City of Fairburn
Planning and Zoning
Agenda

August 4, 2026

7:00 PM

Michelle James, Chairperson

Elizabeth Echols, Commissioner
Lina Parker, Commissioner
LaVone Deavers, Commissioner

Jason Jones, Commissioner
Tony Smith, Commissioner

Mrs. Valerie Ross — City Attorney
Ms. Denise Brookins — Planning & Zoning Director
Mr. Chancellor Felton — City Planner

I. Meeting Called to Order:

II. Determination of a Quorum:

III. Pledge of Allegiance:

IV. Approval of the Meeting Agenda:

V. Approval of the Minutes:

VI. Public Comments:

VII. Old Business:

1. NexMetro Rezoning and Variance (Table Request):

VIII. Public Hearings:

IX. New Business:

2. Vickers Point - Phase 2:
3. Elevations: KL Properties LLC (25 Smith Street):
4. Preliminary Plat: Alpha Industrial Oakley Industrial:
5. Concept Plan: Alpha Industrial Oakley Industrial:
6. 5575 Milam Road Child, Day Care Center - Use Permit:
7. 115 Senoia Road (Nehemiah) – Rezoning and concurrent variances:
8. RaceTrac Concept Plan:

X. Adjournment:

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: NexMetro Rezoning and Variance (Table Request)

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/30/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** Sept 14, 2026 (tentative)

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to consider a request to table the NextMetro review.

HISTORY:
At the May 5, 2026, the Planning and Zoning Commission meeting, the Commission voted to table the NexMetro Rezoning and Variance application until the July 2026 meeting to allow additional time to update the Traffic Study.

FACTS AND ISSUES:
On June 29, 2026, the applicant submitted the Milam Road Traffic Impact Study (TIS) Update & Response to Comments. Staff has completed its review of the updated Traffic Impact Study and coordinated with the City's reviewing departments regarding the transportation analysis and recommended roadway improvements.

While the updated Traffic Impact Study addresses the transportation-related comments, the revised Concept Plan does not incorporate the modifications necessary to address outstanding staff and agency comments. As a result, staff is unable to complete its review of the proposed development based on the current submittal.

FUNDING SOURCE:

RECOMMENDED ACTION:

1. Staff recommends the Planning and Zoning Commission table the NexMetro Rezoning and Variance application until the September 2026 Planning and Zoning Commission meeting to allow the applicant sufficient time to revise the Concept Plan, address outstanding staff and agency comments, and submit updated plans for final staff review and consideration.

ATTACHMENTS:

1. 2nd Review_Concept Plan

LAND USE SUMMARY

EXISTING ZONING: AG & O&I
PROPOSED ZONING: PD
TOTAL SITE AREA: 21.89 AC
DENSITY: 8.0 DUA

TOTAL UNITS: 175

1 BEDROOM UNITS: 62
2 BEDROOM UNITS: 67
3 BEDROOM UNITS: 46

USES PROVIDED - 3 PER PD ZONING DISTRICT (Sec. 80-87(a))

RESIDENTIAL COTTAGE COURT
CONSERVATION USE (STREAM-SIDE PARK & TRAIL)
INSTITUTIONAL USE (CITY PARK)

SETBACKS

FRONT: 30'
SIDE: 10'
REAR: 10'
DISTANCE BETWEEN BUILDINGS: 10'

PARKING CALCULATION

2 PARKING SPACES REQUIRED PER UNIT
175 UNITS PROVIDED
175 x 2 = 350 PARKING SPACES REQUIRED
375 SPACES PROVIDED

IMPERVIOUS SURFACE CALCULATION

TOTAL IMPERVIOUS SURFACE: 9.53 AC (415,126.80 SF)
9.53 AC / 21.89 TOTAL AC = 44%

COMMON OUTDOOR AREA CALCULATION

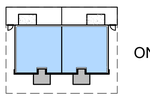
COMMON OUTDOOR AREA REQUIREMENT:

- TWENTY-FIVE (25) PERCENT OF THE TOTAL SITE AREA SHALL BE COMMON OUTDOOR AREA.
- COMMON OUTDOOR AREA CONSISTING OF NOT LESS THAN 550 SQUARE FT. PER UNIT SHALL BE PROVIDED FOR RECREATION IN ALL DEVELOPMENTS OF 15 OR MORE ACRES.
- 25% of 21.89 TOTAL ACRES = **5.47 ACRES REQUIRED**
- 550 SQUARE FT. x 175 UNITS = **2.20 ACRES REQUIRED**

COMMON OUTDOOR AREA PROVIDED: **6.5 ACRES TOTAL**

NOTES

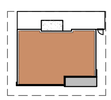
1. PLAYGROUND, ROAD, PARKING, TRAIL, AND STREAM-SIDE CONSERVATION AREA WILL BE DONATED TO THE CITY OF FAIRBURN.
2. TOTAL AMOUNT OF LAND TO BE DONATED TO THE CITY OF FAIRBURN IS ±3.1 ACRES.



ONE BEDROOM



TWO BEDROOM



THREE BEDROOM

















DATE: JUNE, 3 2026

Avilla Cottage Courtyard Community Fairburn, Ga

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Vickers Point - Phase 2

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/30/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/10/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
The Planning and Zoning Commission is considering the final plat for Phase 2 of the Vickers Road residential development.

HISTORY:
N/A

FACTS AND ISSUES:
The item before the Planning and Zoning Commission is the consideration of a final plat for Phase 2 of the Vickers Road residential development. The subject property was approved by the City Council on January 24, 2022, for conditional rezoning from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse), along with a concurrent variance permitting up to 50 single-family detached lots and 112 townhouse units.

The current plat proposes development of the single-family residential portion of the project. Open space is distributed throughout the development and includes an amenity package consisting of a passive recreational park, walking trail, benches, playground, and dog park. All relevant departments have reviewed the request and have no outstanding comments.

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends approval of the final plat for the Vickers Road residential development.

ATTACHMENTS:

1. Vickers Road _Staff Report_Phase 2_PZC
2. Plat

CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION
STAFF REPORT

To:	Planning and Zoning Commission
From:	Denise Brookins
Agenda Item:	Vickers Road Residential Development – Final Plat Review/Phase 2
Property Location:	Vickers Road / SR 138 (Beverly Engram Parkway), City of Fairburn, Georgia; approximately 26.438 acres as reflected on the plat

Agent/Applicant/Petitioner Information

Applicant: DCCM
Property Owner: Hybrass Properties LLC

Request Summary
The item before the Planning and Zoning Commission is the consideration of a final plat for Phase 2 of the Vickers Road residential development. The subject property was approved by the City Council on January 24, 2022, for conditional rezoning from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse), along with a concurrent variance permitting up to 50 single-family detached lots and 112 townhouse units.

Discussion

Staff has reviewed the submitted final plat for consistency with the regulations and conditions established under the January 24, 2022 conditional rezoning and concurrent variance approved by City Council.

For the single-family detached units, the approved setbacks are as follows: 20 feet (front), 5 feet (side), 10 feet (side separation), and 10 feet (rear). For the townhouse units, the approved setbacks are 20 feet (front), 0 feet (side), 18 feet (rear), and 25 feet (building separation).

The current plat proposes development of the single-family residential portion of the project. Open space is distributed throughout the development and includes an amenity package consisting of a passive recreational park, walking trail, benches, playground, and dog park. All relevant departments have reviewed the request and have no outstanding comments.

Relevant Regulations
Relevant regulations for this item include Chapter 80 of the City of Fairburn Code, which establishes zoning districts, development standards, administrative authority, and enforcement provisions. Chapter 80 further stipulates that prior zoning approvals and associated conditions remain binding unless formally amended, and assigns the Director of Planning responsibility for reviewing development and construction plans for compliance with the zoning ordinance. This final plat is also governed by the specific conditions imposed by City Council in the January 24, 2022 approval of Rezoning Case No. 2021-178 and Concurrent Variance No. 2021-178.

Staff Recommendation:

Staff recommends approval of the final plat for the Vickers Road residential development.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ENGINEERING CONTACT:

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com
JEREMY FRYDRYCH, P.E.
770.718.0600

SURVEY CONTACT:

DCCM Infrastructure, Inc.
1240 Highway 54 West Ste 707, Fayetteville, Ga 30214
770.718.0600 | DCCM.com
BRANDON C. REGISTER, PLS
678.450.5404

FINAL SUBDIVISION PLAT FOR VICKERS POINT PHASE 2 LOCATED IN LAND LOT 74, 9th DISTRICT CITY OF FAIRBURN FULTON COUNTY, GEORGIA

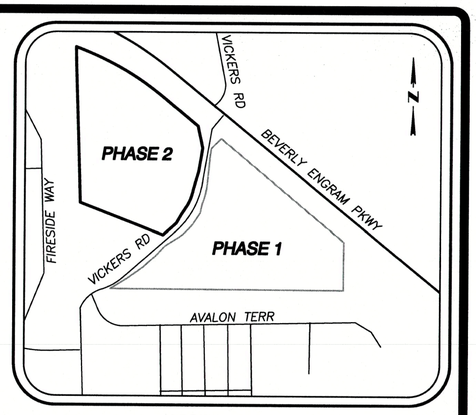
DEVELOPMENT BY: DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS LLC

OWNER & DEVELOPER:

DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS LLC
780 JOHNSON FERRY ROAD
ATLANTA, GEORGIA 30342
CONTACT: JON BEEN
jon.been@directresidentialhomes.com

24 HOUR CONTACT:

JARED BRODE
LAND DEVELOPMENT MANAGER
DIRECT RESIDENTIAL COMMUNITIES
706.892.6633



VICINITY MAP
SCALE: 1"=600'

OWNER'S CERTIFICATE

State of Georgia

County of Fulton

The owner of the land shown on this plat acknowledges that this plat was made from an actual survey, and for value received, the sufficiency of which is hereby acknowledged, does hereby convey in fee simple to the City of Fairburn, Georgia, and further dedicates to the use of the public forever all streets and rights-of-way, pedestrian walks, watercourses, drains, easements, greenbelts and public places shown hereon, except those easements designated on this plat as other utility company easements, and except those streets specifically designated on this plat as private streets.

In consideration of the approval of this final plat and other valuable considerations, the owners do hereby agree to hold the City of Fairburn, Georgia, harmless for the period specified in section 77-158(1) from any and all monetary liabilities which may arise from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, to include but not limited to, the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges within the proposed right-of-way shown, resulting from any and all causes other than by an act of the City of Fairburn, Georgia.

And further, the owner warrants that he owns fee simple title to the property shown hereon and agrees that the City of Fairburn shall not be liable to the undersigned or subsequent owners in title for the period specified in section 77-158(1) for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains extension, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and do hereby bind myself and the owners subsequent in title to defend the covenants and agreements set out.

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my seal this day of 16 March, 2026.

JON BEEN, OWNER/PRESIDENT — DATE 2/16/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS LLC

NOTARY PUBLIC — DATE 3/17/2026
STATE OF GEORGIA

LIAM MILANDO NOTARY EXPIRES GEORGIA 10/24/2028 PUBLIC GWINNETT COUNTY

CERTIFICATE OF DEDICATION

State of Georgia

County of Fulton

The owner of the land shown on this plat acknowledges that this plat was made from an actual survey, and for value received, the sufficiency of which is hereby acknowledged, does hereby convey in fee simple to the City of Fairburn, Georgia, and further dedicates to the use of the public forever all streets and rights-of-way, pedestrian walks, watercourses, drains, easements, greenbelts and public places shown hereon, except those easements designated on this plat as other utility company easements, and except those streets specifically designated on this plat as private streets.

In consideration of the approval of this final plat and other valuable considerations, the owners do hereby agree to hold the City of Fairburn, Georgia, harmless for the period specified in section 77-158(1) from any and all monetary liabilities which may arise from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, to include but not limited to, the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges within the proposed right-of-way shown, resulting from any and all causes other than by an act of the City of Fairburn, Georgia.

And further, the owner warrants that he owns fee simple title to the property shown hereon and agrees that the City of Fairburn shall not be liable to the undersigned or subsequent owners in title for the period specified in section 77-158(1) for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains extension, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and do hereby bind myself and the owners subsequent in title to defend the covenants and agreements set out.

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my seal this day of 16th March, 2026.

JON BEEN, OWNER/PRESIDENT — DATE 3/16/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC

NOTARY PUBLIC — DATE 3/17/2026
STATE OF GEORGIA

LIAM MILANDO NOTARY EXPIRES GEORGIA 10/24/2028 PUBLIC GWINNETT COUNTY

REFERENCE PLATS

1. ALTA/NSPS LAND TITLE SURVEY FOR DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 4/17/23, LAST REVISED 5/2/25.
2. FINAL PLAT OF FIRESIDE HEIGHTS SUBDIVISION, DATED 2/12/79, RECORDED IN PLAT BOOK 115, PG 93 IN FULTON COUNTY, GEORGIA RECORDS.

DCCM
DCCM Infrastructure, Inc.
1240 Hwy 54 W, Ste 707, Fayetteville, GA 30214
770.718.0600 | DCCM.com

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	VARIANCE, LEGEND, NOTES
SHEETS 3-5	FINAL PLAT
SHEET 6	CHARTS

FINAL PLAT APPROVAL

This final plat has been prepared in accordance with the approved concept plat, the approved preliminary plat, the approved construction plans, and the other development codes and ordinances of the city, and has been approved by the city for recording in the Office of the Clerk of the Superior Court of Fulton County.

CITY ENGINEER — DATE

CITY CLERK — DATE

MAYOR/CITY ADMINISTRATOR — DATE

COVENANTS

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED 9/29/25, IN DEED BOOK 69379, PAGE 167 WHICH HEREBY BECOME A PART OF THIS PLAT.

TAX PARCEL ID:
09F170100742283, 09F170100742358
ZONING: R-CT
G221067.DRC
3/13/26

NO.	DATE	DESCRIPTIONS

REVISIONS

MAINTENANCE GUARANTEE

The undersigned, its successors and assigns, hereby warrants and guarantees to the City of Fairburn the full and complete maintenance of a certain improvement known as _____ and more particularly shown in plat book _____, page(s) _____, of the Fulton County Records.

This warranty and guarantee is made in accordance with the City of Fairburn Land Subdivision Regulations and Development Standard Specifications. This guarantee includes not only paving but also all other appurtenant structures and amenities lying within the right-of-way of said road and in the buffer areas, including but not limited to all curbing, drainage pipes, culverts, catchbasins, drainage ditches, and pedestrian walks. Utilities owned and operated by a governmental body or public utility company shall be the responsibility of said governmental body or public utility company and not the developer.

The developer shall correct and repair or cause to be corrected and repaired all damages to said improvements resulting from any cause whatsoever. In the event the developer fails to correct any damages within 30 calendar days after written notice thereof, then said damages may be corrected by the city and all costs and charges billed to and paid by the developer; but this remedy shall not limit the city, and it shall also have any remedies available to it as approved by law.

The terms of this agreement shall be as specified in section 77-158(1). After the termination of the agreement, the city shall be responsible to the citizens of the city for the maintenance of said improvements as provided by law. No roadway and associated right-of-way shall be accepted by the city for maintenance unless it scores 90 or above on the city's asphalt pavement rating form; provided, however, that any damages that occurred prior to the end of the agreement as specified in section 77-158(1) that still are unrepaired at the termination of the stated period shall remain the responsibility of the developer. Written notice of damages must be given prior to the time of the termination of the agreement.

IN WITNESS WHEREOF, the developer has caused this Agreement to be executed by its duly authorized officers this 16 day of March, 2026.

JON BEEN, OWNER/PRESIDENT — DATE 3/16/2026
DIRECT RESIDENTIAL COMMUNITIES OF VICKERS POINT HOLDINGS, LLC

NOTARY PUBLIC — DATE 3/17/2026
STATE OF GEORGIA

LIAM MILANDO NOTARY EXPIRES GEORGIA 10/24/2028 PUBLIC GWINNETT COUNTY

GEORGIA REGISTERED No 33630 PROFESSIONAL ENGINEER JEREMY FRYDRYCH

ENGINEER CERTIFICATION

I hereby certify that this subdivision was constructed in accordance with the construction plans and specifications which were approved by the city engineer, as well as any approved revisions thereto, and that all applicable engineering requirements of the land subdivision regulations and zoning ordinance have been fulfilled, except as noted below:

JEREMY FRYDRYCH, P.E. #33630 — DATE 3-18-2026

GEORGIA REGISTERED No. 003135 LAND SURVEYOR BRANDON C. REGISTER

SURVEYOR CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type, and material are correctly shown: This plat conforms to all requirements of the Georgia Plat Act.

BRANDON C. REGISTER #3135 — DATE 3-18-2026

OUR FIRM IS IN THE PROCESS OF CHANGING ITS BUSINESS NAME. THE NAME SHOWN IN THE TITLE BLOCK REFLECTS THE NEW BUSINESS NAME; HOWEVER, THE SURVEYOR / ENGINEER CERTIFICATION REMAINS ISSUED UNDER THE CURRENTLY REGISTERED BUSINESS NAME ON FILE WITH THE STATE. BOTH NAMES REFER TO THE SAME FIRM DURING THIS TRANSITION PERIOD.

SURVEYORS CERTIFICATION

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

BRANDON C. REGISTER, PLS #3135 — DATE 3-18-2026
bregister@dccm.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2026
www.rochester.dccm.com

SHEET 1 OF 7

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SITE NOTES

1. TOTAL SITE AREA: 26.438 ACRES
2. TOTAL SITE AREA PHASE 2: 12.649 ACRES
   OPEN SPACE: 3.967 ACRES
   TOTAL LOT AREA: 6.834 ACRES
   PUBLIC RIGHT-OF-WAY AREA: 1.848 ACRES
3. TOTAL NUMBER OF LOTS: 49 (SINGLE FAMILY)
4. ZONING PER VARIANCE LETTER (THIS SHEET):
   R-CT (RESIDENTIAL CONDOMINIUM TOWNHOUSE)
5. SETBACKS PER VARIANCE LETTER (THIS SHEET):
   SINGLE-FAMILY DETACHED UNITS:
   - FRONT: 20 FEET
   - SIDE: 5 FEET
   - SIDE SEPARATION: 10 FEET
   - REAR: 10 FEET

   TOWNHOUSE UNITS:
   - FRONT: 20 FEET
   - SIDE: 0 FEET
   - REAR: 18 FEET
   - SEPARATION BETWEEN BUILDINGS: 25 FEET

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January 27, 2022

Lennar Georgia, Inc.
1000 Holcomb Woods Parkway
Building 400, Suite 450
Roswell, GA 30076
Attn: Andy Chandler

Re: City Council Decision - Rezoning 2021178 and Concurrent Variance 2021178 Lennar Georgia

Dear Mr. Chandler:

On Monday, January 24, 2022, the City of Fairburn City Council made the following decision on the Lennar Georgia rezoning petition:

APPROVAL CONDITIONAL to rezone 26.665 acres from C-1 (Neighborhood Commercial) to R-CT (Residential Condominium Townhouse) to develop 50 single-family detached lots and 112 townhouse units with a concurrent variance as follows:

- Concurrent Variance 2021178: A variance from Chapter 80 Zoning, Article II Section 80-79(f) R-CT Residential Condominium Townhouse District to reduce the lot width of the townhouse (single-family attached) units from 30' to 20' with the following conditions:

A. To restrict the use of the subject property as follows:

1. Single-family Residential Detached Lots
   a. A maximum of 50 lots with a maximum density of 3.94 units per acre whichever is less
   b. The lot square footage shall be a minimum of 4,200 square feet
   c. The heated floor area shall be a minimum of 1,400 square feet

2. Single-family Residential Attached Units
   a. A maximum of 112 townhouse units with a maximum density of 8.01 per unit whichever is less
   b. The lot square footage shall be a minimum of 1,800 square feet and no building shall contain no more than eight (8) units
   c. The heated floor area shall be a minimum of 1,200 square feet

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B. To abide by the following:

1. The property shall be developed in conformity with the site plan prepared by Rochester & Associates, Inc. and attached as Exhibit B. The site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Any deviation from the site plan is subject to approval by the City Engineer or designee.

2. Property maintenance for the townhouse units shall be accomplished through a homeowner's association in which membership shall be mandatory. Such maintenance shall encompass all individual units and all common areas that are contained within the boundaries of the townhouse area. Property maintenance for the detached units shall be accomplished by the individual property owners with the exception of common areas to be maintained by a homeowner's association. Covenants will provide for self-help remedies should the individual property owners not comply with this requirement. A 2% rental cap shall be included in the detached units' by-laws and a 3% rental cap shall be included in the attached units' by-laws. Such association by-laws shall be subject to approval by the City Administrator and shall be recorded with covenants that shall be subject to approval by the City Administrator.

C. To the following site development standards:

1. Building setbacks for the single-family detached units are as follows:
   a. Front: 20 feet
   b. Side: 5 feet
   c. Side separation: 10 feet
   d. Rear: 10 feet

2. Building setbacks for the townhouse units are as follows:
   a. Front: 20 feet
   b. Side: 0 feet
   c. Rear: 18 feet
   d. Separation between buildings: 25 feet

3. Minimum lot widths are as follows:
   a. Single-family lot width shall be thirty (30) feet
   b. Townhouse lot width shall be twenty (20) feet

4. A minimum of 5.33 acres of the total area shall be reserved for open space; an amenity package shall include a passive recreational park, walking trail, benches, playground, and dog park.

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

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5. Facades of the homes and townhouses shall be constructed with a combination of two or more of the following materials: fiber-cement siding, wood shake, clapboard, brick, and/or stone. The use of vinyl or EIFS (synthetic stucco) is strictly prohibited. At least 25% of the front façades shall consist of at least 25% brick or stone.

6. Two-car garages shall be provided for each single-family detached unit and one-car garages shall be provided for each townhouse unit. Upgraded garage doors with architectural elements shall be utilized.

7. Sidewalks shall be installed on both sides of Vickers Road and internal streets within the development and shall be designed to provide inter-connectivity to the amenities area and mail kiosk. Sidewalks shall be a minimum of five-foot and shall be constructed to comply with the requirements of the Americans with Disabilities Act (ADA) standards and the City of Fairburn development standard.

8. Pedestrian-scale street lighting shall be provided along both sides of internal streets throughout the development.

9. All utilities shall be installed underground throughout the development area.

10. Acceleration and deceleration lanes shall be provided at the proposed driveway connection unless a traffic study demonstrates that the total traffic on the existing roadway is less than 2,000 vehicles per day including traffic projected as a result of the proposed development (count of existing traffic must have been made within one year of the development plan submittal date)

11. Turning lanes shall be required to meet projected traffic demand and/or safe operations, as determined by the City Engineer and/or traffic Study. When provided, turning lanes shall meet the following criteria:
    a. Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
    b. Provide taper lengths of not less than 100 feet.
    c. Longer storage and taper lengths may be required when traffic projections indicate they are justified.

12. The Developer shall construct roadway improvements (pavement, signing, striping, curb and gutter, and drainage), if required, along Vickers Road and SR 138 (Beverly Engram Pkwy), at no cost to the city.

13. The Developer shall install a canopy or understory tree in the front yard of each single-family detached unit. The front and rear yards of the single-family family detached units and townhouse units shall be sodded.

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

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14. The developer shall provide twenty (20) to twenty-five (25) off-street parking spaces within the townhouse development.

Should you have any questions or need any additional information, please contact me at (770) 964-2244 ext. 120 or tpeeks@fairburn.com.

Sincerely,

Tarika Peeks
Director of Planning and Zoning

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

SURVEY NOTES

1. THE FIELD DATA DATED 06/17/2021-06/18/2021 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,895 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,703 FEET.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10 GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
5. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. THE WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. SAID WETLANDS WERE DELINEATED BY OTHERS AND FIELD LOCATED BY ROCHESTER & ASSOCIATES, INC. THE OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLANDS SHOWN BASED ON FIELD MARKINGS AND A REPORT BY CORBLU ECOLOGY GROUP, DATED JUNE 4, 2021.
7. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.) PER F.E.M.A. INSURANCE RATE MAP OF THE CITY OF FAIRBURN, THE CITY OF UNION CITY AND FULTON COUNTY, GEORGIA. MAP NO. 13121C0454F, REVISED DATE SEPTEMBER 18, 2013.
8. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
9. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
10. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
11. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

LEGEND

AKA	–	ALSO KNOWN AS
BC	–	BACK OF CURB
BL	–	BUILDING SETBACK LINE
BWF	–	BARBED WIRE FENCE
C&G	–	CURB & GUTTER
CBX	–	CABLE BOX
CCN	–	CONCRETE NAIL
CTP	–	CRIMP TOP PIPE
CI	–	CURB INLET
CL	–	CENTERLINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
DB,PG	–	DEED BOOK, PAGE
DE	–	DRAINAGE EASEMENT
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DIR.	–	DIRECTION
DWCB	–	DOUBLE-WING CATCH BASIN
EP	–	EDGE OF PAVEMENT
EX.	–	EXISTING
FES	–	FLARED END SECTION
FH	–	FIRE HYDRANT
GDOT	–	GEORGIA DEPARTMENT OF TRANSPORTATION
HW	–	HEADWALL
HWF	–	HOG WIRE FENCE
INV	–	INVERT
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
JB	–	JUNCTION BOX
LL	–	LAND LOT
LLL	–	LAND LOT LINE
LP	–	LIGHT POLE
MH	–	MANHOLE
MON	–	MONUMENT
N/F	–	NOW OR FORMERLY
OCS	–	OUTLET CONTROL STRUCTURE
-OE-	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
PL	–	PROPERTY LINE
POB	–	POINT OF BEGINNING
PVC	–	POLYVINYLCHLORIDE PIPE
RCP	–	REINFORCED CONCRETE PIPE
R/W	–	RIGHT OF WAY
-SS-	–	SANITARY SEWER LINE
SR	–	STATE ROUTE
SSE	–	SANITARY SEWER EASEMENT
SWCB	–	SINGLE-WING CATCH BASIN
TPOB	–	TRUE POINT OF BEGINNING
-UC-	–	UNDERGROUND COMMUNICATION
WI	–	WEIR INLET
-8"DIP--	–	WATER LINE
WM	–	WATER METER
WMH	–	WATER MANHOLE
WV	–	WATER VALVE

SYMBOLOGY

- BOUNDARY EVIDENCE FOUND
- CURB INLET
- CLEAN OUT SANITARY
- CMF
- DROP INLET
- DWCB
- FIRE HYDRANT
- FLARED END SECTION
- HEADWALL
- IRRIGATION CONTROL VALVE (ICV)
- JUNCTION BOX
- LIGHT POLE
- MONUMENT
- OVERFLOW CONTROL STRUCTURE
- SWCB
- SANITARY MANHOLE
- 8"x8"x8" TEE
- WATER METER
- WATER VALVE
- WEIR INLET

GEORGIA
REGISTERED
No. 003125
LAND SURVEYOR
BRANDON C. REGISTER

DCCM Infrastructure, Inc.
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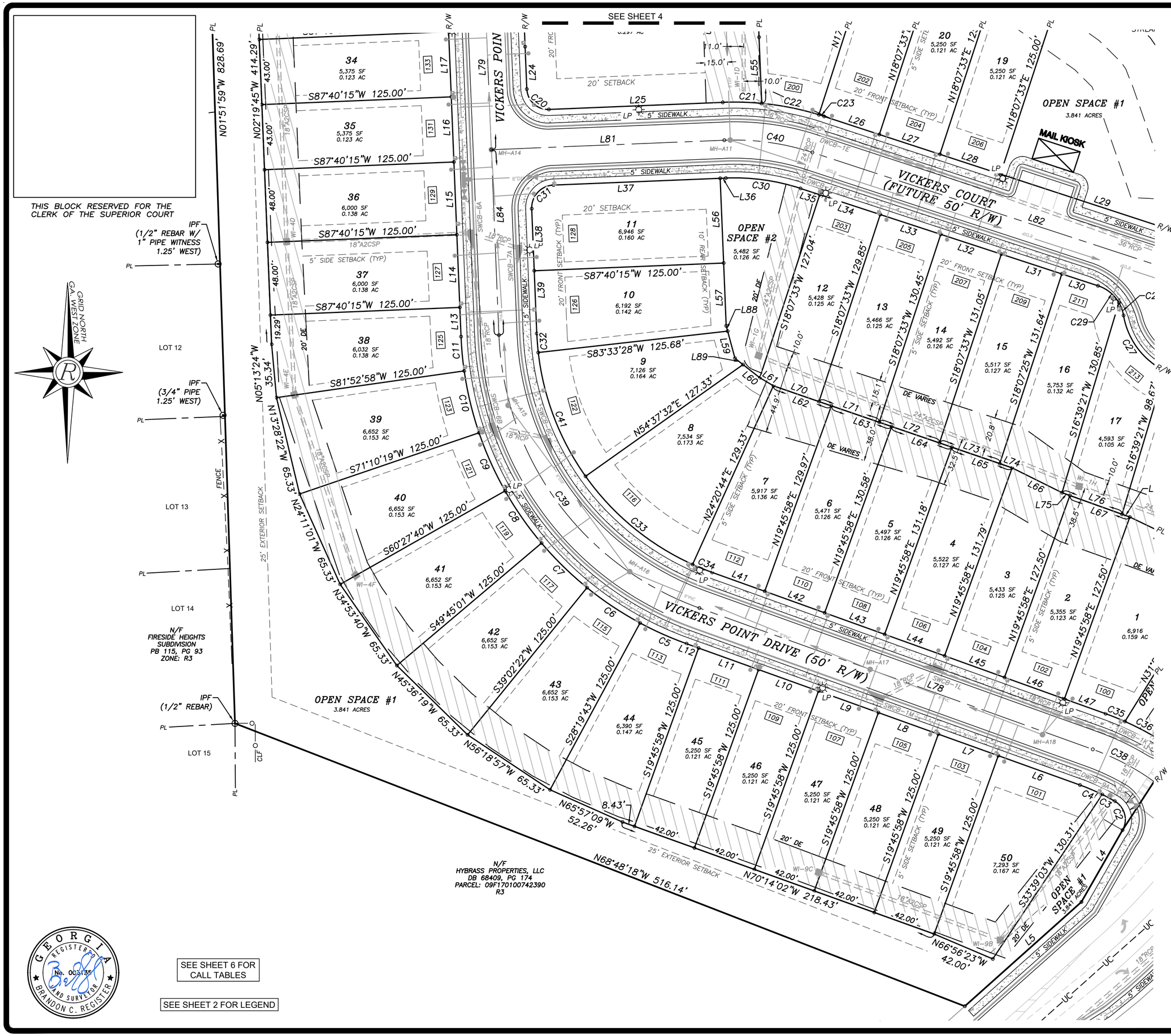
FINAL SUBDIVISION PLAT FOR
VICKERS POINT PHASE 2
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

SHEET 27 OF 27
DATE: 3/13/26
SCALE: N/A
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP



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FINAL SUBDIVISION PLAT FOR

VICKERS POINT PHASE 2

LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

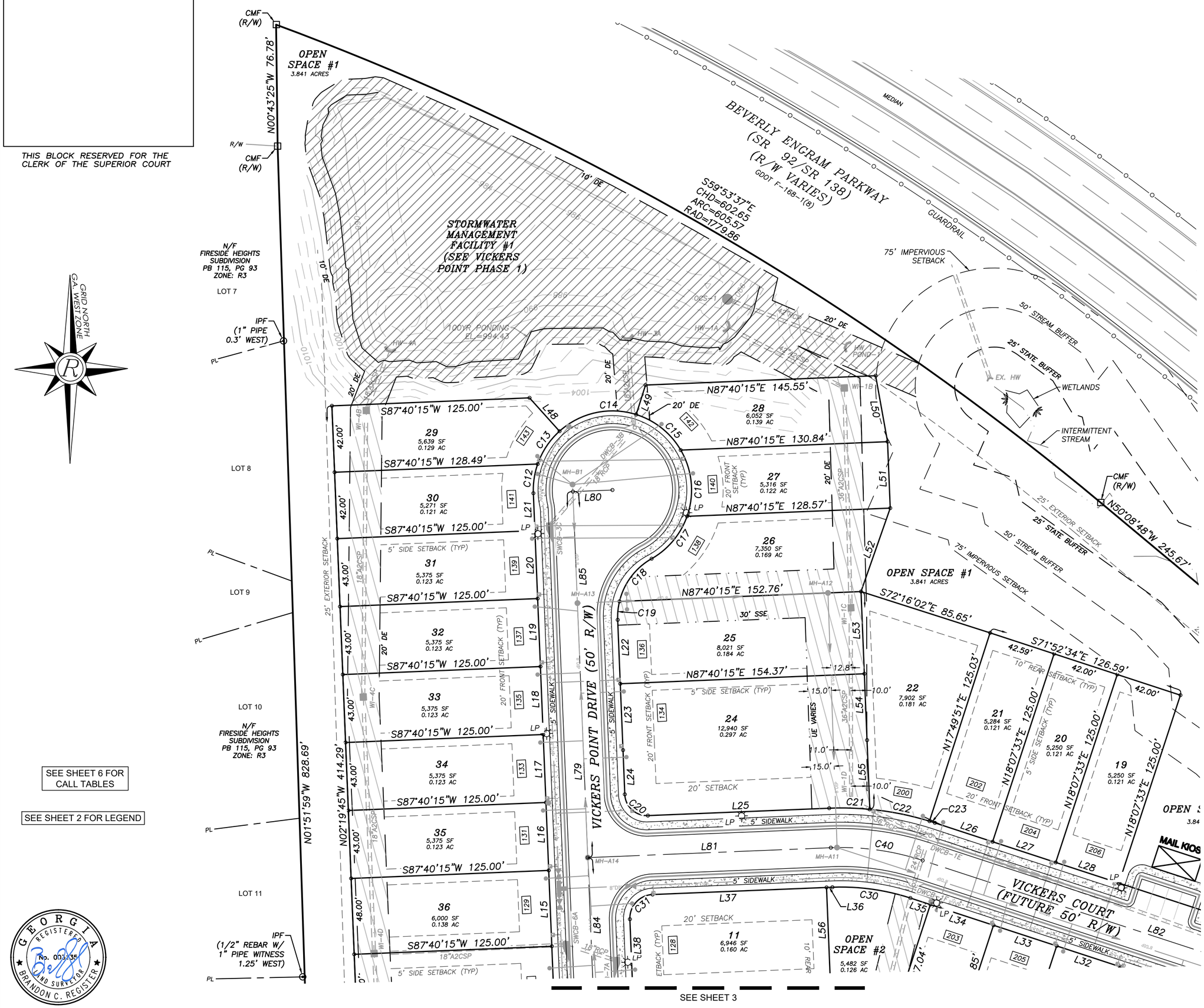
NO.	DATE	DESCRIPTION
		REVISIONS

GRAPHIC SCALE 0' 20' 40' 80'

SHEET 3 OF 7

DATE: 3/13/26
SCALE: 1"=40'
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



SEE SHEET 6 FOR CALL TABLES

SEE SHEET 2 FOR LEGEND

GEORGIA REGISTERED No. 003135 LAND SURVEYOR BRANDON C. REGISTER

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FINAL SUBDIVISION PLAT FOR

VICKERS POINT PHASE 2

LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

GRAPHIC SCALE 0' 20' 40' 80'

SHEET 4 OF 7

DATE: 3/13/26
SCALE: 1"=40'
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

SHEET 5 OF 7

DATE: 3/13/26
SCALE: 1"=40'
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

GRAPHIC SCALE 0' 20' 40' 80'

REVISIONS

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR

VICKERS POINT PHASE 2

LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

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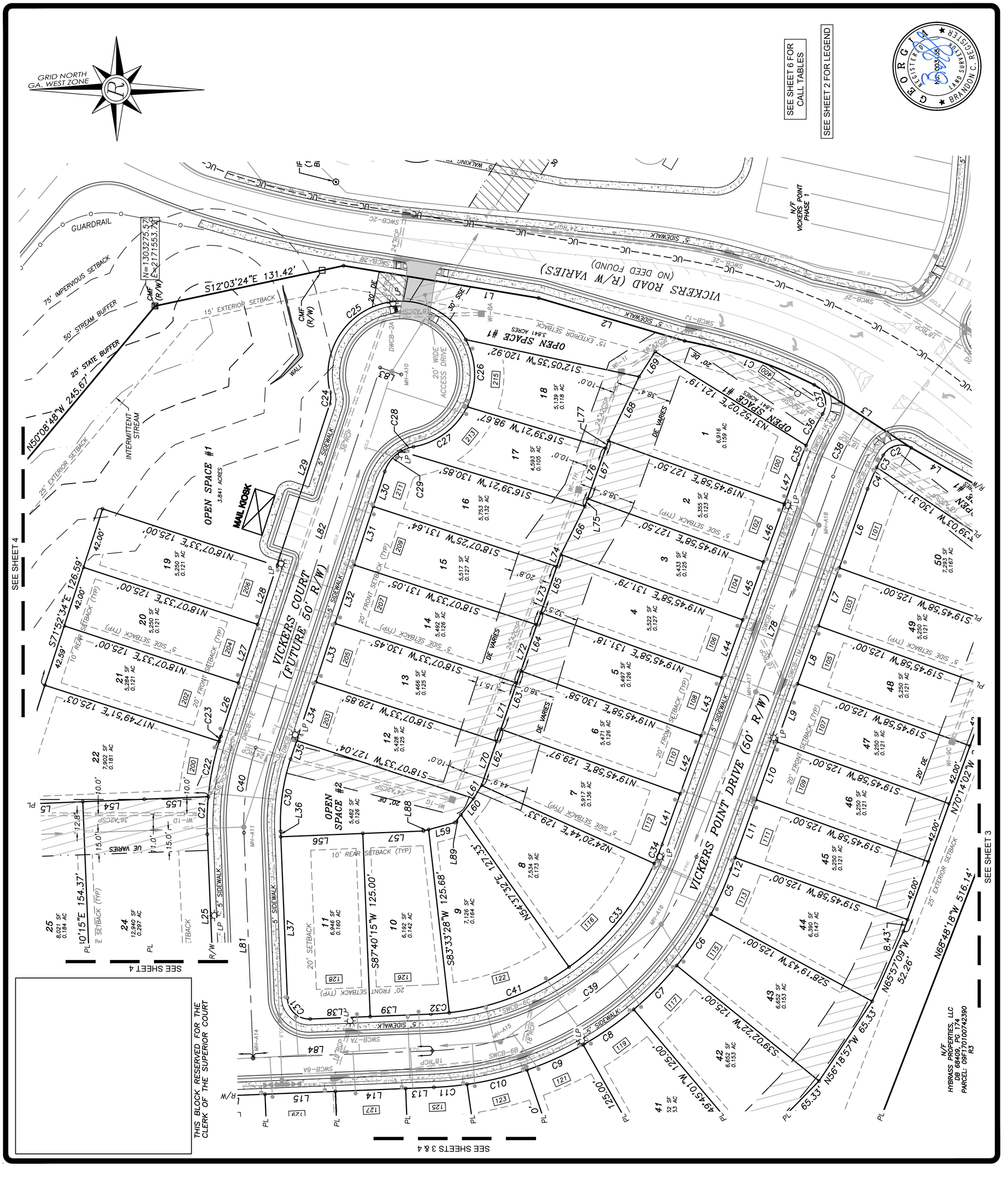

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BOUNDARY CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C1	S18°43'47"W	93.33	93.63	338.83
L1	S09°24'17"W	134.92		
L2	S16°22'12"W	103.79		
L3	S32°59'41"W	78.82		
L4	S29°45'09"W	54.65		
L5	S48°12'01"W	103.17		

RIGHT-OF-WAY & LOT CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C2	S15°03'22"E	19.73	21.90	14.00
C3	N61°46'31"W	9.33	9.34	140.00
C4	N66°57'35"W	15.99	16.00	140.00
C5	N65°57'09"W	33.59	33.62	225.00
C6	N56°18'57"W	42.00	42.06	225.00
C7	N45°36'18"W	42.00	42.06	225.00
C8	N34°53'40"W	42.00	42.06	225.00
C9	N24°11'01"W	42.00	42.06	225.00
C10	N13°28'22"W	42.00	42.06	225.00
C11	N05°13'24"W	22.72	22.73	225.00
C12	N08°26'13"E	18.68	18.79	50.00
C13	N33°36'58"E	24.89	25.16	50.00
C14	N77°45'58"E	49.60	51.90	50.00
C15	S51°24'05"E	35.99	36.82	50.00
C16	S05°25'56"E	42.06	43.41	50.00
C17	S39°52'48"W	34.92	35.67	50.00
C18	S36°55'27"W	33.75	34.71	42.50
C19	S05°36'01"W	11.73	11.76	42.50
C20	S47°19'45"E	19.80	21.99	14.00
C21	S88°26'59"E	25.71	25.73	190.00
C22	S78°45'59"E	38.43	38.50	190.00
C23	S72°25'05"E	3.61	3.61	190.00
C24	S87°58'54"E	7.77	7.87	14.00
C25	S21°15'31"E	99.22	144.57	50.00
C26	S88°50'50"W	45.83	47.61	50.00
C27	N36°43'16"W	45.64	47.40	50.00
C28	N19°56'30"W	9.01	9.06	25.00
C29	N51°05'47"W	17.74	18.13	25.00
C30	N82°06'06"W	49.72	49.98	140.00
C31	S42°40'15"W	21.21	23.56	15.00
C32	S04°23'09"E	12.56	12.56	175.00
C33	S50°30'52"E	91.41	92.48	175.00
C34	S67°56'39"E	13.98	13.99	175.00
C35	S68°09'50"E	13.76	13.77	190.00
C36	S62°25'14"E	24.31	24.32	190.00
C37	N73°56'47"E	20.58	23.12	14.00

RIGHT-OF-WAY & LOT CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L6	N70°14'02"W	57.23		
L7	N70°14'02"W	42.00		
L8	N70°14'02"W	42.00		
L9	N70°14'02"W	42.00		
L10	N70°14'02"W	42.00		
L11	N70°14'02"W	42.00		
L12	N70°14'02"W	8.43		
L13	N02°19'45"W	19.29		
L14	N02°19'45"W	48.00		
L15	N02°19'45"W	48.00		
L16	N02°19'45"W	43.00		
L17	N02°19'45"W	43.00		
L18	N02°19'45"W	43.00		
L19	N02°19'45"W	43.00		
L20	N02°19'45"W	43.00		
L21	N02°19'45"W	23.65		
L22	S02°19'45"E	40.39		
L23	S02°19'45"E	42.00		
L24	S02°19'45"E	28.00		
L25	N87°40'15"E	114.72		
L26	S71°52'27"E	38.34		
L27	S71°52'27"E	42.00		
L28	S71°52'27"E	42.00		
L29	S71°52'27"E	116.35		
L30	N71°52'27"W	25.07		
L31	N71°52'27"W	42.00		
L32	N71°52'27"W	42.00		
L33	N71°52'27"W	42.00		
L34	N71°52'27"W	42.00		
L35	N71°52'27"W	13.33		
L36	S87°40'15"W	3.72		
L37	S87°40'15"W	110.00		
L38	S02°19'45"E	40.95		
L39	S02°19'45"E	41.45		
L41	S70°14'02"E	36.81		
L42	S70°14'02"E	42.00		

RIGHT-OF-WAY & LOT CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
L43	S70°14'02"E	42.00		
L44	S70°14'02"E	42.00		
L45	S70°14'02"E	42.00		
L46	S70°14'02"E	42.00		
L47	S70°14'02"E	28.85		
L48	N41°58'14"W	28.37		
L49	N17°30'09"E	19.58		
L50	S10°14'57"E	42.40		
L51	S02°19'45"E	42.00		
L52	S19°18'23"W	55.94		
L53	N02°19'45"W	52.00		
L54	N02°19'45"W	42.00		
L55	N02°19'45"W	43.74		
L56	S02°19'45"E	55.95		
L57	S02°19'45"E	41.45		
L59	S15°08'34"E	18.55		
L60	S51°53'27"E	14.06		
L61	S59°17'49"E	10.44		
L62	S70°55'57"E	40.46		
L63	S71°03'34"E	42.00		
L64	S71°03'34"E	42.00		
L65	S71°03'34"E	42.00		
L66	S63°31'56"E	36.75		
L67	S70°14'02"E	42.00		
L68	S64°22'18"E	48.41		
L69	S57°17'55"E	20.35		
L70	S70°53'53"E	31.82		
L71	S71°03'34"E	42.00		
L72	S71°03'34"E	42.00		
L73	S71°03'34"E	42.01		
L74	S71°03'34"E	8.64		
L75	S70°14'02"E	5.50		
L76	S70°14'02"E	42.06		
L77	S70°14'02"E	5.44		

RIGHT OF WAY & LOT CALL TABLE		
LINE #	CHORD BEARING	CHORD LENGTH (FT)
L88	S15°08'34"E	3.63
L89	S51°53'27"E	6.73

GEORGIA
REGISTERED
No. 3035
LAND SURVEYOR
BRANDON C. REGISTER

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FINAL SUBDIVISION PLAT FOR
VICKERS POINT PHASE 2
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET 9 OF 17

DATE: 3/13/26
SCALE: N/A
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

CENTERLINE CALL TABLE				
LINE / CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	Radius
C38	N62°17'01"W	45.64	45.79	165.00
C39	N36°16'53"W	223.40	237.03	200.00
C40	S82°06'06"E	58.59	58.91	165.00
L78	N70°14'02"W	275.66		
L79	N02°19'45"W	353.94		
L80	N87°40'15"E	25.00		
L81	N87°40'15"E	153.72		
L82	S71°52'27"E	272.81		
L83	S18°07'33"W	15.15		
L84	N02°19'45"W	122.40		
L85	S02°19'45"E	231.54		

GEORGIA REGISTERED No. 003135 LAND SURVEYOR BRANDON C. REGISTER

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FINAL SUBDIVISION PLAT FOR
VICKERS POINT
PHASE 2
LAND LOT 74, 9th DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET 7 OF 7

DATE: 3/13/26
SCALE: N/A
JOB NO.: G221067.DRC
DRAWN BY: LJG
FILE NO.: PH2-FNLP

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Elevations: KL Properties LLC (25 Smith Street)

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/30/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to review the proposed elevations for the retrofit of the existing commercial building at 25 Smith Street.

HISTORY:
No prior variance or site plan applications were noted for this property.

FACTS AND ISSUES:
Applicant: KKL Properties LLC
Property Owner: KKL Properties LLC
Location/Address: 25 Smith Street, facing Hudson Plaza in the rear of Fairburn Pawn Shop, next to Williams' Cleaners
Parcel ID: 09F100300520452
Site Size: ±0.56 acres
Zoning District: DTMU (Downtown Mixed-Use Zoning District), Highway 29 Overlay District

Request: The applicant is proposing a retrofit of the existing 7,100-square-foot commercial building, including the addition of a second level with a patio area. The retrofit and elevations meet the Highway 29 Overlay District design standards. The color scheme is burgundy and tan; existing masonry will not be altered, and new masonry and stucco will be tan. The site will have ingress/egress along Smith Street and Washington Street.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the proposed elevations, subject to the enclosed conditions.

ATTACHMENTS:

1. 25 Smith Street Elevations Staff Report Package

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: 25 Smith Street – 25 Smith Street [Parcel ID: 09F100300520452] – Request to review the elevations.

Agent/Applicant/Petitioner Information

Applicant: KKL PROPERTIES LLC

Property Owner: KKL PROPERTIES LLC

Background

The site is located at 25 Smith Street, facing Hudson Plaza in the rear of Fairburn Pawn Shop next to Williams' Cleaners. The site is currently zoned DTMU (Downtown Mixed-Use Zoning District) and is located in the Highway 29 Overlay District. The site is approximately 0.56 acres.

Discussion

The applicant is proposing a retrofit of the existing 7,100-square-foot commercial building. An accurate, up-to-date, and certified survey is included. The retrofit and elevations meet the Highway 29 Overlay District design standards. The site will have ingress/egress along Smith Street and Washington Street.

Some elevation changes include the addition of a second level to the building. There will be a patio area on the second level. The color scheme is burgundy and tan. The existing masonry will not be altered. The new masonry and stucco will be tan.

Staff Recommendations

Staff recommends **APPROVAL** of the elevations with the following conditions:

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

Attachments:

- Site Pictures
- Application
- Current Survey
- Proposed Site Plan
- Proposed Elevations

SITE PICTURES



Viewpoint from Smith Street



Viewpoint from Fairburn Municipal Court

SITE PICTURES



Viewpoint from Williams Cleaners



Viewpoint from behind the Fairburn Pawn Shop

CITY OF FAIRBURN

Planning &ZoningDepartment

Site Plan Review- Submittal Form

Submittal Date: 04/03/2026 **Deadline:** _____

(Minimum5weeks priortoP &ZCommission meeting)

PROJECT INFORMATION

Project Name: _25 Smith Street (Suite B) New Roof Lot #52_____

Address/Location of Project: 25th Smith Street, Suite, B, Fairburn, GA 30218_____

Access to Property: Lamont Rashid (404-747-4172_____

Tax Parcel ID #: 09F100300520452___ Size of Project: _26,001_____

Zoning:_DC-2_____No. of Lots (if applicable): _1 Lot#52_____

Zoning & Use of Adjacent Properties: _____

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

Demolish the deteriorated and collapsing roof an the existing single story building located at the subject property address and as a second story with a new roof (including a covered walkout deck area) existing building.

CONTACT INFORMATION

Company Name: KKL Properties_____

Contact Person: Lamont Rashid_____

Mailing Address: __4495 Thompson Road, Atlanta, GA 30349

Phone: 404-747-4172_____ Fax: _____

Email Address:_kklpropertiesllc@gmail.com_____

UTILITY SERVICE PROVIDERS

Water: _____ Sewer: _____

Electric: _____ Gas: _____

Cable: _____ Other: _____

Sketch Plan	**Conceptual Site Plan**	**Construction Plans w/Hydro**	**Landscape Plan**
☐ **1st Submittal- No Fee** Submit to P & Z for review If necessary, 2 extra copies (If legible, .pdf file acceptable). is **Staff routes to:** Comm. Dev. Director ☐ Planning & Zoning ☐	☒ **1st Submittal $150 + $20/acre** ☐ Resubmittal* **7 Copies- Staff Routes to:** ☐ Building/Prop. Manager ☐ Comm. Dev. Director ☐ Engineer ☐ Fire Marshal ☐ Landscape Architect ☐ Planning & Zoning ☐ Water & Sewer	☐ **1st Submittal $500 + $20/ acre** ☐ Resubmittal* **7 Copies- Staff Routes to:** ☐ Building / Prop. Manager ☐ Comm. Dev. Director ☐ Engineer ☐ Fire Marshal ☐ Landscape Architect ☐ Planning & Zoning ☐ Water & Sewer	☐ **1st Submittal $300 + $20/acre** ☐ Resubmittal* **2 Copies- Staff Routes to:** ☐ Comm. Dev. Director ☐ Landscape Architect

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

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax

Reset Form

ROOF DEMO & SECOND FLOOR ADDITION PLANS

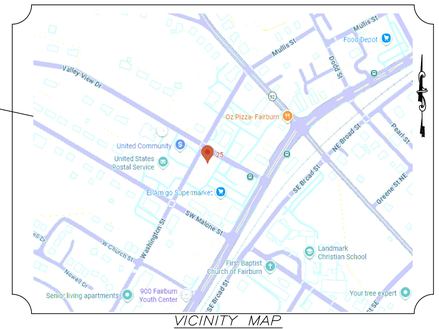
for

25 SMITH STREET- SUITE B (FAIRBURN, GA.)

Sheet Index

SHEET	TITLE
T1.1	TITLE SHEET
SURVEY	EXISTING SITE SURVEY
C1.0	CONCEPTUAL SITE PLAN
S1.1	EXISTING FOUNDATION PLAN
S2.0	ROOF FRAMING & ROOF DEMO PLAN
S2.1	PROPOSED FIRST FLOOR CEILING FRAMING PLAN
S2.2	PROPOSED ROOF FRAMING & ROOF PLAN
A1.1	EXISTING FLOOR PLAN
A1.2	PROPOSED FLOOR PLAN
A2.1	EXISTING ELEVATION PLAN
A2.2	PROPOSED ELEVATION PLAN
A3.1	PROPOSED LIFE SAFETY & ACCESSIBILITY PLAN

25 Smith Street
Fairburn, Ga. 30213
Fulton County, Georgia



VICINITY MAP
Not to Scale

Parcel Id.#: 09F100300520452

PROJECT INFORMATION

OWNER
KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213

24-HOUR CONTACT
Contact's Name: Mr. Lamont Rashid
Contact's Phone Number: 404-747-4172
Contact's Email Address: kklpropertiesllc@gmail.com

DESIGN FIRM
Firm Foundation A & E Consultants
1227 North Peachtree Parkway., Suite 212
Peachtree City, Ga. 30269
Design Consultant: Renard Hurns
D.C.'s Phone Number: 678-858-1979
D.C.'s Email Address: renardffae@gmail.com

CONSTRUCTION COMPANY
To Be Determined

PROJECT NAME
25 Smith Street (Suite B) Roof Demo & Second Floor Addition

PROJECT LOCATION
25 Smith Street
Fairburn, Ga. 30213

SITE INFORMATION
Site Acreage: 0.597 Acres (26,001 s.f.)
Property Zoned: DC-2

BUILDING SETBACKS
Front Yard: 35'
Rear Yard: 15'
Side Yard: 0'

PROJECT DESCRIPTION / SCOPE
This project proposes to perform the following building construction activities necessary to demolish the deteriorated and collapsing roof on the existing single story building located at the subject project address and add a second story with a new roof (including a covered walkout deck area) to said building per the building plan set included in this submittal.

BUILDING CODE DATA

APPLICABLE CODES:

1. 2024 International Building Code (IBC) with Georgia Amendments.
2. 2024 International Residential Code (IRC) with Georgia Amendments.
3. 2024 International Plumbing Code (IPC) with Georgia Amendments.
4. 2024 International Mechanical Code (IMC) with Georgia Amendments.
5. 2024 International Fuel Gas Code (IFGC) with Georgia Amendments.
6. 2024 International Swimming Pool & Spa Code (ISPSC) with Georgia Amendments.
7. 2024 Life Safety Code (NFPA 101 - Contact State Fire Marshall).
8. 2023 National Electrical Code (NEC) with Georgia Amendments.
9. 2023 International Energy Conservation Code with Georgia Amendments.

Zoning:	DC-2 (Downtown Commercial District)
Construction Type:	V(B) Construction, Non Sprinkled
Current Building Height:	12'-9"
Proposed Building Height:	25'-3"
Current Number of Stories (Floors):	1
Proposed Number of Stories (Floors):	2
Building Suite Footprint Area (S.F.):	4,030 s.f.
Existing Building Suite Interior Occupiable Area (S.F.):	3,770 s.f.
Proposed Building Suite First Floor Interior Occupiable Area (S.F.):	3,767 s.f.
Proposed Building Suite Second Floor Interior Occupiable Area (S.F.):	3,214 s.f.
Proposed Building Suite Second Floor Covered Walkout Deck Area (S.F.):	571 s.f.

FIRM FOUNDATION A & E CONSULTANTS
"Beginning with the basics, things will excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

"ISSUED / RELEASED FOR CONSTRUCTION"

TITLE SHEET

CONSTRUCTION RENOVATION

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17135 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS

NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: None
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET T1.1

DRAWING NO. ERT101101.1

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.



LOCATION MAP 1" = 2000'

LEGEND

P.P.—	POWER POLE
L.P.—	LIGHT POLE
F.H.—	FIRE HYDRANT
M.H.—	SANITARY SEWER MANHOLE
W/M	W.M.— WATER METER
G/M	G.M.— GAS METER
RBS—	REINFORCING BAR SET
RBF—	REINFORCING BAR FOUND
CTF—	CRIMP TOP PIPE FOUND
OTF—	OPEN TOP PIPE FOUND
R/W MON.—	RIGHT-OF-WAY MONUMENT
—x—	TYPE OF FENCE
J.B.—	JUNCTION BOX
D.I.—	DROP INLET / YARD INLET
C.B.—	CATCH BASIN
R.C.P.—	REINFORCED CONCRETE PIPE
C.M.P.—	CORRUGATED METAL PIPE
F.F.E.—	FINISHED FLOOR ELEVATION
	WATER VALVE
U.E.—	UNDERGROUND ELECTRIC
	SOUTHERN BELL MANHOLE
G—	GAS LINE
O/H—	OVERHEAD POWER LINES
	HW.—HEADWALL
W—	WATER LINE
PBX	POWERBOX
(D)	DEED DISTANCE
(P)	PLAT DISTANCE
(M)	MEASURED DISTANCE

GENERAL PLAT NOTES:

THE FIELD DATA DATED 2-12-2026 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 59,477 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,166876 FEET. A TRIMBLE S6 ROBOT WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY PANEL #13121C0454F DATED SEPTEMBER 18, 2013.

