



# City of Fairburn Planning and Zoning Agenda

April 7, 2026  
7:00 PM

***Michelle James, Chairperson***

Elizabeth Echols, Commissioner  
Lina Parker, Commissioner

Jason Jones, Commissioner  
Tony Smith, Commissioner

Mrs. Valerie Ross  
Ms. Denise Brookins  
Mr. Chancellor Felton

City Attorney  
Planning & Zoning Director  
City Planner

- I. Call to Order:
- II. Determination of a Quorum:
- III. Pledge of Allegiance:
- IV. Approval of the Meeting Agenda:
- V. Approval of the Minutes:
  1. **03/03/2026 - Meeting Minutes**
- VI. Public Comments:
- VII. Old Business:
- VIII. Public Hearings:
  2. Tallman Pools - Variance Request:
- IX. New Business:
  3. Community Meeting - Text Amendment (City Initiated):
- X. Adjournment:

When an Executive Session is required, one will be called for the following Issues:  
**(1) Litigation**



Planning and Zoning Commission  
Meeting Minutes

City Hall: 56 Malone Street,  
Fairburn, GA 30213  
Tuesday, March 3, 2026  
7:00 p.m.

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

Planner: Chancellor Felton  
City Attorney: Valerie Ross

- 
- A. Call to Order:** The meeting was called to order by Chairwoman James at 7:00 pm.
- 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 Jones 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 February 3, 2026, minutes. Commissioner Echols seconded.  
**THE MOTION CARRIED.**
- F. Public Comments:** None.
- G. Old Business:** None.
- H. Public Hearings:** None.
- I. New Business:**
1. **Preliminary Plat (RaceTrac)**  
Applicant: Nate Fuss, Bohler Engineering  
Property Owner: Greenland Georgia Inc  
Location: 0 Fairburn Industrial Boulevard (Parcel ID # 09F090100480751)  
Request: To recommend approval of the preliminary plat.
    - a. Chairwoman James introduced the case. Chancellor Felton presented the case on behalf of Staff. Staff made a recommendation for approval. Chairwoman James opened the floor for the Commission to ask Staff questions.
    - b. Commissioner Jones asked if the zoning of the property would remain the same once the property is subdivided. Mr. Felton said yes.Commissioner Smith made a motion to recommend **APPROVAL**. Commissioner Echols seconded.  
**THE MOTION CARRIED.**

**J. Other Business:** None.

**K. Adjournment**

1. Commissioner Jones motioned to adjourn the public meeting at 7:06 pm. Commissioner Echols seconded.

**THE MOTION CARRIED**



## CITY OF FAIRBURN PLANNING AND ZONING AGENDA ITEM

**SUBJECT:** Tallman Pools - Variance Request

**ITEM TYPE:** Other/Planning and Zoning

**SUBMITTED:** 04/03/2026      **WORK SESSION:** N/A      **COUNCIL MEETING:** N/A

**DEPARTMENT:** Planning & Zoning

**BUDGET IMPACT:** N/A

**PUBLIC HEARING:** Yes

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### **PURPOSE:**

For the Planning and Zoning Commission to review the variance request from Tallman Pools regarding rear setback requirements.

### **HISTORY:**

N/A

### **FACTS AND ISSUES:**

Applicant: Tallman Pools

Property Owner: Laquisha Lucas

Tallman Pools has submitted a variance request seeking approval to reduce the required rear setback from thirty (30) feet to ten (10) feet for the subject property located at 365 Sawgrass View (Parcel ID: 07-270001686868). The enclosed staff report provides an analysis of the variance request.

### **FUNDING SOURCE:**

### **RECOMMENDED ACTION:**

Staff recommends approval with conditions enclosed in the report.

### **ATTACHMENTS:**

1. 365 Sawgrass View Rear Setback Variance Staff Report Package 2



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

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: April 7, 2026

Agenda Item: Tallman Pools – 365 Sawgrass View [Parcel ID: 07 270001686868] – Request to reduce the Rear Setback from 30' to 10'.

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**Agent/Applicant/Petitioner Information**

Applicant: Tallman Pools

Property Owner: Laquisha Lucas

**Background**

The site is located at 365 Sawgrass View in the Brookhaven at Durham Lakes Subdivision. The site is currently zoned PD-02 (Durham Lake Planned Development). The site is approximately 0.26 acres.



### **Discussion**

The applicant is proposing to construct a 300-square-foot in-ground swimming pool.

The Zoning Code requires that “accessory structures may be located within the side or rear yards subject to minimum yard setbacks.”

The applicant is proposing to reduce the Rear Setback from 30 feet to 10 feet.

### **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; or  
**This criteria has been satisfied. The purpose and intent of accessory uses and structures is to provide for uses customarily incidental to any permitted use. This parcel is used as a single-family dwelling. The accessory structure is a private pool. It is customary for single-family homes to have private pools. Therefore, if relief is granted, the proposed construction would be in harmony with the general purpose and intent of accessory uses and structures.**
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; or  
**This criteria has been satisfied. This property does have extraordinary and exceptional conditions, because of its size, which 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**

Staff recommends **APPROVAL** with the following condition:

1. Any significant modifications as determined by Staff to the proposed site plan in regard to the 30-foot Rear Setback reduction would necessitate a further review by the Planning and Zoning Commission.

***Attachments:***

- Site Pictures
- Application
- Plat
- Legal Description
- Deed
- Letter of Intent
- Proposed Site Plan
- Building Permit Application

**SITE PICTURES**

Northeast viewpoint





# VARIANCE APPLICATION CHECKLIST

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

| ITEM<br># | REQUIRED ITEM         | CHECK <input type="checkbox"/><br>(Office Use Only) |
|-----------|-----------------------|-----------------------------------------------------|
| 1.        | Application Checklist |                                                     |
| 2.        | Application Form      |                                                     |
| 3.        | Survey                |                                                     |
| 4.        | Legal Description     |                                                     |
| 5.        | Warranty Deed         |                                                     |
| 6.        | Lease Agreement       | N/A                                                 |
| 7.        | Letter of Intent      |                                                     |
| 8.        | Conceptual Site Plan  |                                                     |

**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: \_\_\_\_\_

VARIANCE #: \_\_\_\_\_  
(Office Use Only)

### SECTION I – GENERAL INFORMATION

#### APPLICANT INFORMATION

Applicant Name: Tailman Pools  
Address: 8993 Tara Blvd, Jonesboro, GA 30236  
Phone: [REDACTED] Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: [REDACTED]

#### OWNER INFORMATION (If different from Applicant)

Owner Name: Laquisha Lucas  
Address: 365 Sawgrass View, Fairburn, GA 30213  
Phone: \_\_\_\_\_ Cell: [REDACTED] Fax: \_\_\_\_\_  
Email Address: [REDACTED]

#### PROPERTY INFORMATION

Address: 365 Sawgrass View, Fairburn, GA 30213  
Parcel ID#: 07 270001686868 Land Lot: 167/168 District: 7th Acreage: .26  
Request: Variance to existing 30' rear set back to allow for installation of an inground swimming pool. Requesting that S/B be modified to 10' along the area of the property line that is closest to pool and 15' along the remaining property line. (Rear property line is not straight. \*See Site Plan\*)

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

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

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

**MINOR & ADMINISTRATIVE MINOR VARIANCES**  
**[NO PUBLIC HEARING REQUIRED]**

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

**VARIANCE CONSIDERATIONS:**

- 1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or

- 2) The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or

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



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

SUBDIVISION Durham Lakes UNIT/PHASE: V/I+II LOT NO(S): 94  
LAND LOT(S): 167+168 DISTRICT: 7th TAX ID: 07 270001686868  
PROPERTY ADDRESS 365 Sawgrass View, 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:**

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

**Part 1. OWNER INFORMATION**

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

\_\_\_\_\_  
TYPE OR PRINT OWNER'S NAME

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE & ZIP CODE

\_\_\_\_\_  
OWNER'S SIGNATURE  
( )

\_\_\_\_\_  
AREA CODE/ PHONE NUMBER

\_\_\_\_\_  
EMAIL ADDRESS

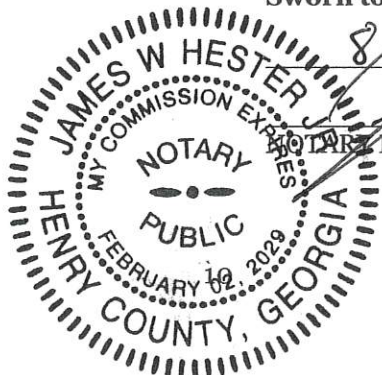
Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

**Part 2. APPLICANT INFORMATION**

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

Edward Tallman  
TYPE OR PRINT PETITIONER'S NAME  
8993 Tara Blvd  
ADDRESS  
Jonesboro, GA 30236  
CITY & STATE ZIP CODE

Sworn to and subscribed before me this the \_\_\_\_\_ Day of December, 2025  
\_\_\_\_\_  
NOTARY PUBLIC





E. Ballance

PETITIONER'S SIGNATURE

770-478-2257

PHONE NUMBER

permits@hallmanpools.com

EMAIL ADDRESS

**V. ATTORNEY/AGENT INFORMATION**

**CHECK ONE:   ☐ ATTORNEY   ☐ AGENT**

\_\_\_\_\_  
TYPE OR PRINT ATTORNEY/AGENT NAME

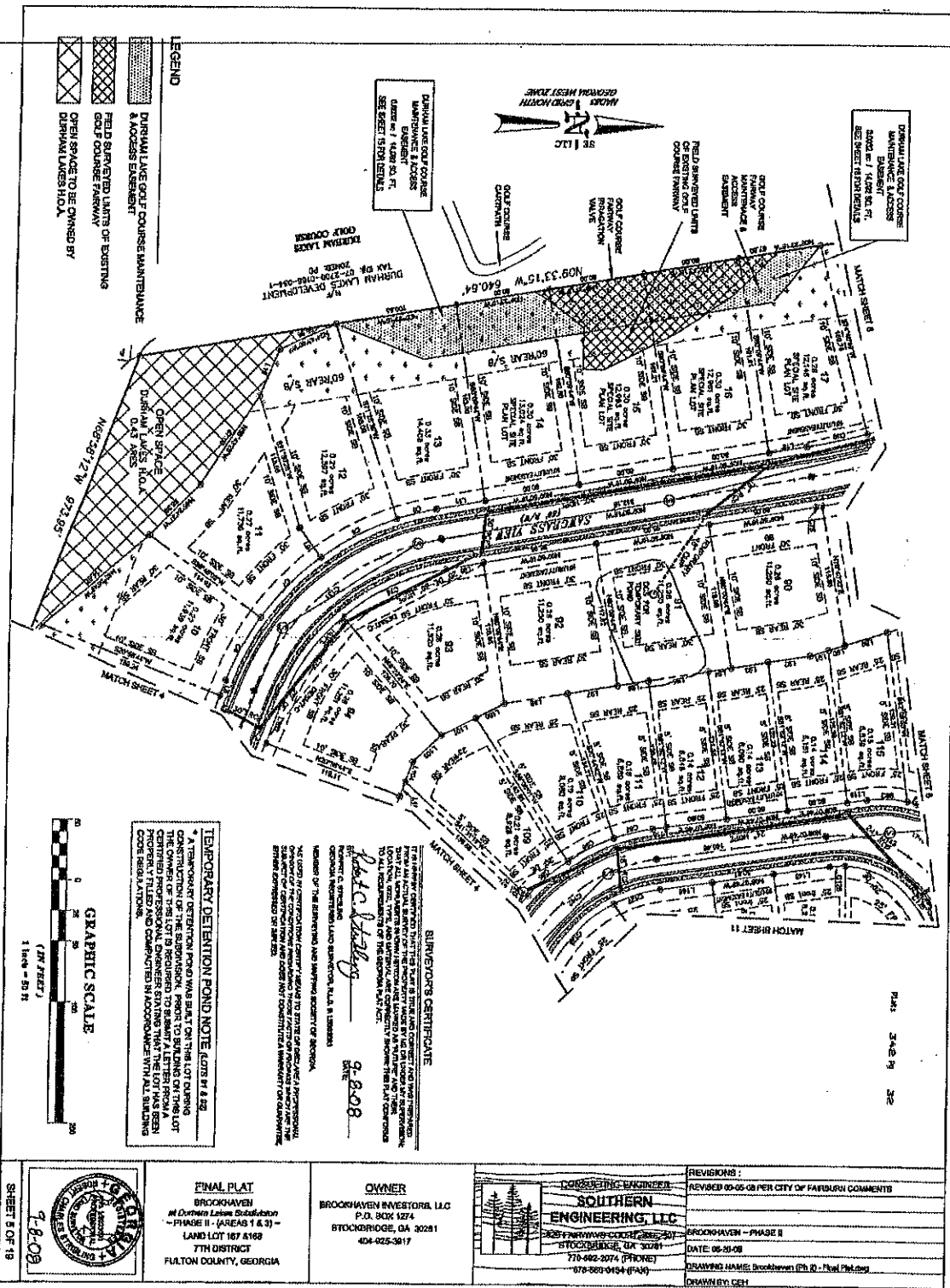
\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE & ZIP CODE

[     ]  
\_\_\_\_\_  
AREA CODE/PHONE NUMBER

\_\_\_\_\_  
EMAIL ADDRESS

\_\_\_\_\_  
SIGNATURE OF ATTORNEY/AGENT



RETURN TO:  
McMICHAEL & GRAY, PC  
2055 NORTH BROWN RD., SUITE # 250  
LAWRENCEVILLE, GA 30043

Deed Book 56855 Pg 310  
Filed and Recorded Nov-09-2016 08:30am  
2016-0326197  
Real Estate Transfer Tax \$254.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

Order No.: CEN-161358-PUR

### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 7th day of November, 2016, between

**Century Communities of Georgia, LLC**

of the County of Arapahoe, State of Colorado, as party or parties of the first part, hereinafter called Grantor, and

**Laquisha L. Lucas**

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 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,

All that tract or parcel of land lying and being in Land Lot 188 of the 7th District of Fulton County, Georgia, being Lot 94, Brookhaven, Unit V, Phase II (Areas 1 and 3) at Durham Lakes Subdivision, as per plat recorded in Plat Book 342, pages 28-45, Fulton County, Georgia Records, which plat is incorporated by this reference and made a part of this description.

**SUBJECT** to all zoning ordinances, easements and restrictions of record affecting said premises.

**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 owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness  
*[Signature]*  
Notary Public

My Commission Expires:



*[Signature]* (SEAL)  
Century Communities of Georgia, LLC  
By: Century Communities, Inc.  
Its Sole Member  
By: Tina Huckleberry, Authorized Signatory





Discount Fiberglass Pools, Inc.  
8993 Tara Blvd • Jonesboro, GA 30236  
O: (770) 478-2257 • F: (770) 477-2820  
(800) 305-5931 • [www.TallmanPools.com](http://www.TallmanPools.com)  
*Built with strength and integrity by our family for yours!*

## Letter of Intent

Variance Request for 365 Sawgrass View, Fairburn, GA 30213

To Whom It May Concern:

We respectfully request approval of a variance to reduce the rear yard setback from 30 feet to 10 feet to allow for the installation of an inground fiberglass swimming pool. The homeowner has contracted our company to install a pool for her family's use, health, and enjoyment; however, the current setback requirement makes this impossible.

The existing 30-foot rear setback encompasses virtually the entire usable rear yard, leaving the homeowner unable to develop or improve the property in any meaningful way. Due to the lot's size and configuration, there is no alternative location on the property where a pool could be installed while still complying with the current setback requirement. Without this variance, the homeowner is effectively deprived of the ability to place a pool—or any substantial improvement—within the rear yard.

The proposed pool and surrounding decking will remain within all property boundaries and will maintain a minimum 10-foot distance from every property line, including the rear. Additionally, the pool's water edge will be located more than 10 feet from all property lines. The installation will be completed in full accordance with professional construction standards and applicable safety requirements. Granting this variance will not create any adverse impacts on adjoining properties or the character of the neighborhood.

For these reasons, we believe the requested variance is both reasonable and justified, and we respectfully ask for your favorable consideration.

Thank you for your time and attention.

Edward Tallman (President)  
Tallman Pools  
8993 Tara Blvd  
Jonesboro, GA 30236



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

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**MINOR & ADMINISTRATIVE MINOR VARIANCES  
[NO PUBLIC HEARING REQUIRED]**

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- ☐ 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

**VARIANCE CONSIDERATIONS:**

- 1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or

the reduced setback will not negatively impact neighboring properties, public safety, or overall character of neighborhood. Proposed pool is typical residential accessory use and is consistent with intended use of property. Allowing setback reduction enables reasonable use of property while maintaining appropriate separation.

- 2) The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or

The strict application of the 30' setback requirement creates an unnecessary hardship for this property because the lot's size and buildable area leaves no feasible location for a pool without a variance. These dimensional constraints constitute an exceptional condition that prevents the homeowner from enjoying a standard residential accessory use (pool). Reducing setback would allow reasonable use of property while causing no

- 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.

detriment to the public as pool will be fully contained within the lot, will not impact neighboring properties, and will comply with all applicable safety and building standards.



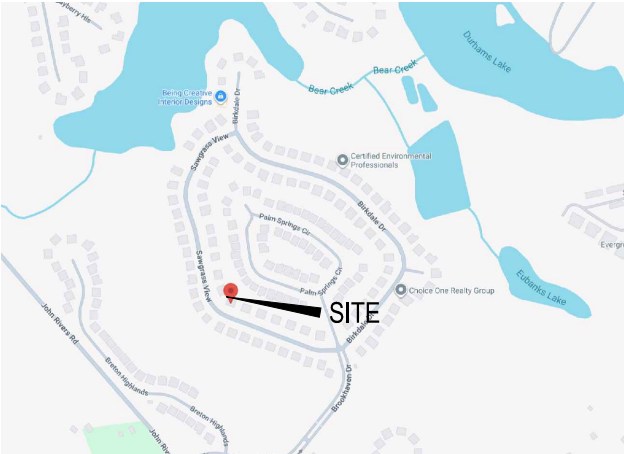
GENERAL NOTES

1. OWNER/BUILDER:  
  
LAQUISHA LEWIS  
365 SAWGRASS VIEW  
JONESBORO, GA 30236
2. 24 HOUR EMERGENCY CONTACT:  
  
LAQUISHA LEWIS  
786-663-6248
3. ENGINEER/SURVEYOR:  
  
FALCON DESIGN CONSULTANTS, LLC  
235 CORPORATE CENTER DRIVE  
STOCKBRIDGE, GA 30281  
PH. 770-389-8666  
FAX 770-389-8656
4. TERTIARY PERMITTEE:  
  
TALLMAN POOLS  
8996 TARA BLVD.  
JONESBOR, GA 30236  
CONTACT: MICHELE WILSON 770-478-2257  
michele@tallmanpools.com

5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
6. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.
7. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FINAL PLAT FOR DURHAM LAKE UNIT V PHASE I & II, LOCATED IN PB.410 PG.127 IN FULTON COUNTY GEORGIA.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY CENTURY COMMUNITIES.
9. ACCORDING TO THE F.J.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0461F, DATED 09/18/2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
10. A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

"CONTRACTOR AND/OR BUILDER SHALL VERIFY ALL GRADING(EXISTING OR PROPOSED,SHOWN OR NOT SHOWN ON THIS PLAN) AND STORMWATER FLOWS MATCH THE APPROVED CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD".

- NOTES:
1. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.
2. SUBJECT PROPERTY CONSISTS OF FULLY DEVELOPED LOTS FRONTING ON A PUBLICLY MAINTAINED R/W WITH ALL UTILITIES INCLUDING BUT NOT LIMITED TO STORMWATER DETENTION AND WATER QUALITY TREATMENT OF RAINFALL RUNOFF.
3. IF TOTAL OF SILT STORAGE CANNOT BE SATISFIED AS SHOWN ON SHEET 2 AND Sd3/Sd4 CANNOT BE UTILIZED ON THIS SITE DUE TO THE LARGE AREA IT WILL OCCUPY NEGATIVELY IMPACTING CONSTRUCTION ACTIVITIES AND INCREASING OVERALL DISTURBANCE IN THE FOLLOWING WAYS:  
A. POTENTIAL CONFLICT WITH UTILITIES.  
B. POTENTIAL LOCATIONS WILL CONFLICT WITH PROPOSED PADS/FOOTERS.  
C. LACK OF STORAGE AREA FOR EXCAVATED MATERIAL.  
D. POTENTIAL LOCATIONS ARE OUTSIDE OF PROPOSED LIMITS OF DISTURBANCE.  
E. POTENTIAL LOCATIONS WILL REQUIRE DAM HEIGHTS IN EXCESS OF DESIGN PARAMETERS.  
F. ADDITIONAL SILT FENCE CANNOT BE ADDED DUE TO TOPOGRAPHIC REASONS.  
CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING AND MAINTAINING SILT FENCE FOR SEDIMENT STORAGE AND REMOVING EXCESS SEDIMENT TO PREVENT SILT RUNOFF AFTER EACH RAINFALL EVENT.



