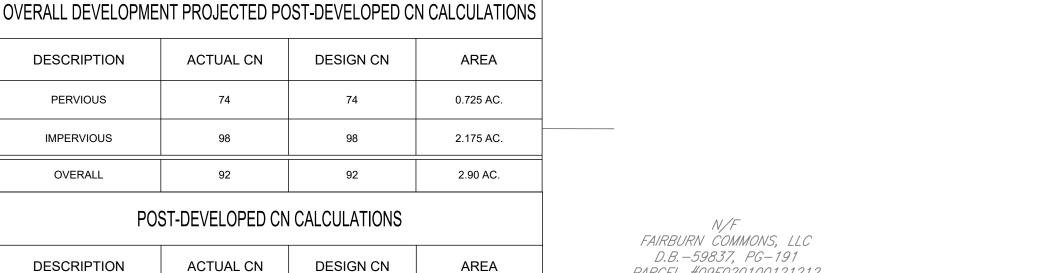


BOHLER 211 PERIMETER CENTER PKWY N

ATLANTA, GEORGIA 30346 Phone: (678) 695-6800 GA@BohlerEng.com SERIES 08 - #0557'

RENAISSANCE PKWY

IX FOR CONSTRUCTION : GAA22021 #05571 : 01/16/2024 : SNJB



1.34 AC.

1.56 AC.

2.90 AC.

-100 YR INLET PONDING ELEVATION: 966.37' 100 YR INLET

PONDING

ELEVATION: 966.69'

PROP 3'-

SWALE @ 2%

GC TO PROVIDE 3.5'

NYLOPLAST 18" DRAIN BASIN: 2818AG _ _ X

EXPOSED SIGN FOUNDATION

ON LOW SIDE OF SLOPE

INV OUT=967.80

BC 968.10

BC 967.20

PERVIOUS

IMPERVIOUS

OVERALL

4

N/F	
FAIRBURN COMMONS, LLC	Cl
D.B59837, PG-191	TOP=973,70 INV_IN=965.57
PARCEL #09F020100121212	//// ///=903.3/
TRACT 4B	是
PB-417 PG-68	-975 $\frac{1}{6}$
ZONING: C-2 GENERAL COMMERCIAL	

EXTENDED HEIGHT CURB

±3,125 SF DINING

±3,115 SF NON-DINING

PARKING PROVIDED: 87 SPACES

BC 966.99

MIN. PARKING REQUIRED: 63 SPACES MULTI PURPOSE

FFE = 967.50 FF = 967.50 FF = 967.50

IN 1N=965.77

BC 967.79

└─100 YR INLET

PONDING

SCP REN PARK OWNER, LLC

D.B.-66311, PG-462 REMAINDER OF PARCEL

#noFn2n1nn121238

ELEVATION: 965.93'

196 BC 966.47 −100 YR INLET

ELEVATION: 966.60'

PONDING 4.24% ■ ELEVATION: 966.12'

100 YR INLET-

BC 970.55

TC 968.68

BC 968.18

TC 968.06 TC 968.31

BC 967.56 BC 967.81

BC 965.14 RCP @ 2.07%

BC 968.68

PONDING

ELEVATION:

10 YR GUTTER SPREAD @ 6.37

19.47' - 18" RCP @ 1.99%

FROM	FROM INV	то	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-20	959.56'	A-10	962.40'	67.00'	4.24%	15"	RCP
A-30	957.34'	A-20	959.56'	67.99'	3.27%	15"	RCP
B-20	961.51'	B-10	966.70'	148.33'	3.50%	12"	RCP
B-30	960.70'	B-20	961.51'	75.06'	1.08%	12"	RCP
B-40	959.19'	B-30	960.70'	139.60'	1.08%	15"	RCP
C-10	955.35'	C-20	955.74'	19.47'	1.99%	18"	RCP
C-20	956.50'	A-30	957.34'	86.08'	0.98%	15"	RCP
C-20	956.50'	B-40	959.19'	130.31'	2.07%	15"	RCP
D-10	960.39'	D-20	960.10'	28.81'	1.01%	6"	HDPE
D-30	959.86'	D-40	959.60'	25.50'	1.02%	6"	HDPE
D-50	959.64'	D-60	959.35'	28.84'	1.01%	6"	HDPE

OCP FAIRBURN, LLC PARCEL #09F020100121204 ZONING: RM-36 MULTIFAMILY RESIDENTIAL

PROP CONNECTION

TO EX SWCB

	STORM STRUCTURE SC	HEDUL	E
NAME	TYPE	RIM ELEV. (FT.)	INVERTS
A-10	PROP 18" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	966.41'	INV OUT = 962.40' (15")
A-20	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	966.00'	INV IN = 959.56' (15") INV OUT = 959.56' (15")
A-30	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	964.75'	INV IN = 957.34' (15") INV OUT = 957.34' (15")
B-10	PROP 18" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	971.33'	INV OUT = 966.70' (12")
B-20	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	966.22'	INV IN = 961.51' (12") INV OUT = 961.51' (12")
B-30	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	966.57'	INV IN = 960.70' (12") INV OUT = 960.70' (15")
B-40	PROP 36" NYLOPLAST DRAIN BASIN WITH COMBINATION INLET	965.83'	INV IN = 959.19' (15") INV OUT = 959.19' (15")
C-10	PROP PRECAST STRUCTURE WITH GRATE INLET	958.84'	INV IN = 955.35' (18")
C-20	PROP PRECAST STRUCTURE WITH COMBINATION INLET	960.49'	INV IN = 956.50' (15") INV IN = 956.50' (15") INV OUT = 955.74' (18")
D-10	ROOF DRAIN	960.96'	INV OUT = 960.39' (6")
D-20	ROOF DRAIN CONN. TO TRUNK LINE VIA INSERTA TEE	960.64'	INV IN = 960.10' (6")
D-30	ROOF DRAIN	960.42'	INV OUT = 959.86' (6")
D-40	ROOF DRAIN CONN. TO TRUNK LINE VIA INSERTA TEE	964.41'	INV IN = 959.60' (6")
D-50	ROOF DRAIN	960.20'	INV OUT = 959.64' (6")
D-60	ROOF DRAIN CONN. TO TRUNK LINE VIA INSERTA TEE	963.82'	INV IN = 959.35' (6")

GENERAL NOTES

- 1. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
- 3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
- 4. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVA OF ANY EXISTING UTILITIES. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILIT COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. SLOPE MATTING IS TO BE USED FOR SLOPES STEEPER THAN 3:1.
- 4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
- 5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: CLASS III RCP (ASTM C76).
- 6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1'
- 8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1' INTERVALS.

FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

COMPLIANCE AND STORM WATER POLLUTION PREVENTION.

- 9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A
- TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODE AND BE CONSTRUCTED
- FROM INVERT IN TO INVERT OUT. HDPE STRUCTURES MAY CONTAIN A SUMP AS ALLOWED BY THE

18. ALL CONCRETE STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT

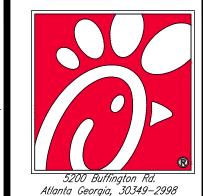
- CONTRACTOR TO ADJUST ANY EXISTING STRUCTURES TO PROPOSED GRADE IN ANY AREA OF
- ALL ROOF DRAINAGE SHALL SPLASH TO GRADE. REFER TO ARCH. PLANS FOR ADDITIONAL INFORMATION.
- 21. FOR FOUNDATION SUBSURFACE PREPARATION NOTE, REFERENCE GEOTECHNICAL REPORT
- 22. ALL STORMWATER PIPES AND STRUCTURES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 23. ALL DITCHES AND SWALES, DETENTION POND(S), AS WELL AS DISTURBED AREAS INSIDE RIGHTS-OF-WAY AND DRAINAGE EASEMENTS, ARE TO BE FULLY SODDED.

GRADING LEGEND

<u> </u>	RADING LEGER	<u> </u>
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	CONTOUR LINE	
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
D	STORM MANHOLE	((())
	TYPICAL END SECTION	
OR .	HEADWALL OR ENDWALL	OR
	YARD INLET	
	CURB INLET	<u></u>
	MONITORING WELL	
•	BORING	•
	BENCHMARK	•
	TEST PIT	#

THIS PLAN TO BE UTILIZED FOR PRELIMINARY PURPOSES ONLY





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SERIES 08 - #0557' CFA Fairburn SENOIA RD AT RENAISSANCE PKWY. FAIRBURN, GA

SHEET TITLE **GRADING &** DRAINAGE

DWG EDITION \square PRELIMINARY

図 80% SUBMITTAL IX FOR CONSTRUCTION JOB NO. #05571 STORE : <u>01/16/2024</u> DRAWN BY : SNJB CHECKED BY

	TRA PB-47	0100121238 ACT 4B 17 PG-68 ENERAL COMMERCIAL
8AG X	NYLOPLAST 12" UNIVERSAL INLINE	E DRAIN - TRAFFIC RATED INSTALLATION
18" MIN WIDTH GUIDELINE TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION. (3) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. BASED ON MANUFACTURING REQ.) THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTA D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE	INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH UNIVERSAL INLINE DRAIN O.D. MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION PLANS/TAKE OFF THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I.	TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION. (3) VARIOUS TYPES OF INLET & OUTLLET ADAPTERS AVAILABLE: 4" - 12" FOR CORRUGATED HDPE (ADS N-12)HANCOR DUAL WALL, ADSHANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DW (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC (CORRUGATED HDPE SHOWN)
PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.	CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321.	GRATE OPTIONS LOAD RATING PART #'S
LODATE ORTIONS LEGAD PATRICUL DADT # LODANIES # L	BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.	PEDESTRIAN GRATE H-10 1299CGP
GRATE OPTIONS LOAD RATING PART # DRAWING #	. 2.323 & COMMING ES CHIN CHIMET HY NOCKLOPHOL WITH NOTH DEVEL.	STANDARD GRATE H-20 1299CGS
STANDARD MEETS H-20 1899CGS 7001-110-213		SOLID COVER
SOLID COVER MEETS H-20 1889CGC 7001-110-214 DOME N/A 1889CGD 7001-110-215		2' X 2' CURB INLET - STANDARD GRATE H-20 3099CGSQ / 3099CGSQFH / 12BASEG 2' X 2' CURB INLET - DIAGONAL GRATE H-20 3099CGSQDF / 3099CGSQFH / 12BASEG
DROP IN GRATE LIGHT DUTY 1801DI 7001-110-074		2' X 2' CORB INLET - DIAGONAL GRATE H-20 3099CGSQDF / 3099CGSQFH / 12BASEG 2' X 2' ROAD & HIGHWAY H-20 3299CGSQF12
EBC MATERIAL 3130 VERONA AVE	1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	
ATERIAL 37.50 VERVINA AVE BUFORD, 64.30518 PHI (770) 932-2443 Nyloplast L FAX (770) 932-2490 www.nyloplast-us.com	2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM 20321 FOR CORRUGATED HDPE (ADS N-12 DUAL WALL), ADS HP, & PVC SEWER. THIS PRINT DISCLOSES SUBJECT MATTI OR POSSESSION OF THIS PRINT DOES NOT THE PRINT DOES NOT TRANSFER, OR LICENSE THE USE OF THE PRINT DOES NOT TRANSFER, OR LICENSE THE USE OF THE PRINT DOES NOT	S. THE RECEIPT NOT CONFER. HOT CONFER. DATE 09-23-21 ADS BUFORD, 08.4 09:18 PHN (770) 932-2443 PKA (770) 932-2449
TITLE 18-IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	REPRODUCTION OF THIS PRINT OR ANY CONTAINED HEREIN, OR MANUFACTURE ARTICLE HEREFROM, THE DISCLOS	Y INFORMATION DATE 09-23-21 TITLE 12" UNIVERSAL INLINE DRAIN QUICK SPEC
	IS FORBIDDEN, EXCEPT BY SPECIFIC WE	
A SCALE 1:30 SHEET 1 OF 1 DWG NO. 7001-110-191 REV E	PERMISSION FROM NYLOPLAST.	RRITEN ©2007 INFLOPUST DWG SIZE A SCALE 1:20 SHEET 1 OF 1 DWG NO. 7003-110-158 REV A

SWALE @ 2%

NYLOPLAST 15" DRAIN BASIN: 2815AG _ X - 18" MIN WIDTH GUIDELINE MINIMUM PIPE BURIAL DEPTH PER PIPE
MANUFACTURER
RECOMMENDATION
(MIN. MANUFACTURING
REQ. SAME AS MIN. SUMP) 8" MIN THICKNESS GUIDELINE TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION. (3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF) (5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321 (3) VARIABLE SUMP DEPTH (6" MIN. BASED ON MANUFACTURING REQ.) (4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 15" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC - 4" MIN GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR NAMILY-ACTURE OF ANY CONTAINED HEREIN OR NAMILY ACTURE OF ANY CONTAINED HEREIN OR NAMILY ACTURE OF ANY CONTAINED HEREIN OR NAMILY-ACTURE OR NAMILY-ACTURE OF ANY CONTAINED HEREIN OR NAMILY-ACTURE OF ANY CONTAINED HEREIN OR NAMILY-ACTURE OR NAMILY-ACTURE OR NAMILY-ACTURE OF ANY CONTAINED HEREIN OR NAMILY-ACTURE OR NAMILY-ACTU WITH THE EXCEPTION OF THE BRONZE GRATE. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84° DUE TO SHIPPING RESTRICTIONS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.
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SEE DRAWING NO. 7001-110-01 DISGNO R
SEE DRAWING NO. 7001-110-01 DE DISGNO R
TECHNICAL INFORMATION STUB JOINT TIGHTNESS SHALL CONFORM TO
ASTID 5212 FOR CORRUGATED HOPE (ADS N-12HANCOR DUAL WALL),
N-12 IP, 8 PVC SEWER.
ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0" TO 580". TO DETERMINE MINIMUM
ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
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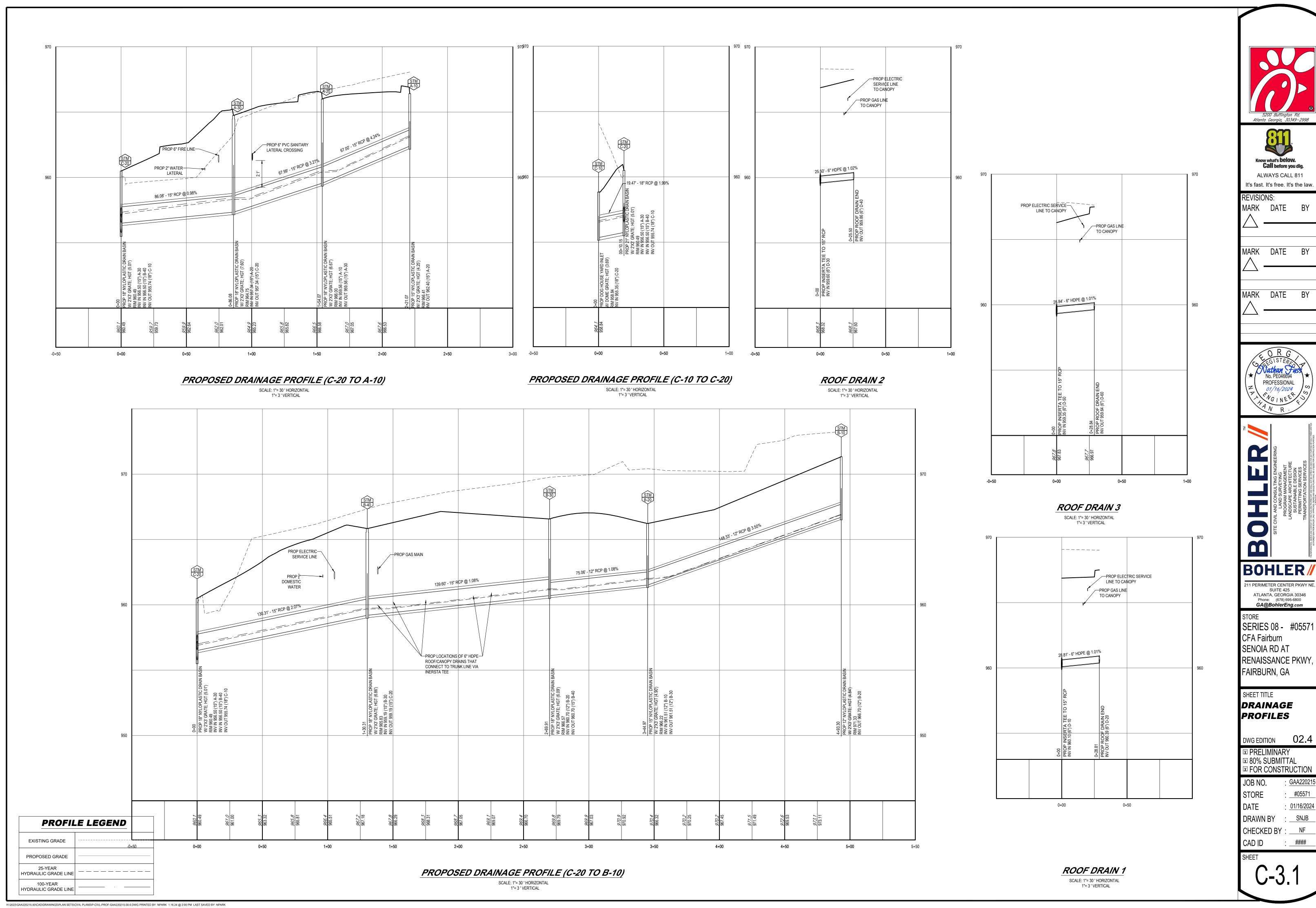
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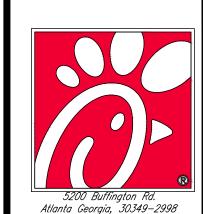
DEPTH PER PIPE
MANUFACTURER
RECOMMENDATION
(MIN. MANUFACTURING
REQ. SAME AS MIN. SUMP)

(3) VARIABLE INVERT HEIGHTS
AVAILABLE (ACCORDING TO
PLANS/TAKE OFF)
(M

4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 18" FOR CORRUGATED HDPE (ADS N-12)HANCOR DUAL WALL, ADSIHANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

(CORRUGATED HDPE SHOWN)

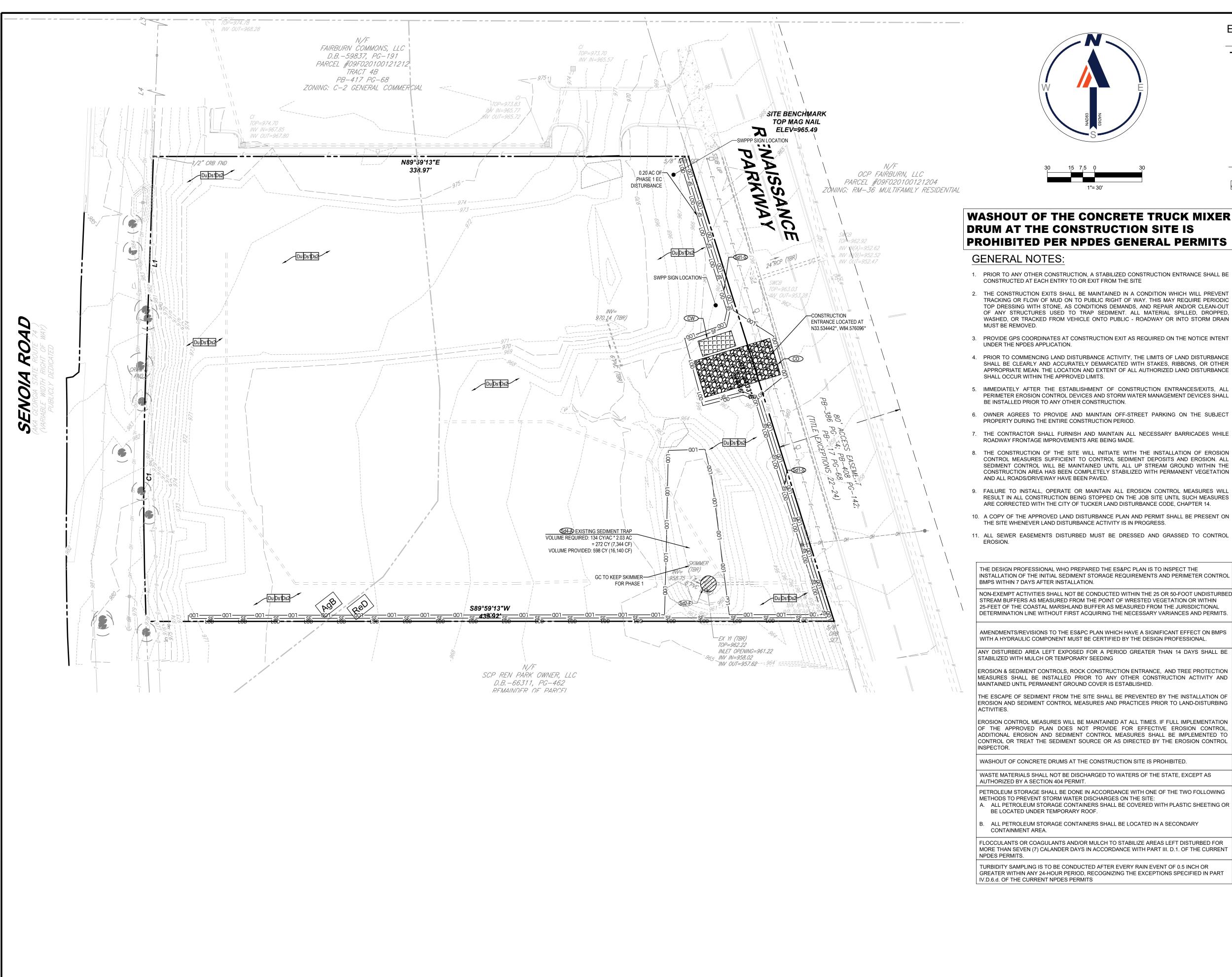




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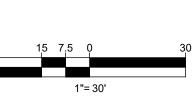
III FOR CONSTRUCTION



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LIMITS OF DISTURBANCE CONCRETE WASHOUT

FILTER FABRIC WITH SUPPORTING FRAME DUST CONTROL (USING: PHASING OF THE PROJECT, MULCH, SPRINKLING WATER, SPRAY-ON-ADHESIVE, CALCIUM CHLORIDE, BARRIERS, ETC.)

DISTURBED AREA STABILIZATION - MULCHING DISTURBED AREA STABILIZATION - TEMPORARY

—— SF—— Sd1-S TYPE A SILT FENCE (SENSITIVE AREAS)

STABILIZED CONSTRUCTION EXIT

WASHOUT OF THE CONCRETE TRUCK MIXER DRUM AT THE CONSTRUCTION SITE IS PROHIBITED PER NPDES GENERAL PERMITS

GENERAL NOTES:

- 1. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMANDS, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC - ROADWAY OR INTO STORM DRAIN
- UNDER THE NPDES APPLICATION.
- APPROPRIATE MEAN. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS. 5. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL
- PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- 7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
- 8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UP STREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAY HAVE BEEN PAVED.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED WITH THE CITY OF TUCKER LAND DISTURBANCE CODE, CHAPTER 14.
- 10. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- 11. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE BMPS WITHIN 7 DAYS AFTER INSTALLATION.

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

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

STABILIZED WITH MULCH OR TEMPORARY SEEDING

EROSION & SEDIMENT CONTROLS, ROCK CONSTRUCTION ENTRANCE, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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

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

WASHOUT OF CONCRETE DRUMS AT THE CONSTRUCTION SITE IS PROHIBITED.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS

PETROLEUM STORAGE SHALL BE DONE IN ACCORDANCE WITH ONE OF THE TWO FOLLOWING METHODS TO PREVENT STORM WATER DISCHARGES ON THE SITE:

A. ALL PETROLEUM STORAGE CONTAINERS SHALL BE COVERED WITH PLASTIC SHEETING OR BE LOCATED UNDER TEMPORARY ROOF.

B. ALL PETROLEUM STORAGE CONTAINERS SHALL BE LOCATED IN A SECONDARY CONTAINMENT AREA.

FLOCCULANTS OR COAGULANTS AND/OR MULCH TO STABILIZE AREAS LEFT DISTURBED FOR MORE THAN SEVEN (7) CALANDER DAYS IN ACCORDANCE WITH PART III. D.1. OF THE CURRENT

TURBIDITY SAMPLING IS TO BE CONDUCTED AFTER EVERY RAIN EVENT OF 0.5 INCH OR GREATER WITHIN ANY 24-HOUR PERIOD, RECOGNIZING THE EXCEPTIONS SPECIFIED IN PART

DISTURBED AREA SUMMARY		
DESCRIPTION	AREA (ACRES)	
TOTAL PARCEL AREA	2.63 AC	
ON-SITE DISTURBED AREA	2.45 AC	
OFF-SITE DISTURBED AREA	0.24 AC	
TOTAL DISTURBED AREA	2.69 AC	

MAPPED SOIL TYPES DESCRIPTION SOIL GROUP APPLING-HARD LABOR COMPLEX, 2 TO 6 PERCENT SLOPES

RION SANDY LOAM, 10 TO 15 PERCENT

TAKEN FROM: USDA, NRCS WEB SOIL SURVEY FOR FULTON COUNTY,

- INSTALL THE SWPPP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
- STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY, LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT. INSTALL PERIMETER SEDIMENT CONTROL BMPS IN THE
- VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL NECESSARY TO INSTALL THESE PERIMETER CONTROL
- INSTALL STABILIZED CONSTRUCTION EXIT, AND SET THE PROJECT OFFICE TRAILER.
- INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPS. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
- MUCK OUT EXISTING SEDIMENT TRAP AND ENSURE SKIMMER/OUTLET CONTROL STRUCTURE IS STILL FUNCTIONING PROPERLY. TRAPS MUST BE FULLY FUNCTIONAL BEFORE MASS CLEARING, GRADING, OR EARTH MOVING OPERATIONS BEGIN.

DESIGN PROFESSIONAL'S CERTIFICATION:

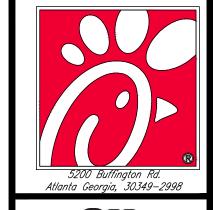
(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT " MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100003.

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

(3) "I CERTIFY UNDER THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.



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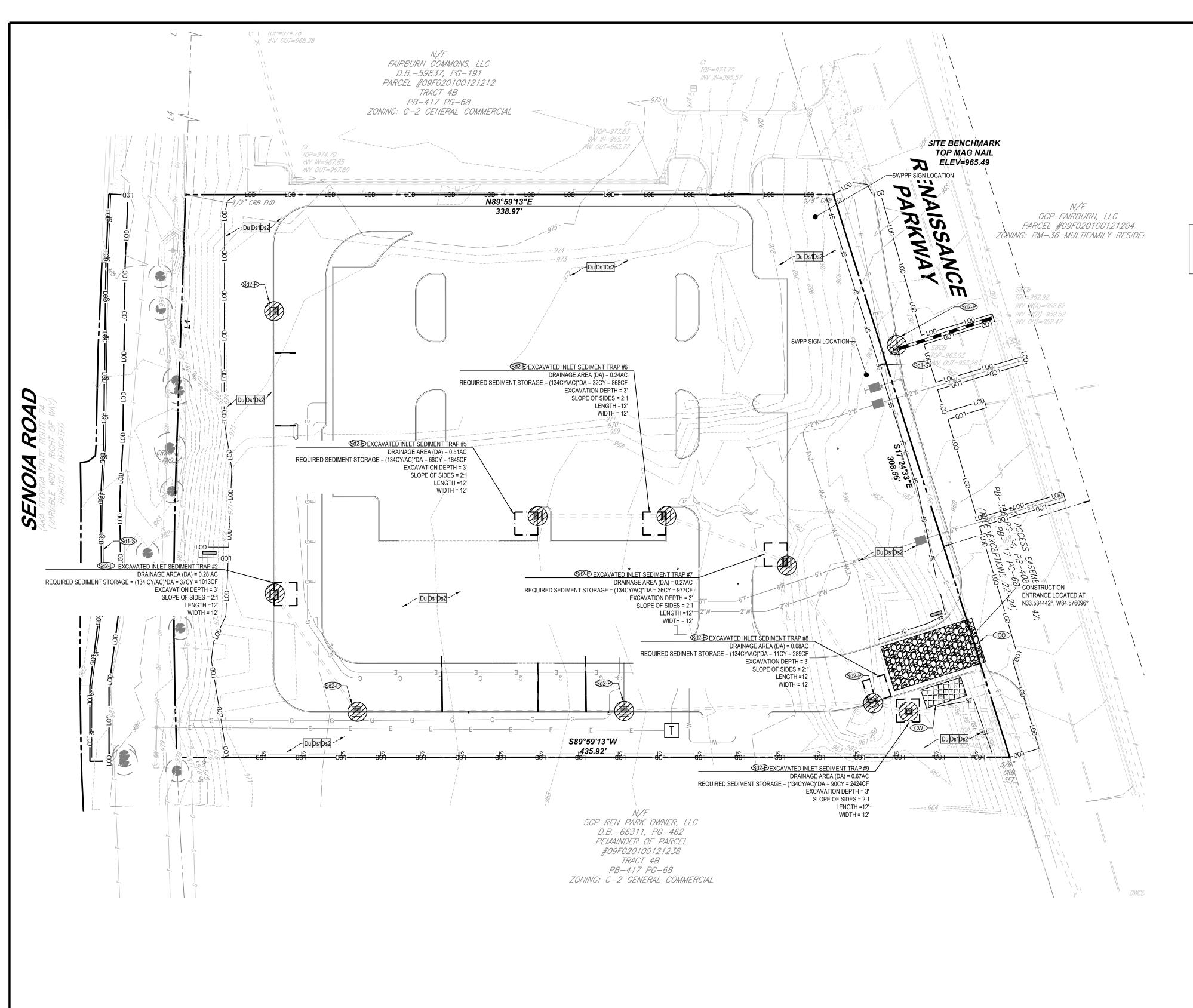
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CFA Fairburn SENOIA RD AT RENAISSANCE PKWY. FAIRBURN, GA

SHEET TITLE SOIL EROSION CONTROL PLAN - PHASE 1

DWG EDITION oxtimes Preliminary **■ 80% SUBMITTAL IX** FOR CONSTRUCTION JOB NO. #05571 : <u>01/16/2024</u> : SNJB DRAWN BY

CHECKED BY





LIMITS OF DISTURBANCE

DUST CONTROL (USING: PHASING OF THE PROJECT, MULCH, SPRINKLING WATER, SPRAY-ON-ADHESIVE, CALCIUM CHLORIDE, BARRIERS, ETC.)