THIS PLAT IS FOR THE EXCLUSIVE USE OF LAMONT RASHID. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

20 0 20 40
SCALE IN FEET

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTIONS, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY PURPOSE OF THE LAND. FURTHERMOR, THE UNDERSIGNED LANDS SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

K. ADDISON BLAKESLEE GA RLS #3246 — 3-2-2026 DATE

PRISTINE
LAND SERVICES
Land Surveyors • Landscapes • Enviromental
4131 Bolingbrook Dr.
Marietta, Georgia 30062
Phone 404.787.1012
www.pristinelandservices.com

TOPOGRAPHIC SURVEY FOR:
LAMONT RASHID
LOCATED IN LAND LOT 52
9-F DISTRICT
CITY OF FAIRBURN
FULTON COUNTY, GEORGIA

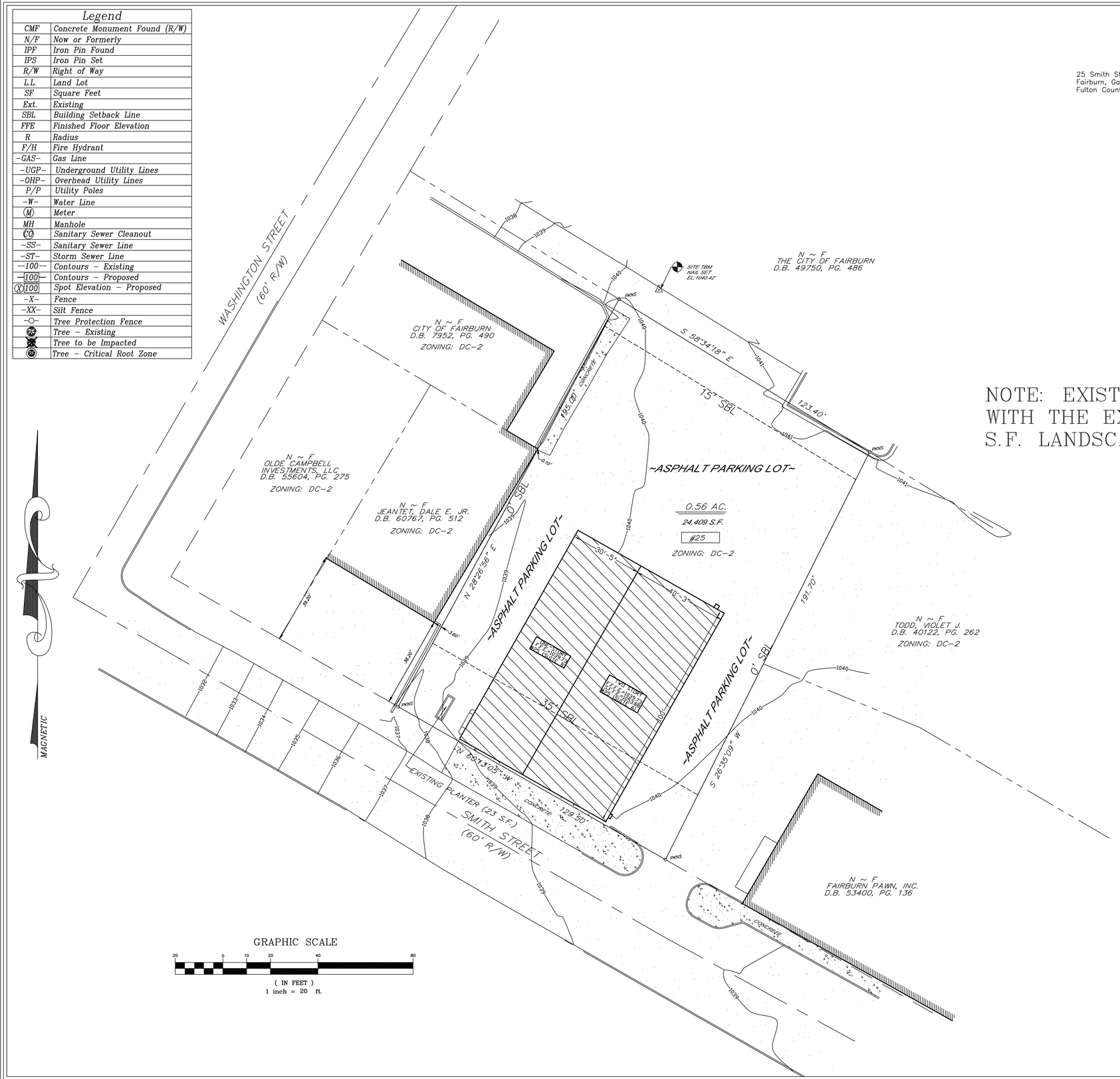
GEORGIA REGISTERED 3246 LAND SURVEYOR ADDISON BLAKESLEE

REVISIONS

FIELD WORK DATE: 2-24-2026
DRAFTING DATE : 3-2-2026
SCALE : 1"=20'
DRAWN BY : KAB
CHECKED BY : KAB
PROJECT NO. 2026018

SMITH.DWG

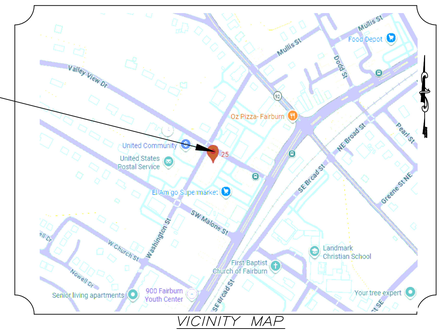
Legend	
CMF	Concrete Monument Found (R/W)
N/F	Now or Formerly
IPF	Iron Pin Found
IPS	Iron Pin Set
R/W	Right of Way
L.L.	Land Lot
SF	Square Feet
Ext.	Existing
SBL	Building Setback Line
FFE	Finished Floor Elevation
R	Radius
F/H	Fire Hydrant
-GAS-	Gas Line
-UGP-	Underground Utility Lines
-OHP-	Overhead Utility Lines
P/P	Utility Poles
-W-	Water Line
(M)	Meter
MH	Manhole
CO	Sanitary Sewer Cleanout
-SS-	Sanitary Sewer Line
-ST-	Storm Sewer Line
--100--	Contours - Existing
-100-	Contours - Proposed
X 100	Spot Elevation - Proposed
-X-	Fence
-XX-	Silt Fence
-○-	Tree Protection Fence
	Tree - Existing
	Tree to be Impacted
	Tree - Critical Root Zone



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



VICINITY MAP
Not to Scale

Parcel Id.#: 09F100300520452

NOTE: EXISTING SITE IS 100% IMPERVIOUS WITH THE EXCEPTION OF THE EXISTING 23 S.F. LANDSCAPE PLANTER

PROJECT INFORMATION

OWNER
KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213

24-HOUR CONTACT
Contact's Name: Mr. Lanont Rashid
Contact's Phone Number: 404-747-4172
Contact's Email Address: kklpropertiesllc@gmail.com

DESIGN FIRM
Firm Foundation A & E Consultants
1227 North Peachtree Parkway, Suite 212
Peachtree City, Ga. 30269
Design Consultant: Renard Hurns
D.C.'s Phone Number: 678-858-1979
D.C.'s Email Address: renardffae@gmail.com

CONSTRUCTION COMPANY
To Be Determined

PROJECT NAME
25 Smith Street (Suite B) Roof Deno & Second Floor Addition

PROJECT LOCATION
25 Smith Street
Fairburn, Ga. 30213

SITE INFORMATION
Site Acreage: 0.597 Acres (26,001 s.f.)
Property Zoned: DC-2

BUILDING SETBACKS
Front Yard: 35'
Rear Yard: 15'
Side Yard: 0'

PROJECT DESCRIPTION / SCOPE
This project proposes to perform the following building construction activities necessary to demolish the deteriorated and collapsing roof on the existing single story building located at the subject project address and add a second story with a new roof (including a covered walkout deck area) to said building per the building plan set included in this submittal.

"ISSUED / RELEASED FOR CONSTRUCTION"

FIRM FOUNDATION A & E CONSULTANTS
"Beginning with the basics, things will excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 17703
HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1" = 20'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

CONCEPTUAL SITE PLAN

CONSTRUCTION RENOVATION

SHEET
C1.0

DRAWING NO.
FRC10240.0

Footing, Foundation, & Foundation Wall Schedule			
Mark	Size	Depth	Reinforcement
F1	24"	16"	3 #4 E.W. (#5 @ 4' O.C. Vertical)

GENERAL NOTES:

1. All work is to be performed in accordance with all applicable national, state, and local codes and regulations. Contractor shall verify all conditions and dimensions at the job site before beginning work.
2. All materials used shall be of quality that will meet and / or exceed all building requirements.

Foundation Notes:

Foundation

1. Foundation design is based on an allowable bearing pressure of 3000 PSF Per square foot. Compact excavations and soil under slab on grade per specifications.

Reinforced Concrete

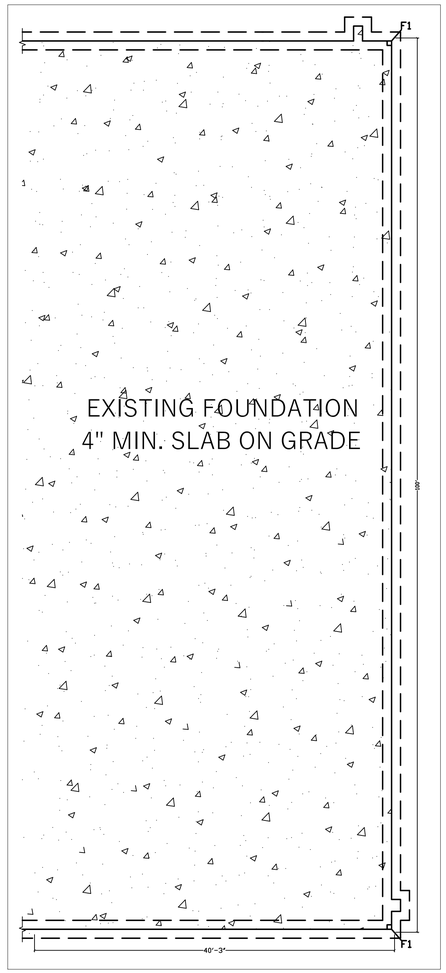
1. All structural concrete shall be a minimum of 3000 PSI.
2. All deformed steel reinforcing shall be ASTM-A615, Grade 60 (FY = 60,000 PSI).
3. All reinforced pavement designed in accordance with "ACI 318-83" using the strength design method.

Structural Steel

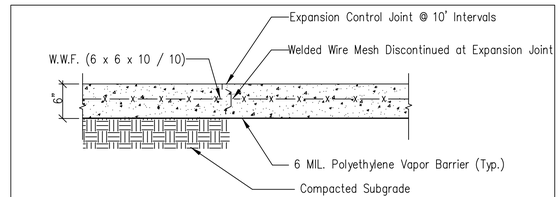
1. All structural steel shall be A-60 unless otherwise noted.

General

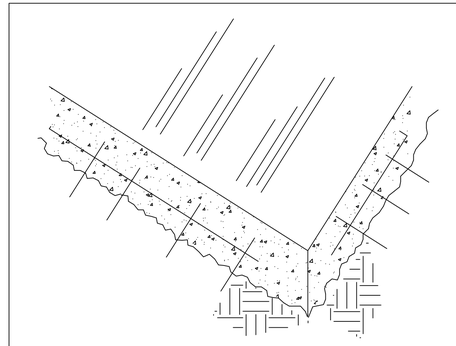
1. No ponding of water shall be permitted in and around the building foundation excavation area. The contractor shall provide suitable temporary drainage ditches away from the building area to a low portion of the site to insure an exit is provided for any moisture build up within the area.
2. Remove all vegetation, stumps, roots, and foreign material under foundation. Fill material shall be free of vegetation.



Foundation Plan
1/8" = 1'-0"



Slab Construction Joint Detail
No Scale



Welded Wire Fabric Detail
Not To Scale

"ISSUED / RELEASED FOR CONSTRUCTION"

FIRM FOUNDATION A & E CONSULTANTS
"beginning with the basics, doing it with excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

CONSTRUCTION RENOVATION

EXISTING FOUNDATION PLAN

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17705 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
S1.1

DRAWING NO.
FRS10096.1

GENERAL NOTES:

1. All work is to be performed in accordance with all applicable national, state, and local codes and regulations. Contractor shall verify all conditions and dimensions at the job site before beginning work.
2. All materials used shall be of quality that will meet and / or exceed all building requirements.

FRAMING MEMBER SIZES

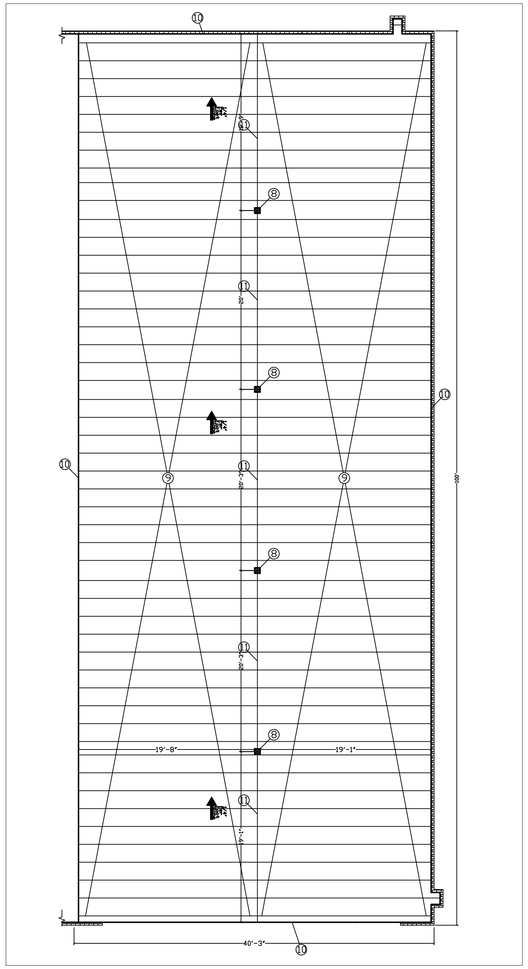
② 2" X 24" WOOD WEB JOISTS @ 16" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
③ 2" X 24" WOOD WEB JOISTS @ 24" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
④ 2" X 24" LVL RIM JOISTS ABOVE DOUBLE 6" TOP PLATE
⑤ 8" x 8" P.T. WOOD POSTS
⑥ 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) JOISTS @ 24" O.C.
⑦ TRIPLE 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) RIM JOISTS
⑧ EXISTING 8" x 8" WOOD COLUMNS (TO BE DEMOLISHED)
⑨ EXISTING 2" x 10" WOOD JOISTS @ 24" O.C. (TO BE DEMOLISHED)
⑩ EXISTING TRIPLE 2" X 10" WOOD RIM JOISTS ABOVE BOTTOM PLATE (TO BE DEMOLISHED)
⑪ EXISTING TRIPLE 2" X 10" WOOD BEAMS (TO BE DEMOLISHED)

NOTES

① JOIST HANGERS ARE USED THROUGHT

SCOPE OF SITE DEMO:

1. Demolish entire deteriorated and collapsing roof and structural members.



Roof Framing & Roof Demo Plan
1/8" = 1'-0"

"ISSUED / RELEASED FOR CONSTRUCTION"

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17103 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

ROOF FRAMING & ROOF DEMO PLAN

CONSTRUCTION RENOVATION

FIRM FOUNDATION A & E CONSULTANTS
"beginning with the basics, doing it with excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

SHEET
S2.0

DRAWING NO.
ERS20096.0

GENERAL NOTES:

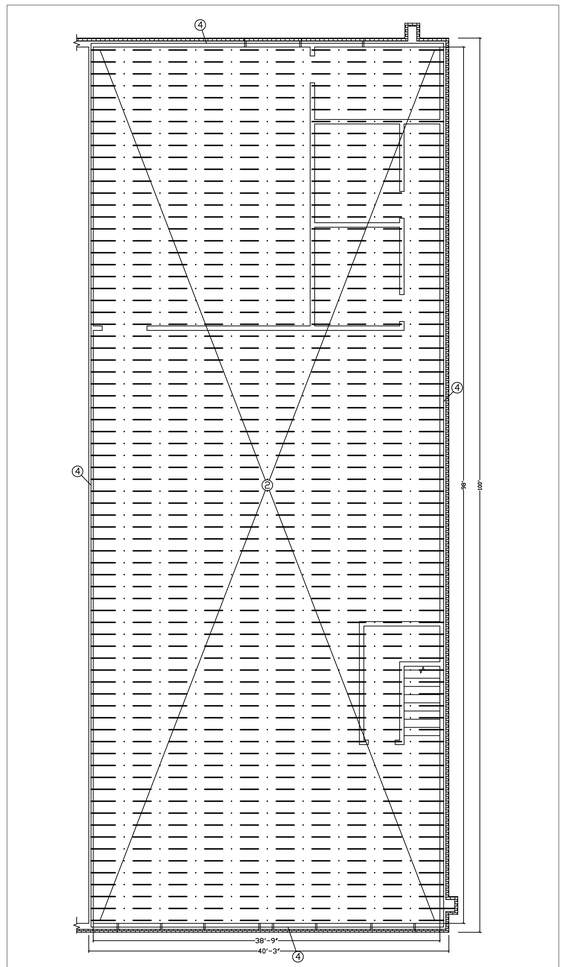
1. All work is to be performed in accordance with all applicable national, state, and local codes and regulations. Contractor shall verify all conditions and dimensions at the job site before beginning work.
2. All materials used shall be of quality that will meet and / or exceed all building requirements.

FRAMING MEMBER SIZES

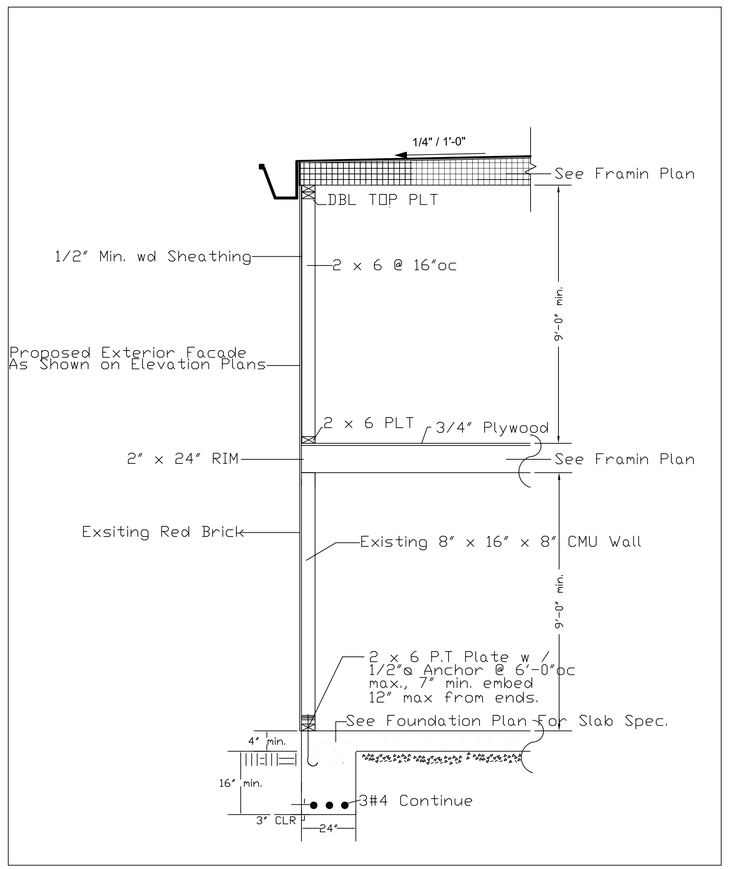
(2) 2" X 24" WOOD WEB JOISTS @ 16" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
(3) 2" X 24" WOOD WEB JOISTS @ 24" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
(4) 2" X 24" LVL RIM JOISTS ABOVE DOUBLE 6" TOP PLATE
(5) 8" x 8" P.T. WOOD POSTS
(6) 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) JOISTS @ 24" O.C.
(7) TRIPLE 2" x 12" (#2 SOUTHERN YELLOW PINE WOOD) RIM JOISTS
(8) EXISTING 8" x 8" WOOD COLUMNS (TO BE DEMOLISHED)
(9) EXISTING 2" x 10" WOOD JOISTS @ 24" O.C. (TO BE DEMOLISHED)
(10) EXISTING TRIPLE 2" X 10" WOOD RIM JOISTS ABOVE BOTTOM PLATE (TO BE DEMOLISHED)
(11) EXISTING TRIPLE 2" X 10" WOOD BEAMS (TO BE DEMOLISHED)

NOTES

(1) JOIST HANGERS ARE USED THROUGHT



First Floor Ceiling Framing Plan
1/8" = 1'-0"



1 S1.1 Framing Section Detail
No Scale

"ISSUED / RELEASED FOR CONSTRUCTION"

FIRM FOUNDATION A & E CONSULTANTS
"beginning with the basics, things will excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

PROPOSED FIRST FLOOR CEILING FRAMING PLAN

CONSTRUCTION RENOVATION

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER HENRY J. LYAUTEY No. 17705

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET S2.1

DRAWING NO. ERS20096.1

GENERAL NOTES:

1. All work is to be performed in accordance with all applicable national, state, and local codes and regulations. Contractor shall verify all conditions and dimensions at the job site before beginning work.
2. All materials used shall be of quality that will meet and / or exceed all building requirements.

FRAMING MEMBER SIZES

② 2" X 24" WOOD WEB JOISTS @ 16" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
③ 2" X 24" WOOD WEB JOISTS @ 24" O.C. (JOISTS TO BE ENGINEERED BY TRUSS SUPPLIER)
④ 2" X 24" LVL RIM JOISTS ABOVE DOUBLE 6" TOP PLATE
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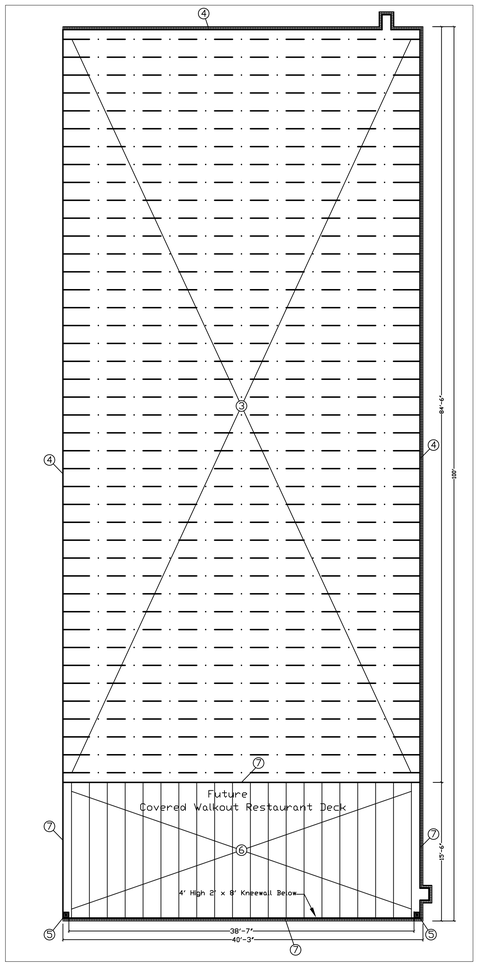
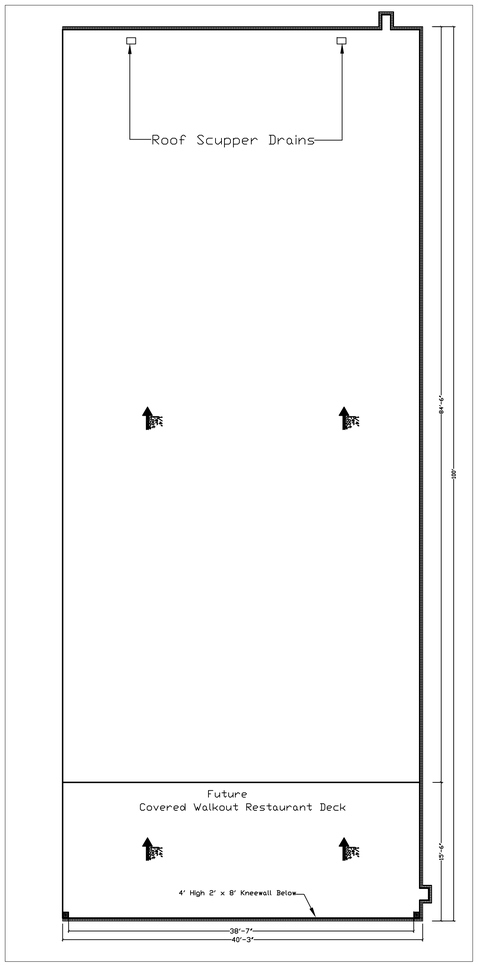
⑪ EXISTING TRIPLE 2" X 10" WOOD BEAMS (TO BE DEMOLISHED)

NOTES

① JOIST HANGERS ARE USED THROUGHT



Roof Framing Plan
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"

"ISSUED / RELEASED FOR CONSTRUCTION"

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17103 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

PROPOSED FRAMING & ROOF PLAN

CONSTRUCTION RENOVATION

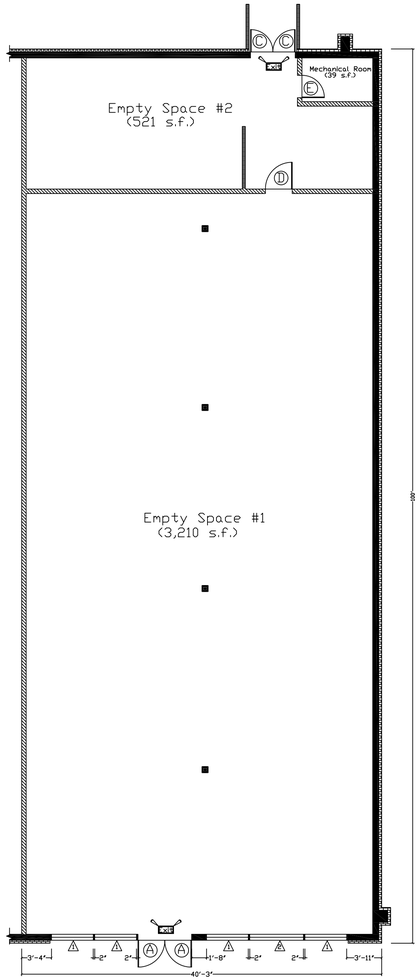
FIRM FOUNDATION A & E CONSULTANTS
"beginning with the basics, doing it with excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

SHEET
S2.2

DRAWING NO.
ERS20096.2

Symbols Legend

F	Fire Alarm Pull Station
FH	Fire Alarm Horn with Strobe
	Fire Extinguisher (10 pound ABC type)
	Commercial Kitchen Class K Fire Extinguisher
S	Smoke Detector
EXIT	Energency Exit Sign with Lights
	Energency Lighting with Battery Pack
	Electrical Panel
M	Electrical Meter
	2' x 4' Light Fixture
	2' x 2' Light Fixture
	1' x 4' Light Fixture
	1' x 1' Combo Light Fixture / Exhaust Fan
	Recessed Light Fixture
WP	Recessed Light Fixture (Waterproof)
	Track Lighting Fixture
	Vent Hood Light Fixture
	Pendant or Chandelier Light Fixture
	Interior Wall Sconce Light Fixture
	Exterior Bulding Light Fixture (Plan View)
	Electrical Power Receptacle (Duplex)
GFI	Electrical Power Receptacle (Ground Fault Interrupter)
WP	Electrical Power Receptacle (G.F.I. - Weatherproof)
C	Electrical Power Receptacle (Ceiling Mount)
$	Light Switch (Single Pole)
3	Light Switch (Three Way)
	Data & Communication Jack
T	Programable Thermostat, 54" A.F.F.
	Exhaust Fan Vented Outside
	24" x 24" Ceiling Supply Diffuser with 8" Duct
	24" x 24" Return Air Grille with 8" Duct
	Toilet
	Sink
	Hot Water Heater
	Floor Drain
	Flow Direction Indicator
SS	Sanitary Sewer Line
	Sanitary Sewer Cleanout
WM	Water Meter
W	Water Supply Line
HW	Hot Water Supply Line
CW	Cold Water Supply Line
	Hose Bibb



Existing Floor Plan
1/8" = 1'-0"

Interior Room Finish Schedule

Room Number (Symbol)	Room Name	Floor: Exposed Concrete (Sealed)	Floor: Hardwood / Wood	Floor: LVT / LVP	Floor: Tile (Ceramic / Marble / Porcelain / Vinyl)	Floor: Tile (Quarry)	Floor: Painted	Floor: Vinyl	Base: Ceramic	Base: Wood	Walls: Exposed	Walls: Exposed (Block / Concrete)	Walls: Gypsum Board	Walls: Ceramic Tile	Walls: Fiberglass Reinforced Plastic (FRP)	Walls: Stainless Steel	Walls: Vinyl	Walls: Other	Walls: Painted	Ceiling: Exposed	Ceiling: Gypsum Board	Ceiling: Suspended Ceiling (Non Vinyl Coated Tile)	Ceiling: Suspended Ceiling (Vinyl Coated Sheetrock Tile)	Ceiling: Suspended Ceiling (Stainless Steel Panels)	Ceiling: T - Grid	Ceiling: Painted	Minimun Height (Feet)
	Note: X - all that Apply																										
1	Empty Space #1																										9.0
2	Empty Space #2																										9.0
3	Mechanical Room																										9.0

Notes:

Door Schedule - O

Symbol	Width	Height	Material	Description	Label	Frame	Remarks
A	3'-0"	6'-8"	S.F. Glass	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
B	3'-0"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
C	2'-6"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
D	3'-0"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer
E	2'-6"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer

NOTES: 1. ALL HARDWARE SHALL COMPLY W/HANDICAPPED CODE WHERE APPLICABLE.
2. DOOR MUST BE INSULATED CORE.
3. AT DOORS NOTED AS "B-LABEL" ABOVE, DOOR, FRAME, HARDWARE, CLOSER & HINGES SHALL BE RATED FOR MIN. 45 MINUTES PER FIRE CODE & SHALL BE EQUIPPED W/ CODE REQUIRED DISABLE HARDWARE. MINIMUM DOOR WIDTH SHALL BE 36" AS SCHEDULED.

Window Schedule - Δ

Symbol	Width	Height		Remarks
1	4'-8"	8'-0"	Exterior	
2	6'-0"	8'-0"	Exterior	

"ISSUED / RELEASED FOR CONSTRUCTION"

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
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companyffae@gmail.com

GEORGIA REGISTERED No. 17705 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

EXISTING FLOOR PLAN

CONSTRUCTION RENOVATION

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A1.1

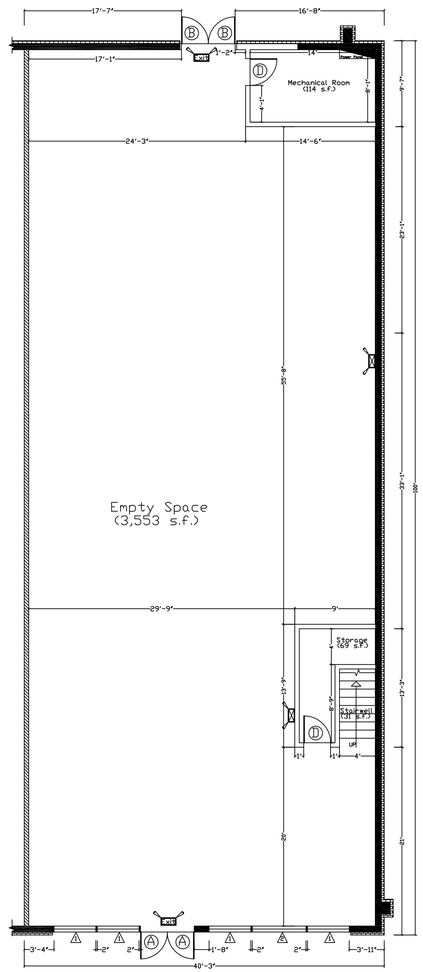
DRAWING NO.
FRA100496.1

Symbols Legend

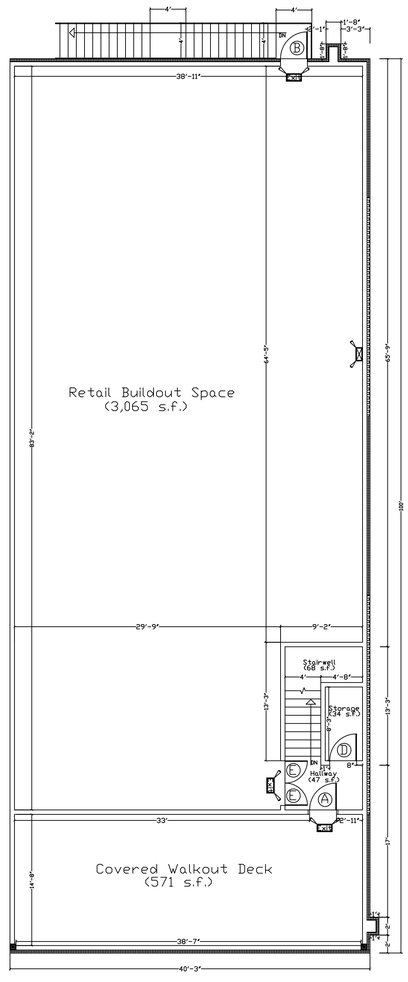
F	Fire Alarm Pull Station
FH	Fire Alarm Horn with Strobe
	Fire Extinguisher (10 pound ABC type)
	Commercial Kitchen Class K Fire Extinguisher
S	Smoke Detector
EXIT	Energency Exit Sign with Lights
	Emergency Lighting with Battery Pack
	Electrical Panel
M	Electrical Meter
	2' x 4' Light Fixture
	2' x 2' Light Fixture
	1' x 4' Light Fixture
	1' x 1' Combo Light Fixture / Exhaust Fan
	Recessed Light Fixture
WP	Recessed Light Fixture (Waterproof)
	Track Lighting Fixture
	Vent Hood Light Fixture
	Pendant or Chandelier Light Fixture
	Interior Wall Sconce Light Fixture
	Exterior Building Light Fixture (Plan View)
	Electrical Power Receptacle (Duplex)
GFI	Electrical Power Receptacle (Ground Fault Interrupter)
WP	Electrical Power Receptacle (G.F.I. - Weatherproof)
C	Electrical Power Receptacle (Ceiling Mount)
$	Light Switch (Single Pole)
3	Light Switch (Three Way)
	Data & Communication Jack
T	Programable Thermostat, 54" A.F.F.
	Exhaust Fan Vented Outside
	24" x 24" Ceiling Supply Diffuser with 8" Duct
	24" x 24" Return Air Grille with 8" Duct
	Toilet
	Sink
	Hot Water Heater
	Floor Drain
	Flow Direction Indicator
SS	Sanitary Sewer Line
	Sanitary Sewer Cleanout
	Water Meter
W	Water Supply Line
HW	Hot Water Supply Line
CW	Cold Water Supply Line
	Hose Bibb

Floor Plan Legend

- Brick Facade
- Stucco Facade
- Existing 8" x 16" x 8" CMU Exterior Wall
- Existing 2" x 4" Wood Studded Wall
- Existing 2" x 6" Wood Studded Wall
- Proposed new and / or modified 2" x 6" Wood Studded Wall



First Floor Plan
1/8" = 1'-0"



Second Floor Plan
1/8" = 1'-0"

First Floor Interior Room Finish Schedule

Room Number (Symbol)	Room Name	Floor: Exposed Concrete (Sealed)	Floor: Hardwood / Wood	Floor: LVT / LVP	Floor: Tile (Ceramic / Marble / Porcelain / Vinyl)	Floor: Tile (Quarry)	Floor: Painted	Base: Vinyl	Base: Ceramic	Base: Wood	Walls: Exposed	Walls: Exposed (Block / Concrete)	Walls: Gypsum Board	Walls: Ceramic Tile	Walls: Fiberglass Reinforced Plastic (FRP)	Walls: Stainless Steel	Walls: Vinyl	Walls: Other	Walls: Painted	Ceiling: Exposed	Ceiling: Gypsum Board	Ceiling: Suspended Ceiling (Non Vinyl Coated Tile)	Ceiling: Suspended Ceiling (Vinyl Coated Sheetrock Tile)	Ceiling: Suspended Ceiling (Stainless Steel Panels)	Ceiling: T - Grid	Ceiling: Painted	Minimum Height (Feet)
	Note: X - all that Apply																									
1	Empty Space																									9.0
2	Mechanical Room																									9.0
3	Stairwell																									9.0
4	Storage																									9.0

Notes:

Second Floor Interior Room Finish Schedule

Room Number (Symbol)	Room Name	Floor: Exposed Concrete (Sealed)	Floor: Hardwood / Wood	Floor: LVT / LVP	Floor: Tile (Ceramic / Marble / Porcelain / Vinyl)	Floor: Tile (Quarry)	Floor: Painted	Base: Vinyl	Base: Ceramic	Base: Wood	Walls: Exposed	Walls: Exposed (Block / Concrete)	Walls: Gypsum Board	Walls: Ceramic Tile	Walls: Fiberglass Reinforced Plastic (FRP)	Walls: Stainless Steel	Walls: Vinyl	Walls: Other	Walls: Painted	Ceiling: Exposed	Ceiling: Gypsum Board	Ceiling: Suspended Ceiling (Non Vinyl Coated Tile)	Ceiling: Suspended Ceiling (Vinyl Coated Sheetrock Tile)	Ceiling: Suspended Ceiling (Stainless Steel Panels)	Ceiling: T - Grid	Ceiling: Painted	Minimum Height (Feet)
	Note: X - all that Apply																									
1	Hallway																									9.0
2	Retail Buildout Space																									9.0
3	Stairwell																									9.0
4	Storage																									9.0
5	Walkout Deck																									9.0

Notes:

Door Schedule - O

Symbol	Width	Height	Material	Description	Label	Frame	Remarks
Ⓖ	3'-0"	6'-8"	S.F. Glass	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
Ⓑ	3'-0"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
Ⓒ	2'-6"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
Ⓓ	3'-0"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer
Ⓔ	2'-6"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer

NOTES:
1. ALL HARDWARE SHALL COMPLY W/HANDICAPPED CODE WHERE APPLICABLE.
2. DOOR MUST BE INSULATED CORE.
3. AT DOORS NOTED AS "B-LABEL" ABOVE, DOOR, FRAME, HARDWARE, CLOSER & HINGES SHALL BE RATED FOR MIN. 45 MINUTES PER FIRE CODE & SHALL BE EQUIPPED W/ CODE REQUIRED DISABLE HARDWARE. MINIMUM DOOR WIDTH SHALL BE 36" AS SCHEDULED.

Window Schedule - △

Symbol	Width	Height		Remarks
△	4'-8"	8'-0"	Exterior	
△	6'-0"	8'-0"	Exterior	

"ISSUED / RELEASED FOR CONSTRUCTION"

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"Beginning with the basics, doing it with excellence"
301 Kelly Drive, Suite 3
Peachtree City, Georgia 30269
(678) 858-1979
companyffae@gmail.com

PROPOSED FLOOR PLAN

CONSTRUCTION RENOVATION

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

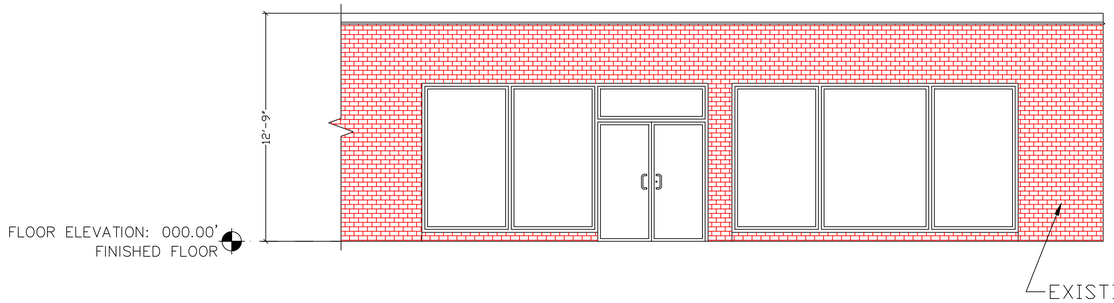
GEORGIA REGISTERED NO. 17705 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

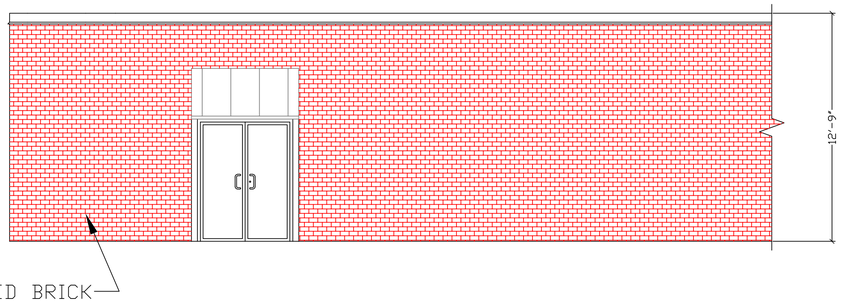
DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A1.2

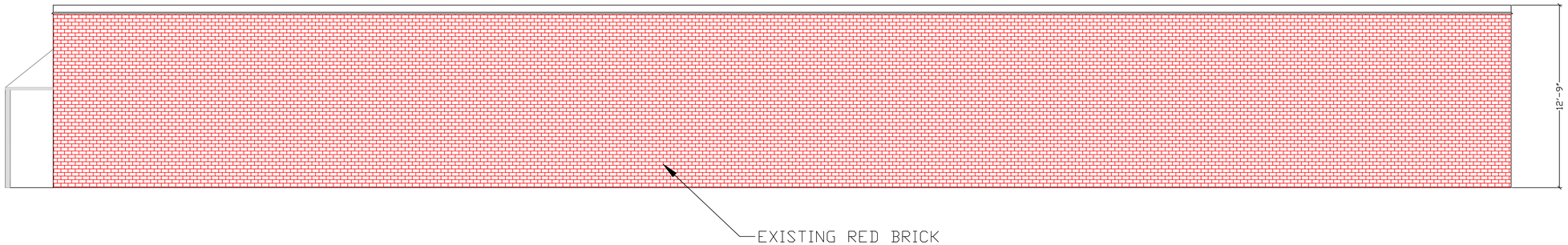
DRAWING NO.
ERA100496.2



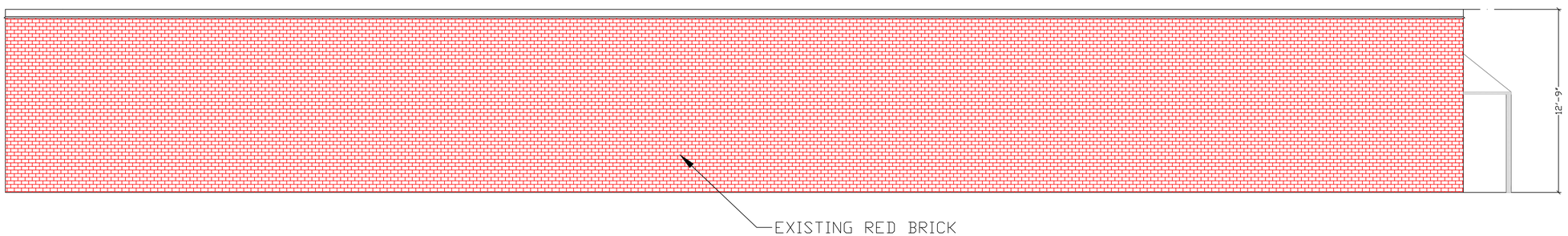
Front Elevation Plan
Scale: 1/4" = 1'



Rear Elevation Plan
Scale: 1/4" = 1'



Left Side Elevation Plan
Scale: 1/4" = 1'



Right Side Elevation Plan
Scale: 1/4" = 1'

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(678) 858-1979
companyffae@gmail.com

EXISTING ELEVATION PLAN

CONSTRUCTION RENOVATION

PREPARED FOR:
KKL PROPERTIES, LLC.

KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

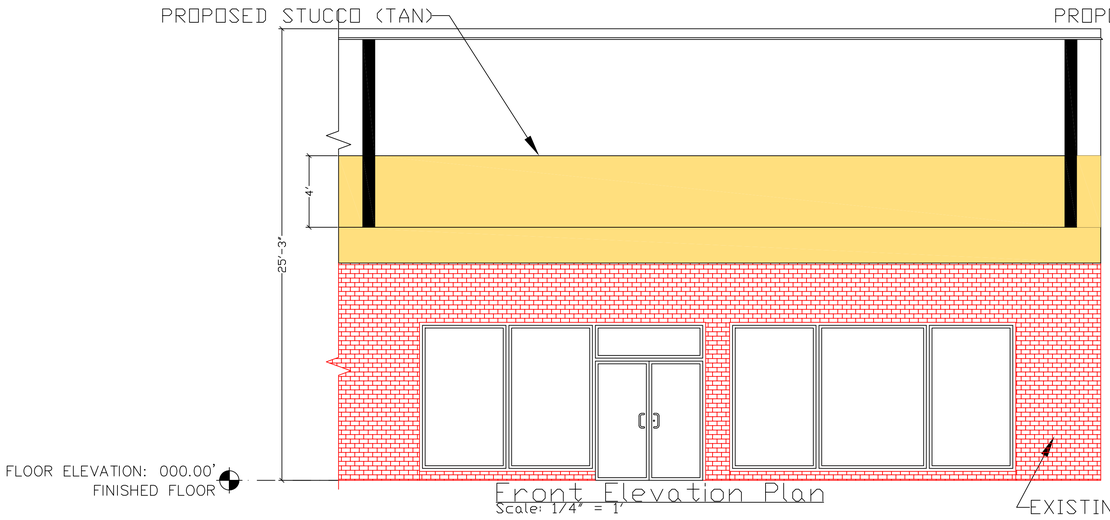
GEORGIA REGISTERED No. 17703 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

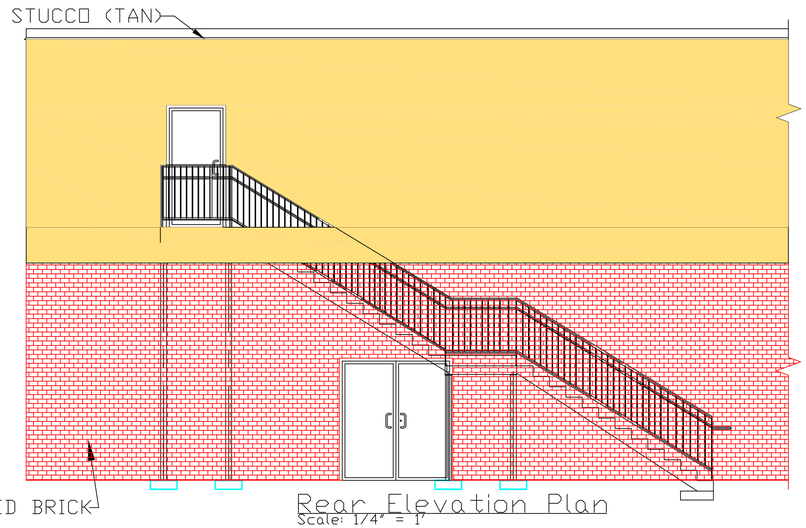
DATE: 3/27/2026
SCALE: 1/4" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A2.1

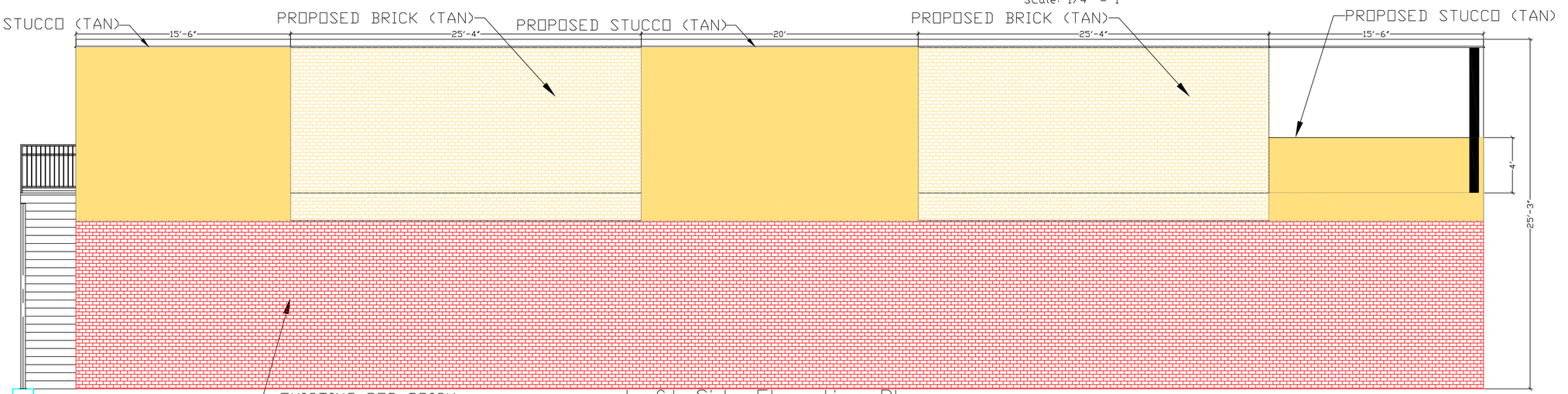
DRAWING NO.
ERA20048.1



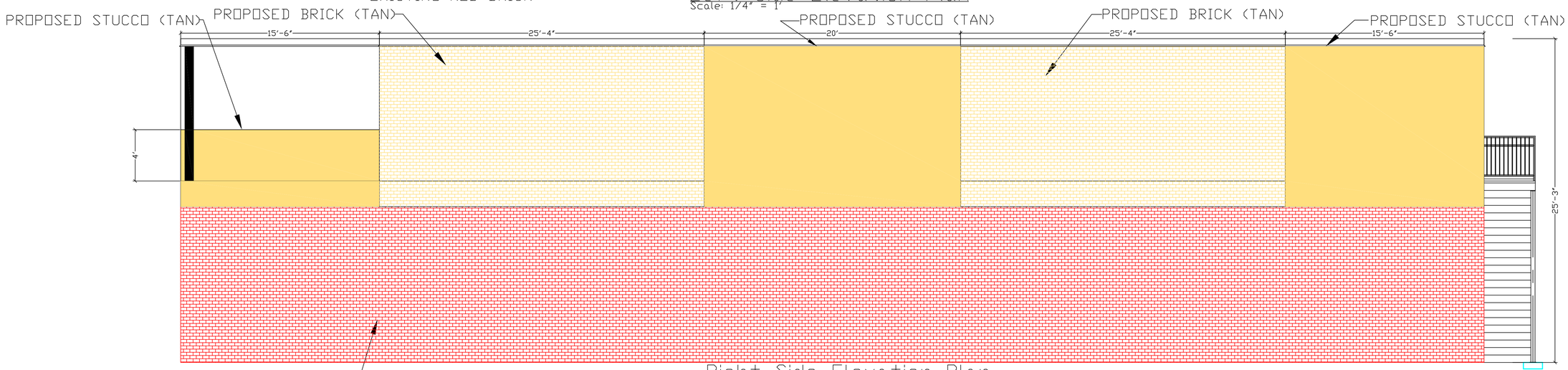
Front Elevation Plan
Scale: 1/4" = 1'



Rear Elevation Plan
Scale: 1/4" = 1'



Left Side Elevation Plan
Scale: 1/4" = 1'



Right Side Elevation Plan
Scale: 1/4" = 1'

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CONSTRUCTION RENOVATION

PROPOSED ELEVATION PLAN

PREPARED FOR:
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kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17705 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/4" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A2.2

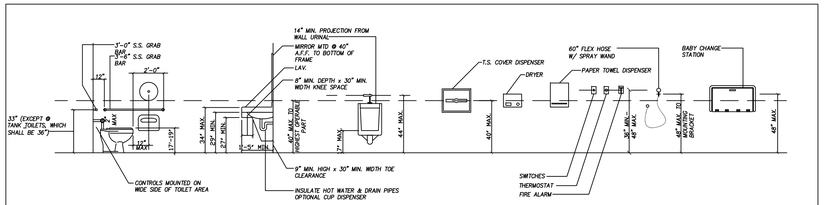
DRAWING NO.
FRA20048.2

Symbols Legend

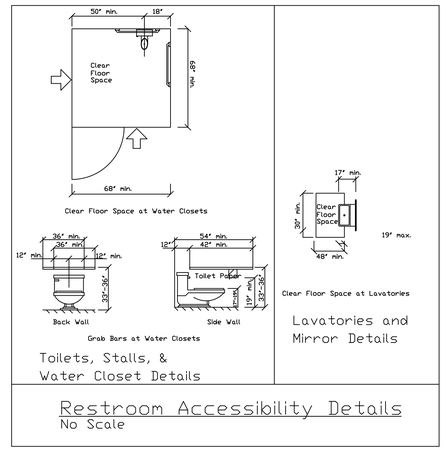
F	Fire Alarm Pull Station
F	Fire Alarm Horn with Strobe
ABC	Fire Extinguisher (10 pound ABC type)
K	Commercial Kitchen Class K Fire Extinguisher
S	Smoke Detector
Exit	Emergency Exit Sign with Lights
	Emergency Lighting with Battery Pack
	Exterior Building Egress Path Light Fixture (Minimum 90 Minute Battery)
	Electrical Panel
	Wheelchair Maneuvering Clearance -- Shown for Graphic Scale Purposes Only.

EMERGENCY LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING	ELECTRICAL	LAMPS	MANUFACTURER / MODEL NUMBER
Exit	EXIT SIGN, LED, POLYCARBONATE BODY	WALL OR CEILING AS SHOWN	120V ELECTRONIC NI-CD BATTERY	LIGHT EMITTING DIODES	McPHILBEN #CXX SERIES
	EMERGENCY COMBINATION EXIT SIGN	WALL OR CEILING AS SHOWN	120V ELECTRONIC NI-CD BATTERY	LIGHT EMITTING DIODES	McPHILBEN #CCTXL-1-R-W
	WET LOCATION LED EMERGENCY LIGHT (UL 924)	EXTERIOR WALL	120V ELECTRONIC 3.7 W REMOTE OPTION	LIGHT EMITTING DIODES	BARRON EXITRONIX LED-EX (MLED2 SERIES)



Typical Mounting Heights & Clearances for Accessibility by the Disabled
No Scale



Restroom Accessibility Details
No Scale

Note: Travel Distance not to exceed 300'
Note: Common travel path not to exceed 100'

1. Contractor shall insure that all interior finish materials used on this project is in accordance with Section 10.2 of NFPA 101.

2. Contractor shall insure that all interior wall and ceiling finish materials used on this project and complying with Section 10.2 of NFPA 101 be Class A or Class B in exits and in exit access corridors.

3. Contractor shall insure that all interior wall and ceiling finish materials used on this project shall be Class A, Class B, or Class C in areas other than those specified in 38.3.3.2.1.

4. Contractor shall insure that all interior floor finish materials used on this project is in accordance with Section 10.2 of NFPA 101.

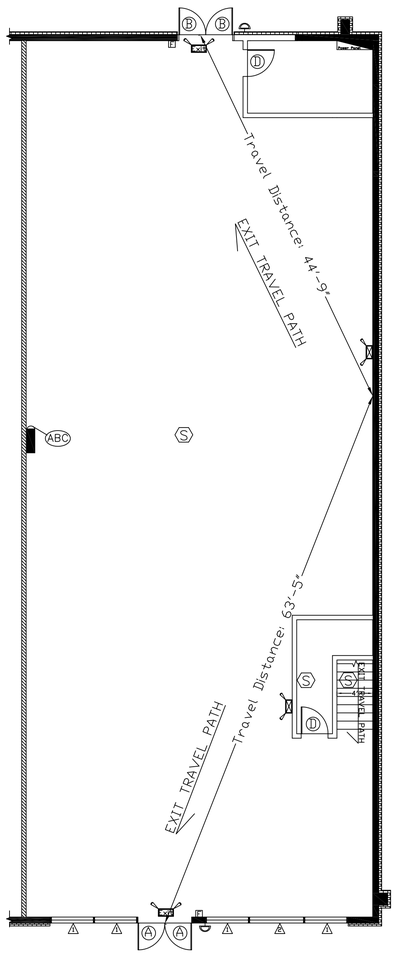
5. Contractor shall insure that all interior floor finish materials used in exit enclosures on this project shall be Class I or Class II.

6. Contractor shall insure that all interior floor finish materals used on this project comply with Sections 10.2.7.1 or 10.2.7.2 of NFPA 101 as applicable.

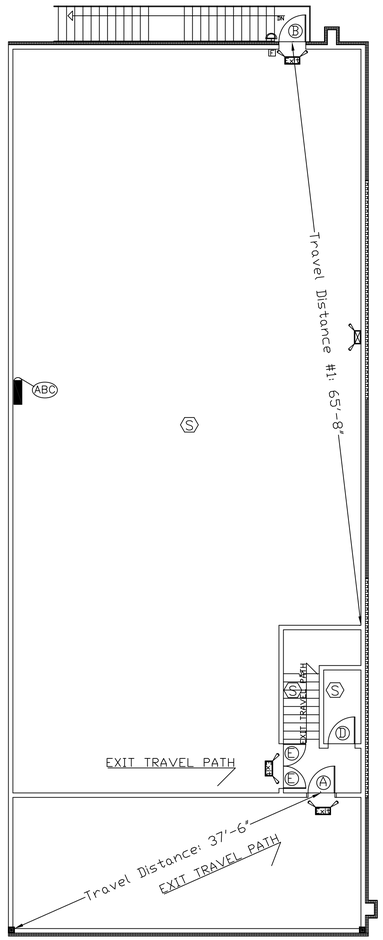
1. This project proposes three emergency exits within the facility.