LEGEND

|  |       |                  |
|--|-------|------------------|
|  | 900   | PROPOSED CONTOUR |
|  | 900   | EXISTING CONTOUR |
|  | X 900 | SPOT ELEVATION   |
|  |       | SILT FENCE       |

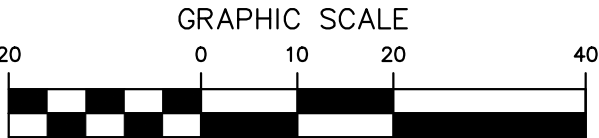
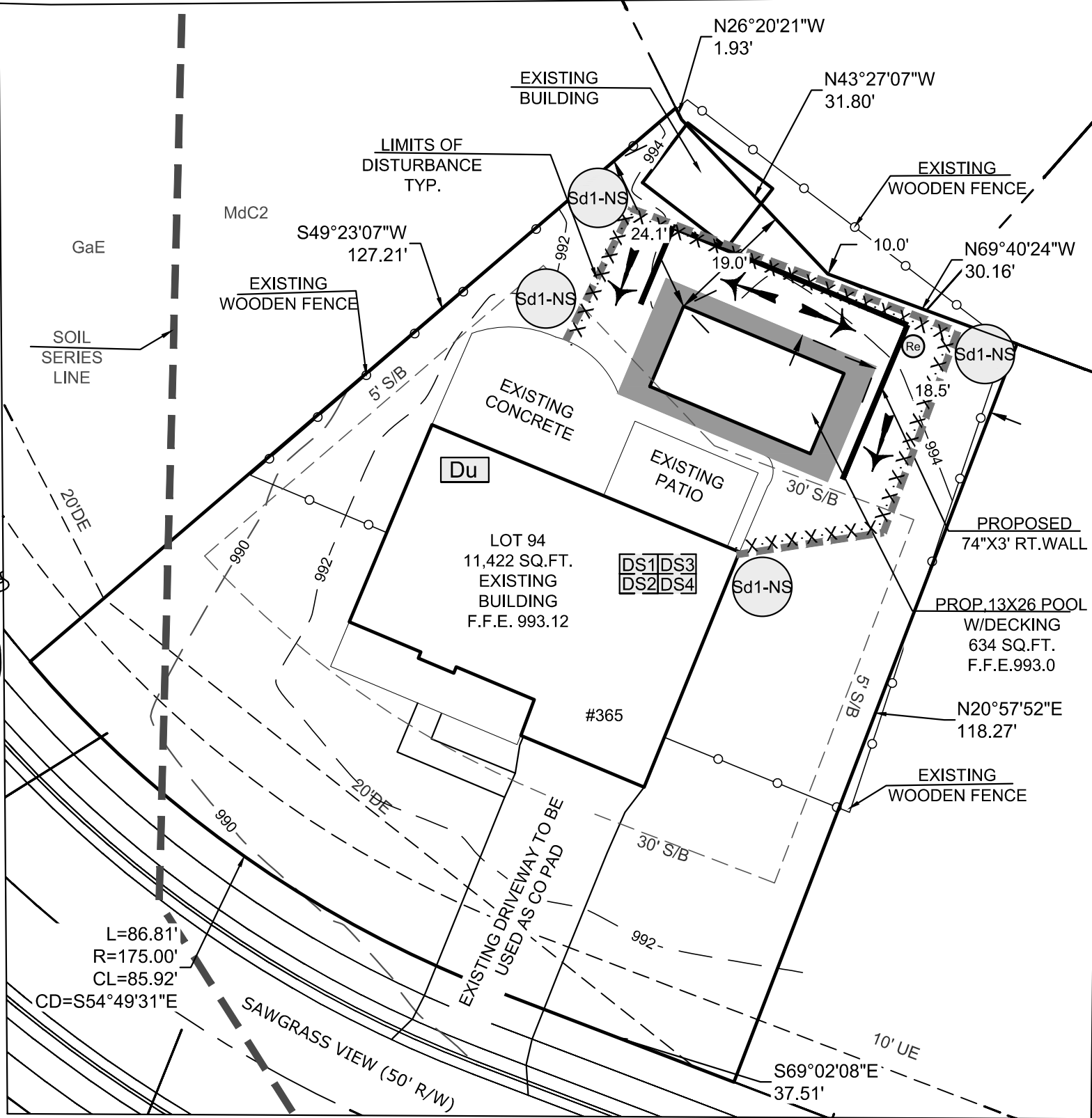
10 LOCATION MAP  
NOT TO SCALE

|  |                                                        |                                                                                                                                                                                                                       |
|--|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | CONSTRUCTION EXIT                                      | A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.                                                                           |
|  | SEDIMENT BARRIER                                       | A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OR STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPO-RARY AND INEXPENSIVE. |
|  | DISTURBED AREA STABILIZATION WITH MULCHING ONLY        | ESTABLISHED TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.                                                                     |
|  | DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING    | ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.                                                                                                                              |
|  | DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION | ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.                                                                                                    |
|  | DISTURBED AREA STABILIZATION WITH SODDING              | A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.                                                                                                                                |
|  | EROSION CONTROL MATTING AND BLANKETS                   | THE INSTALLATION OF A PROTECTIVE COVERING (BLANKET) OR OR SOIL STABILIZATION MAT ON A PREPARED PLANTING AREA OF A STEEP SLOPE, CHANNEL, OR SHORELINE.                                                                 |
|  | DUST CONTROL ON DISTURBED AREAS                        | CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS AND SIMILAR AREAS.                                                                                                                       |
|  | INLET FILTER                                           | INSTALLATION OF A INLET FILTER TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.                                                                                                                           |
|  | RETAINING WALL                                         | A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.                                                                    |
|  | FILTER RING                                            | A TEMPORARY STONE BARRIER CONSTRUCTED AT THE STORM DRAIN INLETS AND POND OUTLETS TO HELP SEDIMENT FROM LEAVING THE SITE OR ENTERING STORM SYSTEM.                                                                     |

FOR FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."

49 SITE CONSIST OF TWO SOIL SERIES: MdC2 & GaE

7 CONSTRUCTION EXIT COORDINATES  
[33.554741° N,-84.608301° W]



( IN FEET )  
1 inch = 20 ft.

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|                                                                                                                                 |            |
|---------------------------------------------------------------------------------------------------------------------------------|------------|
| DATE:                                                                                                                           | 11-06-2025 |
| SCALE:                                                                                                                          | 1' = 20'   |
| DRAWN BY:                                                                                                                       | RM         |
| REVIEWED BY:                                                                                                                    | WR         |
| SHEET NUMBER:<br>1<br>OF<br>7                                                                                                   |            |
| Know what's below.<br>Call before you dig.<br>UTILITIES PROTECTION CENTER<br>1 (800) 282-7411 THROUGHOUT GEORGIA<br>OR DIAL 811 |            |

|                                                                                                                                                                      |                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| ESPC POOL PLAN FOR:<br>LOT 94<br>DURHAM LAKES UNIT V<br>PHASE I & II<br>LOCATED IN:<br>CITY OF FAIRBURN, FULTON COUNTY, GEORGIA<br>LAND LOTS 167 & 168, 7TH DISTRICT |                                  |
| 1.                                                                                                                                                                   | REVISED POOL LOCATION 12-8-25 WR |
| 2.                                                                                                                                                                   |                                  |
| 3.                                                                                                                                                                   |                                  |
| 4.                                                                                                                                                                   |                                  |
| 5.                                                                                                                                                                   |                                  |

GSWCC# 0000009371

|                                                                                                                           |                        |                   |
|---------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------|
| CIVIL<br>ENGINEERING                                                                                                      | LAND<br>PLANNING       | LAND<br>SURVEYING |
|                                                                                                                           |                        |                   |
| CONSTRUCTION<br>MANAGEMENT                                                                                                | LANDSCAPE<br>ARCHITECT |                   |
| STOCKBRIDGE OFFICE<br>235 CORP. CTR. DR., STE 200<br>STOCKBRIDGE, GEORGIA 30281<br>Ph. (770)389-8666 ~ Fax. (770)389-8656 |                        |                   |
| NEWNAN OFFICE<br>40 GREENWAY CT., STE A<br>NEWNAN, GEORGIA 30265<br>Ph. (770) 755-7978                                    |                        |                   |
| CUMMING OFFICE<br>500 PIRKLE FERRY RD., STE C<br>CUMMING, GEORGIA 30040<br>Ph. (678) 807-7100                             |                        |                   |
| www.fdc-llc.com                                                                                                           |                        |                   |







1. THE RECEIVING WATERS FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF BEAR CREEK. (11)  
A SINGLE FAMILY DWELLING WILL BE CONSTRUCTED ON THE SITE WHICH IS MOSTLY WOODED. ADJACENT AREA IS MOSTLY WOODED. STORM WATER IS TO FLOW INTO CONSTRUCTED STORM SEWER FOR DURHAM LAKES UNIT V-PHASE I & II. (9)

2. 24 HOUR CONTACT PERSON: LAQUISHA LEWIS 786-663-6248

3. TOTAL LOT ACREAGE: 0.26 AC. (6)  
TOTAL DISTURBED AREA FOR THIS PROJECT: 0.04 AC.  
TOTAL IMPERVIOUS AREA: 714 SQ. FT.  
DRAINAGE AREA EQUALS DISTURBED AREA

4. STATE WATERS AND OR WETLANDS ARE NOT LOCATED WITHIN 200 FEET OF SITE DISTURBED AREA. 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. (15) (43) (44)

5. THE PRE-EXISTING AND POST CONSTRUCTION RUNOFF CURVE NUMBERS ARE NOT REQUIRED FOR TERTIARY PERMITTEES IN WHICH DISTURBANCE IS UNDER 1AC FOR INDIVIDUAL LOTS. (47)

6. FOR COMMON DEVELOPMENTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONALS 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 (14)  
WITHIN SEVEN (7) DAYS AFTER INSTALLATION. 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.

7. SAMPLING NOT REQUIRED FOR TERTIARY PERMITTEES WITH LESS THAN 5 ACRES OF LAND DISTURBANCE. PART IV.D.6

8. NO ADDITIONAL STORM PIPE ADDED FOR THIS PROJECT.

9. THIS PROJECT DOES NOT DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED.

10. 67 CUBIC YARDS X 0.04 DRAINAGE ACRES = 2.68 YARDS OF SEDIMENT STORAGE. (51)  
DUE TO THE SMALL AMOUNT OF DISTURBED ACREAGE, SEDIMENT BASINS WILL NOT BE CONSTRUCTED ONSITE. SOIL EROSION AND SEDIMENT CONTROL WILL BE DONE USING A CONSTRUCTION EXIT, SILT FENCE AND GROUND COVER WITH GRASS AND/OR STRAW MULCH. NO ALTERNATIVE BMP'S ARE BEING USED ONSITE.

11. 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. (20)

12. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP's WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL. (17)

13. 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. (19)

14. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. (21)

15. CONSTRUCTION EXIT TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS. CONSTRUCTION EXIT STONE SIZE TO BE A.S.T.M. 0448, SIZE #1 (1-1/2" TO 3-1/2" DIAMETER) WITH A MIN. PAD THICKNESS OF 6".

16. ALL SILT FENCE SHALL COMPLY WITH GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A LETTER OF WARRANTY THAT MATERIALS MEET THESE SPECIFICATIONS AND THAT THE FABRIC IS ON GA. D.O.T. Q.P.L. #36.

17. NOTIFY THE LOCAL ISSUING AUTHORITY 24 HOURS PRIOR TO COMMENCING WORK. NO CLEARING, GRADING, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL OCCUR UNTIL APPROVED EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE ACTIVITIES REQUIRED TO INSTALL THE NEEDED EROSION AND SEDIMENT CONTROL MEASURES. EROSION CONTROL MEASURES WILL BE CONSTRUCTED AS REQUIRED BY THE DESIGN PROFESSIONAL OR THE LOCAL ISSUING AUTHORITY, IN ACCORDANCE WITH "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", LATEST EDITION. PLEASE REFER TO THE EROSION AND SEDIMENT CONTROL DETAIL SHEET FOR ADDITIONAL NOTATIONS AND MISCELLANEOUS DETAILS.

18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER/OPERATOR DURING THE ENTIRE CONSTRUCTION PROCESS. TEMPORARY MEASURES SHALL BE REMOVED ONLY AFTER PERMANENT STABILIZATION OF ALL DITCHES, SHOULDERS, SLOPES AND ALL DISTURBED AREAS IS ACCOMPLISHED. TO FACILITATE ACCEPTANCE OF THE STREETS AND IMPROVEMENTS PRIOR TO THE ESTABLISHMENT OF SUCH PERMANENT STABILIZATION, A SPECIFIC BOND IN THE AMOUNT OF A SPECIFIC PROPOSAL FOR THE COST OF MAINTAINING THE TEMPORARY CONTROL MEASURES INCLUDING TEMPORARY GRASSING AND ESTABLISHING THE PERMANENT STABILIZATION WITHIN A REASONABLE TIME RELATIVE TO THE GROWING SEASON MAY BE REQUIRED BY THE LOCAL ISSUING AUTHORITY WITH THE DEEDS AND REQUEST FOR ACCEPTANCE.

19. POLLUTION CONTROLS: (29)  
POLLUTION CONTROL MEASURES FOR THE SITE INCLUDE PROPER WASTE DISPOSAL, PROPER MANAGEMENT OF CHEMICAL STORAGE TANKS, EROSION FROM EGRESSSES, SANITARY SEWAGE DISPOSAL AND ON-SITE VEHICLE STORAGE AND MAINTENANCE. NO DEBRIS THAT IS GENERATED WILL BE BURIED ON SITE. SOIL EROSION AND SEDIMENT CONTROL WILL BE DONE USING A CONSTRUCTION EXIT, SILT FENCE Sd1C, DUST CONTROL AND GROUND COVER Ds1, Ds2, Ds3 & Ds4. NO ALTERNATIVE BMP'S ARE BEING USED ONSITE.

20. LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES AND STORM DRAINS. LOCATE WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, NEAR THE CONSTRUCTION SITE ENTRANCE TO MINIMIZE TRAFFIC ON DISTURBED SOILS. PROVIDE SECONDARY CONTAINMENT AROUND LIQUID WASTE COLLECTION AREAS TO FUTURE MINIMIZE THE LIKELIHOOD OF CONTAMINATED DISCHARGE TO WATERS OF THE STATE (WASTE MATERIALS, ETC) EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

21. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (18)

22. CONCRETE WASH DOWN OF TOOLS LOCATED ON SHEET 1. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. (25)

23. BUILDER/CONTRACTOR TO PROVIDE COVER (PLASTIC SHEETING OR TEMPORARY COVER) FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER. (27)

24. SOD TO BE INSTALLED TO CONTROL POLLUTANTS IN STORMWATER POST CONSTRUCTION. (28)

(1) WASTE DISPOSAL:

SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE PROPERLY DISPOSED OF OR REMOVED FROM THE SITE TO AN APPROPRIATE LANDFILL, AND SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. CLEANUP AND DISPOSAL OF ALL WASTE MATERIALS (SOLID OR HAZARDOUS) SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES.

ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE APPROPRIATE ONSITE OR OFFSITE LOCATION. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

(2) OFFSITE VEHICLE TRACKING:

OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE CLEANED AS NECESSARY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN ON AN AS NEEDED BASIS.

(3) SANITARY WASTE:

AS SITE CONDITIONS WARRANT, ALL SANITARY WASTE WILL BE MANAGED APPROPRIATELY BY EITHER AN ONSITE PORTABLE UNIT(S) COLLECTED AT A MINIMUM OF ONCE PER WEEK BY THE LOCAL MUNICIPALITY AND/OR STATE OF GEORGIA LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, OR WITH A MANAGEMENT PLAN THAT ROUTES INDIVIDUALS TO A LEGAL AND APPROPRIATE SANITARY WASTE FACILITY.

(4) SPILL REMEDIATION MANAGEMENT PRACTICES: (26)

THE FOLLOWING ARE THE BEST MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES, AS WELL AS A CLEAN-UP PLAN IF NECESSARY.

RISK REDUCTION: PETROLEUM, FERTILIZERS AND PAINT PRODUCTS

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- PRODUCTS WILL BE STORED IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL, AND MUST BE KEPT OFF THE GROUND IN SECURELY FASTENED LIDS.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER PRACTICAL, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS (MSDS) WILL BE RETAINED.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
- ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- ALL PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. FACILITIES SHOULD BE COVERED AND ACCESS RESTRICTED TO EMPLOYEES ONLY.
- FERTILIZERS USED WILL BE APPLIED ONLY IN MINIMUM AMOUNTS AS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- KEEP FLAMMABLE LIQUIDS IN CLOSED CONTAINERS WHEN NOT IN USE.
- USE PROPER RECEPTACLES TO DISPOSE OF CONTAMINATED WASTES THAT CANNOT BE RECYCLED IN CONFORMANCE WITH FEDERAL, STATE AND/OR LOCAL REGULATIONS.
- DO NOT DUMP PETROLEUM PRODUCT WASTE, PESTICIDES, FERTILIZERS, PAINTS OR OTHER CHEMICALS INTO SEWERS, STORMDRAINS OR DRAINAGE CHANNELS.
- PREVENT SPILLS OF PETROLEUM PRODUCTS FROM OCCURRING BY TAKING SPECIAL CARE WHEN HANDLING, AND KEEP FACILITIES AND EQUIPMENT MAINTAINED.
- USE SPILL PROOF CONTAINERS AND FUNNELS WHEN TRANSFERRING FLUIDS FROM ONE CONTAINER TO ANOTHER.
- POST INFORMATIONAL MATERIALS REGARDING CHEMICAL CONTROL.

SPILL CONTROL PLAN: THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- EMERGENCY CONTACT NUMBERS FOR SPILLS SHALL BE AVAILABLE ON-SITE.
- MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE ON SITE.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE AVAILABLE ON-SITE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- KEEP TRAINED STAFF IN SPILL RESPONSE ON CALL.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE LOCAL OR FEDERAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

20. THE FOLLOWING MATERIALS OR SUBSTANCES ARE ANTICIPATED TO BE PRESENT ONSITE DURING CONSTRUCTION: CONCRETE AND ASPHALT; CRUSHER RUN BASE MATERIAL; DETERGENTS; PAINTS (ENAMEL AND LATEX); METAL STUDS; CONCRETE; TAR; FERTILIZERS; PETROLEUM BASED PRODUCTS; CLEANING SOLVENTS; WOOD; MASONRY BLOCK.

21. ALL PETROLEUM PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. EMERGENCY CONTACT NUMBERS AND PROCEDURES FOR SPILLS SHALL BE AVAILABLE ON-SITE.

22. ALL POTENTIAL POLLUTION SOURCES WILL BE IDENTIFIED, INCLUDING PETROLEUM PRODUCT STORAGE, CONCRETE HANDLING, HERBICIDES AND ANY OTHER POLLUTANTS WHICH HAVE THE POTENTIAL TO BE EXPOSED TO RAINFALL AND BE DISCHARGED IN THE STORM WATER RUNOFF. PRACTICES WILL BE IMPLEMENTED TO ENSURE THE REDUCTION OF THESE POLLUTANTS IN STORM WATER DISCHARGES.

23. "PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO EMPLOYEES ONLY. CLEANUP AND DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF SITE WASTE FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL."

24. ALL SECONDARY PERMITTEES, IF ANY, SHALL RECEIVE A COPY OF THE APPROVED DRAWINGS PRIOR TO THE SECONDARY CONDUCTION ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.

25. APPROVED HYDRO FOR THIS PROJECT IS NOT AVAILABLE.

SITE CERTIFICATIONS

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

\*THE PRIMARY, SECONDARY, OR TERTIARY PERMITTEE SHALL MAKE EROSION, SEDIMENTATION & POLLUTION CONTROL PLANS AVAILABLE UPON REQUEST TO DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT. INSPECTIONS SHALL BE DONE BY A CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON-SITE IN COMPLIANCE WITH GAR, 100003.\*

I CERTIFY UNDER 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 CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON 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." (SECTION V.G.2.d.)

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 GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.\*

ENGINEER SIGNATURE

OWNER/REPRESENTATIVE

DATE

DATE

NRC PHONE NUMBER 1-800-424-8802

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DATE: 11-06-2025  
SCALE: N/A  
DRAWN BY: RM  
REVIEWED BY: WVR

SHEET NUMBER:

3  
OF  
7

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ESPC POOL PLAN FOR:  
LOT 94  
DURHAM LAKES UNIT V  
PHASE I & II  
LOCATED IN:  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA  
LAND LOTS 167 & 168, 7TH DISTRICT

1. REVISED POOL LOCATION 12-8-25 WR  
2.  
3.  
4.  
5.



GSWCC# 0000009371

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

CONSTRUCTION MANAGEMENT

LANDSCAPE ARCHITECT

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INSPECTIONS:

31

TERTIARY PERMITTEE.