EROSION & SEDIMENT CONTROL LEGEND

DISTURBED AREA STABILIZATION - MULCHING

Ds2

DISTURBED AREA STABILIZATION - TEMPORARY

SLOPE STABILIZATION

EXCAVATED DROP INLET PROTECTION

WASHOUT OF THE CONCRETE TRUCK MIXER DRUM AT THE CONSTRUCTION SITE IS PROHIBITED PER NPDES GENERAL PERMITS

GENERAL NOTES:

1. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE

- 2. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMANDS, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC - ROADWAY OR INTO STORM DRAIN
- 3. PROVIDE GPS COORDINATES AT CONSTRUCTION EXIT AS REQUIRED ON THE NOTICE INTENT UNDER THE NPDES APPLICATION.
- 4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEAN. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE
- IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- 6. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- 7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
- CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UP STREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAY HAVE BEEN PAVED.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED WITH THE CITY OF TUCKER LAND DISTURBANCE CODE, CHAPTER 14.
- 10. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- 11. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL

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

EROSION & SEDIMENT CONTROLS. ROCK CONSTRUCTION ENTRANCE. AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND

EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING

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

WASHOUT OF CONCRETE DRUMS AT THE CONSTRUCTION SITE IS PROHIBITED.

A. ALL PETROLEUM STORAGE CONTAINERS SHALL BE COVERED WITH PLASTIC SHEETING OR BE LOCATED UNDER TEMPORARY ROOF.

B. ALL PETROLEUM STORAGE CONTAINERS SHALL BE LOCATED IN A SECONDARY CONTAINMENT AREA.

MORE THAN SEVEN (7) CALANDER DAYS IN ACCORDANCE WITH PART III. D.1. OF THE CURRENT NPDES PERMITS

TURBIDITY SAMPLING IS TO BE CONDUCTED AFTER EVERY RAIN EVENT OF 0.5 INCH OR GREATER WITHIN ANY 24-HOUR PERIOD, RECOGNIZING THE EXCEPTIONS SPECIFIED IN PART IV.D.6.d. OF THE CURRENT NPDES PERMITS

DESCRIPTION

_____SF____

CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE

- SHALL OCCUR WITHIN THE APPROVED LIMITS.

- 8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION

BMPS WITHIN 7 DAYS AFTER INSTALLATION.

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

MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF

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

PETROLEUM STORAGE SHALL BE DONE IN ACCORDANCE WITH ONE OF THE TWO FOLLOWING METHODS TO PREVENT STORM WATER DISCHARGES ON THE SITE:

FLOCCULANTS OR COAGULANTS AND/OR MULCH TO STABILIZE AREAS LEFT DISTURBED FOR

DISTURBED AREA SUMMARY AREA (ACRES)

Sd1-S SEDIMENT BARRIER (SENSITIVE AREAS)

DESCRIPTION	/ (/ (/ (O/ (LO)		
TOTAL PARCEL AREA	2.63 AC		
ON-SITE DISTURBED AREA	2.45 AC		
OFF-SITE DISTURBED AREA	0.24 AC		
TOTAL DISTURBED AREA	2.69 AC		
144 DDED 0011 TV /DE0			

MAPPED SOIL TYPES

SOIL TYPE	DESCRIPTION	SOIL GROUP
AgB	APPLING-HARD LABOR COMPLEX, 2 TO 6 PERCENT SLOPES	С
ReD	RION SANDY LOAM, 10 TO 15 PERCENT SLOPES	В

TAKEN FROM: USDA, NRCS WEB SOIL SURVEY FOR FULTON COUNTY, GEORGIA

1. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY

- ARE BROUGHT TO FINAL GRADE TEMPORARY STABLIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIEKLY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.
- BEGIN GRADING THE SITE. INSTALL UNDERGROUND UTILITIES, STORM SEWER PIPES. BEGIN INSTALLATION OF INLET PROTECTION MEASURES AS
- INLETS ARE INSTALLED. 6. MUCK TEMPORARY SEDIMENT TRAPS AND BRING TO FINAL GRADE AS CONSTRUCTION PROGRESSES.
- PREPARE SITE FOR PAVING. 8. BEGIN INSTALLATION OF CURB/GUTTER, AND BUILDING
- FOUNDATION

THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY. ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE. IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION

THE PROJECT WILL UTILIZE ONE WATER QUALITY UNIT AND WILL CONVEY WATER TO THE EXISTING STORMWATER DETENTION POND TO CONTROL POLLUTANTS. FURTHER, THE SITE WILL BE FULLY STABILIZED WITH PERMANENT SEEDING. ALL STEEP SLOPES WILL USE SLOPE STABILIZATION MEASURES WITH HYDRAULIC EROSION CONTROL PRODUCTS.

DESIGN PROFESSIONAL'S CERTIFICATION:

(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT " MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100003.

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

3) "I CERTIFY UNDER THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.



GSWCC LEVEL II DESIGN PROFESSIONAL

0000087123 (VALID THROUGH 03-08-25) CERTIFICATION #





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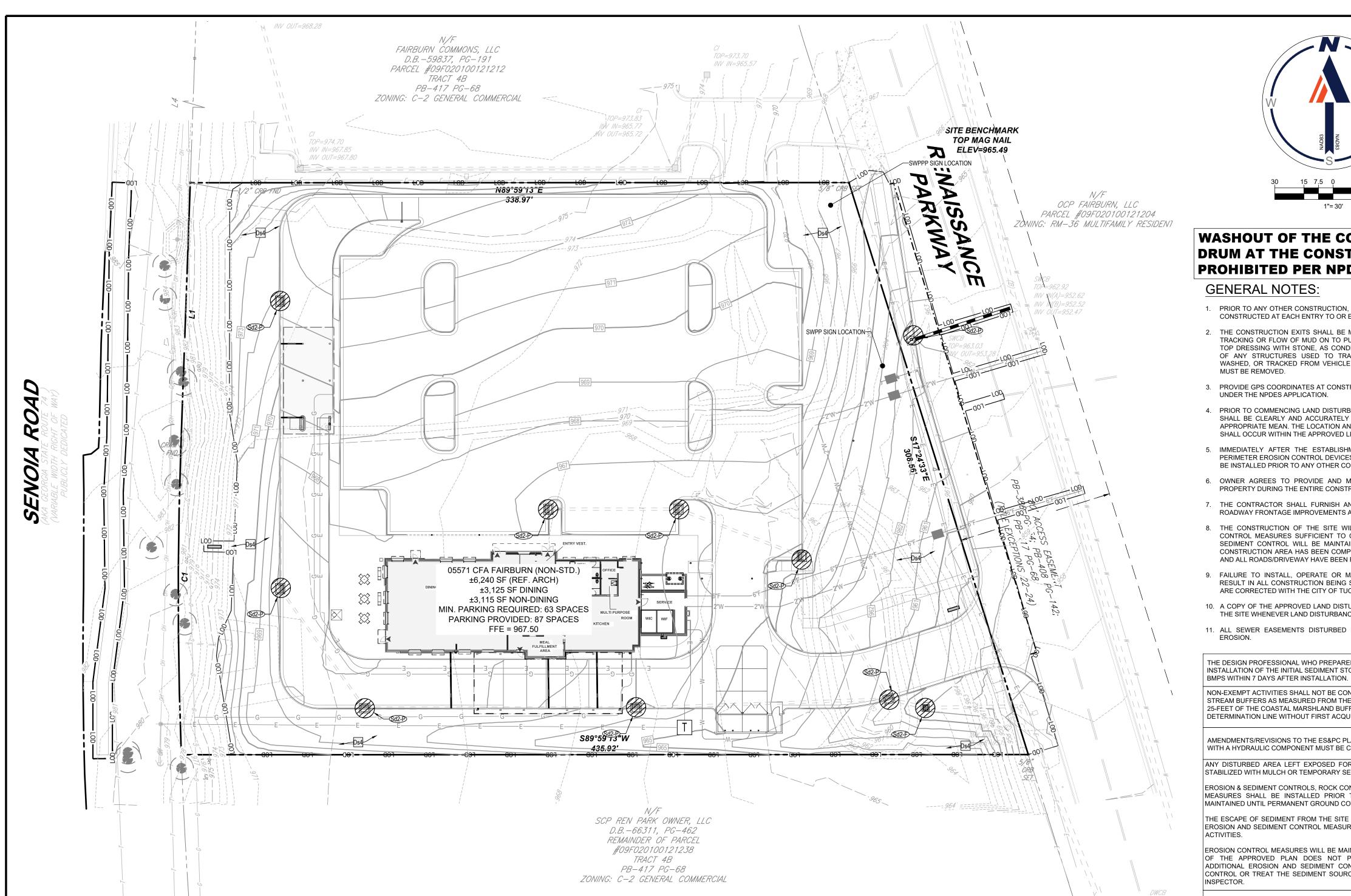
> ATLANTA, GEORGIA 30346 Phone: (678) 695-6800 GA@BohlerEng.com

CFA Fairburn SENOIA RD AT RENAISSANCE PKWY. FAIRBURN, GA

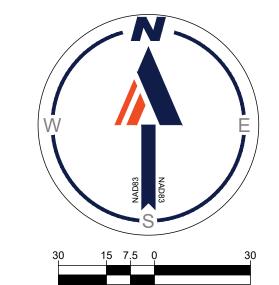
SHEET TITLE SOIL EROSION CONTROL PLAN - PHASE 2

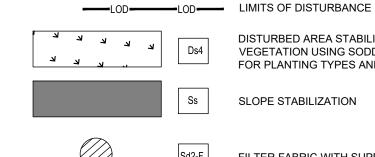
DWG EDITION oxtimes Preliminary ■ 80% SUBMITTAL **IX** FOR CONSTRUCTION JOB NO.

#05571 : 01/16/2024 DRAWN BY CHECKED BY



EROSION & SEDIMENT CONTROL LEGEND





DISTURBED AREA STABILIZATION - PERMANENT VEGETATION USING SODDING. SEE LANDSCAPE PLAN FOR PLANTING TYPES AND QUANTITIES.

SLOPE STABILIZATION



FILTER FABRIC WITH SUPPORTING FRAME

PAVED DROP INLET PROTECTION

Sd1-S SEDIMENT BARRIER (SENSITIVE AREAS)

WASHOUT OF THE CONCRETE TRUCK MIXER DRUM AT THE CONSTRUCTION SITE IS PROHIBITED PER NPDES GENERAL PERMITS

GENERAL NOTES:

- 1. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE
- 2. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMANDS, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT, ALL MATERIAL SPILLED, DROPPED. WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC - ROADWAY OR INTO STORM DRAIN
- 3. PROVIDE GPS COORDINATES AT CONSTRUCTION EXIT AS REQUIRED ON THE NOTICE INTENT UNDER THE NPDES APPLICATION.
- 4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEAN. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS.
- 5. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- 6. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- 7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
- 8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UP STREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAY HAVE BEEN PAVED.
- 9. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED WITH THE CITY OF TUCKER LAND DISTURBANCE CODE, CHAPTER 14.
- 10. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- 11. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL

THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL

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

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

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

EROSION & SEDIMENT CONTROLS, ROCK CONSTRUCTION ENTRANCE, AND TREE PROTECTION

MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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

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

WASHOUT OF CONCRETE DRUMS AT THE CONSTRUCTION SITE IS PROHIBITED.

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

PETROLEUM STORAGE SHALL BE DONE IN ACCORDANCE WITH ONE OF THE TWO FOLLOWING METHODS TO PREVENT STORM WATER DISCHARGES ON THE SITE: A. ALL PETROLEUM STORAGE CONTAINERS SHALL BE COVERED WITH PLASTIC SHEETING OR BE LOCATED UNDER TEMPORARY ROOF.

B. ALL PETROLEUM STORAGE CONTAINERS SHALL BE LOCATED IN A SECONDARY

FLOCCULANTS OR COAGULANTS AND/OR MULCH TO STABILIZE AREAS LEFT DISTURBED FOR MORE THAN SEVEN (7) CALANDER DAYS IN ACCORDANCE WITH PART III. D.1. OF THE CURRENT

TURBIDITY SAMPLING IS TO BE CONDUCTED AFTER EVERY RAIN EVENT OF 0.5 INCH OR GREATER WITHIN ANY 24-HOUR PERIOD, RECOGNIZING THE EXCEPTIONS SPECIFIED IN PART IV.D.6.d. OF THE CURRENT NPDES PERMITS

APPROPRIATE COMPOST BLANKETS ARE TO BE APPLIED (MINIMUM DEPTH OF 1.5 INCHES) TO PROTECT SOIL SURFACES UNTIL VEGETATION IS ESTABLISHED DURING THE FINAL

STABILIZATION PHASE OF THE CONSTRUCTION ACTIVITY

DISTURBED AREA SUMMARY

	DISTURDED AREA SUMIMART		
	DESCRIPTION	AREA (ACRES)	
Т	OTAL PARCEL AREA	2.63 AC	
ON-	SITE DISTURBED AREA	2.45 AC	
OFF	-SITE DISTURBED AREA	0.24 AC	
ТО	TAL DISTURBED AREA	2.69 AC	

MAPPED SOIL TYPES

	IIII II LB GGIL I II LG	
SOIL TYPE	SOIL GROUP	
AgB	APPLING-HARD LABOR COMPLEX, 2 TO 6 PERCENT SLOPES	С
ReD	RION SANDY LOAM, 10 TO 15 PERCENT SLOPES	В

TAKEN FROM: USDA, NRCS WEB SOIL SURVEY FOR FULTON COUNTY,

PHASE 3

- 1. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE SITE IS FULLY STABLIZED AND THE GENERAL CONSTRUCTION PERMIT GAR100003 IS TERMINATED.
- COMPLETE CONSTRUCTION OF BUILDING PROVIDE PERMENANT PIPE CONNECTIONS. UNSURE ALL PERMENANT PIPES ARE FULLY OPERATIONAL.
- 4. STABLIZE ANY AREAS DISTURBED BY THE REMOVAL OF
- TEMPORARY BMPS. FINISH CURB/GUTTER AND PAVING OF SITE. 6. COMPLETE GRADING AND INSTALLATION OF PERMENANT
- STABLIZATION OVER ALL AREAS. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS).

THE GENERAL CONTRACTOR MAY COMPLETE

CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY, ONLY IF ALL PRECEDING BMPS AND STABILIZATION ACTIVITIES HAVE BEEN COMPLETELY INSTALLED. BMP-RELATED STEPS IN THE ABOVE SEQUENCE ARE BOLDED FOR CLARITY. THE CEC MUST APPROVE, IN WRITING, ANY CHANGES IN THE ABOVE SWPPP IMPLEMENTATION SEQUENCE, BEFORE THEIR IMPLEMENTATION BEGINS.

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE ON SHEET C2.6.

THE PROJECT WILL UTILIZE TWO WATER QUALITY UNITS, AN ISOLATOR ROW, AND AN UNDERGROUND DETENTION SYSTEM TO CONTROL POLLUTANTS. FURTHER, THE SITE WILL BE FULLY STABILIZED WITH PERMANENT SEEDING. ALL STEEP SLOPES WILL USE SLOPE STABILIZATION MEASURES WITH HYDRAULIC EROSION CONTROL PRODUCTS.

DESIGN PROFESSIONAL'S CERTIFICATION:

(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT " MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100003.

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

(3) "I CERTIFY UNDER THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.



0000087123 (VALID THROUGH 03-08-25) **CERTIFICATION#**



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SHEET TITLE SOIL EROSION CONTROL PLAN PHASE 3

DWG EDITION ☑ PRELIMINARY ■ 80% SUBMITTAL **IX** FOR CONSTRUCTION JOB NO. #05571 : <u>01/16/2024</u>

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DEFINITION

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

PURPOSE TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES. • TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES THAT MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE,

OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

CONDITIONS

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

METHOD AND MATERIALS A. TEMPORARY METHODS

MULCHES. SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO SPECIFICATION TAC -TACKIFIERS. RESINS SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE SPECIFICATION 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 SPECIFICATION TAC - TACKIFIERS TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS

TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE, CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART SPRING-TOOTHED HARROWS AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT 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, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING, BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION. CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT

B. PERMANENT METHODS

PERMANENT VEGETATION. SEE SPECIFICATION DS3 -DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE SPECIFICATION TP - TOPSOILING.

STONE, COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SPECIFICATION CR-CONSTRUCTION ROAD STABILIZATION.

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DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)



APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

TO REDUCE RUNOFF AND EROSION

- TO PREVENT SURFACE COMPACTION OR CRUSTING TO CONTROL UNDESIRABLE VEGETATION
- TO MODIFY SOIL TEMPERATURE • TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL

REQUIREMENT FOR REGULATORY COMPLIANCE

EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED. ANCHORED AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE MAINTENANCE SHALL BE REQUIRED TO MAINTAIN

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL

APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX IF ANY AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED. REFER TO DS2 -DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING), DS3 - DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING), AND DS4

DISTURBED AREA STABILIZATION (WITH SODDING).

SPECIFICATIONS MULCHING WITHOUT SEEDING

THIS STANDARD APPLIES TO GRADED OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER

SITE PREPARATION 1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.

2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS. 3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3

MULCHING MATERIALS

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INCHES.

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED: 1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2

TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE

ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.

2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES, ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.

3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

- 1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL
- 2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION. 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
- 3. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK." DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.

STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE FOLIPMENT MAY BE ANCHORED TACKIFERS, BINDERS AND HYDRAULIC MULCH WITH TACKIFIER SPECIFICALLY DESIGNED FOR TACKING STRAW CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TAC - TACKIFERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

2 NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE

WOOD WASTE CHIPS.

3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

DISTURBED AREA STABILIZATION (WITH TEMPORARY Ds2 SEEDING)



THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

TO REDUCE RUNOFF AND SEDIMENT DAMAGE OF DOWN STREAM RESOURCES

TO PROTECT THE SOIL SURFACE FROM EROSION TO IMPROVE WILDLIFE HABITAT

REQUIREMENT FOR REGULATORY COMPLIANCE

- TO IMPROVE AESTHETICS
- TO IMPROVE TILTH, INFILTRATION AND AERATION AS WELL AS ORGANIC MATTER FOR PERMANENT PLANTINGS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE EMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED O ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION SHALL BE USED. IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING, MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED, AND HAVE CONTINUOUS 90% COVER OR GREATER OF THE SOIL

SURFACE. REFER TO SPECIFICATION DS1-DISTURBED AREA TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF EMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED. NOTE: SOME SPECIES OF TEMPORARY VEGETATION ARE NOT APPROPRIATE FOR COMPANION CROP PLANTINGS BECAUSE OF

THEIR POTENTIAL TO OUT-COMPETE THE DESIRED SPECIES

(E.G. ANNUAL RYEGRASS). CONTACT NRCS OR THE LOCAL

SPECIFICATIONS **GRADING AND SHAPING**

SWCD FOR MORE INFORMATION.

EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS, NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

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SEEDBED PREPARATION WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SO MATERIAL IS LOOSE AND NOT SEALED BY WHEN SOIL HAS BEEN SEALED BY RAINFALL OR DNSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED. TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE LIME AND FERTILIZER

TESTS INDICATE OTHERWISE APPLY AGRICULTURAL LIME AT A RATE DETERMINED Y SOIL TEST FOR PH. QUICK ACTING LIME SHOULD BE INCORPORATED TO MODIFY PH DURING THE GERMINATION PERIOD. BIO STIMULANTS SHOULD ALSO BE CONSIDERED WHEN THERE IS LESS THAN 3% ORGANIC MATTER IN THE SOIL. GRADED AREAS REQUIRE LIME APPLICATION. SOILS MUST BE TESTED TO DETERMINE REQUIRED AMOUNTS FERTILIZER AND AMENDMENTS FERTILIZER

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL

SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK. RIPPER. OR CHISEL. ON SLOPES TOO STEEP FOR, OR INACCESSIBLE TO EQUIPMENT, FERTILIZER SHALL BE HYDRAULICALLY APPLIED PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION

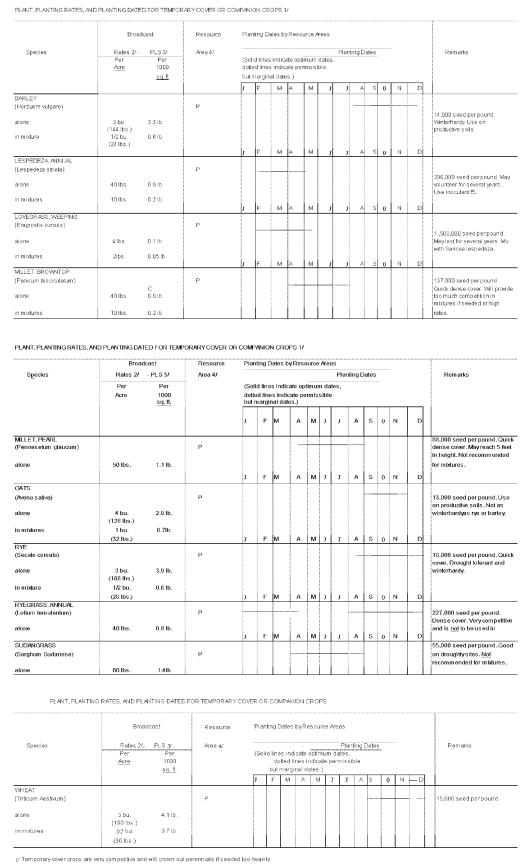
SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY SEEDER, CULTI-PACKER-SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE SEEDED BY HAND. SEE TABLE 6-4.1

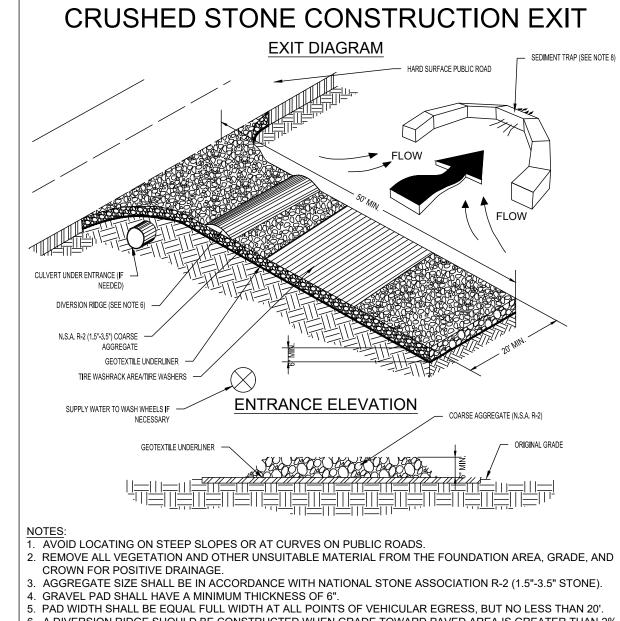
TEMPORARY VEGETATION CAN. IN MOST CASES. BE ESTABLISHED WITHOUT THE USE OF MULCH, PROVIDED THERE IS LITTLE TO NO EROSION POTENTIAL. HOWEVER. THE USE OF MULCH CAN OFTEN ACCELERATE AND ENHANCE GERMINATION AND VEGETATION ESTABLISHMENT. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSUR GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN

2/ Reduce seeding rates by 50% when drilled.

UPSTREAM TERMINAL



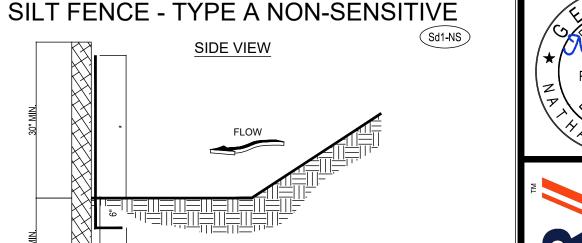


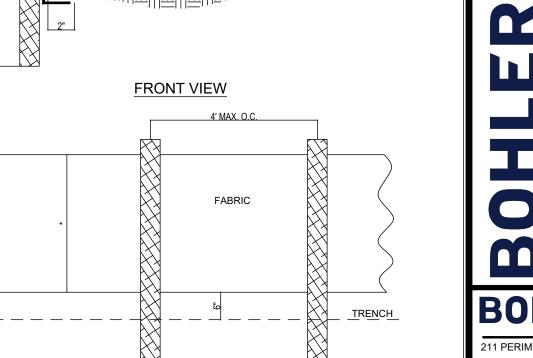
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%... INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES. 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND

. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT 0.MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC

DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).

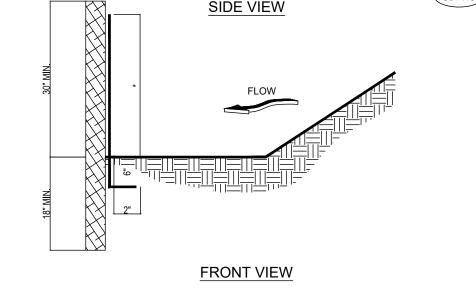
RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT





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.

CO



TEMPORARY CONCRETE WASHOUT FACILITIES

AFTER CONCRETE IS POURED AT A CONSTRUCTION SITE, THE CHUTES OF READY MIXED CONCRETE TRUCKS AND HOPPERS OF CONCRETE PUMP TRUCKS MUST BE WASHED OUT TO REMOVE THE REMAINING CONCRETE BEFORE IT HARDENS. EQUIPMENT SUCH AS WHEELBARROWS AND HAND TOOLS ALSO NEED TO BE WASHED DOWN. AT THE END OF EACH WORK DAY, THE DRUMS OF CONCRETE TRUCKS MUST BE WASHED OUT. THIS IS CUSTOMARILY DONE AT THE READY MIXED BATCH PLANTS WHICH ARE USUALLY OFF-SITE FACILITIES, HOWEVER LARGE OR RURAL CONSTRUCTION PROJECTS MAY HAVE ON-SITE BATCH PLANTS. CEMENTITIOUS (HAVING THE PROPERTIES OF CEMENT) WASHWATER AND SOLIDS ALSO COME FROM USING SUCH CONSTRUCTION MATERIALS AS MORTAR, PLASTER, STUCCO, AND GROUT.

PURPOSE

- TO COLLECT AND RETAIN ALL THE CONCRETE WASHOUT WATER AND SOLIDS IN LEAK PROOF CONTAINERS, SO THAT THIS CAUSTIC MATERIAL DOES NOT REACH THE SOIL SURFACE AND THEN MIGRATE TO SURFACE WATERS OR INTO THE GROUND WATER
- TO RECYCLE 100 PERCENT OF THE COLLECTED CONCRETE WASHOUT WATER AND SOLIDS.
- ANOTHER OBJECTIVE IS TO SUPPORT THE DIVERSION OF RECYCLABLE MATERIALS FROM LANDFILLS.

IMPLEMENTATION

- A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE
- AVOID MIXING EXCESS AMOUNTS OF CONCRETE.
- PERFORM WASHOUT OF CONCRETE TRUCKS IN DESIGNATED AREAS ONLY, WHERE WASHOUT WILL NOT REACH STORMWATER.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, STREAMS OR ONTO THE GROUND. TRUCKS SHOULD ALWAYS BE WASHED OUT INTO DESIGNATED FACILITIES.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED AREAS.
- FOR ONSITE WASHOUT:

- ON LARGER SITES, IT IS RECOMMENDED TO LOCATE WASHOUT AREAS AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.

WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY

 DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE IN THE

TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 6" FOR ABOVE GRADE FACILITIES AND 12" FOR BELOW GRADE FACILITIES (IF ACCEPTED BY THE JURISDICTION).