2. The three emergency exits shown in this plan set are remotely located away from each other and have been arranged to minimize the possibility that more than one has the potential to be blocked by any one fire or other emergency condition.

3. The building plan layout meets all requirements of Section 38.2.4 of NFPA 101.



First Floor Plan
1/8" = 1'-0"



Second Floor Plan
1/8" = 1'-0"

Door Schedule - O

Symbol	Width	Height	Material	Description	Label	Frame	Remarks
A	3'-0"	6'-8"	S.F. Glass	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
B	3'-0"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
C	2'-6"	6'-8"	Steel	Exterior	B	Hollow Metal	Lever Hardware, Auto Closer
D	3'-0"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer
E	2'-6"	6'-8"	S.C. Wood	Interior	B	Hollow Metal	Lever Hardware, Auto Closer

NOTES: 1. ALL HARDWARE SHALL COMPLY W/HANDICAPPED CODE WHERE APPLICABLE.
2. DOOR MUST BE INSULATED CORE.
3. AT DOORS NOTED AS "B-LABEL" ABOVE, DOOR, FRAME, HARDWARE, CLOSER & HINGES SHALL BE RATED FOR MIN. 45 MINUTES PER FIRE CODE & SHALL BE EQUIPPED W/ CODE REQUIRED DISABLE HARDWARE. MINIMUM DOOR WIDTH SHALL BE 36" AS SCHEDULED.

Window Schedule - △

Symbol	Width	Height	Remarks
A	4'-8"	8'-0"	Exterior
A	6'-0"	8'-0"	Exterior

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PREPARED FOR:
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KKL Properties, LLC.
25 Smith Street
Fairburn, Ga. 30213
404-747-4172
kklpropertiesllc@gmail.com

GEORGIA REGISTERED No. 17103 PROFESSIONAL ENGINEER HENRY J. LYAUTEY

PROPOSED LIFE SAFETY & ACCESSIBILITY PLAN

CONSTRUCTION RENOVATION

NO.	DESCRIPTION	DATE
1	Revision	6/23/26

DATE: 3/27/2026
SCALE: 1/8" = 1'
DRAWN: RH
DESIGNED: RH
CHECKED: RH
LAND LOT: 52
DISTRICT: 9F
LOCATION: Fulton Co.

SHEET
A3.1

DRAWING NO.
ERA300496.1

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Preliminary Plat: Alpha Industrial Oakley Industrial

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/30/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/10/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to review the proposed preliminary plat for the subdivision of the subject property.

HISTORY:
N/A

FACTS AND ISSUES:
Applicant: Greg Bradley, Alpha Industrial Properties
Property Owner: Oakley B Owner LLC
Location/Address: 5400 Spence Road (between the Spence Road/Oakley Industrial Boulevard and Oakley Industrial Boulevard/Whitewater Place intersections)
Parcel ID: 09F060000340702
Site Size: ±37.92 acres
Zoning District: M-2 (Heavy Industrial)
Request: The applicant is proposing to subdivide the site into two tracts, Tract 1 (17.40 acres) and Tract 2 (20.52 acres). A certified survey is included, and the preliminary plat meets M-2 setback requirements and includes buffer easements, utilities, and other required infrastructure

FUNDING SOURCE:

RECOMMENDED ACTION:
Staff recommends approval of the preliminary plat, subject to the enclosed conditions.

ATTACHMENTS:
1. Alpha Industrial Oakley Industrial Preliminary Plat Staff Report Package

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: Alpha Industrial Oakley Industrial – 5400 Spence Road [Parcel ID: 09F060000340702] – Request to review the preliminary plat.

Agent/Applicant/Petitioner Information

Applicant: Greg Bradley, Alpha Industrial Properties

Property Owner: OAKLEY B OWNER LLC

Background

The site is located at 5400 Spence Road between the intersections of Spence Road and Oakley Industrial Boulevard and Oakley Industrial Boulevard and Whitewater Place. The site is currently zoned M-2 (Heavy Industrial). The site is approximately 37.92 acres.

Discussion

The applicant is proposing a subdivision of the site into two tracts: Tract 1, which is 17.40 acres and Tract 2, which is 20.52 acres. An accurate, up-to-date, and certified survey is included. The preliminary plat meets the setback requirements of M-2.

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

Staff Recommendations

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

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

Attachments:

- Site Pictures
- Application
- Current Survey and Proposed Subdivision

SITE PICTURES



Southeast viewpoint



West viewpoint

CITY OF FAIRBURN

Planning & Zoning Department

Subdivision Plat/ Plan Review- Submittal Form

Submittal Date: _____ **Deadline:** _____
(Minimum 5 weeks prior to P & Z Commission meeting)

PROJECT INFORMATION

Project Name: Alpha Industrial Oakley Industrial
Address/Location of Project: 5400 Spence Road
Access to Property: Property is accessed from Oakley Industrial Boulevard
Tax Parcel ID #: 09F060000340702 Size of Project: 158, 600 SF
Zoning: M-1 No. of Lots (if applicable): 2
Zoning & Use of Adjacent Properties: M-1

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):
Development of a 158,600 SF warehouse/distribution facility. The development will also include a truck court, trailer parking, and auto parking. The project is located on a parcel that is already developed with a warehouse facility.Prior to development, the parcel will be sub-divided as shown on the preliminary plat. The access for the new building will be provided by two curb cuts on Oakley Industrial Boulevard.

CONTACT INFORMATION

Company Name: Alpha Industrial Properties
Contact Person: Greg Bradley
Mailing Address: 1500 North Halsted, 2nd Floor, Chicago, IL 60618
Phone: (404) 509-6312 Fax: _____
Email Address: gbradley@alphaindprop.com

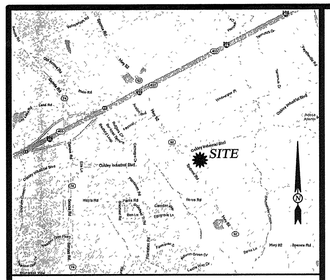
UTILITY SERVICE PROVIDERS

Water: Fairburn Sewer: Fulton County Electric: _____
Gas: _____ Cable: _____ Other: _____

Concept Plat	Preliminary Plat	Construction Plans	Final Plat	If Applicable-Landscape Plan
☐ 1st Submittal $440 + $3/lot ☐ Resubmittal*	☒ 1st Submittal $460 + $4/ lot ☐ Resubmittal*	☐ 1st Submittal $600 + $8/ lot ☐ Resubmittal*	☐ 1st Submittal $300 + $3/lot ☐ Resubmittal*	☐ 1st Submittal $400 + $5/lot ☐ Resubmittal*
7 Copies- Staff Routes to:	**7 Copies- Staff Routes to:**	**7 Copies- Staff Routes to:**	**7 Copies- Staff Routes to:**	**2 Copies- Staff Routes to:**
__Building/Prop. Manager __ Engineer __Landscape Architect __ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __Water & Sewer	__Building/Prop. Manager __ Engineer __ Landscape Architect __Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __Water & Sewer	__ Building/Prop. Manager __ Engineer __ Landscape Architect __ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __ Water & Sewer	__Building/ Prop. Manager __ Engineer __ Landscape Architect __ Comm. Dev. Director __ Fire Marshal __ Planning & Zoning __ Water & Sewer	__ Engineer __ Landscape Architect

**** Resubmittals- Each subsequent resubmittal will incur a fee of $200.***

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0462E & 0470E, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

2) CURRENT ZONING ACCORDING TO FULTON COUNTY IS LISTED AS M-1A, INDUSTRIAL DISTRICT. FULTON COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 30 FEET (35 FEET PER SITE PLAN DATED 3/5/12).
MINIMUM SIDE SETBACK = 0 FEET (35 FEET PER SITE PLAN DATED 3/5/12; LANDSCAPE BUFFER = 50 FEET.
MINIMUM REAR SETBACK = 0 FEET (35 FEET PER SITE PLAN DATED 3/5/12; LANDSCAPE BUFFER = 100 FEET)
MAXIMUM BUILDING HEIGHT IS 60 FEET OR 4 STORIES

3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY CONTROL MONUMENT, NO. 2002-10, ELEVATION = 886 758 FEET. (NAD 83 / NAVD 88)

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON

811 Know what's below. Call before you dig.
Or Call 800-282-7411
Three working days prior to construction

PLAT REFERENCES

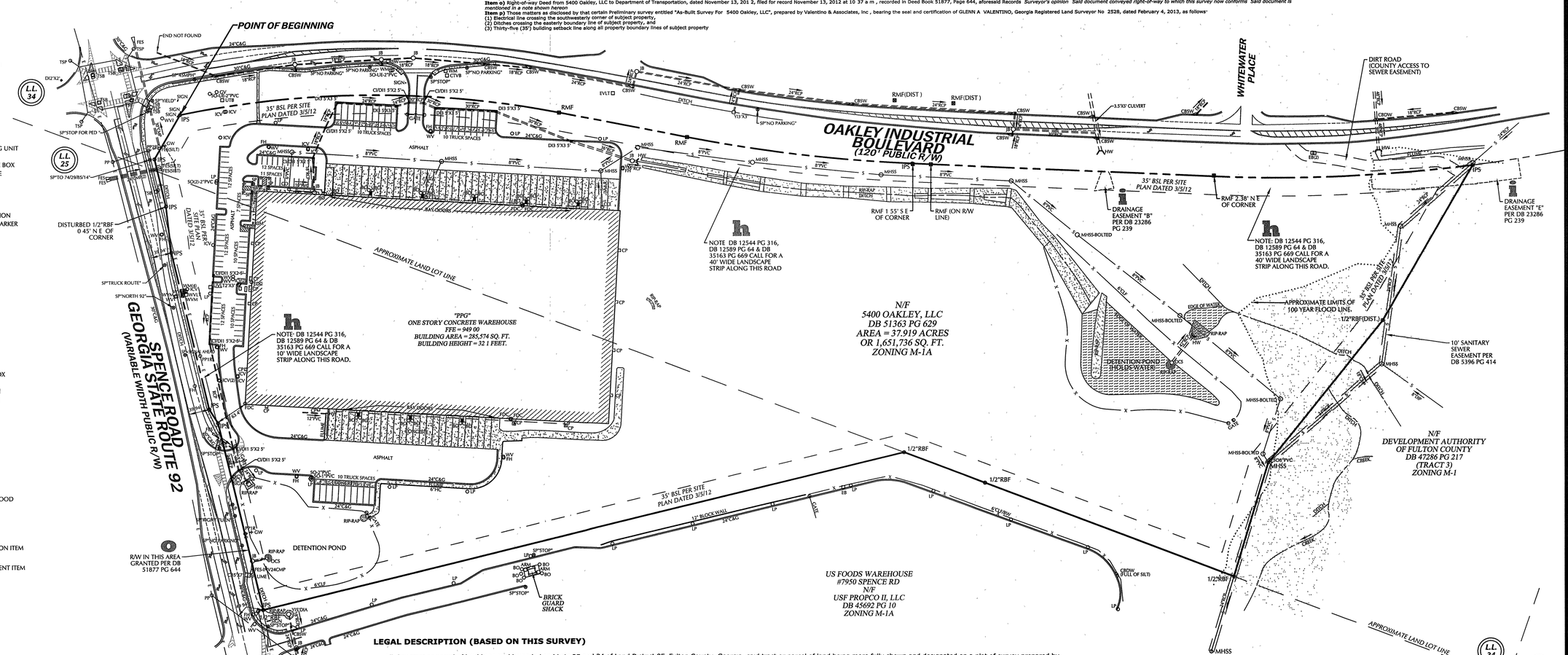
1) "ALTA/ACSM LAND TITLE SURVEY FOR M.D. HODGES ENTERPRISES, INC., M. D. HODGES DEVELOPMENTS, LLC, WACHOVIA BANK NATIONAL ASSOCIATION AND CHICAGO TITLE INSURANCE COMPANY" PREPARED BY JORDAN JONES & GOULDING, DATED 12/30/2003

"SPECIAL EXCEPTIONS" DISCLOSED IN PART II, SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NO. 2-28033; EFFECTIVE DATE: JANUARY 23, 2013.

Item a) All taxes for the year 2013 and subsequent years *Surveyor's opinion: Not within the scope of this survey*
Item b) Real Property taxes for the year 2012 are currently under appeal No insurance is provided for any additional amounts owed for those years after the conclusion or dismissal of those appeals *Surveyor's opinion: Not within the scope of this survey.*
Item c) Any and all unpaid water bills associated with subject property *Surveyor's opinion Not within the scope of this survey*
Item d) No insurance is afforded as to the exact amount of acreage contained in the property described herein *Surveyor's opinion This surveyor deems the acreage shown hereon as being accurate and reliable*
Item e) Riparian rights incident to the premises *Surveyor's opinion Riparian rights, other than those pertaining to the boundaries of the subject property, are not within the scope of this survey*
Item f) Rights of tenants in possession under unrecorded leases *Surveyor's opinion Not within the scope of this survey*
Item g) Any security interest created at closing *Surveyor's opinion Not within the scope of this survey*
Item h) Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by M. D. Hodges Enterprises, Inc., a Georgia corporation, dated effective June 2, 1989, filed for record June 2, 1989 at 1:15 p.m., recorded in Deed Book 12544, Page 316, Records of Fulton County, Georgia; as amended by that certain First Amendment to Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by M. D. Hodges Enterprises, Inc., a Georgia corporation, dated effective June 20, 1989, filed for record June 22, 1989 at 11:27 a.m., recorded in Deed Book 12589, Page 64, aforesaid Records; as further amended by that certain Second Amendment to Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by and between M. D. Hodges Enterprises, Inc., a Georgia corporation, Exel Logistics, Inc., a Massachusetts corporation, OIB Property Owners Association, Inc., a non-profit corporation, M. D. Hodges Developments, LLC, a Delaware limited liability company, Small/Jones Developments, LLC, a Delaware limited liability company and AETNA Life Insurance Company, a Connecticut corporation, dated June 10, 2003, filed for record June 13, 2003 at 11:09 a.m., recorded in Deed Book 35163, Page 669, aforesaid Records. *Surveyor's opinion: Said documents affect the subject property, specifying architectural guidelines, construction standards, use restrictions, guidelines for signage, and maintenance standards The only plottable matter contained in said documents is the reservation of a 40' wide landscape strip along Oakley Industrial Boulevard, and a 10' wide landscape strip along Spence Road, both mentioned in notes shown hereon The building setbacks contained in said document are apparently superseded by the setbacks shown hereon*
Item i) Easements as contained in that certain Right of Way Deed from M. D. Hodges Enterprises, Inc., a Georgia corporation to Fulton County, a political subdivision of the State of Georgia, dated October 17, 1997, filed for record October 23, 1997 at 8:46 a.m., recorded in Deed Book 23286, Page 239, aforesaid Records. *Surveyor's opinion: Said easements affect the subject property and they are shown hereon.*
Item j) Restrictions as contained in that certain Limited Warranty Deed from M. D. Hodges Enterprises, Inc. (DE), a Delaware corporation, as successor by corporate merger to M. D. Hodges Enterprises, Inc., a Georgia corporation to PYA/Monarch, Inc., a Maryland corporation, dated August 10, 2000, filed for record August 14, 2000 at 3:50 p.m., recorded in Deed Book 29373, Page 582, aforesaid Records *Surveyor's opinion Said document affects the subject property, specifying upkeep and maintenance standards Said document contains no plottable matters*
Item k) Restrictions as contained in that certain Quitclaim Deed from M. D. Hodges Enterprises, Inc. (DE), a Delaware corporation, as successor by corporate merger to M. D. Hodges Enterprises, Inc., a Georgia corporation to PYA/Monarch, Inc., a Maryland corporation, dated August 10, 2000, filed for record August 14, 2000 at 3:50 p.m., recorded in Deed Book 29373, Page 589, aforesaid Records *Surveyor's opinion: Said document affects the subject property, specifying upkeep and maintenance standards Said document contains no plottable matters*
Item l) Owners Indemnification and Maintenance Agreement for Detention Ponds from M. D. Hodges Enterprises, Inc. to Fulton County, a political subdivision of the State of Georgia, undated, filed for record November 29, 2000 at 10:54 a.m., recorded in Deed Book 29713, Page 562, aforesaid Records *Surveyor's opinion: Said document apparently does not affect the subject property, because the only detention ponds contained within the subject property were built in 2012, and it is unlikely that said document would have been prepared in connection with the subject property's detention ponds so far in advance of their construction.*
Item m) Flood Plain Indemnification from MD Hodges Enterprises, Inc. to Fulton County, a political subdivision of the State of Georgia, dated May 20, 2004, filed for record May 24, 2004 at 10:45 a.m., recorded in Deed Book 37629, Page 513, aforesaid Records. NOTE: The above fails to include a legal description NOTE The above Flood Plain Indemnification was improperly executed, same was filed without a corporate seal or an attesting signature *Surveyor's opinion This surveyor is unsure if said document affects the subject property, due to its lacking a legal description, but if said document was prepared for the subject property, its affect would be nominal.*
Item n) Easement Agreement by and between LIT/Hodges Development Holdco, LLC, successor by merger to M. D. Hodges Developments, LLC, and Atlanta Land L. K. E., LLC, dated as of July 6, 2006, filed for record August 17, 2006 at 1:27 p.m., recorded in Deed Book 43259, Page 612, aforesaid Records *Surveyor's opinion: Said document conveyed a grading easement which apparently expired on 7/1/2011. (No affect)*
Item o) Right-of-way Deed from 5400 Oakley, LLC to Department of Transportation, dated November 13, 201 2, filed for record November 13, 2012 at 10 37 a.m., recorded in Deed Book 51877, Page 644, aforesaid Records *Surveyor's opinion Said document conveyed right-of-way to which this survey now conforms Said document is mentioned in a note shown hereon*
Item p) Those matters as disclosed by that certain Preliminary survey entitled "As-Built Survey For 5400 Oakley, LLC", prepared by Valentino & Associates, Inc., bearing the seal and certification of GLENN A. VALENTINO, Georgia Registered Land Surveyor No. 2528, dated February 4, 2013, as follows:
(1) Electrical line crossing the southwesterly corner of subject property,
(2) Ditches crossing the easterly boundary line of subject property, and
(3) Thirty-five (35') building setback line along all property boundary lines of subject property

LEGEND

○ IPS	1/2" IRON PIN SET
■ RMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
○ IPF	IRON PIN FOUND
○ RBF	REBAR FOUND
○ OTF	OPEN TOP PIPE FOUND
○ CTF	CRIMPED TOP PIPE FOUND
○ PKF	PK NAIL FOUND
DB PG	DEED BOOK & PAGE
PB PG	PLAT BOOK & PAGE
○ PP	POWER POLE
○ PP1R	POWER POLE, 1 RISER
○ PP/HT	POWER POLE, HIGH TENSION
○ LP	LIGHT POLE
✱ GL	GROUND LIGHT
+ GW	GUY WIRE
○ TSP	TRAFFIC SIGNAL POLE
⊡ TSB	TRAFFIC SIGNAL BOX
⊡ EB	ELECTRIC BOX
⊡ EM	ELECTRIC METER
⊡ EVLT	ELECTRIC VAULT
⊡ UVLT	UTILITY VAULT
⊡ AC	HEATING/AIR CONDITIONING UNIT
⊡ CTVB	CABLE TELEVISION BOX
⊡ UTB	UNDERGROUND TELEPHONE BOX
○ ICV	IRRIGATION CONTROL VALVE
○ FH	FIRE HYDRANT
○ WV	WATER VALVE
⊡ WM	WATER METER
⊡ WVLT	WATER VAULT
○ FDC	FIRE DEPARTMENT CONNECTION
○ UGM	UNDERGROUND GAS LINE MARKER
○ GV	GAS VALVE
⊡ GM	GAS METER
○ BH	BORING HOLE
○ CO	CLEANOUT
○ BO	BOLLARD
✱ SP	SIGN POST
△	COMPUTED POINT
—X—	FENCE LINE
—E—	OVERHEAD ELECTRIC LINE
—T—	OVERHEAD TELEPHONE LINE
—S—	SANITARY SEWER LINE
—=—	GUARDRAIL
—/—	BROKEN LINE NOT TO SCALE
RD	ROOF DRAIN
DI	STORM WATER DROP INLET
YI	STORM WATER YARD INLET
CI	STORM WATER CURB INLET
JB	STORM WATER JUNCTION BOX
CBSW	SINGLE WING CATCH BASIN
CBDW	DOUBLE WING CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PVC	PLASTIC PIPE
DIP	DUCTILE IRON PIPE
CLAY	CLAY PIPE
CPP	CORRUGATED PLASTIC PIPE
HW	HEADWALL
FES	FLARED END SECTION
MHSS	SANITARY SEWER MANHOLE
BSL	BUILDING SETBACK LINE
CLF	CHAIN LINK FENCE
CP	CONCRETE PAD
IRF	INTERMEDIATE REGIONAL FLOOD
TIN:	TAX PARCEL ID NUMBER
C&G	CURB & GUTTER
HC	HEADER CURB
C-100 00'	DEED CALL FOR DISTANCE
a	REFERENCE TO TITLE EXCEPTION ITEM
1	REFERENCE TO ENCROACHMENT ITEM



100 0 100 200 300
GRAPHIC SCALE – FEET

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lots 25 and 34 of Land District 9F, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #12-072; Drawing/File #12-072), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2"iron pin set at the northerly corner of the mitered intersection of the southerly right-of-way line of Oakley Industrial Boulevard (120' public r/w) and the northeasterly right-of-way line of Spence Road (A.K.A. Ga. State Route #92; variable width public r/w).

THENCE proceeding along said southerly right-of-way line of Oakley Industrial Boulevard the following courses and distances:
Along a curve to the right having a radius of 1849.86 feet for an arc distance of 733.81 feet (said arc being subtended by a chord of North 69 degrees 43 minutes 27 seconds East for a distance of 729.01 feet) to a concrete r/w monument found;
THENCE North 81 degrees 05 minutes 17 seconds East for a distance of 251.07 feet to a concrete r/w monument found;
THENCE along a curve to the left having a radius of 2924.79 feet for an arc distance of 436.55 feet (said arc being subtended by a chord of North 76 degrees 48 minutes 43 seconds East for a distance of 436.14 feet) to a 1/2"iron pin set, said 1/2"iron pin set being witnessed by a concrete r/w monument found 1.55 feet southeast thereof;
THENCE North 72 degrees 32 minutes 15 seconds East for a distance of 579.08 feet to a computed point, said computed point being witnessed by a concrete r/w monument found 2.38 feet northeast thereof;
THENCE along a curve to the left having a radius of 2924.79 feet for an arc distance of 500 68 feet (said arc being subtended by a chord of North 67 degrees 37 minutes 55 seconds East for a distance of 500.06 feet) to a 1/2"iron pin set;
THENCE departing said southerly right-of-way line of Oakley Industrial Boulevard South 10 degrees 18 minutes 55 seconds West for a distance of 343 12 feet to a disturbed 1/2"rebar found;
THENCE South 19 degrees 08 minutes 33 seconds West for a distance of 350.00 feet to a sanitary sewer manhole found;
THENCE South 03 degrees 03 minutes 38 seconds East for a distance of 227 97 feet to a 1/2"rebar found on the line which divides Land Lots 25 and 34;
THENCE proceeding along said line which divides Land Lots 25 and 34 the following courses and distances:
North 89 degrees 23 minutes 54 seconds West for a distance of 511.06 feet to a 1/2"rebar found;
THENCE North 89 degrees 25 minutes 13 seconds West for a distance of 166.34 feet to a 1/2"rebar found;
THENCE departing said line which divides Land Lots 25 and 34 South 56 degrees 22 minutes 28 seconds West for a distance of 1268.84 feet to a 1/2"iron pin set on the northeasterly right-of-way line of Spence Road;
THENCE proceeding along said northeasterly right-of-way line of Spence Road the following courses and distances:
North 33 degrees 33 minutes 02 seconds West for a distance of 368.32 feet to a 1/2"iron pin set;
THENCE North 53 degrees 24 minutes 35 seconds West for a distance of 30.83 feet to a 1/2"iron pin set;
THENCE North 33 degrees 37 minutes 07 seconds West for a distance of 308.24 feet to a 1/2"iron pin set;
THENCE North 26 degrees 42 minutes 56 seconds West for a distance of 88.56 feet to a 1/2"iron pin set, said 1/2"iron pin set being witnessed by a disturbed 1/2"rebar found 0 45 feet northeast thereof;
THENCE North 33 degrees 33 minutes 30 seconds West for a distance of 93.46 feet to a 1/2"iron pin set;
THENCE North 09 degrees 55 minutes 17 seconds East for a distance of 98.82 feet to a 1/2"iron pin set at the northerly corner of the mitered intersection of the southerly right-of-way line of Oakley Industrial Boulevard and the northeasterly right-of-way line of Spence Road, said 1/2"iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 37.919 acres or 1,651,736 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 51363, Page 629, Fulton County Georgia Records.

ALTA/ACSM CERTIFICATION

TO: 5400 OAKLEY, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11A, 12, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/1/2013

DATE OF PLAT OR MAP: 2/28/2013 BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

Glen A. Valentino

FIELD DATES: 1/15/13 - 1/24/13; 2/1/13

STATE OF GEORGIA PLAT ACT CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 00 SECOND(S) PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE COMPASS RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 92,103 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 328,620 FEET.

GRID NORTH GEORGIA WEST ZONE

5400 OAKLEY, LLC AND CHICAGO TITLE INSURANCE COMPANY

ALTA/ACSM LAND TITLE SURVEY FOR:

LAND LOTS 25 AND 34 9TH F DISTRICT FULTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY
SUITE 243
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX (770) 435-6050
WEB: VALENTINOSURVEY.COM

REVISIONS

3/1/13 REVIEWED/ADDED TITLE COMMITMENT, UPDATED SURVEY TO ALTA STANDARDS, CHANGED R/W PER DB 51877 PG 644

GEORGIA REGISTERED LAND SURVEYOR GLENN A. VALENTINO No. 2528 2.24.13

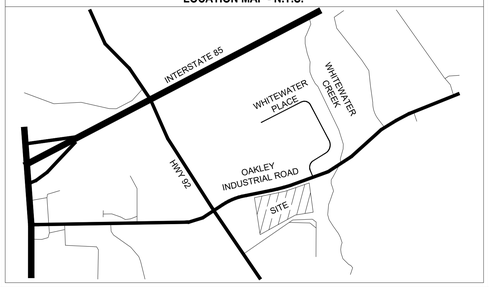
SCALE:	1" = 100'
DATE:	2/4/2013
JOB NUMBER:	12-072
FILE NUMBER:	12-072
PLOTTED:	2/28/2013

ALTA/ACSM LAND TITLE SURVEY

SHEET
1 OF 1

03/5/2025

LOCATION MAP - N.T.S.



NOTES

VEHICULAR LANDSCAPE TO BE PROVIDED PER CITY OF FAIRBURN REQUIREMENTS

OAKLEY INDUSTRIAL BOULEVARD (120' PUBLIC R/W)

WHITEWATER PLACE

PROPOSED 5' SIDEWALK W/ 2' GRASS STRIP

PROPOSED DECELERATION LANE

PROPOSED LEFT-TURN LANE

RMF(DIST.)

RMF 2.38' N.E. OF CORNER

N 72°32'15"E 579.08'

40' FRONT SETBACK

ARC=436.55', RAD=2924.79' CH=N 76°48'43"E 436.14'

RMF 1.55' S.E. OF CORNER

IPS

RMF (ON R/W LINE)

"NO PARKING"

N 81°05'17"E 251.07'

26 TRAILER SPACES

6 TRAILER SPACES

185' TRUCK COURT

26 LOADING SPACES

56 AUTO SPACES

64 AUTO SPACES

572.0

270.0

PROPOSED 158,600 SF WAREHOUSE/DISTRIBUTION FACILITY

43 LOADING SPACES

TRUCK SPACES

20' SIDE SETBACK

N/F DEVELOPMENT AUTHORITY OF FULTON COUNTY DB 53025 PG 522 AREA = 37.919 ACRES OR 1,651,736 SQ. FT. ZONING M-2 TAX ID NUMBER: 09F060000340702

APPROXIMATE LAND LOT LINE

EXISTING - "PPG" ONE STORY CONCRETE WAREHOUSE FFE = 949.00 BUILDING AREA = 285,574 SQ. FT. BUILDING HEIGHT = 32.1 FEET.

PROPOSED PARCEL SUBDIVISION LINE

20.517 ACRES

17.402 ACRES

GRAVEL FIRE LANE

30' REAR SETBACK

613

1/2"RBF

166.34'

N 89°25'13"W

511.06'

N 89°23'54"W

1/2"RBF

1/2"RBF

APPROXIMATE LAND LOT LINE

US FOODS WAREHOUSE #7950 SPENCE RD. N/F USF PROPCO I, LLC DB 53814 PG 656 ZONING M-1

25 LOADING SPACES

ASPHALT

CONCRETE

10 TRUCK SPACES

24" CMP

FLUME

30' REAR SETBACK

1268.84'

S 56°22'28"W

10' BRICK WALL

SP "STOP"

BRICK GUARD SHACK

S 33°02"W

166.32'

EXISTING STORMWATER POND

FIRE TURN AROUND

RIP-RAP

6' CLF

8" DIP

8" PVC

MHSS

WETLANDS SHOWN HEREON WERE SCALED PER MAP 3296324.1S PREPARED BY S&ME, DATED 4/4/2012

FLOOD ZONE "X"

FLOOD ZONE "AE"

DITCH

CREEK

20' SIDE SETBACK

S 19°04'33"W 320.00'

S 03°03'38"E 227.92'

S 10°18'55"W 347.12'

DIRT ROAD (COUNTY ACCESS TO SEWER EASEMENT)

ARC=500.68', RAD=2924.79' CH=N 67°37'55"E 500.06'

IPS

1/2"RBF(DIST.)

APPROXIMATE LIMITS OF 100 YEAR FLOOD LINE.

N/F DEVELOPMENT AUTHORITY OF FULTON COUNTY DB 47286 PG 217 (TRACT 3) ZONING M-1

SITE DATA
ZONING USE: M-2
TOTAL AREA: 20.517 ACRES

FULTON COUNTY, GA
LAND LOT: 22 AND 34 DISTRICT 9TH
PARCEL ID: 09F060000340702
BUILDING SETBACKS:
FRONT: 40 FT
SIDE: 20 FT
BACK: 30 FT
IMPERVIOUS COVER ALLOWED: 60%
PROPOSED IMPERVIOUS COVER: 7.0 ACRES OR 34%

BUILDING DATA
BUILDING SQUARE FOOTAGE: 158,600 S.F.
ALLOWABLE BUILDING HEIGHT: 48 FT
NUMBER OF STORIES: 1

PARKING DATA
AUTO: 350/1000 SF < 150,000 SF = 60 SPACES
750/1000 SF > 150000 SF = 2 SPACES
TOTAL = 62 SPACES
OFF STREET LOADING: 1 + 3 + 158600/100000 = 20 SPACES
TRAILER: 100/1000 SF = 32 SPACES REQUIRED

PARKING PROVIDED
AUTO: 120 SPACES (6 ADA VAN)
OFF STREET LOADING: 26 SPACES
TRAILER: 32 SPACES

UTILITY PROVIDERS
WATER: FAIRBURN
SEWER: FULTON COUNTY

OWNER/DEVELOPER
ALPHA INDUSTRIAL PROPERTIES
1500 NORTH HALSTED
2ND FLOOR
CHICAGO, IL 60618
(404) 509-6312
GBRADLEY@ALPHAINDPROP.COM

PROJECT ENGINEER
WESLEY REED, P.E.
EBERLY & ASSOCIATES, LLC
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
WREED@EBERLY.NET

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

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EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:
ALPHA INDUSTRIAL
OAKLEY INDUSTRIAL
LAND LOT 22 AND 34
9TH DISTRICT
FULTON COUNTY, GEORGIA
5400 SPENCE ROAD

REVISION

	04/27/26	FAIRBURN COMMENTS

CONCEPTUAL SITE PLAN

SCALE	1" = 60'
DATE:	1/15/26
DRAWN BY:	TAYLOR RAPP, P.E.
PROJECT ENGINEER:	WESLEY REED, P.E.
QA/QC REVIEWER:	

EBERLY PROJECT NUMBER:
25-287

SHEET NUMBER:
C1.0
NOT ISSUED FOR CONSTRUCTION

(C) 2003 EBERLY & ASSOCIATES, INC.

C:\Users\wreed\AppData\Local\Temp\AcPublish_34320\25-287 BASE.dwg June 09, 2026

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: Concept Plan: Alpha Industrial Oakley Industrial

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/30/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to review the proposed conceptual site plan for the subject property.

HISTORY:
N/A

FACTS AND ISSUES:
Applicant: Greg Bradley, Alpha Industrial Properties
Property Owner: Oakley B Owner LLC
Location/Address: 5400 Spence Road (between the Spence Road/Oakley Industrial Boulevard and Oakley Industrial Boulevard/Whitewater Place intersections)
Parcel ID: 09F060000340702
Site Size: ±37.92 acres
Zoning District: M-2 (Heavy Industrial)

Request: The applicant is proposing a new 158,600-square-foot warehouse. A certified survey is included, and the concept plan meets M-2 setback and parking requirements. The plan includes all buildings and structures, driveways, parking facilities, walkways, buffer easements, utilities, and other required infrastructure, with ingress/egress along Oakley Industrial Boulevard. The building will consist of white concrete with grey metal accents and a flat roof.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the conceptual site plan, subject to the enclosed conditions.

ATTACHMENTS:

1. Alpha Industrial Oakley Industrial Concept Plan Staff Report Package

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: July 7, 2026

Agenda Item: Alpha Industrial Oakley Industrial – 5400 Spence Road [Parcel ID: 09F060000340702] – Request to review the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: Greg Bradley, Alpha Industrial Properties

Property Owner: OAKLEY B OWNER LLC

Background

The site is located at 5400 Spence Road between the intersections of Spence Road and Oakley Industrial Boulevard and Oakley Industrial Boulevard and Whitewater Place. The site is currently zoned M-2 (Heavy Industrial). The site is approximately 37.92 acres.

Discussion

The applicant is proposing a new 158,600-square-foot warehouse. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of M-2.

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

The building will consist of white concrete with grey, metal accents and a flat roof. The east elevation will consist of several single-entry, metal doors, windows, and a single-entry glass door surrounded by windows. The north elevation will consist of several loading spaces, single-entry metal doors, and clerestory windows. The west elevation will be the same as the east elevation. The south elevation will consist of several single-entry, metal doors, and clerestory windows.

Staff Recommendations

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

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

Attachments:

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

SITE PICTURES



Southeast viewpoint

CITY OF FAIRBURN

Planning & Zoning Department

Site Plan Review- Submittal Form

Submittal Date: _____ **Deadline:** _____
(Minimum 5 weeks prior to P & Z Commission meeting)

PROJECT INFORMATION

Project Name: Alpha Industrial Oakley Industrial
Address/Location of Project: 5400 Spence Road
Access to Property: Property is accessed from Oakley Industrial Boulevard
Tax Parcel ID #: 09F060000340702 Size of Project: 158, 600 SF
Zoning: M-1 No. of Lots (if applicable): N/A
Zoning & Use of Adjacent Properties: M-1

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

Development of a 158,600 SF warehouse/distribution facility. The development will also include a truck court, trailer parking, and auto parking. The project is located on a parcel that is already developed with a warehouse facility.

Prior to development, the parcel will be sub-divided as shown on the concept site plan. The access for the new building will be provided by two curb cuts on Oakley Industrial Boulevard.

CONTACT INFORMATION

Company Name: Alpha Industrial Properties
Contact Person: Greg Bradley
Mailing Address: 1500 North Halsted, 2nd Floor, Chicago, IL 60618
Phone: (404) 509-6312 Fax: _____
Email Address: gbradley@alphaindprop.com

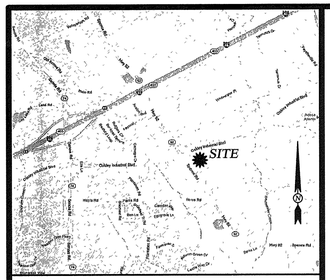
UTILITY SERVICE PROVIDERS

Water: Fairburn Sewer: Fulton County
Electric: _____ Gas: _____
Cable: _____ Other: _____

Sketch Plan	**Conceptual Site Plan**	**Construction Plans w/Hydro**	**Landscape Plan**
☐ **1st Submittal- No Fee** Submit to P & Z for review	☐ **1st Submittal $150 + $20/acre** ☑ Resubmittal*	☐ **1st Submittal $500 + $20/ acre** ☐ Resubmittal*	☐ **1st Submittal $300 + $20/acre** ☐ Resubmittal*
If necessary, 2 extra copies (If legible, .pdf file is acceptable). **Staff routes to:** ☐ Comm. Dev. Director ☐ Planning & Zoning	**7 Copies-** **Staff Routes to:** ☐ Building/Prop. Manager ☐ Comm. Dev. Director ☐ Engineer ☐ Fire Marshal ☐ Landscape Architect ☐ Planning & Zoning ☐ Water & Sewer	**7 Copies-** **Staff Routes to:** ☐ Building / Prop. Manager ☐ Comm. Dev. Director ☐ Engineer ☐ Fire Marshal ☐ Landscape Architect ☐ Planning & Zoning ☐ Water & Sewer	**2 Copies-** **Staff Routes to:** ☐ Comm. Dev. Director ☐ Landscape Architect

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

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax



VICINITY MAP

NOT TO SCALE

LEGEND

o	IPS	1/2" IRON PIN SET
■	RMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
o	IPF	IRON PIN FOUND
o	RBF	REBAR FOUND
o	OTF	OPEN TOP PIPE FOUND
o	CTF	CRIMPED TOP PIPE FOUND
o	PKF	PK NAIL FOUND
DB PG		DEED BOOK & PAGE
PB PG		PLAT BOOK & PAGE
o	PP	POWER POLE
o	PP1R	POWER POLE, 1 RISER
o	PPHT	POWER POLE, HIGH TENSION
o	LP	LIGHT POLE
✱	GL	GROUND LIGHT
+	GW	GUY WIRE
o	TSP	TRAFFIC SIGNAL POLE
□	TSB	TRAFFIC SIGNAL BOX
□	EB	ELECTRIC BOX
□	EM	ELECTRIC METER
□	EVLT	ELECTRIC VAULT
□	UVLT	UTILITY VAULT
□	AC	HEATING/AIR CONDITIONING UNIT
□	CTVB	CABLE TELEVISION BOX
□	UTB	UNDERGROUND TELEPHONE BOX
o	ICV	IRRIGATION CONTROL VALVE
o	FH	FIRE HYDRANT
o	WV	WATER VALVE
□	WM	WATER METER
□	WVLT	WATER VAULT
o	FDC	FIRE DEPARTMENT CONNECTION
o	UGM	UNDERGROUND GAS LINE MARKER
o	GV	GAS VALVE
□	GM	GAS METER
o	BH	BORING HOLE
o	CO	CLEANOUT
o	BO	BOLLARD
✱	SP	SIGN POST
	△	COMPUTED POINT
	—X—	FENCE LINE
	—E—	OVERHEAD ELECTRIC LINE
	—T—	OVERHEAD TELEPHONE LINE
	—S—	SANITARY SEWER LINE
	—=—	GUARDRAIL
	—/—	BROKEN LINE NOT TO SCALE
RD		ROOF DRAIN
DI		STORM WATER DROP INLET
YI		STORM WATER YARD INLET
CI		STORM WATER CURB INLET
JB		STORM WATER JUNCTION BOX
CBSW		SINGLE WING CATCH BASIN
CBDW		DOUBLE WING CATCH BASIN
RCP		REINFORCED CONCRETE PIPE
CMP		CORRUGATED METAL PIPE
PVC		PLASTIC PIPE
DIP		DUCTILE IRON PIPE
CLAY		CLAY PIPE
CPP		CORRUGATED PLASTIC PIPE
HW		HEADWALL
FES		FLARED END SECTION
MHSS		SANITARY SEWER MANHOLE
BSL		BUILDING SETBACK LINE
CLF		CHAIN LINK FENCE
CP		CONCRETE PAD
IRF		INTERMEDIATE REGIONAL FLOOD
TIN:		TAX PARCEL ID NUMBER
C&G		CURB & GUTTER
HC		HEADER CURB
C-100 00'		DEED CALL FOR DISTANCE
a		REFERENCE TO TITLE EXCEPTION ITEM
1		REFERENCE TO ENCROACHMENT ITEM

GENERAL NOTES

1) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13121C0462E & 0470E, DATED JUNE 22, 1998 FOR FULTON COUNTY, GEORGIA A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A.

2) CURRENT ZONING ACCORDING TO FULTON COUNTY IS LISTED AS M-1A, INDUSTRIAL DISTRICT. FULTON COUNTY ZONING DEPARTMENT MUST BE REFERENCED FOR ALL REQUIREMENTS UNDER THIS ZONING.
BUILDING SETBACKS:
MINIMUM FRONT SETBACK = 30 FEET (35 FEET PER SITE PLAN DATED 3/5/12).
MINIMUM SIDE SETBACK = 0 FEET (35 FEET PER SITE PLAN DATED 3/5/12; LANDSCAPE BUFFER = 50 FEET.
MINIMUM REAR SETBACK = 0 FEET (35 FEET PER SITE PLAN DATED 3/5/12; LANDSCAPE BUFFER = 100 FEET)
MAXIMUM BUILDING HEIGHT IS 60 FEET OR 4 STORIES

3) HORIZONTAL AND VERTICAL REFERENCE SHOWN HEREON WAS TAKEN FROM FULTON COUNTY CONTROL MONUMENT, NO. 2002-10, ELEVATION = 886 758 FEET. (NAD 83 / NAVD 88)

SPECIAL NOTES

1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3) PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER(S), THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON

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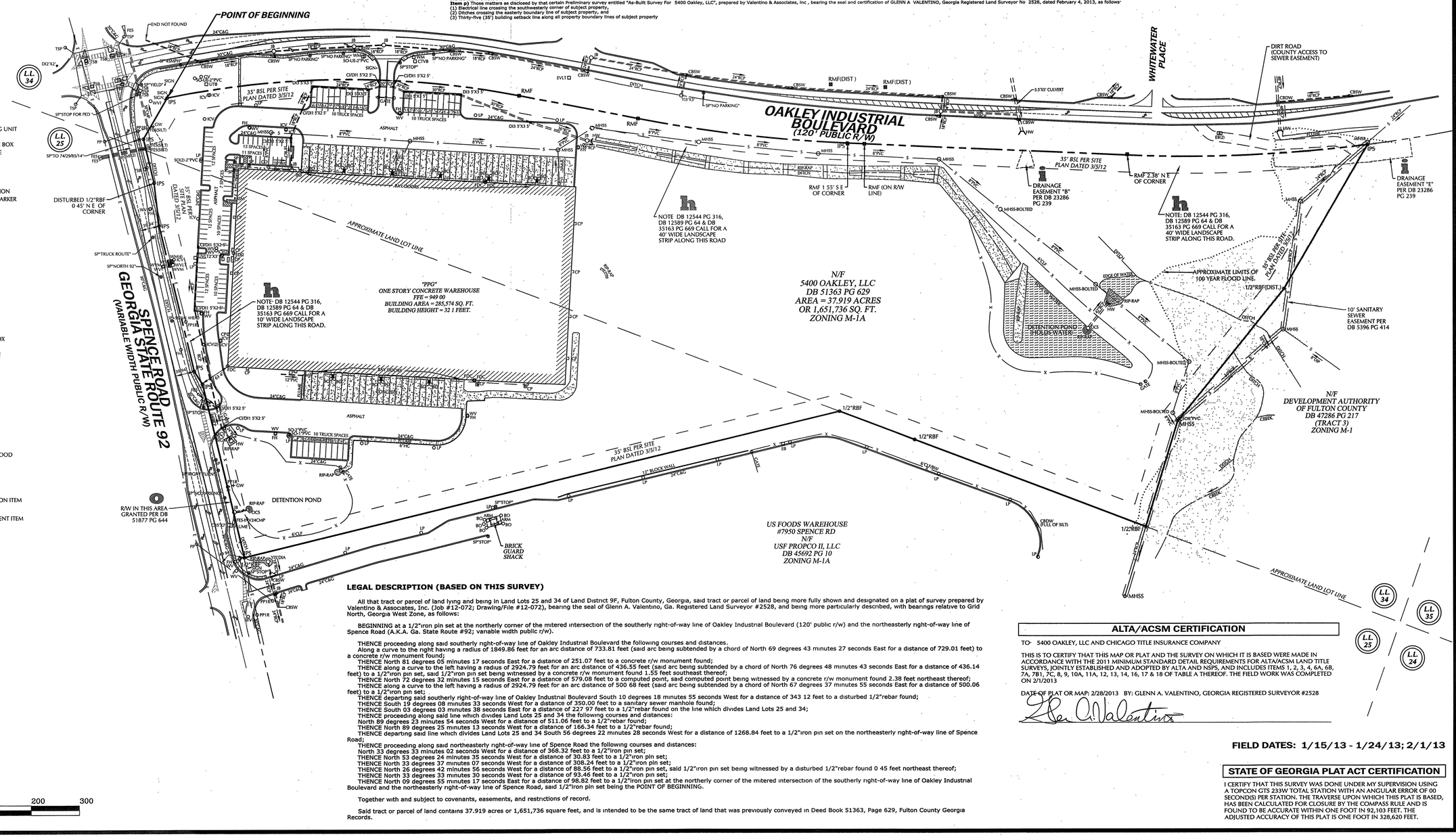
PLAT REFERENCES

1) "ALTA/ACSM LAND TITLE SURVEY FOR M.D. HODGES ENTERPRISES, INC , M. D. HODGES DEVELOPMENTS, LLC , WACHOVIA BANK NATIONAL ASSOCIATION AND CHICAGO TITLE INSURANCE COMPANY" PREPARED BY JORDAN JONES & GOULDING, DATED 12/30/2003

"SPECIAL EXCEPTIONS" DISCLOSED IN PART II, SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NO. 2-28033; EFFECTIVE DATE: JANUARY 23, 2013.

Item a) All taxes for the year 2013 and subsequent years *Surveyor's opinion: Not within the scope of this survey*
Item b) Real Property taxes for the year 2012 are currently under appeal No insurance is provided for any additional amounts owed for those years after the conclusion or dismissal of those appeals *Surveyor's opinion: Not within the scope of this survey.*
Item c) Any and all unpaid water bills associated with subject property *Surveyor's opinion Not within the scope of this survey*
Item d) No insurance is afforded as to the exact amount of acreage contained in the property described herein *Surveyor's opinion This surveyor deems the acreage shown hereon as being accurate and reliable*
Item e) Riparian rights incident to the premises *Surveyor's opinion Riparian rights, other than those pertaining to the boundaries of the subject property, are not within the scope of this survey*
Item f) Rights of tenants in possession under unrecorded leases *Surveyor's opinion Not within the scope of this survey*
Item g) Any security interest created at closing *Surveyor's opinion Not within the scope of this survey*
Item h) Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by M D Hodges Enterprises, Inc , a Georgia corporation, dated effective June 2, 1989, filed for record June 2, 1989 at 1:15 p m , recorded in Deed Book 12544, Page 316, Records of Fulton County, Georgia; as amended by that certain First Amendment to Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by M D Hodges Enterprises, Inc , a Georgia corporation, dated effective June 20, 1989, filed for record June 22, 1989 at 11:27 a.m , recorded in Deed Book 12589, Page 64, aforesaid Records; as further amended by that certain Second Amendment to Declaration of Protective Covenants for Southpark - Phases I, II, and III Fulton County, Georgia by and between M D Hodges Enterprises, Inc , a Georgia corporation, Exel Logistics, Inc , a Massachusetts corporation, OIB Property Owners Association, Inc , a non-profit corporation, M D Hodges Developments, LLC, a Delaware limited liability company, Small/Jones Developments, LLC, a Delaware limited liability company and AETNA Life Insurance Company, a Connecticut corporation, dated June 10, 2003, filed for record June 13, 2003 at 11 09 a.m., recorded in Deed Book 35163, Page 669, aforesaid Records. *Surveyor's opinion: Said documents affect the subject property, specifying architectural guidelines, construction standards, use restrictions, guidelines for signage, and maintenance standards The only plottable matter contained in said documents is the reservation of a 40' wide landscape strip along Oakley Industrial Boulevard, and a 10' wide landscape strip along Spence Road, both mentioned in notes shown hereon The building setbacks contained in said document are apparently superseded by the setbacks shown hereon*
Item i) Easements as contained in that certain Right of Way Deed from M D Hodges Enterprises, Inc , a Georgia corporation to Fulton County, a political subdivision of the State of Georgia, dated October 17, 1997, filed for record October 23, 1997 at 8 46 a m , recorded in Deed Book 23286, Page 239, aforesaid Records. *Surveyor's opinion: Said easements affect the subject property and they are shown hereon.*
Item j) Restrictions as contained in that certain Limited Warranty Deed from M D Hodges Enterprises, Inc (DE), a Delaware corporation, as successor by corporate merger to M D Hodges Enterprises, Inc , a Georgia corporation to PYA/Monarch, Inc , a Maryland corporation, dated August 10, 2000, filed for record August 14, 2000 at 3 50 p m , recorded in Deed Book 29373, Page 582, aforesaid Records *Surveyor's opinion Said document affects the subject property, specifying upkeep and maintenance standards Said document contains no plottable matters*
Item k) Restrictions as contained in that certain Quitclaim Deed from M D Hodges Enterprises, Inc (DE), a Delaware corporation, as successor by corporate merger to M D Hodges Enterprises, Inc , a Georgia corporation to PYA/Monarch, Inc , a Maryland corporation, dated August 10, 2000, filed for record August 14, 2000 at 3:50 p m , recorded in Deed Book 29373, Page 589, aforesaid Records *Surveyor's opinion: Said document affects the subject property, specifying upkeep and maintenance standards Said document contains no plottable matters*
Item l) Owners Indemnification and Maintenance Agreement for Detention Ponds from M D Hodges Enterprises, Inc to Fulton County, a political subdivision of the State of Georgia, undated, filed for record November 29, 2000 at 10 54 a m , recorded in Deed Book 29713, Page 562, aforesaid Records *Surveyor's opinion: Said document apparently does not affect the subject property, because the only detention ponds contained within the subject property were built in 2012, and it is unlikely that said document would have been prepared in connection with the subject property's detention ponds so far in advance of their construction.*
Item m) Flood Plain Indemnification from MD Hodges Enterprises, Inc to Fulton County, a political subdivision of the State of Georgia, dated May 20, 2004, filed for record May 24, 2004 at 10 45 a m , recorded in Deed Book 37629, Page 513, aforesaid Records. NOTE: The above fails to include a legal description NOTE The above Flood Plain Indemnification was improperly executed, same was filed without a corporate seal or an attesting signature *Surveyor's opinion This surveyor is unsure if said document affects the subject property, due to its lacking a legal description, but if said document was prepared for the subject property, its affect would be nominal.*
Item n) Easement Agreement by and between LIT/Hodges Development Holdco, LLC, successor by merger to M D Hodges Developments, LLC, and Atlanta Land L K E , LLC, dated as of July 6, 2006, filed for record August 17, 2006 at 1 27 p m., recorded in Deed Book 43259, Page 612, aforesaid Records *Surveyor's opinion: Said document conveyed a grading easement which apparently expired on 7/1/2011. (No affect)*
Item o) Right-of-way Deed from 5400 Oakley, LLC to Department of Transportation, dated November 13, 201 2, filed for record November 13, 2012 at 10 37 a m , recorded in Deed Book 51877, Page 644, aforesaid Records *Surveyor's opinion Said document conveyed right-of-way to which this survey now conforms Said document is mentioned in a note shown hereon*
Item p) Those matters as disclosed by that certain Preliminary survey entitled "As-Built Survey For 5400 Oakley, LLC", prepared by Valentino & Associates, Inc , bearing the seal and certification of GLENN A VALENTINO, Georgia Registered Land Surveyor No 2528, dated February 4, 2013, as follows:
(1) Electrical line crossing the southwesterly corner of subject property,
(2) Ditches crossing the easterly boundary line of subject property, and
(3) Thirty-five (35') building setback line along all property boundary lines of subject property



100 0 100 200 300
GRAPHIC SCALE – FEET

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

All that tract or parcel of land lying and being in Land Lots 25 and 34 of Land District 9F, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #12-072; Drawing/File #12-072), bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

BEGINNING at a 1/2"iron pin set at the northerly corner of the mitered intersection of the southerly right-of-way line of Oakley Industrial Boulevard (120' public r/w) and the northeasterly right-of-way line of Spence Road (A.K.A. Ga. State Route #92; variable width public r/w).

THENCE proceeding along said southerly right-of-way line of Oakley Industrial Boulevard the following courses and distances:
Along a curve to the right having a radius of 1849.86 feet for an arc distance of 733.81 feet (said arc being subtended by a chord of North 69 degrees 43 minutes 27 seconds East for a distance of 729.01 feet) to a concrete r/w monument found;
THENCE North 81 degrees 05 minutes 17 seconds East for a distance of 251.07 feet to a concrete r/w monument found;
THENCE along a curve to the left having a radius of 2924.79 feet for an arc distance of 436.55 feet (said arc being subtended by a chord of North 76 degrees 48 minutes 43 seconds East for a distance of 436.14 feet) to a 1/2"iron pin set, said 1/2"iron pin set being witnessed by a concrete r/w monument found 1.55 feet southeast thereof;
THENCE North 72 degrees 32 minutes 15 seconds East for a distance of 579.08 feet to a computed point, said computed point being witnessed by a concrete r/w monument found 2.38 feet northeast thereof;
THENCE along a curve to the left having a radius of 2924.79 feet for an arc distance of 500 68 feet (said arc being subtended by a chord of North 67 degrees 37 minutes 55 seconds East for a distance of 500.06 feet) to a 1/2"iron pin set;
THENCE departing said southerly right-of-way line of Oakley Industrial Boulevard South 10 degrees 18 minutes 55 seconds West for a distance of 343 12 feet to a disturbed 1/2"rebar found;
THENCE South 19 degrees 08 minutes 33 seconds West for a distance of 350.00 feet to a sanitary sewer manhole found;
THENCE South 03 degrees 03 minutes 38 seconds East for a distance of 227 97 feet to a 1/2"rebar found on the line which divides Land Lots 25 and 34;
THENCE proceeding along said line which divides Land Lots 25 and 34 the following courses and distances:
North 89 degrees 23 minutes 54 seconds West for a distance of 511.06 feet to a 1/2"rebar found;
THENCE North 89 degrees 25 minutes 13 seconds West for a distance of 166.34 feet to a 1/2"rebar found;
THENCE departing said line which divides Land Lots 25 and 34 South 56 degrees 22 minutes 28 seconds West for a distance of 1268.84 feet to a 1/2"iron pin set on the northeasterly right-of-way line of Spence Road;
THENCE proceeding along said northeasterly right-of-way line of Spence Road the following courses and distances:
North 33 degrees 33 minutes 02 seconds West for a distance of 368.32 feet to a 1/2"iron pin set;
THENCE North 53 degrees 24 minutes 35 seconds West for a distance of 30.83 feet to a 1/2"iron pin set;
THENCE North 33 degrees 37 minutes 07 seconds West for a distance of 308.24 feet to a 1/2"iron pin set;
THENCE North 26 degrees 42 minutes 56 seconds West for a distance of 88.56 feet to a 1/2"iron pin set, said 1/2"iron pin set being witnessed by a disturbed 1/2"rebar found 0 45 feet northeast thereof;
THENCE North 33 degrees 33 minutes 30 seconds West for a distance of 93.46 feet to a 1/2"iron pin set;
THENCE North 09 degrees 55 minutes 17 seconds East for a distance of 98.82 feet to a 1/2"iron pin set at the northerly corner of the mitered intersection of the southerly right-of-way line of Oakley Industrial Boulevard and the northeasterly right-of-way line of Spence Road, said 1/2"iron pin set being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said tract or parcel of land contains 37.919 acres or 1,651,736 square feet, and is intended to be the same tract of land that was previously conveyed in Deed Book 51363, Page 629, Fulton County Georgia Records.

ALTA/ACSM CERTIFICATION

TO: 5400 OAKLEY, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11A, 12, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/1/2013

DATE OF PLAT OR MAP: 2/28/2013 BY: GLENN A. VALENTINO, GEORGIA REGISTERED SURVEYOR #2528

Glen A. Valentino

FIELD DATES: 1/15/13 - 1/24/13; 2/1/13

STATE OF GEORGIA PLAT ACT CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A TOPCON GTS 233W TOTAL STATION WITH AN ANGULAR ERROR OF 00 SECOND(S) PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE COMPASS RULE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 92,103 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 328,620 FEET.