(1). EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A TERTIARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED BY THE TERTIARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE TERTIARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

(2). CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT AT LEAST THE FOLLOWING ONCE EVERY SEVEN 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) DISTURBED AREAS OF THE TERTIARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION; (B) AREAS USED BY THE TERTIARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE TERTIARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE 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, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.C.(3). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

(3). CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY 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 THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S); EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

(4). 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 THE INSPECTION.

(5). A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

AUTHORIZED DISCHARGES

1. ALL DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 1 ACRE. PART I.C.1.4.c

2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORMWATER 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 ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.

C. STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

4. AUTHORIZED NON-STORMWATER DISCHARGES: PART III.A.2

A. FIRE FIGHTING ACTIVITIES

B. FIRE HYDRANT FLUSHING

C. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING

D. IRRIGATION DRAINAGE

E. AIR CONDITIONING CONDENSATE

F. SPRINGS

G. UNCONTAMINATED GROUND WATER

H. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

LIMITATIONS ON COVERAGE PART I.C.3

1. THE FOLLOWING STORMWATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:

A. STORMWATER DISCHARGES ASSOCIATED WITH AND INDUSTRIAL ACTIVITY THAT ORIGINATES 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-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.6 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.

C. STORMWATER 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. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

2. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. #12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, OR THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802.

PART II.B.1

3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ONSITE SPILL. PART II.B.2

CLEARING PHASE NOTES

PRIOR TO LAND DISTURBING ACTMITY, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURNING AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMACATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE UMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

1. THE CONSTRUCTION EXIT SHALL BE PLACED AS SHOWN ON THE PLANS.

2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT, ALL EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.

3. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTMITY.

WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY ME PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT PROFESSIONAL APPROVES THE INSTALLATION OF SAND EROSION CONTROL MEASURES. IF UNFORSEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION.

AFTER APPROVAL OF INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT SEDIMENT PONDS AS SHOWN ON PLANS.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.

ALL SILT FENCES MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3. OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE PROPER FUNCTIONING.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

GRADING PHASE NOTES

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES, AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION, AND ALTER THE LOCATION OF EROSION CONTROL DEVICES ACCORDINGLY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL ESTABLISH BARRIERS AT THE TOP OF ALL SLOPES UNDER CONSTRUCTION. CUT AND FILL SLOPES SHALL NOT EXCEED 3:1.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED.

ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPT OF THE BASIN.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES, WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

FINAL PHASE NOTES

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPT OF THE BASIN.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED.

SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE )0(4 UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF THE CERTIFICATE OF COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED OTHERWISE ON PLANS.

RETENTION OF RECORDS PART IV.F

1. 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 THIS PERMIT;

d. A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;

e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;

f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND

g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(1)(C) OF THIS PERMIT.

2. EACH SECONDARY 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 OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT;

c. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.B. OF THIS PERMIT; AND

d. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT.

3. EACH TERTIARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD; AND

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.2. OF THIS PERMIT;

d. A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;

e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.C. OF THIS PERMIT; AND

f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT.

4. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.G.(1)(C) OF THIS PERMIT.

COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION, 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 ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

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5.

ESPC POOL PLAN FOR:

LOT 94

DURHAM LAKES UNIT V

PHASE I & II

LOCATED IN:

CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

LAND LOTS 167 & 168, 7TH DISTRICT

GEORGIA

REGISTERED

No. 030440

PROFESSIONAL

LAND ENGINEER

PRICE

12-8-2025

GSWCC# 0000009371

CIVIL ENGINEERING

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Dust Control on Disturbed Areas

Du



**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 place.

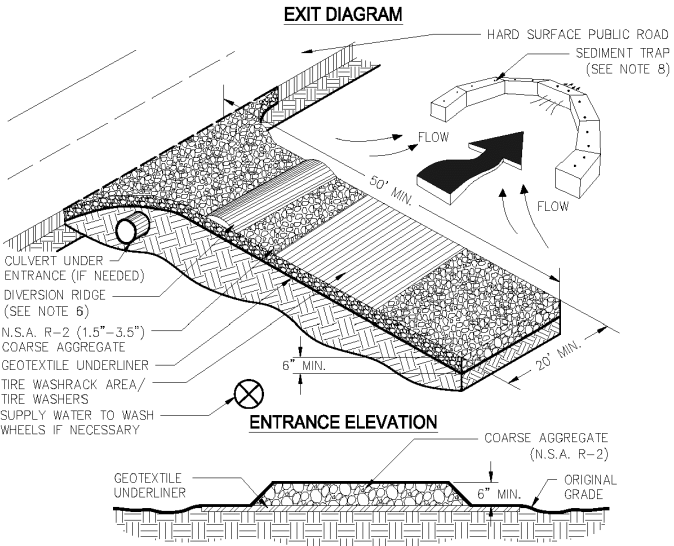
**Topsoiling.** This entails covering the surface with less erosive soil material. See specification **Tp - Topsoiling**.

**Stone.** Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization**.

**MAINTENANCE**  
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



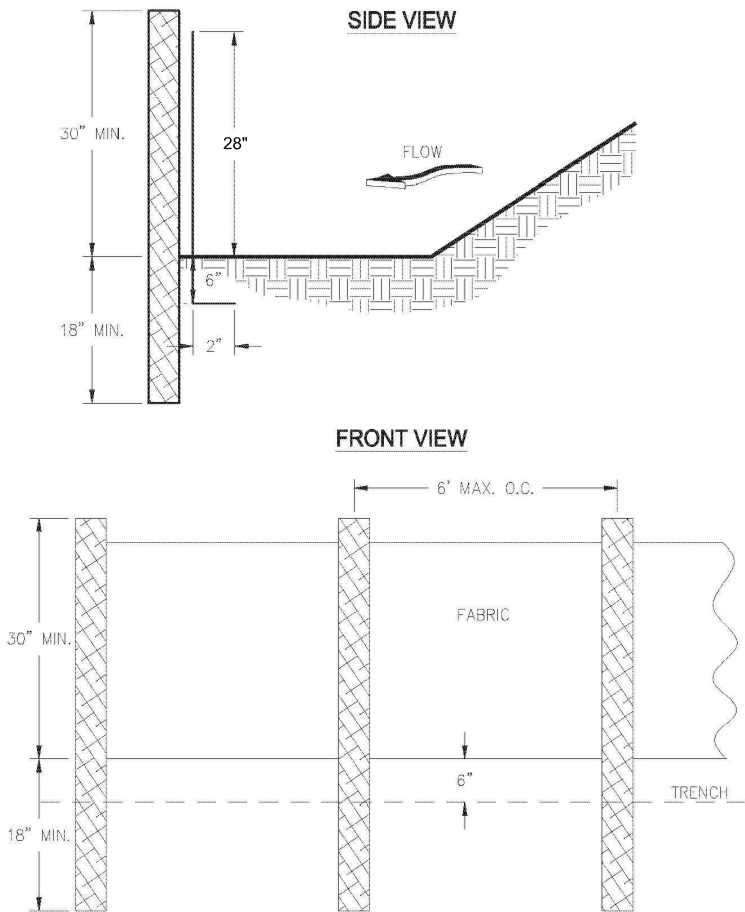
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  4. GRAVEL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

Figure 6-14.1

Co

6-90

SILT FENCE - TYPE A and B



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

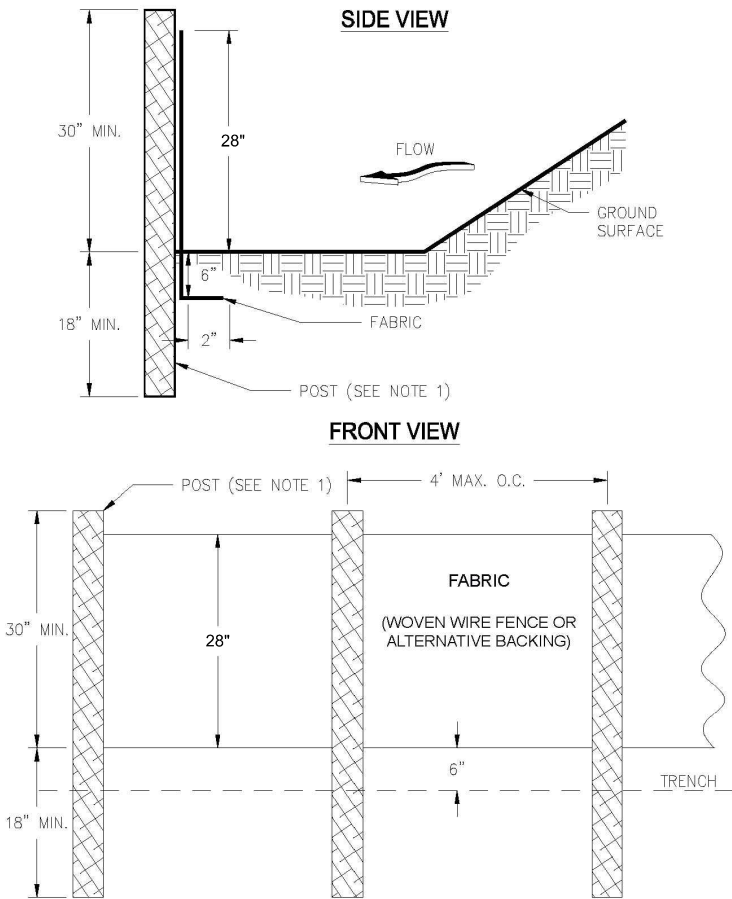
Figure 6-27.1

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SILT FENCE - TYPE C



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

Figure 6-27.2

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Sd1-S

6-142

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| SHEET NUMBER:                                                                                                                   | 6 OF 7     |
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|                                                                                                                                                                      |                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| ESPC POOL PLAN FOR:<br>LOT 94<br>DURHAM LAKES UNIT V<br>PHASE I & II<br>LOCATED IN:<br>CITY OF FAIRBURN, FULTON COUNTY, GEORGIA<br>LAND LOTS 167 & 168, 7TH DISTRICT |                                  |
| 1.                                                                                                                                                                   | REVISED POOL LOCATION 12-8-25 WR |
| 2.                                                                                                                                                                   |                                  |
| 3.                                                                                                                                                                   |                                  |
| 4.                                                                                                                                                                   |                                  |
| 5.                                                                                                                                                                   |                                  |

GEORGIA REGISTERED  
No. 030440  
PROFESSIONAL  
LANDSCAPE ARCHITECT  
PRICE  
12-8-2025  
GSWCC# 0000009371

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Ph. (770) 755-7978  
CUMMING OFFICE  
500 PIRKLE FERRY RD., STE C  
CUMMING, GEORGIA 30040  
Ph. (678) 807-7100  
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CURB INLET FILTER "PIGS IN BLANKET"

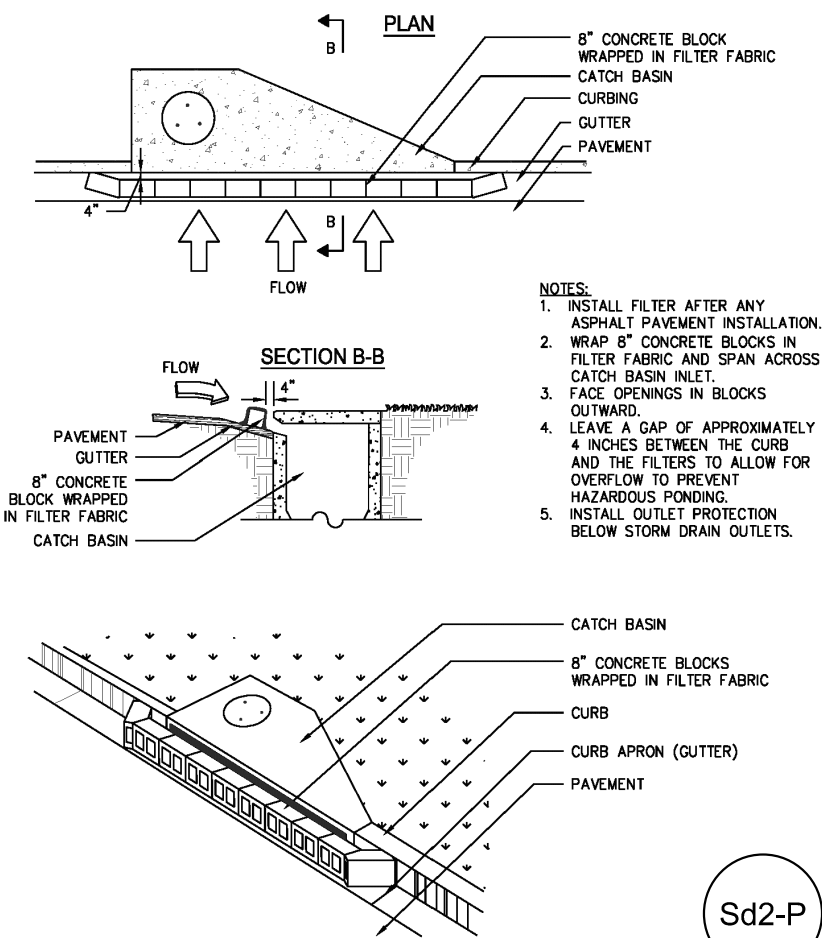


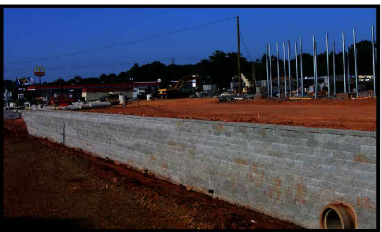
Figure 6-28.6 Curb Inlet Filter "Pigs in Blanket"

6-154

GSWCC 2016 Edition

Retaining Wall

Re



**DEFINITION**  
A wall constructed of one or more of the following: concrete masonry, reinforced concrete cribbing, treated timbers, steel pilings, gabions, stone drywall, rock riprap, etc.

**PURPOSE**  
To assist in the stabilization of cut or fill slopes where stable slopes are not attainable without the use of the wall.

**CONDITIONS**  
Use in conjunction with cut or fill slopes that, because of space limitations or unstable material, do not allow the stable slope criteria listed above, e.g. cuts into steep hillsides on small lots or cuts into hillsides behind shopping centers to provide loading space.

**DESIGN CRITERIA**  
**General**  
The design of a retaining wall is a complicated process. Many factors must be taken into account such as: stresses and forces outside and within the wall, allowable height and minimum thickness. Other considerations are: foundation design with respect to loadings, bearing values of soils and footing dimensions. Additional design factors are safety hazards, subsurface and surface drainage and appearance.

Each situation requires a *specific design* that is within the capabilities of the design professional.

Consideration should be given to all of the alternative methods with regard to construction of the

wall. Some methods are:

1. Concrete masonry
2. Concrete cribbing
3. Gabions
4. Steel piling
5. Stone drywall
6. Rock riprap, etc.
7. Treated timbers
8. Geotextile wrapped-face wall
9. Geotextile reinforced steep slopes

Re

6-127

53

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|                                                                                                                                 |            |
|---------------------------------------------------------------------------------------------------------------------------------|------------|
| DATE:                                                                                                                           | 11-06-2025 |
| SCALE:                                                                                                                          | 1' = 20'   |
| DRAWN BY:                                                                                                                       | RM         |
| REVIEWED BY:                                                                                                                    | WR         |
| SHEET NUMBER:                                                                                                                   |            |
| 7                                                                                                                               |            |
| OF                                                                                                                              |            |
| 7                                                                                                                               |            |
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|                                                                                                                                                                      |                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
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| 1.                                                                                                                                                                   | REVISED POOL LOCATION 12-8-25 WR |
| 2.                                                                                                                                                                   |                                  |
| 3.                                                                                                                                                                   |                                  |
| 4.                                                                                                                                                                   |                                  |
| 5.                                                                                                                                                                   |                                  |

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C:\Users\wredd\appdata\local\temp\AcPublish\_22200\ESPC POOL PLAN-LOT 94.dwg, S7, WRedd, Dec 08, 2025 - 2:53:23pm

Page 24 of 45



## SWIMMING POOL PERMIT APPLICATION

This is not a permit, and no work will be started until the permit is issued.

Application is hereby made according to the laws and ordinances of the City of Fairburn for a permit to erect/alter and use a structure as described herein or shown on accompanying plan and specification, to be located as shown on accompanying plot plan and if same is granted, agree to conform to all laws and ordinances regarding same.

Project Address 365 Sawgrass View Subdivision Durham Lakes Lot # 94  
Property Owner: Laquisha Lucas Zoning Classification \_\_\_\_\_  
Type of plans submitted site plan, fence detail, pool detail Estimated Construction Cost: \$ 80,981.00

|                            |                                                                     |
|----------------------------|---------------------------------------------------------------------|
| Width of Pool:             | 13                                                                  |
| Depth of Pool:             | 3' - 6'                                                             |
| Heated?:                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Material of Pool:          | fiberglass                                                          |
| Indoor or Outdoor:         | outdoor                                                             |
| Above ground or In-ground: | in-ground                                                           |

|                |    |                    |                                                                                                  |
|----------------|----|--------------------|--------------------------------------------------------------------------------------------------|
| Front Set-Back | 30 | Side Yard Set-Back | 5                                                                                                |
| Rear Set-Back  | 30 | HOA Approval       | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |

Contractor: Tallman Pools Lic #: \_\_\_\_\_  
Address: 8993 Tara Blvd, Jonesboro, GA 30236  
Phone Number [REDACTED] Cell #: \_\_\_\_\_

### Subcontractors:

|                   |                       |        |            |
|-------------------|-----------------------|--------|------------|
| <b>Electrical</b> | Ferguson Construction | Phone: | [REDACTED] |
| <b>Plumbing</b>   |                       | Phone: |            |
| <b>HVAC</b>       |                       | Phone: |            |

USE OF SUBS OTHER THAN LISTED IN CONJUNCTION WITH THIS PERMIT REQUIRES FORMAL AMENDMENT OF THE PERMIT AND PRIOR APPROVAL OF THE CITY. FAILURE TO SECURE MAY RESULT IN STOP-WORK ORDER, FINE AND/OR OTHER MEASURES, INCLUDING REVOCATION OF PERMIT AND/OR PROBATIONARY PERIOD PRIOR TO APPROVAL OF SUBSEQUENT PERMITS FOR BOTH THE CONTRACTOR AND UNAUTHORIZED SUB-CONTRACTOR.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing work performed under this permit will be complied with whether specified herein or not. The granting of a Building Permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of related requirements.