WASHOUT CONTAINER REQUIREMENTS:

DIFFERENT TYPES OF WASHOUT CONTAINERS ARE AVAILABLE FOR COLLECTING, RETAINING, AND RECYCLING THE WASHWATER AND SOLIDS FROM WASHING DOWN FIXED TRUCK CHUTES AND PUMP TRUCK HOPPERS AT CONSTRUCTION SITES. THE CONTAINERS MUST BE LEAK PROOF, WATER PROOF. AND BE COMMERCIALLY SERVICED CONTAINMENT SYSTEMS THAT ARE 100% RECYCLED. EXAMPLES OF APPROVED CONTAINERS ARE THE "ECO-PAN" PRODUCT. AND "CONCRETE WASHOUT SYSTEMS" BY LEWIS CONCRETE INC. GC MUST VERIFY THAT THE TYPE OF CONTAINER IS ACCEPTABLE BY THE JURISDICTION AND MEETS ALL REQUIREMENTS OF THE EPA CONCRETE WASHOUT GUIDANCE DOCUMENT

OPFRATION AND MAINTENANCE:

CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY AND AFTER HEAVY RAINS TO CHECK FOR LEAKS, IDENTIFY ANY PLASTIC LININGS AND SIDEWALLS HAVE BEEN DAMAGED BY CONSTRUCTION ACTIVITIES, AND DETERMINE WHETHER THEY HAVE BEEN FILLED TO OVER 75 PERCENT CAPACITY. WHEN THE WASHOUT CONTAINER IS FILLED TO OVER 75 PERCENT OF ITS CAPACITY, THE WASHWATER SHOULD BE VACUUMED OFF OR ALLOWED TO EVAPORATE TO AVOID OVERFLOWS. THEN WHEN THE REMAINING CEMENTITIOUS SOLIDS HAVE HARDENED, THEY SHOULD BE REMOVED AND RECYCLED. DAMAGES TO THE CONTAINER SHOULD BE REPAIRED PROMPTLY. BEFORE HEAVY RAINS, THE WASHOUT CONTAINER'S LIQUID LEVEL SHOULD BE LOWERED OR THE CONTAINER SHOULD BE COVERED TO AVOID AN OVERFLOW DURING THE

REMOVAL OF TEMPORARY CONCRETE WASHOUT FACILITIES:

- WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL, STATE OR LOCAL REGULATIONS. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND PROPERLY DISPOSED OR RECYCLED IN ACCORDANCE WITH FEDERAL, STATE OR
- LOCAL REGULATIONS HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

EDUCATING CONCRETE SUBCONTRCATORS:

- THE CONSTRUCTION SITE SUPERINTENDENT SHOULD MAKE READY MIXED TRUCK DRIVERS AWARE OF WASHOUT FACILITY LOCATIONS AND BE WATCHFUL FOR IMPROPER DUMPING OF CEMENTITIOUS MATERIAL
- EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS ON THE CONCRETE WASTE MANAGEMENT TECHNIQUES DESCRIBED HEREIN.
- ARRANGE FOR CONTRACTOR'S SUPERINTENDENT OR REPRESENTATIVE TO OVERSEE AND ENFORCE CONCRETE WASTE MANAGEMENT PROCEDURES.
- IN ADDITION, CONCRETE WASHOUT REQUIREMENTS SHOULD BE INCLUDED IN CONTRACTS WITH CONCRETE DELIVERY COMPANIES

Ss



PROTECTIVE COVERING USED TO PREVENT EROSION AND ESTABLISH I.PHOTODEGRADABLE

STABILIZATION TO REINFORCE CHANNELS, PLEASE REFER TO SPECIFICATION, CH-CHANNEL STABILIZATION

DROP IMPACT DISSIPATER WHILE PROVIDING A MICROCLIMATE THAT PROTECTS

SLOPE STABILIZATION CAN BE APPLIED TO FLAT AREAS OR SLOPES WHERE THE APPROXIMATE SIZE OF THE MESH SHOULD BE EROSION HAZARD IS HIGH AND SLOPE PROTECTION IS NEEDED DURING THE OPENINGS OF 0.5" X 1.0". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5"

DISCUSSED WITHIN THIS SPECIFICATION

PLANNING CONSIDERATIONS CARE MUST BE TAKEN TO CHOOSE THE TYPE OF SLOPE STABILIZATION (FUNCTIONAL LONGEVITY 36 MO.) PRODUCT THAT IS MOST APPROPRIATE FOR THE SPECIFIC NEEDS OF A i. PROJECT. TWO GENERAL TYPES OF SLOPE STABILIZATION PRODUCTS ARE

ROLLED EROSION CONTROL PRODUCTS (RECP)

HYDRAULIC EROSION CONTROL PRODUCTS (HECP) HECP SHALL UTILIZE STRAW, COTTON, WOOD OR OTHER NATURAL BASED

FIBERS HELD TOGETHER BY A SOIL BINDING AGENT THAT WORKS TO STABILIZE

SOIL PARTICLES. PAPER MULCH SHOULD NOT BE USED FOR EROSION CONTROL.

A NATURAL FIBER BLANKET WITH SINGLE OR DOUBLE PHOTODEGRADABLE OR

ROLLED EROSION CONTROL PRODUCTS (RECPS) AND HYDRAULIC EROSION CONTROL PRODUCTS (HECPS): HECPS SHALL CONFORM TO MANUFACTURER'S GUIDELINES FOR

•SHORT-TERM RECPS AS A MINIMUM SHALL BE USED TO STABILIZE

CONCENTRATED FLOW AREAS WITH A VELOCITY LESS THAN 5FT/SEC ON SLOPES

3:1 OR GREATER WITH A HEIGHT OF 10 FEET OR GREATER. MATERIALS - HECP

HYDRAULIC EROSION CONTROL PRODUCTS SHALL BE PREPACKAGED FROM THE MANUFACTURER. FIELD MIXING OF PERFORMANCE ENHANCING ADDITIVES WILL NOT BE ALLOWED. FIBEROUS COMPONENTS SHOULD BE ALL NATURAL OR BIODEGRADABLE. PRODUCTS SHALL BE DETERMINED TO BE NON-TOXIC IN ACCORDANCE WITH EPA-821-R-02-012.

MATERIALS - RECP

CHECK FOR EROSION AND UNDERMINING, ANY DISLOCATION OR FAILURE SHOULD BLANKETS SHALL BE NONTOXIC TO VEGETATION, SEED, OR WILDLIFE. PRODUCTS SHALL BE DETERMINED TO BE NON-TOXIC IN ACCORDANCE WITH FPA-821-R-02-012 AT MINIMUM THE PLASTIC OR BIODEGRADABLE NETTING SHALL BE STITCHED TO THE FIBROUS MATRIX TO MAXIMIZE STRENGTH AND PROVIDE FOR EASE OF HANDLING.

RECPS ARE CATEGORIZED AS FOLLOWS:

(FUNCTIONAL LONGEVITY 12 MO.)

PHOTODEGRADABLE STRAW BLANKETS WITH A TOP AND BOTTOM SIDE PHOTO DEGRADABLE NET. THE MAXIMUM SIZE OF THE MESH SHOULD BE OPENINGS OF 1/2" X 1/2". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.35" AND MINIMUM DENSITY SHOULD BE 0.5 LBS PER SQUARE YARD.

ii. BIODEGRADABLE STRAW BLANKET WITH A TOP AND BOTTOM SIDE BIODEGRADABLE JUTE NET. THE TOP SIDE NET SHOULD CONSIST OF MACHINE DIRECTION STRANDS THAT ARE TWISTED TOGETHER AND THEN INTERWOVEN WITH CROSS DIRECTION STRANDS (LENO WEAVE). THE BOTTOM NET MAY BE LENO WEAVE OR OTHERWISE TO MEET REQUIREMENTS. THE APPROXIMATE SIZE OF THE MESH SHOULD BE OPENINGS OF 0.5" X 1.0". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH

DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.25" AND MINIMUM

b. EXTENDED-TERM

DENSITY SHOULD BE 0.5 LBS PER SQUARE YARD.

(FUNCTIONAL LONGEVITY 24 MO.) TEMPORARY OR PERMANENT VEGETATION ON STEEP SLOPES, SHORE LINES, OR BLANKETS THAT CONSIST OF 70% STRAW AND 30% COCONUT WITH A TOP AND BOTTOM SIDE PHOTODEGRADABLE THE TOP NET SHOULD HAVE ULTRAVIOLET ADDITIVES TO DELAY BREAKDOWN. THE MAXIMUM SIZE OF THE MESH SHOULD BE OPENINGS OF 0.65" X 0.65" THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.35" AND TO PROVIDE A COVER LAYER THAT STABILIZES THE SOIL AND ACTS AS A RAIN MINIMUM DENSITY SHOULD BE 0.6 LBS PER SQUARE YARD.

YOUNG VEGETATION AND PROMOTES ITS ESTABLISHMENT. IF USING SLOPE II.BIODEGRADABLE BLANKETS THAT CONSIST OF 70% STRAW AND 30% COCONUT WITH A TOP AND BOTTOM SIDE BIODEGRADABLE JUTE NET. THE TOP SIDE NET SHOULD CONSIST OF MACHINE DIRECTION STRANDS THAT ARE TWISTED TOGETHER AND THEN INTERWOVEN WITH CROSS DIRECTION STRANDS (LENO WEAVE). THE BOTTOM NET MAY BE LENO WEAVE OR OTHERWISE TO MEET REQUIREMENTS. THE

CENTERS WITH DEGRADABLE MINIMUM THICKNESS SHOULD BE 0.25" AND MINIMUM

DENSITY SHOULD BE 0.65 LBS PER SQUARE YARD. c. LONG-TERM

PHOTODEGRADABLE BLANKETS THAT CONSIST OF 100% COCONUT WITH A TOP AND BOTTOM SIDE PHOTODEGRADABLE NET. EACH NET SHOULD HAVE ULTRAVIOLET ADDITIVES TO DELAY BREAKDOWN. THE MAXIMUM SIZE OF THE MESH SHOULD BE OPENINGS OF 0.65" X 0.65". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.3" AND MINIMUM DENSITY SHOULD BE 0.5 LBS PER SQUARE YARD.

iii. BIODEGRADABLE

BLANKETS THAT CONSIST OF 100% COCONUT WITH A TOP AND BOTTOM SIDE BIODEGRADABLE JUTE NET. THE TOP SIDE NET SHOULD CONSIST OF MACHINE DIRECTION STRANDS THAT ARE TWISTED TOGETHER AND THEN INTERWOVEN WITH CROSS DIRECTION STRANDS (LENO WEAVE). THE BOTTOM NET MAY BE LENO WEAVE OR OTHERWISE TO MEET REQUIREMENTS. THE APPROXIMATE SIZE OF THE MESH SHOULD BE OPENINGS OF 0.5" X 1.0". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.25" AND MINIMUM DENSITY SHOULD BE0.5 LBS PER SQUARE YARD.

INSTALLATION AND STAPLING OF RECPS AND APPLICATION RATES FOR THE IT IS THE INTENTION OF THIS SECTION TO ALLOW INTERCHANGEABLE USE OF RECPS AND HECPS FOR EROSION PROTECTION ON SLOPES. THE PROJECT ENGINEER SHOULD SELECT THE TYPE OF EROSION CONTROL PRODUCT THAT BEST FITS THE NEED OF THE PARTICULAR SITE.

PREPARE A FRIABLE SEEDBED RELATIVELY FREE FROM CLODS AND ROCKS MORE THAN ONE INCH IN DIAMETER, AND ANY FOREIGN MATERIAL THAT WILL PREVENT CONTACT OF THE SOIL STABILIZATION MAT WITH THE SOIL SURFACE. SURFACE MUST BE SMOOTH TO ENSURE PROPER CONTACT OF BLANKETS OR MATTING TO THE SOIL SURFACE. IF NECESSARY, REDIRECT ANY RUNOFF FROM THE DITCH OR SLOPE DURING INSTALLATION.

ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED

PERIODICALLY FOLLOWING INSTALLATION. PARTICULARLY AFTER RAINSTORMS TO

AFTER THE SITE HAS BEEN SHAPED AND GRADED TO THE APPROVED DESIGN,

BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

DOWNSTREAM TERMINAL

BLANKET AND MATTING CROSS-SECTIONS

TRANSVERSE CHECK SLOT

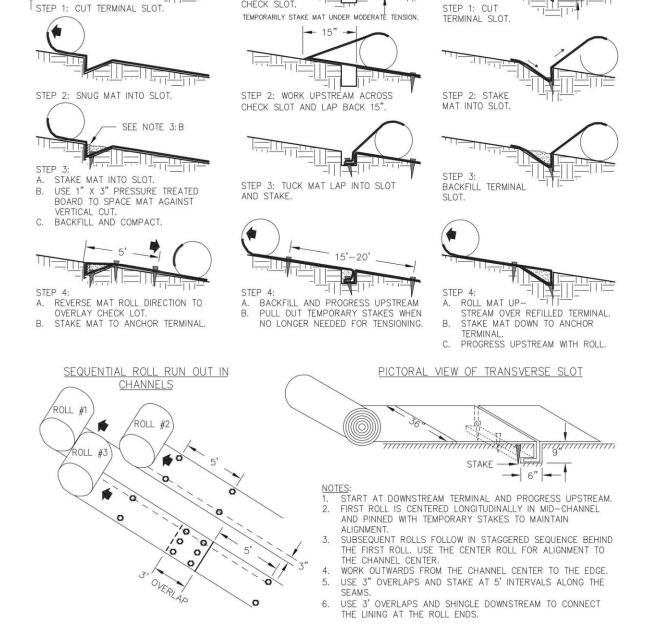


Figure 6-10.1 - Typical Installation Guidelines for Matting and Blankets

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211 PERIMETER CENTER PKWY N ATLANTA, GEORGIA 30346 Phone: (678) 695-6800 GA@BohlerEng.com

SERIES 08 - #0557' CFA Fairburn SENOIA RD AT RENAISSANCE PKWY. FAIRBURN, GA

SHEET TITLE SOIL EROSION CONTROL DETAILS DWG EDITION

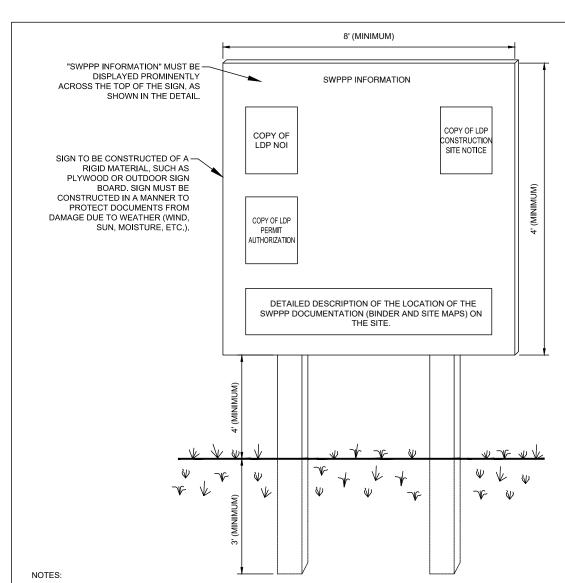
> ☑ PRELIMINARY ■ 80% SUBMITTAL **IX** FOR CONSTRUCTION GAA22021 JOB NO. #05571 STORE : 01/16/2024 SNJB DRAWN BY CHECKED BY

SWPPP INFORMATION

***CONTRACTOR MUST DISPLAY THIS INFORMATION AT THE TOP OF THE SWPPP SIGN, AS SHOWN IN DETAIL

CHICK-FIL-A FAIRBURN CONSTRUCTION SITE SITE ADDRESS: 8030 SENOIA RD, FAIRBURN, GA 30213

PERMITTEES AND CONTACTS PRIMARY PERMITTEE: CHICK-FIL-A, LLC ADDRESS: BUFFINGTON ROAD, ATLANTA, NY 30349 24-HOUR CONTACT: ERIKA SHEEHY PHONE: (407) 340-3508 EMAIL: ERIKA.SHEEHY@CFACORP.COM



THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.

- ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE
- ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN
- AS REQUIRED BY THE GOVERNING AGENCIES.
 SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
 SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING

Ds4

CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

DISTURBED AREA STABILIZATION [

A PERMANENT VEGETATIVE COVER USING SODS ON

HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

ESTABLISH IMMEDIATE GROUND COVER.

IMPROVE AESTHETICS AND LAND VALUE.

STABILIZE WATERWAYS, CRITICAL AREAS.

FILTER SEDIMENTS. NUTRIENTS AND BUGS

REDUCE DOWNSTREAM COMPLAINTS.

REDUCE LIKELIHOOD OF LEGAL ACTION.

INCREASE "GOOD NEIGHBOR" BENEFITS.

PLANNING CONSIDERATIONS:

AND QUICK USE.

AS THE LACK OF WEEDS.

REDUCE LIKELIHOOD OF WORK STOPPAGE DUE TO LEGAL ACTION.

THIS APPLICATION IS APPROPRIATE FOR AREAS THAT

REQUIRE IMMEDIATE VEGETATIVE COVERS, DROP INLETS,

GRASS SWALES, AND WATERWAYS WITH INTERMITTENT

SEEDING, BUT THE ADVANTAGES JUSTIFY THE INCREASED

1. IMMEDIATE EROSION CONTROL, GREEN SURFACE,

2. REDUCED FAILURE AS COMPARED TO SEED AS WELL

3. CAN BE ESTABLISHED NEARLY YEAR-ROUND.

IN CONCENTRATED FLOW AREAS (SEE FIGURE 6-6.1).

SODDING IS PREFERABLE TO SEED IN WATERWAYS AND

SWALES BECAUSE OF THE IMMEDIATE PROTECTION OF THE

CHANNEL AFTER APPLICATION. SODDING MUST BE STAKED

SODDING CAN INITIALLY BE MORE COSTLY THAN

REDUCE RUNOFF AND EROSION.

REDUCE DUST AND SEDIMENTS.

(WITH SODDING)

DEFINITION:

PURPOSE:

CONDITIONS:

INITIAL COSTS:

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FLOW.

SWPPP INFORMATION SIGN

THE GC SHALL DESIGNATE AREAS ON THE SITE MAPS FOR EQUIPMENT CLEANING, MAINTENANCE, AND REPAIR. THE GC AND SUBCONTRACTORS SHALL UTILIZE SUCH DESIGNATED AREAS. CLEANING, MAINTENANCE, AND REPAIR AREAS SHALL BE PROTECTED BY A TEMPORARY PERIMETER BERM, SHALL NOT OCCUR WITHIN 150 FEET OF ANY WATERWAY WATER BODY OR WETLAND AND SHALL OCCUR IN AREAS LOCATED AS FAR AS PRACTICAL FROM STORM SEWER INLETS. DRIP PANS SHALL BE USED FOR VEHICLE MAINTENANCE ACTIVITIES AND RESULTANT WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING PLAN NOTES INCLUDED ON THIS

USE OF DETERGENTS FOR LARGE SCALE WASHING IS PROHIBITED (FOR EXAMPLE, WASHING VEHICLES. BUILDINGS, PAVEMENT SURFACES, ETC.). ALL WASH WATER SHALL BE DETAINED AND PROPERLY

EQUIPMENT AND VEHICLE CLEANING AND MAINTENANCE AREAS

ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S., PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.

2. REFERENCE THE MEMPHIS AND SHELBY COUNTY BMP MANUAL ACTIVITIES AND METHODS SECTION AM-09

SANITARY FACILITIES

- PROVIDE WASH STATION IN A LOCATION PROTECTED FROM WEATHER ELEMENTS. COLLECT ALL USED WASH WATER AND DISPOSE OF IT PROPERLY.
- PROVIDE ADEQUATE SUPPLY OF WATER AND ANY OTHER SUPPLIES TO ENSURE PROPER OPERATION OF WASH STATION WHEN NEEDED

PAINT AND STUCCO WASHOUT

- ALL ON-SITE TOPSOIL MUST BE PRESERVED FOR REUSE ON THE SITE DURING REVEGETATION, UNLESS IT IS INFEASIBLE OR UNREASONABLE TO DO SO. (NOTE: TOPSOIL STOCKPILING ON-SITE MAY BE INFEASIBLE IF SPACE IS NOT AVAILABLE ON-SITE FOR TOPSOIL STOCKPILING OR IF LITTLE TO NO VEGETATION IS TO OR TRANSFER OF TOPSOIL TO OTHER LOCATIONS MAY ALSO BE ACCEPTABLE BUT MUST BE AUTHORIZED
- ALL SOIL STOCKPILES MUST BE STABILIZED TO PREVENT EROSION AND FUGITIVE DUST. THE SURFACE OF THE STOCKPILE MUST BE PROPERLY PROTECTED TO ELIMINATE THE RISK OF EROSION. SEE TEMPORARY SEEDING OR STABILIZATION DETAIL. SUITABLE ALTERNATIVE MEANS OF STABILIZATION CAN BE USED, SUCH AS PROPERLY ANCHORED PLASTIC TARPS.
- PERIMETER SEDIMENT CONTROLS ALSO MUST BE INSTALLED AT STOCKPILE LOCATIONS TO PREVENT CONTACT WITH STORMWATER, INCLUDING RUN-ON.
- STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCES AND IMPOUNDMENTS AND WATER BODIES.



CONSIDER USING SOD FRAMED AROUND DROP INLETS TO REDUCE SEDIMENTS AND MAINTAINING THE GRADE

CONSTRUCTION SPECIFICATIONS SOIL PREPARATION: BRING SOIL SURFACE TO FINAL GRADE. CLEAR SURFACE OF TRASH, WOODY DEBRIS, STONES AND CLODS LARGER THAN 1". APPLY SOD TO SOIL SURFACES ONLY AND NOT FROZEN SURFACES, OR GRAVEL TYPE SOILS.

TOPSOIL PROPERLY APPLIED WILL HELP GUARANTEE A stand. DON'T USE TOPSOIL RECENTLY TREATED WITH HERBICIDES OR SOIL STERILANTS.

MIX FERTILIZER INTO SOIL SURFACE. FERTILIZE BASED ON SOIL TESTS OR TABLE 6-6.1.

TABLE 6-6.1 FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION							
FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/SQ FT)	SEASON				
10-10-10	1000	.025	FALL				

AGRICULTURAL LIME SHOULD BE APPLIED BASED ON SOIL TESTS OR AT A RATE OF 1 TO 2 TONS PER ACRE.

INSTALLATION: LAY SOD WITH TIGHT JOINTS AND IN STRAIGHT LINES. DON'T OVERLAP JOINTS. STAGGER JOINTS AND DO NOT STRETCH SOD (SEE FIGURE 6-6.2)

ON SLOPES STEEPER THAN 3:1, SOD SHOULD BE ANCHORED WITH PINS OR OTHER APPROVED METHODS. INSTALLED SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.

IRRIGATE SOD AND SOIL TO A DEPTH OF 4" IMMEDIATELY AFTER INSTALLATION.

SOD SHOULD NOT BE CUT OR SPREAD IN EXTREMELY WET OR DRY WEATHER. IRRIGATION SHOULD BE USED TO SUPPLEMENT RAINFALL FOR A MINIMUM OF 2-3 WEEKS. MATERIALS:

- SOD SELECTED SHOULD BE CERTIFIED. SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIRABLE SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4"
- SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN (+ OR -5%. TORN OR UNEVEN PADS SHOULD BE
- SOD SHOULD BE CUT AND INSTALLED WITHIN 36

(+ OR -1/4") OF SOIL, NOT INCLUDING SHOOTS OR

- HOURS OF DIGGING. AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER, IF IRRIGATION IS NOT AVAILABLE.
- 5. THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO TABLE 6-6.2. SEE

FIGURE 6-4.1 FOR YOUR RESOURCE AREA. MAINTENANCE:

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RE-SOD AREAS WHERE AN ADEQUATE STAND OF SOD IS NOT OBTAINED. NEW SOD SHOULD BE MOWED SPARINGLY, GRASS HEIGHT SHOULD NOT BE CUT LESS THAN 2"-3" OR AS SPECIFIED (SEE FIGURE 6-6.2).

APPLY ONE TON OF AGRICULTURAL LIME AS INDICATED BY SOIL TEST OR EVERY 4-6 YEARS. FERTILIZE GRASSES IN ACCORDANCE WITH SOIL TESTS OR TABLE 6-6.3.

TABLE 6-6.3 FERTILIZER REQUIREMENTS FOR SOD								
TYPES OF SPECIES	PLANTING FERTILIZER YEAR (N-P-K)		RATE (LBS/ACRE)	NITROGEN TOP DRESSING RATE (LBS/ACRE)				
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30				
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 50-100 30				

TABLE 6-6.2 SOD PLANTING REQUIREMENTS RESOURCE GROWING VARIETIES COMMON TIFWAY BERMUDAGRASS WEATHER **TIFGREEN BAHIAGRASS** PENSACOLA P,C WEATHER **BERMUDAGRASS** P,C WEATHER BERMUDAGRASS BITTERBLUE WEATHER RALEIGH BERMUDAGRASS MYER WEATHER M-L,P BERMUDAGRASS KENTUCKY WEATHER

THE GC SHALL IDENTIFY MASONS' AREA WITH LEGIBLE SIGNAGE ON THE SITE. TO THE EXTENT

PRACTICAL, ALL MASONRY TOOLS, MATERIAL, INCLUDING SAND AND SACKED CEMENT AND/OR MORTAR

MATERIALS, MIX, AND EQUIPMENT SHALL BE LOCATED WITHIN THE AREA IDENTIFIED. MATERIALS

VULNERABLE TO WEATHER ELEMENTS SHALL BE STORED IN CONTAINERS AT THE END OF EACH WORK

RUNOFF CONTROL, SUCH AS DIVERSION BERMS, SILT FENCE, SILT DIKE, OR OTHER MEANS OF

CONTAINMENT SHALL BE PROVIDED TO PREVENT THE MIGRATION OF STORMWATER POLLUTANTS FROM THE MASONS' AREA. COVERED RECEPTACLES FOR DEBRIS AND TRASH DISPOSAL SHALL ALSO BE

THE MASONS' AREA SHALL MEET OSHA AND OTHER REGULATORY REQUIREMENTS FOR PERSONAL

PROTECTIVE EQUIPMENT (PPE), FIRE EXTINGUISHERS, ETC. GC SHALL PROVIDE SCREENING OR OTHER

TECHNOLOGIES FOR MASONS' AREA TO PREVENT AIRBORNE TRANSPORT OF CEMENT DUST AND OTHER

PARTICULATES DUE TO HIGH SPEED WIND OR OTHER CONDITIONS. THE LOCATION OF THE MASONS' AREA

SUBSTANCES THAT HAVE THE POTENTIAL FOR POLLUTING SURFACE AND/OR GROUNDWATER MUST BE

CONTROLLED BY ANY MEANS NECESSARY TO ENSURE THAT THOSE DO NOT DISCHARGE FROM THE SITE. IN

THIS REGARD, POTENTIALLY POLLUTING SUBSTANCES SHALL BE STORED AND HANDLED IN A MANNER CONSISTENT WITH THE RISK OF IMPACT THOSE REPRESENT. AND ACCORDING WITH THE REGULATIONS.

NO SOLID MATERIALS. INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE

CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. RUBBISH, TRASH,

WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENTAL TO THE

RBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS

MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR

STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. THE CONTAINERS SHALL

BE HAULED AWAY FROM THE SITE AND EMPTIED WHEN THOSE BECOME 95% FULL, OR AS NECESSARY, BY A

CERTIFIED TRASH DISPOSAL SERVICE. LIDS OR COVERS FOR THE CONTAINERS SHALL BE PROVIDED FOR

USE DURING RAIN EVENTS TO PREVENT WASTE CONTACT WITH STORMWATER. WASTES THAT CANNOT BE

STORED IN A CONTAINER MUST BE STORED UNDER COVER OR INDOORS. THE LOCATION OF SOLID WASTE

CONTRACTOR SHALL PROVIDE DESIGNATED LOCATION FOR SORTING AND SEPARATING HAZARDOUS

3. HAZARDOUS WASTE STORAGE MUST COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS

4 HAZARDOUS WASTE STORAGE MUST COMPLY WITH CONTRACT DOCUMENTS

HAZARDOUS WASTE STORAGE MUST BE PROTECTED FROM WEATHER ELEMENTS AND HAVE RESTRICTED

HAZARDOUS WASTE DISPOSAL

MATERIAL STORAGE AREAS SHOULD BE LOCATED, WHEN POSSIBLE, TO MINIMIZE EXPOSURE TO WEATHER.

INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE

SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY, THE MATERIALS MUST BE COVERED OR

ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE

CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER TOXIC MATERIALS MUST BE STORED IN

WATERPROOF CONTAINERS. EXCEPT DURING APPLICATION, THE CONTAINERS AND THE CONTENTS MUS

BE KEPT IN TRUCKS OR INSIDE OF STORAGE FACILITIES. RUNOFF CONTAINING SUCH MATERIAL MUST BE COLLECTED, REMOVED FROM THE SITE, TREATED, AND DISPOSED OF AT AN APPROVED SOLID WASTE AND

MATERIAL LAYDOWN

AND STORAGE AREA

ALL STATE AND LOCAL REGULATIONS PERTAINING TO MATERIAL STORAGE AREAS.

CHEMICAL DISPOSAL FACILITY.

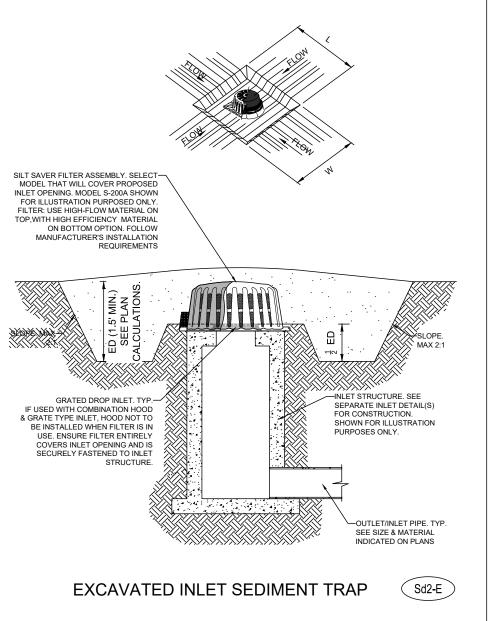
NSTRUCTED, IF NEEDED, TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS. GC SHALL ADHERE TO

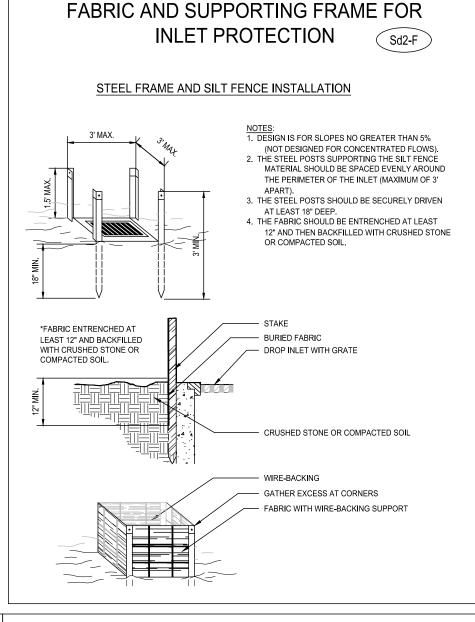
RECEPTACLES SHALL BE SHOWN ON THE SITE MAPS.