5400 OAKLEY, LLC AND CHICAGO TITLE INSURANCE COMPANY

ALTA/ACSM LAND TITLE SURVEY FOR:

LAND LOTS 25 AND 34 9TH F DISTRICT FULTON COUNTY, GEORGIA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS
1280 WINCHESTER PARKWAY SUITE 243
SMYRNA, GEORGIA 30080
PHONE: (770) 438-0015
FAX (770) 435-6050
WEB: VALENTINOSURVEY.COM

REVISIONS

3/1/13 REVIEWED/ADDED TITLE COMMITMENT, UPDATED SURVEY TO ALTA STANDARDS, CHANGED R/W PER DB 51877 PG 644

GEORGIA REGISTERED LAND SURVEYOR GLENN A. VALENTINO No 2528 2.24.13

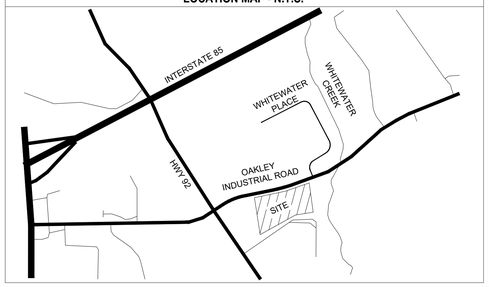
SCALE:	1" = 100'
DATE:	2/4/2013
JOB NUMBER:	12-072
FILE NUMBER:	12-072
PLOTTED:	2/28/2013

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 OF 1

03/5/2025

LOCATION MAP - N.T.S.



NOTES

VEHICULAR LANDSCAPE TO BE PROVIDED PER CITY OF FAIRBURN REQUIREMENTS

OAKLEY INDUSTRIAL BOULEVARD (120' PUBLIC R/W)

WHITEWATER PLACE

PROPOSED 5' SIDEWALK W/ 2' GRASS STRIP

PROPOSED DECELERATION LANE

PROPOSED LEFT-TURN LANE

RMF(DIST.)

RMF 2.38' N.E. OF CORNER

N 72°32'15"E 579.08'

40' FRONT SETBACK

ARC=436.55', RAD=2924.79' CH=N 76°48'43"E 436.14'

RMF 1.55' S.E. OF CORNER

IPS

RMF (ON R/W LINE)

"NO PARKING"

N 81°05'17"E 251.07'

26 TRAILER SPACES

6 TRAILER SPACES

185' TRUCK COURT

26 LOADING SPACES

56 AUTO SPACES

64 AUTO SPACES

572.0

270.0

PROPOSED 158,600 SF WAREHOUSE/DISTRIBUTION FACILITY

43 LOADING SPACES

TRUCK SPACES

20' SIDE SETBACK

N/F DEVELOPMENT AUTHORITY OF FULTON COUNTY DB 53025 PG 522 AREA = 37.919 ACRES OR 1,651,736 SQ. FT. ZONING M-2 TAX ID NUMBER: 09F060000340702

APPROXIMATE LAND LOT LINE

EXISTING - "PPG" ONE STORY CONCRETE WAREHOUSE FFE = 949.00 BUILDING AREA = 285,574 SQ. FT. BUILDING HEIGHT = 32.1 FEET.

PROPOSED PARCEL SUBDIVISION LINE

20.517 ACRES

17.402 ACRES

GRAVEL FIRE LANE

30' REAR SETBACK

613

1/2"RBF

166.34'

N 89°25'13"W

511.06'

N 89°23'54"W

1/2"RBF

1/2"RBF

APPROXIMATE LAND LOT LINE

US FOODS WAREHOUSE #7950 SPENCE RD. N/F USF PROPCO I, LLC DB 53814 PG 656 ZONING M-1

25 LOADING SPACES

ASPHALT

CONCRETE

10 TRUCK SPACES

CONCRETE

30' REAR SETBACK

1268.84'

S 56°22'28"W

SP "STOP"

BRICK GUARD SHACK

RIP-RAP

24" CMP

FLUME

BRICK WALL

SAN.

6' CLF

6' CBW

FLOOD ZONE "X"

APPROXIMATE LIMITS OF 100 YEAR FLOOD LINE.

FLOOD ZONE "AE"

DITCH

CREEK

RIP-RAP

EXISTING STORMWATER POND

FIRE TURN AROUND

WETLANDS SHOWN HEREON WERE SCALED PER MAP 3296324.1S PREPARED BY S&ME, DATED 4/4/2012

6" DIP

8" PVC

MHSS

IPS

1" OTP

DIRT ROAD (COUNTY ACCESS TO SEWER EASEMENT)

ARC=500.68', RAD=2924.79' CH=N 67°37'55"E 500.06'

34.12' S 10°18'55"W

1/2"RBF(DIST.)

20' SIDE SETBACK

320.00' S 19°04'33"W

227.92' S 03°03'38"E

N/F DEVELOPMENT AUTHORITY OF FULTON COUNTY DB 47286 PG 217 (TRACT 3) ZONING M-1

FLOOD ZONE "AE"

FLOOD ZONE "X"

MHSS

SITE DATA

ZONING USE: M-2
TOTAL AREA: 20.517 ACRES

FULTON COUNTY, GA
LAND LOT: 22 AND 34 DISTRICT 9TH
PARCEL ID: 09F060000340702
BUILDING SETBACKS:
FRONT: 40 FT
SIDE: 20 FT
BACK: 30 FT
IMPERVIOUS COVER ALLOWED: 60%
PROPOSED IMPERVIOUS COVER: 7.0 ACRES OR 34%

BUILDING DATA
BUILDING SQUARE FOOTAGE: 158,600 S.F.
ALLOWABLE BUILDING HEIGHT: 48 FT
NUMBER OF STORIES: 1

PARKING DATA
AUTO: 350/1000 SF < 150,000 SF = 60 SPACES
750/1000 SF > 150000 SF = 2 SPACES
TOTAL = 62 SPACES
OFF STREET LOADING: 1 + 3 + 158600/100000 = 20 SPACES
TRAILER: 100/1000 SF = 32 SPACES REQUIRED

PARKING PROVIDED
AUTO: 120 SPACES (6 ADA VAN)
OFF STREET LOADING: 26 SPACES
TRAILER: 32 SPACES

UTILITY PROVIDERS
WATER: FAIRBURN
SEWER: FULTON COUNTY

OWNER/DEVELOPER
ALPHA INDUSTRIAL PROPERTIES
1501 NORTH HALSTED
2ND FLOOR
CHICAGO, IL 60618
(404) 509-6312
GBRADLEY@ALPHAINDPROP.COM

PROJECT ENGINEER
WESLEY REED, P.E.
EBERLY & ASSOCIATES, LLC
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
WREED@EBERLY.NET

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

GEORGIA811 www.Georgia811.com
Know what's below. Call before you dig.
FREE THROUGHOUT THE U.S.A.
CALL 811
3 WORKING DAYS BEFORE YOU DIG.

EBERLY & ASSOCIATES
a Pape-Dawson company
TEL770.452.7849 FAX770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET
LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

PROJECT NAME:
ALPHA INDUSTRIAL
OAKLEY INDUSTRIAL

LAND LOT 22 AND 34
9TH DISTRICT
FULTON COUNTY, GEORGIA
5400 SPENCE ROAD

REVISION

	04/27/26	FAIRBURN COMMENTS

CONCEPTUAL SITE PLAN

SCALE: 1" = 60'
DATE: 1/15/26
DRAWN BY: TAYLOR RAPP, P.E.
PROJECT ENGINEER: WESLEY REED, P.E.
QA/QC REVIEWER:

EBERLY PROJECT NUMBER:
25-287

SHEET NUMBER:
C1.0
NOT ISSUED FOR CONSTRUCTION

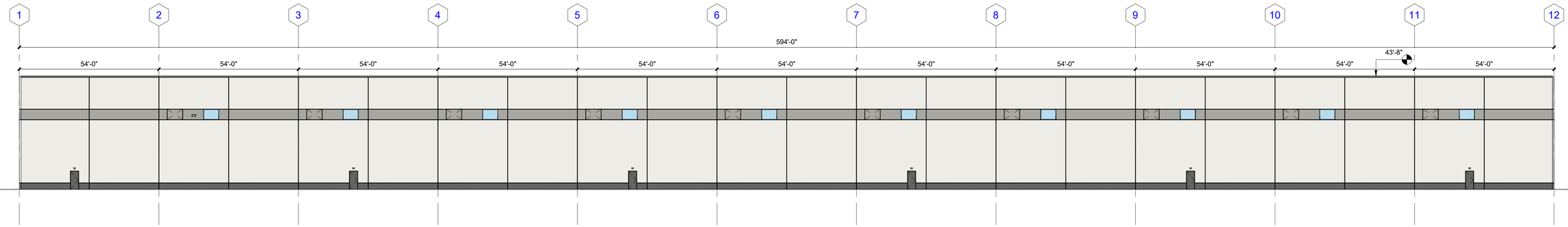
(C) 2023, EBERLY & ASSOCIATES, INC.

C:\Users\wreed\AppData\Local\Temp\AcPublish_34320\25-287 BASE.dwg June 09, 2026

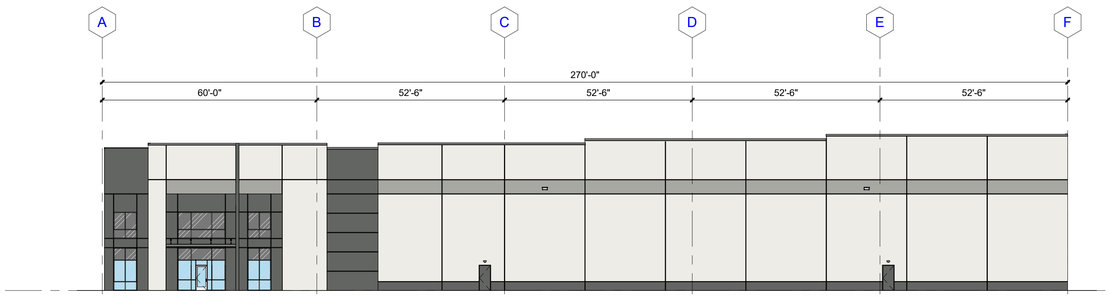
SCHEMATIC EXTERIOR COLOR SCHEME

COLOR A (A)	SHERWIN WILLIAMS SW 7005 PURE WHITE	
COLOR B (B)	SHERWIN WILLIAMS SW 7066 GRAY MATTERS	
COLOR C (C)	SHERWIN WILLIAMS SW 7068 GRIZZLE GRAY	

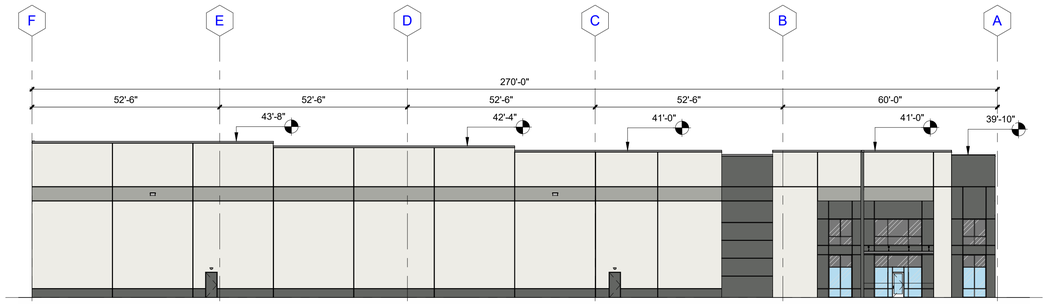
EXTERIOR FACE OF TILT:	(1) PRIME COAT, (1) TEXTURE COAT, (1) FINISH COAT
ROOF METALS / GUTTER / DOWNSPOUTS	PAC-CLAD KYNAR FINISH
HOLLOW METAL DOORS AND FRAMES:	(2) COATS OF ALKYD SEMI-GLOSS, PAINTED TO MATCH COLOR C
METAL STAIR, LANDING AND HANDRAILS:	GALVANIZED
METAL RAMP GUARDRAIL:	GALVANIZED
EXTERIOR STEEL BOLLARDS:	GALVANIZED, PAINTED SAFETY YELLOW
METAL DOWNSPOUT GUARD:	GALVANIZED, PAINTED TO MATCH COLOR C
METAL LOUVERS:	MILL FINISH ALUMINUM
ROOF MEMBRANE:	FACTORY WHITE



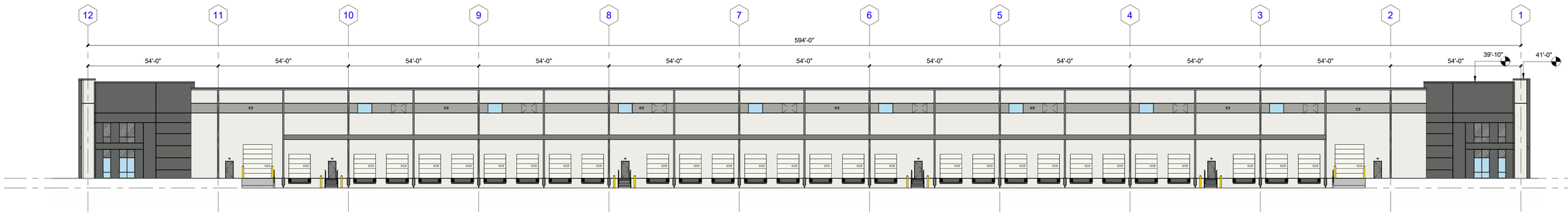
4 SOUTH ELEVATION
SCALE: 1" = 20'-0"



3 WEST ELEVATION
SCALE: 1" = 20'-0"



2 EAST ELEVATION
SCALE: 1" = 20'-0"



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

ISSUE DATE: 04/03/26

ONE FOUR TWO ARCHITECTURE

ARCO DESIGN/BUILD

OAKLEY ROAD

FAIRBURN, GA

ALPHA INDUSTRIAL PROPERTIES

SCHEMATIC ELEVATIONS

1-30

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: 5575 Milam Road Child, Day Care Center - Use Permit

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/30/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/10/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to consider the use permit request and provide a recommendation to the Mayor and City Council.

HISTORY:
N/A

FACTS AND ISSUES:
Agent/Applicant/Petitioner Information Applicant: Angela Rosser
Property Owner: Cortes Christian

Background The site is located at 5575 Milam Road on the northeast corner of the intersection of Milam Road and Plantation Road. The site is currently zoned O&I (Office and Institutional). The site is approximately 1.64 acres.

Discussion The applicant is proposing to be able to have a child day care center on their site. An accurate, up-to-date, and certified survey is included. They have also included a site plan. The applicant formed a public participation plan. The applicant notified the property owners who were located within 1,000 feet of the site with a postcard via the United States Postal Service of their intention to request the allowance of a child day care center on their site and to invite the property owners to their public participation meeting. The applicant produced a public participation report. The applicant held a public participation meeting on January 5, 2026, at 6:00 PM at 60 Valley View Drive. Five people were in attendance. It is worth noting that the City was notified by the applicant the day before the public participation meeting and was not able to attend due to a prior commitment. The applicant stated that no concerns were raised at the meeting.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the use permit with the following condition:

- The Applicant must adhere to the supplemental regulations on child day care centers per the Zoning Ordinance (Chapter 80 Zoning, Article IV Administrative Permits and Use Permits, Section 80-208 Child Day Care Center).

ATTACHMENTS:

1. 5575 Milam Road Child Day Care Center Use Permit Staff Report Package_2026

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: August 4, 2026

Agenda Item: 5575 Milam Road [Parcel ID: 09F020200130105] – Request to review the allowance of a child day care center.

Agent/Applicant/Petitioner Information

Applicant: Angela Rosser

Property Owner: Cortes Christian

Background

The site is located at 5575 Milam Road on the northeast corner of the intersection of Milam Road and Plantation Road. The site is currently zoned O&I (Office and Institutional). The site is approximately 1.64 acres.

Discussion

The applicant is proposing to be able to have a child day care center on their site. An accurate, up-to-date, and certified survey is included. They have also included a site plan.

The applicant formed a public participation plan. The applicant notified the property owners who were located within 1,000 feet of the site with a postcard via the United States Postal Service of their intention to request the allowance of a child day care center on their site and to invite the property owners to their public participation meeting.

The applicant produced a public participation report. The applicant held a public participation meeting on January 5, 2026, at 6:00 PM at 60 Valley View Drive. Five people were in attendance. It is worth noting that the City was notified by the applicant the day before the public participation meeting and was not able to attend due to a prior commitment. The applicant stated that no concerns were raised at the meeting.

Use Permit Considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the City Council.**

   Staff finds that the proposed use is consistent with the 2040 Comprehensive Plan. The site is in the Office Area, and the appropriate use is Child Day Care Center. The appropriate zoning district in the Office Area includes O&I.

2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed.**

   Staff finds that the proposed use is compatible with the surrounding land uses and zoning. The surrounding land uses are Medium Residential, Highway Mixed Use, Office, and Rural Residential. Child day care centers are an appropriate land use in Office. The surrounding zoning districts are R-4, C-2, O&I, and AG. Child day care centers are a permitted use listed in O&I.

3. **Whether the proposed use may violate local, state, and/or federal statutes, ordinances, or regulations governing land development.**

   The proposed use does not violate any local, state, and/or federal statutes, ordinances, or regulations governing land development. The applicant will be required to comply with all City of Fairburn regulations.

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets.**

   Vehicular and pedestrian traffic flow should not be affected along Milam Road or Plantation Road. A Traffic Impact Study was not required as the use did not pass the threshold (of 300,000 square feet of development).

5. **The location and number of off-street parking spaces.**

   Off-street parking is located on the site, and there are a total of 8 parking spaces. There is one (1) accessible parking space.

6. **The amount and location of open space.**

   There are open spaces on the north and south sides of the site where the kids' play area, front yards, and side yards are located, which equals 1.31 acres of open space. The site is a total of 1.51 acres, which equals 87 percent of open space. 30 percent is required.

7. **Protective screening.**

   A new fence will be installed around the play area to the rear of the existing structure.

8. **Hours and manner of operation.**

   The child day care center will operate from 7 AM to 6 PM, Monday through Friday.

9. **Outdoor lighting.**

   Outdoor exterior wall lighting will be provided.

10. **Ingress and egress to the property.**

    Ingress and egress to the site from Plantation Road for drop-off, pick-up, and off-street parking.

    Ingress and egress to the site from Milam Road will be exclusively for handicapped parking only.

Staff Recommendations

Staff recommends **APPROVAL** of the use permit with the following condition:

- Applicant must adhere to the supplemental regulations on child day care centers per the Zoning Ordinance (Chapter 80 Zoning, Article IV Administrative Permits and Use Permits, Section 80-208 Child Day Care Center).

Attachments:

- Site Pictures
- Application
- Survey
- Legal Description
- Letter of Intent
- Deed
- Sale Agreement
- Plans
- Public Participation Report
- Supplemental Regulations

SITE PICTURES



The front of the future child day care center facing Milam Road



The side of the future child day care center facing Plantation Road

SITE PLAN CHECKLIST

Site plans for use permit petitions must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	An accurate, up-to-date and certified survey of the property	✓
2	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.	✓
3	Vicinity map with North arrow showing the property in relation to the general area	✓
4	Acreage of subject property	✓
5	Location of land lot lines and identification of land lots	✓
6	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property; Proposed streets on the subject site	✓
7	Current zoning of the subject site with required and/or proposed setbacks and adjoining properties	✓
8	Total are of the site, and the areas of the proposed to be devoted to impervious surfaces	✓
9	Proposed off-site layout including buildings, drives, parking, walkways, landscaped-areas, tree save area, buffers, easements, utilities and any other features necessary to properly present the development	✓
10	Layout and minimum lot size of proposed single-family residential lots	✓
11	Topography on subject site	✓
12	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	✓
13	Required and proposed parking spaces; Loading and unloading facilities	✓
14	Wetlands, lakes, streams and other waters on the site and associated buffers including the 100 year flood-plain, if appropriate.	
15	Proposed stormwater management facilities	
16	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.	

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Community Development/
Planning and Zoning

Staff printed name: _____

The undersigned acknowledges that the site plan is submitted in accordance with Chapter 62, Article V - The Building Process of the City of Fairburn Code of Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: _____ Date: 10/20/2025

Applicant printed name: Angela Rosser

APPLICATION FOR USE PERMIT

City of Fairburn
Community Development Department
26 W. Campbellton Street
Fairburn, GA 30213

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Angela Rosser

Address: 5575 Milam Road, Fairburn, GA 30213

Phone: (404) 569-6607 Cell: _____ Fax: _____

Email Address: patricia_rosser@bellsouth.net

OWNER INFORMATION (If different from Applicant)

Owner Name: Cortes Christian

Address: 5575 Milam Road, Fairburn, GA 30213

Phone: 678-790-1585 Cell: _____ Fax: _____

Email Address: chrisiori87@gmail.com

PROPERTY INFORMATION

Address: 5575 Milam Road, Fairburn, GA 30213

Parcel ID#: 09F020200130105 Land Lot: 13 District: 25

SECTION 1 **USE PERMIT REQUEST**

Office use only:
USE PERMIT CASE # _____ ROAD FRONTAGE: _____

Under the provisions of Chapter 80, Article IV of the Zoning Ordinance, application is hereby made to obtain a Use Permit as follows:

CURRENT ZONING: O & I (Office Institutional Zoning District

USE PERMIT REQUEST: Child Day Care Center

SECTION II — OWNER/PETITIONER

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 states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

TYPE OR PRINT OWNER'S NAME

ADDRESS

CITY & STATE ZIP CODE

OWNER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

PART 2. **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").**

Angela Rosser
TYPE OR PRINT PETITIONER'S NAME

5575 Milam Road
ADDRESS

Fairburn, GA 30213
CITY & STATE ZIP CODE

Angela Rosser
PETITIONER'S SIGNATURE

patricia_rosser@bellsouth.net
EMAIL ADDRESS

Sworn to and subscribed before me this the

12TH Day of OCTOBER 20 25

Leilani Mathews
NOTARY PUBLIC

(404) 569-6607
PHONE NUMBER

LEILANI MATHEWS NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 04/09/2029 FAYETTE COUNTY, GEORGIA

SECTION V — ATTORNEY / AGENT

Check One: [____] Attorney [X] Agent

Adrienne Senter
TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

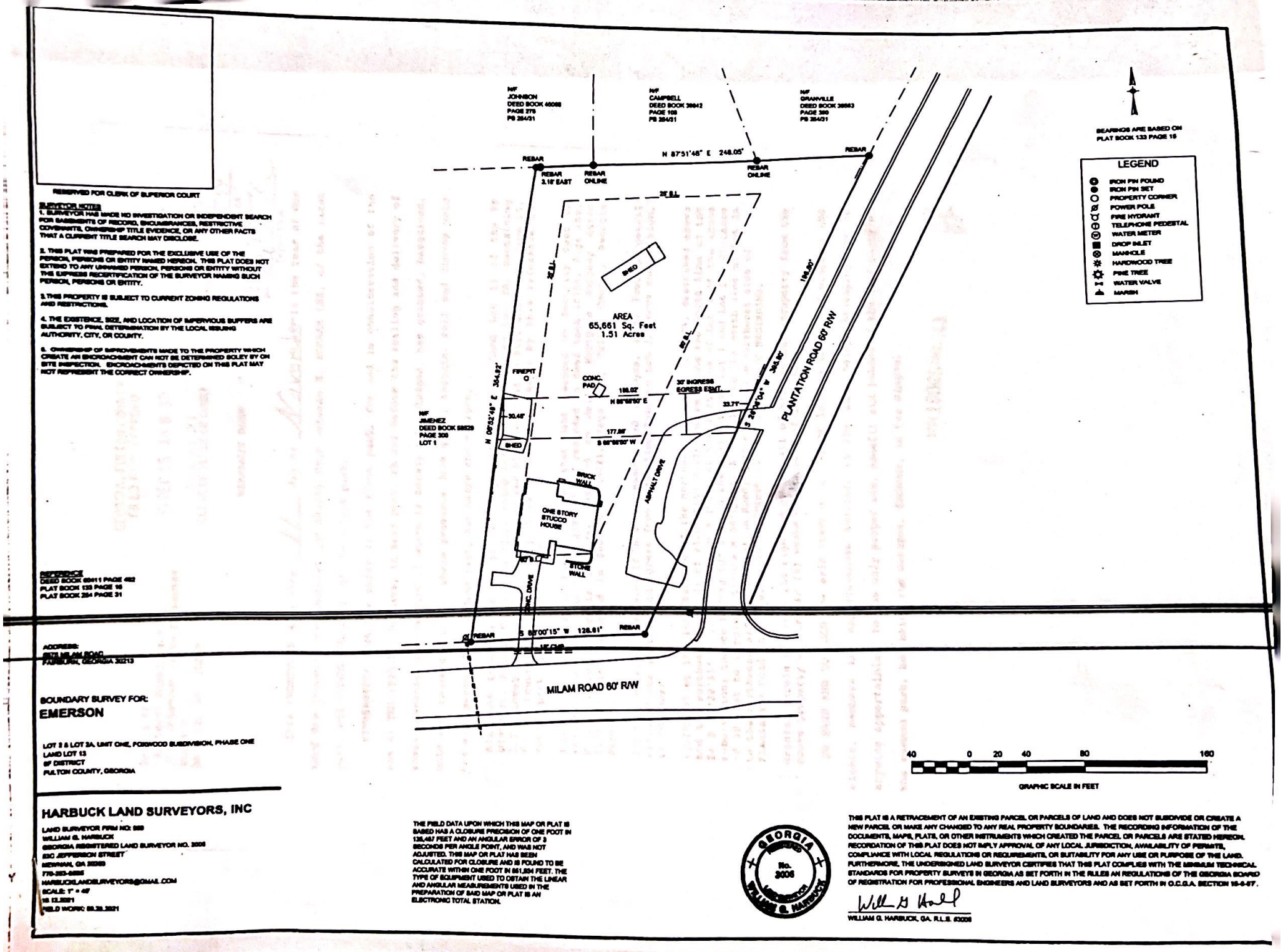
650 S. Central Avenue, Unit 82107
ADDRESS

Atlanta, Georgia 30354
CITY & STATE ZIP CODE

permitprosatlanta@gmail.com
EMAIL ADDRESS

(404) 428-9869
PHONE NUMBER

Angela Rosser
PETITIONER'S SIGNATURE



RESERVED FOR CLERK OF SUPERIOR COURT

SURVEYOR NOTES

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

3. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

4. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

5. OWNERSHIP OF IMPROVEMENTS MADE TO THE PROPERTY WHICH CREATE AN ENCROACHMENT CAN NOT BE DETERMINED SOLELY BY ON SITE INSPECTION. ENCROACHMENTS DEPICTED ON THIS PLAT MAY NOT REPRESENT THE CORRECT OWNERSHIP.

REFERENCE
DEED BOOK 60411 PAGE 482
PLAT BOOK 133 PAGE 16
PLAT BOOK 354 PAGE 31

ADDRESS:
[illegible] MILAM ROAD
FAIRBURN, GEORGIA 30213

BOUNDARY SURVEY FOR:
EMERSON

LOT 2 & LOT 3A, UNIT ONE, FOXWOOD SUBDIVISION, PHASE ONE
LAND LOT 13
6F DISTRICT
FULTON COUNTY, GEORGIA

HARBUCK LAND SURVEYORS, INC

LAND SURVEYOR FIRM NO: [illegible]
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
830 JEFFERSON STREET
MONROE, GA 30655
770-207-0855
HARBUCKLANDSURVEYORS@GMAIL.COM
SCALE: 1" = 40'
10.12.2021
FIELD WORK: 09.28.2021

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 138,497 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 851,934 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.

GEORGIA
No.
3006
HARBUCK

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AN REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM G. HARBUCK, GA. R.L.S. #3006

Scanned with CamScanner

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF LAND DISTRICT 9F OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR SET AT THE INTERSECTION OF THE NORTHWEST RIGHT OF WAY OF PLANTATION ROAD (60' R/W) AND THE NORTH RIGHT OF WAY OF MILAM ROAD (60' R/W), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 00' 15" WEST ALONG THE NORTH RIGHT OF WAY OF MILAM ROAD A DISTANCE OF 128.61' TO A REBAR SET; THENCE DEPARTING SAID RIGHT OF WAY NORTH 08° 52' 49" EAST, A DISTANCE OF 354.92' TO A REBAR SET; THENCE NORTH 87° 51' 48" EAST TO THE NORTHWESTERLY RIGHT OF WAY OF PLANTATION ROAD, A DISTANCE OF 248.05' TO A REBAR FOUND; THENCE SOUTH 26° 06' 04" WEST ALONG SAID RIGHT OF WAY, A DISTANCE 395.80' TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT CONTAINING 1.51 ACRES OR 65,661 SQUARE FEET.

Thursday, October 30, 2025

Chancellor Felton, City Planner
City of Fairburn
56 Malone Street SW
Fairburn, GA 30213

RE: Letter of Intent – Use Permit Application for Day Care Center at 5575 Milam Road

Dear Mr. Felton,

On behalf of the property owner, this letter serves as the formal Letter of Intent for the submission of a Use Permit Application to operate a day care center located at 5575 Milam Road, Fairburn, Georgia.

The proposed project involves operating a small childcare facility within the existing building. In coordination with the City's Public Works Director, we will install new curb and gutter as requested. No exterior modifications to the building are planned at this time.

In compliance with the City's requirements, architectural drawings will be submitted to illustrate the proposed interior modifications, which will be reviewed and approved by the Building Official prior to the issuance of any building permit.

We appreciate your consideration of this request and look forward to working with you and your team throughout the review process. Please let me know if any additional documentation or clarification is needed.

Sincerely,

Adrienne Senter, Authorized Agent
Permit Pros - Atlanta
E: permitprosatlanta@gmail.com
P: (404) 428-9869

Deed Book 60411 Page 482
Filed and Recorded 8/16/2019 1:37:00 PM
2019-0302242
Real Estate Transfer Tax $160.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 8274269752
7067927936

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd. Suite 375
Duluth, GA 30097
File No.: 01-100420-REG

Parcel No.: 09F-0202-0013-010-5

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on **15th day of August, 2019**, between

Jaime Cortes and Diana E. Cortes

(hereinafter referred to as "Grantor") and

Christian G. Cortes

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 13 of the 9F District of Fulton County, Georgia, being Lot 2 (and including Lot 2A), as shown on Plat for Dr. R.N. Lee, as recorded in Plat Book 133, page 15, records of Fulton County, Georgia, which plat is by reference incorporated herein and made a part hereof. Subject to a 30 foot perpetual easement for ingress and egress from Plantation Road to Lot 1, above subdivision, as follows: Beginning at the intersection of the northeast corner of Lot 2A, described above and the northwestern side of Plantation Road; thence along the north line of Lot 2A, south 88 degrees 28 minutes 55 seconds west 179.13 feet to a point at the east line of Lot 1 of the above subdivision; thence north 8 degrees 58 minutes 50 seconds east along the line between Lots 1 and 2, a distance of 30 feet to a point; thence north 88 degrees 28 minutes 55 seconds east parallel to the north line of Lot 2A to the northwest side of Plantation Road; in a southwesterly direction to the point of beginning.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Jaime Cortes

Notary Public
Commission expires: 8/11/22

Diana E. Cortes

NOTARY PUBLIC GEORGIA

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BERKSHIRE HATHAWAY HOMESERVICES GEORGIA PROPERTIES

LEASE FOR LEASE/PURCHASE AGREEMENT
EXHIBIT "D"

(THIS EXHIBIT TO BE USED ONLY WITH F201 FOR LEASE/PURCHASE AGREEMENTS)

GeorgiaREALTORS®

2025 Printing

For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Landlord and the undersigned Tenant do hereby agree as follows:

A. PRIMARY TERMS. The primary terms of this Lease are set forth in this Section and are subject to the explanations and clarifications set forth in Corresponding Paragraphs Section B of the Lease.

Lease. Landlord agrees to lease to Tenant, and Tenant agrees to lease from Landlord, the Premises identified herein on this date of October 15, 2025 on the terms and conditions of which are set forth below.

1. **Property Address:** 5575 Milam Rd **Unit** _____
City Fairburn **County** Fulton **Georgia, Zip** 30213 **("Premises")**

2. **Lease Start Date:** October 16, 2025
Tenant may terminate this Agreement without penalty if possession is not granted within 30 days of the Lease Start Date ("Approved Delay Period").

3. **Rent.**
   a. **Rent:** Tenant shall pay monthly rent of $3,310.00. Rent Shall Be Payable To Christian G. Cortes and delivered to: 3090 Ivey Ridge Rd, Buford, GA 30519 ("Rent Payment Address") unless another address is specified by the above-referenced party receiving the rent following the notice provisions herein.
   b. **Due Date for Rent:** Rent is due by the 1st day of the month. Rent may be paid in any of the forms checked here: ☐ Check ☐ Cash ☐ Certified Check ☐ Money Order ☐ Credit Card ☐ ACH or ☒ EFT.
   c. **Late Date and Additional Rent for Late Payment:** Rent paid after 5pm .m. on the 5th day of the month shall be late and must include additional rent of $ $75.00 ("Additional Rent for Late Payment").
   d. **Credit Card:** If rent is paid by Credit Card rent must include a credit card convenience fee of 3%.
   e. **Service Charge:** Tenant shall pay Landlord the following service charges:
   (1) To Post a 3 Day Notice to Vacate or Pay conspicuously on the Premises: $50.00
   (2) Dishonored Check or Rejected Electronic (ACH) Payment: $50.00

4. **Security Deposit.**
   a. Tenant shall pay Christian G. Cortes as "Holder" a security deposit of $3,310.00 by: ☐ Check ☐ Cash ☐ Certified Check ☐ Money Order ☐ Credit Card ☐ ACH or ☒ EFT. Security deposit shall be paid not later than the Lease Start Date but not earlier than the date Landlord or Manager has presented Tenant with a copy of the Move-In Inspection. Landlord's or Manager's signature below does not constitute receipt of the security deposit. Landlord or Manager shall provide Tenant with a receipt for the security deposit once said deposit has been paid.
   b. **Security Deposit Bank Account:** The security deposit will be held in:
   ☐ Escrow Account at _____ Bank; OR ☐ General Account at _____ Bank.

5. **Lease for Lease/Purchase:** This Lease is an exhibit to that certain Lease/Purchase Agreement between: Angela Rosser (collectively "Buyer") and Christian G. Cortes (collectively "Seller") with an Offer Date of October 15, 2025 (a copy of which is incorporated herein by reference). This Lease is intended to be a separate lease transaction covering the time period prior to the closing of the purchase and sale of the Property.

6. **Re-Key Fee Paid By Tenant upon Lease Termination:** $ 75.00

7. **Non-Refundable Administrative Fee Paid by Tenant:** $ n/a

8. **Pets.** Tenant ☐ shall or ☒ shall not be allowed to keep pets on the premises. If pets are allowed a separate pet exhibit must be attached hereto and is incorporated into this Lease.

9. **Smoking.** Tenant ☐ shall or ☒ shall not be allowed to smoke, in any form, on or in the Premises.

10. **No Subletting.** No subletting of any kind including, but not limited to, nightly rental services such as AIRBNB.com, or home exchange services such as HomeExchange.com.

11. **Utilities.** Utilities provided by Landlord: ☐ Water ☐ Sewer ☐ Gas ☐ Electricity ☐ Trash Pickup ☐ Cable ☒ None ☐ Other: _____

12. **Holding Over Rate.** The daily rate for holding over beyond the expiration or termination of the Lease is $ 300.00.

13. **Fee to Prepare Lease Amendment:** $ n/a

14. **Use:** Only the following people are authorized to occupy the Premises: Angela Rosser and staff of Rosser's Tree of Life Christian Academy

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15. Appliances provided by Landlord:

☐ Compactor	☐ Dryer	☒ Microwave	☒ Range	☐ Washer	☒ Other: Dishwasher
☒ Dishwasher	☐ Electric	☒ Oven	☐ Built-in	☐ Wine/Drink Cooler	☐ Other:
☐ Disposal	☐ Gas	☒ Electric	☒ Free-standing	☐ Venthood	☐ Other:
		☐ Gas	☒ Refrigerator		☐ Other:

16. Lawn & Exterior Maintenance. ☒ Tenant **OR** ☐ Landlord shall maintain the lawn and perform exterior maintenance as described elsewhere herein.

17. Pest Control. Pest Control, as specified elsewhere in the Lease, shall be the responsibility of and paid for by:
☒ Tenant **OR** ☐ Landlord.

18. Propensity of Flooding. The Premises ☐ have **OR** ☒ have not flooded at least three (3) times within the past five (5) years.

19. Lead Based Paint. The Premises ☐ were (attach F918 Lead-Based Paint Exhibit) **OR** ☒ were not built prior to 1978.
Tenant ☒ has **OR** ☐ has not received a copy of the ***Lead-Based Paint Pamphlet (CB04)***.

20. Liquidated Damages Paid By Tenant.

a. **Fee to Halt Dispossessory Action:** The fee paid by Tenant to halt dispossessory actions in certain situations as set forth elsewhere herein shall be $50.00 ("Fee to Halt Dispossessory Action") plus an Administrative Fee of $25.00 per occurrence.

b. **Denial of Access Charge:** Tenant agrees to pay $50.00 for each incident where Tenant denies Landlord access to the Premises ("Denial of Access Fee") as described elsewhere herein.

c. **Unauthorized Pet Charge:** $25.00 per incident. Every day the violation occurs shall be deemed a separate incident.

d. **Unauthorized smoking within the Premises charge:** $25.00.

e. **Utility Disconnection Charge for un-authorized disconnection of utility service:** $25.00.

21. Brokerage Relationships in this Transaction:

a. **Leasing Broker is** Dwelli Inc. **and is:**
(1) ☒ representing Tenant as a client.
(2) ☐ working with Tenant as a customer.
(3) ☐ acting as a dual agent representing Landlord and Tenant.
(4) ☐ acting as designated agent where:
_____ has been assigned to exclusively represent Tenant.

b. **Listing Broker is** Berkshire Hathaway HSGA **and is:**
(1) ☒ representing Landlord as a client.
(2) ☐ working with Landlord as a customer.
(3) ☐ acting as a dual agent representing Tenant and Landlord.
(4) ☐ acting as designated agent where:
_____ has been assigned to exclusively represent Landlord.

22. Material Relationship Disclosure: Broker and/or their affiliated licensees disclose the following material relationships:
No material relationship

23. Disclosure of Ownership and Agents.

a. **Owner Disclosure:** The name and address of the Owner of record of the Premises or the person authorized to act for and on behalf of the Owner for the purpose of serving of process and receiving demands and notices is as follows:
Jaime Cortes

b. **Manager Disclosure:** The name and address of the person authorized to manage the Premises and Property is as follows:
Brokerage Firm: Cortes Property Management (hereinafter "Manager").
Address of Brokerage Firm: 3090 Ivey Ridge Rd, Buford, GA 30519
Contact Person: Jaime Cortes Phone Number: (404)578-9383

Tenant(s) Initials QR 10/17/25 8:44 PM EDT dotloop verified

Landlord(s) Initials CGL Initial

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A

1. **Agreement to Lease.** The parties agree to enter into this Lease for the Premises which may be further described in Exhibit "A". The Premises may be part of a larger property ("Property"). If so, Tenant shall have the right to use the common areas of the Property subject to: (a) all rules, regulations and covenants applicable thereto; and (b) the common areas being reduced, modified, altered or being made subject to further use restrictions adopted by Landlord, in its sole discretion, or any community association responsible for the same.

2. **Term and Possession.** If Landlord is unable to deliver possession of Premises on the Start Date, rent shall be abated on a daily basis until possession is granted. Neither Owner, Landlord or Broker shall be liable for any delay in the delivery of possession of Premises to Tenant. The initial term of this Lease shall end simultaneously with the closing of the purchase of the Property by Tenant in accordance with the Purchase and Sale Agreement between the parties. In the event such closing date is on a date other than the date set forth in the Purchase and Sale Agreement, the Lease term shall automatically be modified to end upon the completion of such closing whenever it might be.

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3. **Rent.**
   a. **Payment:** Tenant shall pay rent in advance to Landlord monthly, and on or before the Due Date during the Lease Term to the Rent Payment Address (or at such other address as may be designated from time to time by Landlord in writing). If the Lease Start Date or the Lease End Date is on the second day through the last day of any month, the rent shall be prorated for that month. Mailing the rent payment shall not constitute payment. Rent must be actually received by Landlord to be considered paid. Tenant acknowledges that all funds received by Landlord will be applied to the oldest outstanding balance owed by Tenant to Landlord. Rent not paid in full by the Due Date shall be late. Landlord may, but shall have no obligation to accept any rent paid after the Due Date. If late payment is made and Landlord accepts the same, the payment must include Additional Rent for Late Payment in the form of cash, cashier's check, certified check or wire transfer of immediately available funds, and if applicable, the Service Charge for any returned check. Landlord reserves the right, upon notice to Tenant, to refuse to accept personal checks from Tenant after one or more of Tenant's personal checks have been returned by the bank unpaid.
   b. **Delivery and Posting of 3 Day Vacate or Pay notices in accordance with O.C.G.A. 44-7-50:** As required under Georgia law, each time Landlord has delivered and posted a Three (3) Day Notice to Vacate or Pay to Tenant due to Tenant's default for unpaid charges, the amount specified in Section A above of this Lease shall be due as additional rent along with all other amounts required to halt the dispossessory action.

4. **Security Deposit.**
   a. **Move-In:** Prior to Tenant tendering a Security Deposit, Landlord shall provide Tenant with a comprehensive list of any existing damages to Premises. Prior to taking occupancy, Tenant will be given the right to inspect Premises to ascertain the accuracy of the form. Both Landlord and Tenant shall sign the form and Tenant shall be entitled to retain a copy of the form. Tenant acknowledges that Tenant has carefully inspected the Premises, is familiar with the same and that the Premises are in a good and habitable condition.
   b. **Deposit of Same:** Holder shall deposit the Security Deposit within five (5) banking days of receiving the same into the bank and account referenced herein. The Security Deposit is to secure the obligations of Tenant hereunder and shall, under no circumstances, be considered as early money in the Lease/Purchase Agreement. If Landlord is managing the property, the Security Deposit may be deposited in a general account, and it will not be segregated and will be co-mingled with other funds of Holder.
   *[**NOTE:** If Landlord or Landlord's spouse or minor children own more than ten (10) rental units, if Landlord is not a natural person or if Landlord is a real estate licensee or if the management, including rent collection, is performed by third persons, natural or otherwise, for a fee, the Security Deposit must be deposited into an escrow account.]*
   All interest earned on the above-referenced account shall belong to the Holder. Holder shall have the right to change the bank in which the Security Deposit is held upon notice to Landlord and Tenant, provided that the type of account remains the same. Landlord shall have the right upon fourteen (14) days prior notice to Holder and Tenant to change the Holder of the Security Deposit and / or the bank account into which the Security Deposit is deposited; provided that the new Holder designated by Landlord is a licensed Georgia real estate broker and the bank account into which the Security Deposit is deposited into is an escrow/trust account.
   c. **Security Deposit Check Not Honored:** In the event any Security Deposit check is dishonored, for any reason, by the bank upon which it is drawn, Holder shall promptly notify all parties to this Agreement of the same. Tenant shall have three (3) banking days after notice to deliver good funds to Holder. In the event Tenant does not timely deliver good funds, Landlord shall have the right to terminate this Lease upon notice to Tenant.
   d. **Return of Security Deposit:** The balance of the Security Deposit to which Tenant is entitled shall be returned to Tenant by Holder within thirty (30) days after the termination of this Agreement or the surrender of Premises by Tenant, whichever occurs last (hereinafter "Due Date"); provided that Tenant meets the following requirements: (1) the full term of the Lease has expired; (2) Tenant has given the required written notice to vacate; (3) the Premises is clean and free of dirt, trash and debris; (4) all rent, additional rent, fees and charges have been paid in full; (5) there is no damage to the Premises or the Property except for normal wear and tear or damage noted at the commencement of the Lease in the Condition Report (F910 or F911) signed by Landlord and Tenant; and (6) all keys to the Premises and to recreational or other facilities, access cards, gate openers and garage openers have been returned to Landlord or Manager.
   e. **Deductions from Security Deposit:** Holder shall have the right to deduct from the Security Deposit: (1) the cost of repairing any damage to Premises or Property caused by Tenant, Tenant's household or their invitees, licensees and guests, other than normal wear and tear; (2) unpaid rent, utility charges or pet fees; (3) cleaning costs if Premises is left unclean; (4) the cost to remove and dispose of any personal property; (5) late fees and any other unpaid fees, costs and charges referenced herein.
   f. **Move-Out Statement:** Holder shall provide Tenant with a statement ("Move-Out Statement") listing the exact reasons for the retention of the Security Deposit or for any deductions there from. If the reason for the retention is based upon damage to Premises, such damages shall be specifically listed in the Move-Out Statement. The Move-Out Statement shall be prepared within three (3) banking days after the termination of occupancy. If Tenant terminates occupancy without notifying the Holder, Holder may make a final inspection within a reasonable time after discovering the termination of occupancy. Tenant shall have the right to inspect Premises within five (5) banking days after the termination of occupancy in order to ascertain the accuracy of the Move-Out Statement. If Tenant agrees with the Move-Out Statement, Tenant shall sign the same. If Tenant refuses to sign the Move-Out Statement, Tenant shall specify in writing, the items on the Move-Out Statement with which Tenant disagrees within three (3) banking days. For all purposes herein, a banking day shall not include Saturday, Sunday or federal holidays.
   g. **Delivery of Move-Out Statement:** Holder shall send the Move-Out Statement, along with the balance, if any, of the Security Deposit, to Tenant on or before it is due under state law. The Move-Out Statement shall either be delivered personally to Tenant or mailed to the last known address of Tenant via first class mail. If the letter containing the payment is returned to Holder undelivered and if Holder is unable to locate Tenant after a reasonable effort, the payment shall become the property of Landlord ninety (90) days after the date the payment was mailed.

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h. **Right of Holder to Interplead Security Deposit:** If there is a bona fide dispute over the Security Deposit, Holder may, (but shall not be required to), interplead the funds into a court of competent jurisdiction upon notice to all parties having an interest in the Security Deposit. Holder shall be reimbursed for and may deduct from any funds interpleaded its costs and expenses including reasonable attorneys' fees actually incurred. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorneys' fees and court costs and the amount deducted by Holder from the non-prevailing party. All parties hereby agree to indemnify and hold Holder harmless from and against all claims, causes of action, suits and damages arising out of or related to the performance by Holder of its duties hereunder. All parties further covenant and agree not to sue Holder for damages relating to any decision of Holder to disburse the Security Deposit made in accordance with the requirements of this Lease or to interplead the Security Deposit into a court of competent jurisdiction.

5. **Notices.**
   a. **Generally:** All notices given hereunder shall be in writing, legible and signed by the party giving the notice. In the event of a dispute regarding notice, the burden shall be on the party giving notice to prove delivery. The requirements of this notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. The person delivering or sending the written notice signed by a party may be someone other than that party.
   b. **Delivery of Notice:** A notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party herein (or subsequently provided by the party following the notice provisions herein) even if it is not opened by the recipient. Notice to a party shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the party set forth herein (or subsequently provided by the party following the notice provisions herein).
   c. **When Broker Is Authorized to Accept Notice for Client:** No Broker shall have the authority to accept notice on behalf of a Tenant or Landlord except that a Broker acting as the Manager hereunder shall be authorized to receive notices on behalf of Landlord and notices delivered to Manager shall for all purposes herein be deemed to be notice to Landlord provided that the notice is delivered to Manager following the notice proceedings set forth here to Manager's address, facsimile number or e-mail address of Manager set forth herein (or subsequently provided by the Manager to Tenant following the notice provisions herein) even if it is not opened by the recipient.

6. **Re-Key Fee.** Upon vacating the Premises Tenant agrees to pay the fee to rekey the locks set forth elsewhere herein either upon the termination of the Lease or to replace any mailbox keys or access cards not returned by Tenant at move out.

7. **Administrative Fee.** Prior to the commencement of occupancy, Tenant shall pay Holder the non-refundable Administrative Fee set forth elsewhere herein to offset Holder's time and expenses related to performing the move-in and move-out inspections required under Georgia law in order to accurately document Premise's condition when Tenant takes possession of Premises and returns possession to Landlord which helps protect Tenant from unwarranted deductions from Tenant's security deposit upon vacating Premises.

8. **Pets.** No pets are allowed or shall be kept in the Premises or on the Property unless a separate pet exhibit is attached to and incorporated into this Lease.

9. **No Smoking.** Unless specifically authorized in this Agreement, Premises shall be a smoke free zone and smoking shall not be permitted therein. This includes electronic cigarettes and vaping.

10. **No Subletting.** Tenant may not sublet Premises in whole or in part or assign this Lease without the prior written consent of Landlord which consent may be withheld for any reason or for no reason. This Lease shall create the relationship of Landlord and Tenant between the parties hereto. Tenant is specifically prohibited from offering all or part of the Premises for short-term rental such as through AirBnB, VRBO, or other such sites or programs, regardless of any local laws that may be or have been enacted. Any advertising or on-line postings as well as actual rentals of the Premises to vacation or short-term guests shall constitute a material breach of this Agreement for which Tenant shall not be given an opportunity to cure. Any person who is not a Tenant, as defined herein, who occupies any portion of the Premises, for any period of time whatsoever, for any compensation or consideration whatsoever (including, without limitation, the payment of money and/or trade and/or barter of other goods, services, or property occupancy rights) is NOT a guest, and such occupancy constitutes unauthorized subletting or assignment which is a substantial and material breach of this Agreement.

11. **Utilities.** Landlord shall have no responsibility to connect utilities the responsibility of which to pay for shall be that of the Tenant. Tenant shall select and connect all utilities to be paid for by Tenant within three (3) banking days from the commencement of the Lease and shall keep these utilities on through the completion of the Move-Out Inspection. In the event Landlord fails to disconnect any utilities serving the Premises after completing the move in inspection and Tenant receives the benefit of such utilities paid for by Landlord, Tenant shall, upon receiving a bill for the same, immediately pay the cost thereof as additional rent to Landlord. In addition, Tenant shall immediately cause any such utility to be transferred to Tenant's name so that the bill goes to and is paid directly by Tenant.

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12. **Holding Over.** Should Tenant not purchase the Property, Tenant shall have no right to remain in the Premises after the termination or expiration of this Lease. Should Tenant fail to vacate the Premises upon the termination or expiration of this Agreement, Tenant shall pay Landlord the per day Holding Over Fee set forth elsewhere herein for every day that Tenant holds over after the expiration or termination of this Lease. Acceptance of the Holding Over Fee by Landlord shall in no way limit Landlord's right to treat Tenant as a tenant at sufferance for unlawfully holding over and to dispossess Tenant for the same. The increased rent during such holding over is intended to partially compensate Landlord for losses, damages, and expenses, including frustrating and delaying Landlord's ability to secure a replacement tenant or to sell the Property. If Landlord loses a prospective tenant or buyer because Tenant fails to vacate the Property upon the expiration of the Lease, Tenant will be liable for such monetary damages as Landlord can prove because of Tenant's wrongful failure to vacate. In the event Tenant holds over beyond the term of the Lease, the demand for possession notice shall be posted in a sealed envelope conspicuously on the door of the Premises in addition to any other notice sent to Tenant hereunder.

13. **Fee to Prepare Lease Amendment.** Should Landlord consent to modifying the names of the Tenant on this Lease, Tenant agrees to pay Manager the Fee to Prepare Lease Amendment set forth elsewhere herein.

14. **Use.** Premises shall be used for residential purposes only and shall be occupied only by those persons listed in this Agreement. Premises and Property shall be used by Tenant and Tenant shall cause all occupants of the Premises and their guests, invitees, licensees and contractors of Tenant to use the Premises and Property in accordance with all federal, state, county, and municipal laws and ordinances. A "Guest" shall be defined as anyone who visits the property for no longer than fourteen (14) consecutive days or twenty-eight (28) non-consecutive days in any twelve (12) month period. Any adult that resided in the Property for more than fourteen (14) consecutive days or twenty-eight (28) non-consecutive days in any twelve (12) month period shall be an unauthorized occupant in violation of this paragraph unless such adult undergoes Landlord's application process and is added to this Lease by mutual agreement. Tenant agrees that any violation or noncompliance of the above resulting in fines, sanctions or penalties being imposed against Landlord or Manager shall be the financial responsibility of and immediately paid by the Tenant to Landlord as Additional Rent. Tenant shall be responsible for ensuring that Tenant, all occupants of the Premises and their respective invitees, licensees, contractors and guests comply with the Rules and Regulations set forth below and not engage in any activity while on Property or in Premises that is unlawful, would endanger the health and safety of others or would otherwise create a nuisance. In the event Tenant or any of the above-named parties are arrested or indicted for any unlawful activity occurring on Property or for a felony occurring off of the Property and said charges are not dismissed within thirty (30) days thereafter, Tenant shall be deemed to be in default of this Lease and Landlord may, but shall not be obligated to, terminate this Lease upon notice to Tenant. For the purpose of this Lease, an unlawful activity shall be deemed to be any activity in violation of local, state or federal law.

15. **Appliances.** Only the appliances described elsewhere herein are provided by Landlord as part of this Agreement and included in this Lease. Tenant acknowledges that Tenant has inspected these appliances and that the same are in good working order and repair.

16. **Lawn and Exterior Maintenance.** The party maintaining the lawn shall keep the lawn mowed and edged, beds free of weeds, shrubs trimmed, trash and grass clippings picked up on a regular basis (minimum of once every two weeks in growing season and fall leaf season) and shall keep the Premises, including the yard, lot, grounds, walkways and driveway clean and free of rubbish, trash and debris. Landlord shall be responsible for any other maintenance of the Premises or the Property required under O.C.G.A. 44-7-13.

17. **Pest Control.** Landlord will be responsible for termite and rodent control. The term "pest control" herein means addressing any problems in the Premises with ants, cockroaches, spiders and other insects and preventing the infestation thereof and the party responsible for the same is set forth elsewhere herein). Tenant shall be responsible for the immediate treatment of any bed bugs in the Premises by a licensed Georgia pest control operator and the immediate and permanent removal from the Premises of any mattresses, bedding, clothing and other similar items that may contain bed bugs or bed bug larvae.

18. **Propensity for Flooding.** When the owner of real property, either directly or through an agent, seeks to lease or rent that property for residential occupancy, prior to entering a written agreement for the leasehold of that property, the owner shall, either directly or through an agent, notify the prospective tenant in writing of the property's propensity of flooding if flooding has damaged any portion of the living space covered by the lease or attachments thereto to which the tenant or the tenant's resident relative has sole and exclusive use under the written agreement at least three times during the five-year period immediately preceding the date of the lease. This disclosure set forth elsewhere herein is to fulfill that requirement.

19. **Lead-Based Paint.** For any Premises built prior to 1978, Tenant acknowledges that Tenant has received and read the Lead-Based Paint Pamphlet (CB04), and signed the Lead-Based Paint Exhibit (F918) attached hereto and incorporated herein by reference. Any approved painting or other alterations by Tenant that disturb lead-based paint shall be performed in accordance with the EPA's Renovate Right brochure (http://www.epa.gov/lead/pubs/renovaterightbrochure.com).

20. **Liquidated Damages.** It is acknowledged by Landlord and Tenant with respect to any reference in the Lease to liquidated damages, that the actual damages of the party being paid such damages are hard to calculate and that the liquidated damages referenced in the Lease are a reasonable pre-estimate of the party's actual damages and not a penalty.
    a. **Fee to Halt Dispossessory Action:** Landlord can file a dispossessory action against Tenant if any rent or other fees and charges owed by Tenant are not paid in full by the Due Date. In the event that a dispossessory action is filed against the Tenant and then dismissed prior to a court hearing because Tenant pays the amounts owed, Tenant shall also pay Landlord, as liquidated damages, the Fee to Halt Dispossessory Action in the amount set forth elsewhere herein. This fee shall immediately be paid as additional rent along with all other amounts paid to halt the dispossessory action.

b. **Denial of Access, Right of Access, Signage:** Upon 24 hours advance notice to Tenant, Landlord and Landlord's agents shall have the right Monday through Saturday from 9:00 a.m. to 8:00 p.m. and Sunday from 1:00 p.m. to 6:00 p.m. to access the Premises to inspect, repair, and maintain the same and/or to show the Premises to prospective tenants and buyers. In addition, Landlord and Landlord's agents may enter the Premises at any time to investigate potential emergencies. Evidence of water leaks, fire, smoke, foul odors, sounds indicating the possibility of an injured person or animal and other similar evidence of an emergency shall all be sufficient grounds for Landlord and Landlord's agents to enter Premises and Property for this purpose. During the last sixty (60) days of the term of the Lease, and during any period when Premises is being leased month to month, Landlord and Landlord's agents may also place a "for rent" or "for sale" sign in the yard or on the exterior of the Premises or on the Property, may install a lockbox and may show the Premises and the Property to prospective tenants or purchasers during the hours listed above. Tenant agrees to cooperate with Landlord and Landlord's agents who may show the Premises and/or Property to prospective tenants or buyers. In the event a lockbox is installed, Tenant shall secure keys, jewelry, prescription drugs and other valuables and agrees to hold Landlord and Landlord's agents harmless for any loss thereof. For each occasion where the access rights described above are denied, Tenant shall pay Landlord the Denial of Access Fee as liquidated damages in the amount set forth elsewhere herein.

c. **Unauthorized Pet Charge:** Except for those Pets authorized by a Pet Addendum attached to this lease (if applicable), no other animals are authorized to be within the Premises. This includes, but is not limited to, animals which belong to guests or animals which are only staying temporarily. Should Landlord or Manager ever witness an unauthorized animal within the Premises, Tenant agrees to pay Landlord the Unauthorized Pet Charge as liquidated damages in the amount set forth elsewhere herein for each occasion where Landlord/Manager observed the unauthorized animal.

d. **Unauthorized Smoking within Premises:** Many people are very sensitive to the smell of smoke whether cigarette, cigar, or any other substances and removing smoke odor is costly. If Tenant is NOT authorized to smoke within the Premises as set forth elsewhere herein and Landlord or Manager note that smoking has occurred within the Premises, Tenant agrees to pay Landlord the Unauthorized Smoking within the Premises charge as described elsewhere herein.

e. **Utility Connection Charge:** In order for Landlord or Manager to perform an accurate Move-Out Condition Report (F910 or F912), utilities to the Premises need to be on. Should Tenant disconnect the utilities prior to the completion of the Move-Out Condition Report (F910 or F912), thereby interfering with Landlord's ability to perform a complete review of the Premises' condition, Tenant agrees to pay to Landlord the Utility Disconnect Fee as liquidated damages as set forth elsewhere herein.