CONTRACTOR/OWNER SIGNATURE: [Signature] DATE 11-7-25

Plan Approval \_\_\_\_\_ Permit Approval \_\_\_\_\_ Date \_\_\_\_\_

|                 |    |            |    |
|-----------------|----|------------|----|
| Plan Review Fee | \$ | Permit Fee | \$ |
|-----------------|----|------------|----|

Reviewed for Code  
Compliance  
11/07/2025  
brianepstein





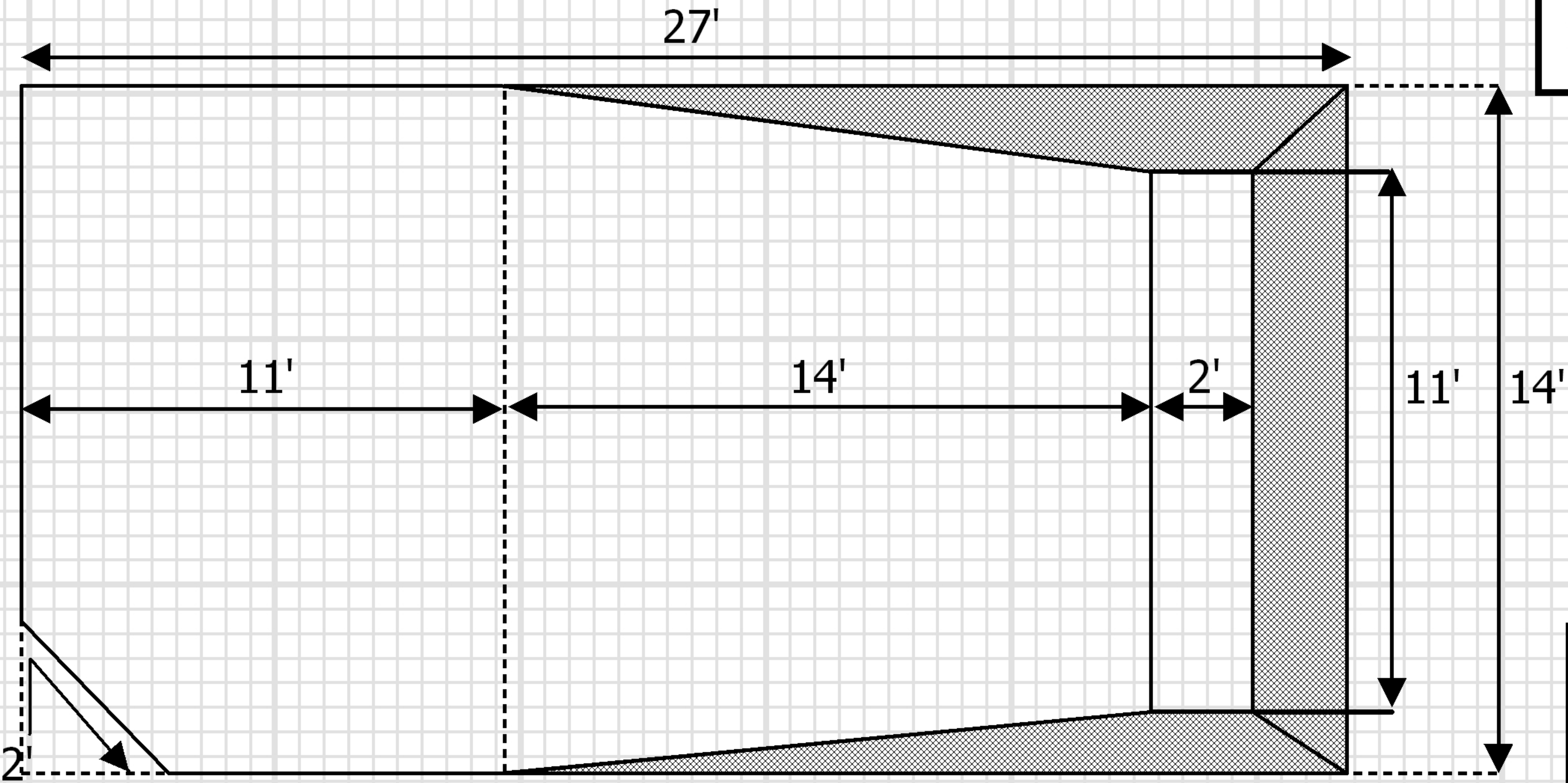
# Mediterranean Dig Diagram

It is important to have your excavator call to review the dig diagram prior to any excavation(1-800-305-5931)

NOTE: Every effort has been made to Identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel, or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee.  
11/07/2025

SWIMMING POOLS, HOT TUBS AND SPAS-Installation of all swimming pools, spas and hottubs shall comply with the International Swimming Pool Code and Article 680 of the National Electric Code. All State and local amendments shall also be followed. Pools, spas and hot tubs installed near existing dwelling units or structures may require modifications to the existing structure to comply with barrier, electrical or tempered glass requirements that may be listed in other sections of applicable codes.

Pool Inspections Required:  
Rough Plumbing- All plumbing piping must be inspected prior to covering with a pressure test on.  
Rough Electric- All underground conduits, wires, light shells and feeders to pump panel must be inspected prior to being covered.  
Pool Bonding- All bonding elements must be inspected prior to concrete placement. Pools with metal walls, braces, or other metallic parts must be bonded as well in accordance with Article 680 of the NEC.  
Footings or Pool Rebar Basket- Prior to concrete placement once all rebar is in place. Some vinyl liner pool kits require a footing to brace walls. This footing must be inspected as well.  
Underground Gas piping-if applicable.  
Final- Pool, fencing and alarms (if applicable) are all complete. All site work must be complete as well.  
Note: when scheduling roughs, please make sure bonding, pool basket and rough plumbing are scheduled together.

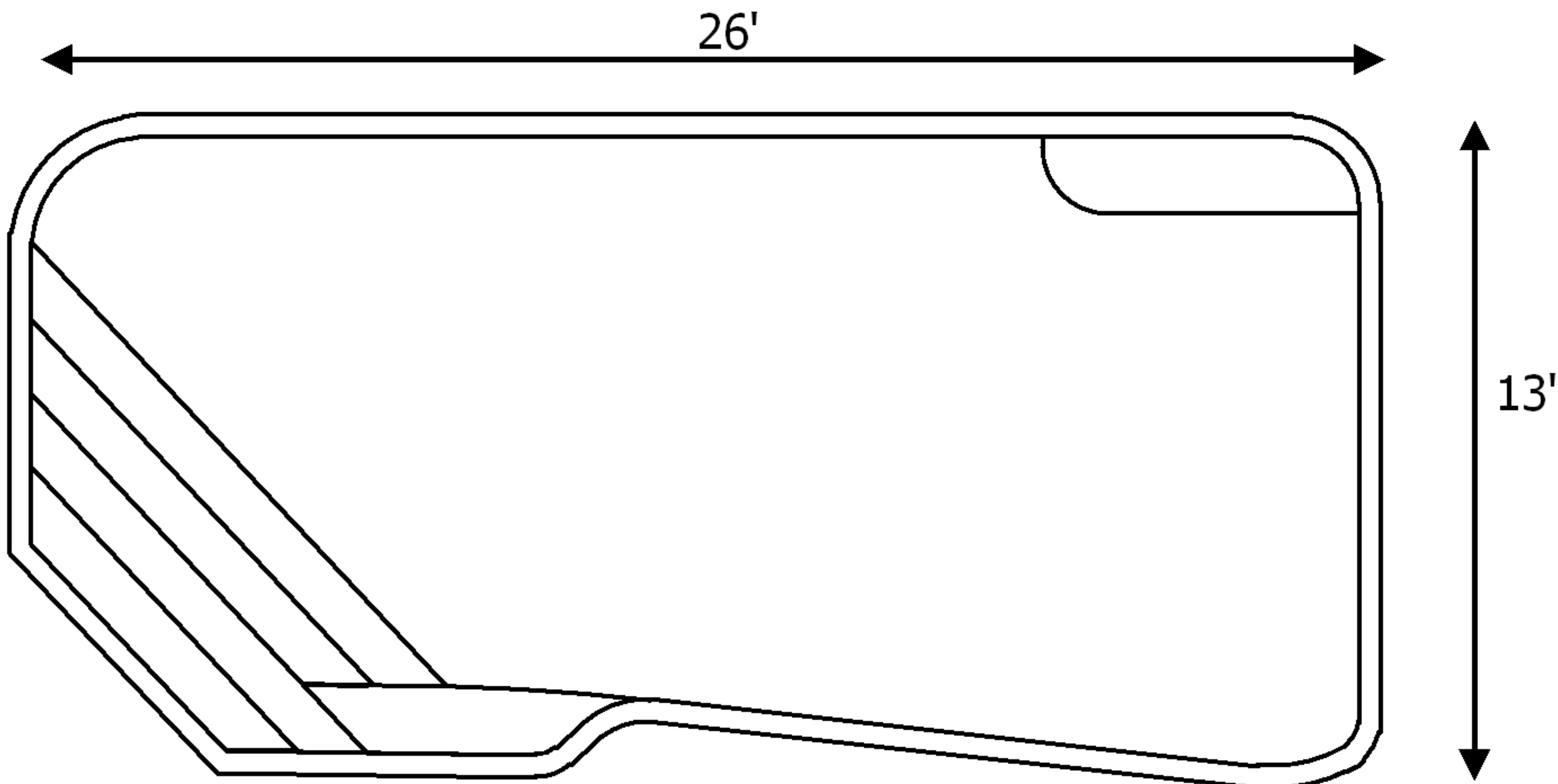


| Pool Specifications |               |
|---------------------|---------------|
| Length:             | 26'           |
| Width:              | 13'           |
| Depth:              | 3'6" - 6'     |
| Perimeter:          | 75'           |
| Square Footage:     | 300 Sq. Ft.   |
| Capacity:           | 7,100 Gallons |
| Material:           | Fiberglass    |

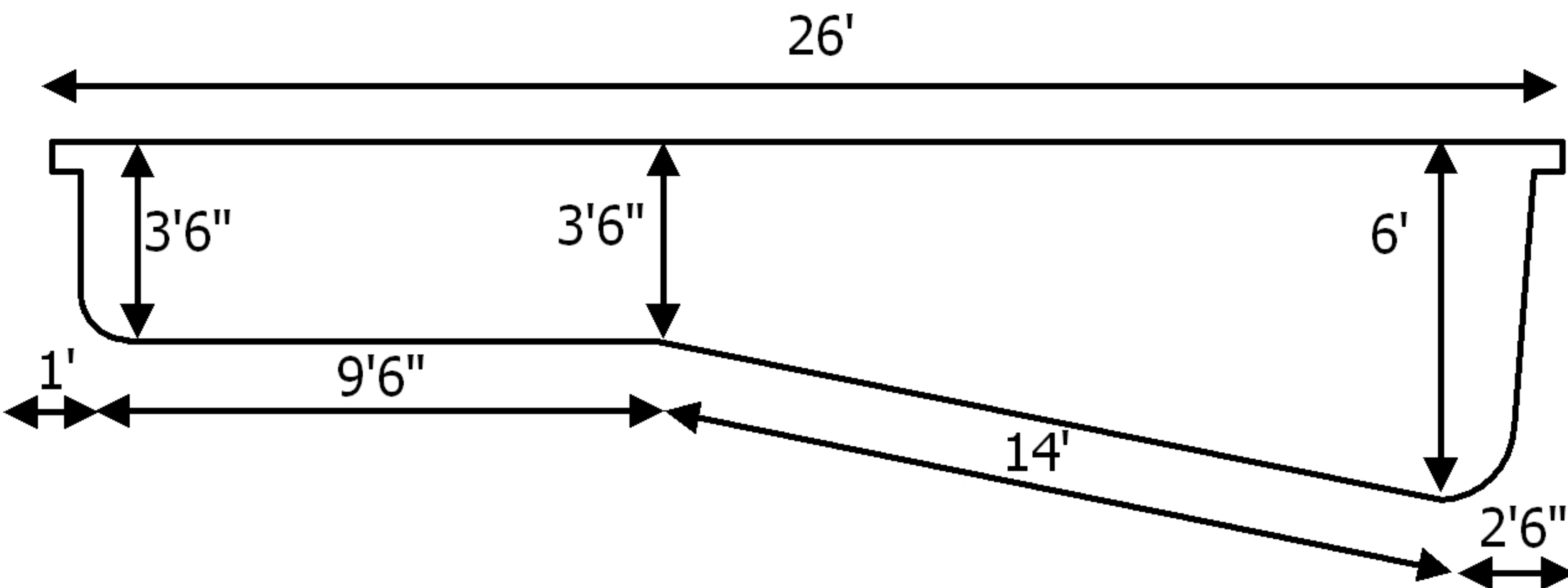
| Materials Needed |    |
|------------------|----|
| Block 8x8x16:    | 10 |
| Block Caps:      | 2  |

\*\*\* Approximate Dimensions Shown \*\*\*

## Outside Dimensions



## Depth Chart





GENERAL NOTES

1. OWNER/BUILDER:  
  
LAQUISHA LEWIS  
365 SAWGRASS VIEW  
JONESBORO, GA 30236
2. 24 HOUR EMERGENCY CONTACT:  
  
LAQUISHA LEWIS  
786-663-6248
3. ENGINEER/SURVEYOR:  
  
FALCON DESIGN CONSULTANTS, LLC  
235 CORPORATE CENTER DRIVE  
STOCKBRIDGE, GA 30281  
PH. 770-389-8666  
FAX 770-389-8656
4. TERTIARY PERMITTEE:  
  
TALLMAN POOLS  
8996 TARA BLVD.  
JONESBOR, GA 30236  
CONTACT: MICHELE WILSON 770-478-2257  
michele@tallmanpools.com

5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
6. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.
7. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FINAL PLAT FOR DURHAM LAKE UNIT V PHASE I & II, LOCATED IN PB.410 PG.127 IN FULTON COUNTY GEORGIA.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY CENTURY COMMUNITIES.
9. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0461F, DATED 09/18/2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
10. A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

"CONTRACTOR AND/OR BUILDER SHALL VERIFY ALL GRADING(EXISTING OR PROPOSED,SHOWN OR NOT SHOWN ON THIS PLAN) AND STORMWATER FLOWS MATCH THE APPROVED CONSTRUCTION DOCUMENTS FOR THIS DEVELOPMENT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD".

- NOTES:
1. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.
2. SUBJECT PROPERTY CONSISTS OF FULLY DEVELOPED LOTS FRONTING ON A PUBLICLY MAINTAINED R/W WITH ALL UTILITIES INCLUDING BUT NOT LIMITED TO STORMWATER DETENTION AND WATER QUALITY TREATMENT OF RAINFALL RUNOFF.
3. IF TOTAL OF SILT STORAGE CANNOT BE SATISFIED AS SHOWN ON SHEET 2 AND Sd3/Sd4 CANNOT BE UTILIZED ON THIS SITE DUE TO THE LARGE AREA IT WILL OCCUPY NEGATIVELY IMPACTING CONSTRUCTION ACTIVITIES AND INCREASING OVERALL DISTURBANCE IN THE FOLLOWING WAYS:  
A. POTENTIAL CONFLICT WITH UTILITIES.  
B. POTENTIAL LOCATIONS WILL CONFLICT WITH PROPOSED PADS/FOOTERS.  
C. LACK OF STORAGE AREA FOR EXCAVATED MATERIAL.  
D. POTENTIAL LOCATIONS ARE OUTSIDE OF PROPOSED LIMITS OF DISTURBANCE.  
E. POTENTIAL LOCATIONS WILL REQUIRE DAM HEIGHTS IN EXCESS OF DESIGN PARAMETERS.  
F. ADDITIONAL SILT FENCE CANNOT BE ADDED DUE TO TOPOGRAPHIC REASONS.  
CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING AND MAINTAINING SILT FENCE FOR SEDIMENT STORAGE AND REMOVING EXCESS SEDIMENT TO PREVENT SILT RUNOFF AFTER EACH RAINFALL EVENT.

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DATE: 11-06-2025

SCALE: 1" = 20'

DRAWN BY: RM

REVIEWED BY: WR

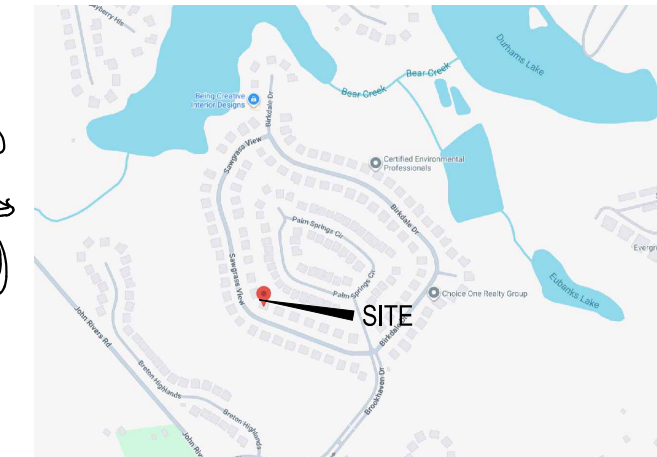
SHEET NUMBER:  

1

OF

7

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1 (800) 282-7411 THROUGHOUT GEORGIA  
OR DIAL 811



LEGEND

|  |                         |                  |
|--|-------------------------|------------------|
|  | 900                     | PROPOSED CONTOUR |
|  | 900                     | EXISTING CONTOUR |
|  | X 900                   | SPOT ELEVATION   |
|  | X · X · X · X · X · X · | SILT FENCE       |

10 LOCATION MAP  
NOT TO SCALE

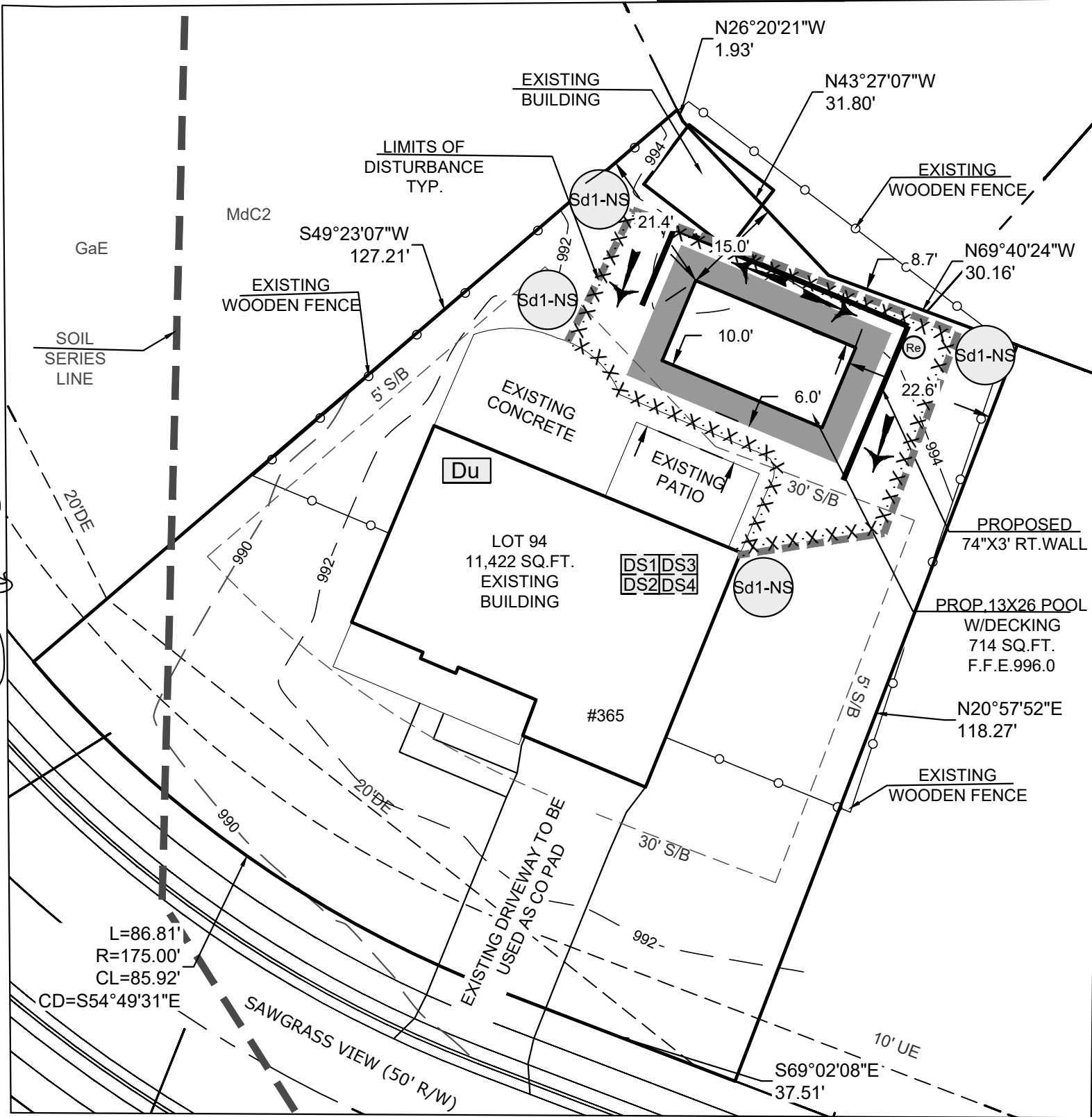
|  |                                                        |                                                                                                                                                                                                                        |
|--|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | CONSTRUCTION EXIT                                      | A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.                                                                            |
|  | SEDIMENT BARRIER                                       | A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OR STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPO- RARY AND INEXPENSIVE. |
|  | DISTURBED AREA STABILIZATION WITH MULCHING ONLY        | ESTABLISHED TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.                                                                      |
|  | DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING    | ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.                                                                                                                               |
|  | DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION | ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.                                                                                                     |
|  | DISTURBED AREA STABILIZATION WITH SODDING              | A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.                                                                                                                                 |
|  | EROSION CONTROL MATTING AND BLANKETS                   | THE INSTALLATION OF A PROTECTIVE COVERING (BLANKET) OR OR SOIL STABILIZATION MAT ON A PREPARED PLANTING AREA OF A STEEP SLOPE, CHANNEL, OR SHORELINE.                                                                  |
|  | DUST CONTROL ON DISTURBED AREAS                        | CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS AND SIMILAR AREAS.                                                                                                                        |
|  | INLET FILTER                                           | INSTALLATION OF A INLET FILTER TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.                                                                                                                            |
|  | RETAINING WALL                                         | A WALL INSTALLED TO STABILIZE CUT AND FILL SLOPES WHERE MAXIMUM PERMISSIBLE SLOPES ARE NOT OBTAINABLE. EACH SITUATION WILL REQUIRE SPECIAL DESIGN.                                                                     |
|  | FILTER RING                                            | A TEMPORARY STONE BARRIER CONSTRUCTED AT THE STORM DRAIN INLETS AND POND OUTLETS TO HELP SEDIMENT FROM LEAVING THE SITE OR ENTERING STORM SYSTEM.                                                                      |

FOR FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."