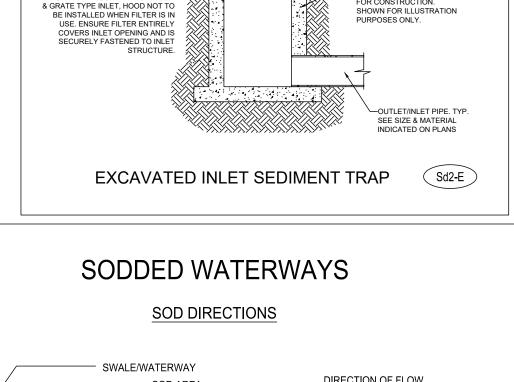
MASONS' AREA

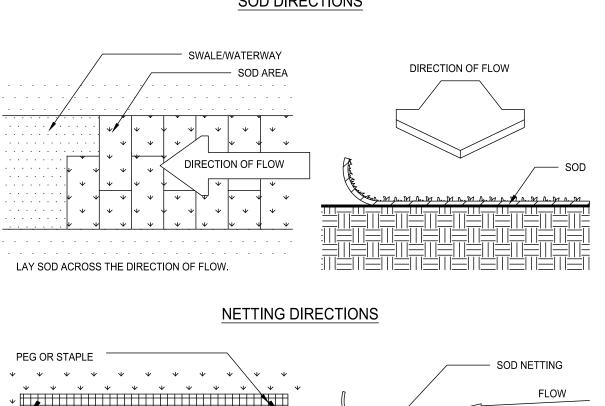
8" CONCRETE BLOCK WRAPPED IN FILTER FABRIC CATCH BASIN CURBING - GUTTER NOTES. 1. INSTALL FILTER AFTER ANY 2 WRAP 8" CONCRETE BLOCKS IN CATCH BASIN INLET. 3. FACE OPENINGS IN BLOCKS 4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB GUTTER — AND THE FILTERS TO ALLOW FOR 8" CONCRETE HAZARDOUS PONDING. . INSTALL OUTLET PROTECTION IN FILTER FABRIC BELOW STORM DRAIN OUTLETS CATCH BASIN CATCH BASIN 8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC —— CURB APRON (GUTTER)

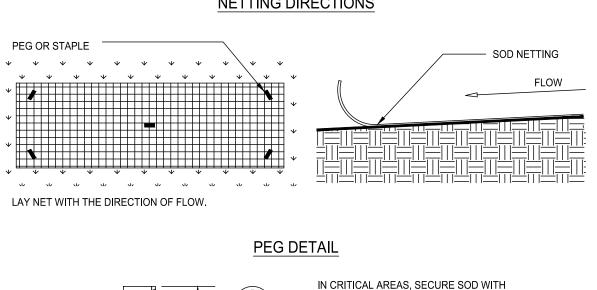
CURB INLET FILTER "PIGS IN BLANKET"

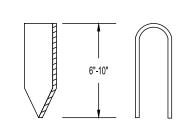






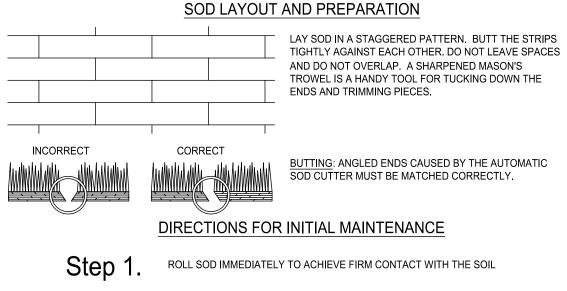






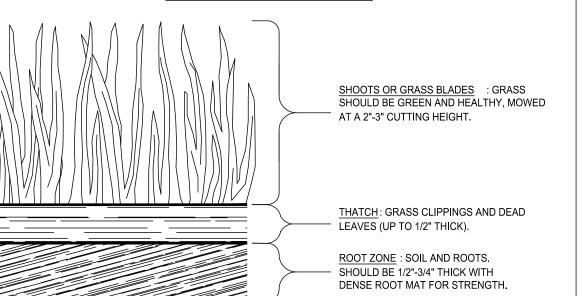
NETTING USING STAPLES. USE PEGS OR STAPLES TO FASTEN SOD FIRMLY -- AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

SOD MAINTENANCE AND INSTALLATION



WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER

APPEARANCE OF GOOD SOD



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SHEET TITLE SOIL EROSION CONTROL **DETAILS**

DWG EDITION oxtimes Preliminary ■ 80% SUBMITTAL oxtimes for construction JOB NO.

: GAA22021 #05571 : <u>01/16/202</u>4 SNJB DRAWN BY CHECKED BY

GENERAL CONSERVATION NOTES

AND SPECIFICATIONS (SOURCE: GEORGIA SOIL AND WATER CONSERVATION COMMISSION)

- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE. B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY
- C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY. EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADE IS CONSIDERED ADEQUATE PROTECTION.
- AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE: THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES. IN SWALES AND AREAS OF CONCENTRATED FLOWS. STEEP SLOPES
- G. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY. H. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS,
- IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS. I. THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE GSWCC, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED
- ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION. J. CONTRACTOR SHALL NOTIFY THE GSWCC OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED
- K. STANDARD FOR DISPOSAL OF MATERIALS:
- L. ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.

II. STANDARD FOR LAND GRADING

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FULL SLOPES.
- 2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS. **B. INSTALLATION REQUIREMENTS** 1. TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF
- IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF MATERIALS. 2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.
- 3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
- 4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM (SEE I. D.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.

- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE
- B. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE.
- C. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. D. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING. THE DISTURBED AREA WILL BE GRADED TO FINAL
- CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE IMMEDIATELY. E. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE
- SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION
- F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

- A. STANDARD FOR TEMPORARY STABILIZATION WITH MULCH MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING. IN
- ADDITION. STABILIZATION WITH MULCH SHALL BE USED DURING NON-GERMINATION PERIODS. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE
- GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
- 4. PROTECTIVE MATERIALS TO BE USED: a. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR; WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A
- b. HYDROSEEDER OR HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MUI CH TO MINIMIZE LOSS BY WIND OR WATER. IF FMUI SIFIED ASPHALT - (SS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1 AND CRS-2), APPLY 0.04 GAL./SQ. YD. OR 194 GAL./ACRE ON FLAT SLOPES LESS THAN 8' HIGH. ON SLOPES 8' OR MORE HIGH USE 0.075 GAL./SQ. YD. OR 363 GAL./ACRE.

B STANDARD FOR TEMPORARY STABILIZATION WITH SEED

- 1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY COVER.
- a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- b. APPLY GROUND LIMESTONE AT A RATE OF 1 TON/AC.
- c. APPLY 10-10-10 FERTILIZER A RATE OF 150 LB/AC.
- d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4) INCHES.

- LATE WINTER/EARLY SPRING (PIEDMONT JAN.1 MAY 1; COASTAL PLAIN DEC. 1 APRIL 15) SEED MIXTURE TEMPORARY
- RYE(GRAIN) SHALL BE APPLIED AT A RATE OF 120 LB/ACRE ANNUAL LESPEDEZA (KOBE) SHALL BE APPLIED AT A RATE OF 50 LB/ACRE
- 2. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING
- FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY
- CONDITIONS. FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH. 3. FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

SUMMER (PIEDMONT MAY 1 - AUG. 15; COASTAL PLAIN APRIL 15 - AUG. 15) 1 SEED MIXTURE TEMPORARY: GERMAN MILLET SHALL BE APPLIED AT A RATE OF 40 LB/ACRE

- 2. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY
- CONDITIONS, FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH. 3. FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER

FALL (PIEDMONT MAY 1 - AUG. 15; COASTAL PLAIN APRIL 15 - AUG. 15) 1. SEED MIXTURE TEMPORARY: RYE (GRAIN) SHALL BE APPLIED AT A RATE OF 120 LB/ACRE

- 2. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY
- CONDITIONS. FOR MULCHING REQUIREMENTS. SEE STANDARD FOR STABILIZATION WITH MULCH 3. FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER

V. STANDARD FOR PERMANENT STABILIZATION

A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER

4 SEEDING

- a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES. c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
- 2. APPLYING TOPSOIL a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS
- SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE. 3. SEEDBED PREPARATION
- a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE. b. APPLY 10-20-10 OR EQUIVALENT RATED FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER
- c. APPLY 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN.
- d. APPLY PULVERIZED DOLOMITIC LIMESTONE AT A RATE OF 1/3 TONS PER ACRES OR 15 POUNDS PER 1000 SQUARE
- e. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED. f. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE
- g. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- a. SEED MIXTURE PERMANENT: SAHARA BERMUDA GRASS AT A RATE OF 275 LB/ACRE IN ADDITION TO TEMPORARY SEEDING (SEE ABOVE), SEEDING DATES 3/1 TO 5/15 8/15 TO 10/1.
- b. SEED MIX SHALL HAVE A PURE LIVE SEED (PLS) RATING OF 60% OR GREATER c. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING

- FERTILIZER AND SEED IN A SCURRY FORM), WHICH ARE MULCHED, MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS SEE STANDARD FOR STABILIZATION
- WITH MULCH: PROTECTIVE MATERIALS TO BE USED. d. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR; WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A
- IRRIGATION (WHERE FEASIBLE) IF SOIL MOISTURE IS DEFICIENT AND MULCH IS NOT USED. SUPPLY NEW SEEDINGS WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED, ESPECIALLY WHEN SEEDING IS PERFORMED IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

B. STANDARD FOR PERMANENT STABILIZATION WITH SOD

- 1. METHODS AND MATERIALS a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD.
- b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES. c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF
- CUTTING. (EXCLUDES TOP GROWTH). d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN
- SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE e. FOR DROUGHTY SITES A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
- f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- SITE PREPARATION SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER. APPLYING TOPSOIL. SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER. SEEDBED PREPARATION. SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE
- 5 SOD PLACEMENT
 - a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
 - b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION. c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS
 - d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE). e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE. BUT A
 - CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK. f. IMMEDIATELY FOLLOWING INSTALLATION. SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL
 - LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS. TOP DRESSING - IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION SUGGESTED FERTILIZER, THEN A FOLLOW-UP OF TOP DRESSING IS NOT MANDATORY. a. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1.000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15. b. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1.

HAZARDOUS MATERIAL **MANAGEMENT & SPILL REPORTING**

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE GC TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE CONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH

THE GC SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE GC SHALL PROVIDE NOTICE TO OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND CITY OF FAIRBURN...

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: IF THE PETROLEUM DISCHARGED, RELEASED OR SPILLED:

- IS 25 GALLONS OR MORE, OR CAUSES A SHEEN ON NEARBY SURFACE WATER, OR
- IS 100 FEET OR LESS FROM SURFACE WATER BODY. THEN THE PERSON OWNING OR HAVING CONTROL OVER THE OIL MUST IMMEDIATELY TAKE MEASURE TO COLLECT AND REMOVE THE DISCHARGE, AND REPORT THE DISCHARGE TO GSWCC WITHIN 24 HOURS OF DISCHARGE, AND BEGIN TO RESTORE AREA AFFECTED BY DISCHARGE.

IF THE PETROLEUM RELEASED OR SPILLED:

- IS LESS THAN 25 GALLONS OR MORE;
- DOES NOT CAUSES A SHEEN ON NEARBY SURFACE WATER; AND IS MORE THAN 100 FEET OR LESS FROM SURFACE WATER BODY;

THEN THE PERSON WHO OWNS OR HAS CONTROL OVER THE OIL MUST IMMEDIATELY TAKE MEASURE TO COLLECT AND REMOVE THE DISCHARGE. IF IT CANNOT BE CLEANED UP WITHIN 24 HOURS OF THE DISCHARGE OR CAUSE A SHEEN ON NEARBY SURFACE WATER, THE PERSON MUST IMMEDIATELY NOTIFY GSWCC.

IF THE PETROLEUM RELEASED OR SPILLED IN ANY CIRCUMSTANCES DOES NOT MEET ONE OF THE ABOVE REQUIREMENTS, OR IS NOT PERMITTED BY GS 143-215.1, OR IT IS NOT PURSUANT TO A RULE ADOPTED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION OR, A REGULATION OF USEPA, IT MUST BE REPORTED TO GSWCC IMMEDIATELY. THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN SECTION 304 OF THE EPCRA

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

- 1. ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.
- 2. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.
- 3. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
- a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME. b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.
- 4. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.
- 5. ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.
- 6. THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT

POLLUTANT REDUCTION PRACTICES - PRODUCT SPECIFIC

PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

PAINTS/FIPISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS

CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR

FERTILIZER/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S

SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS. BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH

MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

GSWCC EROSION AND SEDIMENT CONTROL NOTES

- THE PRIMARY PERMITTEE OF THIS PROJECT IS CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD, ATLANTA, GA 30349. CONTACT: ERIKA SHEEHY PHONE: (407)-340-3508 EMAIL: erika.sheehy@cfacorp.com
- THE TOTAL ACREAGE OF THE PROPERTY IS ± 2.19 ACRES AND THE TOTAL DISTURBED AREA IS ± 0.97 ACRES
- 2. THE PROPERTY IS LOCATED AT N33.534442°, W84.576096°, 8040 SENOIA ROAD, FAIRBURN, GA 33584
- 3. THE SITE IS RECEIVES OFF-SITE FROM HWY 74 VIA DRAINAGE PATTERNS AND A PIPE. A BYPASS SYSTEM WILL BE REQUIRED TO ROUTE THIS WATER AROUND OUR DEVELOPMENT. ON-SITE WATER WILL BE ROUTED TO AN EXISTING DETENTION POND TOWARDS THE SOUTHEASTERN CORNER OF THE PROPERTY VIA CONNECTING TO AN EXISTING DRAINAGE SYSTEM AND BYPASS. THE EXISTING DETENTION POND ALREADY HAS WATER QUALITY IN PLACE WITH THE EXPECTATION THAT OUR SITE IS DESIGNED AT 94 CN. FOUR ADDITIONAL EROSION CONTROL BMP'S ARE PROVIDED (SEE SHEET C-608 FOR DETAILS).
- THE IMPROVEMENTS FOR THIS PROJECT INCLUDE THE CONSTRUCTION OF A ±6,240 SF BUILDING, ASSOCIATED PARKING FACILITIES, AND UNDERGROUND UTILITIES.
- WASHOUT OF THE DRUM OF A CONCRETE TRUCK AT THE CONSTRUCTION SITE IS PROHIBITED. CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES WILL ONLY BE ALLOWED IN A DESIGNATED AREA PROVIDED FOR THIS PURPOSE, AS SHOWN ON THE DRAWINGS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE FOLLOWED:
- A. CONTAIN ALL WASH WATER ON SOIL, IN A BOWL SHAPED AREA CREATED IN DESIGNATED WASH AREA TO PREVENT THE WASH WATER FROM FLOWING FROM THE WASHOUT AREA; 3. USE THE MINIMUM AMOUNT OF WATER TO WASH DOWN THE TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE
- REAR OF VEHICLES: REMOVE ANY CONCRETE SEDIMENT FROM THE AREA SURROUNDING THE WASHOUT AREA BEFORE IT HARDENS; AND REMOVE ALL CONCRETE RESIDUE FROM THE DESIGNATED AREA ONCE IT HAS HARDENED.
- 7. ON-SITE BURIAL PITS ARE NOT ALLOWED AT ANY LOCATION.
- 8. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN IS SUBJECT TO A FINE.
- 9. GRADING 1 ACRE OR MORE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND SUBJECT TO A FINE
- 10. GROUND STABILIZATION MUST OCCUR WITHIN 7 DAYS ON PERIMETER AREAS AND SLOPES GREATER THAN 3:1, AND GROUND STABILIZATION MUST OCCUR WITHIN 14 DAYS ON OTHER AREAS.
- 11. BASIN OUTLET STRUCTURES WITH DRAINAGE AREAS EQUAL OR GREATER THAN ONE ACRES MUST WITHDRAW WATER FROM THE SURFACE.
- 13. ALL ELEVATIONS ARE IN REFERENCE TO THE SURVEYORS BENCHMARK WHICH MUST BE VERIFIED BY THE GENERAL

12. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY THE GSWCC EROSION CONTROL

- CONTRACTOR PRIOR TO GROUND BREAKING. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEORGIA MANUAL FOR EROSION AND SEDIMENT CONTROL DESIGN MANUAL, U.S. DEPT. OF AGRICULTURE, AND ANY APPLICABLE LOCAL LAWS
- 15. PERMANENT CUT AND FILL SLOPES PLACED ON A SUITABLE FOUNDATION SHOULD BE CONSTRUCTED AT 2:1(HORIZONTAL TO VERTICAL) OR FLATTER PERMANENT SLOPES OF 3:1 SHOULD BE CONSTRUCTED WHERE MOWING IS DESIRABLE AND AS INDICATED. IF FILL MATERIAL IS BROUGHT ONTO THE PROPERTY OR IF WASTE MATERIAL IS
- 16. ANY REPORT SUBMITTED TO GSWCC MUST ALSO BE SENT TO THE CITY OF FAIRBURN ENGINEERING DEPARTMENT ATTENTION DIRECTOR INCLUDING ANY SELF INSPECTION REPORTS.

OFF-SITE BARROW LOCATION AND/OR WASTE BURIAL LOCATION TO THE EROSION CONTROL INSPECTOR.

HAULED FROM THE PROPERTY THEN THE CONTRACTOR SHALL DISCLOSE THE LOCATION OF ANY ON-SITE AND/OR

- 17. LIMITS OF CLEARING SHOWN ARE BASED ON CUT AND FILL SLOPES OR OTHER GRADING REQUIREMENTS.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES AS INDICATED PRIOR TO GRADING OPERATIONS. NO DEVICE MAY BE REMOVED WITHOUT APPROVAL OF EROSION CONTROL COORDINATOR.
- 19. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.
- 20. ALL DISTANCES ARE HORIZONTAL GROUND.
- 21. ANCHOR SILT FENCE WITH COMPACTED BACKFILL ON TREE PROTECTION ZONES. DO NOT BURY.
- 22. ALL EROSION CONTROL DEVICES SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM EVENT. IF ANY FAILURES ARE FOUND, THEY SHOULD BE REPAIRED AS SOON AS POSSIBLE
- 23. ANY ASSOCIATED DEMOLITION PERMITS AND METHODS OF DEMOLITION ARE TO BE OBTAINED AND ARRANGED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 24. SEDIMENT TRAPS AND BASINS NEED TO BE STABILIZED IMMEDIATELY AFTER INSTALLATION.
- 25. STONE OUTLETS SHOULD BE INSTALLED AT LOW POINTS OF THE SILT FENCING, BASED ON FIELD CONDITIONS. 26. SPILL CLEANUP AND CONTROL PRACTICES: LOCAL STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL. MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES. BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT UTTER, 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 AT 1-800-424-8802. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS. THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS, FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS. THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE
- LICENSED PROFESSIONAL 27. WHERE APPLICABLE. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE

CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT

- 28. THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, EXCEPT WHEN THE PERMITTEE HAS REQUESTED IN WRITING AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.
- 29. THE PRIMARY, SECONDARY OR TERTIARY PERMITTEES, AS APPLICABLE, SHALL AMEND THEIR PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT. AMENDMENTS TO THE PLANS MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL. ALL REVISIONS OR AMENDMENTS SHALL BE SUBMITTED TO THE LOCAL ISSUING AUTHORITY FOR REVIEW.
- 30. NO WASTE MATERIAL INCLUDING BUT NOT LIMITED TO WASTE BUILDING MATERIALS, CONSTRUCTION AND DEMOLITION DEBRIS, CONCRETE WASHOUT OR EXCAVATED SEDIMENT, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

31. INSPECTIONS:

NECESSARY VARIANCES AND PERMITS.

A. PRIMARY PERMITTEE (1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT. (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED USED OR HANDLED FOR AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT HE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED (2). MEASURE RAINFALL ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND

BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. (3). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A)

NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY

DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S), FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. (4). CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR

THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND

SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING

- 32. (5). BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. THE PRIMARY PERMITTEE MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.D.4.B.(5). WHEN A SECONDARY PERMITTEE NOTIFIES THE PRIMARY PERMITTEE OF ANY PLAN DEFICIENCIES. 33. (6). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH
- INSPECTION THE DATE(S) OF EACH INSPECTION CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SECOND BUSINESS DAY AND/OR WORKING DAY SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT
- 34. 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.
- 35. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE
- 36. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR

PERMIT COVERAGE:

THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS UNDER THE STATE OF GEORGIA. DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD), GENERAL PERMIT NO. GAR100003 FOR AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR COMMON DEVELOPMENTS.

MANAGEMENT PRACTICES AND PERMIT VIOLATIONS (PART III.D):

OTHER ALLEGATION OF NONCOMPLIANCE WITH PART III.D.3 AND PART III.D.4.

BEST MANAGEMENT PRACTICES ARE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS CONTAINED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF GEORGIA. PROPER DESIGN, INSTALLATION, AND MAINTENANCE OF BMP'S SHALL CONSTITUTE A COMPLETE DEFENSE TO ANY ACTION BY THE DIRECTOR OR TO ANY

- 2. FAILURE TO PROPERLY DESIGN, INSTALL, OR MAINTAIN BMP'S SHALL CONSTITUTE A VIOLATION OF THE PERMIT ROUTINE INSPECTIONS SHALL NOT BE CONSIDERED A VIOLATION. IF DURING THE COURSE OF THE PERMITTEE'S ROUTINE INSPECTIONS BMP FAILURES ARE OBSERVED WHICH HAVE RESULTED IN SEDIMENT DEPOSITION INTO WATERS OF THE STATE, THE PERMITTEE SHALL CORRECT THE BMP FAILURES AND SHALL. SUBMIT A SUMMARY OF THE VIOLATIONS TO EPD IN ACCORDANCE WITH PART V.A.2 OF THE PERMIT.
- 3. A DISCHARGE OF STORM WATER RUNOFF FROM DISTURBED AREAS WHERE BMP'S HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH DISCHARGE RESULTS IN THE TURBIDITY OF RECEIVING WATER(S) BEING INCREASED BY MORE THAN TEN (10) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS CLASSIFIED AS TROUT STREAMS OR MORE THAN TWENTY-FIVE (25) NEPHELOMETRIC TURBIDITY UNITS FOR WATERS SUPPORTING WARM WATER FISHERIES, REGARDLESS OF A PERMITTEE'S CERTIFICATION UNDER PART II.B.1.j. AND PART II.B.3.j.

ALL DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN ONE ACRE. PART I.C.1.a.

- 2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT AS PROVIDED IN PART I.C.2 AND PART III.A.2 OF THE PERMIT. PART III.A.1.
- 3. AUTHORIZED MIXED STORMWATER DISCHARGES: PART I.C.2.
- a. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY; b. THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THE PERMIT;

c. STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE

GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN

- 4. THE FOLLOWING NON-STORM WATER DISCHARGES MAY BE AUTHORIZED BY THIS PERMIT PROVIDED THE NON-STORM
- WATER COMPONENT OF THE DISCHARGE IS EXPLICITLY IN THE PLAN AND IS IN COMPLIANCE WITH PART IV.D.7: PART
- a. FIRE FIGHTING ACTIVITIES; b. B. FIRE HYDRANT FLUSHING

COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

- c. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING: d. IRRIGATION DRAINING e. AIR CONDITIONING CONDENSATE;
- f. SPRINGS: g. UNCONTAMINATED GROUND WATER; AND
- h. FOUNDATION OR FOOTING DRAINS WHERE THE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR

- THE FOLLOWING STORM WATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT: A. STORM WATER DISCHARGES ASSOCIATED WITH AN INDUSTRIAL ACTIVITY THAT ORIGINATE FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORM WATER OTHER THAN DISCHARGES WHICH ARE
- DISCHARGES) OF THIS PERMIT; STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES;

D. STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY

IDENTIFIED IN PART III.A.2. OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORM WATER

NO DISCHARGES AUTHORIZED BY THIS PERMIT SHALL CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-.03.

REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

DESIGN PROFESSIONAL'S CERTIFICATION:

NPDES PERMIT NO. GAR100003.

(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT " MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL

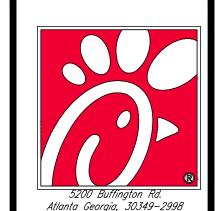
(2) "I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION."

(3) "I CERTIFY UNDER THE PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.



(VALID THROUGH 03-08-25) CERTIFICATION #

0000087123



(now what's **below.** Call before you dig **ALWAYS CALL 811**

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211 PERIMETER CENTER PKWY N

ATLANTA, GEORGIA 30346

Phone: (678) 695-6800

GA@BohlerEng.com SERIES 08 - #05571 CFA Fairburn SENOIA RD AT RENAISSANCE PKWY

FAIRBURN, GA

SOIL EROSION CONTROL NOTES

DWG EDITION oxtimes Preliminary ■ 80% SUBMITTAL oxtimes for construction GAA22021 JOB NO. #05571 : <u>01/16/2024</u>

DRAWN BY

CHECKED BY

SNJB

00\CAD\DRAWINGS\PLAN SETS\CIVIL PLANS\P-CIVL-EROS-GAA220215.00.DWG PRINTED BY: NPARK 1.16.24 @ 2:02 PM LAST SAVED BY: NPARK

ESCP CHECKLIST

			COMMON DEV	ELOPMENT CONSTRUCT	ON PROJ	ECTS (Primary and To	ertiary Permittees)	
SWCD:						, ,	,	
	lame: MAV					ENOIA RD, FAIRBUR	•	
City/County: CITY OF FAIRBURN Date on Plans: AS SHOWN ON PLANS Name & email of person filling out checklist: NATE FUSS, NFUSS@BOHLERENG.COM								
PLAN	Included							
PAGE #	Y/N			TO BE SHOW	N ON ES	<u>RPC PLAN</u>		
C-3.8	Y	1	"The applicable Erosion, Sedimentation and Po	ollution Control Plan Checklist established ne completed Checklist must be submitted				
C-3.2 TO C-3.4, C-3.7,		2	Level II certification number issued by the Commission	n, signature and seal of the certified design	professional.(S	ignature, seal and level II number r	nust be on each sheet pertaining to ES&PC plan or the	
C-3.8	Y		Limits of disturbance shall be no greater than 50 acre				D approves the request to disturb 50 acres or more at	
N/A	N/A	3	any one time, the Plan must include at least 4 of the B	BMPs listed in Appendix 1 of this checklist		approval letter. *(A copy of the wr		
C-3.2 TO C-3.4	Y	4	The name	and phone number of the 24-hour contact	responsible for	erosion, sedimentation and pollution	n controls.	
C-3.8 C-3.2 TO	Y	5	Provi	ide the name, address, email address, an			mitte.	
C-3.4	Y	6	Drouido th	Note total and disturbed acreages		·	al degrees	
C-3.7 C-3.2 TO	Y	7		e GPS location of the construction exit for f the Plan and the dates of any revisions n				
C-3.8 C-3.2 TO C-3.4	Y	9	indicate of	Descriptions of the nature of cons			and total disc.	
		10	Provide vicir	nity map showing site's relation to surrour	ding areas. Inc	ude designation of specific phase, i	f necessary.	
C-1.0	Y	11	Identify the project receiving waters and	d describe all sensitive adjacent areas inc	uding streams,	lakes, residential areas, wetlands, n	narshlands, etc. which may be affected.	
C-3.6 C-3.2 TO	Y	12		atement and signature that the site was vis				
C-3.2 TO	Y		Design professional's certification statement and signat	ture that the permittee's ES&PC Plan prov	ides for an appr	opriate and comprehensive system		
C-3.4	Y	13		stated on Part I	/ page 22 of the	permit. *	equirements and perimeter control BMPs within 7 days	
C-3.2 TO C-3.4	Y	14	Clearly note the statement that "Non-exempt activities	after installation.*in accordance	with Part IV.A.5	page 27 of the permit. *		
C-3.2 TO C-3.4	Y	15		snall not be conducted within the 25 or 5ther as measured from the Jurisdictional Det				
N/A	N/A	16	Prov	vide a description of any buffer encroachn	ents and indica	te whether a buffer variance is requ	ired.	
C-3.2 TO C-3.4	Υ	17	Clearly note the statement that "Amendments/rev	visions to the ES&PC Plan which have a s	gnificant effect	on BMPs with a hydraulic componer	nt must be certified by the design professional." *	
C-3.2 TO C-3.4	Y	18	Clearly note the statemen	nt that "Waste materials shall not be discha	rged to waters	of the State, except as authorized b	y a Section 404 permit." *	
C-3.2 TO C-3.4	Υ	19	Clearly note statement that "The escape of sedime	ent from the site shall be prevented by the	installation of e	rosion and sediment control measur	es and practices prior to land disturbing activities."	
C-3.2 TO C-3.4	Υ	20	Clearly note statement that "Erosion control measur	res will be maintained at all times. If full in sediment control measures shall be imp			for effective erosion control, additional erosion and	
C-3.2 TO C-3.4	Y	21	Clearly note the statement	t *Any disturbed area left exposed for a pe	iod greater than	14 days shall be stabilized with mu	alch or temporary seeding."	
		22						
C-3.8	Y	23	permittees. * Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of a Biol					
N/A	N	24	Segment must comply with Part III. C. of the permit. In If a TMDL Implementation Plan for sediment has been	n finalized for the Impaired Stream Segme	nt (identified inIt	em 22 above) at least six months pr		
N/A	N/A		PMPs for sopports washdown of t	any site-specific conditions or requirement tools, concrete mixer chutes, hoppers and			a paratrustian cita in prohibited.	
C-3.7	Y	25	BMPS for concrete washdown of t				e construction site is promoted.	
C-3.6	Y	26		Provide BMPs for the remed				
C-3.2 TO C-3.4	Y	27		Description of practices to provide cover f	or building mate	rials and building products on site.		
C-3.6	Y	28	Description of the measures that will be install	lled during the construction process to cor	trol pollutants in	storm water that will occur after co	nstruction operations have been completed. *	
SEE STRM MEMO	Y	29	De	escription of the practices that will be used	to reduce the p	ollutants in storm water discharges.		
		30	Description and chart or timeline of the intended seque	ence of major activities which disturb soils activities, excavation activities, utili			er and sediment storage BMPs, clearing and grubbing	
C-3.8	Y	31	Provide co	complete requirements of Inspections and			permittee.	
C-3.8	Y	32		Provide complete requirements of Sampl				
C-3.8	Y	32		Provide complete requirements of Sample				
C-3.8	Y					· · · · · · · · · · · · · · · · · · ·		
C-3.8	Y	34	Desi	cription of analytical methods to be used to			я.	
C-3.8	Υ	35		Appendix B rationale for NTU values				
C-3.2 TO C-3.4	N	36		ling locations, perennial and intermittent s			er is discharged. * ments and perimeter control BMPs, (2) intermediate	
C-3.2 TO C-3.4	Y	37			mass grading a	nd the initial perimeter control BMPs	ments and perimeter control BMPs, (2) intermediate is, intermediate grading and drainage BMPs, and final	
C-3.2 TO C-3.4		38	Plan addresses BMPs for all phases of cor	mmon development including build Include a typical and	ing lots and o	out-parcels, etc. regardless of s lot applicable.	who owns or operates the individual sites.	
C-3.2 TO C-3.4	Y	39		Graphic so	ale and North a	rrow.		
C-3.2 TO C-3.4	Y	40	Existing	g and proposed contour lines with contour	lines drawn at a	in interval in accordance with the fo	llowing:	
			Map Scale	Ground Slope		Contour Intervals, ft.		
				Flat 0 - 2%		0.5 or 1		
			1 inch = 100ft or larger scale	Rolling 2 - 8%		1 or 2		
				Steep 8% +		2,5 or 10		
N/A	N/A	41		een documented to be equivalent to or sup conservation Commission). Please refer to			Professional (unless disapproved by GAEPD or the www.gaswcc.georgia.gov.	
N/A	N/A	42	Use of alternative BMP for application	n to the Equivalent BMP List. Please refer	to Appendix A-2	of the Manualfor Erosion & Sedimo	ent Control in Georgia 2016 Edition. *	
N/A	N/A	43	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.					
N/A	N/A	44	Del	lineation of on-site wetlands and all state v	vaters located o	n and within 200 feet of the project	site.	
STRM MEMO	Y	45		Delineation and acreage of contr	ibuting drainage	basins on the project site.		
STRM MEMO	Y	46	Provio	de hydrology study and maps of drainage	basins for both t	he pre- and post-developed condition	ons. *	
STRM MEMO	γ	47	An estimate of t	the runoff coefficient or peak discharge flo	w of the site pri	or to and after construction activities	are completed.	
	'	48	Storm-drain nine and weir velocities	with appropriate outlet protection to accor	nmodate discha	rges without erosion. Identify/Deline	eate all storm water discharge points.	
N/A	N							

Soil series for the project site and their delineation

The limits of disturbance for each phase of construction.

ise equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to 7 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by thestorage design professional to obtain the red

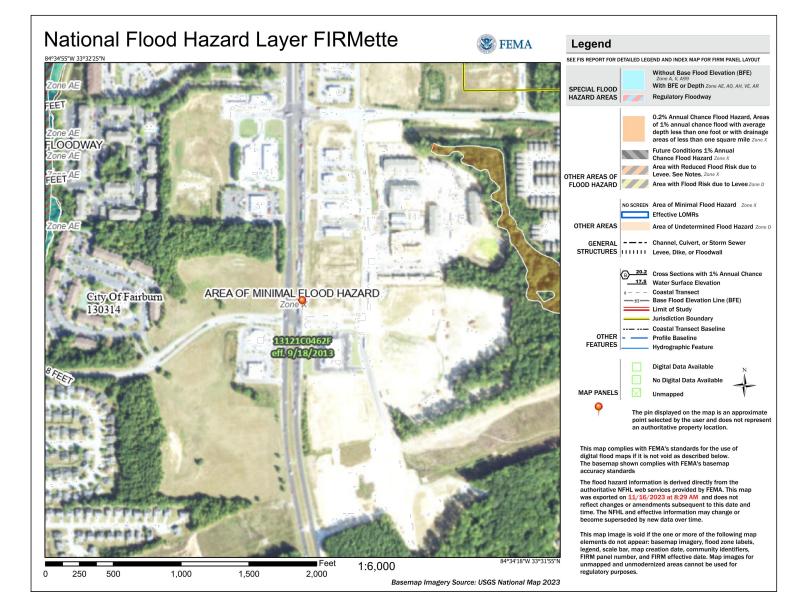
Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines setforth in the Manual for Erosion and Sediment Control in Georgia.

this thing this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the thicklist items

Effective January 1, 2024

and permanent vegetative practices. Include species, plantingdates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.