21. **Agency and Brokerage.**

a. **Agency Disclosure:** In this Lease, the term "Broker" shall mean a licensed Georgia real estate broker or brokerage firm and, where the context would indicate, the Broker's affiliated licensees and employees. No Broker in this transaction shall owe any duty to Tenant or Owner/Landlord greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.; The Broker(s) that are party(s) to this Agreement are representing the Landlord and/or Tenant.

b. **Brokerage:** The Broker(s) identified herein have performed valuable brokerage services and are to be paid compensation pursuant to a separate agreement or agreements. Unless otherwise provided for herein, the Listing Broker will be paid compensation by the Landlord, and the Leasing Broker will receive a portion of the Listing Broker's compensation pursuant to a cooperative brokerage agreement.

22. **Material Relationship Disclosure.** For the purposes of this Agreement, a material relationship shall mean any actually known personal, familial, or business relationship between the broker or the broker's affiliated licensees and a client which would impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to another client. Any such material relationship will be disclosed in Material Relationship Paragraph above.

23. **Disclosure of Ownership and Agents.** At or before the commencement of a tenancy, the Landlord or an agent or other person authorized to enter into a rental agreement on behalf of the Landlord shall disclose to Tenant in writing the names and addresses of the following persons:

a. **Owner.** The owner of record of the Premises or a person authorized to act for and on behalf of the owner for the purposes of serving of process and receiving and receipting for demands and notice; and (b) The person authorized to manage the Premises. These Parties are named in the Owner Disclosure and Manager Disclosure Paragraph of this Agreement. In the event of a change in any of the names and addresses required to be contained in such statement, the Landlord shall advise Tenant of the change within thirty (30) days after the change either in writing or by posting a notice of the change in a conspicuous place on the Property.

b. **Manager.** If no Manager is identified in the Manager Disclosure Paragraph above, the Owner shall be deemed to be self-managing the Premises and shall be deemed the Landlord for all purposes herein. If a Manager is identified in Manager Paragraph above as the Manager hereunder, Manager is authorized to manage the Premises on behalf of the Landlord and exercise any and all of the rights and powers granted in this Agreement to Landlord. In such event, Tenant shall communicate with Landlord through the Manager and rely on the notices and communications of Manager as having been fully authorized by Landlord. Manager shall have no rights, duties, obligations or liabilities greater than what is set forth in the Management Agreement between Owner and Manager, a copy of which is incorporated herein by reference. No real estate broker or the broker's affiliated licensees shall be deemed to be responsible for any aspect of managing the Property unless the Broker is identified as the Manager herein and has agreed to serve in that capacity. Any Broker serving as the Manager shall have the authority to either execute this Lease on behalf of Landlord as Landlord's managing agent or to execute this Lease as Manager itself if so authorized by Owner. It shall be presumed that any Manager executing this Lease as a Landlord or as the agent of the Landlord has the authority to do so.

24. **Early Termination by Tenant.**

a. **Military Activation:** Notwithstanding any provision to the contrary contained herein, if Tenant is called to active duty in the military during the term of this Lease, Tenant shall present to Landlord the official orders activating Tenant; then and in that event, this Lease shall be controlled by the Service Members' Civil Relief Act of 2003 as amended in 50 U.S.C.A. § 50-534 and O.C.G.A. § 44-7-22.

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b. **Active Military:** If Tenant is on active duty with the United States military and Tenant or an immediate family member of Tenant occupying Premises receives, during the term of this Lease, permanent change of station orders or temporary duty orders for a period in excess of three (3) months, Tenant's obligation for rent hereunder shall not exceed: (1) thirty (30) days rent after Tenant gives notice under this section; and (2) the cost of repairing damage to Premises or Property caused by an act or omission of Tenant.

c. **Effect of Military Activation on Purchase and Sale Agreement:** In the event Tenant lawfully terminates this Lease due to Tenant being called to active duty or receiving change of station orders with the United States military as set forth herein, the Purchase and Sale Agreement between the parties (to which this Lease is an exhibit and which is incorporated herein by reference) may be terminated by either party upon notice to the other party. In the event neither party terminates this Agreement within thirty (30) days of the termination of the Lease, the right to terminate the Lease/Purchase and Sale Agreement for this reason shall expire.

C. OTHER TERMS AND CONDITIONS

1. **Default.**
   a. **Default Generally:** Tenant shall be in default of this Lease upon the occurrence of any of the following:
      (1) Tenant fails to abide by any of the terms and conditions of this Lease.
      (2) Tenant fails to timely pay rent or other amounts owed to Landlord under this Lease.
      (3) Tenant fails to reimburse Landlord for any damages, repairs and costs to the Premises or Property (other than normal wear and tear) caused by the actions, neglect or intentional wrongdoing of Tenant or members of Tenant's household and their invitees, licensees and guests.
      (4) Prior to the end of the Lease, Tenant either moves out of the Premises or shuts off any of the utilities serving the Premises without the consent of Landlord.
   b. **Effect of Default:** Except as provided herein, if Tenant defaults under any term, condition or provision of this Lease, Landlord shall have the right to terminate this Lease after giving proper notice to Tenant, as set forth herein, and pursue all available remedies at law or in equity to remedy the default. All rent and other sums owed to Landlord through the end of the Lease term shall immediately become due and payable upon the termination of the Lease due to the default of Tenant. Such termination shall not release Tenant from any liability for any amount due under this Lease. All rights and remedies available to Landlord by law or in this Lease shall be cumulative and concurrent. Notwithstanding anything to the contrary contained herein, in the event of a non-monetary default by Tenant that is reasonably capable of being cured, Landlord shall give Tenant notice of the same and a three (3) day opportunity to cure the default. In the event Tenant fails to timely pay Landlord the rent, late fees, utilities or other charges owed, Landlord shall post in a sealed envelope conspicuously on the door of the Premises a notice to vacate or pay such sums within three (3) business days. Such notice may additionally be sent by other means.

2. **Tenant's Responsibilities.**
   a. **Repairs and Maintenance:** Tenant has inspected Premises and acknowledges that it is in good condition, free of defects and fit for residential occupancy. **TENANT SHALL IMMEDIATELY NOTIFY LANDLORD OF ANY DANGEROUS CONDITION OR NEED FOR MAINTENANCE EXISTING IN PREMISES OR ON THE PROPERTY. LANDLORD SHALL HAVE NO LIABILITY FOR DAMAGES OR INJURIES RESULTING FROM TENANT'S FAILURE TO IMMEDIATELY NOTIFY LANDLORD OF ANY DANGEROUS CONDITION ON OR IN THE PREMISES.** Upon receipt of notice from Tenant, Landlord shall, within a reasonable time period thereafter, repair the following: (1) all defects in Premises or Property which create unsafe living conditions or render Premises untenable; and (2) to the extent required by state law, such other defects which, if not corrected, will leave Premises or Property in a state of disrepair. Except as provided above, Tenant agrees to maintain Premises in the neat, sanitary and clean condition free of trash and debris. All of Tenant's trash shall be kept in designated trash containers and removed from the Premises at least once each week. Tenant's obligation to maintain the Premises includes, but not limited to, replacing any light bulbs which fail during the Lease Term and regularly changing HVAC filters. Tenant shall be responsible for any clogged plumbing within the Premises. Landlord shall be responsible for all other plumbing issues between the Premises and the street or the Premises and the septic tank or in any plumbing line outside of the Premises which exclusively serves the Premises. Tenant shall be responsible for any damages to the Premises and/or Property caused by Tenant's abuse or neglect of the Premises/Property. Any expenses incurred by Landlord to remedy any violations of this provision shall be paid by Tenant to Landlord as additional rent within fourteen (14) days of the receipt of an invoice from Landlord. If Tenant submits a service request or repair request to Landlord, and the contractor responding to this request on behalf of Landlord determines that the item is working correctly, Tenant agrees to reimburse Landlord for the amount for the contractor's invoice.
   b. **Smoke Detector and/or Carbon Monoxide Detector:** Tenant acknowledges that Premises is equipped with a smoke detector(s) and may be equipped with a carbon monoxide detector that is/are in good working order and repair. Tenant agrees to be solely responsible to check the detectors every thirty (30) days, to replace batteries in any detectors as needed, and to notify Landlord immediately if any detector is not functioning properly.
   c. **Freezing of Pipes:** To help in preventing the freezing of pipes, Tenant agrees that when the temperature outside falls below 32°F, Tenant shall: (1) leave the thermostat regulating the heat serving Premises in an "on" position and set to a minimum of 60°F; and (2) leave the faucets dripping.
   d. **Mold and Mildew:** Tenant acknowledges that mold and/or mildew can grow in any portion of the Premises or Property that are exposed to elevated levels of moisture and that some forms of mold and mildew can be harmful to their health. Tenant therefore agrees to regularly inspect the Premises for mold and/or mildew and immediately report to Landlord any water intrusion problems mold and/or mildew (other than in sinks, showers, toilets and other areas designed to hold water or to be wet areas). Tenant shall not block or cover any heating, ventilation, or air conditioning ducts located in the Premises. Tenant acknowledges having read the "A Brief Guide to Mold, Moisture in Your Home" found at www.epa.gov and shall follow the recommendations contained herein.
   e. **Access Codes:** Landlord shall provide Tenant with all access codes to all entrance gates and security systems, if any, located on the Premises or the Property. Within three (3) business days of vacating the property Tenant will provide Landlord with all access that are currently in use for entrance gates and security systems located on the Premises or the Property.

f. **Premises Part of Community Association:** If the Premises or a part of the Property are subject to a Declaration of Condominium, a Declaration of Covenants, Conditions and Restrictions, rules and regulations adopted pursuant to the Declaration and/or other similar documents (hereinafter collectively "C.A. Documents"), Tenant agrees to strictly comply with all use and occupancy restrictions contained therein in using the Premises and the Property. In the event any fine or specific assessment is levied against the Premises or the Owner thereof as a result of Tenant violating the use and occupancy restrictions set forth in the C.A. Documents, Tenant shall immediately pay the same to Landlord as additional rent.

3. **Rules and Regulations.** Tenant shall be responsible for violations of these Rules and Regulations caused by Tenant, any occupant of the Premises and their guests, invitees, licensees and contractors.
   a. Tenant is prohibited from adding, changing or in any way altering locks installed on the doors of the Premises without prior written permission of Landlord which permission shall not be unreasonably withheld; provided that, Tenant provides Landlord with a key or current code thereto, as the case may be, and uses a type and make of lock approved by Landlord.
   b. Motor vehicles shall only be parked on the paved portions of the Premises and the Property intended for use as parking spaces and whose use is not reserved to others.
   c. Motor vehicles with expired or missing license plates, non-operative vehicles and vehicles which drip oil or antifreeze shall not be parked or kept on the Premises or the Property.
   d. No waterbeds shall be used on the Premises or Property without the prior written consent of the Landlord.
   e. Tenant shall not shower in a shower which does not have a fully operational shower curtain or shower enclosure.
   f. No space heaters or window air conditioning units shall be used to heat or cool Premises except with the written consent of Landlord.
   g. Tenant shall comply with all posted rules and regulations governing the use of any recreational facilities, if any, located on the Premises or Property.
   h. Tenant shall only skateboard, skate, rollerblade or bicycle on paved portions of the Premises or Property and while wearing proper safety equipment.
   i. Tenant shall be prohibited from improving, altering or modifying the Premises or Property (including painting and landscaping) during the term of this Agreement without the prior written consent of the Landlord. Any improvements, alterations or modifications approved by Landlord shall be deemed to be for the sole benefit of Tenant and Tenant expressly waives all rights to recover the cost or value of the same. Landlord shall have the right but not the obligation to condition the approval of requested modifications on Tenant removing the same prior to the end of the Lease Term and restoring the affected area to a condition equal to or better than it was prior to the modification.
   j. No window treatments currently existing on any windows shall be removed or replaced by Tenant without the prior written consent of Landlord. No sheets, blankets, towels, cardboard, newspaper or other make-shift temporary window treatments shall be used on the Premises or Property.
   k. Other than normal household goods in quantities reasonably expected in normal household use, no goods or materials of any kind or description which exceed the normal structural weight loads for the Premises or Property, are combustible or would increase fire risk or increase the risk of other injuries or casualties, shall be kept or placed on the Premises or Property.
   l. No nails, screws or adhesive hangers except standard picture hooks, shade brackets and curtain rod brackets may be placed in walls, woodwork or any part of the Premises or Property.
   m. Tenant shall not engage in any behavior in the Premises or on the Property, including, but not limited to, yelling, screaming, playing loud music, playing the television at an excessive volume that unreasonably disturbs other tenants in the sole, reasonable opinion of Landlord constitutes a nuisance.
   n. All appliances, equipment and systems on or serving the Premises shall only be used in accordance with the manufacturer's operating instructions.
   o. Tenant shall not flush down a toilet any sanitary napkins, paper towels, diapers or other item not intended to be disposed of in a toilet.
   p. The Premises shall only be used for residential purposes. No trade or business uses shall be permitted except with the prior written consent of Landlord and provided that such use is permitted under applicable zoning laws.
   q. Any product or material that is a potential environmental hazard shall only be disposed of in accordance with all applicable federal laws and regulations.
   r. Tenant shall not use the Premises or any portion of Landlord's property outside of the Premises for any use or purpose that constitutes a nuisance or attractive nuisance, as determined in the reasonable discretion of Landlord, or materially increases the potential liability or risk of claims against Landlord or Landlord's agents, including, but not limited to, placing a trampoline or aboveground swimming pool on the Premises or on Landlord's property outside of the Premises without the prior written permission of Landlord (excluding a baby pool; provided, that the same is emptied of water at all times when an adult is not present at the baby pool).

4. **Personal Property Loss and Personal Injury; Statute of Limitations.** Storage of personal property by Tenant in Premises or in any other portion of Property shall be at Tenant's sole risk. Tenant has been advised to obtain renter's insurance that provides comprehensive insurance for damage to or loss of Tenant's personal property. If the Property Damage Liability Exhibit (F923) is attached hereto, then the provisions of the Property Damage Liability Exhibit shall apply to this Agreement. Tenant agrees to look solely to Tenant's insurance carrier for reimbursement of losses resulting from such events and hereby indemnifies and agrees to hold Landlord harmless from any claims, causes of action or damages relating to the same. Landlord shall have no responsibility or liability for Tenant's personal property. Any and all claims of Tenant and other occupying the Premises pursuant to the Lease for property damage and/or personal injury sounding in breach of contract and/or tort shall be brought within one (1) year of the date of the damage and/or injury or shall be extinguished.

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5. **Disclaimer.**
   a. **General:** Tenant and Landlord acknowledge that they have not relied upon any advice, representations or statements of Brokers and waive and shall not assert any claims against Brokers involving the same. Tenant and Landlord agree that no Broker shall have any responsibility to advise Tenant and/or Landlord on any matter including but not limited to the following except to the extent Broker has agreed to do so in a separately executed Property Management Agreement: any matter which could have been revealed through a survey, title search or inspection of Property or Premises; the condition of the Premises or Property, any portion thereof, or any item therein; building products and construction and repair techniques; the necessity of any repairs to Premises or Property; mold; hazardous or toxic materials or substances; termites and other wood destroying organisms; the tax or legal consequences of this transaction; the availability and cost of utilities or community amenities; any condition(s) existing off the Premises and Property which may affect the Premises or Property; and the uses and zoning of the Premises and Property whether permitted or proposed. Tenant and Landlord acknowledges that Broker is not an expert with respect to the above matters and that, if any of these matters or any other matters are of concern, Tenant should seek independent expert advice relative thereto. Tenant and Landlord acknowledge that Broker shall not be responsible to monitor or supervise any portion of any construction or repairs to the Premises or Property and such tasks clearly fall outside the scope of real estate brokerage services.
   b. **Construction Disclaimer:** Tenant acknowledges that the Premises, or portions thereof, may have been constructed at times when different and less stringent building codes were in place. Tenant shall not assume that the Premises or Property are energy efficient or contain products or features designed to protect residents against injuries or damage that might exist if the Premises and Property had been constructed in accordance with all current building codes.
   c. **Neighborhood Conditions:** Tenant acknowledges that in every neighborhood there are conditions which different tenants may find objectionable. It shall be Tenant's duty to become acquainted with any present or future neighborhood conditions which could affect the Premises or Property including without limitation land-fills, quarries, high-voltage power lines, cemeteries, airports, stadiums, odor producing factories, crime, schools serving the Premises and Property, political jurisdictional maps and land use and transportation maps and plan. If Tenant is concerned about the possibility of a registered sex offender residing in a neighborhood, or if Meth is known to have been manufactured in the house, in which Tenant is interested, Tenant should review the Georgia Violent Sex Offender Registry available on the Georgia Bureau of Investigation Website at www.gbi.georgia.gov and the National Clandestine Laboratory Register – Georgia at www.dea.gov.

6. **Miscellaneous.**
   a. **Time of Essence:** Time is of the essence of this Lease.
   b. **No Waiver:** Any failure of Landlord to insist upon the strict and prompt performance of any covenants or conditions of this Lease or any of the Rules and Regulations set forth herein shall not operate as a waiver of any such violation or of Landlord's right to insist on prompt compliance in the future of such covenant or condition, and shall not prevent a subsequent action by Landlord for any such violation. No provision, covenant or condition of this Lease may be waived by Landlord unless such waiver is in writing and signed by Landlord.
   c. **Definitions:** Unless otherwise specifically noted, the term "Landlord" as used in this Lease shall include its representatives, heirs, agents, assigns, and successors in title to Property and the term "Tenant" shall include Tenant's heirs and representatives. The terms "Landlord" and "Tenant" shall include singular and plural, and corporations, partnerships, companies or individuals, as may fit the particular circumstances. The term "Binding Agreement Date" shall mean the date that this Lease has been signed by the Tenant and Landlord and a fully signed and executed copy thereof has been returned to the party making the offer to lease.
   d. **Joint and Several Obligations:** The obligations of Tenant set forth herein shall be the joint and several obligations of all persons occupying the Premises.
   e. **Entire Agreement:** This Lease and any attached addenda and exhibits thereto shall constitute the entire Agreement between the parties and no verbal statement, promise, inducement or amendment not reduced to writing and signed by both parties shall be binding.
   f. **Attorney's Fees, Court Costs and Costs of Collection:** Whenever any monies due hereunder are collected by law or by attorney at law to prosecute such an action, then both parties agree that the prevailing party will be entitled to reasonable attorney's fees, plus all court costs and costs of collection.
   g. **Indemnification: Tenant agrees to indemnify and hold Landlord, Broker and Manager harmless from and against any and all injuries, damages, losses, suits and claims against Landlord, Broker and/or Manager arising out of or related to: (1) Tenant's failure to fulfill any condition of this Lease; (2) any damage or injury happening in or to the Premises and the Property or to any improvements thereon as a result of the acts or omissions of Tenant or Tenant's family members, invitees or licensees, including, but not limited to Tenant's failure to immediately notify Landlord of any dangerous condition on or in the Premises; (3) Tenant's failure to comply with local, state or federal law; (4) any judgment, lien or other encumbrance filed against the Premises or Property as a result of Tenant's actions and any damage or injury happening in or about the Premises or Property to Tenant or Tenant's family members, invitees or licensees (except if such damage or injury is caused by the intentional wrongful acts of Landlord or Broker); (5) failure to maintain or repair equipment or fixtures, where the party responsible for their maintenance uses commercially reasonable efforts to make the necessary repairs and Tenant covenants not to sue Landlord, Broker or Manager with respect to any of the above-referenced matters. In addition to the above, Tenant agrees to hold Broker and Manager harmless from and against Owner of the Property not paying or keeping current with any mortgage, property taxes or homeowners association fee's on the Property or not fulfilling the Owner's obligations under this lease. For the purpose of this paragraph, the term "Broker" shall include Broker and Broker's affiliated licensees, employees and if Broker is a licensed real estate brokerage firm, then officers, directors and owners of said firm.**
   h. **Corrections:** Tenant will fully cooperate if correction or adjustment of any portion of this Lease is necessary due to any clerical errors, and Tenant will approve, sign, and comply with such additional documents as are necessary to correct such errors. Any such clerical error will not void or otherwise invalidate this Lease.
   i. **Keys:** Landlord may release keys to or open the Premises to any of the occupants listed herein.
   j. **Waiver of Homestead Rights:** Tenant for himself and his family waives all exemptions or benefits under the homestead laws of Georgia.

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k. **Governing Law:** This Lease may be signed in multiple counterparts and shall be governed by and interpreted pursuant to the laws of the State of Georgia. This Lease is not intended to create an estate for years on the part of Tenant or to transfer to Tenant any ownership interest in the Premises or Property.

l. **Security Disclaimer:** Tenant acknowledges that: (1) crime can occur in any neighborhood including the neighborhood in which the Premises and Property is located; and (2) while Landlord may from time to time do things to make the Premises and Property reasonably safe, Landlord is not a provider or guarantor of security in or around the Premises and / or the Property. Tenant acknowledges that prior to occupying Property, Tenant carefully inspected all windows and doors (including the locks for the same) and all exterior lighting and found these items: (a) to be in good working order and repair; and (b) reasonably safe for Tenant and Tenant's household and their invitees, licensees and guests knowing the risk of crime. If during the term of the Lease any of the above items become broken or fall into disrepair, Tenant shall give notice to Landlord of the same immediately.

m. **Disclosure Rights:** Landlord may disclose information about Tenant to law enforcement officers, governmental officials and for business purposes.

n. **Rental Application:** Only those people indicated on Tenant's rental application are permitted to reside at the Premises, with the exception of any minor children born to, or adopted by, Tenant. If it is later discovered that the information disclosed on rental application by Tenant was incomplete or inaccurate at the time it was given, Tenant shall be in default of this Lease and Landlord may pursue any and all of Landlord's remedies regarding said default.

o. **Fair Housing Disclosure:** Landlord, Broker and Manager are committed to leasing and managing the Premises without regard to race, color, national origin, religion, handicap, familial status, sex, sexual orientation or gender identity.

7. **Destruction of Property/Premises.** If flood, fire, storm, mold, other environmental hazards that pose a risk to the occupants' health, other casualty or Act of God shall destroy (or so substantially damage it as to make it be uninhabitable) Tenant's damages shall be liquidated and limited to an abatement of rent from the date of such destruction until the Premises are habitable again, it being agreed that the same is a reasonable pre-estimate of Tenant's actual damages and is not a penalty. Notwithstanding the above, if the Premises cannot be made habitable within thirty (30) days of such destruction, or if Landlord notifies Tenant in writing that the Premises cannot be made habitable within this timeframe, then either Landlord or Tenant may terminate this Lease, upon notice to the other party. Such notice of termination must be given within fourteen (14) days from the earlier of either the Landlord not timely making the Premises habitable or notice being given by Landlord to Tenant that the Premises will not be able to be made habitable within thirty (30) days from the destruction of the Premises. If such notice of termination is not timely given, then the parties' right to terminate due to the destruction of the Premises shall be waived, and Tenant shall reoccupy the Premises upon receipt of notice from Landlord that the Premises are now habitable. If Premises are damaged but not rendered wholly untenable by flood, fire, storm, or other casualty or Act of God, rent shall abate in proportion to the percentage of Premises which has been damaged and Landlord shall restore Premises as soon as is reasonably practicable whereupon full rent shall commence. Rent shall not abate nor shall Tenant be entitled to terminate this Lease if the damage or destruction of Premises, whether total or partial, is the result of the negligence of Tenant or Tenant's household or their invitees, licensees, or guests.

8. **Mortgagee's Rights.** Tenant's rights under this Lease shall at all times be automatically junior and subordinate to any deed to secure debt which is now or shall hereafter be placed on the Premises or Property. If requested, Tenant shall execute promptly any certificate that Landlord may request to effectuate the above.

9. **GAR Forms.** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. These forms are generic and written with the interests of multiple parties in mind. The parties agree to carefully review the GAR Forms to be used in this transaction and modify the same to meet their specific needs. If any party has any questions about their rights and obligations under any GAR form, they should consult an attorney. Provisions in the GAR Forms may be subject to differing interpretations by our courts other than what the parties may have intended. Our courts may at times strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.

10. **Additional Rules & Regulations.** In addition to the rules and regulations generally listed in this Agreement, the following additional rules also apply:

_____

_____

_____

11. **Beware of Cyber Fraud:** Fraudulent e-mails attempting to get you to wire money to criminal computer hackers are increasingly common in real estate transactions. Under this scam, computer hackers fraudulently assume the online identity of the actual mortgage lender, closing attorney and/or real estate broker with whom you are working in the real estate transaction. Posing as a legitimate company, they then direct you to wire money to them. In many cases, the fraudulent e-mail is sent from what appears to be the authentic web page of the legitimate company responsible for sending the wiring instructions. You should use great caution in sending or receiving funds based solely on wiring instructions sent to you by e-mail. Independently verifying the wiring instructions with someone from the company sending them is the best way to prevent fraud. In particular, you should treat as highly suspect any follow up e-mails you receive from a mortgage lender, closing attorney and/or real estate broker directing you to wire funds to a revised account number. Never verify wiring instructions by calling a telephone number provided along with a second set of wiring instructions since you may end up receiving a fraudulent verification from the computer hackers trying to steal your money. Independently look up the telephone number of the company who is supposed to be sending you the wiring instructions to make sure you have the right one.

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12. **Exhibits.** All exhibits attached hereto listed and selected below or referenced herein are made a part of this Lease. If any such exhibit conflicts with any preceding paragraph, said exhibit shall control:

- ☒ Legal Description Exhibit (F807 or other) "A"
- ☒ Owner's Property Disclosure Statement Exhibit (F907) "B"
- ☐ Move In/Move Out Condition Report (F910) "_____"
- ☒ Move-In Inspection Report (F911) "C"
- ☐ Lead-Based Paint Exhibit (F918) "_____"
- ☐ Pet Exhibit (F810) "_____"
- ☐ Consent to Take Pictures and Video of Property Exhibit (F919) "_____"
- ☒ Required Renter's Insurance Exhibit (F920) "D"
- ☐ Pool on Property Exhibit (F921) "_____"
- ☐ Property Damage Liability Exhibit (F923) "_____"
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

SPECIAL STIPULATIONS. The following Special Stipulations, if conflicting with any exhibit or preceding paragraph, shall control:

1. All parties agree that Tenant shall pay an Option Fee of $11,000 at Lease Purchase Agreement signing. The Option Fee will be held in escrow with Weissman Law for four months or until Tenant obtains a Usage Permit from the City of Fairburn.

2. All parties agree that Weissman Law shall transfer the Option Fee to Seller/Landlord after the Usage Permit is granted to Tenant.

3. All parties agree that the Option Fee will be non-refundable if Tenant terminates the lease after the Usage Permit is granted.

4. All parties agree that should the City of Fairburn disapprove the Tenants Usage Permit, the Option Fee will be fully refunded to the Buyer/Tenant.

5. All parties agree that the Option Fee shall be credited to the Sale Price at closing.

6. All parties agree that the rent payments for months one (1) through four (4) will be $1,310 while Tenant obtains Usage Permit.
Rent payments for months five (5) through six (6) will be $1,310 during Tenant buildout period.

8. All parties agree that rent payments made during months one (1) through six (6) will not be credited toward the sale price and be credited to the Seller/Landlord.

9. All parties agree that base rent payment of $3,310 will be made beginning on month seven (7) through 36 or 48 if extended.

10. All parties agree that Tenant/Buyer shall be permitted to close earlier within the 36-month lease term period.

11. All parties agree to credit the sale price 25% of the lease payments from months seven (7) to 36 and full Option Fee payment.

12. All parties agree that the monthly base rent will escalate 3% annually beginning on month's 13, 25 and 37, if the fourth year lease extension is exercised.

13. All parties agree to extend the lease period to four years, if required for Tenant to obtain financing to close on the property. Additionally, year four (4) rents shall not be credited to the sale price.

14. All parties agree that Tenant will be responsible for all utilities during the lease period. Landlord/Seller will provide proof of paid balances at lease signing.

15. All parties agree that Landlord/Seller will be responsible for landscaping until Tenant obtains the Usage Permit approval. Tenant shall be responsible for landscaping after obtaining an approved Usage Permit.

16. All parties agree that Landlord will be responsible for any major structural repairs including roof, HVAC plumbing and electrical systems within one(1) week of being notified by Tenant to not impede Tenants business operations.
Continued... See Addendum Special stipulations 1

☐ **Additional Special Stipulations (F246) are attached.**

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By signing this Exhibit, Tenant and Landlord acknowledge that they have each read and understood this Exhibit and agree to its terms.

Angela Rosser — dotloop verified 10/17/25 8:44 PM EDT POQS-FGB7-UY8I-RCJU

1 **Tenant's Signature**

Angela Rosser
Print or Type Name — Date

Tenant's E-mail Address

Tenant's Phone Number: ☐ Cell ☐ Home ☐ Work

2 **Tenant's Signature**

Print or Type Name — Date

Tenant's E-mail Address

Tenant's Phone Number: ☐ Cell ☐ Home ☐ Work

☐ **Additional Signature Page (F931) is attached.**

Signed by: Christian G. Cortes — 9BC14E662F4B43A

1 **Landlord's Signature**

Christian G. Cortes — 10/18/2025 | 4:34 PM EDT
Print or Type Name — Date

chrisiori87@gmail.com
Landlord's E-mail Address

(678)790-1585
Landlord's Phone Number: ☒ Cell ☐ Home ☐ Work

2 **Landlord's Signature**

Print or Type Name — Date

Landlord's E-mail Address

Landlord's Phone Number: ☐ Cell ☐ Home ☐ Work

☐ **Additional Signature Page (F931) is attached.**

Leasing Broker/Affiliated Licensee Contact Information

Dwelli Inc.
Leasing Broker

Curt Newman — dotloop verified 10/17/25 10:44 AM EDT 5NNZ-X8KO-AKTW-HEFV

Broker/Affiliated Licensee Signature — Date

Curt Newman
Print or Type Name

412863
GA Real Estate License #

(770)262-1578
Licensee's Phone Number

Fax Number

curtnewmanrealtor@gmail.com
Licensee's E-mail Address

FCBOR
REALTOR® Membership

2015 Sharpsburg McCollum Rd
Broker's Address

Newnan, GA 30265

(833)839-3554
Broker's Phone Number

Fax Number

DWLI01
MLS Office Code

H-80066
Brokerage Firm License Number

Listing Broker/Affiliated Licensee Contact Information

Berkshire Hathaway HomeServices Georgia Properties
Listing Broker: If adjacent box is checked ☐, Listing Broker is also the Manager herein and shall have the authority to act as the agent of the Landlord hereunder.

DocuSigned by: 29BAE871AE174EA — 10/18/2025 | 2:52 PM EDT

Broker/Affiliated Licensee Signature — Date

Willie F. Smith
Print or Type Name

405521
GA Real Estate License #

(404)966-0336
Licensee's Phone Number

(770)590-4499
Fax Number

willie.smith@bhhsgeorgia.com
Licensee's Email Address

Atlanta Commercial Board of Realtors
REALTOR® Membership

3475 Dallas Hwy SW, Ste 610
Broker's Address

Marietta, GA 30064

(770)421-8600
Broker's Phone Number

(770)590-4499
Fax Number

BHHS12
MLS Office Code

H-65591
Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this Lease is the date of 10/18/2025 and has been filled in by Willie F. Smith.

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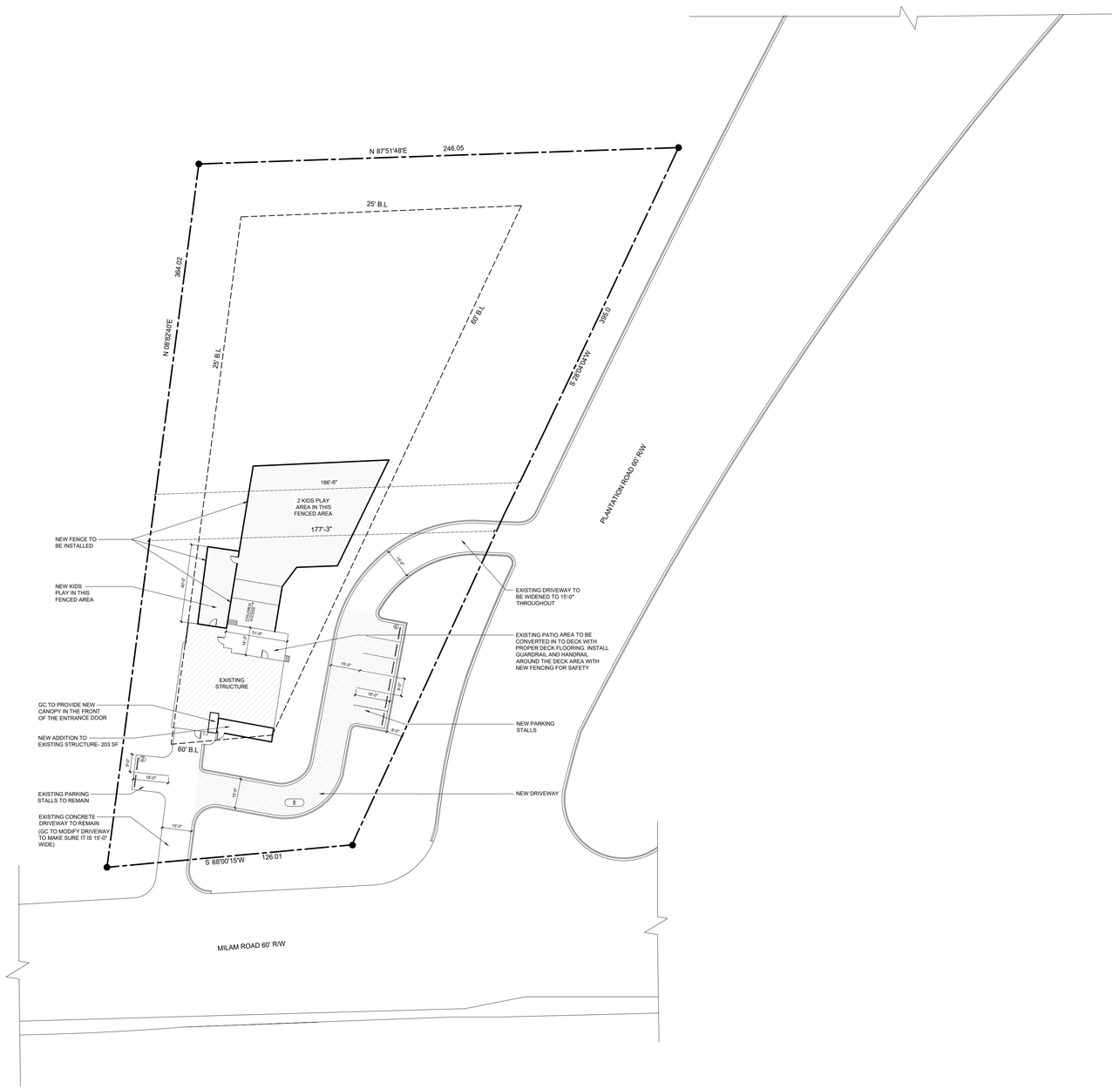


1 SP 1.1 ARCHITECTURAL SCHEMATIC SITE PLAN
SCALE:1/32"=1'-0"

LEGEND

- NEW FENCE TO BE INSTALLED
- PROPOSED NEW DRIVEWAY & PARKING STALLS
- EXISTING STRUCTURE
- PROPERTY LINE
- SET BACK LINE

GENERAL NOTE:

- GC TO MODIFY EXISTING DRIVEWAY TO FIT THE NEW CONDITIONS SHOWING IN THE SITE PLAN. NEW DRIVEWAY TO BE ADDED AS SHOWN IN THIS DRAWING.
- GC TO MAKE SURE EXISTING DRIVEWAY AT THE FRONT IS MODIFIED TO MAKE SURE IT IS 15'-0" WIDE AND THE WIDTH IS MAINTAINED THROUGH OUT,TYP.
- THE ENTIRE PROPERTY TO BE FENCED IN ALONG THE PROPERTY LINE CO-ORDINATE WITH THE OWNER FOR DETAILS.

DESIGNER
3D RENDERINGS LLC
DESIGN CONSULTANTS
361 17TH STREET NW
ATLANTA, GA 30363
CONTACT: 912.596.5807

SEAL

CONSULTANT

OWNER
ANGELA ROSSER

LOCATION
5575 MILAM ROAD,
FAIRBURN,
GEORGIA 30213

DATE
SCHEMATIC
SITE PLAN
08/23/2023

REVISIONS

REV	DATE

This drawing and the design shown is the property of the architect.The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action

SHEET
ARCHITECTURAL
SCHEMATIC
SITE PLAN
SP 1.1

DISCLOSURE REPORT

Office use only:
USE PERMIT PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES NO X

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** Party to Petition In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: N/A

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A			

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Angela Rosser

Signature: Angela Ross Date: 10/12/2025

USE PERMIT CONSIDERATIONS

Applicant: Angela Rosser

Analyze the impact of the proposed use permit with the following questions:

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the City Council? The proposed use is consistent with the comprehensive land use plan.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? The abutting uses (residential/institutional) are compatible with the proposed use.

3. Whether the proposed use may violate local, state, and/or federal statues, ordinances or regulations governing land development?
The proposed use does not violate local, state, and/or federal statues or ordinances.

4. The effects of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets?
The proposed use will not effect the traffic flow along the adjoining streets. Per the encloused site plan, a circular driveway is planned for entry/exit which provides effecient access to and from the property.

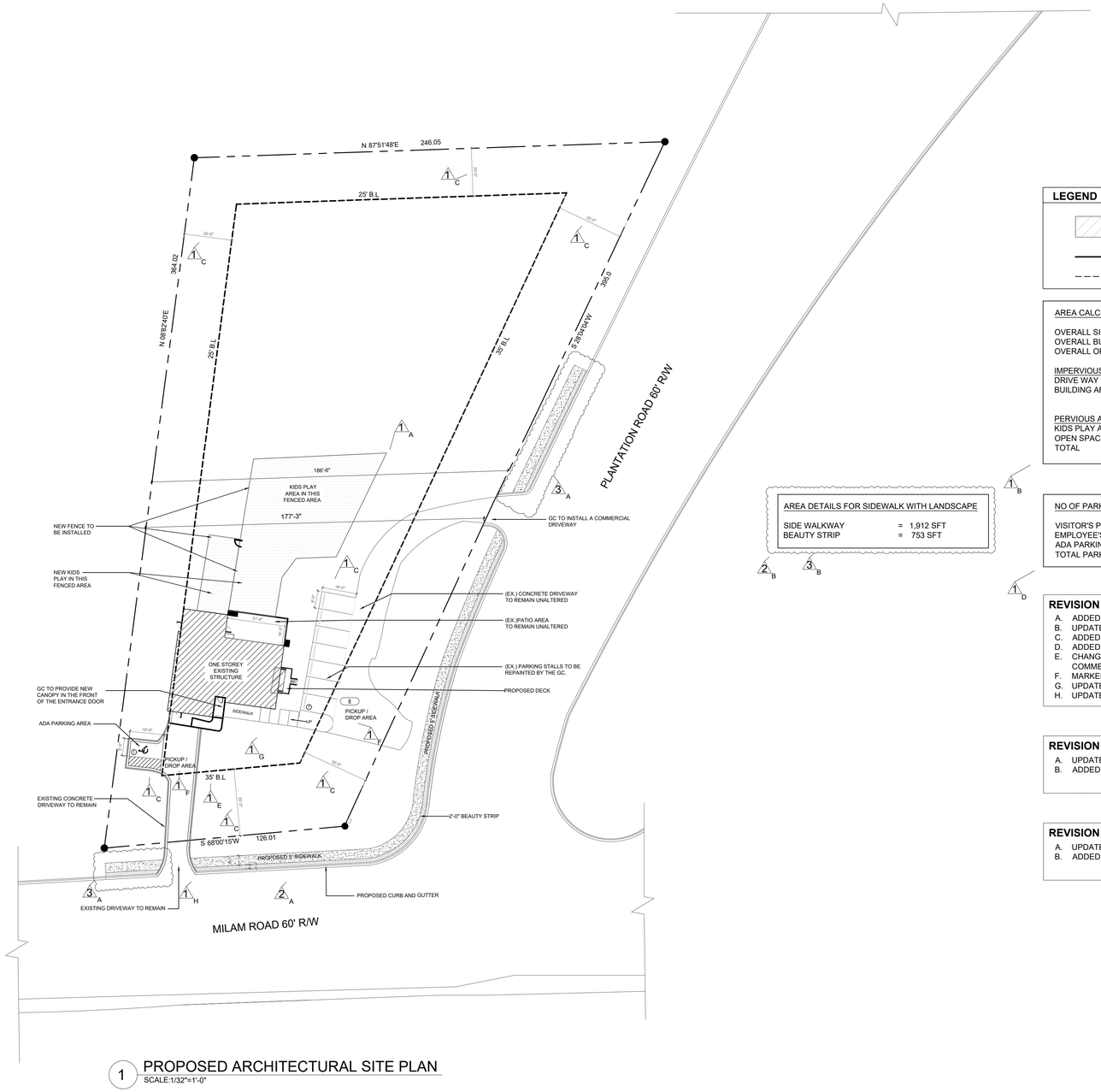
5. The location and number of off-street parking spaces?
The parking spaces are located in the front of the proeprty. Nine (9) spaces are available for visitors and staff.

6. The amount and location of open spaces?
The play area and open spaces are located to the rear of the property.

7. Protective screening? A new fence will be installed around the play area to the rear and side of the existing structure.

8. Hours and manner of operation? The proposed hours of operation are Monday - Friday, 7am - 6pm.


5575 Milam Rd,
Fairburn, GA 30213
Plantation Dr
Milam Rd
Milam Rd
Milam Rd



1 PROPOSED ARCHITECTURAL SITE PLAN
SCALE:1/32"=1'-0"

LEGEND

EXISTING STRUCTURE

PROPERTY LINE

SET BACK LINE

AREA CALCULATION:

OVERALL SITE AREA	= 65,661 SFT
OVERALL BUILDING AREA	= 2,332 SFT
OVERALL OPEN SPACE AREA	= 62,771 SFT

IMPERVIOUS AREA :

DRIVE WAY & PARKING	= 5,786 SFT
BUILDING AREA	= 2,778 SFT
TOTAL	= 8,564 SFT

PERVIOUS AREA

KIDS PLAY AREA	= 4,068 SFT
OPEN SPACE AREA	= 53,029 SFT
TOTAL	= 57,097 SFT

AREA DETAILS FOR SIDEWALK WITH LANDSCAPE

SIDE WALKWAY	= 1,912 SFT
BEAUTY STRIP	= 753 SFT

NO OF PARKING:

VISITOR'S PARKING	- 3
EMPLOYEE'S PARKING	- 4
ADA PARKING	- 1
TOTAL PARKING	- 8

REVISION - 1 SUMMARY

A. ADDED KIDS PLAY AREA AS PER INTERNAL COMMENTS.
B. UPDATED PERVIOUS, IMPERVIOUS AREA AS PER INTERNAL COMMENTS.
C. ADDED DIMENSION AS PER INTERNAL COMMENTS.
D. ADDED PARKING CALCULATION AS PER INTERNAL COMMENTS.
E. CHANGED SIDE AND FRON SETBACK DIMENTION AS PER INTERNAL COMMENTS.
F. MARKED PICKUP & DROP OFF AREA AS PER INTERNAL COMMENTS.
G. UPDATED THE SIDEWALK AS PER INTERNAL COMMENTS.
H. UPDATED THE PROPOSED 5' SIDEWALK AS PER INTERNAL COMMENTS.

REVISION - 2 SUMMARY

A. UPDATED THE SIDEWALK AS PER INTERNAL COMMENTS.
B. ADDED SIDE WALKWAY AREA DETAILS AS PER INTERNAL COMMENTS.

REVISION - 3 SUMMARY

A. UPDATED THE SIDEWALK AS PER INTERNAL COMMENTS.
B. ADDED SIDE WALKWAY AREA DETAILS AS PER INTERNAL COMMENTS.

PROPOSED TENANT IMPROVEMENT

FOR

DAYCARE FACILITY

5575 MILAM ROAD
FAIRBURN, GEORGIA 30213

DRAWING RECORD		DESCRIPTION
12/22/2025		PERMIT SET
05/09/2026	1	REVISION # 1
06/16/2026	2	REVISION # 2
07/02/2026	3	REVISION # 3

THOMPSON GREENE ARCHITECTS

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN IS THE PROPERTY OF THOMPSON GREENE ARCHITECTS, AND IS TO BE USED SOLELY FOR THE PROJECT LISTED ABOVE. THIS DOCUMENT MAY NOT BE USED OR DISCLOSED WITHOUT PRIOR CONSENT OF THE ARCHITECT.

STATE OF GEORGIA
JAMES CHARLES THOMPSON JR.
REGISTERED ARCHITECT

SEAL

ASCEND DESIGN STUDIO
ARCHITECTURAL DESIGN CONSULTANTS, CONSTRUCTION AND RENDERING SERVICES
CONTACT: Prem Kumar
prem@ascenddesignstudio.com
(912) 596-5807

DESIGNER

PROPOSED ARCHITECTURAL SITE PLAN

AS 1.1

CHECKED: KP DRAWN: SS

RELEASED FOR CONSTRUCTION

PUBLIC PARTICIPATION PLAN

Applicant: Angela Rosser

1. The following individuals (property owners within 500 feet of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified:

   Please see the attached mailing list.

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

   Notifications were sent via postcard.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

   Members of the public were encouraged to attend an informational meeting on Monday, January 5, 2026.

   The public participation meeting for input is scheduled for Monday, January 5, 2026, from 6:00 p.m. to 7:15 p held at the Fairburn Library, 60 Valley View Drive, Fairburn.

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN REPORT

Applicant: Angela Rosser Petition No. _____

Date: 01/06/2026

1. The following parties were notified of the requested rezoning/use permit:

   Please see attached mailing list.

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

   The public participation meeting for input was held on Monday, January 5, 2026, from 6:00 p.m. to 7:15 p.m., at the Fairburn Library, 60 Valley View Drive, Fairburn.

3. The following issues and concerns were expressed:

   There were no concerns or issued raised by the attendees.

4. The applicant's response to issues and concerns was as follows:

   Information regarding the daycare's operation was provided to the attendees.

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

Community Meeting Sign-In Sheet 1/5/2026

Please print clearly. Signing in confirms attendance and helps us document community engagement and follow up with meeting notes and updates.

Full Name (Print)	Email Address	Phone (Optional)	Relationship (check)	Signature
Rebecca Elam	r10101053@yahoo.com		■ Parent ■ Resident ■ Supporter ■ Partn	
Jaxon Elam	r10101053@yahoo.com		■ Parent ■ Resident ■ Supporter ■ Partn	
Mary Hubbard	Mjhubbard18@gmail.com		■ Parent ■ Resident ■ Supporter ■ Partn	
Greta Brea	tgabebellsmith		■ Parent ■ Resident ■ Supporter ■ Partn	
Shun Ross			■ Parent ■ Resident ■ Supporter ■ Partn	
			■ Parent ■ Resident ■ Supporter ■ Partn	
			■ Parent ■ Resident ■ Supporter ■ Partn	
			■ Parent ■ Resident ■ Supporter ■ Partn	
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Note: Your information is used only for meeting follow-up and documentation of community engagement.

Community Support & Approval Form

This form documents community support and may be used to demonstrate engagement and approval for licensing, zoning, facility negotiations, and funding conversations.

Full Name: Rebecca Elam

Email: r101010s@yahoo.com

Phone (Optional): 470.809.2000

Address (Optional): _____

Please check all that apply:

- [x] I support the opening of Tree of Life Christian Academy.
- [x] I believe this academy will benefit the community.
- [x] I support zoning and licensing approval efforts.
- [x] I would consider enrolling my child (now or in the future).
- [x] I am interested in volunteering or partnering.

Comments, Questions, or Concerns:

Signature: _____ Date: 1.5.2026

Tree of Life Christian Academy — Thank you for supporting a safe, faith-centered foundation for our children.

Community Support & Approval Form

This form documents community support and may be used to demonstrate engagement and approval for licensing, zoning, facility negotiations, and funding conversations.

Full Name: Mary Hubbard

Email: Mjhubbard18@gmail.com

Phone (Optional): —

Address (Optional): —

Please check all that apply:

- ■ I support the opening of Tree of Life Christian Academy.
- ■ I believe this academy will benefit the community.
- ■ I support zoning and licensing approval efforts.
- ■ I would consider enrolling my child (now or in the future).
- ■ I am interested in volunteering or partnering.

Comments, Questions, or Concerns:

Signature: Mary Hubbard Date: 1/5/26

Tree of Life Christian Academy — Thank you for supporting a safe, faith-centered foundation for our children.

PUBLIC NOTICE

This card is to notify you of a Special Use Permit application submitted to the City of Fairburn to operate a daycare center at 5575 Milam Road.

Subject Property: 5575 Milam Road, Fairburn, GA 30213
Current Zoning: O & I (Office Institutional)
Proposed Use: Daycare Center
Public Meeting Date: January 5, 2026, 6 pm –7 : 1 5 p m
Location: Fairburn Hobgood-Palmer Library
60 Valley View Drive
Fairburn, Georgia 30213

Public Participation Program: The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Questions or Comments: For those who are unable to physically attend the meeting, please contact Angela Rosser at (404) 569-6607 or email: patricia_rosser@bellsouth.net.

Angela Rosser
5575 Milam Road
Fairburn, GA 30213

postal stamp

Name	Street Address	City
OCP FAIRBURN LLC	8040 SENOIA RD UNIT 4B-1	Fairburn
CORTES CHRISTIAN G	5575 MILAM RD	Fairburn
VARELA KENDRICK	5390 MILAM RD	Fairburn
BEAL GRETA A	8375 MAYFERN DR	Fairburn
WIDEMAN JAMES F & LAWANDA J	8385 MAYFERN DR	Fairburn
YS AVON SFR I PROPCO LLC	710 MAYFERN WAY	Fairburn
JIMENEZ ALEJANDRO	720 MAYFERN WAY	Fairburn
HUBBARD ELLIOTT F & JOHNSON MARY M	730 MAYFERN WAY	Fairburn
SIMPSON RUSSELL III	740 MAYFERN WAY	Fairburn
FOXWOOD COMMUNITY ASSOCIATION INC	750 MAYFERN WAY	Fairburn
CORE DEV GROUP LLC	770 MAYFERN WAY	Fairburn
ALTAMIRNDO MARIA & CHAVEZ JAVIER	780 MAYFERN WAY	Fairburn
LEE SQUARED LLC	785 MAYFERN WAY	Fairburn
MOTA FERNANDO RODRIGUEZ	775 MAYFERN WAY	Fairburn
HUNNICUTT LAKEIDRA Z	765 MAYFERN WAY	Fairburn
ELBERT CYNTHIA A	755 MAYFERN WAY	Fairburn
HARRIS TIFFANY	745 MAYFERN WAY	Fairburn
MAYFERN WAY REALTY LLC	735 MAYFERN WAY	Fairburn
FANNIN KEVIN R & SANDRA G	725 MAYFERN WAY	Fairburn
HALL CURTIS R & HALL SANDYA L WALKER	715 MAYFERN WAY	Fairburn
SUNFIRE 3 LLC	705 MAYFERN WAY	Fairburn
BRATCHER DAVID E & GAIL A	8400 MAYFERN DR	Fairburn
REVOCABLE LIVING TRUST OF MICHAEL AKHAVAN & FARIDEH AKHAVAN T	8390 MAYFERN DR	Fairburn
SHELTON ROBERT A	8380 MAYFERN DR	Fairburn
BROWN LIVING TRUST THE	8370 MAYFERN DR	Fairburn
K B D FAIRBURN LLC	5650 MILAM RD	Fairburn
FAIRBURN SHOPS LLC	8390 SENOIA RD	Fairburn
TARAVELLA SANTO	8350 MAYFERN DR	Fairburn
CEDENO HERIBERTO & ECHEVERRI CEDENO LILIANA	8340 MAYFERN DR	Fairburn
BYARS SHERLOCK A & SHIRLEY E	8330 MAYFERN DR	Fairburn
HERNANDEZ MARIA & SOLANO ALEXA	8320 MAYFERN DR	Fairburn
BUONPASTORE ROBERT C & DARIA A	600 MAYFERN TRC	Fairburn
MARTIN TARA R & MARTIN QUENTIN	606 MAYFERN TRC	Fairburn

SRAM PACK I C L L C	612 MAYFERN TRC	Fairburn
THOMAS TALITHIA	618 MAYFERN CIR	Fairburn
MURPHY CAMEKA L	624 MAYFERN CIR	Fairburn
HALTERMAN CHRISTOPHER J & HALTERMAN JESSICA BLEDSOE	630 MAYFERN CIR	Fairburn
LOPEZ MARIA GUADALUPE	636 MAYFERN CIR	Fairburn
PRICE TABATHA M	642 MAYFERN CIR	Fairburn
2018 1 IH BORROWER LP	648 MAYFERN CIR	Fairburn
BURNS YVETTE RENEE	654 MAYFERN TRC	Fairburn
MAYFERN TRACE REALTY LLC	660 MAYFERN TRC	Fairburn
LAWRENCE ANN M	637 MAYFERN TRC	Fairburn
RHODEN CHRISTOPHER JUNIOR	631 MAYFERN TRC	Fairburn
BURNS DOUGLAS E	625 MAYFERN TRC	Fairburn
WOOD CASEY	619 MAYFERN TRC	Fairburn
DAVIS MELISSA L	613 MAYFERN TRC	Fairburn
PAGE CLEMENT	607 MAYFERN TRC	Fairburn
DUNCAN ROSE MARIE F & MANTON A	601 MAYFERN TRC	Fairburn
THOMAS SHANI T & DARREN J	8345 MAYFERN DR	Fairburn
HOLMES ERIC	8355 MAYFERN DR	Fairburn
SAFARI ONE ASSET COMPANY LLC	8365 MAYFERN DR	Fairburn
SALTER SYLVETTE NICOLE	8360 MAYFERN DR	Fairburn
JORDAN WAYNE O & DEBBIE D	8310 MAYFERN DR	Fairburn
MORGAN CASSANDRA A	8300 MAYFERN DR	Fairburn
DIXON NATASHA	8290 MAYFERN DR	Fairburn
STROUD DEBBIE & FRANKLIN TAKISHA TREVAE	8280 MAYFERN DR	Fairburn
DACOSTA YVETTE	8270 MAYFERN DR	Fairburn
SILVA ROBERT	8260 MAYFERN DR	Fairburn
REYNOSO ESTEBAN	8245 MAYFERN DR	Fairburn
MORGAN JENNIFER	8255 MAYFERN DR	Fairburn
ANGARITA ELIZABETH & GONZALEZ ANGARITA MARIA ANDREA	8265 MAYFERN DR	Fairburn
BENNINGS HARDY S III	8285 MAYFERN DR	Fairburn
ALAMINSKI ANGELA C	8295 MAYFERN DR	Fairburn
CHOW TERRI	8305 MAYFERN DR	Fairburn
DONERSON ESTELL	104 REVERE TURN	Fairburn
JONES RONALD E	106 REVERE TURN	Fairburn

HICKERSON ALICE L	108 REVERE TURN	Fairburn
YUSUF NURAENI	110 REVERE TURN	Fairburn
GREGORY CHERYL & MERCEDES	112 REVERE TURN	Fairburn
REVERE TURN REALTY LLC	114 REVERE TURN	Fairburn
PROGRESS RESIDENTIAL BORROWER 18 LLC	116 REVERE TURN	Fairburn
NURSE KERWYN ALEXAANDER CLINTON & NANCOO NURSE SHARO	118 REVERE TURN	Fairburn
BROWN FELICIA HAMILTON	120 REVERE TURN	Fairburn
JIMENEZ GERARDO	5585 MILAM RD	Fairburn
BOWMAN JOYCE A	5 HONEYSUCKLE LN	Fairburn
SHARP TONY B	15 HONEYSUCKLE LN	Fairburn
JOHNSON CARLETTA L	185 MUSCADINE COURT N	Fairburn
FORD REGINA K	175 MUSCADINE COURT N	Fairburn
GUNN TAMEKA	195 MUSCADINE COURT N	Fairburn
MC CULLOUGH WILLIAM ROBERT III	205 MUSCADINE COURT N	Fairburn
DUNBAR LORNETTE & NEWSOME N YA	200 MUSCADINE COURT N	Fairburn
SMITH SHANCIA K	190 MUSCADINE COURT N	Fairburn
WALDER MARK & VICKI	180 MUSCADINE COURT N	Fairburn
BROWN WILLIE L & SYLVIA D	170 MUSCADINE COURT N	Fairburn
WOODS JOANN	25 HONEYSUCKLE LN	Fairburn
DAVIS ISAAC EBONY	35 HONEYSUCKLE LN	Fairburn
PERSON LASHUNDA	45 HONEYSUCKLE LN	Fairburn
PACK REED VANDERLISA L	40 HONEYSUCKLE LN	Fairburn
WORMLEY TASHA A	30 HONEYSUCKLE LN	Fairburn
HORNE JAWORSKI K	105 MUSCADINE CT	Fairburn
JOHNSON CONNIE J.	115 MUSCADINE COURT S	Fairburn
LUZOLO NLANDU MISIDI & LUZOLO DANIEL	125 MUSCADINE COURT S	Fairburn
PARKER ASHLEY A	135 MUSCADINE COURT S	Fairburn
FERGUSON JOSEPH P	145 MUSCADINE COURT S	Fairburn
JOHNSON ANDREA	155 MUSCADINE COURT S	Fairburn
JOHN & TYANN LOUISE CAMPBELL LIVING TRUST THE	150 MUSCADINE COURT S	Fairburn
GRANVILLE MICHELLE	140 MUSCADINE COURT S	Fairburn
JOHNSON STEPHANIE MELNEE	130 MUSCADINE COURT S	Fairburn
FULTS TIFFANY M	120 MUSCADINE COURT S	Fairburn
SMITH JOSIE	110 MUSCADINE COURT S	Fairburn

SISCO EARL D & TONI L	100 MUSCADINE COURT S	Fairburn
GPI FAIRBURN SENOIA LLC	8370 MILAM RD	Fairburn
NALI LLC	8350 SENOIA RD	Fairburn
FAIRBURN SHOPS LLC	5600 MILAM RD	Fairburn
W & W REALTY CO LLP	8420 SENOIA RD	Fairburn
GEORGIAZ LLC	8440 SENOIA RD	Fairburn
FIDELITY BANK	8410 SENOIA RD	Fairburn

State	Postal Code
Georgia	30213
Georgia	30213
Georgia	30213

Georgia	30213
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Sec. 80-208. - Child day care center.