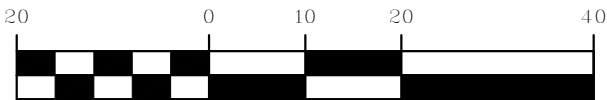
49 SITE CONSIST OF TWO SOIL SERIES: MdC2 & GaE

7 CONSTRUCTION EXIT COORDINATES

33.554741° N,-84.608301° W



GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

ESPC POOL PLAN FOR:  
LOT 94  
DURHAM LAKES UNIT V  
PHASE I & II  
LOCATED IN:  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA  
LAND LOTS 167 & 168, 7TH DISTRICT



GSWCC# 0000009371

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Ph. (678) 807-7100

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1. THE RECEIVING WATERS FOR THE PROJECT IS AN UNNAMED TRIBUTARY OF BEAR CREEK. (11)  
A SINGLE FAMILY DWELLING WILL BE CONSTRUCTED ON THE SITE WHICH IS MOSTLY WOODED. ADJACENT AREA IS MOSTLY WOODED. STORM WATER IS TO FLOW INTO CONSTRUCTED STORM SEWER FOR DURHAM LAKES UNIT V-PHASE I & II. (9)

2. 24 HOUR CONTACT PERSON: LAQUISHA LEWIS 786-663-6248

3. TOTAL LOT ACREAGE: 0.26 AC. (6)  
TOTAL DISTURBED AREA FOR THIS PROJECT: 0.04 AC.  
TOTAL IMPERVIOUS AREA: 714 SQ. FT.  
DRAINAGE AREA EQUALS DISTURBED AREA

4. STATE WATERS AND OR WETLANDS ARE NOT LOCATED WITHIN 200 FEET OF SITE DISTURBED AREA. 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. (15) (43) (44)

5. THE PRE-EXISTING AND POST CONSTRUCTION RUNOFF CURVE NUMBERS ARE NOT REQUIRED FOR TERTIARY PERMITTEES IN WHICH DISTURBANCE IS UNDER 1AC FOR INDIVIDUAL LOTS. (47)

6. FOR COMMON DEVELOPMENTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE AND TERTIARY PERMITTEE(S) MUST RETAIN THE DESIGN PROFESSIONALS 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 BMP'S WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. 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. (14)

7. SAMPLING NOT REQUIRED FOR TERTIARY PERMITTEES WITH LESS THAN 5 ACRES OF LAND DISTURBANCE. PART IV.D.6

8. NO ADDITIONAL STORM PIPE ADDED FOR THIS PROJECT.

9. THIS PROJECT DOES NOT DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED.

10. 67 CUBIC YARDS X 0.04 DRAINAGE ACRES = 2.68 YARDS OF SEDIMENT STORAGE. (51)  
DUE TO THE SMALL AMOUNT OF DISTURBED ACREAGE, SEDIMENT BASINS WILL NOT BE CONSTRUCTED ONSITE. SOIL EROSION AND SEDIMENT CONTROL WILL BE DONE USING A CONSTRUCTION EXIT, SILT FENCE AND GROUND COVER WITH GRASS AND/OR STRAW MULCH. NO ALTERNATIVE BMP'S ARE BEING USED ONSITE.

11. 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. (20)

12. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL. (17)

13. 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. (19)

14. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. (21)

15. CONSTRUCTION EXIT TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS. CONSTRUCTION EXIT STONE SIZE TO BE A.S.T.M. 0448, SIZE #1 (1-1/2" TO 3-1/2" DIAMETER) WITH A MIN. PAD THICKNESS OF 6".

16. ALL SILT FENCE SHALL COMPLY WITH GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A LETTER OF WARRANTY THAT MATERIALS MEET THESE SPECIFICATIONS AND THAT THE FABRIC IS ON GA. D.O.T. Q.P.L. #36.

17. NOTIFY THE LOCAL ISSUING AUTHORITY 24 HOURS PRIOR TO COMMENCING WORK. NO CLEARING, GRADING, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL OCCUR UNTIL APPROVED EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE ACTIVITIES REQUIRED TO INSTALL THE NEEDED EROSION AND SEDIMENT CONTROL MEASURES. EROSION CONTROL MEASURES WILL BE CONSTRUCTED AS REQUIRED BY THE DESIGN PROFESSIONAL OR THE LOCAL ISSUING AUTHORITY, IN ACCORDANCE WITH "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", LATEST EDITION. PLEASE REFER TO THE EROSION AND SEDIMENT CONTROL DETAIL SHEET FOR ADDITIONAL NOTATIONS AND MISCELLANEOUS DETAILS.

18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER/OPERATOR DURING THE ENTIRE CONSTRUCTION PROCESS. TEMPORARY MEASURES SHALL BE REMOVED ONLY AFTER PERMANENT STABILIZATION OF ALL DITCHES, SHOULDERS, SLOPES AND ALL DISTURBED AREAS IS ACCOMPLISHED. TO FACILITATE ACCEPTANCE OF THE STREETS AND IMPROVEMENTS PRIOR TO THE ESTABLISHMENT OF SUCH PERMANENT STABILIZATION, A SPECIFIC BOND IN THE AMOUNT OF A SPECIFIC PROPOSAL FOR THE COST OF MAINTAINING THE TEMPORARY CONTROL MEASURES INCLUDING TEMPORARY GRASSING AND ESTABLISHING THE PERMANENT STABILIZATION WITHIN A REASONABLE TIME RELATIVE TO THE GROWING SEASON MAY BE REQUIRED BY THE LOCAL ISSUING AUTHORITY WITH THE DEEDS AND REQUEST FOR ACCEPTANCE.

19. POLLUTION CONTROLS: (29)  
POLLUTION CONTROL MEASURES FOR THE SITE INCLUDE PROPER WASTE DISPOSAL, PROPER MANAGEMENT OF CHEMICAL STORAGE TANKS, EROSION FROM EGRESSSES, SANITARY SEWAGE DISPOSAL AND ON-SITE VEHICLE STORAGE AND MAINTENANCE. NO DEBRIS THAT IS GENERATED WILL BE BURIED ON SITE. SOIL EROSION AND SEDIMENT CONTROL WILL BE DONE USING A CONSTRUCTION EXIT, SILT FENCE Sd1C, DUST CONTROL AND GROUND COVER Ds1, Ds2, Ds3 & Ds4. NO ALTERNATIVE BMP'S ARE BEING USED ONSITE.

20. LOCATE WASTE COLLECTION AREAS AWAY FROM STREETS, GUTTERS, WATERCOURSES AND STORM DRAINS. LOCATE WASTE COLLECTION AREAS, SUCH AS DUMPSTERS, NEAR THE CONSTRUCTION SITE ENTRANCE TO MINIMIZE TRAFFIC ON DISTURBED SOILS. PROVIDE SECONDARY CONTAINMENT AROUND LIQUID WASTE COLLECTION AREAS TO FUTURE MINIMIZE THE LIKELIHOOD OF CONTAMINATED DISCHARGE TO WATERS OF THE STATE (WASTE MATERIALS, ETC) EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

21. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. (18)

22. CONCRETE WASH DOWN OF TOOLS LOCATED ON SHEET 1. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. (25)

23. BUILDER/CONTRACTOR TO PROVIDE COVER (PLASTIC SHEETING OR TEMPORARY COVER) FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS IN ORDER TO MINIMIZE EXPOSURE TO PRECIPITATION AND TO STORMWATER. (27)

24. SOD TO BE INSTALLED TO CONTROL POLLUTANTS IN STORMWATER POST CONSTRUCTION. (28)

(1) WASTE DISPOSAL:

SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE PROPERLY DISPOSED OF OR REMOVED FROM THE SITE TO AN APPROPRIATE LANDFILL, AND SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. CLEANUP AND DISPOSAL OF ALL WASTE MATERIALS (SOLID OR HAZARDOUS) SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF-SITE WASTE FACILITIES.

ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE APPROPRIATE ONSITE OR OFFSITE LOCATION. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

(2) OFFSITE VEHICLE TRACKING:

OFF-SITE VEHICLE TRACKING OF DIRT, SOILS, AND SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED OR ELIMINATED TO THE MAXIMUM EXTENT PRACTICAL. A STABILIZED CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE CLEANED AS NECESSARY TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN ON AN AS NEEDED BASIS.

(3) SANITARY WASTE:

AS SITE CONDITIONS WARRANT, ALL SANITARY WASTE WILL BE MANAGED APPROPRIATELY BY EITHER AN ONSITE PORTABLE UNIT(S) COLLECTED AT A MINIMUM OF ONCE PER WEEK BY THE LOCAL MUNICIPALITY AND/OR STATE OF GEORGIA LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, OR WITH A MANAGEMENT PLAN THAT ROUTES INDIVIDUALS TO A LEGAL AND APPROPRIATE SANITARY WASTE FACILITY.

(4) SPILL REMEDIATION MANAGEMENT PRACTICES: (26)

THE FOLLOWING ARE THE BEST MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES, AS WELL AS A CLEAN-UP PLAN IF NECESSARY.

RISK REDUCTION: PETROLEUM, FERTILIZERS AND PAINT PRODUCTS

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- PRODUCTS WILL BE STORED IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL, AND MUST BE KEPT OFF THE GROUND IN SECURELY FASTENED LIDS.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER PRACTICAL, ALL OF A PRODUCT WILL BE USED BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS (MSDS) WILL BE RETAINED.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
- ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
- ALL PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. FACILITIES SHOULD BE COVERED AND ACCESS RESTRICTED TO EMPLOYEES ONLY.
- FERTILIZERS USED WILL BE APPLIED ONLY IN MINIMUM AMOUNTS AS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- KEEP FLAMMABLE LIQUIDS IN CLOSED CONTAINERS WHEN NOT IN USE.
- USE PROPER RECEPTACLES TO DISPOSE OF CONTAMINATED WASTES THAT CANNOT BE RECYCLED IN CONFORMANCE WITH FEDERAL, STATE AND/OR LOCAL REGULATIONS.
- DO NOT DUMP PETROLEUM PRODUCT WASTE, PESTICIDES, FERTILIZERS, PAINTS OR OTHER CHEMICALS INTO SEWERS, STORMDRAINS OR DRAINAGE CHANNELS.
- PREVENT SPILLS OF PETROLEUM PRODUCTS FROM OCCURRING BY TAKING SPECIAL CARE WHEN HANDLING, AND KEEP FACILITIES AND EQUIPMENT MAINTAINED.
- USE SPILL PROOF CONTAINERS AND FUNNELS WHEN TRANSFERRING FLUIDS FROM ONE CONTAINER TO ANOTHER.
- POST INFORMATIONAL MATERIALS REGARDING CHEMICAL CONTROL.

SPILL CONTROL PLAN: THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- EMERGENCY CONTACT NUMBERS FOR SPILLS SHALL BE AVAILABLE ON-SITE.
- MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE ON SITE.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE AVAILABLE ON-SITE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- KEEP TRAINED STAFF IN SPILL RESPONSE ON CALL.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE LOCAL OR FEDERAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

20. THE FOLLOWING MATERIALS OR SUBSTANCES ARE ANTICIPATED TO BE PRESENT ONSITE DURING CONSTRUCTION: CONCRETE AND ASPHALT; CRUSHER RUN BASE MATERIAL; DETERGENTS; PAINTS (ENAMEL AND LATEX); METAL STUDS; CONCRETE; TAR; FERTILIZERS; PETROLEUM BASED PRODUCTS; CLEANING SOLVENTS; WOOD; MASONRY BLOCK.

21. ALL PETROLEUM PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. EMERGENCY CONTACT NUMBERS AND PROCEDURES FOR SPILLS SHALL BE AVAILABLE ON-SITE.

22. ALL POTENTIAL POLLUTION SOURCES WILL BE IDENTIFIED, INCLUDING PETROLEUM PRODUCT STORAGE, CONCRETE HANDLING, HERBICIDES AND ANY OTHER POLLUTANTS WHICH HAVE THE POTENTIAL TO BE EXPOSED TO RAINFALL AND BE DISCHARGED IN THE STORM WATER RUNOFF. PRACTICES WILL BE IMPLEMENTED TO ENSURE THE REDUCTION OF THESE POLLUTANTS IN STORM WATER DISCHARGES.

23. "PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO EMPLOYEES ONLY. CLEANUP AND DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF SITE WASTE FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL."

24. ALL SECONDARY PERMITTEES, IF ANY, SHALL RECEIVE A COPY OF THE APPROVED DRAWINGS PRIOR TO THE SECONDARY CONDUCTION ANY CONSTRUCTION ACTIVITY AND THAT EACH SECONDARY SHALL SIGN THE PLAN OR PORTION OF THE PLAN APPLICABLE TO THEIR SITE.

25. APPROVED HYDRO FOR THIS PROJECT IS NOT AVAILABLE.

SITE CERTIFICATIONS

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

"THE PRIMARY, SECONDARY, OR TERTIARY PERMITTEE SHALL MAKE EROSION, SEDIMENTATION & POLLUTION CONTROL PLANS AVAILABLE UPON REQUEST TO DESIGNATED OFFICIALS OF THE LOCAL GOVERNMENT. INSPECTIONS SHALL BE DONE BY A CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON-SITE IN COMPLIANCE WITH GAR. 100003."

"I CERTIFY UNDER 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 CERTIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON 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." (SECTION V.G.2.d.)

"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 GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003."

ENGINEER SIGNATURE \_\_\_\_\_ DATE 11-06-2025  
OWNER/REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

| Product Specific Practices                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 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/Finishes/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 and recommendations.                                                                                                                                                                                                                                                                                                                                       |  |
| Concrete Truck Washing – NO concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |

| Spill Cleanup and Control Practices                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"><li>• Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.</li><li>• 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 litter, sand, sawdust and properly labeled plastic and metal waste containers.</li><li>• Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.</li><li>• All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, State, and Federal regulations.</li><li>• 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 1-1-800-424-8802</li><li>• FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-1-800-424-8802</li><li>• FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE GEORGIA E.P.D. WILL BE CONTACTED WITHIN 24 HOURS.</li><li>• FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS OCCUR, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.</li></ul> |  |
| The contractor shall notify the licensed professional who prepared this Plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 950 gallons. The contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |

NRC PHONE NUMBER 1-800-424-8802

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|                                                                                                                                 |            |
|---------------------------------------------------------------------------------------------------------------------------------|------------|
| DATE:                                                                                                                           | 11-06-2025 |
| SCALE:                                                                                                                          | N/A        |
| DRAWN BY:                                                                                                                       | RM         |
| REVIEWED BY:                                                                                                                    | WVR        |
| SHEET NUMBER:                                                                                                                   |            |
| 3 OF 7                                                                                                                          |            |
| Know what's below.<br>Call before you dig.<br>UTILITIES PROTECTION CENTER<br>1 (800) 282-7411 THROUGHOUT GEORGIA<br>OR DIAL 811 |            |

|                                                                                                                                                                      |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| ESPC POOL PLAN FOR:<br>LOT 94<br>DURHAM LAKES UNIT V<br>PHASE I & II<br>LOCATED IN:<br>CITY OF FAIRBURN, FULTON COUNTY, GEORGIA<br>LAND LOTS 167 & 168, 7TH DISTRICT |  |
| 1.                                                                                                                                                                   |  |
| 2.                                                                                                                                                                   |  |
| 3.                                                                                                                                                                   |  |
| 4.                                                                                                                                                                   |  |
| 5.                                                                                                                                                                   |  |

GEORGIA  
REGISTERED  
No. 030440  
PROFESSIONAL  
LAND ENGINEER  
PRICE  
11-06-2025  
GSWCC# 0000009371

CIVIL  
ENGINEERING

LAND  
PLANNING

LAND  
SURVEYING



CONSTRUCTION  
MANAGEMENT

LANDSCAPE  
ARCHITECT

STOCKBRIDGE OFFICE  
235 CORP. CTR. DR., STE 200  
STOCKBRIDGE, GEORGIA 30281  
Ph (770) 389-8666 - Fax (770) 389-8656

NEWMAN OFFICE  
40 GREENWAY CT., STE A  
NEWMAN, GEORGIA 30265  
Ph. (770) 755-7978

CUMMING OFFICE  
500 PIRKLE FERRY RD., STE C  
CUMMING, GEORGIA 30040  
Ph. (678) 807-7100

www.fdc-llc.com

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INSPECTIONS:

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TERTIARY PERMITTEE

(1) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A TERTIARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED BY THE TERTIARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE TERTIARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

(2) CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT AT LEAST THE FOLLOWING ONCE EVERY SEVEN 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) DISTURBED AREAS OF THE TERTIARY PERMITTEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION; (B) AREAS USED BY THE TERTIARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE TERTIARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.C.(3). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

(3) CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY 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 THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION. 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 WATERS). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

(4) 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 PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

(5) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

AUTHORIZED DISCHARGES

1. ALL DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 1 ACRE. PART I.C.14.c

2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORMWATER 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 ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.

C. STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

4. AUTHORIZED NON-STORMWATER DISCHARGES: PART III.A.2

A. FIRE FIGHTING ACTIVITIES

B. FIRE HYDRANT FLUSHING

C. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING

D. IRRIGATION DRAINAGE

E. AIR CONDITIONING CONDENSATE

F. SPRINGS

G. UNCONTAMINATED GROUND WATER

H. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

LIMITATIONS ON COVERAGE PART I.C.3

1. THE FOLLOWING STORMWATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:

A. STORMWATER DISCHARGES ASSOCIATED WITH AND INDUSTRIAL ACTIVITY THAT ORIGINATES 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-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.6 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.

C. STORMWATER 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. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

2. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTING QUANTITY ESTABLISHED UNDER EITHER GEORGIA'S OIL OR HAZARDOUS MATERIAL SPILLS OR RELEASES ACT (O.C.G.A. #12-14-2, ET SEQ.), 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24-HOUR PERIOD, THE PERMITTEE IS REQUIRED TO NOTIFY THE FOLLOWING AGENCIES IN ACCORDANCE WITH THE ABOVE-MENTIONED REGULATIONS AS SOON AS HE HAS KNOWLEDGE OF THE DISCHARGE: EPD AT (404) 656-4863 OR (800) 241-4113, OR THE NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802. PART III.B.1

3. THIS PERMIT DOES NOT AUTHORIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL RESULTING FROM AN ONSITE SPILL. PART III.B.2

CLEARING PHASE NOTES

PRIOR TO LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA SITE DEVELOPMENT INSPECTOR.

THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURNING AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, LIMITS OF LAND DISTURBANCE SHALL CLEARLY AND ACCURATELY BE DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, AND SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE UMITS INDICATED ON THE APPROVED PLANS.

PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROADWAY.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY:

1. THE CONSTRUCTION EXIT SHALL BE PLACED AS SHOWN ON THE PLANS.

2. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXIT, ALL EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.

3. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY.

WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY ME PROJECT DESIGN PROFESSIONAL. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT PROFESSIONAL APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES. IF UNFORSEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE PROJECT PROFESSIONAL DURING THE SITE INSPECTION.

AFTER APPROVAL OF INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH CLEARING AND GRUBBING ACTIVITIES. AS CLEARING PERMITS, THE CONTRACTOR SHALL CONSTRUCT SEDIMENT PONDS AS SHOWN ON PLANS.

THE CONTRACTOR CAN UTILIZE CLEARED TREES AS BARRIER BRUSH SEDIMENT CONTROL WHERE INITIAL GRADING ACTIVITIES WILL NOT OCCUR.

NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER AND/OR THE ENGINEER OF RECORD.

ALL SILT FENCES MUST MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS, 1983 EDITION.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3. OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE PROPER FUNCTIONING.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED PLANS.

GRADING PHASE NOTES

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL GROUND COVER IS EXPOSED ONLY IN SMALL QUANTITIES, AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.

EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING OR SLOUGHING INTO THE BUFFER AREAS.

EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION, AND ALTER THE LOCATION OF EROSION CONTROL DEVICES ACCORDINGLY. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.

THE CONTRACTOR SHALL ESTABLISH BARRIERS AT THE TOP OF ALL SLOPES UNDER CONSTRUCTION. CUT AND FILL SLOPES SHALL NOT EXCEED 3:1.

STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED.

ALL DRAINAGE SWALES AND GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPT OF THE BASIN.

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREAS LEFT MULCHED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

SEDIMENT AND EROSION CONTROL MEASURES MUST BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1"-3" OF STONE, AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM A VEHICLE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES, WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

FINAL PHASE NOTES

THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT POND UNTIL PERMANENT GROUNDCOVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT OF THE POND WHEN IT REACHES ONE THIRD OF THE DEPT OF THE BASIN.

ALL ROADWAY AND PARKING SHOULDERS SHOULD BE GRASSED AS SOON AS FINAL GRADE IS ACHIEVED.

SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE )0(4 UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

UPON COMPLETION OF THE PROJECT AND RECEIPT OF THE CERTIFICATE OF COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED OTHERWISE ON PLANS.