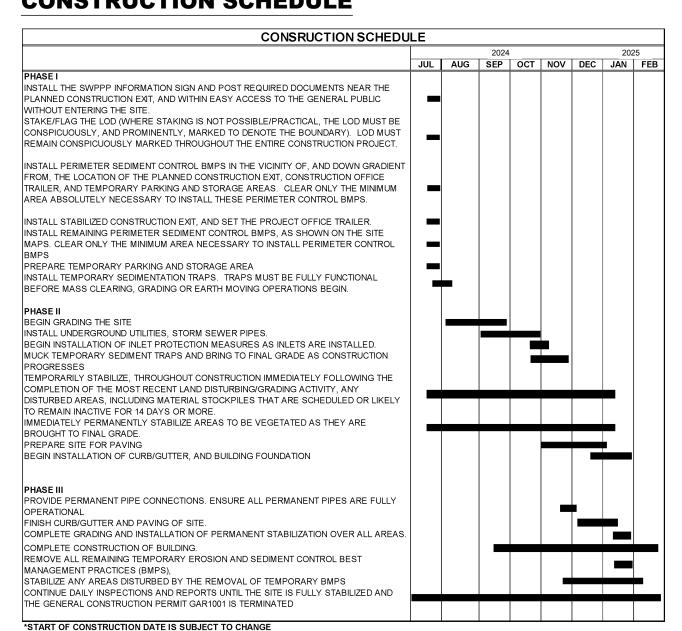
FEMA FIRM MAPS 13073C0161E



FLOOD CERTIFICATION

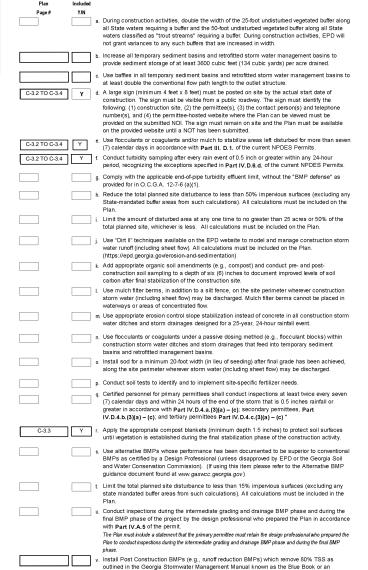
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM) 13073C0161E, WITH EFFECTIVE DATE OF JUNE 7TH, 2019, THE PROJECT SITE LIES WITHIN ZONE X, WHICH IS OUTSIDE ANY ESTABLISHED FLOOD HAZARD AREA.

CONSTRUCTION SCHEDULE



ESCP CHECKLIST - APPENDIX 1

THE ES&PC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMPS FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO AN IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME.



This requirement is different for infrastructure projects:

Certified personnel for primary permittees shall conduct inspections at least once every seven

(7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Part IV.D.4.a.(3)(a) – (c) of the permit.

PRIMARY PERMITTEE

CHICK-FIL-A, LLC BUFFINGTON ROAD, ATLANTA, GA 30349. CONTACT: ERIKA SHEEHY PHONE: (407)-340-3508 EMAIL ERIKA.SHÈEHÝ@CFACORP.COM

DESIGN PROFESSIONAL'S CERTIFICATION:

(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT " MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100003.

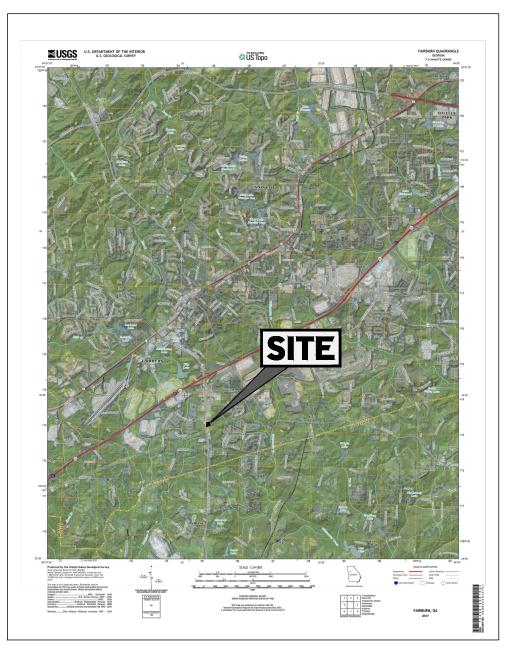
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GSWCC LEVEL II DESIGN PROFESSIONAL

0000087123 (VALID THROUGH 03-08-25) **CERTIFICATION #**

U.S.G.S TOPOGRAPHIC MAP



APPENDIX B NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLE

WATERS SUPPORTING WARM WATER FISHERIES

				Surfac	e Water Drai	nage Area (Square Miles)	
		0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	
	1.00-10	75	150	200	400	750	
(Acres)	10.01-25	50	100	100	200	300	
e (Ac	25.01-50	50	50	100	100	200	
Site Size	50.01-100	50	50	50	100	100	
Ö	100.01+	50	50	50	50	50	

- 1. ALL OUTFALL SAMPLING POINTS SHALL CONFORM TO AN NTU VALUE OF 75 PER THE ABOVE TABLE, AS FOUND AT A SITE BETWEEN 1.00 AND 10 ACRES IN SIZE WITH A DRAINAGE AREA OF
- 2. SOURCE: STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, GENERAL PERMIT NO. GAR100003

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION DATE OF INSPECTION: I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION 0000083972 GSWCC LEVEL II DESIGN PROFESSIONAL **CERTIFICATION #** INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN:

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED

RETENTION OF RECORDS:

NOTIFICATION TO THE PERMITTEE.

- THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
- a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD; b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
- c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THE GENERAL PERMIT: d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THE GENERAL PERMIT;
- e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THE GENERAL PERMIT; f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART
- OF THE GENERAL PERMIT: AND g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THE GENERAL PERMIT.
- COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD. EROSION. SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT, THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED

AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN

SAMPLING REQUIREMENTS:

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY RESIDENCES WHICH ARE NOT APART OF A COMMON DEVELOPMENT OR SUBDIVISION OR UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR

A. SAMPLING REQUIREMENTS SHALL INCLUDE:

- 1. A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24,000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (1) THE LOCATION OF ALL PERENNIAL LAND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM AFTER IS DISCHARGED AND (2) THE RECEIVING WATER AND OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP. THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP. 2. A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE
- SAMPLES INCLUDING THE QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION. 3. WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(Ss) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE
- SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA AND THE TYPE OF RECEIVING WATERS. 4. ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN, EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

B. SAMPLING TYPE

ALL SAMPLING SHALL BE COLLECTED BY GRAB SAMPLES AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PARK 136; THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY

- BE PREPARED BY THE EPD 1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.
- 2. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER. 3. LARGE MOUTH, WELL, CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTION SAMPLES.
- THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION. 4. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM

AUTOMATIC SAMPLES MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION.

AUTOMATIC SAMPLER IS NOT ACTIVE DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZED MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IN NOT REQUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE

UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE

NOT REQUIRED TO BE COOLED. 5. SAMPLING AND ANALYSIS OF THE RECEIVING WATERS OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THE PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

C. SAMPLING POINTS

- 1. FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATERS OR ALL OUTFALLS OR A COMBINATION OF RECEIVING WATERS AND OUTFALLS. SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATERS AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM
- a THE UPSTREAM SAMPLE FOR EACH RECEIVING WATERS MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATERS MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE FOR THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.
- b. THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATERS MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATERS MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.
- c. IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATERS OR THE STORM WATER OUTFALL CHANNELS. d. CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATERS OR THE OUTFALL
- STORM WATER CHANNEL
- THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM. THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.
- g. PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).
- h. ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3 OR III.D.4, WHICHEVER IS APPLICABLE.

D. SAMPLING FREQUENCY

- 1. THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND FROM A A MONITORED OUTFALL LOCATION WITHIN FORTY-FIVE MINUTES OR AS SOON AS POSSIBLE.
- 2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE
- 3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:
- a. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEANING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OR MASS GRADING OPERATIONS, IN THE DRAINAGE AREAS OF THE LOCATION SELECTED AS THE SAMPLING LOCATION.
- b. IN ADDITION TO THE ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL. THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATION HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES
- c. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO THE ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCHES DURING NORMAL BUSINESS HOURS UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED OR UNTIL POST-STORM EVENT INSPECTION DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED.
- d. WHERE SAMPLING PURSUANT TO THE ABOVE IS REQUIRED BUT NOT POSSIBLE, THE PERMITTEE IN ACCORDANCE WITH PART IV. D.4.A(6) MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER THE ABOVE STATEMENTS.

E. NON-STORMWATER DISCHARGES INCLUDE THE FOLLOWING:

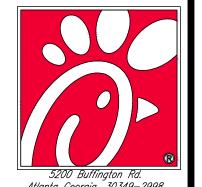
1. EXPECT FOR THE FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES FROM NON-STORMWATER LISTED IN PART III.A.2 OF THE PERMIT THAT ARE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENTS OF THE DISCHARGE.

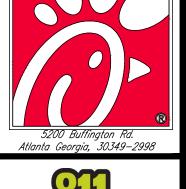
VI. SAMPLING REPORTING

A. THE APPLICABLE PERMITTEE'S ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGES. OR THE RECEIVING WATERS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2 SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

B. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

- I. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS, 2. THE NAMES OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENT;
- 3. THE DATES ANALYSES WERE PERFORMED;
- 4 THE TIMES ANALYSES WERE PERFORMED: 5. THE NAMES OF CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSIS;
- 6. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THEE ANALYTICAL TECHNIQUES OR METHOD 7. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, THE INSTRUMENT READOUTS, COMPUTER DISKS
- OR TAPES, ETC., USED TO DETERMINE THEIR RESULTS: 8. RESULTS WHICH EXCEED 1,000NTU SHALL BE REPORTED AS 'EXCEEDS 1000 NTU' AND; 9. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
- C. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. IF AN ELECTRONIC SUBMITTAL IS PROVIDED. BY EPD THEN THE WRITTEN CORRESPONDENCE MAY BE SUBMITTED ELECTRONICALLY; IF REQUIRED, A PAPER COPY MUST ALSO BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL OR SIMILAR SERVICE.

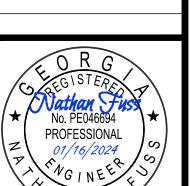




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GA@BohlerEng.com SERIES 08 - #0557' CFA Fairburn SENOIA RD AT RENAISSANCE PKWY

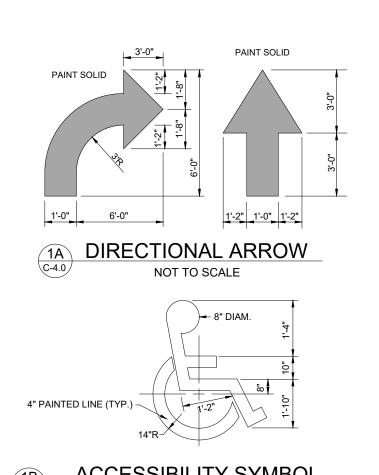
FAIRBURN, GA

SOIL EROSION CONTROL

NOTES DWG EDITION $\overline{f x}$ Preliminary ■ 80% SUBMITTAL

IX FOR CONSTRUCTION : GAA22021 JOB NO. #05571 : 01/16/2024 SNJB DRAWN BY

CHECKED BY ####

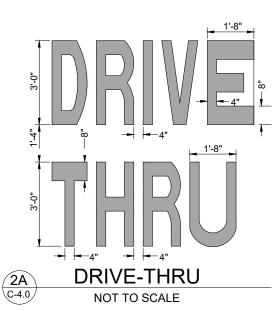


1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-4.0). 2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

NOT TO SCALE

1 PAVEMENT MARKINGS - 1

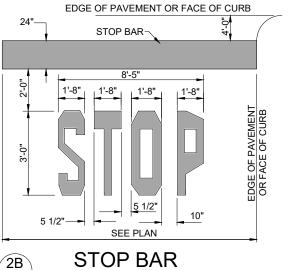
C-4.0 NOT TO SCALE



NOTES:

1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.

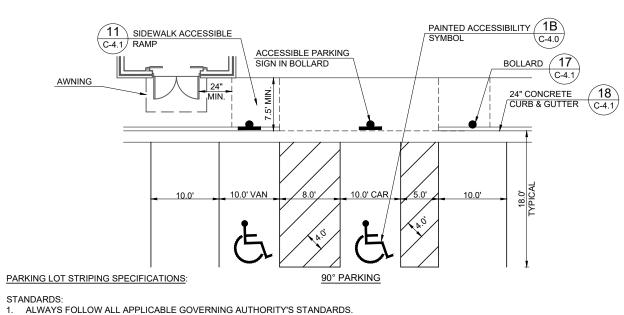
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.



LETTERING GRAPHIC IS NOT REQUIRED.

2 PAVEMENT MARKINGS - 2 C-4.0 NOT TO SCALE





2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.

3. APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT A300 WHITE OR A303 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE-ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF

AIRLESS • PRESSURE 1800-2700 PSI HOSETIP ½"-38" ID 0.015"-0.017" FILTER REDUCTION

ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

CONVENTIONAL GUN BLINKS 21 (BLEEDER) OR EQUIVALENT FLUID NOZZLE AIR NOZZLE INTERNAL MIX, #709
 ATOMIZATION PRESSURE 45-80 PSI FLUID PRESSURE ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3 REDUCTION

- SHERWIN WILLIAMS, H&C SHARK GRIP SLIP RESISTANT ADDITIVE TO BE MEASURED AND ADDED TO ALL PAINT PER MANUFACTURER'S WRITTEN SPECIFICATIONS. MIX THOROUGHLY PER MANUFACTURER'S RECOMMENDATIONS SO THAT NO CLUMPING IS APPARENT AND UNTIL EVEN
- DISTRIBUTION IS ACHIEVED. MAINTAIN EVEN DISTRIBUTION OF ADDITIVE IN PAINT THROUGHOUT THE APPLICATION PROCESS.

 MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4" STRIPE PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO
- TRAFFIC PICKUP AFTER 20 MINUTES.

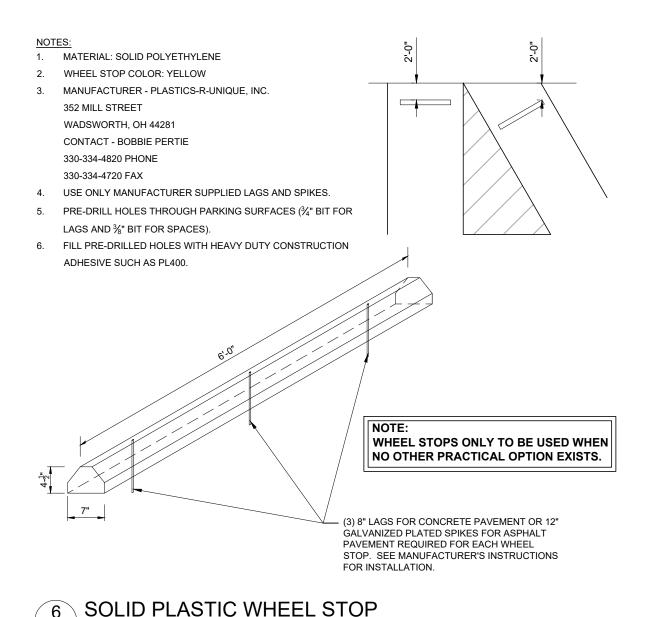
 GENERAL CONTRACTOR TO RE-STRIPE THE LOT 45 DAYS AFTER OPENING.

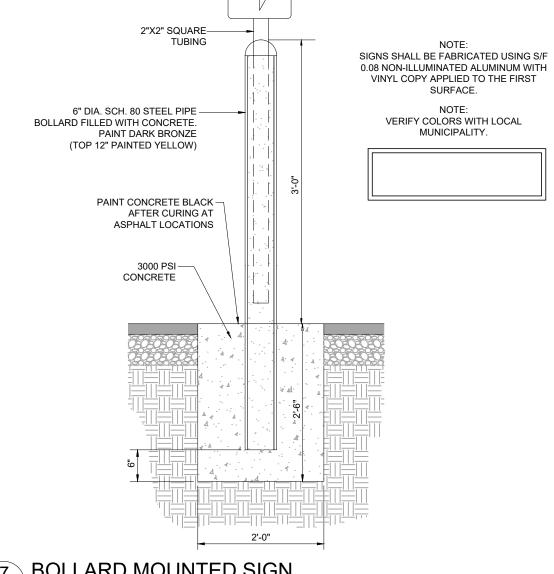
SIGN TO BE PLACED TYPICAL CURB AT THE LEADING/ TRANSVERSE LINES OF THE CROSSWALK PER THE SITE PLAN SEE SITE PLAN 12" WIDE STRIPES SIGN TO BE PLACED @ 36" CENTERS AT THE LEADING/ TRANSVERSE LINES OF THE CROSSWALK PER THE SITE PLAN

1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-4.0). 2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT AND YELLOW REFLECTIVE PAINT ON CONCRETE.

CROSSWALK MARKINGS C-4.0 NOT TO SCALE

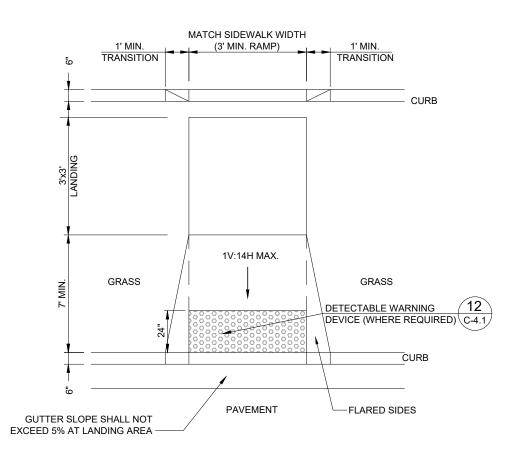
C-4.0 NOT TO SCALE





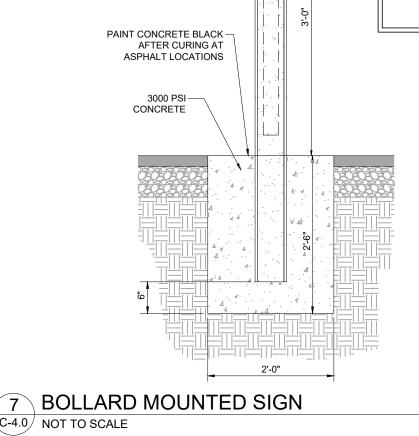
C-4.0 NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.



8 CURB RAMP w/ SHORT FLARED SIDES

C-4.0 NOT TO SCALE



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> RENAISSANCE PKWY, FAIRBURN, GA SHEET TITLE CHICK-FIL-A STANDARD

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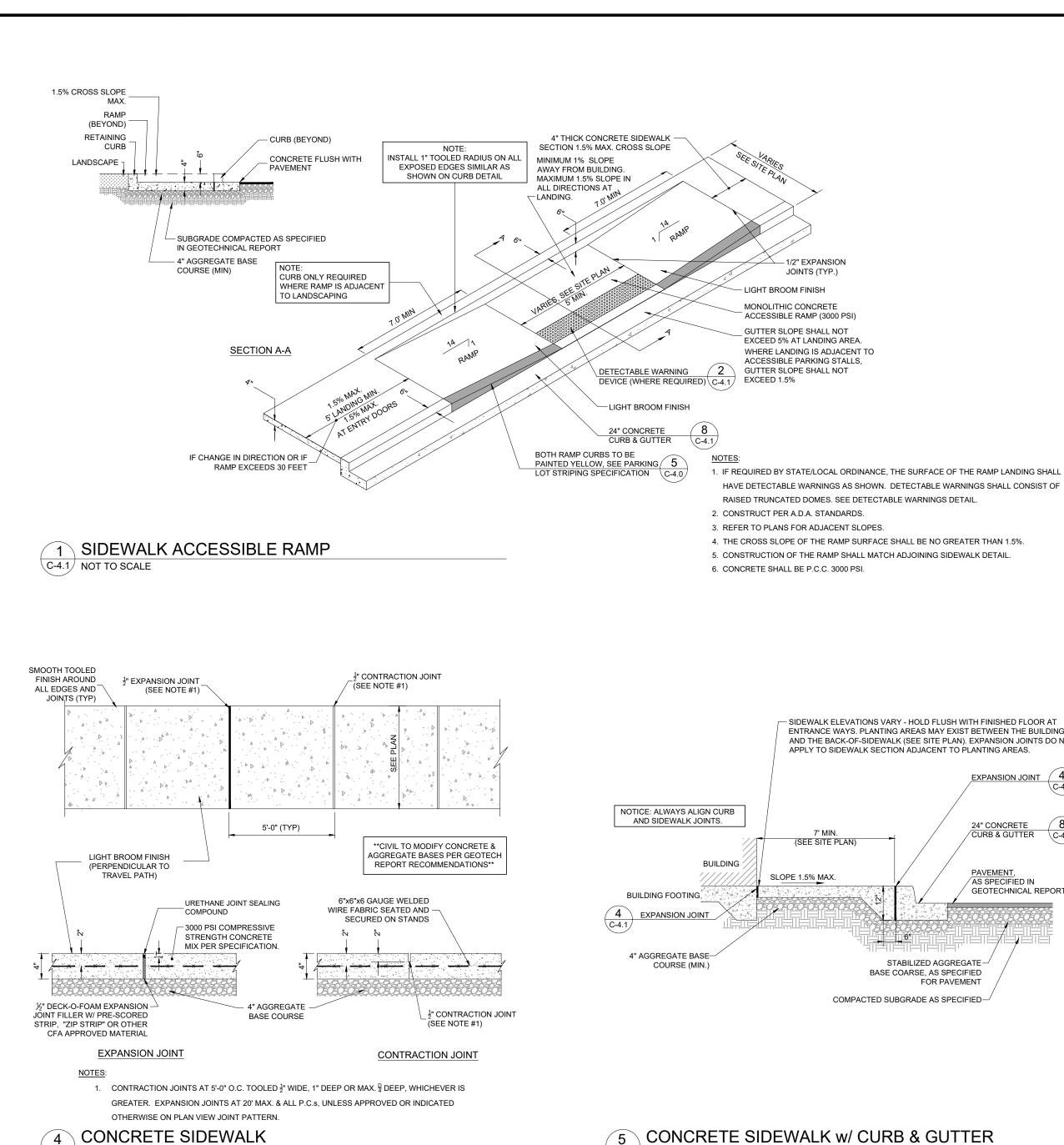
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DETAILS DWG EDITION ☑ PRELIMINARY ■ 80% SUBMITTAL ☑ FOR CONSTRUCTION

JOB NO. STORE #05571 : 01/16/2024 DRAWN BY : SNJB CHECKED BY



PAVEMENT DIMENSIONS REFER TO FACE OF CURB UNLESS INDICATED

PAVEMENT DIMENSIONS REFER TO

FACE OF CURB UNLESS INDICATED

OTHERWISE

LIGHT BROOM FINISH

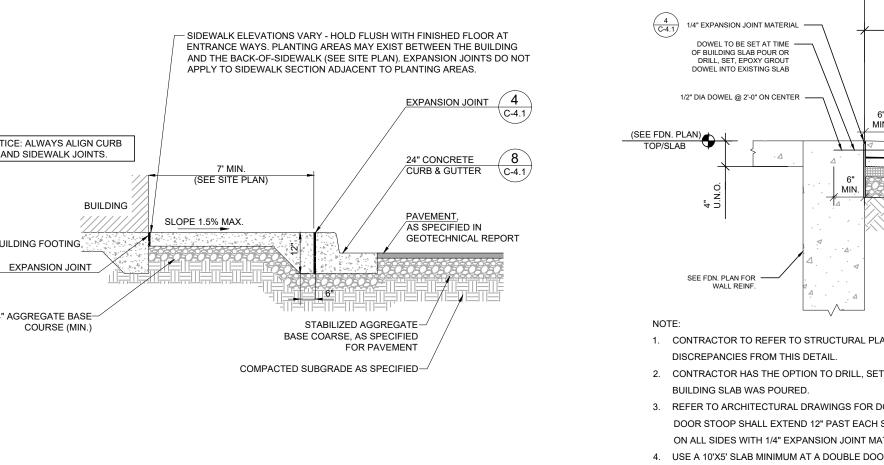
LIGHT BROOM FINISH -

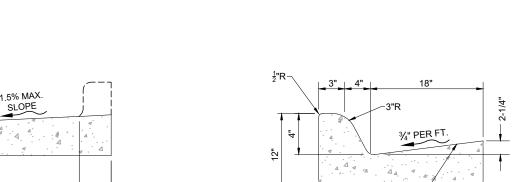
B CATCHING CURB AND GUTTER

OTHERWISE

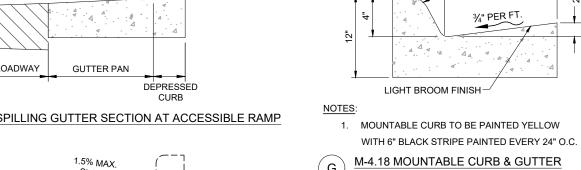
5.0% MAX

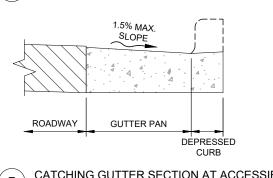
DEPRESSED CATCHING CURB AND GUTTER





SPILLING GUTTER SECTION AT ACCESSIBLE RAMP

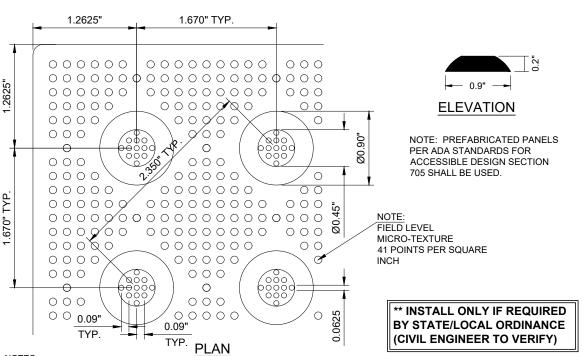






OF GUTTER PARALLEL WITH PAVING OF BASE COURSE.