Allowed as a permitted use in AG, R-1, R-2, R-3, O&I and P&O districts.

(a) *Allowable districts:* May be allowed in single family districts in conjunction with an institutional use such as a church, temple, place of worship, school or a hospital.

(b) *Standards:*

(1) Facility shall be for three or more children under the age of 18, excluding staff.

(2) In residential districts (R-1, R-2, R-3, O&I and P&O) child day care centers shall be located a minimum of 500 feet from each other as measured from respective property lines.

(3) Copies of applicable local, state, and federal permits shall be provided to the department of planning and zoning prior to the issuance of a certificate of occupancy and business license

(4) Provide minimum landscape strips, buffers and improvement setbacks as specified for the O&I district in the tree protection and landscaping ordinance.

(5) Provide a minimum six-foot high opaque fence interior to any required landscape strips and/or buffers around the periphery of the yard used for the play area.

(6) Play areas shall be located within the rear or side yards.

(7) The hours of operation shall be limited to Monday through Friday from 6:00 a.m. to 7:00 p.m.

(8) No parking allowed in the minimum front yard setback.

(9) Driveway design shall permit vehicles to exit the property in a forward direction.

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

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: 115 Senoia Road (Nehemiah) – Rezoning and concurrent variances

ITEM TYPE: Other/Planning and Zoning

SUBMITTED: 07/30/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** 08/10/2026

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to review the rezoning and concurrent variance requests.

HISTORY:
N/A

FACTS AND ISSUES:
Applicant: Ingrid Thompson
Property Owner/Petitioner: Nehemiah Project Community Development Corporation
Property Information Address (Parcel ID #): 115 Senoia Road (09F101000520388)

- Existing Zoning and Use: R-3 (Single-family Residential Zoning District)
- Conversion Comprehensive Future Land Use Map Designation: Central Neighborhood
- Proposed Zoning: R-CT (Residential Condominium/Townhouse District).

Summary of the request: The applicant is requesting approval to develop an eight-unit townhouse site with concurrent variances to: (1) reduce the minimum heated floor area per dwelling unit from 1,200 square feet to 1,000 square feet; (2) reduce the minimum number of garage parking spaces per dwelling unit from one to zero; and (3) reduce the minimum brick or stone requirement for exterior building façades from 25 percent to 0 percent.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the rezoning request, subject to the enclosed conditions. The application materials do not provide sufficient justification to support the required findings for granting the requested variances. Therefore, Staff recommends denial of the concurrent variance requests.

ATTACHMENTS:

1. 115 Senoia Road Rezoning, Concurrent Variances Staff Report Package
2. Update Elevations_115 Senoia Road Rezoning.Concurrent Variances Staff Report

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: August 4, 2026

Agenda Item: 115 Senoia Road – R-3 (Single-family Residential Zoning District) to R-CT (Residential Condominium/Townhouse District) – Request to review the rezoning and concurrent variances.

Applicant/Petitioner Information

Applicant: Ingrid Thompson

Property Owner/Petitioner: Nehemiah Project Community Development Corporation

Property Information

Address (Parcel ID #): 115 Senoia Road (09F101000520388)

Frontage: Westside of Senoia, Northside of Word Street, and Eastside of Southeast Greene Street

Area of Property: 0.72 acres

Existing Zoning and Use: R-3 (Single-family Residential Zoning District) and Home-to-Office Conversion

Comprehensive Future Land Use Map Designation: Central Neighborhood – This area supports a range of residential types near the core of downtown, with a focus on walkability, housing diversity, and neighborhood-scale infill. It encourages incremental density while keeping with the character of Fairburn's more historic neighborhood.

Proposed Zoning: R-CT (Residential Condominium/Townhouse District)

Intent

Rezoning of 0.72 acres, from R-3 to R-CT. The applicant is proposing to convert the home-to-office conversion into an 8-unit townhouse development with concurrent variances to reduce the Minimum Heated Floor Area per Dwelling Unit from 1,200 square feet to 1,000 square feet, reduce the Minimum Number of Cars in Garage from 1 to 0, and reduce the Minimum Brick or Stone Materials on Exterior Finishes of the Facades of Buildings from 25 percent to 0 percent.

Existing Zoning and Future Land Use of Abutting Properties

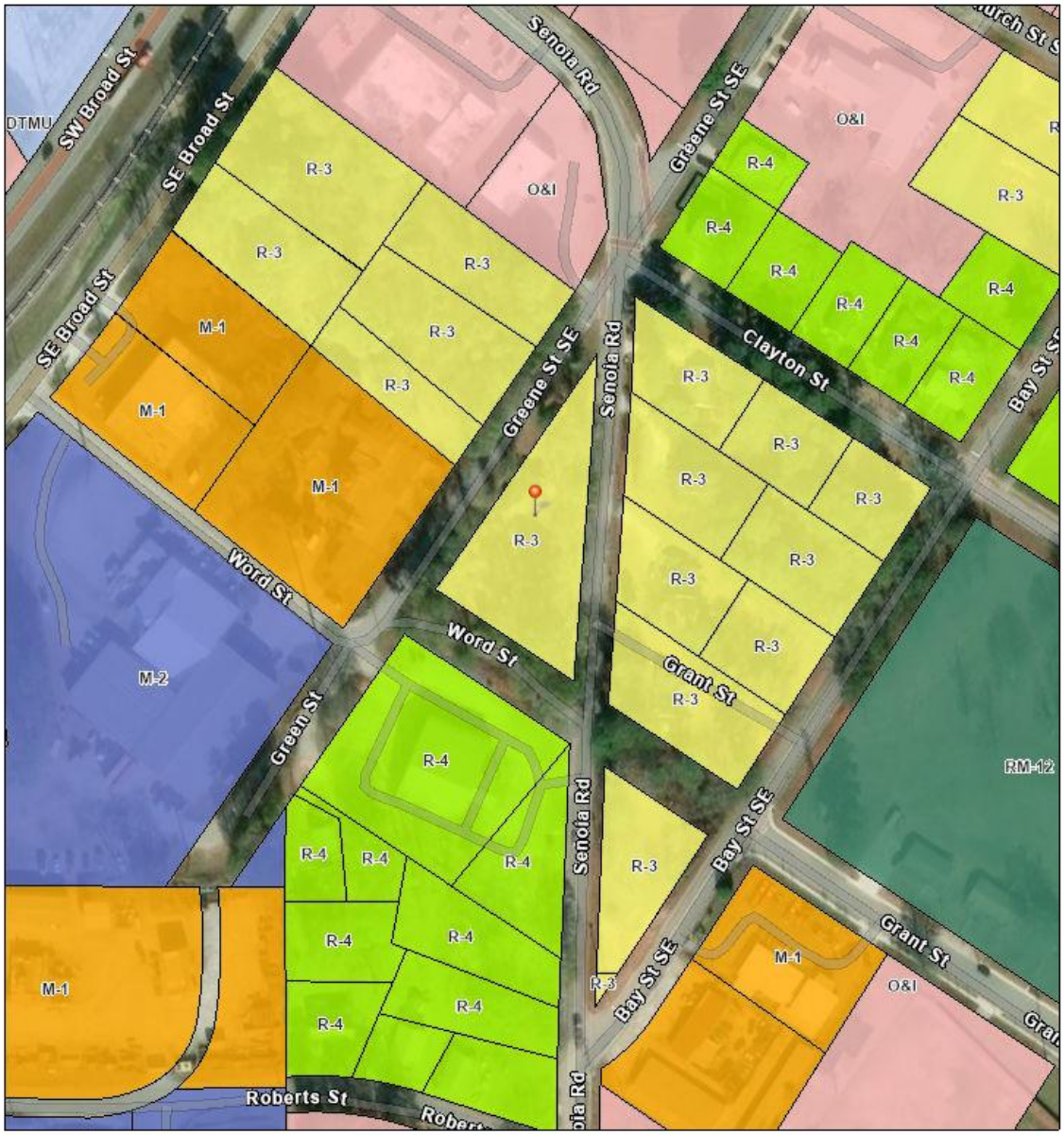
Northwest: M-1 (Light Industrial Zoning District) / R-3 (Single-family Residential Zoning District) and Downtown Core

Northeast: R-3 (Single-family Residential Zoning District) and Central Neighborhood

Southwest: O&I (Office & Institutional Zoning District) and Central Neighborhood

Fairburn
Situated to Succeed

Existing Zoning Map



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0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Current Zoning (2025)

- DTMU
- M-1
- M-2
- O&I
- R-3
- R-4
- RM-12
- Tax Parcels (2025)

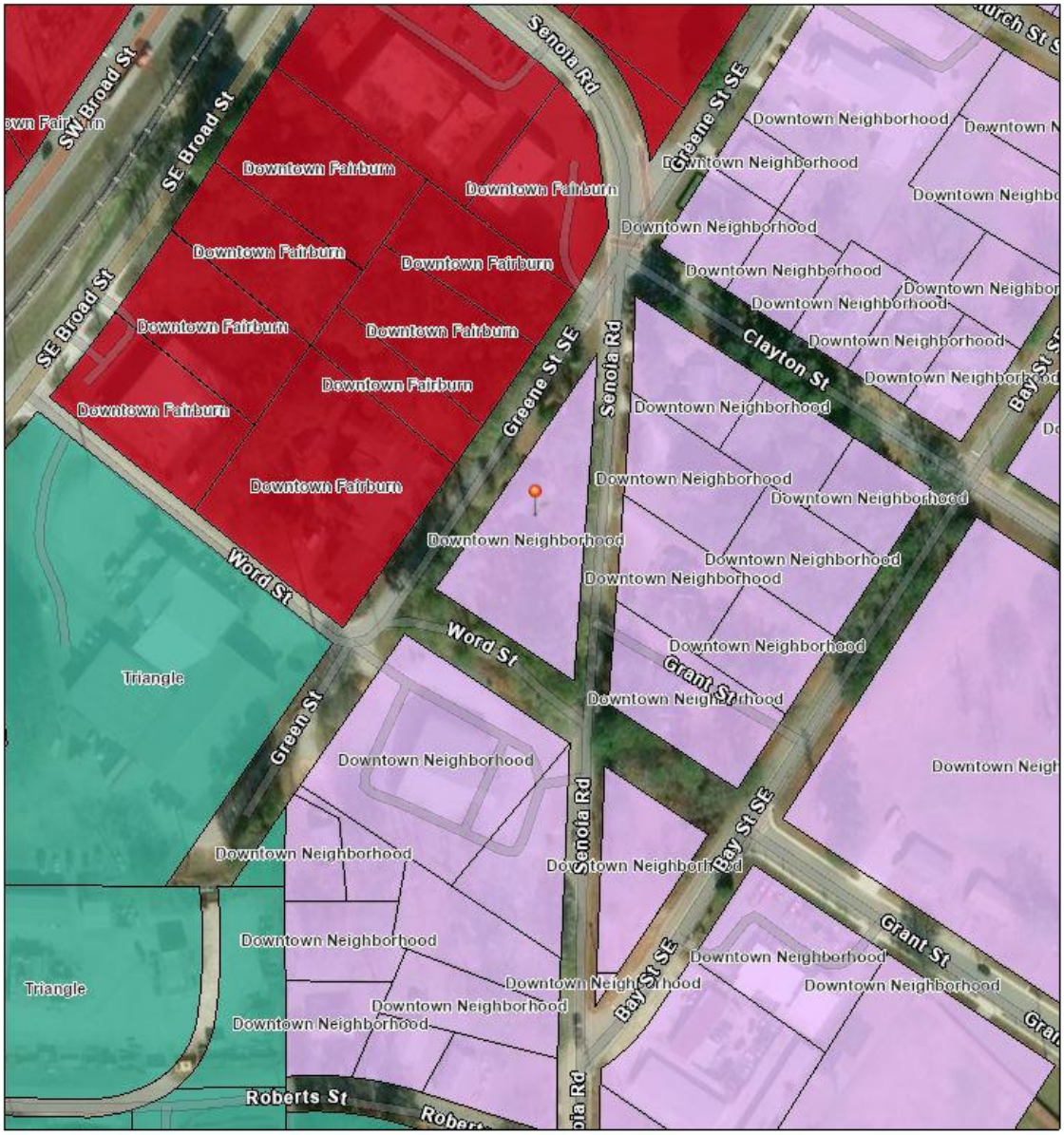
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

ArcGIS Web AppBuilder

Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Fairburn
Situated to Succeed

Future Land Use Map



7/14/2026, 6:13:05 PM

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0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Future Land Use (Comp Plan)

- Downtown Neighborhood
- Downtown Fairburn
- Triangle
- Tax Parcels (2025)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

ArcGIS Web AppBuilder
Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Background

The subject parcel is currently zoned as R-3 (Single-family Residential Zoning District). The permitted uses under R-3 are listed in Section 80-74, c. The proposed zoning is R-CT. The permitted uses under R-CT are listed in Section 80-79, c.

Public Participation

The applicant held a community meeting on June 23, 2026. There were four attendees in total.

Zoning Review

A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
*The proposal **DOES** permit a use that is suitable in view of the use and development of nearby properties. The proposed use is a townhouse development. Within less than a mile of the subject parcel, there are a variety of uses including, but not limited to: single-family detached dwellings, two-family dwellings, senior housing, places of worship, schools, child day care centers, public facilities, cemeteries, professional offices, retail, and industry. This mixture of land uses provides for a more sustainable community.*

B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?
*The proposal **DOES NOT** adversely affect the existing use or usability of adjacent or nearby properties. The proposal will positively affect adjacent or nearby properties by providing workforce housing to the surrounding community.*

C. Does the property have reasonable economic use as currently zoned?
***NO**, the property **DOES NOT** appear to have a reasonable economic use as currently zoned.*

D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
*The development will **NOT** have an excessive or burdensome use of existing streets and transportation facilities. Furthermore, it is the responsibility of the respective jurisdictions to ensure that services are available. The service providers for this parcel are Fairburn Electric, Fairburn Water & Sewer, Comcast, and Fulton County School System.*

E. Is the proposal in conformity with the policies and intent of the land use plan?
***YES**, the proposal is in conformity with the policies and intent of the land use plan.*
The proposed development is a townhouse development. The future land use designation for the subject parcel is Central Neighborhood. Condominium/Townhouse Residential is an appropriate zoning district in the Central Neighborhood Future Land Use Designation. A townhouse development is an appropriate use in the Central Neighborhood Future Land Use Designation.

F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?
***NO**, there are no existing or changing conditions that would affect the use and development of the property.*

G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?
*The proposal **DOES NOT** permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn. The applicant and Staff will ensure that*

their property is up to Code before a final site inspection is passed and a certificate of occupancy is issued.

Variance Discussion

The R-CT Development Standards for attached units require that the "minimum heated floor area per dwelling unit…" be "1,200 square feet;" the façade of each dwelling unit shall be a combination of wood, brick, stone or masonry stucco on concrete (EIFS prohibited)" with "brick, or stone materials…" comprising "…not less than 25 percent of the exterior finishes of the façades of buildings" and such "architectural design shall be subject to approval by the director of planning;" and townhouses come "with a one-car garage."

The applicant is proposing an 8-unit townhouse development. The applicant is proposing townhouses with 1,000 square feet of minimum heated floor area due to current construction costs, market feasibility, and site planning constraints; no stone facades due to additional construction costs and design inefficiency; and no garages due to increased construction costs, design inflexibility, and site dysfunctionality.

Authority

As authorized in Section 80-256, the City Council may consider a concurrent variance from any standards of this chapter which shall be filed simultaneously with rezoning, use permit, or zoning modification requests on the same property based on the conceptual plan submitted with the petition for the same agenda. The Planning and Zoning Commission shall also hear and make recommendations on concurrent variances filed with rezonings or use permit applications.

Variance Considerations

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

1. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.
   This criterion has been satisfied. *The purpose of the R-CT district is to promote cluster-type residential development areas that are consistent with medium density, single-family residential districts and provide for closely related uses. Therefore, if relief is granted, the proposed townhouse development would be in harmony with the general purpose of the R-CT district.*
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.
   This criterion has NOT been satisfied. *This property does NOT have extraordinary and exceptional conditions, because of its size, shape, or topography that would create an unnecessary hardship for the owner while causing no detriment to the public. The applicant could comply to all standards as is.*

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 Recommendation

APPROVAL CONDITIONAL to rezone 0.72 acres from R-3 (Single-family Residential) to R-CT (Residential Condominium/Townhouse) for an 8-unit townhouse development with the following conditions:

A. To the owner's agreement to restrict the use of the subject property as follows:
   1. Single-family attached residential units at a density of no greater than 11 units per acre or 8 units, whichever is less.
   2. Building heights at a maximum of 4 stories (48 feet).
   3. The common outdoor area shall be at a minimum of twenty percent (20%) of the site.

B. To abide by the following:
   Any significant modifications as determined by Staff to the proposed rezoning request would necessitate a further review by the Planning and Zoning Commission.

C. To the following site development standards:
   1. Building Setbacks:
      a. Front: 20 feet
      b. Side: 20 feet
      c. Between Buildings: 25 feet
      d. Rear: 18 feet
   2. Landscaped Buffers:
      a. Front: 20 feet
      b. Side: 20 feet
      c. Rear: 20 feet

D. Single-family Attached Residential Use
   1. No building or structure shall contain more than four dwelling units.
   2. The façade of each dwelling unit shall be a combination of wood, brick, stone, or masonry stucco on concrete (EIFS prohibited). The brick or stone materials shall comprise not less than 25 percent of the exterior finishes of the façades of buildings. The architectural design shall be subject to approval by the director of planning.
   3. Primary building entrances shall be visibly emphasized and accessible from a street or sidewalk. Entrances that do not face a street shall face a pedestrian path that connects directly to a street, sidewalk, courtyard or plaza. The primary building entrance shall not overlook a designated parking lot.
   4. Where multiple exterior materials are used on a single building, they shall only be combined on each face horizontally, with the heavier material below the lighter. For example, brick below fiber cement siding.

5. The rear and side facades shall be of the same construction quality and the same exterior finish and exterior color as the front façade.
6. There shall be no long and/or unarticulated roofs or walls that exceed 30 feet.
7. Fenestrations must be complementary to the architecture of the principal structure.
8. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.
9. Property maintenance shall be accomplished through a condominium of townhouse association in which membership shall be mandatory. Such maintenance shall encompass all individual lots and all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the city administrator and shall be recorded with covenants that shall be subject to approval by the city administrator.

E. General

1. Prior to any site disturbance or building permits being issued for the project, Staff comments listed in this report must be addressed and approved by each department.
2. Site development and traffic improvement/control requirements from the Public Works and Community Development Department shall be implemented.
3. Under no circumstance shall any mechanical equipment or related elements such as air conditioning units, meter boxes, utility conduits, HVAC mechanical equipment systems, satellite dishes, or any other similar mechanical equipment or related elements be attached or mounted to any exterior building elevation that is visible from pedestrian view from required sidewalks along roadways or sidewalks abutting a common area or community amenity. Any mechanical equipment or related elements located at the finished grade shall be completely screened from view with dense, evergreen landscaping or an opaque wall made with brick, stone, or other cementitious material with similar architectural details as the principal structure. All roof-mounted equipment shall be screened from the public right-of-way.
4. Parking shall be on a paved surface.
5. Site plans must reserve a minimum of 20 percent of the total lot area as improved open space, and at least ten percent of the total open space must be outside of a required stormwater management area.
6. No fences or walls shall be constructed in the front yard of a townhouse unit. Fences or walls may be constructed in the rear yards only, those fences or walls must all conform to a consistent design throughout the same project, and that design must be approved by the director of planning.
7. Fences must be made from metal or masonry only. No wood, PVC, plastic, or chain link fences shall be allowed.
8. All such developments shall provide a minimum five-foot sidewalk along both sides of all internal streets, sodded front yards, pedestrian scale street lighting and one canopy tree for each 50 feet of street frontage.
9. Lighting fixture height, style, design, and illumination levels shall be compatible with the building design and height and shall consider safety, function, and aesthetics. Lighting

fixtures installed along sidewalks shall be of pedestrian scale and shall not exceed 20 feet in height. Light shields shall be erected on all outdoor lighting so as to not intrude onto neighboring parcels.

10. All utilities shall be installed underground throughout the development area.
11. No trash enclosures shall be located by or visible from Senoia Road and shall be enclosed on three sides with brick, stone, or other cementitious materials with the same architectural details as the principal structure.
12. There shall be curb cuts with dedicated crosswalks that connect all sidewalks. Sidewalks from the right-of-way must connect to internal sidewalks.
13. A master sign plan shall be created for the entire project. Internal sign lighting shall be prohibited.
14. The following building façade materials are prohibited for the entire development:
    a. Exterior Insulation Finishing Systems (EFIS)/Synthetic stucco
    b. Metal panel systems
    c. Corrugated steel
    d. Smooth/plain concrete or masonry
    e. Cinderblocks
    f. Reinforced concrete slabs
    g. Aluminum or vinyl siding
    h. Plywood
    i. Presswood
    j. Mirrored or highly reflective glass
15. The site shall be developed significantly similar to the site plan and elevations.

The application submittal did not include sufficient details to meet all requirements for granting a variance, Staff recommends **DENIAL** of the concurrent variances.

Attachments:

- Site Pictures
- Rezoning Application
- Survey
- Legal Description
- Deed
- Letter of Intent
- Elevations
- Concurrent Variance Applications
- Concept Plan
- Public Participation Report
- Utility Availability Statements

SITE PICTURES



Intersection of Senoia Road and Southeast Greene Street

Northeast viewpoint





Intersection of Southeast Greene Street and Word Street

SITE PLAN CHECKLIST

Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	An accurate, up-to-date and certified survey of the property	X
2	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.	X
3	Vicinity map with North arrow showing the property in relation to the general area	X
4	Acreage of subject property	X
5	Location of land lot lines and identification of land lots	X
6	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property; Proposed streets on the subject site	X
7	Current zoning of the subject site with required and/or proposed setbacks and adjoining properties	X
8	Total are of the site, and the areas of the proposed to be devoted to impervious surfaces	X
9	Proposed off-site layout including buildings, drives, parking, walkways, landscaped-areas, tree save area, buffers, easements, utilities and any other features necessary to properly present the development	X
10	Layout and minimum lot size of proposed single family residential lots	X
11	Topography on subject site	X
12	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	X
13	Required and proposed parking spaces; Loading and unloading facilities	X
14	Wetlands, lakes, streams and other waters on the site and associated buffers including the 100 year flood-plain, if appropriate.	X
15	Proposed stormwater management facilities	X
16	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.	X

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____
Community Development/
Planning and Zoning

Staff printed name: _____

The undersigned acknowledges that the site plan is submitted in accordance with Chapter 62, Article V - The Building Process of the City of Fairburn Code of Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: _____ Date: Feburary 5, 2026

Applicant printed name: Ingrid Thompson

APPLICATION FOR REZONING

City of Fairburn
Community Development Department
26 W. Campbellton Street
Fairburn, GA 30213

Date Received: _____

REZONING #: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Ingrid Thompson on Behalf of Nehemiah Project Community Development Corporation

Address: 51 Senoia Rd, Fairburn, GA 30213

Phone: 770-742-0706 Cell: 404-723-7761 Fax: _____

Email Address: ingrid@nehemiahprojectcdc.org

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 115 Senoia Rd, Fairburn, GA 30213

Parcel ID#: 09F101000520388 Land Lot: 52 District: 25

REZONING REQUEST

Current Zoning: R-3 Current Land Use: Single family residence

Proposed Zoning: RM-12 Proposed Land Use: Multi-family residential

Proposed Density (Residential Only): Medium Density

SECTION I **REZONING REQUEST**

Office use only:
ZONING CASE #: _____ ROAD FRONTAGE: _____

PROPERTY ADDRESS (if available): 115 Senoia Rd, Fairburn, GA 30213

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from R-3 to RM-12

Existing Zoning(s) Proposed Zoning(s)

SECTION IV **OWNER/PETITIONER**

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 states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

Ingrid Thompson
TYPE OR PRINT OWNER'S NAME

115 Senoia Rd.
ADDRESS

Fairburn, GA 30213
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

ingrid@nehemiahprojectcdc.org
EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

PART 2. **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").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

_____
TYPE OR PRINT ATTORNEY / AGENT NAME

_____
SIGNATURE OF ATTORNEY / AGENT

_____
ADDRESS

_____
CITY & STATE ZIP CODE

_____
PETITIONER'S SIGNATURE

_____
PHONE

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

GERALD H. BERNHARD GEORGIA RLS NO. 2688

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD-HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13121C0462F EFFECTIVE DATE: 09/18/2013

ZONE 'X'

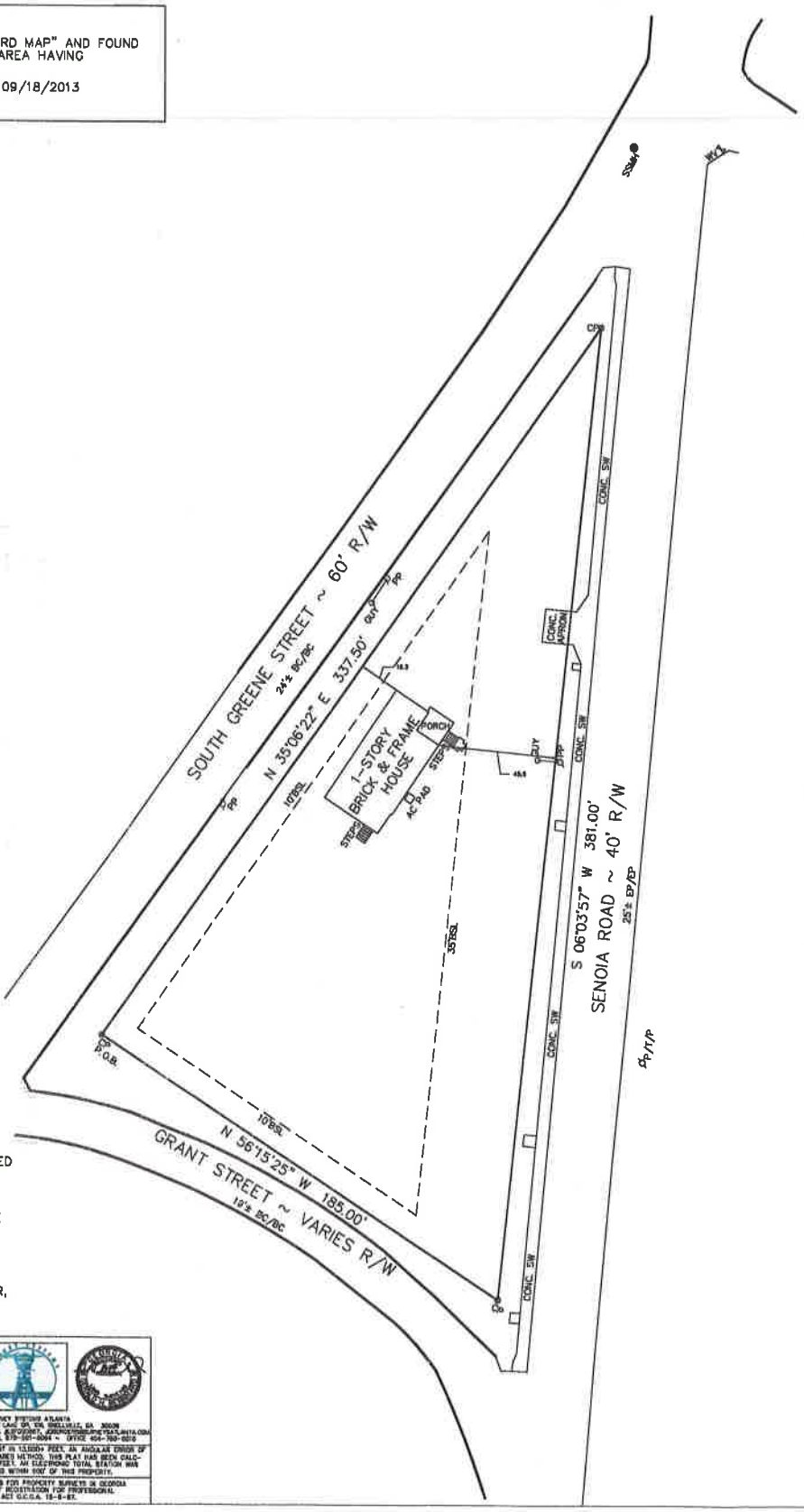
* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA	ALSO KNOWN AS	N/F	NOW OR FORMERLY
APD	AS PER DEED	NAIL	NAIL FOUND
APP	AS PER PLAT	P	PLAT (BOOK/PAGE)
BSL	BUILDING (SETBACK) LINE	POB	POINT OF BEGINNING
CP	COMPUTED POINT	POC	POINT OF COMMENCEMENT
CTP	CRIMP TOP PIPE FOUND	R	RADIUS LENGTH
OTP	OPEN TOP PIPE FOUND	R/W	RIGHT-OF-WAY
D	DEED (BOOK/PAGE)	RBF	REINFORCING BAR FOUND (1/2" UNO)
DW	DRIVEWAY	RBS	1/2" REINFORCING BAR SET
EP	EDGE OF PAVEMENT	SW	SIDEWALK
FFE	FINISH FLOOR ELEVATION	SSE	SANITARY SEWER EASEMENT
FKA	FORMERLY KNOWN AS	SSCO	SANITARY SEWER CLEANOUT
IPF	IRON PIN FOUND	SSMH	SANITARY SEWER MANHOLE
L	ARC LENGTH	-X-	FENCE LINE
LL	LAND LOT	CB	CATCH BASIN
LLL	LAND LOT LINE	SWCB	STORM WATER CATCH BASIN
N	NEIGHBOR'S		WALL

MAGNETIC N

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1195
CONCRETE	144
PORCH	110
STEPS	45
TOTAL IMPERVIOUS	1494



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PROPERTY ADDRESS: 115 SENOIA ROAD, FAIRBURN, GA. 30213

LAND AREA: 31,310 SF 0.719 AC

SURVEYOR'S AREA: EXISTING 1.001 SF± 4.6%

ZONING: R-3

PLAT PREPARED FOR:

115 SENOIA ROAD

LOT XX BLOCK XXX SUBDIVISION

LAND LOT 93 9th DISTRICT PARCEL ID 09F101000261364 SH:

FULTON COUNTY, GEORGIA FIELD DATE: 04-14-2025 GF

CITY OF FAIRBURN DRAWN DATE: 04-15-2025 AE

REFERENCE: PLAT BOOK XXXXX, PAGE XXX INCLUDING BUT NOT BE LIMITED TO

REFERENCE: DEED BOOK 67844, PAGE 95 CONVEYING BUT NOT BE LIMITED TO

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 13,000+ FEET, AN ANGULAR ERROR OF +/-1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 20,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY SYSTEMS ATLANTA

Exhibit A

Property Address: 115 Senoia Road
Fairburn, Georgia 30213

ALL THAT TRACT or parcel of land lying and being in Land Lot 52 of the 9th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southeasterly side of Green Street and the northeasterly side of Word Street (a/k/a Bay Street and Grant Street); run thence northeasterly along the southeasterly side of Green Street 337.5 feet to a point on the westerly side of Senoia Road; thence running southerly along the westerly side of Senoia Road 381 feet to a point on the northeasterly side of Word Street; thence running northwesterly along the northeasterly side of Word Street 185 feet to the POINT OF BEGINNING, being the same property conveyed to Grantor by Warranty Deed, dated October 15, 1994, recorded in Deed Book 9212, Page 125, Fulton County, Georgia Records.

Parcel ID Number: 09F-1010-0052-038-8.

After recording return to:
Sherman & Phalen, LLC
1165 Northchase Pkwy SE, Suite 450
Marietta, GA 30067
Attn: WLP

Deed only. No title work.

LIMITED WARRANTY DEED

THIS INDENTURE, made this 10 day of April, 2024, by and between **Harvest Rain Church International, Inc., a Georgia nonprofit corporation,** hereinafter called Grantor, and **Nehemiah Project Community Development Corporation, a Georgia nonprofit corporation,** 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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ($10.00) DOLLARS in hand paid, before the sealing and delivery of these presents, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Legal description attached hereto as Exhibit A.

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 holding by, through, or under the 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:

Witness

Austin Sinclair Knight Scott
Notary Public

Harvest Rain Church International, Inc.

(SEAL)
By: Douglas E. Thompson
Its: CEO/President/Pastor

AUSTIN SINCLAIR KNIGHT SCOTT
NOTARY PUBLIC
Exp. September 21, 2026
FAYETTE COUNTY, GA

NEHEMIAH PROJECT
Community Development Corporation

February 5, 2026

City of Fairburn Department of Planning & Zoning
56 Malone Street SW
Fairburn, GA 30213

RE: Letter of Intent for Rezoning Application – 115 Senoia Rd. Fairburn, GA 30213

To Whom It May Concern,

I am writing on behalf of Nehemiah Project Community Development Corporation to respectfully submit this Letter of Intent in support of our rezoning application for the property located at 115 Senoia Rd. Fairburn, GA 30213. The property is currently zoned R-3 (Single-Family Residential). We are requesting a rezoning to RM-12 (Multifamily Residential) to allow for the development of 8 affordable townhouse units.

The subject property is situated in an area that we believe supports smart growth, diversified housing options, and compatibility with the City's Comprehensive Plan. Our intent is to develop a residential community that enhances the character of the surrounding area while responding to the growing demand for affordable and attainable housing within the City of Fairburn.

The proposed townhome development will feature:

- 8 individually owned townhouse units
- Architecturally consistent design with surrounding development
- Ample parking and green space to support livability
- Landscaping and buffers to maintain neighborhood aesthetics and privacy

This project is designed to be a low-impact development that maintains neighborhood compatibility while helping the City address its housing needs. We are committed to working closely with the Planning and Zoning staff, community stakeholders, and elected officials to ensure that our proposal aligns with the vision and long-term goals of the City of Fairburn.

Please consider this letter as our formal expression of intent to proceed with the zoning request. We appreciate your consideration and look forward to presenting further details at the appropriate public hearings.

Sincerely,

Ingrid Thompson, CEO
Nehemiah Project Community Development Corporation

NEHEMIAH PROJECT

115 SENOIA ROAD, FAIRBURN GEORGIA 30213

PROJECT TEAM

BUILDING OWNER
NEHEMIAH PROJECT DEVELOPMENT CORPERATION

ARCHITECT
JEFFERSON_ ARCHITECTURE

STRUCTURAL ENGINEER
T.B.D

ELECTRICAL, MECHANICAL AND PLUMBING ENGINEER
T.B.D

CONTRACTOR
T.B.D

CIVIL ENGINEER
T.B.D

GENERAL NOTE: ALL RENDERING VIEWS AND 3D IMAGES ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY.



1 CONCEPTUAL PERSPECTIVE

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

A-01	ARCHITECTUEAL SITE PLAN
A-02	CONCEPTUAL ELEVATION
A-03	CONCEPTUAL 3D PERSPECTIVE

SUPPLEMENTAL NOTES

VICINITY MAP



PERMIT INFORMATION

PROJECT DESCRIPTION
- NEW ONE(1) STORY, SLAB ON GRADEWOOD FRAME AND ENGINEERED FLOOR AND ROOF TRUSS SYSTEMS, THE EXTERIOR IS A FIBER CEMENT BOARD.

OCCUPANCY GROUP
- GROUP R-3

BUILDING CODE DATA

CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERED:	SPRINKLERED
CLIMATE ZONE:	3A
BUILDING HEIGHT:	25' -3"
AREA(S) OF CONSTRUCTION:	
	TOAL AREA TBD: EST: +/-900 SF PER UNIT

APPLICABLE BUILDING CODES
- INTERNATIONAL BUILDING CODE (IBC), 2024 EDITION
- RESIDENTIAL INTERNATIONAL RESIDENTIAL CODE (IRC), 2024 EDITION
- INTERNATIONAL FIRE CODE (IFC), 2024 EDITION
- INTERNATIONAL PLUMBING CODE (IPC), 2024 EDITION
- INTERNATIONAL MECHANICAL CODE (IMC), 2024 EDITION
- INTERNATIONAL FUEL GAS CODE (IFGC), 2024 EDITION
- NATIONAL ELECTRICAL CODE (NEC), 2023 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), 2024 EDITION

COORDINATION NOTES

1. I.T. PACKAGE AND SECURITY SYSTEMS WILL BE PROVIDED BY OWNER AND INSTALLATION COORDINATED BY THE CONTRACTOR.
2. SIGNAGE PROVIDED BY OWNER AND SHALL BE SUBMITTED AND APPROVED SEPARATELY. THE STAINED EXTERIOR SIDEWING SHALL BE PROVIDED FOR EXTERIOR SIGNAGE.
3. FIRE ALARM PLANS SHALL BE SUBMITTED AND APPROVED SEPARATELY. FIRE ALARM COMPANY LICENSED IN STATE OF GEORGIA WILL PROVIDE ALL REQUIRED SUBMITTALS AS REQUIRED BY GOVERNING JURISDICTIONS FOR ALL SCOPE ENGAGED.
4. NO PERMITTING AND INSPECTIONS. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY COORDINATION AND FEES.
5. COORDINATE ALL BUILDING DIMENSIONS WITH CIVIL DRAWINGS SUBMITTED UNDER SEPARATE COVER.
6. JEFFERSON BROWNE ARCHITECTURE WILL BE PROVIDING LIMITED (AS NOTED ON COVERSHEET) CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT.
7. JEFFERSON BROWNE ARCHITECTURE WILL NOT BE PROVIDING ADA/ ACCESSIBILITY ANALYSIS OR DESIGN BEYOND 2'-0" OUTSIDE OF THE BUILDING SHELL. REFER TO CIVIL DRAWINGS UNDER SEPARATE COVER.
8. DEFERRED SUBMITTALS - ALL DEFERRED SUBMITTALS AS INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.
9. ASSOCIATED COST AND FEE FOR SHOP DRAWINGS AND DEFERED SUBMITTALS TO BE INCLUDED AND PROVIDED IN THE CONTRACTOR'S BASE FEE.
10. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND NOT IN THIS SCOPE OF WORK. G.C. TO COORDINATE WITH BUILDING OWNER ALL REQUIREMENTS REGARDING BUILDING STANDARDS AND ANY LOCAL JURISDICTION REQUIREMENTS.

GENERAL NOTE: ARCHITECT SCOPE TO REVIEW SUBMITTALS AND SHOP DRAWINGS IS LIMITED TO LISTED REQUIRED SUBMITALS ON THE COVER SHEET A001. STRUCTURAL AND MEP ENGINEERS WILL REVIEW ALL SUBMITTED STRUCTUAL AND MEP SUBMITTALS.

SITE LOCATION KEY



SUBMITTALS

REQUIRED SUBMITTALS

DEFERRED SUBMITTALS

JEFFERSON_

JEFFERSON BROWNE ARCHITECTURE, INC.

NEHEMIAH PROJECT
115 SENOIA ROAD, FAIRBURN GEORGIA 30213

PROJECT

SEAL

COVER SHEET

DRAWING TITLE

A001

JEFFERSON_



ARCHITECTURAL SITE PLAN

SCALE : 1" = 20'

TOWNHOME UNITS - 115 SENOIA RD, FAIRBURN GEORGIA, 30213

AUGUST 28 2023

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CONCEPTUAL 3D PERSPECTIVE

115 SENOIA RD, FAIRBURN GEORGIA 30290

JANUARY 23RD, 2024

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1 3D - PERSPECTIVE

CONCEPTUAL 3D PERSPECTIVE

115 SENOIA RD, FAIRBURN GEORGIA 30290

JANUARY 23RD, 2024

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THEREOF MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM JEFFERSON ARCHITECTURE, INC.



① FRONT ELEVATION
1/2" = 1'-0"

DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES (NO)

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** Party to Petition In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Ingrid Thompson

Signature: _____ Date: Feburary 5, 2026

PUBLIC PARTICIPATION PROGRAM

Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Part 1 of the process is the Public Participation Plan which is required with all rezoning and/or use permit applications. The plan must be filed simultaneously with the application and implemented before the first public hearing. The minimum standards for the plan are as follows:

- Identification of all property owners within 500 feet of the site and area homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application as determined by the applicant and the current planner at the time of the pre-application review
- Explanation of how interested parties will be informed of rezoning/use permit applications
- Methods for providing opportunities for discussion with interested parties before public hearings are held. Applicants are required to schedule at least one meeting at a convenient location and time and notify all interested parties, as identified above of the purpose, place and time of the meeting.
- Applicant's schedule for completion of the Public Participation Plan

Part 2 of the Public Participation Program is the Public Participation Report which is due per the attached schedule. The minimum standards for the Report are as follows:

- Provide a list of all parties that were contacted, the methods of notification that were used, and copies of all notification letters.
- Provide dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (Attach meeting notices, letters, etc.)
- Provide the number of people who participated in meetings held to discuss an application. (Attach sign-in sheets)
- A summary of concerns and issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues.

PUBLIC PARTICIPATION PLAN

Applicant: Ingrid Thompson on behalf of Nehemiah Project Community Development Corporation

1. The following individuals (property owners within 500 feet of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified:

   TBD

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN REPORT

Applicant: Nehemiah Project Community Development Corporation Petition No. _____

Date: Feburary 5, 2026

1. The following parties were notified of the requested rezoning/use permit:

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

3. The following issues and concerns were expressed:

4. The applicant's response to issues and concerns was as follows:

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

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JEFFERSON_



SITE KEY _

- EXISTING BUILDING
- NEW BUILDING
- AWNINGS | MAIL PAVILLION
- PLANTED BEDS
- LAWN
- ASPHALT
- SIDEWALK
- PROPOSED WALKING TRAIL

SITE PLAN KEY _

1. **PROPOSED UNITS** (+/- 1,017 SF - TOWN HOMES)
   - _ (2) STORY BUILDING
   - _ (2) BUILDINGS WITH FOUR UNITS
2. **STANDARD PARKING**
   - _ (14) TOTAL PARKING SPACES
   - _ (2) ADA PARKING SPACES
3. **MAILBOX**
   - _ CLUSTER MAILBOX
4. **COURTYARD/GREEN SPACE**
   - _ SHARED OUTDOOR SPACES FOR COMMUNITY
   - _ SPACE FOR TENT SET UP DURING SPECIAL EVENTS

PROJECT INFORMATION_

PROJECT DESCRIPTION
_ NEW (2) STORY, SLAB ON GRADE WOOD FRAMED AND ENGINEERED FLOOR AND ROOF TRUSS SYSTEM
_ FOUR GROUND ENTRY UNITS PER BUILDING

PROPOSED MATERIAL LIST
_ LAP SIDING FIBER CEMENT PANELS

BUILDING CODE DATA

_ OCCUPANCY GROUP:	R-3
_ CONSTRUCTION TYPE:	VB
_ CLIMATE ZONE:	3A
_BUILDING HEIGHT:	28'-9"
_ESTIMATED BUILDING AREA (8 TOTAL UNITS):	
PER UNIT:	+/-1,017 SF
TOTAL:	+/- 8,136 SF
_ ESTIMATED BUILDING FOOTPRINT:	
BUILDING 1	+/- 4,068 SQFT
BUILDING 2	+/- 4,068 SQFT

SITE INFORMATION
_ ACREAGE: .72

CURRENT ZONING DISTRICT
_ R-3 * *REQUEST FOR REZONE TO R-CT (SEE BELOW)

REQUEST FOR REZONE TO R-CT_
VARIANCE REQUEST #1 : REDUCE MIN. SQFT FROM 1,200 TO 1,000
VARIANCE REQUEST #2 : REQUEST RELIEF FROM THE REQUIREMENT THAT STONE COMPRISE A PORTION OF THE EXTERIOR FAÇADE MATERIALS

ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY *TO BE ENGINEERED

NEHEMIAH - 115 SENOIA ROAD

FAIRBURN, GEORGIA

SCALE: 1" = 40'-0"

NEHEMIAH PROJECT
Community Development Corporation

May 14, 2026

City of Fairburn
Planning & Zoning Department
56 Malone Street
Fairburn, Georgia 30213

RE: Letter of Intent – Rezoning & Concurrent Variance Requests
Property Address: 115 Senoia Road, Fairburn, GA 30213

To Whom It May Concern:

Nehemiah Project Community Development Corporation respectfully submits this Letter of Intent in support of the rezoning and concurrent variance requests for the property located at 115 Senoia Road, Fairburn, Georgia.

The applicant is requesting the rezoning of the subject property from R-3 (Single Family Residential) to R-CT (Residential Cottage Townhome District) to allow for the development of a thoughtfully planned residential townhome community known as "Senoia Point."

Senoia Point is proposed as a high-quality residential development designed to complement the existing character of the surrounding area while providing attractive, modern, and efficiently designed owner-occupied housing opportunities within the City of Fairburn. The development is intended to feature architecturally cohesive townhomes with enhanced streetscapes, pedestrian-oriented design elements, landscaped open spaces, and quality exterior finishes that contribute positively to the corridor and surrounding neighborhood environment.

The proposed development has been carefully designed with consideration for compatibility, aesthetics, site functionality, and long-term community investment. The project will enhance underutilized property along the Senoia Road corridor while supporting the City's continued growth and reinvestment objectives.

In conjunction with the rezoning request, the applicant respectfully requests concurrent variances associated with the proposed R-CT development standards, including:

1. Reduction of the minimum heated floor area requirement from 1,200 square feet to approximately 1,000 square feet;
2. Relief from the requirement that stone comprise a portion of the exterior façade materials;

3. Clarification and/or relief from any requirement for one-car garages should the ordinance be interpreted to require garages for each dwelling unit.

These requests are necessary to allow for efficient site planning, cohesive architectural design, and practical development flexibility while maintaining the overall intent and spirit of the City's zoning ordinance. The requested variances are modest in nature and will not adversely affect surrounding properties, traffic circulation, public safety, or neighborhood character.

The proposed homes will incorporate high-quality architectural detailing, durable exterior materials, enhanced landscaping, and an attractive community layout designed to create a visually appealing and sustainable residential environment.

The applicant believes the requested rezoning and concurrent variances are consistent with the City of Fairburn's long-term planning and development objectives and respectfully requests favorable consideration by the Planning and Zoning Commission and City Council.

Thank you for your time and consideration of this request. We appreciate the opportunity to work collaboratively with the City throughout the review process.

Respectfully submitted,

Ingrid Thompson, CEO

Nehemiah Project Community Development Corporation

APPLICATION FOR VARIANCES

Date Received:_____

VARIANCE #:_____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: Ingrid Thompson on behalf of Nehemiah Project Community Development Corporation

Address: 51 Senoia Road Fairburn GA 30213_____

Phone: 770-742-0706_____ Cell: 404-723-7761_____ Fax:770-969-0574 _____

Email Address: ingrid@nehemiahprojectcdc.org_____

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: _115 Senoia Road Fairburn, GA 30213 _____ _____

Parcel ID#: _09F101000520388_____ Land Lot: _52____ District: _25____ Acreage: ___.72 _____

Request:_concurrent variance_____

_____

_____

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.

[_x____] 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

SEE ATTACHED

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

SEE ATTACHED

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.

VARIANCE REQUEST #1

Request for Reduction of Minimum Heated Floor Area

(Section 80-79.f.)

Requested Relief: Reduce minimum dwelling size from 1,200 square feet to 1,000 square feet

Hardship Statement & Justification

The applicant respectfully requests relief from the minimum heated floor area requirement to permit efficiently designed homes with approximately 1,000 square feet of living area.

This request is necessary to provide a smaller-scale residential product that is appropriately designed for today's market demands while maintaining high-quality architectural standards and compatibility with the surrounding community. The proposed homes are intentionally designed to maximize functionality, efficiency, and livability through thoughtful floorplans and enhanced exterior architecture.

Strict application of the 1,200-square-foot minimum requirement would create an unnecessary hardship by significantly increasing construction costs, reducing design flexibility, and limiting the project's ability to provide diverse housing options within the constraints of the site and current market conditions.

The proposed reduction is modest in nature and will not negatively impact the visual character of the neighborhood. The homes will incorporate enhanced architectural detailing, quality exterior materials, pedestrian-oriented design features, and cohesive streetscapes that are harmonious with the intent of the zoning ordinance and surrounding residential development.

In addition, the reduced footprint supports efficient site planning, preservation of open space, and improved overall project design while still providing attractive and functional owner-occupied residences.

Granting this variance would therefore be in harmony with the general purpose and intent of the City's zoning regulations while alleviating an unnecessary hardship associated with current construction costs, market feasibility, and site planning constraints.

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

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

DISTRICT:25

LAND LOT(S): 52 _____ TAX ID: _____

PROPERTY ADDRESS 115 Senoia Road 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]***

Nehemiah Project Community Development Corporation
TYPE OR PRINT OWNER'S NAME

51 Senoia Road Fairburn, GA 30213

OWNER'S SIGNATURE

(404)723-7761
AREA CODE/ PHONE NUMBER

ingrid@nehemiahprojectcdc.org
EMAIL ADDRESS

Sworn to and subscribed before me this 15 day of May 20 26

NOTARY PUBLIC

CYNTHIA L. COX NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2028

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").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

APPLICATION FOR VARIANCES

Date Received:_____

VARIANCE #:_____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: Ingrid Thompson on behalf of Nehemiah Project Community Development Corporation

Address: 51 Senoia Road Fairburn GA 30213_____

Phone: 770-742-0706_____ Cell: 404-723-7761_____ Fax:770-969-0574 _____

Email Address: ingrid@nehemiahprojectcdc.org_____

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: _115 Senoia Road Fairburn, GA 30213 _____ _____

Parcel ID#: _09F101000520388_____ Land Lot: _52____ District: _25____ Acreage: ___.72 _____

Request:_concurrent variance_____

_____

_____

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.

[_x_____] 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

SEE ATTACHED

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

SEE ATTACHED

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.

VARIANCE REQUEST #2

Relief from Exterior Façade Stone Material Requirement

(Section 80-79.h.1)

Hardship Statement & Justification

The applicant respectfully requests relief from the requirement that stone comprise a portion of the exterior façade materials for the proposed residences.

The proposed architectural design for Senoia Point utilizes a cohesive exterior material palette consisting of high-quality cementitious siding, board-and-batten accents, decorative trim, enhanced entry features, and complementary architectural elements intended to create an attractive and unified residential community compatible with the surrounding neighborhood environment.

Strict adherence to the stone façade requirement would impose significant additional construction costs and create an unnecessary hardship that would impact the overall feasibility and design efficiency of the development.

The requested variance will not diminish the architectural quality or visual character of the project. The proposed elevations have been carefully designed to maintain aesthetic compatibility with nearby residential structures while enhancing the appearance of the corridor through modern, high-quality residential architecture.

Additionally, the proposed exterior materials are durable, low-maintenance, energy efficient, and appropriate for the residential context of the surrounding area. The development will continue to meet the overall intent of the zoning ordinance by providing visually appealing homes, enhanced curb appeal, and long-term neighborhood stability.

Granting this variance would therefore allow the project to maintain cohesive architectural design standards while addressing practical construction and design considerations unique to the development.

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

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

DISTRICT:25

LAND LOT(S): 52 _____ TAX ID: _____

PROPERTY ADDRESS 115 Senoia Road 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]***

Nehemiah Project Community Development Corporation
TYPE OR PRINT OWNER'S NAME

51 Senoia Road Fairburn, GA 30213

OWNER'S SIGNATURE

(404)723-7761
AREA CODE/ PHONE NUMBER

ingrid@nehemiahprojectcdc.org
EMAIL ADDRESS

Sworn to and subscribed before me this 15 day of May 20 26

NOTARY PUBLIC

CYNTHIA L. COX NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2028

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").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

APPLICATION FOR VARIANCES

Date Received:_____

VARIANCE #:_____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: Ingrid Thompson on behalf of Nehemiah Project Community Development Corporation

Address: 51 Senoia Road Fairburn GA 30213_____

Phone: 770-742-0706_____ Cell: 404-723-7761_____ Fax:770-969-0574 _____

Email Address: ingrid@nehemiahprojectcdc.org_____

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: _115 Senoia Road Fairburn, GA 30213 _____ _____

Parcel ID#: _09F101000520388_____ Land Lot: _52____ District: _25____ Acreage: ___.72 _____

Request:_concurrent variance_____

_____

_____

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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

SEE ATTACHED

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

SEE ATTACHED

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.

VARIANCE REQUEST #3

Clarification and/or Relief from One-Car Garage Requirement

(Section 80-79.f.)

Statement of Interpretation and Alternative Request for Relief

The applicant respectfully requests confirmation from the City that the R-CT ordinance language does not mandate the inclusion of a one-car garage for each dwelling unit. Based upon our interpretation of the ordinance language, garages appear to be permitted but not expressly required.

However, should the City determine that garages are mandatory, the applicant respectfully requests relief from this requirement.

The proposed development is intentionally designed to promote efficient site utilization, enhanced pedestrian connectivity, and practical residential layouts consistent with the scale and character of the surrounding area. Requiring garages for every unit would significantly increase construction costs, reduce design flexibility, and limit the ability to achieve the most functional site configuration.

Additionally, the site design already provides adequate off-street parking accommodations through thoughtfully designed parking areas and internal circulation. The elimination of mandatory garages would allow for improved site efficiency, enhanced green space opportunities, and a more cohesive neighborhood layout without negatively affecting neighborhood functionality or public safety.

Granting this relief would therefore alleviate an unnecessary hardship associated with site design constraints and construction feasibility while remaining consistent with the overall intent of the zoning ordinance and the character of the surrounding community.

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

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

DISTRICT:25

LAND LOT(S): 52 _____ TAX ID: _____

PROPERTY ADDRESS ~~115 Senoia Road Fairburn, GA 30213~~

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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.

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Nehemiah Project Community Development Corporation
TYPE OR PRINT OWNER'S NAME

51 Senoia Road Fairburn, GA 30213

OWNER'S SIGNATURE

(404)723-7761
AREA CODE/ PHONE NUMBER

ingrid@nehemiahprojectcdc.org
EMAIL ADDRESS

Sworn to and subscribed before me this 15 day of May 20 26

NOTARY PUBLIC

CYNTHIA L. COX NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2028

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TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PETITIIONER'S SIGNATURE

PHONE NUMBER

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

PUBLIC PARTICIPATION PLAN REPORT

Applicant: Nehemiah Project CDC Petition No. _____

Date: 6/23/2026

1. The following parties were notified of the requested rezoning/use permit:

   See Attached

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

   See Attached

3. The following issues and concerns were expressed:

   See Attached

4. The applicant's response to issues and concerns was as follows:

   See Attached

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

SAMPLE NOTICES SENT TO ATTACHED COMMUNITY FOR MEETING

June 5, 2026

RE: NOTICE OF COMMUNITY INFORMATION MEETING – SENOIA POINT HOUSING DEVELOPMENT

Dear Property Owner, Resident, Business Owner, and Community Stakeholder:

The Nehemiah Project Community Development Corporation (NPCDC) respectfully invites you to attend a Community Information Meeting regarding a proposed residential development known as **Senoia Point**, located at **115 Senoia Road, Fairburn, Georgia 30213**.