RETENTION OF RECORDS PART IV.F

1. 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 THIS PERMIT;

d. A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;

e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;

f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND

g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(1)(C) OF THIS PERMIT.

2. EACH SECONDARY 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 OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT;

c. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.B. OF THIS PERMIT; AND

d. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT.

3. EACH TERTIARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD; AND

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.2. OF THIS PERMIT;

d. A COPY OF ALL MONITORING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;

e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.C. OF THIS PERMIT; AND

f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT.

g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.C.(1)(C) OF THIS PERMIT.

4. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, REPORTS, PLANS, MONITORING REPORTS, MONITORING INFORMATION, INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION, 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 ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

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LAND LOTS 167 & 168, 7TH DISTRICT

1.

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11-06-2025

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54 Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

| MATERIAL                           | RATE                  |
|------------------------------------|-----------------------|
| STRAW OR HAY                       | 2-4" DEEP             |
| WOOD WASTE CHIPS, SAW DUST OR BARK | 2-3" DEEP             |
| POLYETHYLENE FILM                  | COMPLETELY COVER AREA |

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (1 2-4 lb./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

54 Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

SEEDING RATES FOR TEMPORARY SEEDINGS

| Species            | Broadcast Rate    | Planting Dates by Resource Area | Remarks                                                                                                           |
|--------------------|-------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------|
| BARLEY             | 1 bu. (164 lbs.)  | M-L                             | 14,000 seed per pound. Winter hardy.                                                                              |
| Alone              | 1 bu. (164 lbs.)  | M-L                             | 14,000 seed per pound. Winter hardy.                                                                              |
| In Mixture         | 1/2 bu. (82 lbs.) | P                               | Use on productive soils.                                                                                          |
| LESPEDEZA, ANNUAL  | 40 lbs.           | M-L                             | 1,200,000 seed per pound. May winter for the second year. Use broadcast or in mixture.                            |
| Alone              | 40 lbs.           | M-L                             | 1,200,000 seed per pound. May winter for the second year. Use broadcast or in mixture.                            |
| In Mixture         | 10 lbs.           | P                               |                                                                                                                   |
| LOVEGRASS, WEEPING | 4 lbs.            | M-L                             | 1,500,000 seed per pound. May last for several years. Mix with other perennials.                                  |
| Alone              | 4 lbs.            | M-L                             | 1,500,000 seed per pound. May last for several years. Mix with other perennials.                                  |
| In Mixture         | 2 lbs.            | P                               |                                                                                                                   |
| MILLET, BROWNTOP   | 40 lbs.           | M-L                             | 132,000 seed per pound. Quick dense cover. Will provide excessive competition in mixtures if seeded at high rate. |
| Alone              | 40 lbs.           | M-L                             | 132,000 seed per pound. Quick dense cover. Will provide excessive competition in mixtures if seeded at high rate. |
| In Mixture         | 10 lbs.           | P                               |                                                                                                                   |
| MILLET, PEARL      | 30 lbs.           | M-L                             | 95,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.               |
| Alone              | 30 lbs.           | M-L                             | 95,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.               |
| OATS               | 4 bu. (128 lbs.)  | M-L                             | 13,000 seed per pound. Use on productive soils. Not as winter hardy as rye or barley.                             |
| Alone              | 4 bu. (128 lbs.)  | M-L                             | 13,000 seed per pound. Use on productive soils. Not as winter hardy as rye or barley.                             |
| In Mixture         | 1 bu. (32 lbs.)   | P                               |                                                                                                                   |
| RYE                | 1 bu. (168 lbs.)  | M-L                             | 18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.                                            |
| Alone              | 1 bu. (168 lbs.)  | M-L                             | 18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.                                            |
| In Mixture         | 1/2 bu. (84 lbs.) | P                               |                                                                                                                   |
| RYEGRASS, ANNUAL   | 40 lbs.           | M-L                             | 227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.                          |
| Alone              | 40 lbs.           | M-L                             | 227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.                          |
| SUDANGRASS         | 60 lbs.           | M-L                             | 53,000 seed per pound. Good on droughty sites. Not recommended for mixtures.                                      |
| Alone              | 60 lbs.           | M-L                             | 53,000 seed per pound. Good on droughty sites. Not recommended for mixtures.                                      |
| TRITICALE          | 3 bu. (144 lbs.)  | M-L                             | Use on lower part of Southern Coastal Plain and Atlantic Coastal Plain only.                                      |
| Alone              | 3 bu. (144 lbs.)  | M-L                             | Use on lower part of Southern Coastal Plain and Atlantic Coastal Plain only.                                      |
| In Mixture         | 1/2 bu. (24 lbs.) | P                               |                                                                                                                   |
| WHEAT              | 1 bu. (180 lbs.)  | M-L                             | 15,000 seed per pound. Winter hardy.                                                                              |
| Alone              | 1 bu. (180 lbs.)  | M-L                             | 15,000 seed per pound. Winter hardy.                                                                              |
| In Mixture         | 1/2 bu. (90 lbs.) | P                               |                                                                                                                   |

Ds4 DISTURBED AREA STABILIZATION (WITH SOD)

TABLE 6-6.2 SOD PLANTING REQUIREMENTS

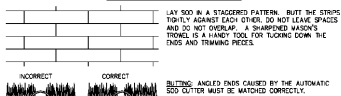
| GRASS         | VARIETIES               | RESOURCE AREA | GROWING SEASON |
|---------------|-------------------------|---------------|----------------|
| BERMUDAGRASS  | COMMON, TYPICAL, TIFWAY | M-L, P, C     | WARM WEATHER   |
| BAHIA GRASS   | PENSACOLA               | P, C          | WARM WEATHER   |
| CENTPEDE      |                         | P, C          | WARM WEATHER   |
| ST. AUGUSTINE | COMMON, PALMIST         | C             | WARM WEATHER   |
| ZOYSIA        | EMERALD, LAMONT         | P, C          | WARM WEATHER   |
| TALL FESCUE   | KENTUCKY                | M-L, P        | COOL WEATHER   |

TABLE 6-6.1 FERTILIZER REQUIREMENTS FOR SOD

| PLANTING YEAR | FERTILIZER (N-P-K) | RATE (lb./acre) | WATERING (in./week) |
|---------------|--------------------|-----------------|---------------------|
| FIRST SEASON  | 6-12-12            | 1500            | 50-100              |
| SECOND SEASON | 10-10-10           | 1000            | 50-100              |
| THIRD SEASON  | 6-12-12            | 1500            | 50-100              |
| FOURTH SEASON | 10-10-10           | 1000            | 50-100              |

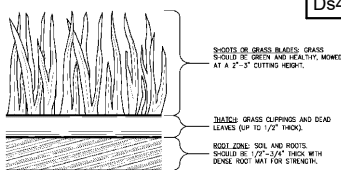
SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



- Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
- Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAYED.
- Step 3. NOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SEED THE MOWER HIGH (1/2").

APPEARANCE OF GOOD SOD



Source: N.C. DWR

Figure 6-6.2

GSWCC 2016 Edition

CONSTRUCTION ACTIVITY SCHEDULE

ESTIMATED START DATE: DECEMBER 2025

| WEEKS                                          | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
|------------------------------------------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|
| INITIAL PERIMETER AND SEDIMENT STORAGE BMPs    |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |
| CLEARING AND GRUBBING                          |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |
| EROSION CONTROL IMPLEMENTATION AND MAINTENANCE |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |
| CUT AND FILL                                   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |
| GRASSING (LIMIT EXPOSURE TO SEVEN (7) DAYS)    |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |
| UTILITY INSTALLATION                           |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |
| CONSTRUCTION                                   |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |
| FINISH GRADING                                 |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |
| FINAL STABILIZATION AND PERMANENT GRASSING     |   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |

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OF  
7

ESPC POOL PLAN FOR:  
LOT 94  
DURHAM LAKES UNIT V  
PHASE I & II  
LOCATED IN:  
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA  
LAND LOTS 167 & 168, 7TH DISTRICT

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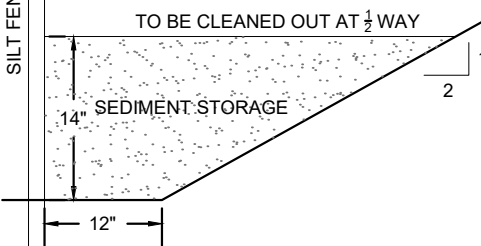
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- 5.

54 Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

NOTE: AGRICULTURAL LIME IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS DETERMINE OTHERWISE. MULCHING IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDING AREAS SHALL ACHIEVE 20% TO 30% SOIL COVER. SEE MANUAL 17-20-21 FOR ADDITIONAL REQUIREMENTS.

| Species                                    | Broadcast Rate  | Planting Dates by Resource Area | Remarks |
|--------------------------------------------|-----------------|---------------------------------|---------|
| BAHIA, PENSACOLA                           | 60 lbs.         | 1.4 lb.                         | P       |
| Alone or With Temporary Cover              | 60 lbs.         | 1.4 lb.                         | P       |
| With Other Perennials                      | 30 lbs.         | 0.7 lb.                         | C       |
| BAHIA, WILMINGTON                          | 60 lbs.         | 1.4 lb.                         | M-L     |
| Alone or With Temporary Cover              | 60 lbs.         | 1.4 lb.                         | M-L     |
| With Other Perennials                      | 30 lbs.         | 0.7 lb.                         | P       |
| BERMUDA, COMMON                            | 10 lbs.         | 0.2 lb.                         | P       |
| Unbulked Seed                              | 10 lbs.         | 0.2 lb.                         | P       |
| With Other Perennials                      | 10 lbs.         | 0.2 lb.                         | C       |
| BERMUDA, COMMON                            | 10 lbs.         | 0.2 lb.                         | P       |
| Unbulked Seed                              | 10 lbs.         | 0.2 lb.                         | P       |
| With Other Perennials                      | 10 lbs.         | 0.2 lb.                         | C       |
| BERMUDA SPICED                             | 40 cu ft.       | 0.8 cu ft.                      | M-L     |
| Coastal, Common, Midland, or TIR 44        | 40 cu ft.       | 0.8 cu ft.                      | M-L     |
| Coastal, Common, or TIR 44                 | 40 cu ft.       | 0.8 cu ft.                      | P       |
| TIR 78                                     | sod plugs 3"x3" |                                 | C       |
| CENTPEDE                                   | Block sod only  |                                 | P       |
| CRONWYETECH                                | 15 lbs.         | 0.3 lb.                         | M-L     |
| With winter annuals or cool season grasses | 15 lbs.         | 0.3 lb.                         | P       |
| FESCUE, TALL                               | 50 lbs.         | 1.1 lb.                         | M-L     |
| Alone                                      | 50 lbs.         | 1.1 lb.                         | M-L     |
| With other perennials                      | 30 lbs.         | 0.7 lb.                         | P       |
| LESPEDEZA SERICEA                          | 80 lbs.         | 1.4 lb.                         | M-L     |
| scarified                                  | 80 lbs.         | 1.4 lb.                         | M-L     |
| unscarified                                | 75 lbs.         | 1.7 lb.                         | M-L     |
| seed-bearing hay                           | 3 tons          | 1,538 lbs.                      | P       |
| LESPEDEZA                                  | 80 lbs.         | 1.4 lb.                         | M-L     |
| scarified                                  | 80 lbs.         | 1.4 lb.                         | M-L     |
| In Mixture                                 | 75 lbs.         | 1.7 lb.                         | M-L     |
| LESPEDEZA                                  | 80 lbs.         | 1.4 lb.                         | M-L     |
| scarified                                  | 80 lbs.         | 1.4 lb.                         | M-L     |
| plants                                     | 3" x 3"         |                                 | P       |
| LONGGRASS, WEEPING                         | 4 lbs.          | 0.1 lb.                         | M-L     |
| Alone                                      | 4 lbs.          | 0.1 lb.                         | M-L     |
| With other perennials                      | 1 lb.           | 0.05 lb.                        | P       |
| MAIDENCANE                                 | 10 lbs.         | 0.2 lb.                         | P       |
| scarified                                  | 10 lbs.         | 0.2 lb.                         | P       |
| PARAGRASS, ATLANTIC COASTAL                | 20 lbs.         | 0.5 lb.                         | P       |
| Alone                                      | 50 lbs.         | 1.1 lb.                         | M-L     |
| With other perennials                      | 30 lbs.         | 0.7 lb.                         | P       |
| SUNFLOWER, 'AZTEC'                         | 10 lbs.         | 0.2 lb.                         | P       |
| MAIDENCANE                                 | 10 lbs.         | 0.2 lb.                         | P       |

SILT FENCE



SILT FENCE STORAGE DETAIL:  
2:1 SLOPE AVERAGE  
= 3.75 S.F. SURFACE AREA OF SILT  
= 3.75 C.F. PER LINEAR FOOT  
= 0.14 C.Y. STORAGE PER L.F. SILT FENCE INSTALLED

Table 6-5.1. Fertilizer Requirements

| TYPE OF SPECIES                       | YEAR                     | ANALYSIS OR EQUIVALENT N-P-K | RATE                                                       | N TOP DRESSING RATE                                |
|---------------------------------------|--------------------------|------------------------------|------------------------------------------------------------|----------------------------------------------------|
| 1. Cool season grasses                | First Second Maintenance | 6-12-12 6-12-12 10-10-10     | 1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.                   | 50-100 lbs./ac. 1/2 30                             |
| 2. Cool season grasses and legumes    | First Second Maintenance | 6-12-12 6-12-12 10-10-10     | 1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.                   | 0-50 lbs./ac. 1/ 400 lbs./ac.                      |
| 3. Ground covers                      | First Second Maintenance | 10-10-10 10-10-10 10-10-10   | 1300 lbs./ac. 3/ 1300 lbs./ac. 3/ 1100 lbs./ac.            | — — —                                              |
| 4. Pine seedlings                     | First                    | 20-10-5                      | one 21-gram pellet per seedling placed in the closing hole | —                                                  |
| 5. Shrub Lespedeza                    | First Maintenance        | 0-10-10 0-10-10              | 700 lbs./ac. 700 lbs./ac. 4/                               | —                                                  |
| 6. Temporary cover crops seeded alone | First                    | 10-10-10                     | 500 lbs./ac.                                               | 30 lbs./ac. 5/                                     |
| 7. Warm season grasses                | First Second Maintenance | 6-12-12 6-12-12 10-10-10     | 1500 lbs./ac. 800 lbs./ac. 400 lbs./ac.                    | 50-100 lbs./ac. 20/ 50-100 lbs./ac. 2/ 30 lbs./ac. |
| 8. Warm season grasses and legumes    | First Second Maintenance | 6-12-12 6-12-12 10-10-10     | 1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.                   | 50 lbs./ac. 6/                                     |

- 1/ Apply in spring following seeding.
- 2/ Apply in split applications when high rates are used.
- 3/ Apply in 3 split applications.
- 4/ Apply when plants are pruned.
- 5/ Apply to grass species only.
- 6/ Apply when plants grow to a height of 2 to 4 inches.

SOILS LEGEND

| Map Unit Symbol | Map Unit Name                                                        |
|-----------------|----------------------------------------------------------------------|
| CaA             | Cartecay-Toccoa complex, 0 to 2 percent slopes, occasionally flooded |
| GaE             | Grover-Mountain Park complex, 10 to 20 percent slopes, stony         |
| MdC2            | Madison-Bethlehem complex, 6 to 10 percent slopes, moderately eroded |

DRAINAGE AREA "A" 51

SILT STORAGE REQUIREMENTS

DRAINAGE AREA: 0.04 Ac. (SEE NOTE #3 SHT 2)  
REQUIRED STORAGE: 67 CY / Ac. 0.04 Ac.= 2.68 CY

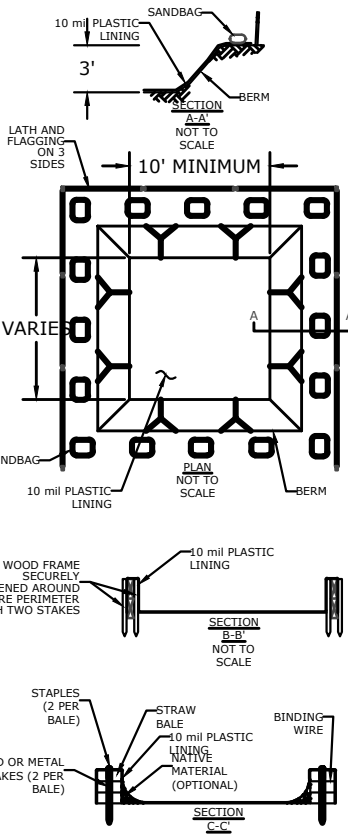
SILT STORAGE PROVIDED

AVAILABLE STORAGE (SILT FENCE): 82 LF.  
2.68 CY. / 0.14 CY/LF. SILT FENCE= 19.14 L.F. REQUIRED

SEE DETAIL FOR SILT FENCE STORAGE ON THIS SHEET

MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.

HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
  2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL

53

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING  
CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT



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Ph. (770) 755-7978

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500 PIRKLE FERRY RD., STE C  
CUMMING, GEORGIA 30040  
Ph. (678) 807-7100





Dust Control on Disturbed Areas

Du



**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 place.

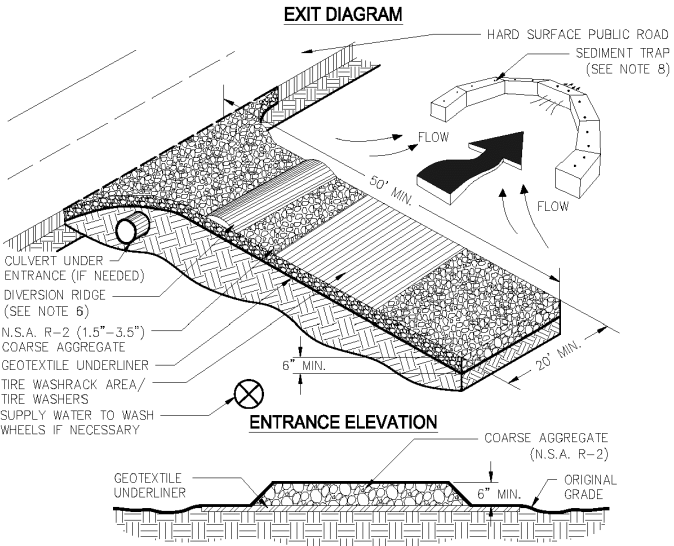
**Topsoiling.** This entails covering the surface with less erosive soil material. See specification **Tp - Topsoiling**.