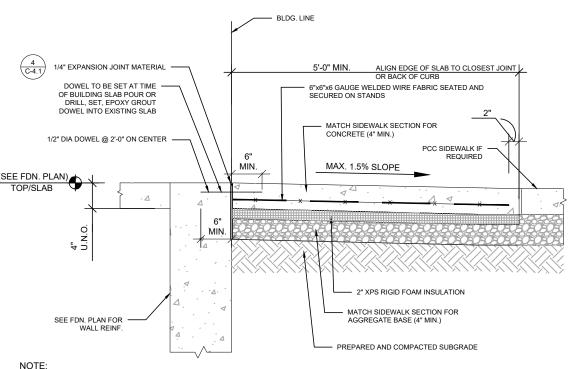
- 1. CONCRETE FOR CURBING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. 2. CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB. 3. AT CONTRACTOR'S OPTION THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM
- 4. CONTRACTION JOINTS @ 10'-0" O.C. TOOLED $\frac{1}{4}$ " ($\pm \frac{1}{16}$ ", -0) WIDE, 1" OR MAX. D/4 DEPTH WHICHEVER IS GREATER. EXPANSION JOINTS @ 40'-0" MAX., AT ENDS OF RADIUS, AND A MINIMUM OF 5 FEET FROM INLET STRUCTURES, UNLESS APPROVED OR INDICATED OTHERWISE ON PLANS.
- 5. GUTTER SLOPE AT ACCESSIBLE SPACES TO MATCH ADJACENT PAVEMENT, TRAVERSE & LONGITUDINAL.
- 6. CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB. 7. LIGHT BROOM FINISH; PERPENDICULAR TO CURB.



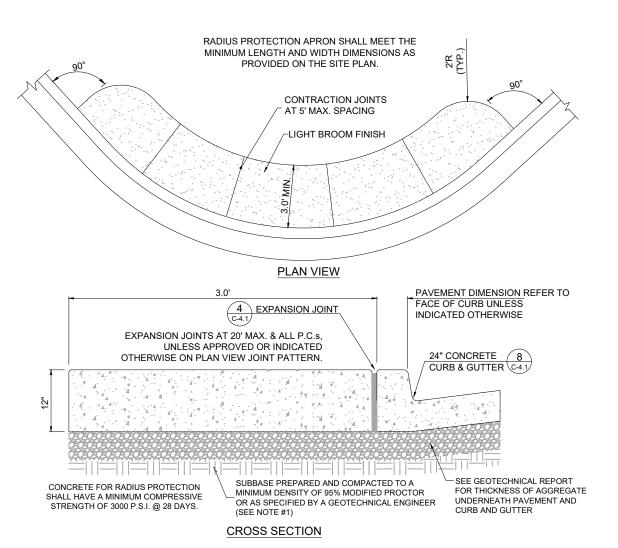
NOTES:

1. AT ADA CURB RAMPS, THE DETECTABLE WARNING DEVICE SHALL BE LOCATED ON THE SURFACE AT THE BOTTOM OF THE GRADE BREAK OR AT THE LOWER LANDING. FOR LANDINGS AND BLENDED TRANSITIONS, DETECTABLE WARNING DEVICES SHALL BE LOCATED ON THE LANDING OR BLENDED TRANSITION AT THE BACK OF CURB. 2. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE

- RAMP OR FLUSH SURFACE. 3. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING PRODUCTS CONFORMING TO PROWAG R305. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS. CONTRACTOR SHALL CONFIRM LOCAL CODES ARE MET. 4. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB. CURB & GUTTER AND/OR SIDEWALK. THE EXISTING CURB & GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB & GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'
- 5. THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT, OR LIGHT-ON-DARK. STANDARD DOME COLOR IS BRICK RED. 6. TRUNCATED DOMES TO BE INSTALLED USING ARMOR TILE CAST IN PLACE DOME TACTILE TILE. PART NUMBER ADA-2424 OR MITCHELL(919)622-4615 UNLESS PAVERS ARE REQUIRED, CONTRACTOR TO VERIFY THAT CURB RAMPS MEET LOCAL CODES AND ADA REQUIREMENTS.
- 2 DETECTABLE WARNING DEVICE C-4.1 NOT TO SCALE

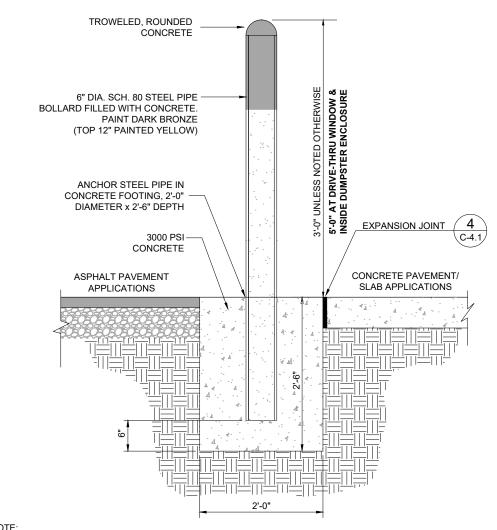


- 1. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR ADDITIONAL DETAILS. NOTIFY ENGINEER WITH ANY
- 2. CONTRACTOR HAS THE OPTION TO DRILL, SET AND EPOXY GROUT DOWEL, IF NOT INSTALLED WHEN THE
- 3. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS. DOOR STOOP SHALL EXTEND 12" PAST EACH SIDE OF DOOR MIN. STOOP IS TO BE SEPARATED
- ON ALL SIDES WITH 1/4" EXPANSION JOINT MATERIAL, TOPPED WITH SEALANT.
- 4. USE A 10'X5' SLAB MINIMUM AT A DOUBLE DOOR ENTRY. 5. USE A 5'X5' SLAB MINIMUM AT A SINGLE DOOR ENTRY.
- 5. DOWELS TO BE INSTALLED INTO THE BUILDING FOUNDATION ONLY. THE REMAINING THREE SIDES OF THE SLAB DO NOT GET TIED TO THE SURROUNDING SIDEWALK.
- ENTRY DOOR FROST SLAB DETAIL



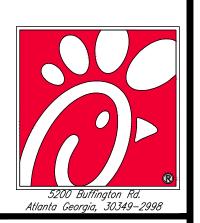
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS. 9 LANDSCAPE & IRRIGATION PROTECTOR

C-4.1 NOT TO SCALE



1. BOLLARD HEIGHT SHALL BE 5'-0" AT DRIVE-THRU WINDOW AND INSIDE DUMPSTER ENCLOSURE.

CONCRETE BOLLARD C-4.1 NOT TO SCALE



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SHEET TITLE CHICK-FIL-A STANDARD **DETAILS**

DWG EDITION ☑ PRELIMINARY **図 80% SUBMITTAL IX** FOR CONSTRUCTION

JOB NO. : <u>GAA22021</u> #05571 STORE : <u>01/16/2024</u> DRAWN BY : SNJB CHECKED BY

C-4.1 NOT TO SCALE

C-4.1 NOT TO SCALE

PAVEMENT DIMENSIONS REFER TO FACE OF CURB UNLESS INDICATED

PAVEMENT DIMENSIONS REFER TO

FACE OF CURB UNLESS INDICATED

C DEPRESSED SPILLING CURB AND GUTTER

○ CONCRETE CURB & GUTTER

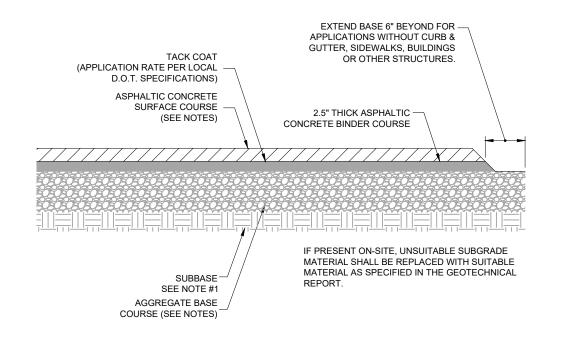
OTHERWISE

"PFR ET

A SPILLING CURB AND GUTTER

OTHERWISE

LIGHT BROOM FINISH -



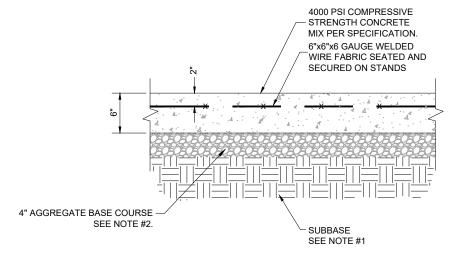
JOINT SEALANT (AC-20, OR EQUIVALENT)

PROPOSED
ASPHALT PAVEMENT

SAWCUT EXISTING ASPHALT FULL DEPTH FOR CLEAN CONSTRUCTION JOINT

SAWCUT EXISTING ASPHALT FULL DEPTH FOR CLEAN CONSTRUCTION JOINT

EXISTING ASPHALT PAVEMENT



ASPHALT PAVEMENT
AND BASE COURSE

#4 BARS @ 12" ON
CENTER EACH WAY

SUBBASE
(SEE NOTE #1)

#4 REBAR FOR CONTINUOUS
REINFORCEMENT OF THICKENED
EDGE

NOTE:

1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.

2. MINIMUM PAVEMENT THICKNESS SHOULD BE 6" GRADED AGGREGATE BASE, 2.5"ASPHALT PAVEMENT BINDER, 1.5" ASPHALT PAVEMENT SURFACE COURSE, AND TACK COAT.

MINIMUM PAVEMENT THICKNESS SHOULD BE 6" GRADED AGGREGATE BASE, 2.5" ASPHALT PAVEMENT BINDER, 1.5" ASPHALT PAVEMENT SURFACE COURSE, AND TACK COAT.
 HEAVY DUTY PAVEMENT PAVEMENT THICKNESS SHOULD BE 8" BASE COURSE (CRUSHED CONCRETE OR LIMEROCK), 2.5" ASPHALT PAVEMENT BINDER & 2.0" ASPHALT PAVEMENT

GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

 MINIMUM PAVEMENT THICKNESS SHALL BE 6" CONCRETE, 4" AGGREGATE BASE.

GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL
REPORT FOR PAVEMENT SECTION REQUIREMENTS.

1 TYPICAL HMAC PAVEMENT SECTION

SURFACE COURSE TACK COAT

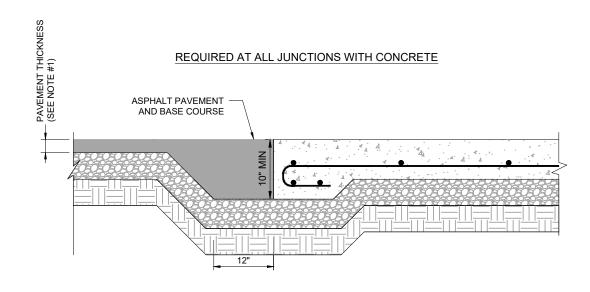
C-4.2 NOT TO SCALE

/EMENT SECTION 2 BUTT JOINT
C-4.2 NOT TO SCALE

3 CONCRETE PAVEMENT DRIVE-THRU LANE

C-4.2 NOT TO SCALE

4 CONCRETE APRON AT TRASH ENCLOSURE
NOT TO SCALE



NOTE:

1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

PAVEMENT EDGE DETAIL

5 (START & END OF DRIVE-THRU LANES)

C-4.2 NOT TO SCALE



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CFA Fairburn
SENOIA RD AT
RENAISSANCE PKWY,
FAIRBURN, GA

SHEET TITLE

CHICK-FIL-A

STANDARD

DETAILS'

DWG EDITION 02.4

PRELIMINARY

80% SUBMITTAL

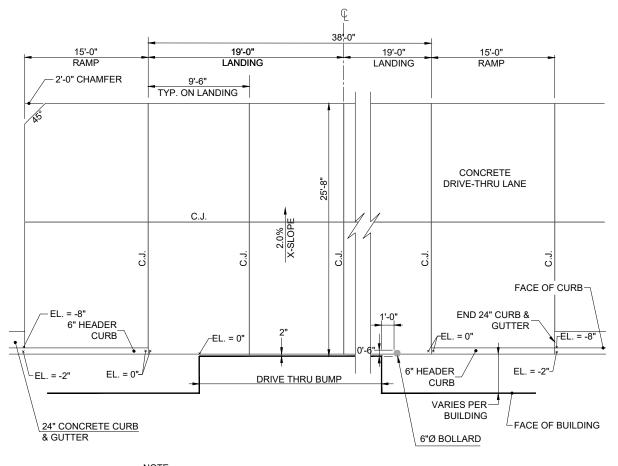
FOR CONSTRUCTION

JOB NO. : GAA22021

JOB NO. : <u>GAA220215</u>
STORE : <u>#05571</u>
DATE : <u>01/16/2024</u>
DRAWN BY : <u>SNJB</u>
CHECKED BY : <u>NF</u>

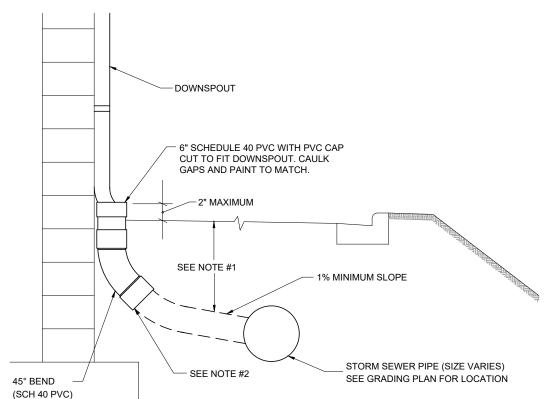
HEET

C-4.2



1. ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'. 2. FOR LC FOOTPRINT DECREASE LANDING FROM 38' TO 30'. LANDING SHOULD REMAIN CENTERED ON DRIVE-THRU WINDOW.

1 DRIVE-THRU PLAN - FLUSH WITH FFE C-4.3 NOT TO SCALE

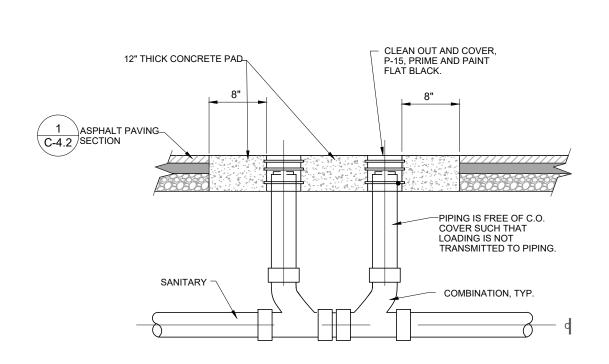


NOTES:

- 1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE
- 2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
- 3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING.
- 4. IF NECESSARY, ADJUST FOOTING TO ALLOW DOWNSPOUT TO BE INSTALLED TIGHT AGAINST BUILDING.

5 BUILDING DOWNSPOUT CONNECTION

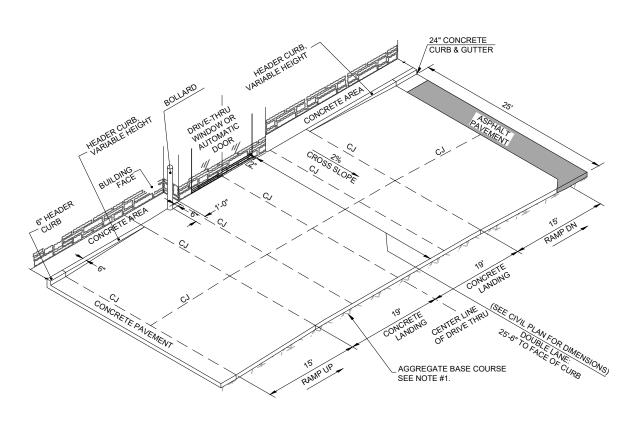
C-4.3 NOT TO SCALE



- 1. SEE PLUMBING PLANS FOR GREASE TRAP DETAIL.
- 2. CLEAN-OUT COVERS SHALL BE PROVIDED ON ALL CLEAN-OUTS REGARDLESS OF LOCATION. 3. CONCRETE COLLAR ALSO REQUIRED FOR SINGLE CLEAN-OUTS IN PAVEMENT.

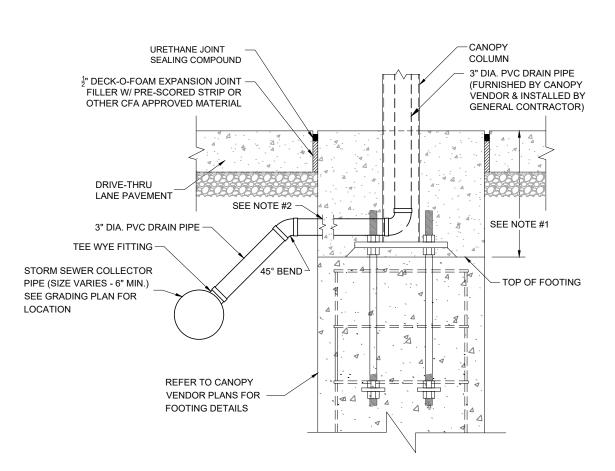
8 CLEAN-OUT (OUTSIDE OF BUILDING)

C-4.3 NOT TO SCALE NOTE: SEE PLUMBING PLANS FOR GREASE TRAP DETAIL



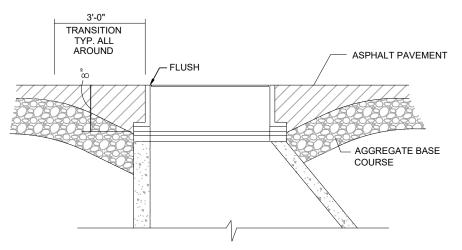
- 1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
- 2. FOR LC FOOTPRINT DECREASE LANDING FROM 38' TO 30'. LANDING SHOULD REMAIN CENTERED ON DRIVE-THRU WINDOW.

2 DRIVE-THRU ISOMETRIC C-4.3 NOT TO SCALE

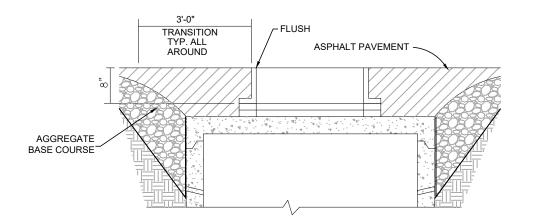


- 1. CANOPY FOOTING SHALL BE A MINIMUM 2'-0" BELOW DRIVE-THRU LANE PAVEMENT SURFACE. REFER TO CIVIL PLANS
- FOR EXACT CANOPY FOOTING ELEVATIONS.
- 2. FLEXIBLE FITTING (NON-SHEAR FERNCO) TO BE UTILIZED BETWEEN PIPE TRANSITIONS AS NECESSARY. 3. CONTRACTOR TO COORDINATE COLUMN DOWNSPOUT ORIENTATION WITH CANOPY VENDOR. ADJUST DOWNSPOUT PIPING AS NECESSARY TO MAKE CONNECTION TO COLLECTOR PIPE.

6 CANOPY DOWNSPOUT CONNECTION C-4.3 NOT TO SCALE

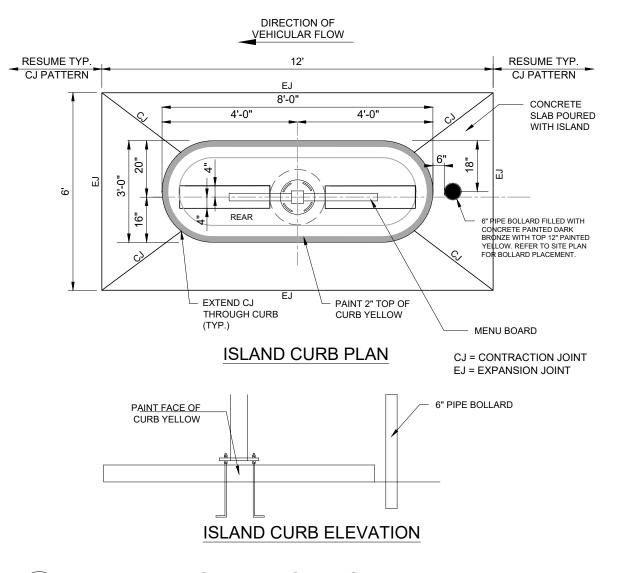


TYPICAL SECTION AT MANHOLE

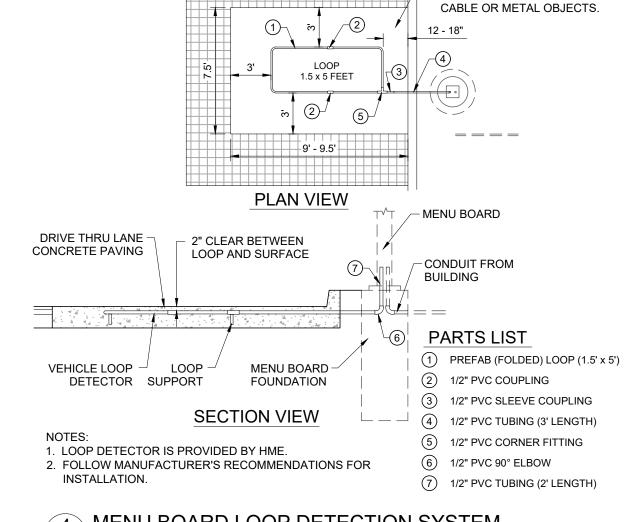


TYPICAL SECTION AT INLET/CATCH BASIN

9 THICKENED PAVEMENT @ STRUCTURES C-4.3 NOT TO SCALE



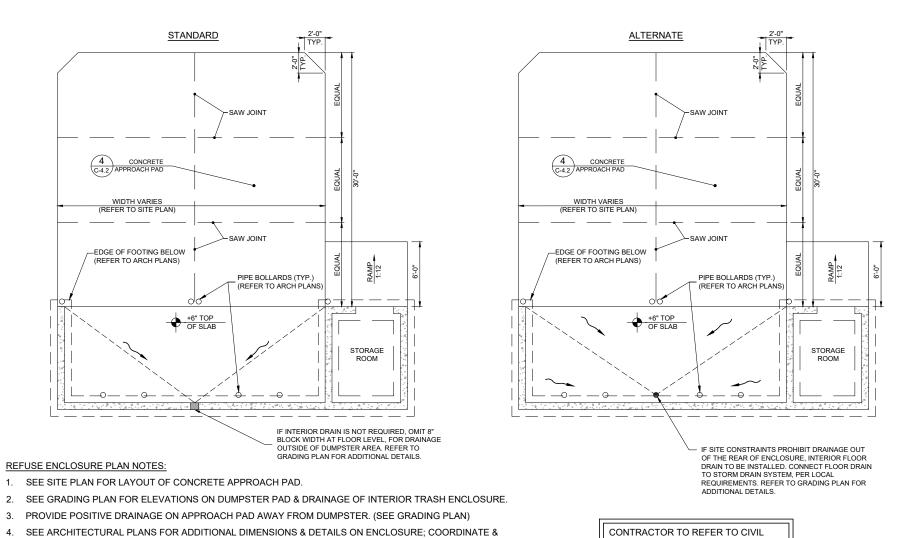
DRIVE-THRU ORDER POINT ISLAND C-4.3 NOT TO SCALE



3' CLEAR PERIMETER, FREE

FROM REBAR, WIRE SCREEN, REINFORCING BARS, ELECTRIC

4 MENU BOARD LOOP DETECTION SYSTEM C-4.3 NOT TO SCALE



PLANS FOR ORIENTATION & LOCATION

OF STORAGE ROOM & RAMP.

5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.

VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.

SCREENED REFUSE ENCLOSURE C-4.3 NOT TO SCALE



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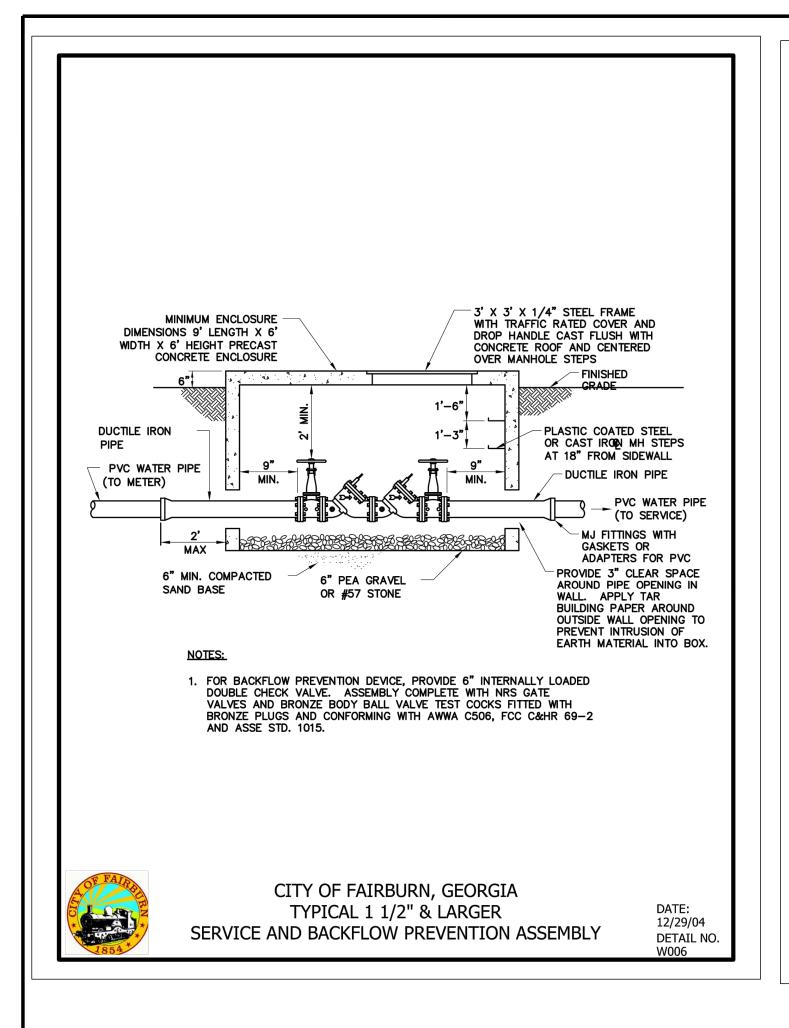
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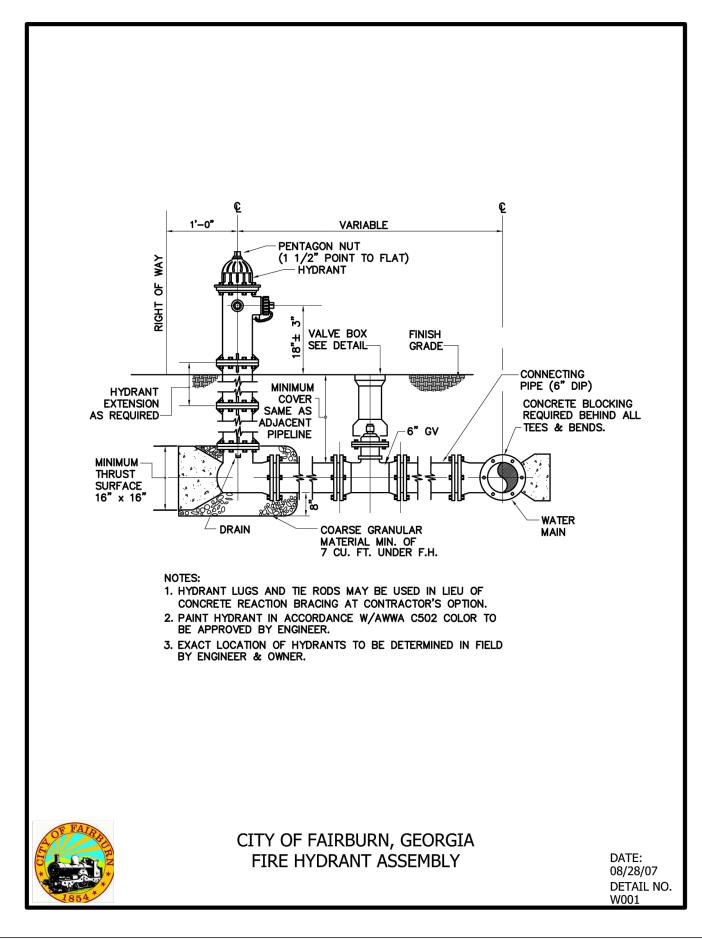
SERIES 08 - #05571 CFA Fairburn SENOIA RD AT RENAISSANCE PKWY FAIRBURN, GA