As part of the City of Fairburn's Public Participation Program, this meeting is being conducted to provide information regarding a proposed rezoning application and to receive comments, questions, and community feedback before the public hearing process.

Proposed Development

Project Name: Senoia Point Housing Development
Property Address: 115 Senoia Road, Fairburn, GA 30213

The proposed development consists of eight (8) owner-occupied townhomes designed to provide quality attainable homeownership opportunities for workforce families, seniors, veterans, educators, healthcare professionals, and other residents seeking to live and work in the City of Fairburn.

Community Information Meeting

Date: Tuesday, June 23, 2026
Time: 7:00 PM
Location:
51 Senoia Road
Fairburn, Georgia 30213

Virtual Participation:
A Zoom option will be made available upon request. Please email ingrid@nehemiahprojectcdc.org to receive meeting access information.

Purpose of the Meeting

The meeting will provide an opportunity to:

- Review the proposed rezoning request
- Discuss the proposed site plan and development concept
- Review anticipated project timelines
- Address questions related to traffic, infrastructure, drainage, and compatibility with surrounding properties
- Receive public comments and recommendations

No formal action will be taken during this meeting. Community comments will be documented and included in the Public Participation Report submitted to the City of Fairburn.

We appreciate your participation and look forward to discussing this important investment in the Fairburn community.

Sincerely,

Ingrid C. Thompson
Chief Executive Officer
Nehemiah Project Community Development Corporation

DEPARTMENT OF TRANSPORTATION
2 CAPITOL SQ
ATLANTA GA 30334

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

NEELY CLYDE R ET AL AS TRUSTEE
195 SENOIA RD
FAIRBURN GA 30213

AG TREP 121 ROBERTS STREET
PROPERTY OWNER LLC
3657 BRIARPARK DR SUITE 300
HOUSTON TX 77042

CHAMBERS DRUM COMPANY INC
71 ROBERTS ST
FAIRBURN GA 30213

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

CHAMBERS DRUM COMPANY INC
PO BOX 1016
FAIRBURN GA 30213

TABERNACULO CRISTIANO
RESTAURACION INC .
215 SENOIA RD
FAIRBURN GA 30213

DOG RIVER INVESTMENTS LLC
PO BOX 340
DOUGLASVILLE GA 30213

COUCH JEFF
136 WEST BROAD ST
FAIRBURN GA 30213

REYNOLDS CONSTRUCTION LLC
9225 N COUNTY RD 75 E
ORLEANS IN 47452

AG TREP 121 ROBERTS STREET
PROPERTY OWNER LLC
3657 BRIARPARK DR
HOUSTON TX 77042

RED HILL ASSOCIATES LLC
PO BOX 44473
SHREVEPORT LA 71134-4473

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

REYNOLDS CONSTRUCTION LLC
6225 N COUNTY RD 75 E
ORLEANS IN 47452

TOOSI MOHSEN S
5010 A HIGHWAY 138
UNION CITY GA 30291

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

REYNOLDS CONSTRUCTION LLC
6225 N COUNTY RD 75 E
ORLEANS IN 47452

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

MOUNT ZION BAPTIST CHURCH
120 GREEN ST
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

ORR AMY H
75 COLE ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

ROBERTS ELIZABETH J
734 W WESLEY RD NW
ATLANTA GA 30327

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

US RAIL SUPPORT INC
5 FINDLEY LANE
TIGER GA 30576

FIRST BAPT CH OF FAIRBURN INC
PO BOX 25
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

LATTER RAIN MINISTRIES
115 PLANTERRA WAY
PEACHTREE CITY GA 30269

SINKFIELD ROSA P
200 GRANT ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

BROWN DAISY BELL
140 CLAYTON ST
FAIRBURN GA 30213-0332

MORGAN JACESON
380 PENDLETON TRL
TYRONE GA 30290

E TICKET LLC
1133 ASTORIA LANE
PEACHTREE CITY GA 30269

KEMINK EMMA & PAUL B
96 SENOIA RD
FAIRBURN GA 30213

BEASLEY CHRISTINE ET AL
180 CLAYTON ST # REAR
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

COX JAMES RANDALL
8200 SPENCE RD
FAIRBURN GA 30213

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOLS INC
50 SE BROAD ST
FAIRBURN GA 30213-1548

CARECTOR RONALD
15 SILVERWOOD DR NE
NEWNAN GA 30265

CLEAT DEVELOPMENT LLC
72 MILO FISHER ST
FAIRBURN GA 30213

HUFFMAN HAL & LISA MARIE
5 FINDLEY LN
TIGER GA 30576

MC LENDON TRACEY L & KOONCE VALARIE
PO BOX 902
FAIRBURN GA 30213

FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

FIRST BAPTIST CHURCH OF FAIRBURN INC
23 EAST MALONE ST
FAIRBURN GA 30213

COX JAMES RANDALL
8200 SPENCE RD
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

FAIRBURN HOUSING AUTHORITY
26 W CAMPBELLTON ST STE 110
FAIRBURN GA 30213

SFR ACQUISITIONS 1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606

BROWN PINKIE ET AL
PO BOX 14167
ATLANTA GA 30324-1167

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

MANOR AT BROAD STREET LP
3715 NORTHSIDE PKWY NW BLDG/STE 200/175
ATLANTA GA 30327

R P WITCHER AS TRUSTEE CHESTER & PINKIE BROWN TRUST
PO BOX 14167
ATLANTA GA 30324-1167

FAIRBURN CEMETERY
0 ROOSEVELT HWY
? XX 00000

HP GEORGIA I LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO IL 60606

ANDERSON ALBERT JR
125 CLAYTON ST
FAIRBURN GA 30213

WEBB JAMES WILLIAM JR ET AL
117 WEST BROAD ST
FAIRBURN GA 30213

BROWN ALFONZO & NORA
120 CLAYTON ST
FAIRBURN GA 30213

MILLICAN DAVID
72 MILO FISHER ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

JENKINS ERIC M
5725 FOX BEND AVE
MEMPHIS TN 38115

WEBB JAMES WILLIAM JR ET AL
117 WEST BROAD ST
FAIRBURN GA 30213

SIMS GERALDINE
180 CHESTNUT ST
FAIRBURN GA 30213

WILLIAM S SMITH TRUST
PO BOX 14167
ATLANTA GA 30324-1167

SIMS GERALDINE
180 CHESTNUT ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 SE BROAD ST
FAIRBURN GA 30213-1548

CLEAT DEVELOPMENT LLC
72 MILO FISHER ST
FAIRBURN GA 30213

FIRST BAPTIST CH OF FAIRBURN
23 MALONE ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

A STEP AT A TIME EARLY LEARNING LLC
6361 ROOSEVELT HWY
UNION CITY GA 30291

COLEMAN WILLIE WYLIE
168 ROBERTS ST
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
PO BOX 116
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

JABARI ORGANIZATION LLC THE
6431 EDGEWATER COVE
FAIRBURN GA 30213

FIRST BAPT CH OF FAIRBURN INC
23 MALONE ST
FAIRBURN GA 30213

SINKFIELD DIRETRESS A
200 GRANT ST
FAIRBURN GA 30213

GOING JAY C
126 CLAYTON ST
FAIRBURN GA 30213

HARVEST RAIN CHURCH
INTERNATIONAL INC
51 SENOIA RD
FAIRBURN GA 30213

MARTINEZ ENEMORIO M
PO BOX 844
FAIRBURN GA 30213

MORGAN JACESON
380 PENDLETON TRL
TYRONE GA 30290

FIRST BAPTIST CH OF FAIRBURN
23 MALONE ST
FAIRBURN GA 30213

FRASER ALAN G
9415 PENDENNIS LN
CHARLOTTE NC 28210

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

ELDER WANDA
230 GREENE ST SE
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

FRASER ALAN G
71 WORD ST
FAIRBURN GA 30213

MORGAN JACESON BLANE
380 PENDLETON TRL
TYRONE GA 30290

NEHEMIAH PROJECT COMMUNITY
DEV CORP
115 SENOIA RD
FAIRBURN GA 30213

STEGALL JAISON
411 EAGLE RIDGE TRL
CANTON GA 30114

REGENBOGEN LAGERUNG LAND
TRUST THE
1227 N PEACHTREE PKWY
PEACHTREE CITY GA 30269

HARRIS MILLARD T
210 GRANT ST
FAIRBURN GA 30213

GADDY UNTO B J
PO BOX 385
PALMETTO GA 30268

HINDMAN ELIZABETH J
104 E BROAD ST
FAIRBURN GA 30213

LAMBERT EMMA SUE & GUESS
JOANN HOWARD
202 ARRAN PT
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

MILLICAN DAVID
72 MILO FISHER ST
FAIRBURN GA 30213

TITUS LYDIA & KRISTOPHOR
140 GREENE ST NE
FAIRBURN GA 30213

MEETING AGENDA

Senoia Point Rezoning and Variance

PUBLIC PARTICIPATION MEETING

June 23, 2026
7:00 PM
51 Senoia Road, Fairburn, GA 30213

Welcome

Project Overview

Rezoning Request

Variance Requests

Site Plan Presentation

Community Benefits

Public Questions and Comments

Next Steps and Closing Remarks

SENOIA POINT PUBLIC PARTICIPATION MEETING

Rezoning and Variance Request Community Meeting

Project: Senoia Point Homeownership Development
Location: 115 Senoia Road, Fairburn, Georgia 30213
Date: June 23, 2026
Time: 7:00 PM
Location: 51 Senoia Road, Fairburn, GA 30213

MEETING AGENDA

Welcome and Introductions (7:00 PM – 7:10 PM)

- Opening Remarks
- Introduce Nehemiah Project Community Development Corporation
- Purpose of Public Participation Meeting

Project Overview (7:10 PM – 7:25 PM)

- Vision for Senoia Point
- Accessible Homeownership Opportunities
- Target Homebuyers
- Community Benefits

Rezoning Request (7:25 PM – 7:35 PM)

Current Zoning:

- R-3 Single Family Residential

Requested Zoning:

- R-CT Residential Cottage/Townhome Development

Reason for Request:

- To create attainable homeownership opportunities
- Provide workforce housing options
- Support community revitalization goals

Variance Requests (7:35 PM – 7:45 PM)

Requested Variances:

1. Reduction of minimum unit size from 1,200 sq. ft. to approximately 1,000 sq. ft.
2. Alternative architectural façade requirements.
3. Parking and garage modifications as permitted by the zoning ordinance.

Site Plan Presentation (7:45 PM – 8:00 PM)

- Site Layout
- Building Placement
- Parking Areas
- Greenspace and Landscaping
- Stormwater Management
- Traffic Access

Community Benefits (8:00 PM – 8:10 PM)

- New Homeownership Opportunities
- Increased Tax Base
- Neighborhood Revitalization
- Quality Design Standards
- Housing for Seniors, Veterans, and Workforce Families

Public Questions and Comments (8:10 PM – 8:45 PM)

Next Steps and Closing Remarks (8:45 PM – 9:00 PM)

MEETING GROUND RULES

1. Respect all speakers.
2. One person speaks at a time.
3. Please keep comments to 3 minutes.
4. Focus comments on the project.
5. All comments will be documented and submitted with the application.
6. Personal attacks or disruptive behavior will not be permitted.
7. Everyone will have an opportunity to speak.

Thank you for your participation.

SENOIA POINT COMMUNITY MEETING SIGN-IN SHEET

Project: Senoia Point Rezoning and Variance Request (115 Senoia Road)

Date: June 23, 2026

Meeting Location: 51 Senoia Road, Fairburn, GA 30213

Name	Address	Email Address	Phone Number	Property Owner? (Y/N)
Randy Cox	208 Broad st. S.E.	randy@fairburnp	770 964-4613	Y
Steve Niedergringer	155 Taylor Ridge Court	SPNIEDER@GMAIL.COM	404-561-1567	
Audrey Knight	82 Pine St	alkcup@yahoo.com	770-256-9994	N
Chancellor Felton	314 Northwest Broad Street	cfelton@fairburn.com	(678) 353-4017	N
Denise Brookins	314 NW Broad St	pz@fairburn.com	770/964-5113	N
Toni Wimby	1009 Burnside Ln NW Atlanta, GA	wimbytoniz@gmail.com	(404) 788-0443	N

Senoia Point Public Participation Meeting Package

1. Formal Public Participation Meeting Minutes

Project: Senoia Point Townhome Development
Location: 115 Senoia Road, Fairburn, GA
Community Meeting Location: 51 Senoia Road, Fairburn, GA
Meeting Time: 7:08 PM

Call to Order

The meeting was called to order at approximately 7:08 PM by Ingrid Thompson, CEO of Nehemiah Project Community Development Corporation (NPCDC). The purpose of the meeting was to present the proposed Senoia Point development, explain the rezoning and variance requests, and receive public input before public hearings.

Presentation Summary

- Overview of NPCDC's history and affordable housing experience.
- Description of the proposed eight-unit for-sale workforce townhome development.
- Explanation of rezoning from R-3 to R-CT and requested variances.
- Review of site plan, floor plans, parking, architecture, and community amenities.
- Discussion of affordability, intended buyers, construction schedule, and community benefits.
- Explanation of engineering, stormwater management, and infrastructure planning.

Public Questions

- Visitor parking
- Potential fencing
- Future single-story housing
- Income eligibility
- Sales prices
- Green space and playground
- Stormwater management
- Sewer capacity
- Developer experience

Responses

- Parking is provided on-site with ADA-accessible spaces and additional visitor accommodations evaluated during final engineering.
- Stormwater facilities will comply with City and state requirements to protect adjacent properties.
- Project is designed to increase homeownership opportunities while enhancing neighborhood character and property values.

- NPCDC has extensive experience delivering housing rehabilitation and community development projects across Metro Atlanta.

Adjournment

The meeting concluded after all questions were addressed and attendees were encouraged to continue providing comments during the rezoning process.

2. Public Participation Report

Purpose

NPCDC conducted this meeting to inform surrounding property owners and stakeholders of the proposed rezoning and to solicit community feedback in accordance with the City of Fairburn Public Participation requirements.

Outreach Activities

- Mailed notices to property owners within 500 feet.
- Community meeting conducted.
- Project boards, renderings and floor plans displayed.
- Comment forms and sign-in sheet provided.

Summary of Feedback

- Residents requested clarification regarding parking, affordability, stormwater, fencing, green space, and future housing types.
- No significant opposition was documented in the meeting notes.
- Participants expressed appreciation for quality affordable homeownership opportunities.

Applicant Response

NPCDC committed to continuing dialogue with the community and incorporating practical recommendations into the final design where feasible while maintaining affordability and compliance with City requirements.

3. Community Comment & Response Matrix

Community Question/Comment	NPCDC Response	Follow-up
Where will visitors park?	Visitor parking will be accommodated within the final site design.	Include final parking exhibit.
Will there be fencing?	No perimeter fencing is currently proposed unless required.	Evaluate during final design.
Will there be green space?	Yes. Landscaped common areas are planned.	Show landscape plan.
How will stormwater be handled?	Licensed engineers will design stormwater facilities to City standards.	Submit engineering plans.
Will there be single-story	Current phase is	Future planning.

homes?	townhomes; future phases may evaluate accessible housing.	
What are the income requirements?	Target buyers are workforce households generally around 80%–120% AMI depending on financing.	Provide buyer guidelines.
What will homes cost?	Final pricing depends on construction costs; goal is attainable homeownership.	Update prior to sales.
Has NPCDC done similar work?	Yes. NPCDC has completed numerous housing rehabilitation and affordable housing initiatives.	Share portfolio upon request.

SENOIA POINT PUBLIC COMMENT FORM

115 Senoia Road Fairburn, GA 30213

Date: June 23, 2026

Name: Steve Niederkringer

Address: 155 Taylor Ridge Ct. Tyrone

Phone/Email: 404-561-1567 / SPNIEDER@GMAIL.COM

☐ Property Owner

☐ Resident

☐ Business Owner

☐ Community Stakeholder

☑ Board member at Nehemiah Project

Please indicate your comments regarding the proposed rezoning and variance requests:

I am in favor of the project and the requested variances

SENOIA POINT PUBLIC COMMENT FORM

115 Senoia Road Fairburn, GA 30213

Date: 6-23-2026

Name: Audrey Knight

Address: 82 Pine St

Phone/Email: 770-256-9994/alkcup@yahoo.com

☐ Property Owner

☒ Resident

☐ Business Owner

☐ Community Stakeholder

Please indicate your comments regarding the proposed rezoning and variance requests:

Home ownership, ADA accessible, Need visitor parking

Do you support the proposed project?

☐ Yes

☐ No

☐ Need More Information

Specific Questions or Concerns:

Suggestions for the Project:

Ranch style homes for wheelchairs

I acknowledge that I attended the Public Participation Meeting regarding the Senoia Point development project.

Signature: Audrey Knight

Thank you for your participation. All comments will become part of the public participation record submitted to the City of Fairburn.

SENOIA POINT PUBLIC COMMENT FORM

115 Senoia Road Fairburn, GA 30213

Date: 6.23.'26

Name: James R. Cox

Address: 208 Broad St. S.E.

Phone/Email:

☐ Property Owner

☐ Resident

☒ Business Owner

☐ Community Stakeholder

Please indicate your comments regarding the proposed rezoning and variance requests:

Do you support the proposed project?

☐ Yes

☐ No

☑ Need More Information

Specific Questions or Concerns:

Is Fairburn infrastructure ready for this project?

Are the tenants intended for the housing considered responsible?

Have necessary criteria been evaluated so success comes from the project

Suggestions for the Project:

I acknowledge that I attended the Public Participation Meeting regarding the Senoia Point development project.

Signature: James R. Cox

Thank you for your participation. All comments will become part of the public participation record submitted to the City of Fairburn.

7/30/2026

RE: 115 Senoia Road

Dear Ingrid Thompson,

Thank you for your request regarding:

- 115 Senoia Road Fairburn, GA 30213

Comcast has facilities in this area and could potentially be the service provider for this property. However, this information is submitted to you under the following conditions:

1. This is not an agreement or bid to begin work.
2. Service to the property will be based upon easement allowances made via final plat.
3. This letter does not bind or commit Comcast to any construction schedule.

If we may provide any additional information, or if you have questions, please feel free to contact me at 404-491-6924 or by email at Mark_Ebetino@Comcast.Com

Thank you,

Mark Ebetino
Account Executive
XFINITY CommunitiesTM
Mobile: 404-491-6924
Mark_Ebetino@Comcast.Com

Fairburn
Situated to Succeed

July 22nd 2026

Ms. Ingrid Thompson
C.E.O.
NEHEMIAH PROJECT
51 Senoia Road
Fairburn GA. 30213

Re: **Electric Utility Availability.**

Dear Ms. Thompson,

This letter is to inform you Fairburn Electric Utilities will be able to provide power services to Parcel ID# 09F101000520388 in the City of Fairburn Georgia.

Our Power lines are found overhead along Senoia Road to provide power to this project area, and we may have to cross over or under a roadway. Fairburn Utilities will provide an itemized material list, along with the cost, for any reimbursements, as well as a set of plans explaining how the underground/overhead power is to be installed from our representatives from the Electric Cities of Georgia Engineering Division. This letter also gives permission to the city staff and our utility contractors to be on your property for installation and inspections.

If you have any questions or concerns, please feel free to contact the Director of Utilities, Mr. Derek Hampton, or myself directly at (770) 964-2244.

Sincerely,

Thomas M. Banks

Electric Utility Manager

Fairburn Utilities
City of Fairburn

July 30, 2026

Ingrid Thompson
Nehemiah Project
51 Senoia Road
Fairburn, GA 30213

RE: Water and Sewer Availability – 115 Senoia Road

Mrs. Thompson,

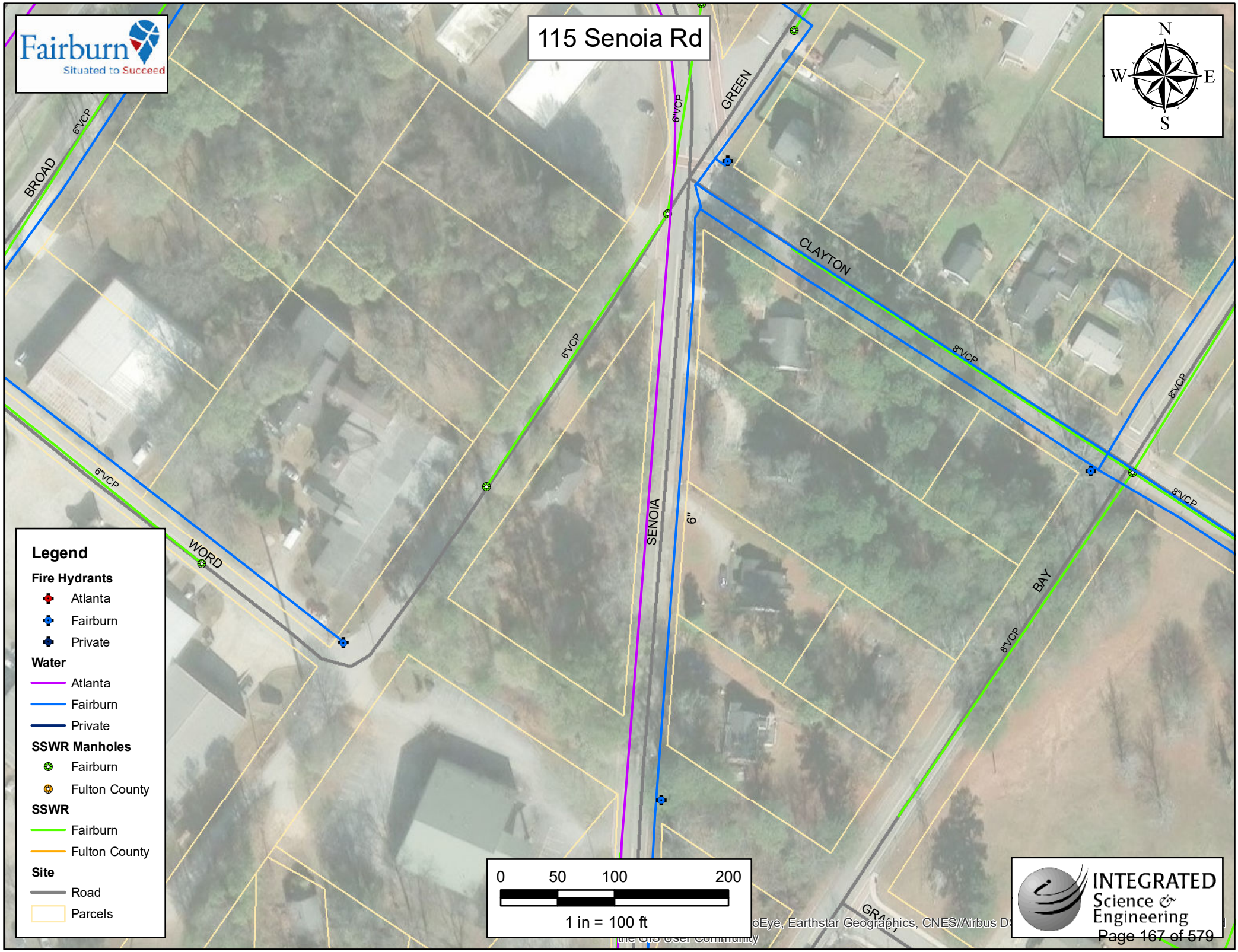
Please see the attached map showing the parcel in question. A 6" Fairburn sewer line runs along Green Street and has sufficient capacity to support the proposed development of 8 units. A connection would be allowed to Fairburn's sewer system at the expense of the developer.

There are Fairburn and Atlanta water lines running along Senoia Road. A connection would be allowed to Fairburn's water line. However, a fire flow test would need to be performed to determine if there is sufficient flow/pressure to meet the domestic need and fire requirements of the development. It would be the responsibility of the developer to order the fire flow test.

This letter does not constitute approval of construction plans or permitting. Final connections to the City's sanitary sewer and water systems are subject to the City's review and approval of all required engineering plans and compliance with applicable City standards and regulations. The City reserves the right to reevaluate this determination if the proposed development or system conditions materially change prior to construction.

Sincerely,

Fairburn Utilities


Fairburn
Situated to Succeed
115 Senoia Rd
N
W
E
S
BROAD
6"VCP
GREEN
6"VCP
CLAYTON
8"VCP
6"VCP
8"VCP
8"VCP
6"VCP
WORD
SENOIA
6"
BAY
8"VCP
Legend
Fire Hydrants
Atlanta
Fairburn
Private
Water
Atlanta
Fairburn
Private
SSWR Manholes
Fairburn
Fulton County
SSWR
Fairburn
Fulton County
Site
Road
Parcels
0
50
100
200
1 in = 100 ft
INTEGRATED
Science &
Engineering

Fulton County Schools
Where Students Come First

Rezoning Impact Statement

7/27/2026

PETITION: **NEHEMIAH PROJECT**

JURISDICTION Fairburn

Proposed Residential Units

Single-family detached	Townhouses	Apartments	Condominiums
8	**0**	**0**	**0**

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT [A]	BLDG CAPACITY	EST. # NEW FCS STUDENTS GENERATED	**PROJECTED UNDER/OVER CAPACITY** [B] WITHOUT DEV	WITH DEV
Campbell ES	670 to 712	925	0 to 4	-255 to -213	-255 to -209
Bear Creek MS	952 to 1,010	1,075	0 to 1	-123 to -65	-123 to -64
Creekside HS	1,735 to 1,843	1,925	0 to 2	-190 to -82	-190 to -80
TOTAL			**0** to **7**		Insufficient historical data to run report?: ☐

HS REGION: Creekside HS

	AVERAGE - 1 STD DEV		AVERAGE + 1 STD. DEV.	
One single-family detached unit generates:	0.062257	to	0.470625	*elementary school students*
	0.000000	to	0.170633	*middle school students*
	0.050770	to	0.270626	*high school students*
One townhouse unit generates:	0.100930	to	0.305892	*elementary school students*
	0.029889	to	0.076529	*middle school students*
	0.054423	to	0.238333	*high school students*
One apartment unit generates:	0.027573	to	0.220629	*elementary school students*
	0.005055	to	0.059495	*middle school students*
	0.017782	to	0.119074	*high school students*
One condominium unit generates:	0.080572	to	0.19463	*elementary school students*
	0.012761	to	0.058679	*middle school students*
(Note: Empty/null values indicate insufficient historic data)	0.076512	to	0.134358	*high school students*

[A] ***Forecasted enrollment for the 2026-27 school year***

[B] ***Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under state capacity.***

* ***Bldg. capacity indicates FTE calculated space. However due to the number of special programs, portables or other measures may be needed to accommodate the instructional needs of the school.***

** ***Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.***

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: August 4, 2026

Agenda Item: 115 Senoia Road – R-3 (Single-family Residential Zoning District) to R-CT (Residential Condominium/Townhouse District) – Request to review the rezoning and concurrent variances.

Applicant/Petitioner Information

Applicant: Ingrid Thompson

Property Owner/Petitioner: Nehemiah Project Community Development Corporation

Property Information

Address (Parcel ID #): 115 Senoia Road (09F101000520388)

Frontage: Westside of Senoia, Northside of Word Street, and Eastside of Southeast Greene Street

Area of Property: 0.72 acres

Existing Zoning and Use: R-3 (Single-family Residential Zoning District) and Home-to-Office Conversion

Comprehensive Future Land Use Map Designation: Central Neighborhood – This area supports a range of residential types near the core of downtown, with a focus on walkability, housing diversity, and neighborhood-scale infill. It encourages incremental density while keeping with the character of Fairburn's more historic neighborhood.

Proposed Zoning: R-CT (Residential Condominium/Townhouse District)

Intent

Rezoning of 0.72 acres, from R-3 to R-CT. The applicant is proposing to convert the home-to-office conversion into an 8-unit townhouse development with concurrent variances to reduce the Minimum Heated Floor Area per Dwelling Unit from 1,200 square feet to 1,000 square feet, reduce the Minimum Number of Cars in Garage from 1 to 0, and reduce the Minimum Brick or Stone Materials on Exterior Finishes of the Facades of Buildings from 25 percent to 0 percent.

Existing Zoning and Future Land Use of Abutting Properties

Northwest: M-1 (Light Industrial Zoning District) / R-3 (Single-family Residential Zoning District) and Downtown Core

Northeast: R-3 (Single-family Residential Zoning District) and Central Neighborhood

Southwest: O&I (Office & Institutional Zoning District) and Central Neighborhood

Fairburn
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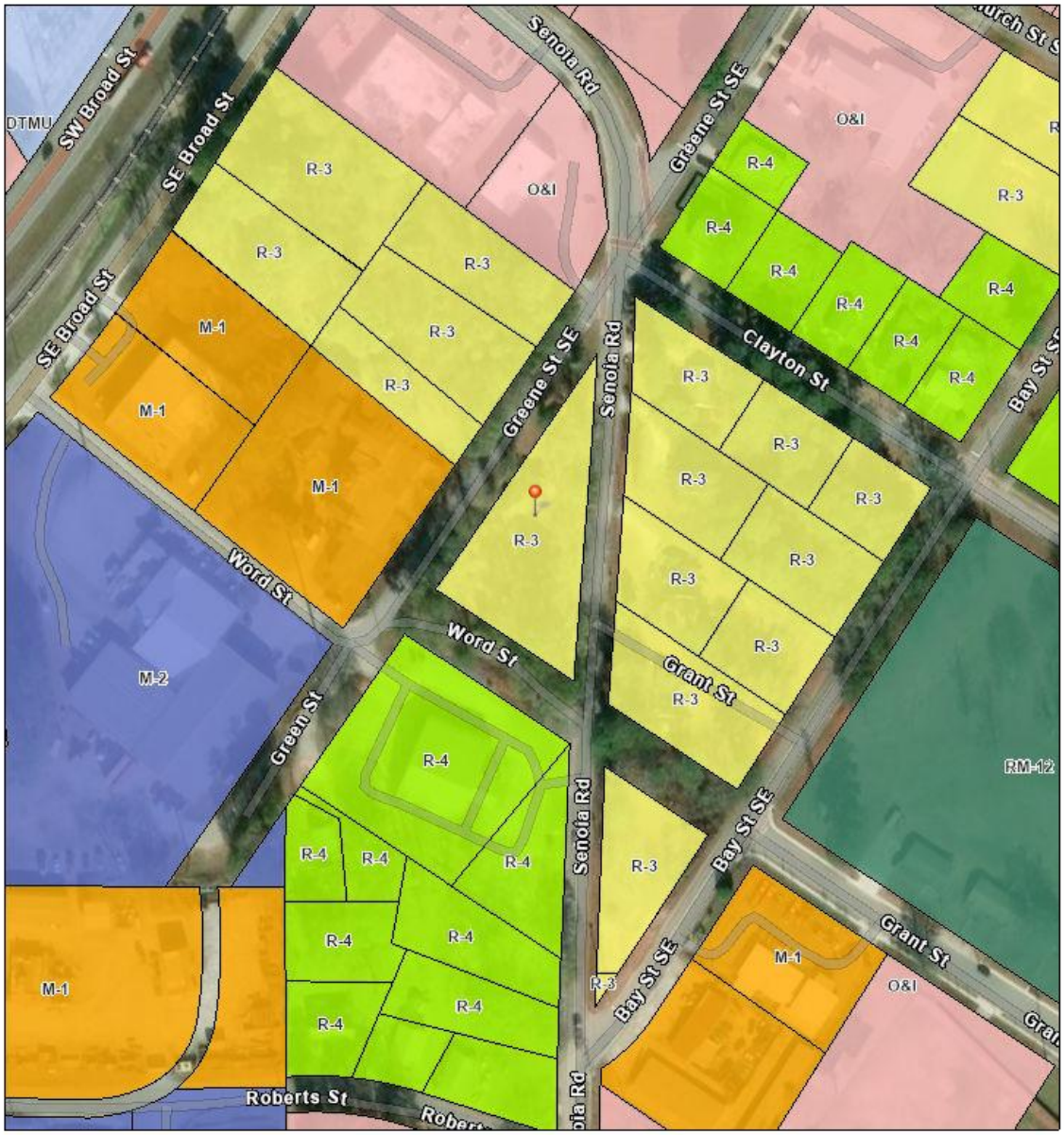
Existing Zoning Map



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1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Current Zoning (2025)

- DTMU
- M-1
- M-2
- O&I
- R-3
- R-4
- RM-12
- Tax Parcels (2025)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

ArcGIS Web AppBuilder

Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Fairburn
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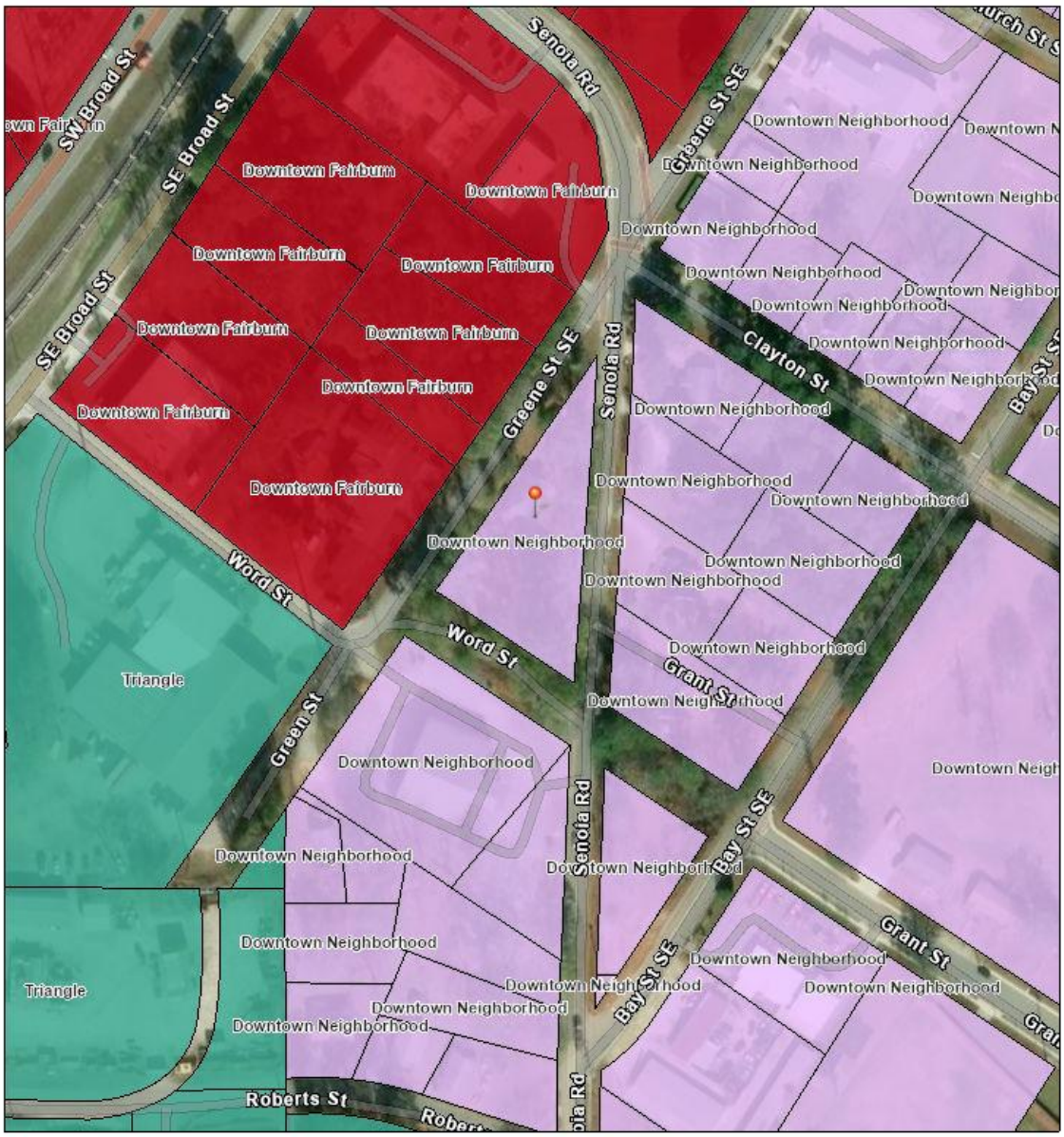
Future Land Use Map



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0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Future Land Use (Comp Plan)

- Downtown Neighborhood
- Downtown Fairburn
- Triangle
- Tax Parcels (2025)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

ArcGIS Web AppBuilder
Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Background

The subject parcel is currently zoned as R-3 (Single-family Residential Zoning District). The permitted uses under R-3 are listed in Section 80-74, c. The proposed zoning is R-CT. The permitted uses under R-CT are listed in Section 80-79, c.

Public Participation

The applicant held a community meeting on June 23, 2026. There were four attendees in total.

Zoning Review

A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
*The proposal **DOES** permit a use that is suitable in view of the use and development of nearby properties. The proposed use is a townhouse development. Within less than a mile of the subject parcel, there are a variety of uses including, but not limited to: single-family detached dwellings, two-family dwellings, senior housing, places of worship, schools, child day care centers, public facilities, cemeteries, professional offices, retail, and industry. This mixture of land uses provides for a more sustainable community.*

B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?
*The proposal **DOES NOT** adversely affect the existing use or usability of adjacent or nearby properties. The proposal will positively affect adjacent or nearby properties by providing workforce housing to the surrounding community.*

C. Does the property have reasonable economic use as currently zoned?
***NO**, the property **DOES NOT** appear to have a reasonable economic use as currently zoned.*

D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
*The development will **NOT** have an excessive or burdensome use of existing streets and transportation facilities. Furthermore, it is the responsibility of the respective jurisdictions to ensure that services are available. The service providers for this parcel are Fairburn Electric, Fairburn Water & Sewer, Comcast, and Fulton County School System.*

E. Is the proposal in conformity with the policies and intent of the land use plan?
***YES**, the proposal is in conformity with the policies and intent of the land use plan.*
The proposed development is a townhouse development. The future land use designation for the subject parcel is Central Neighborhood. Condominium/Townhouse Residential is an appropriate zoning district in the Central Neighborhood Future Land Use Designation. A townhouse development is an appropriate use in the Central Neighborhood Future Land Use Designation.

F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?
***NO**, there are no existing or changing conditions that would affect the use and development of the property.*

G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?
*The proposal **DOES NOT** permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn. The applicant and Staff will ensure that*

their property is up to Code before a final site inspection is passed and a certificate of occupancy is issued.

Variance Discussion

The R-CT Development Standards for attached units require that the "minimum heated floor area per dwelling unit…" be "1,200 square feet;" the façade of each dwelling unit shall be a combination of wood, brick, stone or masonry stucco on concrete (EIFS prohibited)" with "brick, or stone materials…" comprising "…not less than 25 percent of the exterior finishes of the façades of buildings" and such "architectural design shall be subject to approval by the director of planning;" and townhouses come "with a one-car garage."

The applicant is proposing an 8-unit townhouse development. The applicant is proposing townhouses with 1,000 square feet of minimum heated floor area due to current construction costs, market feasibility, and site planning constraints; no stone facades due to additional construction costs and design inefficiency; and no garages due to increased construction costs, design inflexibility, and site dysfunctionality.

Authority

As authorized in Section 80-256, the City Council may consider a concurrent variance from any standards of this chapter which shall be filed simultaneously with rezoning, use permit, or zoning modification requests on the same property based on the conceptual plan submitted with the petition for the same agenda. The Planning and Zoning Commission shall also hear and make recommendations on concurrent variances filed with rezonings or use permit applications.

Variance Considerations

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

1. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.
   This criterion has been satisfied. *The purpose of the R-CT district is to promote cluster-type residential development areas that are consistent with medium density, single-family residential districts and provide for closely related uses. Therefore, if relief is granted, the proposed townhouse development would be in harmony with the general purpose of the R-CT district.*
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.
   This criterion has NOT been satisfied. *This property does NOT have extraordinary and exceptional conditions, because of its size, shape, or topography that would create an unnecessary hardship for the owner while causing no detriment to the public. The applicant could comply to all standards as is.*

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 Recommendation

APPROVAL CONDITIONAL to rezone 0.72 acres from R-3 (Single-family Residential) to R-CT (Residential Condominium/Townhouse) for an 8-unit townhouse development with the following conditions:

A. To the owner's agreement to restrict the use of the subject property as follows:
   1. Single-family attached residential units at a density of no greater than 11 units per acre or 8 units, whichever is less.
   2. Building heights at a maximum of 4 stories (48 feet).
   3. The common outdoor area shall be at a minimum of twenty percent (20%) of the site.

B. To abide by the following:
   Any significant modifications as determined by Staff to the proposed rezoning request would necessitate a further review by the Planning and Zoning Commission.

C. To the following site development standards:
   1. Building Setbacks:
      a. Front: 20 feet
      b. Side: 20 feet
      c. Between Buildings: 25 feet
      d. Rear: 18 feet
   2. Landscaped Buffers:
      a. Front: 20 feet
      b. Side: 20 feet
      c. Rear: 20 feet

D. Single-family Attached Residential Use
   1. No building or structure shall contain more than four dwelling units.
   2. One-car garages shall be provided for each single-family attached dwelling. Upgraded garage doors with architectural elements shall be utilized.
   3. The façade of each dwelling unit shall be a combination of wood, brick, stone, or masonry stucco on concrete (EIFS prohibited). The brick or stone materials shall comprise not less than 25 percent of the exterior finishes of the façades of buildings. The architectural design shall be subject to approval by the director of planning.
   4. Primary building entrances shall be visibly emphasized and accessible from a street or sidewalk. Entrances that do not face a street shall face a pedestrian path that connects directly to a street, sidewalk, courtyard or plaza. The primary building entrance shall not overlook a designated parking lot.

5. Where multiple exterior materials are used on a single building, they shall only be combined on each face horizontally, with the heavier material below the lighter. For example, brick below fiber cement siding.
6. The rear and side facades shall be of the same construction quality and the same exterior finish and exterior color as the front façade.
7. There shall be no long and/or unarticulated roofs or walls that exceed 30 feet.
8. Fenestrations must be complementary to the architecture of the principal structure.
9. Minimum nine (9) foot ceilings. Excluding fur downs for HVAC and plumbing.
10. Property maintenance shall be accomplished through a condominium of townhouse association in which membership shall be mandatory. Such maintenance shall encompass all individual lots and all common areas that are not contained within the boundaries of individual lots. Such association by-laws shall be subject to approval by the city administrator and shall be recorded with covenants that shall be subject to approval by the city administrator.

E. General

1. Prior to any site disturbance or building permits being issued for the project, Staff comments listed in this report must be addressed and approved by each department.
2. Site development and traffic improvement/control requirements from the Public Works and Community Development Department shall be implemented.
3. Amenity package shall include a picnic area, benches, pergola, and a mail kiosk.
4. Under no circumstance shall any mechanical equipment or related elements such as air conditioning units, meter boxes, utility conduits, HVAC mechanical equipment systems, satellite dishes, or any other similar mechanical equipment or related elements be attached or mounted to any exterior building elevation that is visible from pedestrian view from required sidewalks along roadways or sidewalks abutting a common area or community amenity. Any mechanical equipment or related elements located at the finished grade shall be completely screened from view with dense, evergreen landscaping or an opaque wall made with brick, stone, or other cementitious material with similar architectural details as the principal structure. All roof-mounted equipment shall be screened from the public right-of-way.
5. Parking shall be on a paved surface.
6. Site plans must reserve a minimum of 20 percent of the total lot area as improved open space, and at least ten percent of the total open space must be outside of a required stormwater management area.
7. No fences or walls shall be constructed in the front yard of a townhouse unit. Fences or walls may be constructed in the rear yards only, those fences or walls must all conform to a consistent design throughout the same project, and that design must be approved by the director of planning.
8. Fences must be made from metal or masonry only. No wood, PVC, plastic, or chain link fences shall be allowed.

9. All such developments shall provide a minimum five-foot sidewalk along both sides of all internal streets, sodded front yards, pedestrian scale street lighting and one canopy tree for each 50 feet of street frontage.
10. Lighting fixture height, style, design, and illumination levels shall be compatible with the building design and height and shall consider safety, function, and aesthetics. Lighting fixtures installed along sidewalks shall be of pedestrian scale and shall not exceed 20 feet in height. Light shields shall be erected on all outdoor lighting so as to not intrude onto neighboring parcels.
11. All utilities shall be installed underground throughout the development area.
12. No trash enclosures shall be located by or visible from Senoia Road and shall be enclosed on three sides with brick, stone, or other cementitious materials with the same architectural details as the principal structure.
13. There shall be curb cuts with dedicated crosswalks that connect all sidewalks. Sidewalks from the right-of-way must connect to internal sidewalks.
14. A master sign plan shall be created for the entire project. Internal sign lighting shall be prohibited.
15. The following building façade materials are prohibited for the entire development:
    a. Exterior Insulation Finishing Systems (EFIS)/Synthetic stucco
    b. Metal panel systems
    c. Corrugated steel
    d. Smooth/plain concrete or masonry
    e. Cinderblocks
    f. Reinforced concrete slabs
    g. Aluminum or vinyl siding
    h. Plywood
    i. Presswood
    j. Mirrored or highly reflective glass
16. The site shall be developed significantly similar to the site plan and elevations.

The application submittal did not include sufficient details to meet all requirements for granting a variance, Staff recommends **DENIAL** of the concurrent variances.

Attachments:

- Site Pictures
- Rezoning Application
- Survey
- Legal Description
- Deed
- Letter of Intent

- Elevations
- Concurrent Variance Applications
- Concept Plan
- Public Participation Report
- Utility Availability Statements

SITE PICTURES



Intersection of Senoia Road and Southeast Greene Street

Northeast viewpoint





Intersection of Southeast Greene Street and Word Street

SITE PLAN CHECKLIST

Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	An accurate, up-to-date and certified survey of the property	X
2	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.	X
3	Vicinity map with North arrow showing the property in relation to the general area	X
4	Acreage of subject property	X
5	Location of land lot lines and identification of land lots	X
6	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property; Proposed streets on the subject site	X
7	Current zoning of the subject site with required and/or proposed setbacks and adjoining properties	X
8	Total are of the site, and the areas of the proposed to be devoted to impervious surfaces	X
9	Proposed off-site layout including buildings, drives, parking, walkways, landscaped-areas, tree save area, buffers, easements, utilities and any other features necessary to properly present the development	X
10	Layout and minimum lot size of proposed single family residential lots	X
11	Topography on subject site	X
12	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	X
13	Required and proposed parking spaces; Loading and unloading facilities	X
14	Wetlands, lakes, streams and other waters on the site and associated buffers including the 100 year flood-plain, if appropriate.	X
15	Proposed stormwater management facilities	X
16	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.	X

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____
Community Development/
Planning and Zoning

Staff printed name: _____

The undersigned acknowledges that the site plan is submitted in accordance with Chapter 62, Article V - The Building Process of the City of Fairburn Code of Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: _____ Date: Feburary 5, 2026

Applicant printed name: Ingrid Thompson

APPLICATION FOR REZONING

City of Fairburn
Community Development Department
26 W. Campbellton Street
Fairburn, GA 30213

Date Received: _____

REZONING #: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Ingrid Thompson on Behalf of Nehemiah Project Community Development Corporation

Address: 51 Senoia Rd, Fairburn, GA 30213

Phone: 770-742-0706 Cell: 404-723-7761 Fax: _____

Email Address: ingrid@nehemiahprojectcdc.org

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 115 Senoia Rd, Fairburn, GA 30213

Parcel ID#: 09F101000520388 Land Lot: 52 District: 25

REZONING REQUEST

Current Zoning: R-3 Current Land Use: Single family residence

Proposed Zoning: RM-12 Proposed Land Use: Multi-family residential

Proposed Density (Residential Only): Medium Density

SECTION I **REZONING REQUEST**

Office use only:
ZONING CASE #: _____ ROAD FRONTAGE: _____

PROPERTY ADDRESS (if available): 115 Senoia Rd, Fairburn, GA 30213

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from R-3 to RM-12

Existing Zoning(s) Proposed Zoning(s)

SECTION IV **OWNER/PETITIONER**

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 states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

Ingrid Thompson
TYPE OR PRINT OWNER'S NAME

115 Senoia Rd.
ADDRESS

Fairburn, GA 30213
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

ingrid@nehemiahprojectcdc.org
EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

PART 2. **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").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

_____
TYPE OR PRINT ATTORNEY / AGENT NAME

_____
SIGNATURE OF ATTORNEY / AGENT

_____
ADDRESS

_____
CITY & STATE ZIP CODE

_____
PETITIONER'S SIGNATURE

_____
PHONE

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

GERALD H. BERNHARD GEORGIA RLS NO. 2688

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD-HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13121C0462F EFFECTIVE DATE: 09/18/2013

ZONE 'X'

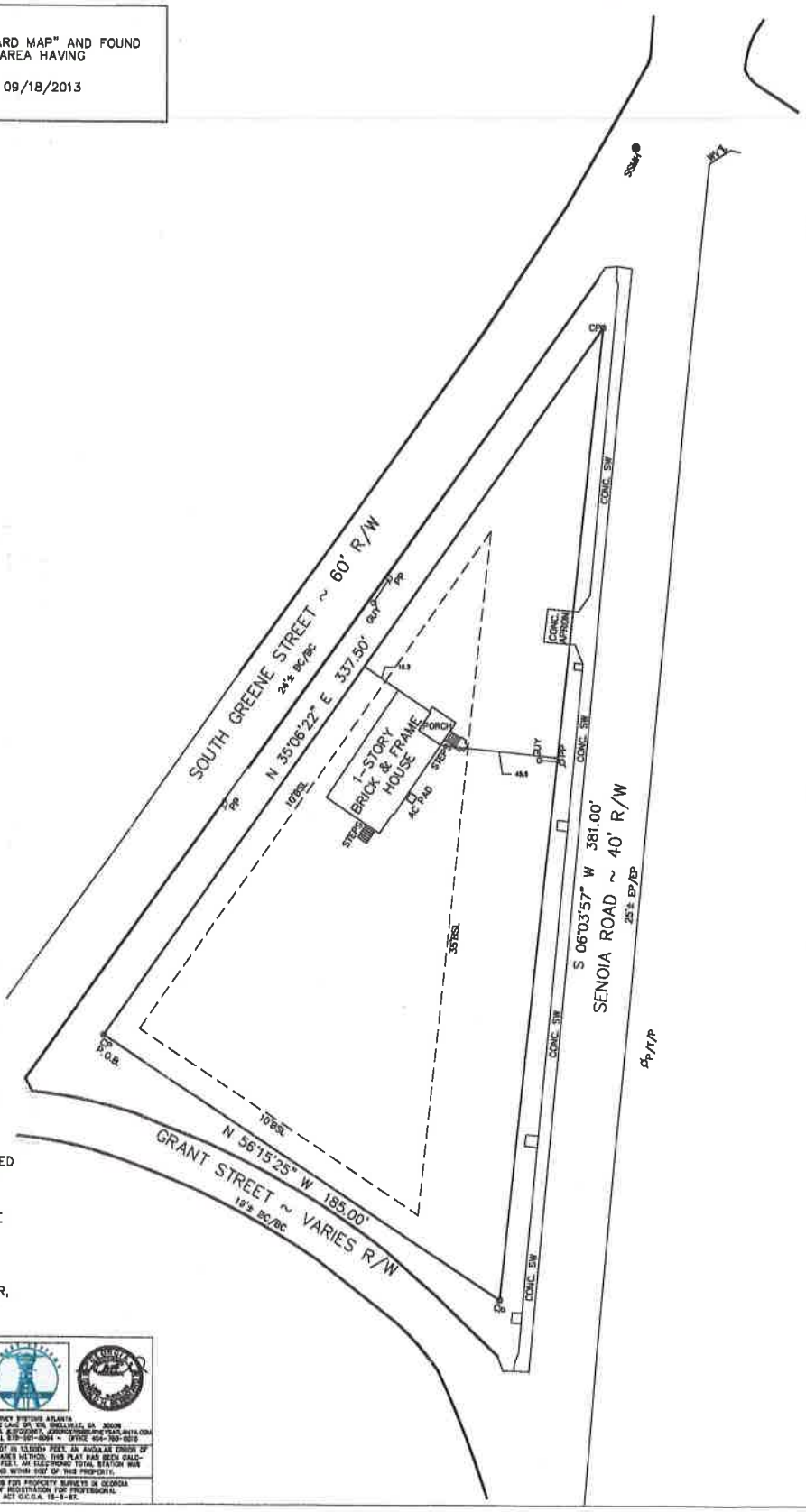
* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA	ALSO KNOWN AS	N/F	NOW OR FORMERLY
APD	AS PER DEED	NAIL	NAIL FOUND
APP	AS PER PLAT	P	PLAT (BOOK/PAGE)
BSL	BUILDING (SETBACK) LINE	POB	POINT OF BEGINNING
CP	COMPUTED POINT	POC	POINT OF COMMENCEMENT
CTP	CRIMP TOP PIPE FOUND	R	RADIUS LENGTH
OTP	OPEN TOP PIPE FOUND	R/W	RIGHT-OF-WAY
D	DEED (BOOK/PAGE)	RBF	REINFORCING BAR FOUND (1/2" UNO)
DW	DRIVEWAY	RBS	1/2" REINFORCING BAR SET
EP	EDGE OF PAVEMENT	SW	SIDEWALK
FFE	FINISH FLOOR ELEVATION	SSE	SANITARY SEWER EASEMENT
FKA	FORMERLY KNOWN AS	SSCO	SANITARY SEWER CLEANOUT
IPF	IRON PIN FOUND	SSMH	SANITARY SEWER MANHOLE
L	ARC LENGTH	-X-	FENCE LINE
LL	LAND LOT	CB	CATCH BASIN
LLL	LAND LOT LINE	SWCB	STORM WATER CATCH BASIN
N	NEIGHBOR'S		WALL

MAGNETIC N

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1195
CONCRETE	144
PORCH	110
STEPS	45
TOTAL IMPERVIOUS	1494



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PROPERTY ADDRESS: 115 SENOIA ROAD, FAIRBURN, GA. 30213

LAND AREA: 31,310 SF 0.719 AC

SURVEYOR'S AREA: EXISTING 1.001 SF± 4.6%

ZONING: R-3

PLAT PREPARED FOR:

115 SENOIA ROAD

LOT XX BLOCK XXX SUBDIVISION

LAND LOT 93 9th DISTRICT PARCEL ID 09F101000261364 SH:

FULTON COUNTY, GEORGIA FIELD DATE: 04-14-2025 GF

CITY OF FAIRBURN DRAWN DATE: 04-15-2025 AE

REFERENCE: PLAT BOOK XXXXX, PAGE XXX INCLUDING BUT NOT BE LIMITED TO

REFERENCE: DEED BOOK 67844, PAGE 95 CONTAINED BUT NOT BE LIMITED TO

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 13,000+ FEET, AN ANGULAR ERROR OF +/-1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 20,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY SYSTEMS ATLANTA

Exhibit A

Property Address: 115 Senoia Road
Fairburn, Georgia 30213

ALL THAT TRACT or parcel of land lying and being in Land Lot 52 of the 9th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the southeasterly side of Green Street and the northeasterly side of Word Street (a/k/a Bay Street and Grant Street); run thence northeasterly along the southeasterly side of Green Street 337.5 feet to a point on the westerly side of Senoia Road; thence running southerly along the westerly side of Senoia Road 381 feet to a point on the northeasterly side of Word Street; thence running northwesterly along the northeasterly side of Word Street 185 feet to the POINT OF BEGINNING, being the same property conveyed to Grantor by Warranty Deed, dated October 15, 1994, recorded in Deed Book 9212, Page 125, Fulton County, Georgia Records.

Parcel ID Number: 09F-1010-0052-038-8.

After recording return to:
Sherman & Phalen, LLC
1165 Northchase Pkwy SE, Suite 450
Marietta, GA 30067
Attn: WLP

Deed only. No title work.

LIMITED WARRANTY DEED

THIS INDENTURE, made this 10 day of April, 2024, by and between **Harvest Rain Church International, Inc., a Georgia nonprofit corporation,** hereinafter called Grantor, and **Nehemiah Project Community Development Corporation, a Georgia nonprofit corporation,** 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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ($10.00) DOLLARS in hand paid, before the sealing and delivery of these presents, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

Legal description attached hereto as Exhibit A.

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 holding by, through, or under the 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:

Witness

Austin Sinclair Knight Scott

Notary Public

Harvest Rain Church International, Inc.

(SEAL)

By: Douglas E. Thompson
Its: CEO/President/Pastor

AUSTIN SINCLAIR KNIGHT SCOTT
NOTARY PUBLIC
Exp. September 21, 2026
FAYETTE COUNTY, GA

NEHEMIAH PROJECT
Community Development Corporation

February 5, 2026

City of Fairburn Department of Planning & Zoning
56 Malone Street SW
Fairburn, GA 30213

RE: Letter of Intent for Rezoning Application – 115 Senoia Rd. Fairburn, GA 30213

To Whom It May Concern,

I am writing on behalf of Nehemiah Project Community Development Corporation to respectfully submit this Letter of Intent in support of our rezoning application for the property located at 115 Senoia Rd. Fairburn, GA 30213. The property is currently zoned R-3 (Single-Family Residential). We are requesting a rezoning to RM-12 (Multifamily Residential) to allow for the development of 8 affordable townhouse units.