**Stone.** Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization**.

**MAINTENANCE**  
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



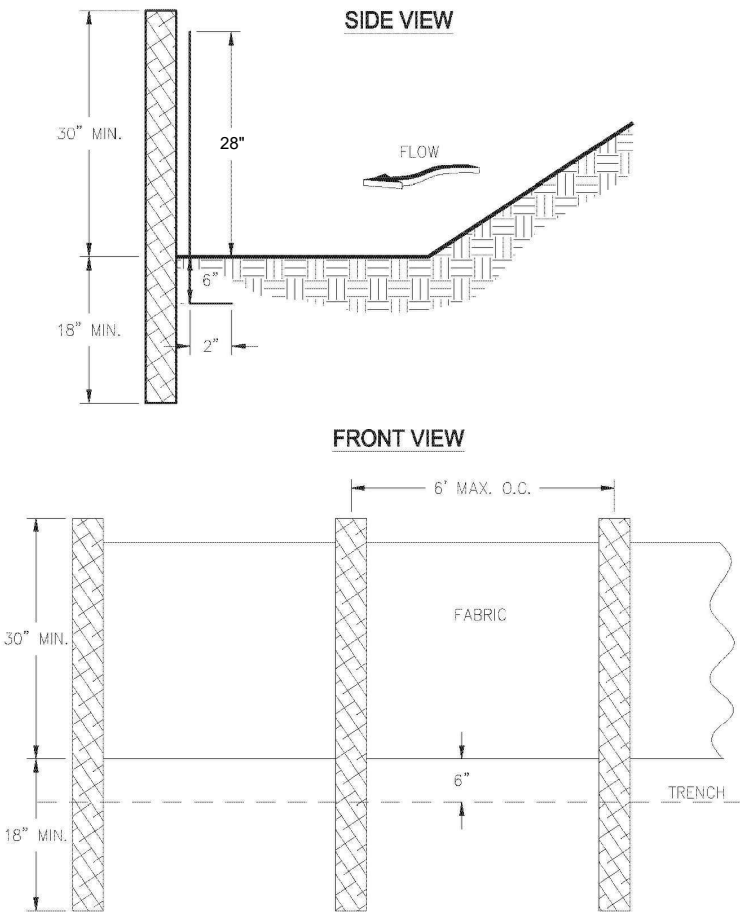
- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  4. GRAVEL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

Figure 6-14.1

Co

6-90

SILT FENCE - TYPE A and B



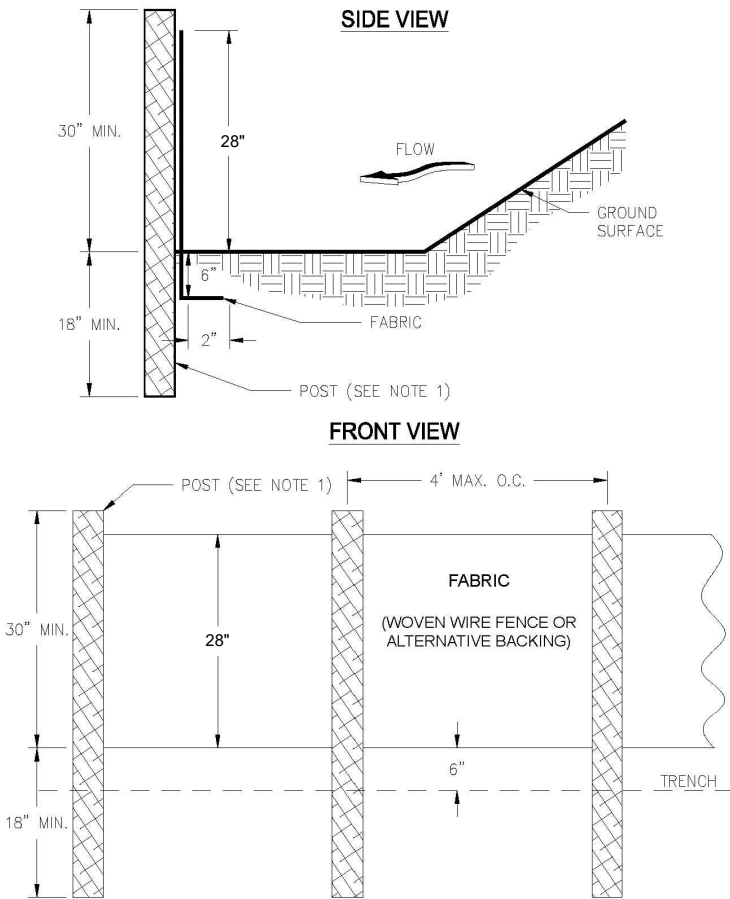
- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
  2. HEIGHT (\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.1

Sd1-NS

6-141

SILT FENCE - TYPE C



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

Figure 6-27.2

Sd1-S

6-142

53

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6

OF

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OR DIAL 811

ESPC POOL PLAN FOR:

LOT 94

DURHAM LAKES UNIT V

PHASE I & II

LOCATED IN:

CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

LAND LOTS 167 & 168, 7TH DISTRICT

1.

2.

3.

4.

5.

GEORGIA

REGISTERED

No. 030440

PROFESSIONAL

LANDSCAPE ARCHITECT

11-06-2025

GSWCC# 0000009371

CIVIL ENGINEERING

LAND PLANNING

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CURB INLET FILTER "PIGS IN BLANKET"

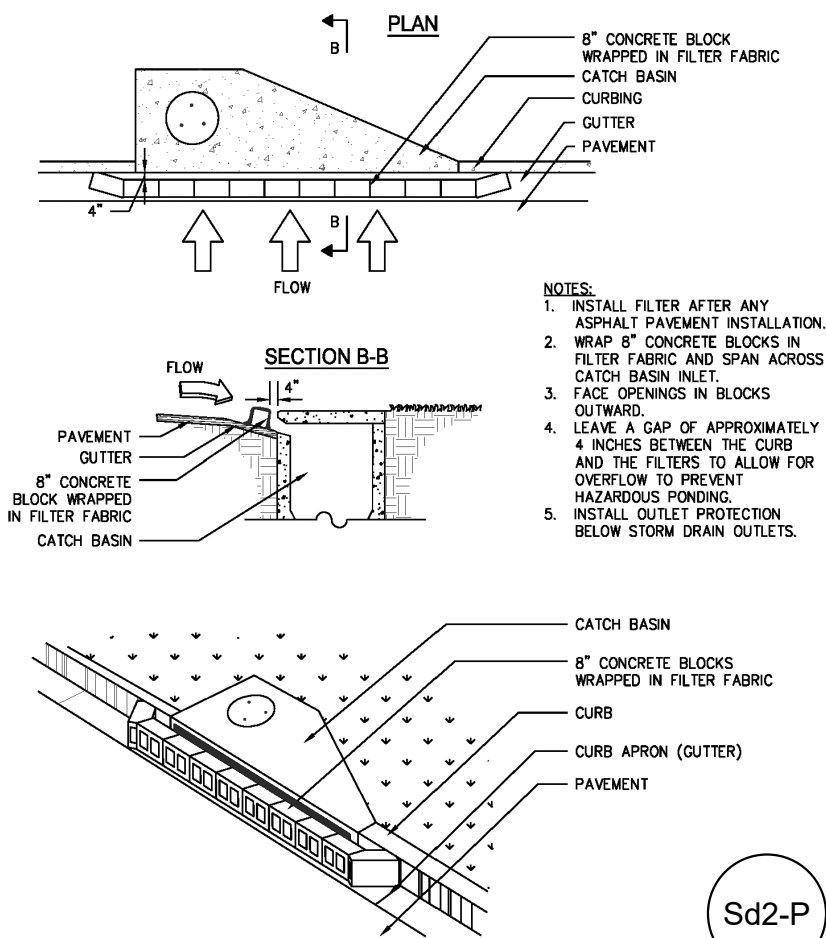


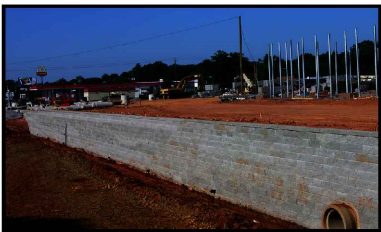
Figure 6-28.6 Curb Inlet Filter "Pigs in Blanket"

6-154

GSWCC 2016 Edition

Retaining Wall

Re



**DEFINITION**  
A wall constructed of one or more of the following: concrete masonry, reinforced concrete cribbing, treated timbers, steel pilings, gabions, stone drywall, rock riprap, etc.

**PURPOSE**  
To assist in the stabilization of cut or fill slopes where stable slopes are not attainable without the use of the wall.

**CONDITIONS**  
Use in conjunction with cut or fill slopes that, because of space limitations or unstable material, do not allow the stable slope criteria listed above, e.g. cuts into steep hillsides on small lots or cuts into hillsides behind shopping centers to provide loading space.

**DESIGN CRITERIA**  
**General**  
The design of a retaining wall is a complicated process. Many factors must be taken into account such as: stresses and forces outside and within the wall, allowable height and minimum thickness. Other considerations are: foundation design with respect to loadings, bearing values of soils and footing dimensions. Additional design factors are safety hazards, subsurface and surface drainage and appearance.

Each situation requires a *specific design* that is within the capabilities of the design professional.

Consideration should be given to all of the alternative methods with regard to construction of the

- wall. Some methods are:
1. Concrete masonry
  2. Concrete cribbing
  3. Gabions
  4. Steel piling
  5. Stone drywall
  6. Rock riprap, etc.
  7. Treated timbers
  8. Geotextile wrapped-face wall
  9. Geotextile reinforced steep slopes

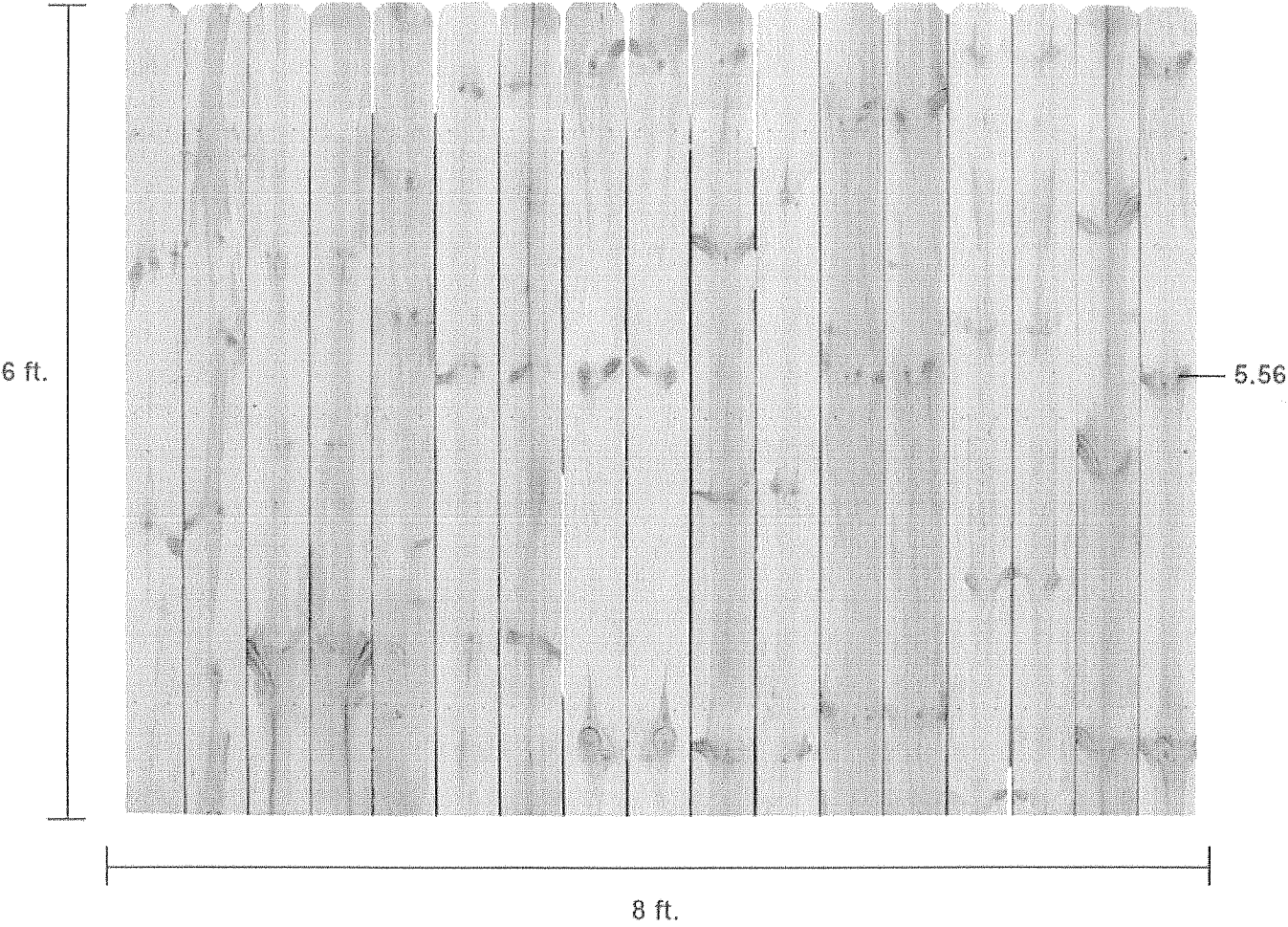
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------|--------|----------|-----------|----|--------------|----|---------------|--|---|--|----|--|---|--|---------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----|--|----|--|----|--|----|--|----|--|-------------------------------------------------------------|--|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------|-------------------|--|--|--|----------------------------|------------------------|--|----------------------------------------------------------------------------------------------------------------------------|--|--|----------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|-----------------|--|--|
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| <table><tr><td>DATE:</td><td>11-06-2025</td></tr><tr><td>SCALE:</td><td>1' = 20'</td></tr><tr><td>DRAWN BY:</td><td>RM</td></tr><tr><td>REVIEWED BY:</td><td>WR</td></tr><tr><td colspan="2">SHEET NUMBER:</td></tr><tr><td colspan="2">7</td></tr><tr><td colspan="2">OF</td></tr><tr><td colspan="2">7</td></tr><tr><td colspan="2">Know what's below.<br/>Call before you dig.<br/>UTILITIES PROTECTION CENTER<br/>1 (800) 282-7411 THROUGHOUT GEORGIA<br/>OR DIAL 811</td></tr></table> | DATE:                  | 11-06-2025                                                                                    | SCALE: | 1' = 20' | DRAWN BY: | RM | REVIEWED BY: | WR | SHEET NUMBER: |  | 7 |  | OF |  | 7 |  | Know what's below.<br>Call before you dig.<br>UTILITIES PROTECTION CENTER<br>1 (800) 282-7411 THROUGHOUT GEORGIA<br>OR DIAL 811 |  | <table><tr><td colspan="2">ESPC POOL PLAN FOR:<br/>LOT 94<br/>DURHAM LAKES UNIT V<br/>PHASE I &amp; II<br/>LOCATED IN:<br/>CITY OF FAIRBURN, FULTON COUNTY, GEORGIA<br/>LAND LOTS 167 &amp; 168, 7TH DISTRICT</td></tr><tr><td>1.</td><td></td></tr><tr><td>2.</td><td></td></tr><tr><td>3.</td><td></td></tr><tr><td>4.</td><td></td></tr><tr><td>5.</td><td></td></tr></table> | ESPC POOL PLAN FOR:<br>LOT 94<br>DURHAM LAKES UNIT V<br>PHASE I & II<br>LOCATED IN:<br>CITY OF FAIRBURN, FULTON COUNTY, GEORGIA<br>LAND LOTS 167 & 168, 7TH DISTRICT |  | 1. |  | 2. |  | 3. |  | 4. |  | 5. |  | <table><tr><td></td><td>GSWCC# 0000009371</td></tr></table> |  | GSWCC# 0000009371 | <table><tr><td>CIVIL<br/>ENGINEERING</td><td>LAND<br/>PLANNING</td><td>LAND<br/>SURVEYING</td></tr><tr><td colspan="3"></td></tr><tr><td>CONSTRUCTION<br/>MANAGEMENT</td><td colspan="2">LANDSCAPE<br/>ARCHITECT</td></tr><tr><td colspan="3">STOCKBRIDGE OFFICE<br/>235 CORP. CTR. DR., STE 200<br/>STOCKBRIDGE, GEORGIA 30281<br/>Ph. (770) 389-8666 - Fax (770) 389-8656</td></tr><tr><td colspan="2">NEWNAN OFFICE<br/>40 GREENWAY CT., STE A<br/>NEWNAN, GEORGIA 30265<br/>Ph. (770) 755-7978</td><td>CUMMING OFFICE<br/>500 PIRKLE FERRY RD., STE C<br/>CUMMING, GEORGIA 30040<br/>Ph. (678) 807-7100</td></tr><tr><td colspan="3">www.fdc-llc.com</td></tr></table> | CIVIL<br>ENGINEERING | LAND<br>PLANNING | LAND<br>SURVEYING |  |  |  | CONSTRUCTION<br>MANAGEMENT | LANDSCAPE<br>ARCHITECT |  | STOCKBRIDGE OFFICE<br>235 CORP. CTR. DR., STE 200<br>STOCKBRIDGE, GEORGIA 30281<br>Ph. (770) 389-8666 - Fax (770) 389-8656 |  |  | NEWNAN OFFICE<br>40 GREENWAY CT., STE A<br>NEWNAN, GEORGIA 30265<br>Ph. (770) 755-7978 |  | CUMMING OFFICE<br>500 PIRKLE FERRY RD., STE C<br>CUMMING, GEORGIA 30040<br>Ph. (678) 807-7100 | www.fdc-llc.com |  |  |
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| SCALE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1' = 20'               |                                                                                               |        |          |           |    |              |    |               |  |   |  |    |  |   |  |                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |  |    |  |    |  |    |  |    |  |    |  |                                                             |  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                  |                   |  |  |  |                            |                        |  |                                                                                                                            |  |  |                                                                                        |  |                                                                                               |                 |  |  |
| DRAWN BY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RM                     |                                                                                               |        |          |           |    |              |    |               |  |   |  |    |  |   |  |                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |  |    |  |    |  |    |  |    |  |    |  |                                                             |  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                  |                   |  |  |  |                            |                        |  |                                                                                                                            |  |  |                                                                                        |  |                                                                                               |                 |  |  |
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| Know what's below.<br>Call before you dig.<br>UTILITIES PROTECTION CENTER<br>1 (800) 282-7411 THROUGHOUT GEORGIA<br>OR DIAL 811                                                                                                                                                                                                                                                                                                                                                             |                        |                                                                                               |        |          |           |    |              |    |               |  |   |  |    |  |   |  |                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |  |    |  |    |  |    |  |    |  |    |  |                                                             |  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                  |                   |  |  |  |                            |                        |  |                                                                                                                            |  |  |                                                                                        |  |                                                                                               |                 |  |  |
| ESPC POOL PLAN FOR:<br>LOT 94<br>DURHAM LAKES UNIT V<br>PHASE I & II<br>LOCATED IN:<br>CITY OF FAIRBURN, FULTON COUNTY, GEORGIA<br>LAND LOTS 167 & 168, 7TH DISTRICT                                                                                                                                                                                                                                                                                                                        |                        |                                                                                               |        |          |           |    |              |    |               |  |   |  |    |  |   |  |                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |  |    |  |    |  |    |  |    |  |    |  |                                                             |  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                  |                   |  |  |  |                            |                        |  |                                                                                                                            |  |  |                                                                                        |  |                                                                                               |                 |  |  |
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| CONSTRUCTION<br>MANAGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LANDSCAPE<br>ARCHITECT |                                                                                               |        |          |           |    |              |    |               |  |   |  |    |  |   |  |                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |  |    |  |    |  |    |  |    |  |    |  |                                                             |  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                  |                   |  |  |  |                            |                        |  |                                                                                                                            |  |  |                                                                                        |  |                                                                                               |                 |  |  |
| STOCKBRIDGE OFFICE<br>235 CORP. CTR. DR., STE 200<br>STOCKBRIDGE, GEORGIA 30281<br>Ph. (770) 389-8666 - Fax (770) 389-8656                                                                                                                                                                                                                                                                                                                                                                  |                        |                                                                                               |        |          |           |    |              |    |               |  |   |  |    |  |   |  |                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |  |    |  |    |  |    |  |    |  |    |  |                                                             |  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                  |                   |  |  |  |                            |                        |  |                                                                                                                            |  |  |                                                                                        |  |                                                                                               |                 |  |  |
| NEWNAN OFFICE<br>40 GREENWAY CT., STE A<br>NEWNAN, GEORGIA 30265<br>Ph. (770) 755-7978                                                                                                                                                                                                                                                                                                                                                                                                      |                        | CUMMING OFFICE<br>500 PIRKLE FERRY RD., STE C<br>CUMMING, GEORGIA 30040<br>Ph. (678) 807-7100 |        |          |           |    |              |    |               |  |   |  |    |  |   |  |                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |  |    |  |    |  |    |  |    |  |    |  |                                                             |  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                  |                   |  |  |  |                            |                        |  |                                                                                                                            |  |  |                                                                                        |  |                                                                                               |                 |  |  |
| www.fdc-llc.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                                                                                               |        |          |           |    |              |    |               |  |   |  |    |  |   |  |                                                                                                                                 |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                      |  |    |  |    |  |    |  |    |  |    |  |                                                             |  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                  |                   |  |  |  |                            |                        |  |                                                                                                                            |  |  |                                                                                        |  |                                                                                               |                 |  |  |





Measurements shown are actual panel height, actual panel width and actual picket width

## Self-Closing Hinges:

### D<sup>®</sup> SUREClose<sup>®</sup>

Hydraulic gate closer & hinge, in one small powerful package

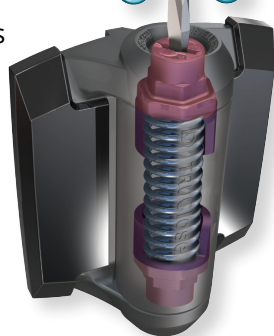
- Self closes gates weighing up to 260 lbs.
- High strength aluminum with stainless steel components
- ADA compliant
- Tamper resistant
- Adjustable closing speed
- Quiet closing, prevent gate slam
- Maintenance free, no messy grease



### D<sup>®</sup> TRUClose<sup>®</sup>

Adjustable, heavy duty self-closing hinges, ideal for high traffic areas

- D&D patented tension adjustment
- Adjust tension from either end
- Meets international pool barrier codes
- Super strong engineering polymers and stainless steel components
- Easy installation
- Self-closing gates up to 154 lbs (70kg)
- Decorative trim covers



# Latches & Hinges

## are Critical to Pool Safety Gates

4-sided isolation fencing around the pool is vital

Latch release mounted 54" from the bottom of gate (offers child resistance for children under five)

Hinges are self-closing and tension adjustable to ensure proper gate closing and latching

Gates should open outwards, away from pool or hazard

Gate latches must be self-latching and lockable

No objects are left near fence or gate that could be climbed on

The most reliable hinges and latches will never rust

Check with your local building department for local requirements

## D<sup>®</sup> D&D Technologies

World's most trusted gate hardware

7731 Woodwind Drive  
Huntington Beach, CA 92647

P: (800) 716-0888 F: (714) 677-1299

E: info@ddtechusa.com www.ddtechglobal.com



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MKT-003-0616

## The Blueprint for Class "C" Pool Gate Safety



Hotels • Motels • Apartments • Condominiums  
Home Owner Associations • Multi-Family Units  
Water Parks • Colleges & Universities

Take safety steps.  
Follow best practices.  
Reduce liability.