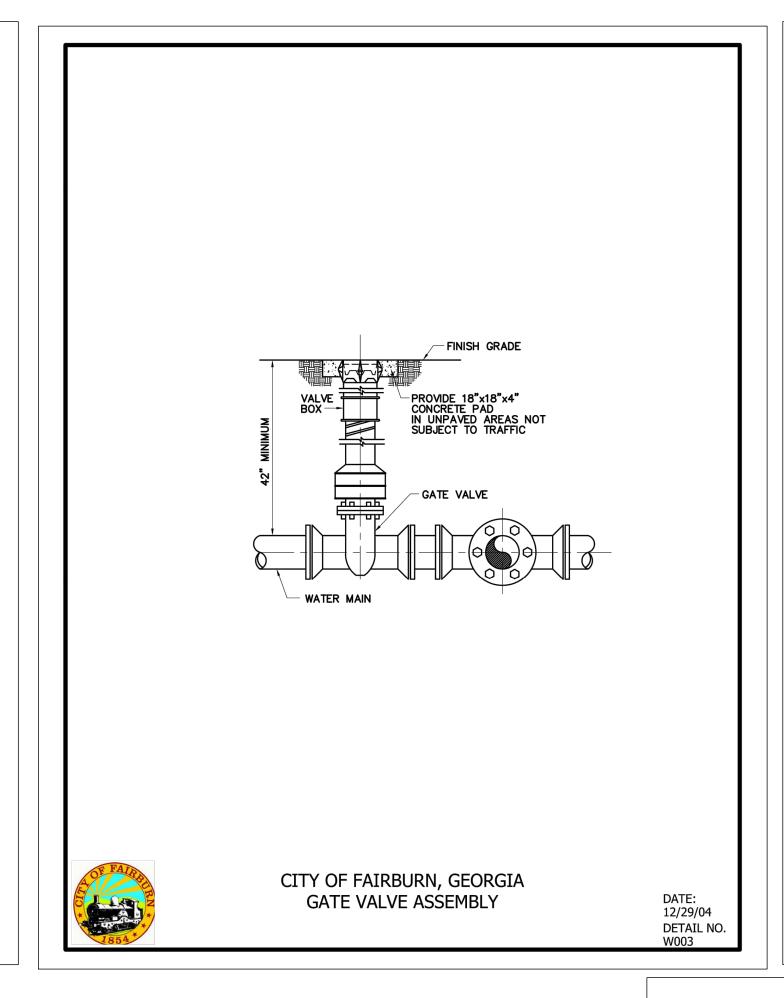
SHEET TITLE CHICK-FIL-A STANDARD **DETAILS**

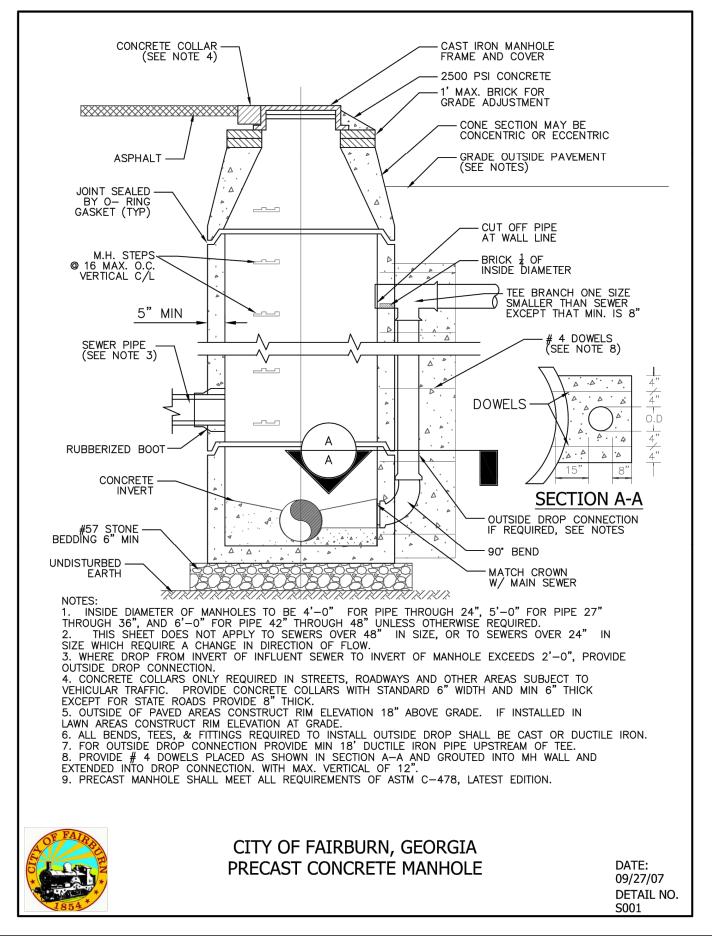
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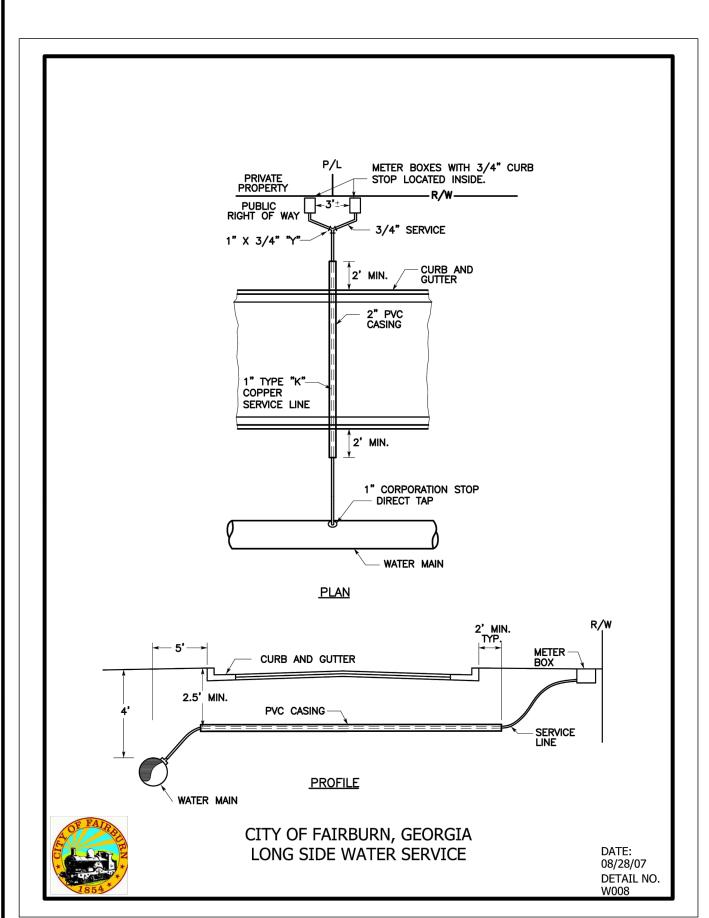
: GAA22021 JOB NO. STORE : <u>#05571</u> : 01/16/2024 DRAWN BY : SNJB CHECKED BY

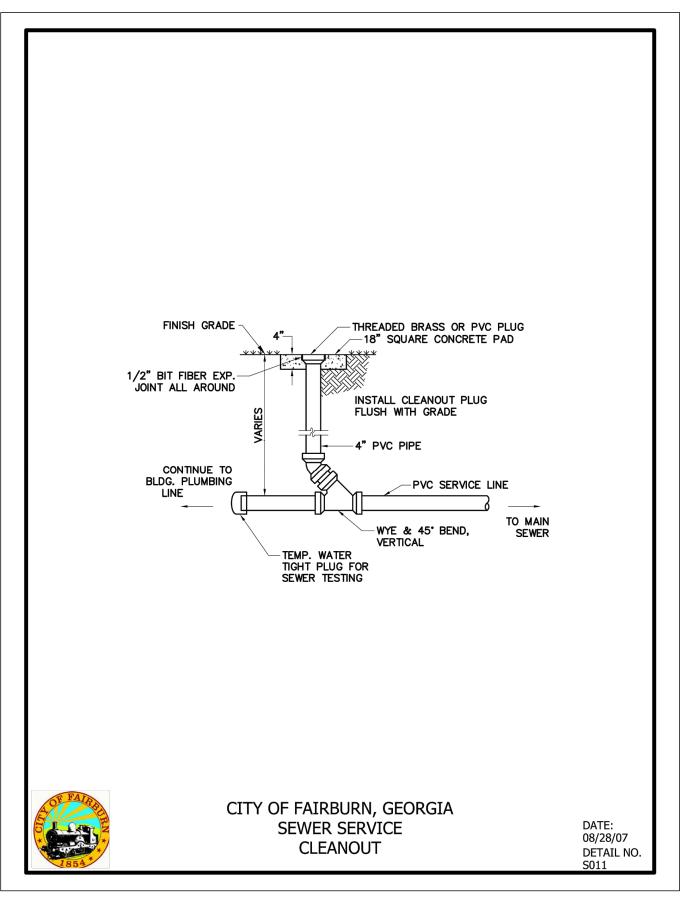


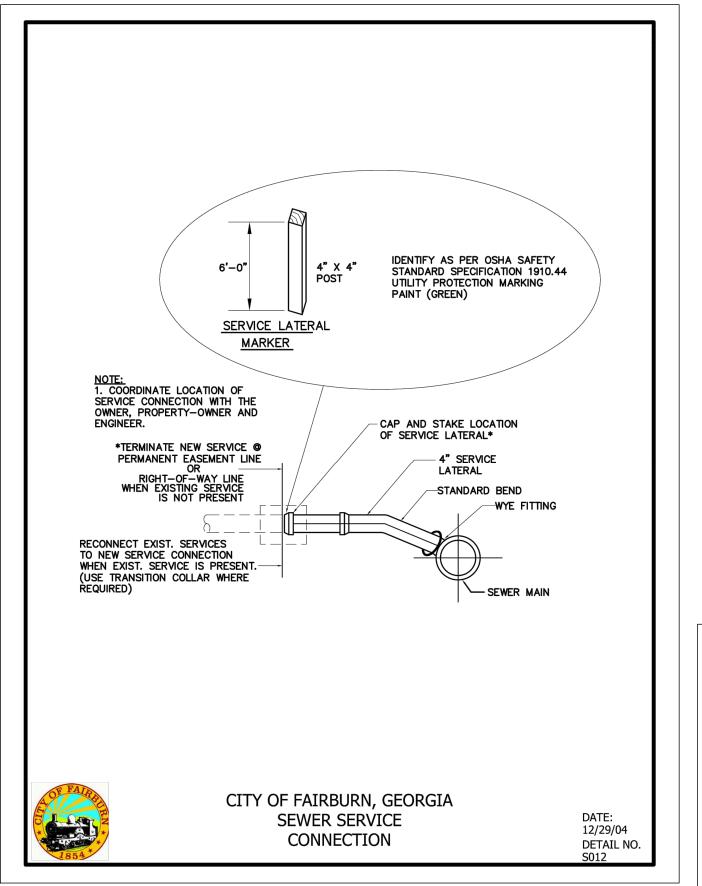


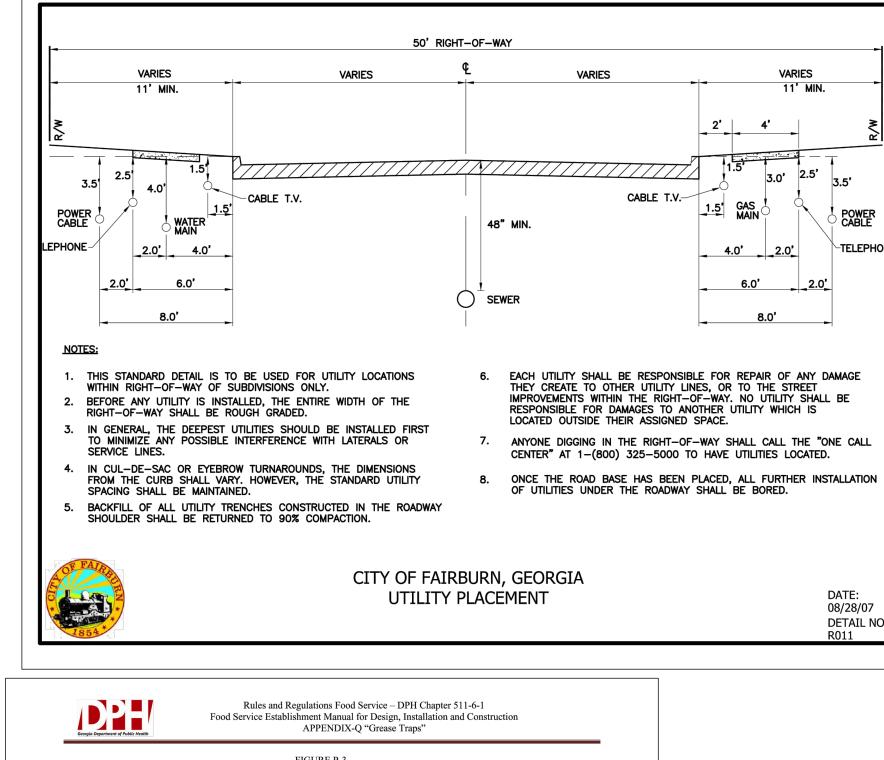












PRECAST BAFFLE 4" THK

01/10/2013

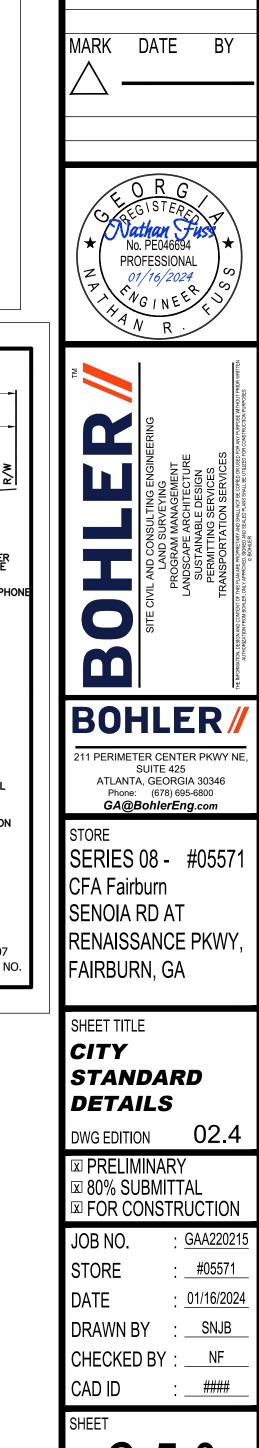
OCKING FRAME & COVER, AIR& GAS TIGHT

Figure DF-8: Concrete Baffled Grease Tra

:LEAN WATER PRIOR TO START UP OF SYSTEM (CTOR TO SUPPLY & INSTALLALL PIPING AND IY TEES, 4 CLEAN OUTS, FOR CLEANING AP AND FOR CLEANING AWAY FROM TRAP ON ILET AND OUTLET / ALT. DUAL SWEEP CLEAN

ATER ONLY, BLACK WATER SHALL BE CARRIED

Page ApO4 of 6



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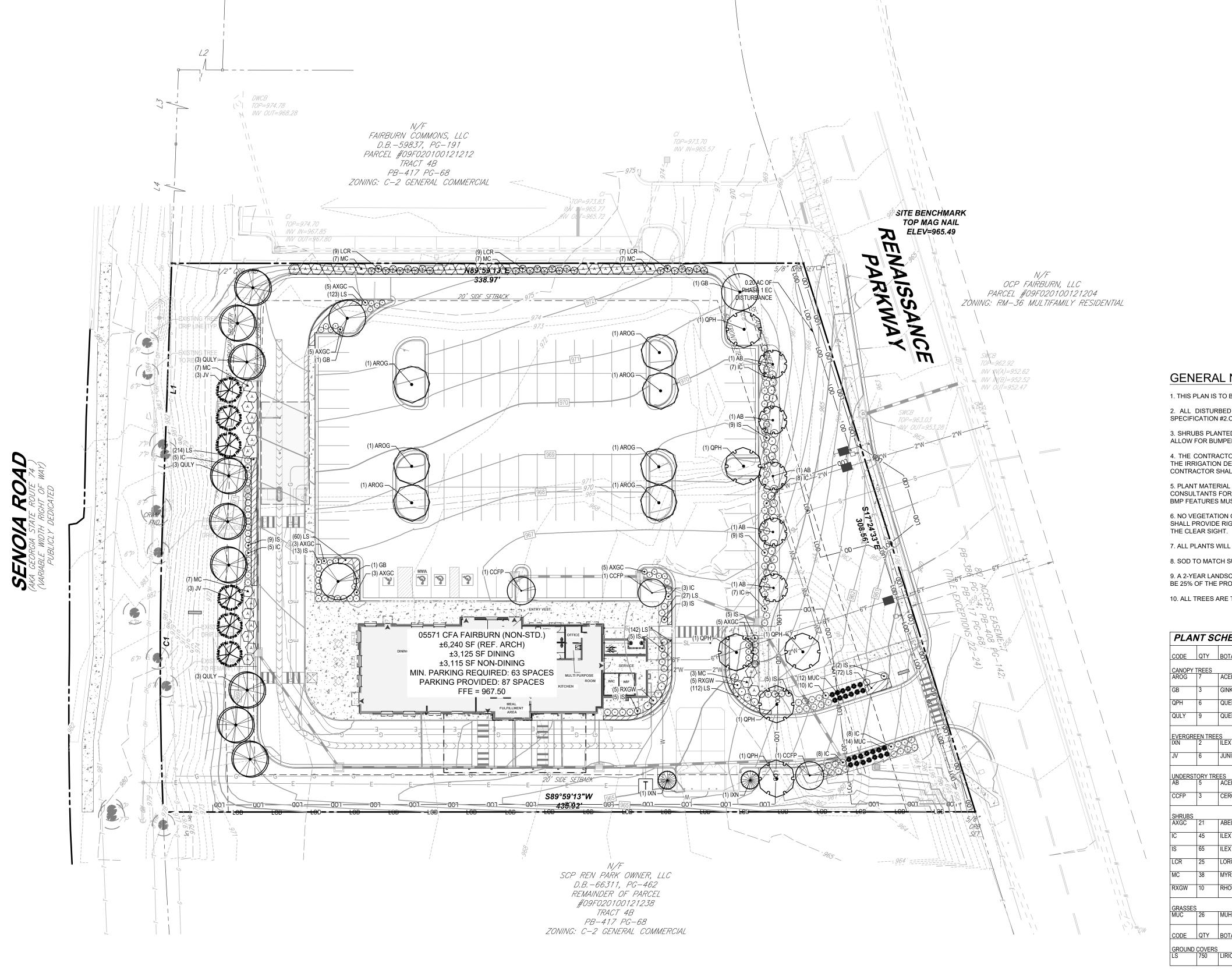
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1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.

2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE SODDED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.

3. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.

4. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM. 5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER

BMP FEATURES MUST BE NATIVE SPECIES. 6. NO VEGETATION OR STRUCTURES EXCEEDING 30" IN HEIGHT SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE EASEMENT. THE EASEMENT SHALL PROVIDE RIGHT OF ENTRY TO THE CITY OF CANTON FOR THE PURPOSE OF REMOVING ANY OBJECT OR VEGETATION THAT RESTRICTS

7. ALL PLANTS WILL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK.

8. SOD TO MATCH SURROUNDING AREA.

9. A 2-YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. BOND VALUE WILL BE 25% OF THE PROJECT'S INSTALLED LANDSCAPING COSTS.

10. ALL TREES ARE TO BE PLANTED AWAY FROM UTILITIES. NO TREE SHALL BE PLANTED WITHIN 10' OF ANY UTILITY.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CANOPY	TREES					
AROG	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B	
GB	3	GINKGO BILOBA (MALE ONLY)	MAIDENHAIR TREE	3" CAL.	B&B	
QPH	6	QUERCUS PHELLOS 'QPSTA'	HIGHTOWER WILLOW OAK	3" CAL.	B&B	
QULY	9	QUERCUS LYRATA 'QLFTB'	HIGHBEAM OVERCUP OAK	3" CAL.	B&B	
EVERGE	EEN TRE	FS.				
IXN	2	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	8` HT.	B&B	
JV	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8` HT.	B&B	
UNDERS	TORY TF	REES	·	<u> </u>		-1
AB	5	ACER BUERGERIANUM 'ABMTF'	AERYN TRIDENT MAPLE	2" CAL.	B&B	
CCFP	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" CAL.	B&B	
SHRUBS	3					
AXGC	21	ABELIA X GRANDIFLORA 'CONTI'	CONFETTI VARIEGATED ABELIA	5 GAL.	CONTAINER	
IC	45	ILEX CORNUTA 'CARISSA'	CARISSA CHINESE HOLLY	3 GAL.	CONTAINER	
IS	65	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	3 GAL.	CONTAINER	
LCR	25	LOROPETALUM CHINENSE RUBRUM 'RUBY'	RUBY FRINGE FLOWER	5 GAL.	CONTAINER	
MC	38	MYRICA CERIFERA	WAX MYRTLE	5-6`	B&B	
RXGW	10	RHODODENDRON X 'GUMPO WHITE'	GUMPO WHITE SATSUKI AZALEA	5 GAL.	CONTAINER	
GRASSE	:S					
MUC	26	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	CONTAINER	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
GROUNI	O COVER	S				
LS	750	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LILYTURF	1 GAL.	CONTAINER	12" o.c.

COMPLIANCE CHART								
	REQUIREMENT	CALCULATIONS	COMPLIANCE					
ARTICLE IX OFF-STREET ARKING, LOADING AND LANDSCAPE REQUIREMENTS	FEET. ALL PERIMETER LANDSCAPE AREAS SHALL PROVIDE A MINIMUM OF ONE-TREE FOR EVERY 250 SQUARE FEET OF LANDSCAPE AREA OR FRACTION	A PERIMETER LANDSCAPE AREA OF 5' IN WIDTH WRAPPING AROUND VEHICULAR USE AREAS HAS BEEN PROVIDED AND PLANTED WITH TREES ACCORDINGLY. +/- 6,306.25 / 250 = 25.225 OR 26 TREES REQUIRED 27 TREES PROVIDED	COMPLIES					
LANDSCAPE REQUIREMENTS OR VEHICLE USE AREAS	TEN PERCENT OF THE TOTAL VEHICLE USE AREA, EXCLUSIVE OF PERIMETER LANDSCAPE AREAS, SHALL BE DEDICATED TO INTERIOR LANDSCAPING. ALL	LANDSCAPE ISLAND OR PENINSULAS HAVE BEEN PROVIDED SO THAT PARKING DOES NOT EXCEED 12 SPACES IN A SINGLE RUN. ALL INTERIOR LANDSCAPED AREAS HAVE BEEN PROVIDED WITH A TREE. 12 TREES PROVIDED	COMPLIES					





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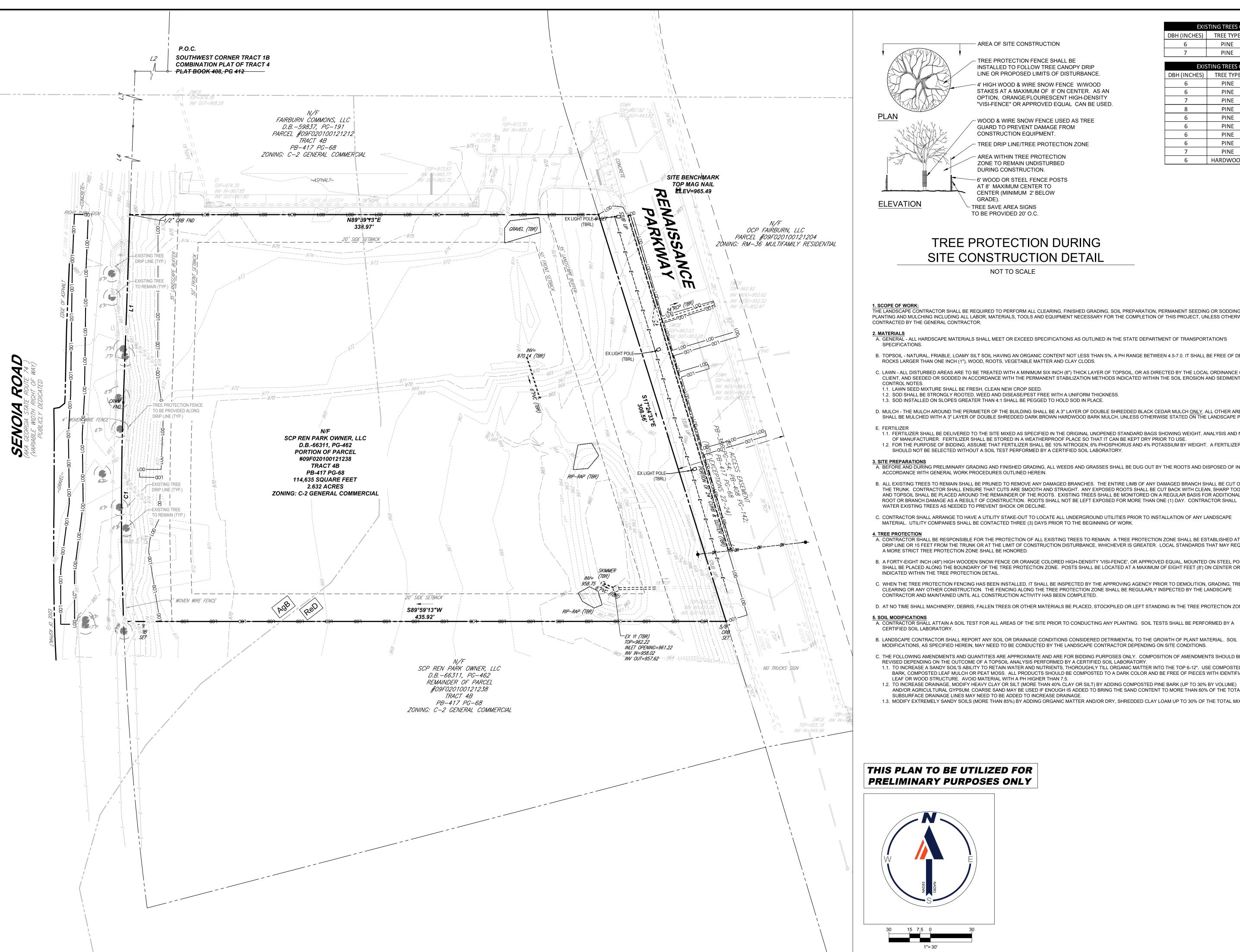


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SHEET TITLE LANDSCAPE PLAN

DWG EDITION ☑ PRELIMINARY ■ 80% SUBMITTAL **III** FOR CONSTRUCTION JOB NO. DRAWN BY CHECKED BY



215.00\CAD\DRAW\INGS\PLAN SETS\CIVIL PLANS\P-CIVL-S\TE-GAA220215.00-0.DWG PRINTED BY: NPARK 1.16.24 @ 2:04 PM LAST SAVED BY: NPARK

- AREA OF SITE CONSTRUCTION

TREE PROTECTION FENCE SHALL BE INSTALLED TO FOLLOW TREE CANOPY DRIP LINE OR PROPOSED LIMITS OF DISTURBANCE.

4' HIGH WOOD & WIRE SNOW FENCE W/WOOD STAKES AT A MAXIMUM OF 8' ON CENTER. AS AN OPTION, ORANGE/FLOURESCENT HIGH-DENSITY "VISI-FENCE" OR APPROVED EQUAL CAN BE USED

- WOOD & WIRE SNOW FENCE USED AS TREE GUARD TO PREVENT DAMAGE FROM

CONSTRUCTION EQUIPMENT. TREE DRIP LINE/TREE PROTECTION ZONE

- AREA WITHIN TREE PROTECTION ZONE TO REMAIN UNDISTURBED DURING CONSTRUCTION. - 6' WOOD OR STEEL FENCE POSTS AT 8' MAXIMUM CENTER TO

CENTER (MINIMUM 2' BELOW GRADE). - TREE SAVE AREA SIGNS TO BE PROVIDED 20' O.C.

PINE TO REMAIN **EXISTING TREES OFF SITE** DBH (INCHES) TREE TYPE **STATUS** TO REMAIN PINE PINE TO REMAIN PINE TO REMAIN PINE TO REMAIN 6 PINE TO REMAIN PINE TO REMAIN TO REMAIN PINE TO REMAIN PINE

PINE

HARDWOOD TO REMAIN

EXISTING TREES ON SITE

PINE

STATUS

TO REMAIN

TO REMAIN

DBH (INCHES) TREE TYPE



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SHEET TITLE TREE PROTECTION PLAN

DWG EDITION ☑ PRELIMINARY **■ 80% SUBMITTAL IX** FOR CONSTRUCTION

JOB NO. STORE : <u>01/16/2024</u> DRAWN BY CHECKED BY

TREE PROTECTION DURING SITE CONSTRUCTION DETAIL

NOT TO SCALE

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT

1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN. SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

4. TREE PROTECTION

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS

INDICATED WITHIN THE TREE PROTECTION DETAIL. C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE

CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

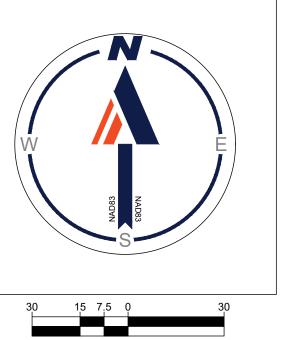
MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS. C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE

REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY. 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE

LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5. 1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX.

SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

THIS PLAN TO BE UTILIZED FOR PRELIMINARY PURPOSES ONLY



LANDSCAPE SPECIFICATIONS

HE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

- A. GENERAL ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS
- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS
- C. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL. OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
- 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- D. MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER

- 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY

F. PLANT MATERIAL

- 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL
- 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- 1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS. DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4". WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF
- DISEASE, INSECTS, PESTS, EGGS OR LARVAE. 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER. THE
- CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE
- LONGEST BRANCH 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE
- C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO

- THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS
- C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC
- MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5. 1.2 TO INCREASE DRAINAGE MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE

USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX.

SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

- A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL
- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED 13. CLEANUF BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

- A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS
- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS
- D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1 000 SQUARE FOOT AREA) 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
- 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

- A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKELLING
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN. MUST BE INSTALLED. INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS
- 1.1. PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING
- ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULOUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES PYRUS VARIETIES CRATAEGUS VARIETIES QUERCUS VARIETIES LIQUIDAMBER STYRACIFLUA TILIA TOMENTOSA

LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES

- . PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: • 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME • 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
- A) 2 TABLETS PER 1 GALLON PLANT B) 3 TABLETS PER 5 GALLON PLANT
- C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK
- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL. THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP
- . ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- M. GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

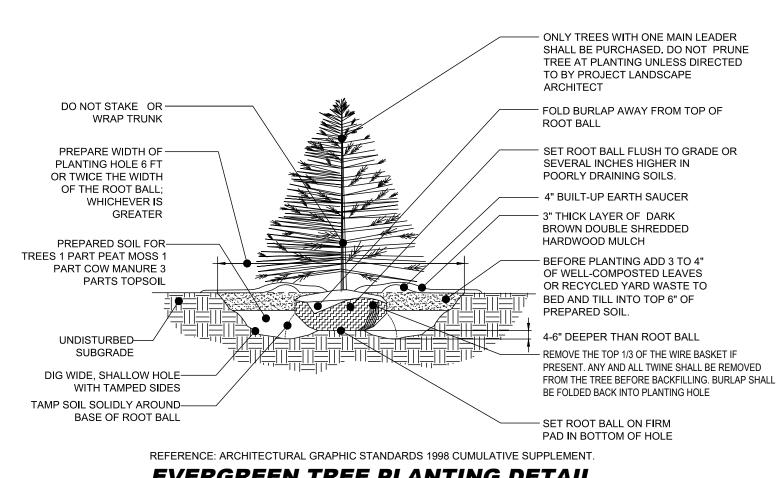
- A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
- B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING. THEY SHALL BE HEALED IN WITH MULCH OR SOIL. ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
- F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING.

- WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS. HEALTHY GROWTH.

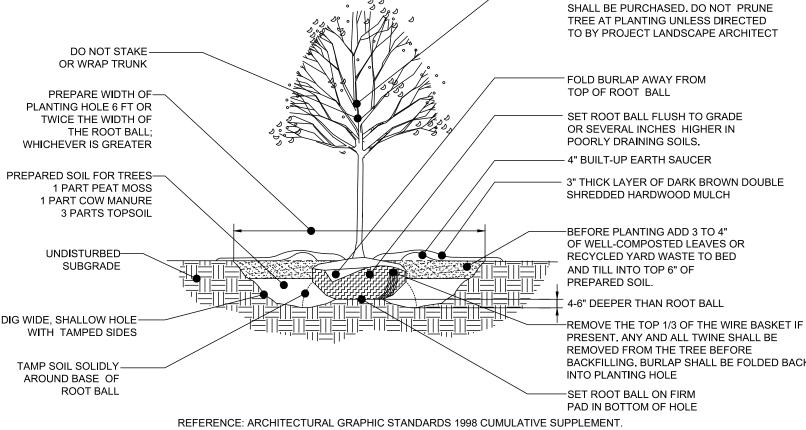
- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH. ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

- A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE. THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

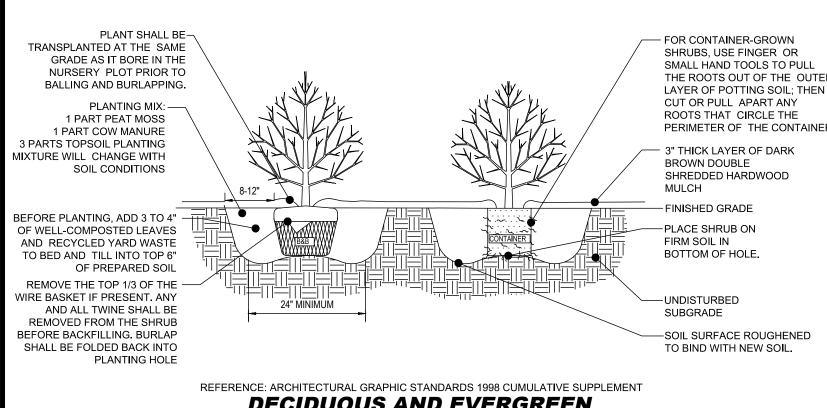


EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

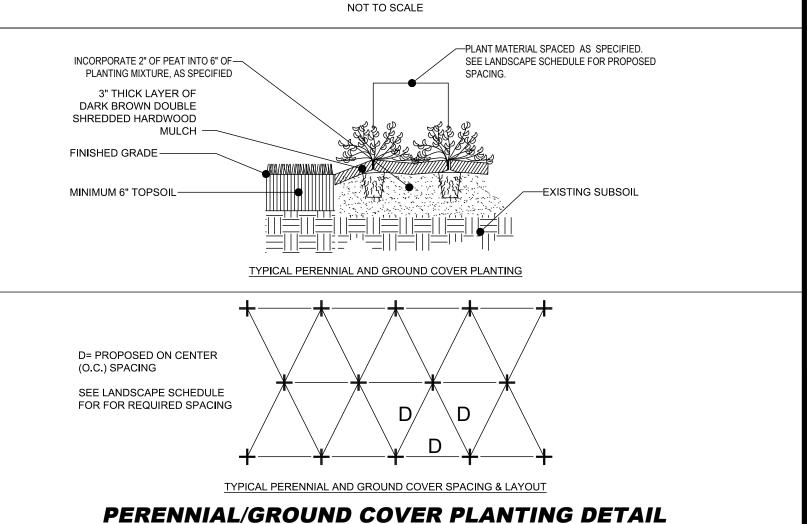
ONLY TREES WITH ONE MAIN LEADER



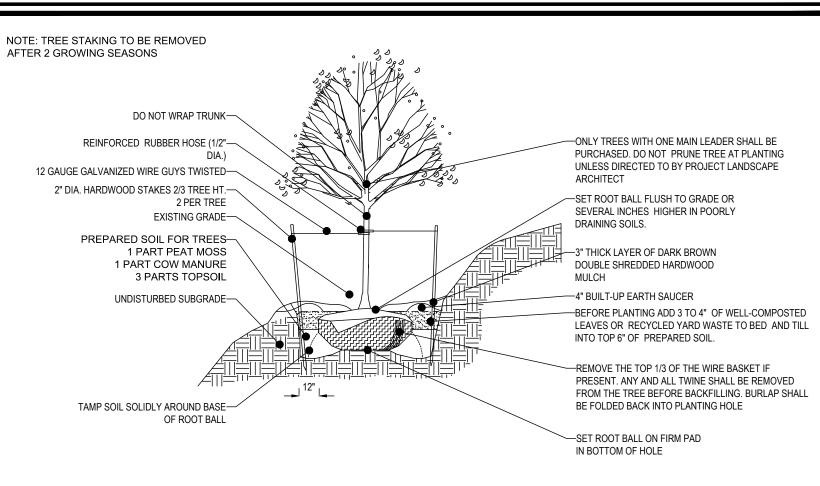
DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL



NOT TO SCALE



TREE PLANTING ON SLOPE DETAIL





It's fast. It's free. It's the law REVISIONS:

DATE BY

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11 PERIMETER CENTER PKWY N

ATLANTA, GEORGIA 30346

Phone: (678) 695-6800 GA@BohlerEng.com SERIES 08 - #05571 CFA Fairburn SENOIA RD AT

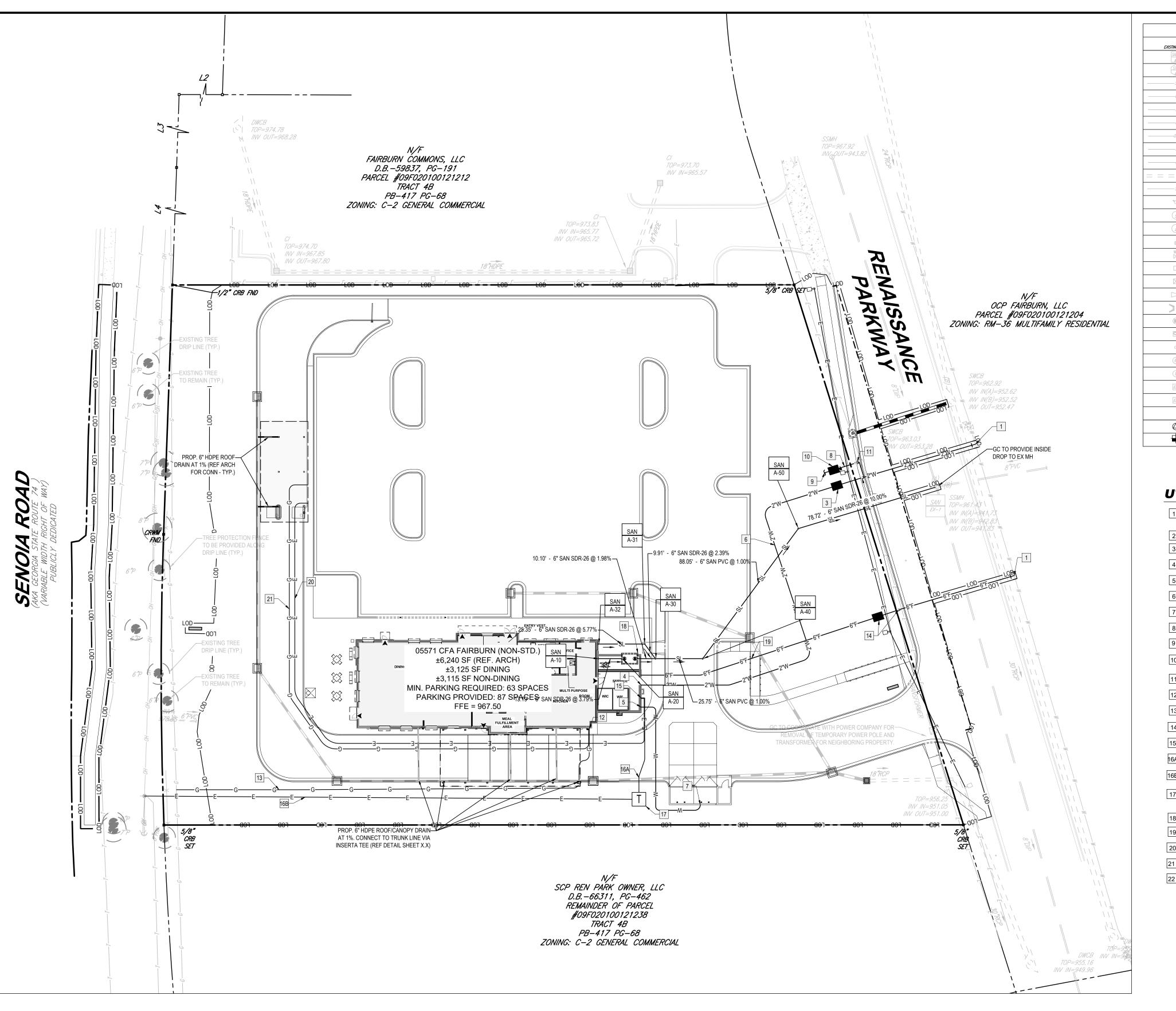
RENAISSANCE PKWY.

LANDSCAPE **DETAILS**

FAIRBURN. GA

DWG EDITION $\overline{f x}$ Preliminary ■ 80% SUBMITTAL oxtimes for construction JOB NO. #05571 : 01/16/2024

CHECKED BY



SANITARY STRUCTURE SCHEDULE							
ME	TYPE	RIM ELEV. (FT.)	INVERTS				
-10	PROP. BLDG CONN (GREASE)	963.57'	INV OUT = 963.00' (6")				
-20	PROP. GREASE TRAP	966.90'	INV IN = 962.50' (6") INV OUT = 962.00' (6")				
-30	PROP. CLEAN OUT	965.95'	INV IN = 961.80' (6") INV IN = 961.80' (6") INV OUT = 961.80' (6")				
-31	PROP. CLEAN OUT	966.26'	INV IN = 962.04' (6") INV OUT = 962.04' (6")				
-32	PROP. BLDG CONN (BATHROOM)	967.50'	INV OUT = 963.50' (6")				
-40	PROP. CLEAN OUT	965.17'	INV IN = 961.54' (6") INV OUT = 961.54' (6")				
-50	PROP. CLEANOUT	964.95'	INV IN = 960.66' (6") INV OUT = 960.66' (6")				
X-1	EX. MANHOLE	961.42'	INV IN = 952.79' (6")				

SANITARY PIPE SCHEDULE									
FROM	FROM INV	то	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL		
-320	962.00'	A-20	962.00'	7.92'	0.00%	6"	SDR-26		
A-20	962.50'	A-10	963.00'	13.19'	3.79%	6"	SDR-26		
A-30	961.80'	-320	962.00'	10.10'	1.98%	6"	SDR-26		
A-30	961.80'	A-31	962.04'	9.91'	2.39%	6"	SDR-26		
A-31	962.04'	A-32	963.50'	25.35'	5.77%	6"	SDR-26		
A-40	961.54'	A-30	961.80'	25.75'	1.00%	6"	PVC SCH 80		
A-50	960.66'	A-40	961.54'	88.05'	1.00%	6"	PVC SCH 80		
EX-1	952.79'	A-50	960.66'	78.72'	10.00%	6"	SDR-26		

	ITILITY LEGENL	2
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	-W
E	UNDERGROUND ELECTRIC LINE	Ε
	UNDERGROUND GAS LINE	
OH	OVERHEAD -	OH
	UNDERGROUND TELEPHONE LINE	т —
	UNDERGROUND - CABLE LINE	_c
=====	STORM SEWER	
	SANITARY SEWER MAIN	s
~	HYDRANT	₩
(5)	SANITARY MANHOLE	(®)
(D)	STORM MANHOLE	<u>()</u>
⊗ ^{WM}	WATER METER	•
wv 	WATER VALVE	•
	GAS	
\boxtimes	VALVE GAS METER	
	TYPICAL END	Δ
79	SECTION HEADWALL OR ENDWALL	OR
	YARD INLET	<u> </u>
<u> </u>	CURB	
0	INLET CLEAN	0
E	OUT ELECTRIC	Ē
	MANHOLE TELEPHONE	
EB	MANHOLE ELECTRIC	 EB
EP	BOX ELECTRIC	
	PEDESTAL	
igorplus	MONITORING	igorplus
<u> </u>	WELL	-

UTILITY DESIGN NOTES & KEY PLAN

- PROP CONNECTION TO APPROXIMATE LOCATION OF EX. WATER MAIN. DIRECTIONAL BORE UNDER ROAD NEEDED. CONTRACTOR TO VERIFY SIZE, DEPTH, AND LOCATION PRIOR TO CONSTRUCTION AND NOTIFY EOR
- 2 PROP 2" WATER METER
- 3 PROP 2" RPZ
- 4 PROP 2" WATER P.O.C (SEE ARCH PLANS FOR CONTINUATION)
- PROP PROP 3/4" PE DOMESTIC WATER LINE TO DUMPSTER ENCLOSURE P.O.C. (SEE ARCH PLANS FOR CONTINUATION)
- 6 PROP 2" PE DOMESTIC WATER LINE W/ TRACER WIRE
- 7 PROP 3/4" PE DOMESTIC WATER LINE TO DUMPSTER ENCLOSURE
- 8 PROP LF OF 1" PE IRRIGATION WATER LINE W/ TRACER WIRE 9 PROP 1" STUB FOR IRRIGATION SERVICE CONNECTION (REFER TO IRRIGATION
- PLANS FOR CONTINUATION) 10 PROP 1" RPZ
- 11 PROP 1" IRRIGATION METER
- 12 PROP GAS SERVICE P.O.C. (SEE ARCH PLANS FOR CONTINUATION)
- 13 PROP 253 LF GAS MAIN & TRACER WIRE
- 14 PROP 6" FIRE METER AND RPZ WITHIN UNDERGROUND VAULT
- 15 PROP ELECTRICAL SERVICE P.O.C. (SEE ARCH PLANS FOR CONTINUATION)
- 16A PROP 51 LF OF ELECTRIC SECONDARY
- 16B 266 LF OF UNDERGROUND ELECTRIC FROM POWER POLE TO PROPOSED TRANSFORMER PROP TRANSFORMER & PULL BOX (IN ACCORDANCE WITH UTILITY COMPANY
- 17 REQUIREMENTS. GC TO COORDINATE TRANSFORMER LOCATION AND ALL OTHER REQUIREMENTS WITH THE UTILITY PROVIDER PRIOR TO CONSTRUCTION)
- 18 PROP. 1,500-GAL GREASE TRAP (REFER TO ARCH PLAN FOR DETAILS) 19 PROP 6" SAN STUB FOR FUTURE MASTER SAN MAIN CONNECTION
- 20 PROP 212 LF OR 6" FIRE LINE (TO BE CONFIRMED WITH FIRE MARSHAL)
- 21 338 LF OF PROP ELECTRIC CONNECTION TO ORDER CANOPY
- 22 311 LF OF PROP GAS CONNECTION TO ORDER CANOPY

GENERAL NOTE:

ALL ONSITE WATER AND SEWER DISTRIBUTION/COLLECTION LINES/MAINS TO BE PRIVATELY OWNED & MAINTAINED UNLESS OR UNTIL A UTILITY EASEMENT IS DESCRIBED & APPROVED BY ALL INVOLVED PARTIES.

SANITARY SEWER NOTES:

A. GENERAL:

- DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE
- REFERENCED TO THE CENTER OF STRUCTURES. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE TH NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
- 3. EXISTING SERVICES WITHIN MANHOLES SHALL BE RELOCATED TO NEW
- 4. BYPASS PUMPING MAY BE REQUIRED AND SANITARY SERVICE MAINTAINED WHILE EXISTING SEWER IS BEING REPLACED.
- 5. CONTRACTOR WILL BE REQUIRED TO COORDINATE WITH CITY WITH MAKING CONNECTION TO PUMP STATION / MANHOLE.
- 6. CONTRACTOR MUST COORDINATE WITH CITY AND SHOPPING CENTER AND PROVIDE AT LEAST 48-HOURS NOTICE PRIOR TO REPLACING

MATERIALS:

- ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVIN CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.
- 2. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
- 3. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS

C. INSTALLATION:

PIPE AND FITTINGS:

H20 LOADING.

a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE! b. BEDDING AND INITIAL BACKFILL (12") OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

CLEANOUTS:

a. CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE. b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.

SERVICE:

- a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%. b. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH c. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE
- COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

- AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
- AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST UPON APPROVAL OF THE ENGINEER. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER
- DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES
- PRIOR TO THE CERTIFICATION TO ANY AGENCY. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR
- FOR 1--% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TEST SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
- GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATIONS IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT
- ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

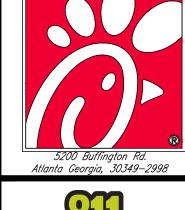
WATER DISTRIBUTION NOTES:

- CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE A ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS INSTALLATION METHODS, INSPECTION NOTIFICATION, AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
- ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING
- 3. CONTRACTOR TO COORDINATE WITH COUNTY AND ADJACENT PROPERTY OWNERS AND BUSINESSES FOR ANY ANTICIPATED WATER INTERRUPTIONS FOR CONNECTION TO EXISTING WATER LINE.
- 4. CONTRACTOR TO DEFLECT OR BEND WATER LINES AS NECESSARY TO MAINTAIN 12" VERTICAL SEPARATION FROM STORM SEWER PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

SANITARY SEWER GRAVITY NOTES:

- 1. IF REQUIRED, THE CONTRACTOR SHALL RECONSTRUCT THE BENCH IN
- THE EXISTING MANHOLE TO ACCOMMODATE THE NEW FLOW DIRECTION 2. WASTEWATER FLOW IN THE EXISTING SEWER MUST BE MAINTAINED DURING THE INSTALLATION OF THE LATERAL. IF A BY-PASS IS REQUIRED, THE CONTRACTOR MUST SUBMIT DETAILS OF THE SYSTEM FOR REVIEW AND APPROVAL TO THE FULTON COUNTY PUBLIC WORKS DEPARTMENT

PRIOR TO STARTING CONSTRUCTION.





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SERIES 08 - #0557 CFA Fairburn SENOIA RD AT RENAISSANCE PKWY

UTILITY PLAN

FAIRBURN, GA

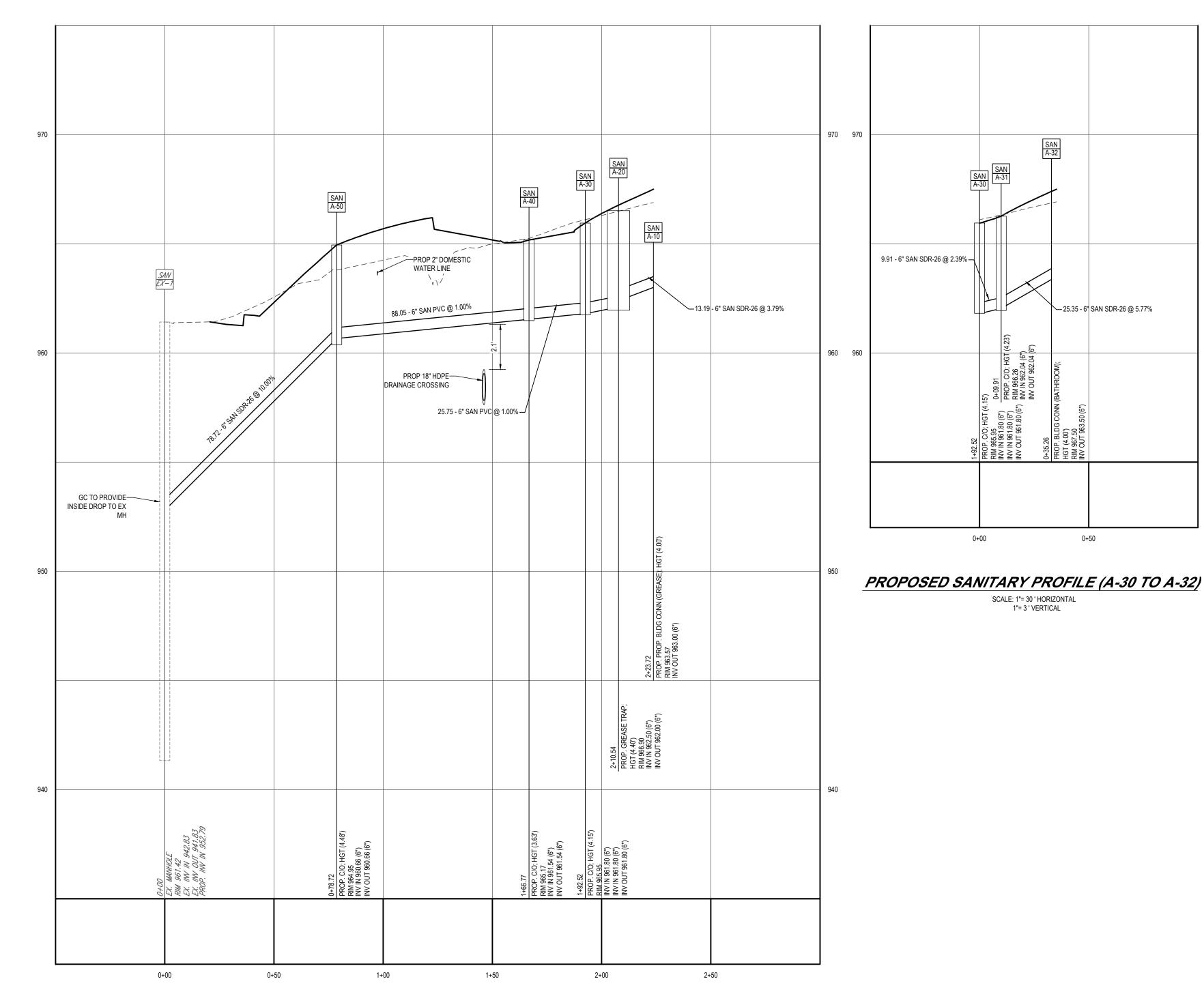
DWG EDITION oxtimes Preliminary **図 80% SUBMITTAL IX** FOR CONSTRUCTION JOB NO.

#05571 STORE : <u>01/16/2024</u> DRAWN BY CHECKED BY



THIS PLAN TO BE UTILIZED FOR PRELIMINARY PURPOSES ONLY

B-30	960.70'	B-20	961.51'	75.06'	1.08%	12"	RCP
B-40	959.19'	B-30	960.70'	139.60'	1.08%	15"	RCP
C-10	955.35'	C-20	955.74'	19.47'	1.99%	18"	RCP
C-20	956.50'	A-30	957.34'	86.08'	0.98%	15"	RCP
C-20	956.50'	B-40	959.19'	130.31'	2.07%	15"	RCP
D-10	960.39'	D-20	960.10'	28.81'	1.01%	6"	HDPE
D-30	959.86'	D-40	959.60'	25.50'	1.02%	6"	HDPE
D-50	959.64'	D-60	959.35'	28.84'	1.01%	6"	HDPE
			•		•		



PROPOSED SANITARY PROFILE (A-10 TO EX-1)

SCALE: 1"= 30 ' HORIZONTAL 1"= 3 ' VERTICAL 5200 Buffington Rd.
Atlanta Georgia, 30349–2998



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No. PEE



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211 PERIMETER CENTER PKWY NE, SUITE 425 ATLANTA, GEORGIA 30346 Phone: (678) 695-6800 GA@BohlerEng.com

SERIES 08 - #05571 CFA Fairburn SENOIA RD AT RENAISSANCE PKWY, FAIRBURN, GA

SHEET TITLE
SEWER
PROFILES

DWG EDITION 02.4

PRELIMINARY

80% SUBMITTAL
FOR CONSTRUCTION

JOB NO. : GAA220215
STORE : #05571
DATE : 01/16/2024
DRAWN BY : SNJB
CHECKED BY : NF
CAD ID : ####

CAD ID SHEET

PS-1.

PROPOSED GRADE



TEXT AMENDMENT -

STAFF REPORT

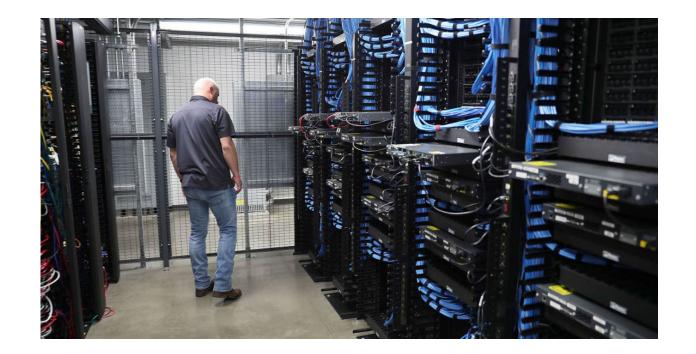
APPLICANT PRESENTATION

PUBLIC COMMENT

Text Amendment –Data Centers

Data Center Definition: a building, structure, complex or group of buildings and/or structures, facility, or dedicated space within a building, structure, complex, or facility that houses IT infrastructure, including, but not limited to, computer systems, networks, servers, applications, appliances, services, and other associated components or facilities used for the remote storage, processing, or transmission of digital data associated with those computer systems, networks, servers, applications, appliances, services, and other associated components or facilities.

Associated components and facilities may also include air handlers, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support operations.



Text Amendment - Data Center

PROPOSED REGULATIONS:

Data Center.

Data centers may only be considered in the Light and Heavy Industrial zoning districts with a Use Permit. The application for the installation or construction a data center, or for modifications to a lawfully existing data center beyond routine maintenance, shall follow the application procedures for Use Permits and any other procedures as may be required by this Ordinance for data centers, such as zoning map amendments, platting, or variances. In addition, applications shall include the following:

- Applicant name(s) and contact information. The applicant must also identify on the application,
 - if different than the applicant, the record owner of the property, the occupant or lessee of the property, and the operator of the data center.
- A narrative describing the proposed project, including a description of how the project meets market demand, the facility's processing capacity, and the facility's anticipated water and electricity needs.
- A study prepared by an acoustical engineer that describes the anticipated noise level of the facility and any proposed mitigation efforts such as sound walls, baffles, ventilation silencers, etc.
- A site plan, drawn to scale, showing the location and dimensions of all existing and proposed structures, screening, fencing, lighting, electrical connections, property lines, and roadway access.
- Four sided showing the building height, color and materials shall be provided.

- Letter of capability & commitment to serve water, sewer, and power.
- A map of the project area showing all single-family and multi-family dwellings, schools, churches, synagogues, and other similar religious institution or structures, and public parks located within 5 miles of the exterior boundaries of the property where the data center will be located.
- At least one neighborhood meeting must be held to discuss proposed sound mitigation aspects of the project design prior to the first public hearing. Before the first neighborhood meeting, a third-party acoustic engineer must conduct a sound study to measure noise level at any property line shared with residentially zoned or planned land, or shared with other "noise sensitive use," as determined by the City Staff

Text Amendment - Data Center

PROPOSED REGULATIONS:

- **1. Building Height:** All buildings, structures, and appurtenances on the property where the data center will be located shall be limited to 48 ft, unless restricted by public safety officials.
- 2. Lights: Exterior lighting shall be designed and constructed with fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties.
- 3. Parking: Data Centers must be provide 1 space per 5,500 sq. ft. of gross floor area
- 4. Building Facades: Principal building facades that face adjacent public roads shall meet the following standards.
 - a. Shall avoid the use of undifferentiated surfaces by including at least two (2) of the following design elements:
 - i. Change in building height, building step-backs or recesses, fenestration, change in building material, pattern, or use of architectural accent materials.
 - ii. If located outside of the Highway 74 overlay district, 75% of each elevation facing a public roadway shall be brick, stone or accent material. Each elevation which faces a public roadway shall be consistent in terms of design, materials, details and treatment.
 - b. All fencing along roadways shall be decorative with staff approval.
 - c. All equipment necessary for cooling, ventilating, or otherwise operating the facility must be contained within an enclosed building where the use is located. This includes emergency power generators and other emergency power supply equipment.
 - d. In order to minimize visibility from adjacent roads and adjacent properties, any other ground level and roof top mechanical equipment and loading areas shall be screened. Ground level equipment shall be screened by a visually solid screen wall constructed of materials compatible with those used in exterior construction of the principal building. Any other mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent property, as determined by the city staff shall not be required to be screened. Roof top screening shall be provided by principal building parapet.

Text Amendment - Data Center

PROPOSED REGULATIONS:

5. A 40' heavy planted landscape buffer shall be required along public roadways. Use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, may be substituted for the above requirements when found by Director to provide screening at the appropriate density, depth and height. Landscape shall be maintained for the life of the project. Photographic documentation shall be provided for City record prior to issuance of certificate of occupancy.

6. Separation from sensitive properties

- No data center building shall be located within 100' of a collector or local roadway. Site line studies shall be provided to confirm screening of equipment from adjacent roads and properties.
- The data center must be designed and built with noise mitigation such that noise levels at the property line during operation do not exceed those of the baseline study. Noise testing shall be required prior to issuance of a Certificate of Occupancy in order to ensure compliance with the most recently adopted noise ordinance. The data center operator must submit an annual third-party noise study to the city every year for the first seven years of operation. This study must demonstrate no increase in property line noise levels.
- Use and testing of backup generators (outside emergency use during outages) is limited to 9a.m. to 5p.m., and prior notification must be provided to the city, and posted on a public website announcing the time the generators will be in operation. Notice is required at least 48 hours prior to use or testing.