*Presented in the interest of public safety*



## D&D Technologies

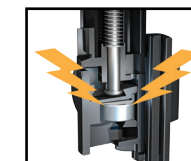
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## #1 Pool Safety Gate Latch

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- Patented, reliable, magnetic, self-latching technology
- Superior performance in all weather conditions
- ADA compliant
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- Visible locked/unlocked indicator
- Quick and easy to install



Industry Leading  
Magnetic Technology



### D<sup>®</sup> MAGNALatch<sup>®</sup> ALERT

The **NEW** ALERT comes with the same safety features as MagnaLatch<sup>®</sup> Series 3.

- **NEW Visual Unlatched Alarm**
- **NEW Audible Unlatched Alarm**
- Easy to install - requires no wiring or special tools
- Single alert beep each time gate is entered/exited
- Alarms notify if gate is open or not securely latched
- Full alarm mode if gate left open for 15 seconds
- Long-life lithium battery included







Over 3,000 people in the United States drown unintentionally every year. Of those receiving emergency care, 40% require hospitalization. In fact, drowning is the leading cause of accidental death among small children (1 to 4 years of age) and the second leading cause of death (after motor vehicle accidents) among children 1 to 14 years old.

Unfortunately, inadequate safety measures play a part in too many drowning and near-drowning cases every year. In the cases of drowning at public pools, typical hazards include inadequate supervision, failure to use proper procedures to save a drowning victim and a lack of the safety equipment required to save a drowning victim and access gates that do not meet code or are not functioning properly.

The Facts:

- 52% of public pool drownings take place when no lifeguard is present.
- 22% of all drownings were the result of environmental problems such as water clarity, sun glare and water depth.
- Over 50% of drownings occur in water less than 5 feet in depth.

All public and municipal pools need to comply with the minimum standards American National Standards Institute’s Minimum Standards for Public Swimming Pools. The best-run facilities – those with the lowest rate of incident – also typically implement a comprehensive aquatic risk-management program that includes proactive standards, policies and procedures.

Protect Your Guests & Reduce Your Risk With Safer Pool Practices.

These recommendations provides best practice safety guidelines for aquatic facilities, following recommendations based on the Safer 3 Water Safety Foundation’s model for reducing drowning incidents. The goal of the program is to aid in creating a safer experience for patrons at class “C” aquatic facilities including hotels, motels, apartments, condominiums, homeowner associations, water parks, colleges and universities, and multi-family dwellings.

These recommendations are intended to help:

- Reduce drowning risks
- Reduce liability with water-related incidents
- Reduce costs to facilities



Safer Pools Save Lives.



NOTE: The information provided in this brochure is supplied and expressed by D&D Technologies (USA) Inc. in the interest of public safety. No safety measures can substitute for adult supervision.

For more detailed recommendations, see the U.S. Consumer Product Safety Commission website at [www.cpsc.gov](http://www.cpsc.gov) or call the CPSC at (800) 638-2772 or visit [www.poolssafety.gov](http://www.poolssafety.gov).

Safer Pool Practices: Aquatic Facility Checklist:

Safer Water: Barriers

- All access points are secured to prevent unauthorized persons or unsupervised children from accessing water or pool area.
- The pool shall be surrounded by a perimeter fence at least 48” tall.
- Gates shall open outward, away from the pool, and shall be self-closing, self-latching and accommodate a locking mechanism.
- If a building serves as one side of the perimeter, fence, doors and windows shall be equipped with an alarm.

Safer Water: Clarity

- Water clarity shall be maintained at all times.
- Circulation, filtration and disinfection shall be maintained at all times.
- Sufficient illumination shall be provided to allow visibility of all portions of the pool, including the bottom.

Safer Water: Safety Signage

- Selection of No Lifeguard or Lifeguard on Duty sign system (Clarion Safety Systems comprehension-tested signs).
- Selection of outdoor or indoor materials.
- Recreational Water Illness (RWI) signs
- State required signs
- Spanish and bilingual signs, as applicable
- Safety cones and toppers
- Custom signs to meet your requirements

Safer Response: Communication

- An emergency telephone shall be appropriately marked and clearly identified in the pool area.
- Directions for calling 911 shall be provided, including the name and address of the location.
- An emergency alarm system in the pool area.
- Safety signage available for identifying location of emergency communication and rescue equipment.

Safer Response: Rescue Equipment

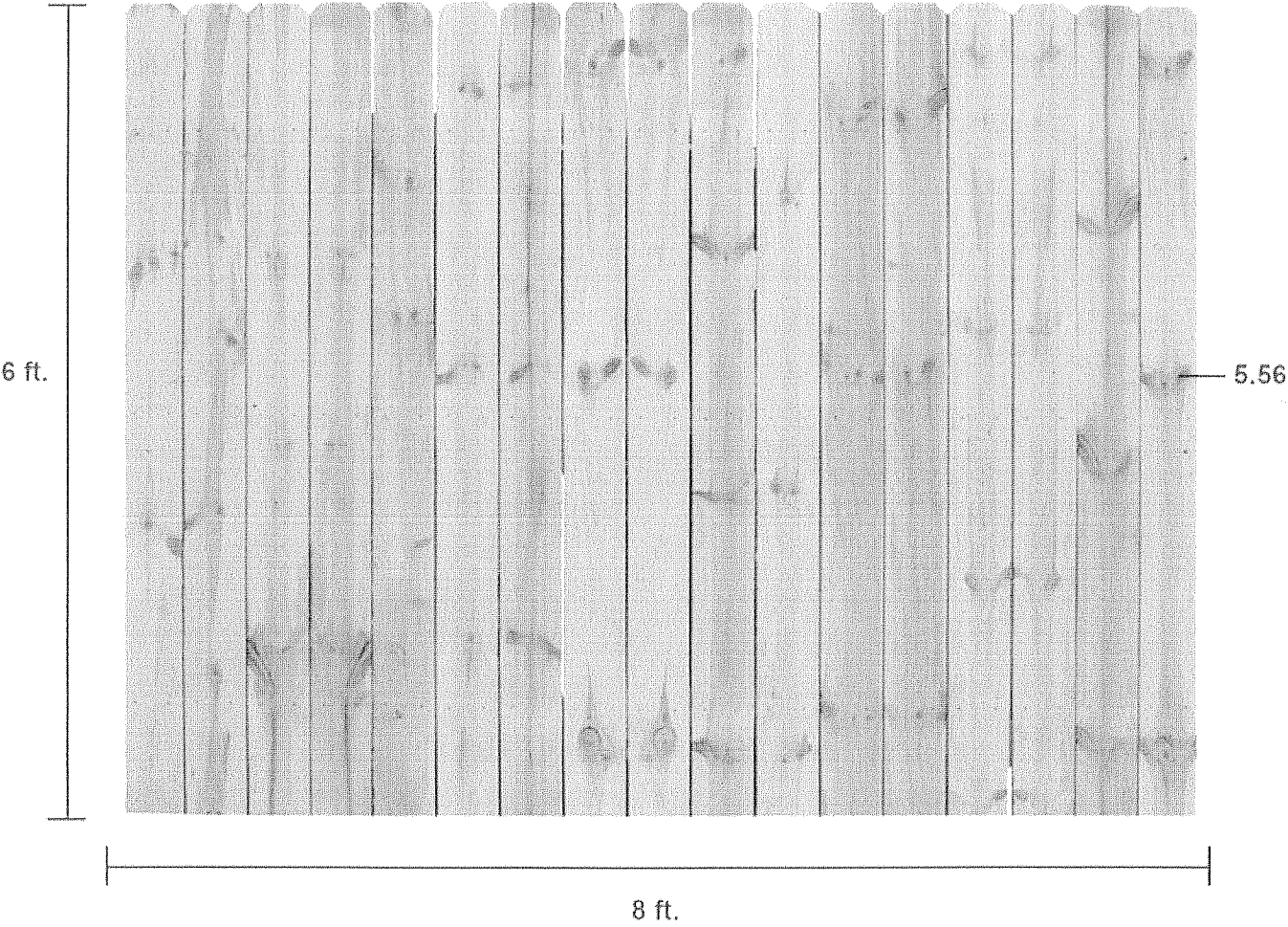
- A minimum 12’ - 16’ extension pole with body hook (shepherd’s crook) shall be clearly identified and easily accessible in the pool area.
- A US Coast Guard approved throwable device, such as a lifesaving ring, with a line the length of the pool shall be clearly identified and easily accessible in the pool area.
- A comprehensive first aid kit with resuscitation equipment shall be clearly identified and easily accessible in the pool area.
- Clarion Safety Systems has safety signage available for safety communication and emergency equipment which allow for ease of locating these devices in an emergency.

Safer Response: Emergency Response

- A CPR-certified staff person should be on location at all times the pool is in operation.
- An automated external defibrillator (AED)

Safer Patrons: Supervision & Safety

- No one is allowed to swim without another adult in attendance.
- Adults must be within arm’s reach of children under 5 years of age.
- Adults must maintain active and vigilant supervision for children under their care.
- Children under the age of 15 may not use the pool unless being supervised by a parent or guardian.
- A lifeline shall be installed 1’ to 2’ on the shallow side before the breakpoint.
- Designate a “water watcher”.
- The pool should be monitored by a lifeguard, an attendant, or a passive monitoring system.
- Adults should keep constant eye contact with their children.
- Life jackets should be provided at your facility or require patrons to provide their own.
- Proper pool safety signage for supervision and life jacket requirements should be clearly displayed.
- A depth line should be painted at the breakpoint on the bottom and sides of the pool.



Measurements shown are actual panel height, actual panel width and actual picket width



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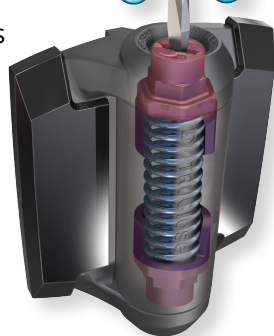
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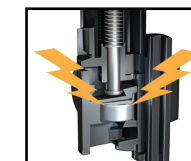
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- 52% of public pool drownings take place when no lifeguard is present.
- 22% of all drownings were the result of environmental problems such as water clarity, sun glare and water depth.
- Over 50% of drownings occur in water less than 5 feet in depth.

All public and municipal pools need to comply with the minimum standards American National Standards Institute’s Minimum Standards for Public Swimming Pools. The best-run facilities – those with the lowest rate of incident – also typically implement a comprehensive aquatic risk-management program that includes proactive standards, policies and procedures.

Protect Your Guests & Reduce Your Risk With Safer Pool Practices.

These recommendations provides best practice safety guidelines for aquatic facilities, following recommendations based on the Safer 3 Water Safety Foundation’s model for reducing drowning incidents. The goal of the program is to aid in creating a safer experience for patrons at class “C” aquatic facilities including hotels, motels, apartments, condominiums, homeowner associations, water parks, colleges and universities, and multi-family dwellings.

These recommendations are intended to help:

- Reduce drowning risks
- Reduce liability with water-related incidents
- Reduce costs to facilities



Safer Pools Save Lives.



NOTE: The information provided in this brochure is supplied and expressed by D&D Technologies (USA) Inc. in the interest of public safety. No safety measures can substitute for adult supervision.

For more detailed recommendations, see the U.S. Consumer Product Safety Commission website at [www.cpsc.gov](http://www.cpsc.gov) or call the CPSC at (800) 638-2772 or visit [www.poolssafety.gov](http://www.poolssafety.gov).

Safer Pool Practices: Aquatic Facility Checklist:

Safer Water: Barriers

- All access points are secured to prevent unauthorized persons or unsupervised children from accessing water or pool area.
- The pool shall be surrounded by a perimeter fence at least 48” tall.
- Gates shall open outward, away from the pool, and shall be self-closing, self-latching and accommodate a locking mechanism.
- If a building serves as one side of the perimeter, fence, doors and windows shall be equipped with an alarm.

Safer Water: Clarity

- Water clarity shall be maintained at all times.
- Circulation, filtration and disinfection shall be maintained at all times.
- Sufficient illumination shall be provided to allow visibility of all portions of the pool, including the bottom.

Safer Water: Safety Signage

- Selection of No Lifeguard or Lifeguard on Duty sign system (Clarion Safety Systems comprehension-tested signs).
- Selection of outdoor or indoor materials.
- Recreational Water Illness (RWI) signs
- State required signs
- Spanish and bilingual signs, as applicable
- Safety cones and toppers
- Custom signs to meet your requirements

Safer Response: Communication

- An emergency telephone shall be appropriately marked and clearly identified in the pool area.
- Directions for calling 911 shall be provided, including the name and address of the location.
- An emergency alarm system in the pool area.
- Safety signage available for identifying location of emergency communication and rescue equipment.

Safer Response: Rescue Equipment

- A minimum 12’ - 16’ extension pole with body hook (shepherd’s crook) shall be clearly identified and easily accessible in the pool area.
- A US Coast Guard approved throwable device, such as a lifesaving ring, with a line the length of the pool shall be clearly identified and easily accessible in the pool area.
- A comprehensive first aid kit with resuscitation equipment shall be clearly identified and easily accessible in the pool area.
- Clarion Safety Systems has safety signage available for safety communication and emergency equipment which allow for ease of locating these devices in an emergency.

Safer Response: Emergency Response

- A CPR-certified staff person should be on location at all times the pool is in operation.
- An automated external defibrillator (AED)

Safer Patrons: Supervision & Safety

- No one is allowed to swim without another adult in attendance.
- Adults must be within arm’s reach of children under 5 years of age.
- Adults must maintain active and vigilant supervision for children under their care.
- Children under the age of 15 may not use the pool unless being supervised by a parent or guardian.
- A lifeline shall be installed 1’ to 2’ on the shallow side before the breakpoint.
- Designate a “water watcher”.
- The pool should be monitored by a lifeguard, an attendant, or a passive monitoring system.
- Adults should keep constant eye contact with their children.
- Life jackets should be provided at your facility or require patrons to provide their own.
- Proper pool safety signage for supervision and life jacket requirements should be clearly displayed.
- A depth line should be painted at the breakpoint on the bottom and sides of the pool.





## CITY OF FAIRBURN PLANNING AND ZONING AGENDA ITEM

**SUBJECT:** Community Meeting - Text Amendment (City Initiated)

**ITEM TYPE:** Other/Planning and Zoning

**SUBMITTED:** 04/03/2026      **WORK SESSION:** N/A      **COUNCIL MEETING:** 06/08/2026

**DEPARTMENT:** Planning & Zoning

**BUDGET IMPACT:** N/A

**PUBLIC HEARING:** No

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### **PURPOSE:**

For the Planning and Zoning Commission to review the proposed text amendment to Chapter 80 (Zoning) to establish a requirement for one (1) applicant-led community meeting prior to placement on the Planning Commission public meeting agenda for specified applications.

### **HISTORY:**

N/A

### **FACTS AND ISSUES:**

The proposed amendment requires applicants to conduct one community meeting prior to Planning Commission placement for specified development applications. Notice must be provided at least fifteen calendar days in advance through both a posted sign on the subject property and mailed notice to all property owners within 1,000 feet. The applicant is responsible for organizing and conducting the meeting, which shall be informational in nature.

### **FUNDING SOURCE:**

### **RECOMMENDED ACTION:**

Staff recommends approval of the proposed text amendment to Chapter 80 (Zoning) to establish a requirement for one (1) applicant-led community meeting.

### **ATTACHMENTS:**

1. Community Meeting Text Amendment\_Staff Report\_



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

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**To:** Planning and Zoning Commission

**From:** Denise Brookins, Planning and Zoning Director

**Date:** April 7, 2026

**Agenda Item:** City of Fairburn (Initiated Text Amendment)

**Purpose:**

For the Planning and Zoning Commission to review and make a recommendation to the Mayor and Council regarding a proposed text amendment to Chapter 80 (Zoning) to establish a requirement for one (1) applicant-led community meeting prior to placement on the Planning Commission public meeting agenda for specified applications.

**Community Meeting Requirement**

The amendment introduces a new section requiring one (1) community meeting prior to placement of certain applications on the Planning Commission public meeting agenda.

The community meeting would apply to:

- Comprehensive land use plan amendments);
- Rezoning;
- Special use permits;
- Concurrent variances filed with a rezoning or special use permit.

Key requirements include:

- The meeting must occur prior to hearing scheduling;
- Posted sign and mailed notice at least 15 calendar days prior to the meeting;
- Mailed notice to property owners within 1000 feet of the subject property;
- Submission of meeting summary, proof of mailing, and sign posting verification as part of application completeness.

The meeting would be informational only and does not replace or alter the statutory public hearing required under state law. The addition of a single required community meeting formalizes early engagement without altering the framework of the public hearing process.

The required public hearing before the Mayor and Council would remain the only forum for decision-making.



**Consistency with the Comprehensive Plan:**

The proposed amendment supports Comprehensive Plan objectives related to:

- Transparent and predictable development review;
- Citizen engagement in land use decisions;
- Maintenance of procedural integrity in zoning actions.

The amendment does not alter land use classifications, density allowances, or development intensity.

**Staff Recommendation:**

Staff recommends approval of the proposed text amendment to Chapter 80 to:

1. Establish a single required community meeting prior to Planning Commission public meeting placement for comprehensive land use plan amendments, rezonings, special use permits, and concurrent variances.

## **SECTION 1.**

Chapter 80 (Zoning) is hereby amended by adding a new section to Article VIII (Community Meeting) to read as follows:

### **(a) Applicability.**

1. A community meeting shall be required prior to the first public meeting before the Planning and Zoning Commission for the following applications:
  - Comprehensive Plan Amendment
  - Rezoning (Zoning Map Amendment);
  - Special Use Permit.
2. Concurrent Variance
3. No application subject to this section shall be scheduled for a public hearing until the requirements of this section have been satisfied.

### **(b) Timing.**

1. The community meeting shall be held after submission of a complete application and prior to the Planning and Zoning Commission public meeting.
2. The community meeting shall occur at least fifteen (15) calendar days prior to the Planning and Zoning Commission public meeting.
3. Notice of the community meeting shall be provided to surrounding property owners at least fifteen (15) calendar days prior to the community meeting date, as required in section (e).

### **(c) Responsibility.**

The applicant shall be responsible for:

1. Organizing and conducting the community meeting;
2. Securing a meeting location within the City limits or within reasonable proximity to the subject property;
3. Providing required notice;
4. Preparing and submitting documentation required by this section.
5. Failure to comply with this section shall result in the application being deemed incomplete and shall delay scheduling of any public hearing.

### **(d) Notice Requirements.**

The applicant shall provide notice of the community meeting as follows:

1. Posted Sign.
  - a. A sign shall be posted on the subject property no later than fifteen (15) calendar days prior to the meeting date.
    - The sign shall include:
      - Date, time, and location of the meeting;
      - Nature of the application;
      - Identification of the subject property.
    - The sign shall remain posted through the date of the meeting.



2. Mailed Notice.

- a. Notice shall be sent by regular mail to all property owners within 1000 feet of the boundaries of the subject property as shown on the City's Geographic Information System (GIS) tax records.
- b. Notices shall be postmarked not less than fifteen (15) calendar days prior to the meeting.
- c. Proof of mailing shall constitute compliance with this requirement, regardless of delivery status.
- d. The notice shall include:
  - Date, time, and location of the meeting;
  - Description of the proposed request;
  - Location of the subject property;
  - Applicant contact information;
  - The City logo is not allowed in the community meeting notice.

**(f) Conduct of Meeting.**

1. The meeting shall be informational in nature and shall not constitute a public hearing.
2. The applicant shall present a summary of the proposed development or request.
3. A minimum of thirty (30) minutes shall be allocated for questions and comments from attendees.
4. Meetings are not permitted on the first Tuesday of the month or the first, second, or fourth Monday of the month.

**(g) Documentation Required.**

1. Prior to scheduling the community meeting, the applicant shall submit:
  - Confirmation of the sign posting;
  - A copy of the mailed notice;
  - A mailing list of recipients;
  - Proof of mailing.
2. A written summary of the meeting, including:
  - Date and location of meeting;
  - Sign in sheet
  - Approximate number of attendees;
  - Summary of questions and concerns raised;
  - Description of how the applicant addressed concerns or will address them in the proposal.

**(h) Effect of Noncompliance.**

Failure to conduct the required community meeting or provide proper notice shall render the application incomplete.

**SECTION 2. Severability.**

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions.

**SECTION 3. Effective Date.**

This ordinance shall become effective upon adoption.