The subject property is situated in an area that we believe supports smart growth, diversified housing options, and compatibility with the City's Comprehensive Plan. Our intent is to develop a residential community that enhances the character of the surrounding area while responding to the growing demand for affordable and attainable housing within the City of Fairburn.

The proposed townhome development will feature:

- 8 individually owned townhouse units
- Architecturally consistent design with surrounding development
- Ample parking and green space to support livability
- Landscaping and buffers to maintain neighborhood aesthetics and privacy

This project is designed to be a low-impact development that maintains neighborhood compatibility while helping the City address its housing needs. We are committed to working closely with the Planning and Zoning staff, community stakeholders, and elected officials to ensure that our proposal aligns with the vision and long-term goals of the City of Fairburn.

Please consider this letter as our formal expression of intent to proceed with the zoning request. We appreciate your consideration and look forward to presenting further details at the appropriate public hearings.

Sincerely,

Ingrid Thompson, CEO
Nehemiah Project Community Development Corporation

DISCLOSURE REPORT
FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CIRCLE ONE: YES (NO)

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** Party to Petition In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Ingrid Thompson

Signature: _____ Date: Feburary 5, 2026

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NEHEMIAH

Good architecture has always been an act of advocacy — and this project begins with the belief that dignified design is not a luxury, but a right. Two inward-facing wings of white-painted siding and black framed windows frame a shared central courtyard, creating a defined community territory that is both welcoming and secure. This deliberate planning decision fosters natural surveillance, informal neighborly connection, and a quiet sense of safety — without the cold language of institutional fencing or heavy security infrastructure. The familiar pitched gable roofline draws from the architectural vernacular of the region, offering residents something they can recognize as home, while the disciplined repetition of that module keeps construction complexity and cost firmly within reach of a mission-driven budget. Materials were chosen not for novelty but for permanence — painted siding, metal roofing, and floor to ceiling windows that will serve the community for decades with minimal maintenance burden on the operator. Generous glazing fills each unit with natural light, quietly supporting the wellbeing of those inside. Every decision, from the ADA-accessible parking positioned at the entry to the native plantings softening each building edge, sends the same message to every resident who arrives: this place was thoughtfully built, and it is designed for people.

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0 40′ 80′ 160′



JEFFERSON_

SITE KEY _

- EXISTING BUILDING
- NEW BUILDING
- AWNINGS | MAIL PAVILLION
- PLANTED BEDS
- LAWN
- ASPHALT
- SIDEWALK
- PROPOSED WALKING TRAIL

SITE PLAN KEY _

1. **PROPOSED UNITS** (+/- 1,017 SF - TOWN HOMES)
   - _ (2) STORY BUILDING
   - _ (2) BUILDINGS WITH FOUR UNITS
2. **STANDARD PARKING**
   - _ (14) TOTAL PARKING SPACES
   - _ (2) ADA PARKING SPACES
3. **MAILBOX**
   - _ CLUSTER MAILBOX
4. **COURTYARD/GREEN SPACE**
   - _ SHARED OUTDOOR SPACES FOR COMMUNITY
   - _ SPACE FOR TENT SET UP DURING SPECIAL EVENTS

PROJECT INFORMATION_

PROJECT DESCRIPTION
_ NEW (2) STORY, SLAB ON GRADE WOOD FRAMED AND ENGINEERED FLOOR AND ROOF TRUSS SYSTEM
_ FOUR GROUND ENTRY UNITS PER BUILDING

PROPOSED MATERIAL LIST
_ LAP SIDING FIBER CEMENT PANELS

BUILDING CODE DATA

_ OCCUPANCY GROUP:	R-3
_ CONSTRUCTION TYPE:	VB
_ CLIMATE ZONE:	3A
_BUILDING HEIGHT:	28'-9"
_ESTIMATED BUILDING AREA (8 TOTAL UNITS):	
PER UNIT:	+/-1,017 SF
TOTAL:	+/- 8,136 SF
_ ESTIMATED BUILDING FOOTPRINT:	
BUILDING 1	+/- 4,068 SQFT
BUILDING 2	+/- 4,068 SQFT

SITE INFORMATION
_ ACREAGE: .72

CURRENT ZONING DISTRICT
_ R-3 **REQUEST FOR REZONE TO R-CT (SEE BELOW)

REQUEST FOR REZONE TO R-CT_

VARIANCE REQUEST #1 : REDUCE MIN. SQFT FROM 1,200 TO 1,000
VARIANCE REQUEST #2 : REQUEST RELIEF FROM THE REQUIREMENT THAT STONE COMPRISE A PORTION OF THE EXTERIOR FAÇADE MATERIALS

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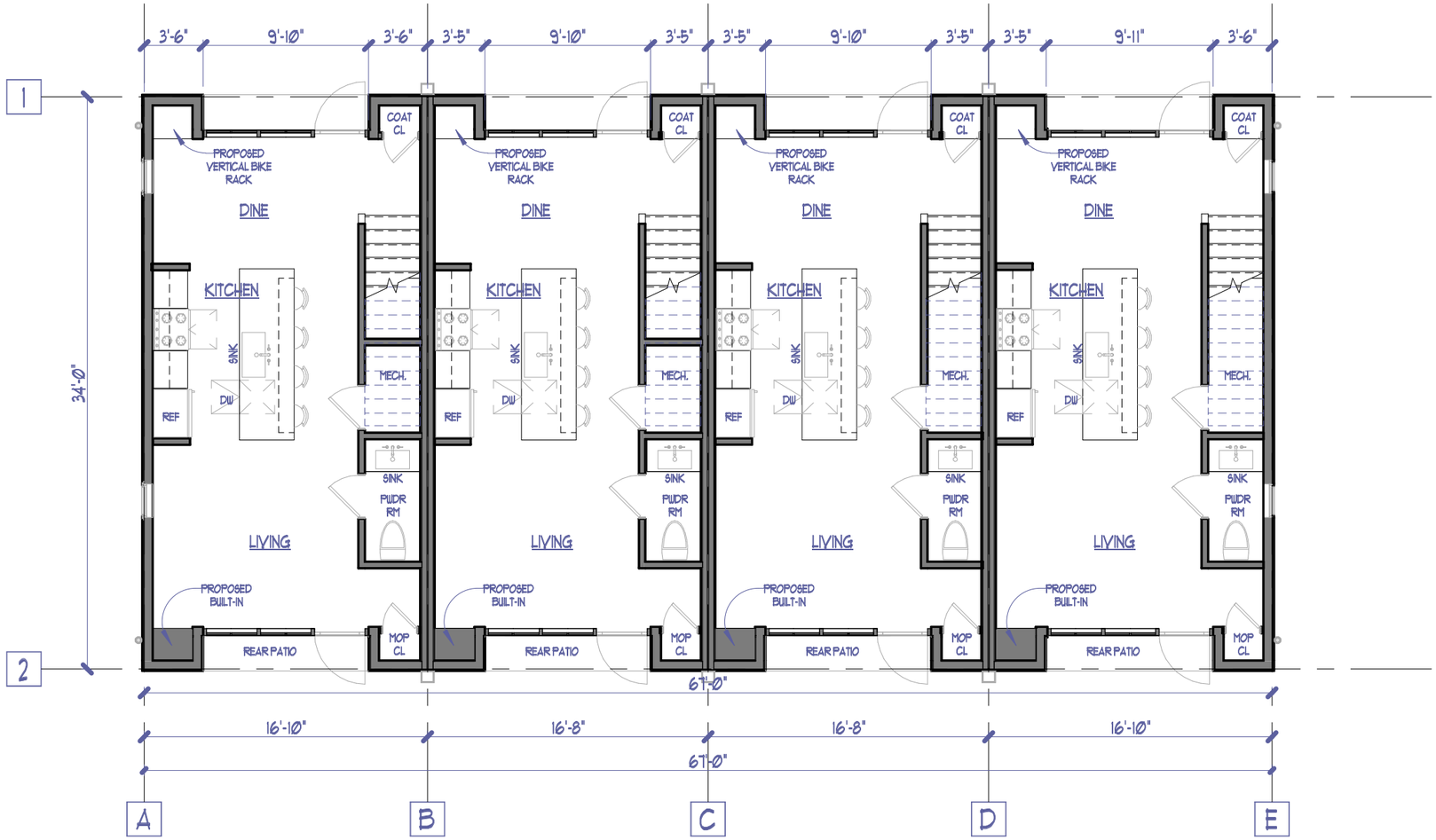

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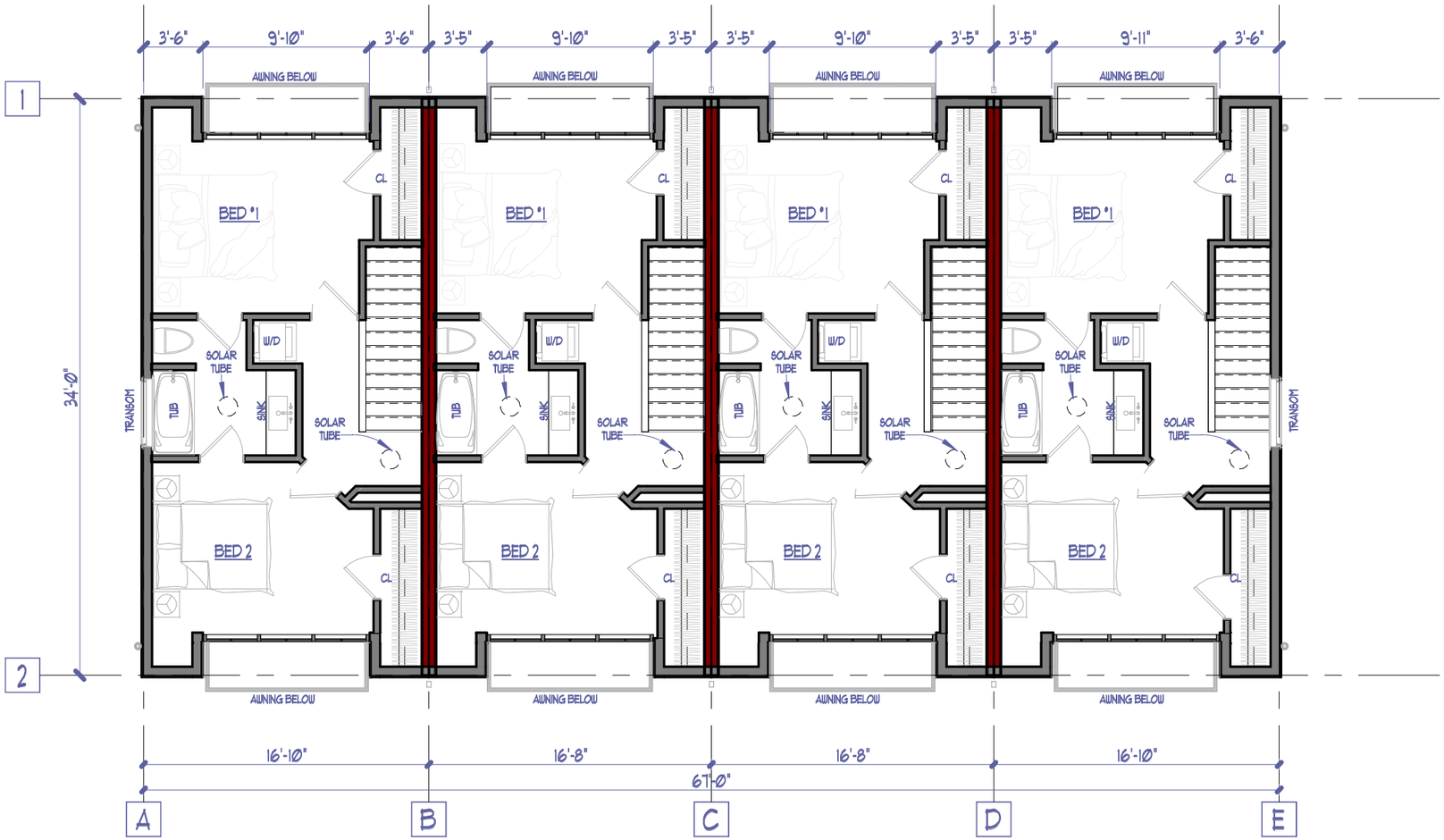

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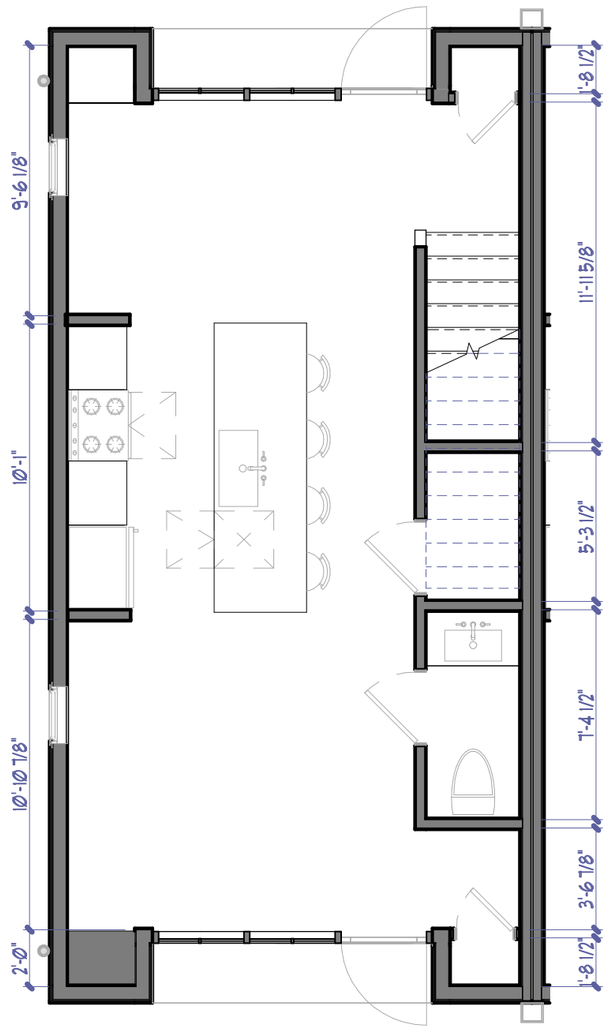
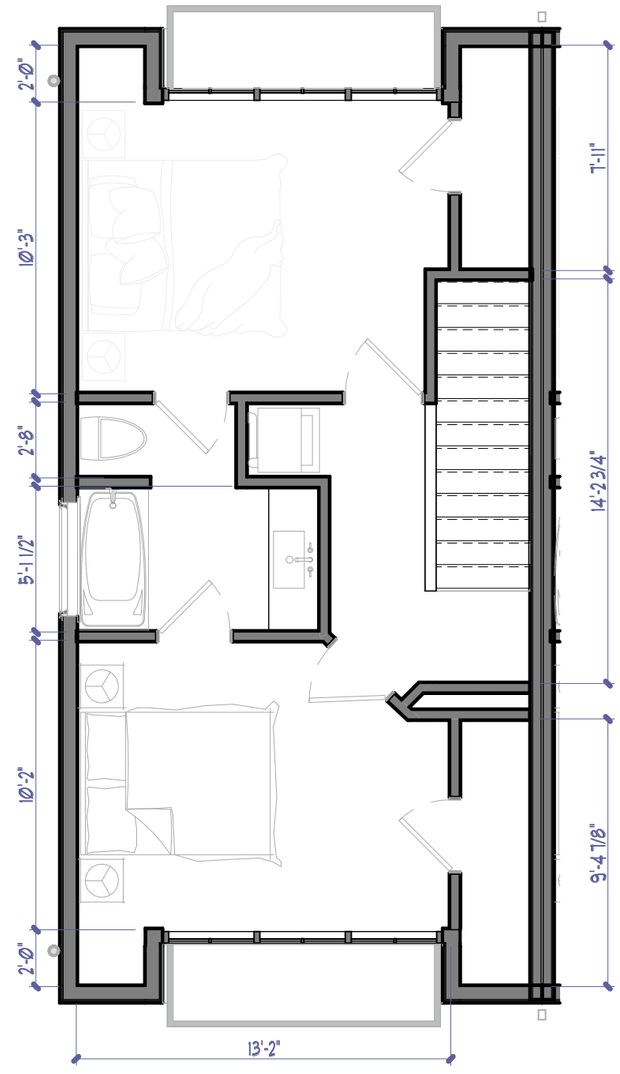


1 ENLARGED FLOOR PLAN : GROUND FLOOR

SCALE OF : 3/16" = 1'-0"



2 ENLARGED FLOOR PLAN : SECOND FLOOR

SCALE OF : 3/16" = 1'-0"

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1 ELEVATION : FRONT

SCALE OF : 1/8" = 1'-Ø"



2 ELEVATION : REAR

SCALE OF : 1/8" = 1'-Ø"

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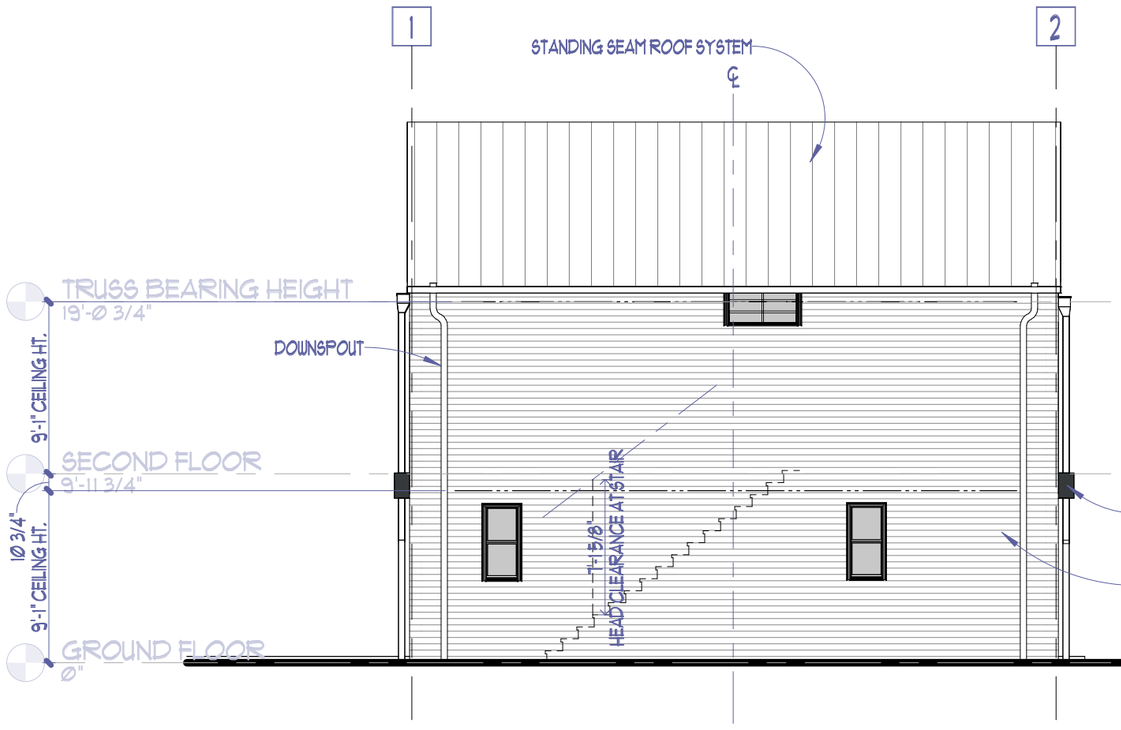
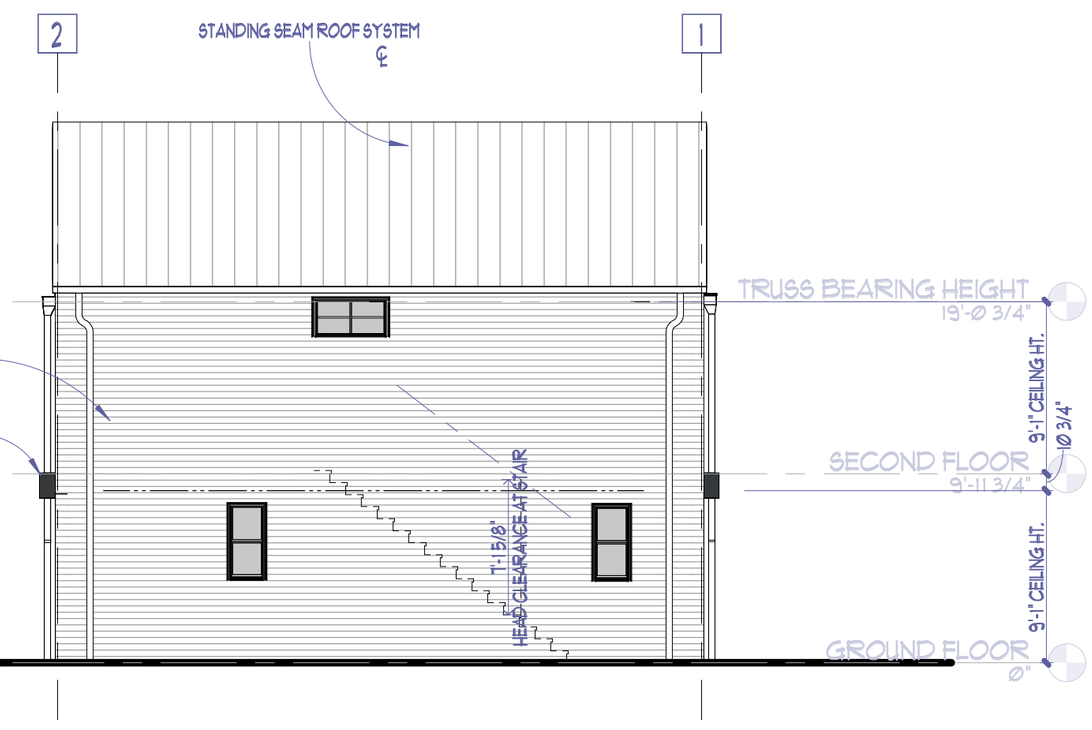
JEFFERSON_



1 ELEVATION : LEFT SIDE

SCALE OF : 1/8" = 1'-Ø"



2 ELEVATION : RIGHT SIDE

SCALE OF : 1/8" = 1'-Ø"

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PUBLIC PARTICIPATION PROGRAM

Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Part 1 of the process is the Public Participation Plan which is required with all rezoning and/or use permit applications. The plan must be filed simultaneously with the application and implemented before the first public hearing. The minimum standards for the plan are as follows:

- Identification of all property owners within 500 feet of the site and area homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application as determined by the applicant and the current planner at the time of the pre-application review
- Explanation of how interested parties will be informed of rezoning/use permit applications
- Methods for providing opportunities for discussion with interested parties before public hearings are held. Applicants are required to schedule at least one meeting at a convenient location and time and notify all interested parties, as identified above of the purpose, place and time of the meeting.
- Applicant's schedule for completion of the Public Participation Plan

Part 2 of the Public Participation Program is the Public Participation Report which is due per the attached schedule. The minimum standards for the Report are as follows:

- Provide a list of all parties that were contacted, the methods of notification that were used, and copies of all notification letters.
- Provide dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (Attach meeting notices, letters, etc.)
- Provide the number of people who participated in meetings held to discuss an application. (Attach sign-in sheets)
- A summary of concerns and issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues.

PUBLIC PARTICIPATION PLAN

Applicant: Ingrid Thompson on behalf of Nehemiah Project Community Development Corporation

1. The following individuals (property owners within 500 feet of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified:

   TBD

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN REPORT

Applicant: Nehemiah Project Community Development Corporation Petition No. _____

Date: Feburary 5, 2026

1. The following parties were notified of the requested rezoning/use permit:

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

3. The following issues and concerns were expressed:

4. The applicant's response to issues and concerns was as follows:

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

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JEFFERSON_



SITE KEY _

- EXISTING BUILDING
- NEW BUILDING
- AWNINGS | MAIL PAVILLION
- PLANTED BEDS
- LAWN
- ASPHALT
- SIDEWALK
- PROPOSED WALKING TRAIL

SITE PLAN KEY _

1. **PROPOSED UNITS** (+/- 1,017 SF - TOWN HOMES)
   - _ (2) STORY BUILDING
   - _ (2) BUILDINGS WITH FOUR UNITS
2. **STANDARD PARKING**
   - _ (14) TOTAL PARKING SPACES
   - _ (2) ADA PARKING SPACES
3. **MAILBOX**
   - _ CLUSTER MAILBOX
4. **COURTYARD/GREEN SPACE**
   - _ SHARED OUTDOOR SPACES FOR COMMUNITY
   - _ SPACE FOR TENT SET UP DURING SPECIAL EVENTS

PROJECT INFORMATION_

PROJECT DESCRIPTION
_ NEW (2) STORY, SLAB ON GRADE WOOD FRAMED AND ENGINEERED FLOOR AND ROOF TRUSS SYSTEM
_ FOUR GROUND ENTRY UNITS PER BUILDING

PROPOSED MATERIAL LIST
_ LAP SIDING FIBER CEMENT PANELS

BUILDING CODE DATA

_ OCCUPANCY GROUP:	R-3
_ CONSTRUCTION TYPE:	VB
_ CLIMATE ZONE:	3A
_BUILDING HEIGHT:	28'-9"
_ESTIMATED BUILDING AREA (8 TOTAL UNITS):	
PER UNIT:	+/-1,017 SF
TOTAL:	+/- 8,136 SF
_ ESTIMATED BUILDING FOOTPRINT:	
BUILDING 1	+/- 4,068 SQFT
BUILDING 2	+/- 4,068 SQFT

SITE INFORMATION
_ ACREAGE: .72

CURRENT ZONING DISTRICT
_ R-3 * *REQUEST FOR REZONE TO R-CT (SEE BELOW)

REQUEST FOR REZONE TO R-CT_

VARIANCE REQUEST #1 : REDUCE MIN. SQFT FROM 1,200 TO 1,000
VARIANCE REQUEST #2 : REQUEST RELIEF FROM THE REQUIREMENT THAT STONE COMPRISE A PORTION OF THE EXTERIOR FAÇADE MATERIALS

ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY *TO BE ENGINEERED

NEHEMIAH - 115 SENOIA ROAD

FAIRBURN, GEORGIA

SCALE: 1" = 40'-0"

NEHEMIAH PROJECT
Community Development Corporation

May 14, 2026

City of Fairburn
Planning & Zoning Department
56 Malone Street
Fairburn, Georgia 30213

RE: Letter of Intent – Rezoning & Concurrent Variance Requests
Property Address: 115 Senoia Road, Fairburn, GA 30213

To Whom It May Concern:

Nehemiah Project Community Development Corporation respectfully submits this Letter of Intent in support of the rezoning and concurrent variance requests for the property located at 115 Senoia Road, Fairburn, Georgia.

The applicant is requesting the rezoning of the subject property from R-3 (Single Family Residential) to R-CT (Residential Cottage Townhome District) to allow for the development of a thoughtfully planned residential townhome community known as "Senoia Point."

Senoia Point is proposed as a high-quality residential development designed to complement the existing character of the surrounding area while providing attractive, modern, and efficiently designed owner-occupied housing opportunities within the City of Fairburn. The development is intended to feature architecturally cohesive townhomes with enhanced streetscapes, pedestrian-oriented design elements, landscaped open spaces, and quality exterior finishes that contribute positively to the corridor and surrounding neighborhood environment.

The proposed development has been carefully designed with consideration for compatibility, aesthetics, site functionality, and long-term community investment. The project will enhance underutilized property along the Senoia Road corridor while supporting the City's continued growth and reinvestment objectives.

In conjunction with the rezoning request, the applicant respectfully requests concurrent variances associated with the proposed R-CT development standards, including:

1. Reduction of the minimum heated floor area requirement from 1,200 square feet to approximately 1,000 square feet;
2. Relief from the requirement that stone comprise a portion of the exterior façade materials;

3. Clarification and/or relief from any requirement for one-car garages should the ordinance be interpreted to require garages for each dwelling unit.

These requests are necessary to allow for efficient site planning, cohesive architectural design, and practical development flexibility while maintaining the overall intent and spirit of the City's zoning ordinance. The requested variances are modest in nature and will not adversely affect surrounding properties, traffic circulation, public safety, or neighborhood character.

The proposed homes will incorporate high-quality architectural detailing, durable exterior materials, enhanced landscaping, and an attractive community layout designed to create a visually appealing and sustainable residential environment.

The applicant believes the requested rezoning and concurrent variances are consistent with the City of Fairburn's long-term planning and development objectives and respectfully requests favorable consideration by the Planning and Zoning Commission and City Council.

Thank you for your time and consideration of this request. We appreciate the opportunity to work collaboratively with the City throughout the review process.

Respectfully submitted,

Ingrid Thompson, CEO

Nehemiah Project Community Development Corporation

APPLICATION FOR VARIANCES

Date Received:_____

VARIANCE #:_____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: Ingrid Thompson on behalf of Nehemiah Project Community Development Corporation

Address: 51 Senoia Road Fairburn GA 30213_____

Phone: 770-742-0706_____ Cell: 404-723-7761_____ Fax:770-969-0574 _____

Email Address: ingrid@nehemiahprojectcdc.org_____

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: _115 Senoia Road Fairburn, GA 30213 _____ _____

Parcel ID#: _09F101000520388_____ Land Lot: _52____ District: _25____ Acreage: __.72 _____

Request:_concurrent variance_____

_____

_____

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.

[_x____] 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

SEE ATTACHED

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

SEE ATTACHED

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.

VARIANCE REQUEST #1

Request for Reduction of Minimum Heated Floor Area

(Section 80-79.f.)

Requested Relief: Reduce minimum dwelling size from 1,200 square feet to 1,000 square feet

Hardship Statement & Justification

The applicant respectfully requests relief from the minimum heated floor area requirement to permit efficiently designed homes with approximately 1,000 square feet of living area.

This request is necessary to provide a smaller-scale residential product that is appropriately designed for today's market demands while maintaining high-quality architectural standards and compatibility with the surrounding community. The proposed homes are intentionally designed to maximize functionality, efficiency, and livability through thoughtful floorplans and enhanced exterior architecture.

Strict application of the 1,200-square-foot minimum requirement would create an unnecessary hardship by significantly increasing construction costs, reducing design flexibility, and limiting the project's ability to provide diverse housing options within the constraints of the site and current market conditions.

The proposed reduction is modest in nature and will not negatively impact the visual character of the neighborhood. The homes will incorporate enhanced architectural detailing, quality exterior materials, pedestrian-oriented design features, and cohesive streetscapes that are harmonious with the intent of the zoning ordinance and surrounding residential development.

In addition, the reduced footprint supports efficient site planning, preservation of open space, and improved overall project design while still providing attractive and functional owner-occupied residences.

Granting this variance would therefore be in harmony with the general purpose and intent of the City's zoning regulations while alleviating an unnecessary hardship associated with current construction costs, market feasibility, and site planning constraints.

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

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

DISTRICT:25

LAND LOT(S): 52 _____ TAX ID: _____

PROPERTY ADDRESS 115 Senoia Road 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]***

Nehemiah Project Community Development Corporation
TYPE OR PRINT OWNER'S NAME

51 Senoia Road Fairburn, GA 30213

OWNER'S SIGNATURE

(404)723-7761
AREA CODE/ PHONE NUMBER

ingrid@nehemiahprojectcdc.org
EMAIL ADDRESS

Sworn to and subscribed before me this 15 day of May 20 26

NOTARY PUBLIC

CYNTHIA L. COX NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2028

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").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

APPLICATION FOR VARIANCES

Date Received:_____

VARIANCE #:_____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: Ingrid Thompson on behalf of Nehemiah Project Community Development Corporation

Address: 51 Senoia Road Fairburn GA 30213_____

Phone: 770-742-0706_____ Cell: 404-723-7761_____ Fax:770-969-0574 _____

Email Address: ingrid@nehemiahprojectcdc.org_____

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: _115 Senoia Road Fairburn, GA 30213 _____ _____

Parcel ID#: _09F101000520388_____ Land Lot: _52____ District: _25____ Acreage: ___.72 _____

Request:_concurrent variance_____

_____

_____

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.

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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

SEE ATTACHED

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

SEE ATTACHED

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.

VARIANCE REQUEST #2

Relief from Exterior Façade Stone Material Requirement

(Section 80-79.h.1)

Hardship Statement & Justification

The applicant respectfully requests relief from the requirement that stone comprise a portion of the exterior façade materials for the proposed residences.

The proposed architectural design for Senoia Point utilizes a cohesive exterior material palette consisting of high-quality cementitious siding, board-and-batten accents, decorative trim, enhanced entry features, and complementary architectural elements intended to create an attractive and unified residential community compatible with the surrounding neighborhood environment.

Strict adherence to the stone façade requirement would impose significant additional construction costs and create an unnecessary hardship that would impact the overall feasibility and design efficiency of the development.

The requested variance will not diminish the architectural quality or visual character of the project. The proposed elevations have been carefully designed to maintain aesthetic compatibility with nearby residential structures while enhancing the appearance of the corridor through modern, high-quality residential architecture.

Additionally, the proposed exterior materials are durable, low-maintenance, energy efficient, and appropriate for the residential context of the surrounding area. The development will continue to meet the overall intent of the zoning ordinance by providing visually appealing homes, enhanced curb appeal, and long-term neighborhood stability.

Granting this variance would therefore allow the project to maintain cohesive architectural design standards while addressing practical construction and design considerations unique to the development.

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

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

DISTRICT:25

LAND LOT(S): 52 _____ TAX ID: _____

PROPERTY ADDRESS 115 Senoia Road Fairburn, GA 30213

SECTION IV **AUTHORITY TO PURSUE VARIANCE**

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Nehemiah Project Community Development Corporation
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51 Senoia Road Fairburn, GA 30213

OWNER'S SIGNATURE

(404)723-7761
AREA CODE/ PHONE NUMBER

ingrid@nehemiahprojectcdc.org
EMAIL ADDRESS

Sworn to and subscribed before me this 15 day of May 20 26

NOTARY PUBLIC

CYNTHIA L. COX NOTARY PUBLIC MY COMMISSION EXPIRES SEPTEMBER 29, 2028 FULTON COUNTY, GEORGIA

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").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

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_____ Day of _____ 20_____

NOTARY PUBLIC

APPLICATION FOR VARIANCES

Date Received:_____

VARIANCE #:_____
(Office Use Only)

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Address: 51 Senoia Road Fairburn GA 30213_____

Phone: 770-742-0706_____ Cell: 404-723-7761_____ Fax:770-969-0574 _____

Email Address: ingrid@nehemiahprojectcdc.org_____

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Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: _115 Senoia Road Fairburn, GA 30213 _____ _____

Parcel ID#: _09F101000520388_____ Land Lot: _52____ District: _25____ Acreage: ___.72 _____

Request:_concurrent variance_____

_____

_____

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

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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

SEE ATTACHED

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

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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.

VARIANCE REQUEST #3

Clarification and/or Relief from One-Car Garage Requirement

(Section 80-79.f.)

Statement of Interpretation and Alternative Request for Relief

The applicant respectfully requests confirmation from the City that the R-CT ordinance language does not mandate the inclusion of a one-car garage for each dwelling unit. Based upon our interpretation of the ordinance language, garages appear to be permitted but not expressly required.

However, should the City determine that garages are mandatory, the applicant respectfully requests relief from this requirement.

The proposed development is intentionally designed to promote efficient site utilization, enhanced pedestrian connectivity, and practical residential layouts consistent with the scale and character of the surrounding area. Requiring garages for every unit would significantly increase construction costs, reduce design flexibility, and limit the ability to achieve the most functional site configuration.

Additionally, the site design already provides adequate off-street parking accommodations through thoughtfully designed parking areas and internal circulation. The elimination of mandatory garages would allow for improved site efficiency, enhanced green space opportunities, and a more cohesive neighborhood layout without negatively affecting neighborhood functionality or public safety.

Granting this relief would therefore alleviate an unnecessary hardship associated with site design constraints and construction feasibility while remaining consistent with the overall intent of the zoning ordinance and the character of the surrounding community.

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

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

DISTRICT:25

LAND LOT(S): 52 _____ TAX ID: _____

PROPERTY ADDRESS ~~115 Senoia Road Fairburn, GA 30213~~

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b) If you are the petitioner and not the sole owner of the property complete Part 2.
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Nehemiah Project Community Development Corporation
TYPE OR PRINT OWNER'S NAME

51 Senoia Road Fairburn, GA 30213

OWNER'S SIGNATURE

(404)723-7761
AREA CODE/ PHONE NUMBER

ingrid@nehemiahprojectcdc.org
EMAIL ADDRESS

Sworn to and subscribed before me this 15 day of May 20 26

NOTARY PUBLIC

CYNTHIA L. COX NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 29, 2028

Part 2. **APPLICANT INFORMATION**

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TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PETITIIONER'S SIGNATURE

PHONE NUMBER

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

PUBLIC PARTICIPATION PLAN REPORT

Applicant: Nehemiah Project CDC Petition No. _____

Date: 6/23/2026

1. The following parties were notified of the requested rezoning/use permit:

See Attached

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

See Attached

3. The following issues and concerns were expressed:

See Attached

4. The applicant's response to issues and concerns was as follows:

See Attached

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

SAMPLE NOTICES SENT TO ATTACHED COMMUNITY FOR MEETING

June 5, 2026

RE: NOTICE OF COMMUNITY INFORMATION MEETING – SENOIA POINT HOUSING DEVELOPMENT

Dear Property Owner, Resident, Business Owner, and Community Stakeholder:

The Nehemiah Project Community Development Corporation (NPCDC) respectfully invites you to attend a Community Information Meeting regarding a proposed residential development known as **Senoia Point**, located at **115 Senoia Road, Fairburn, Georgia 30213**.

As part of the City of Fairburn's Public Participation Program, this meeting is being conducted to provide information regarding a proposed rezoning application and to receive comments, questions, and community feedback before the public hearing process.

Proposed Development

Project Name: Senoia Point Housing Development
Property Address: 115 Senoia Road, Fairburn, GA 30213

The proposed development consists of eight (8) owner-occupied townhomes designed to provide quality attainable homeownership opportunities for workforce families, seniors, veterans, educators, healthcare professionals, and other residents seeking to live and work in the City of Fairburn.

Community Information Meeting

Date: Tuesday, June 23, 2026
Time: 7:00 PM
Location:
51 Senoia Road
Fairburn, Georgia 30213

Virtual Participation:
A Zoom option will be made available upon request. Please email ingrid@nehemiahprojectcdc.org to receive meeting access information.

Purpose of the Meeting

The meeting will provide an opportunity to:

- Review the proposed rezoning request
- Discuss the proposed site plan and development concept
- Review anticipated project timelines
- Address questions related to traffic, infrastructure, drainage, and compatibility with surrounding properties
- Receive public comments and recommendations

No formal action will be taken during this meeting. Community comments will be documented and included in the Public Participation Report submitted to the City of Fairburn.

We appreciate your participation and look forward to discussing this important investment in the Fairburn community.

Sincerely,

Ingrid C. Thompson
Chief Executive Officer
Nehemiah Project Community Development Corporation

DEPARTMENT OF TRANSPORTATION
2 CAPITOL SQ
ATLANTA GA 30334

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

NEELY CLYDE R ET AL AS TRUSTEE
195 SENOIA RD
FAIRBURN GA 30213

AG TREP 121 ROBERTS STREET
PROPERTY OWNER LLC
3657 BRIARPARK DR SUITE 300
HOUSTON TX 77042

CHAMBERS DRUM COMPANY INC
71 ROBERTS ST
FAIRBURN GA 30213

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

CHAMBERS DRUM COMPANY INC
PO BOX 1016
FAIRBURN GA 30213

TABERNACULO CRISTIANO
RESTAURACION INC .
215 SENOIA RD
FAIRBURN GA 30213

DOG RIVER INVESTMENTS LLC
PO BOX 340
DOUGLASVILLE GA 30213

COUCH JEFF
136 WEST BROAD ST
FAIRBURN GA 30213

REYNOLDS CONSTRUCTION LLC
9225 N COUNTY RD 75 E
ORLEANS IN 47452

AG TREP 121 ROBERTS STREET
PROPERTY OWNER LLC
3657 BRIARPARK DR
HOUSTON TX 77042

RED HILL ASSOCIATES LLC
PO BOX 44473
SHREVEPORT LA 71134-4473

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

REYNOLDS CONSTRUCTION LLC
6225 N COUNTY RD 75 E
ORLEANS IN 47452

TOOSI MOHSEN S
5010 A HIGHWAY 138
UNION CITY GA 30291

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

REYNOLDS CONSTRUCTION LLC
6225 N COUNTY RD 75 E
ORLEANS IN 47452

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

MOUNT ZION BAPTIST CHURCH
120 GREEN ST
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

ORR AMY H
75 COLE ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

ROBERTS ELIZABETH J
734 W WESLEY RD NW
ATLANTA GA 30327

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

US RAIL SUPPORT INC
5 FINDLEY LANE
TIGER GA 30576

FIRST BAPT CH OF FAIRBURN INC
PO BOX 25
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

LATTER RAIN MINISTRIES
115 PLANTERRA WAY
PEACHTREE CITY GA 30269

SINKFIELD ROSA P
200 GRANT ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

BROWN DAISY BELL
140 CLAYTON ST
FAIRBURN GA 30213-0332

MORGAN JACESON
380 PENDLETON TRL
TYRONE GA 30290

E TICKET LLC
1133 ASTORIA LANE
PEACHTREE CITY GA 30269

KEMINK EMMA & PAUL B
96 SENOIA RD
FAIRBURN GA 30213

BEASLEY CHRISTINE ET AL
180 CLAYTON ST # REAR
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

COX JAMES RANDALL
8200 SPENCE RD
FAIRBURN GA 30213

CITY OF FAIRBURN
PO BOX 145
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOLS INC
50 SE BROAD ST
FAIRBURN GA 30213-1548

CARECTOR RONALD
15 SILVERWOOD DR NE
NEWNAN GA 30265

CLEAT DEVELOPMENT LLC
72 MILO FISHER ST
FAIRBURN GA 30213

HUFFMAN HAL & LISA MARIE
5 FINDLEY LN
TIGER GA 30576

MC LENDON TRACEY L & KOONCE VALARIE
PO BOX 902
FAIRBURN GA 30213

FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

FIRST BAPTIST CHURCH OF FAIRBURN INC
23 EAST MALONE ST
FAIRBURN GA 30213

COX JAMES RANDALL
8200 SPENCE RD
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

FAIRBURN HOUSING AUTHORITY
26 W CAMPBELLTON ST STE 110
FAIRBURN GA 30213

SFR ACQUISITIONS 1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL 60606

BROWN PINKIE ET AL
PO BOX 14167
ATLANTA GA 30324-1167

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

MANOR AT BROAD STREET LP
3715 NORTHSIDE PKWY NW BLDG/STE 200/175
ATLANTA GA 30327

R P WITCHER AS TRUSTEE CHESTER & PINKIE BROWN TRUST
PO BOX 14167
ATLANTA GA 30324-1167

FAIRBURN CEMETERY
0 ROOSEVELT HWY
? XX 00000

HP GEORGIA I LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO IL 60606

ANDERSON ALBERT JR
125 CLAYTON ST
FAIRBURN GA 30213

WEBB JAMES WILLIAM JR ET AL
117 WEST BROAD ST
FAIRBURN GA 30213

BROWN ALFONZO & NORA
120 CLAYTON ST
FAIRBURN GA 30213

MILLICAN DAVID
72 MILO FISHER ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

JENKINS ERIC M
5725 FOX BEND AVE
MEMPHIS TN 38115

WEBB JAMES WILLIAM JR ET AL
117 WEST BROAD ST
FAIRBURN GA 30213

SIMS GERALDINE
180 CHESTNUT ST
FAIRBURN GA 30213

WILLIAM S SMITH TRUST
PO BOX 14167
ATLANTA GA 30324-1167

SIMS GERALDINE
180 CHESTNUT ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 SE BROAD ST
FAIRBURN GA 30213-1548

CLEAT DEVELOPMENT LLC
72 MILO FISHER ST
FAIRBURN GA 30213

FIRST BAPTIST CH OF FAIRBURN
23 MALONE ST
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

A STEP AT A TIME EARLY LEARNING LLC
6361 ROOSEVELT HWY
UNION CITY GA 30291

COLEMAN WILLIE WYLIE
168 ROBERTS ST
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
PO BOX 116
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

JABARI ORGANIZATION LLC THE
6431 EDGEWATER COVE
FAIRBURN GA 30213

FIRST BAPT CH OF FAIRBURN INC
23 MALONE ST
FAIRBURN GA 30213

SINKFIELD DIRETRESS A
200 GRANT ST
FAIRBURN GA 30213

GOING JAY C
126 CLAYTON ST
FAIRBURN GA 30213

HARVEST RAIN CHURCH
INTERNATIONAL INC
51 SENOIA RD
FAIRBURN GA 30213

MARTINEZ ENEMORIO M
PO BOX 844
FAIRBURN GA 30213

MORGAN JACESON
380 PENDLETON TRL
TYRONE GA 30290

FIRST BAPTIST CH OF FAIRBURN
23 MALONE ST
FAIRBURN GA 30213

FRASER ALAN G
9415 PENDENNIS LN
CHARLOTTE NC 28210

LANDMARK CHRISTIAN SCHOOL INC
50 E BROAD ST
FAIRBURN GA 30213

ELDER WANDA
230 GREENE ST SE
FAIRBURN GA 30213

LANDMARK CHRISTIAN SCHOOL INC
50 EAST BROAD ST
FAIRBURN GA 30213

FRASER ALAN G
71 WORD ST
FAIRBURN GA 30213

MORGAN JACESON BLANE
380 PENDLETON TRL
TYRONE GA 30290

NEHEMIAH PROJECT COMMUNITY
DEV CORP
115 SENOIA RD
FAIRBURN GA 30213

STEGALL JAISON
411 EAGLE RIDGE TRL
CANTON GA 30114

REGENBOGEN LAGERUNG LAND
TRUST THE
1227 N PEACHTREE PKWY
PEACHTREE CITY GA 30269

HARRIS MILLARD T
210 GRANT ST
FAIRBURN GA 30213

GADDY UNTO B J
PO BOX 385
PALMETTO GA 30268

HINDMAN ELIZABETH J
104 E BROAD ST
FAIRBURN GA 30213

LAMBERT EMMA SUE & GUESS
JOANN HOWARD
202 ARRAN PT
FAIRBURN GA 30213

TEMPLE OF PRAYER CHURCH INC
161 SENOIA RD
FAIRBURN GA 30213

MILLICAN DAVID
72 MILO FISHER ST
FAIRBURN GA 30213

TITUS LYDIA & KRISTOPHOR
140 GREENE ST NE
FAIRBURN GA 30213

MEETING AGENDA

Senoia Point Rezoning and Variance

PUBLIC PARTICIPATION MEETING

June 23, 2026
7:00 PM
51 Senoia Road, Fairburn, GA 30213

Welcome

Project Overview

Rezoning Request

Variance Requests

Site Plan Presentation

Community Benefits

Public Questions and Comments

Next Steps and Closing Remarks

SENOIA POINT PUBLIC PARTICIPATION MEETING

Rezoning and Variance Request Community Meeting

Project: Senoia Point Homeownership Development
Location: 115 Senoia Road, Fairburn, Georgia 30213
Date: June 23, 2026
Time: 7:00 PM
Location: 51 Senoia Road, Fairburn, GA 30213

MEETING AGENDA

Welcome and Introductions (7:00 PM – 7:10 PM)

- Opening Remarks
- Introduce Nehemiah Project Community Development Corporation
- Purpose of Public Participation Meeting

Project Overview (7:10 PM – 7:25 PM)

- Vision for Senoia Point
- Accessible Homeownership Opportunities
- Target Homebuyers
- Community Benefits

Rezoning Request (7:25 PM – 7:35 PM)

Current Zoning:

- R-3 Single Family Residential

Requested Zoning:

- R-CT Residential Cottage/Townhome Development

Reason for Request:

- To create attainable homeownership opportunities
- Provide workforce housing options
- Support community revitalization goals

Variance Requests (7:35 PM – 7:45 PM)

Requested Variances:

1. Reduction of minimum unit size from 1,200 sq. ft. to approximately 1,000 sq. ft.
2. Alternative architectural façade requirements.
3. Parking and garage modifications as permitted by the zoning ordinance.

Site Plan Presentation (7:45 PM – 8:00 PM)

- Site Layout
- Building Placement
- Parking Areas
- Greenspace and Landscaping
- Stormwater Management
- Traffic Access

Community Benefits (8:00 PM – 8:10 PM)

- New Homeownership Opportunities
- Increased Tax Base
- Neighborhood Revitalization
- Quality Design Standards
- Housing for Seniors, Veterans, and Workforce Families

Public Questions and Comments (8:10 PM – 8:45 PM)

Next Steps and Closing Remarks (8:45 PM – 9:00 PM)

MEETING GROUND RULES

1. Respect all speakers.
2. One person speaks at a time.
3. Please keep comments to 3 minutes.
4. Focus comments on the project.
5. All comments will be documented and submitted with the application.
6. Personal attacks or disruptive behavior will not be permitted.
7. Everyone will have an opportunity to speak.

Thank you for your participation.

SENOIA POINT COMMUNITY MEETING SIGN-IN SHEET

Project: Senoia Point Rezoning and Variance Request (115 Senoia Road)

Date: June 23, 2026

Meeting Location: 51 Senoia Road, Fairburn, GA 30213

Name	Address	Email Address	Phone Number	Property Owner? (Y/N)
Randy Cox	208 Broad st. S.E.	randy@fairburnp	770 964-4613	Y
Steve Niedergringer	155 Taylor Ridge Court	SPNIEDER@GMAIL.COM	404-561-1567	
Audrey Knight	82 Pine St	alkcup@yahoo.com	770-256-9994	N
Chancellor Felton	314 Northwest Broad Street	cfelton@fairburn.com	(678) 353-4017	N
Denise Brookins	314 NW Broad St	pz@fairburn.com	770/964-5713	N
Toni Wimby	1009 Burnside Ln NW Atlanta, GA	wimbytoniz@gmail.com	(404) 788-0443	N

Senoia Point Public Participation Meeting Package

1. Formal Public Participation Meeting Minutes

Project: Senoia Point Townhome Development
Location: 115 Senoia Road, Fairburn, GA
Community Meeting Location: 51 Senoia Road, Fairburn, GA
Meeting Time: 7:08 PM

Call to Order

The meeting was called to order at approximately 7:08 PM by Ingrid Thompson, CEO of Nehemiah Project Community Development Corporation (NPCDC). The purpose of the meeting was to present the proposed Senoia Point development, explain the rezoning and variance requests, and receive public input before public hearings.

Presentation Summary

- Overview of NPCDC's history and affordable housing experience.
- Description of the proposed eight-unit for-sale workforce townhome development.
- Explanation of rezoning from R-3 to R-CT and requested variances.
- Review of site plan, floor plans, parking, architecture, and community amenities.
- Discussion of affordability, intended buyers, construction schedule, and community benefits.
- Explanation of engineering, stormwater management, and infrastructure planning.

Public Questions

- Visitor parking
- Potential fencing
- Future single-story housing
- Income eligibility
- Sales prices
- Green space and playground
- Stormwater management
- Sewer capacity
- Developer experience

Responses

- Parking is provided on-site with ADA-accessible spaces and additional visitor accommodations evaluated during final engineering.
- Stormwater facilities will comply with City and state requirements to protect adjacent properties.
- Project is designed to increase homeownership opportunities while enhancing neighborhood character and property values.

- NPCDC has extensive experience delivering housing rehabilitation and community development projects across Metro Atlanta.

Adjournment

The meeting concluded after all questions were addressed and attendees were encouraged to continue providing comments during the rezoning process.

2. Public Participation Report

Purpose

NPCDC conducted this meeting to inform surrounding property owners and stakeholders of the proposed rezoning and to solicit community feedback in accordance with the City of Fairburn Public Participation requirements.

Outreach Activities

- Mailed notices to property owners within 500 feet.
- Community meeting conducted.
- Project boards, renderings and floor plans displayed.
- Comment forms and sign-in sheet provided.

Summary of Feedback

- Residents requested clarification regarding parking, affordability, stormwater, fencing, green space, and future housing types.
- No significant opposition was documented in the meeting notes.
- Participants expressed appreciation for quality affordable homeownership opportunities.

Applicant Response

NPCDC committed to continuing dialogue with the community and incorporating practical recommendations into the final design where feasible while maintaining affordability and compliance with City requirements.

3. Community Comment & Response Matrix

Community Question/Comment	NPCDC Response	Follow-up
Where will visitors park?	Visitor parking will be accommodated within the final site design.	Include final parking exhibit.
Will there be fencing?	No perimeter fencing is currently proposed unless required.	Evaluate during final design.
Will there be green space?	Yes. Landscaped common areas are planned.	Show landscape plan.
How will stormwater be handled?	Licensed engineers will design stormwater facilities to City standards.	Submit engineering plans.
Will there be single-story	Current phase is	Future planning.

homes?	townhomes; future phases may evaluate accessible housing.	
What are the income requirements?	Target buyers are workforce households generally around 80%–120% AMI depending on financing.	Provide buyer guidelines.
What will homes cost?	Final pricing depends on construction costs; goal is attainable homeownership.	Update prior to sales.
Has NPCDC done similar work?	Yes. NPCDC has completed numerous housing rehabilitation and affordable housing initiatives.	Share portfolio upon request.

SENOIA POINT PUBLIC COMMENT FORM

115 Senoia Road Fairburn, GA 30213

Date: June 23, 2026

Name: Steve Niederkringer

Address: 155 Taylor Ridge Ct. Tyrone

Phone/Email: 404-561-1567 / SPNIEDER@GMAIL.COM

☐ Property Owner

☐ Resident

☐ Business Owner

☐ Community Stakeholder

☑ Board member at Nehemiah Project

Please indicate your comments regarding the proposed rezoning and variance requests:

I am in favor of the project and the requested variances

SENOIA POINT PUBLIC COMMENT FORM

115 Senoia Road Fairburn, GA 30213

Date: 6-23-2026

Name: Audrey Knight

Address: 82 Pine St

Phone/Email: 770-256-9994/alkcup@yahoo.com

☐ Property Owner

☒ Resident

☐ Business Owner

☐ Community Stakeholder

Please indicate your comments regarding the proposed rezoning and variance requests:

Home ownership, ADA accessible, Need visitor parking

Do you support the proposed project?

☐ Yes

☐ No

☐ Need More Information

Specific Questions or Concerns:

Suggestions for the Project:

Ranch style homes for wheelchairs

I acknowledge that I attended the Public Participation Meeting regarding the Senoia Point development project.

Signature: Audrey Knight

Thank you for your participation. All comments will become part of the public participation record submitted to the City of Fairburn.

SENOIA POINT PUBLIC COMMENT FORM

115 Senoia Road Fairburn, GA 30213

Date: 6.23.'26

Name: James R. Cox

Address: 208 Broad St. S.E.

Phone/Email:

☐ Property Owner

☐ Resident

☒ Business Owner

☐ Community Stakeholder

Please indicate your comments regarding the proposed rezoning and variance requests:

Do you support the proposed project?

☐ Yes

☐ No

☑ Need More Information

Specific Questions or Concerns:

Is Fairburn infrastructure ready for this project?

Are the tenants intended for the housing considered responsible?

Have necessary criteria been evaluated so success comes from the project

Suggestions for the Project:

I acknowledge that I attended the Public Participation Meeting regarding the Senoia Point development project.

Signature: James R. Cox

Thank you for your participation. All comments will become part of the public participation record submitted to the City of Fairburn.

7/30/2026

RE: 115 Senoia Road

Dear Ingrid Thompson,

Thank you for your request regarding:

- 115 Senoia Road Fairburn, GA 30213

Comcast has facilities in this area and could potentially be the service provider for this property. However, this information is submitted to you under the following conditions:

1. This is not an agreement or bid to begin work.
2. Service to the property will be based upon easement allowances made via final plat.
3. This letter does not bind or commit Comcast to any construction schedule.

If we may provide any additional information, or if you have questions, please feel free to contact me at 404-491-6924 or by email at Mark_Ebetino@Comcast.Com

Thank you,

Mark Ebetino
Account Executive
XFINITY CommunitiesTM
Mobile: 404-491-6924
Mark_Ebetino@Comcast.Com

Fairburn
Situated to Succeed

July 22nd 2026

Ms. Ingrid Thompson
C.E.O.
NEHEMIAH PROJECT
51 Senoia Road
Fairburn GA. 30213

Re: **Electric Utility Availability.**

Dear Ms. Thompson,

This letter is to inform you Fairburn Electric Utilities will be able to provide power services to Parcel ID# 09F101000520388 in the City of Fairburn Georgia.

Our Power lines are found overhead along Senoia Road to provide power to this project area, and we may have to cross over or under a roadway. Fairburn Utilities will provide an itemized material list, along with the cost, for any reimbursements, as well as a set of plans explaining how the underground/overhead power is to be installed from our representatives from the Electric Cities of Georgia Engineering Division. This letter also gives permission to the city staff and our utility contractors to be on your property for installation and inspections.

If you have any questions or concerns, please feel free to contact the Director of Utilities, Mr. Derek Hampton, or myself directly at (770) 964-2244.

Sincerely,

Thomas M. Banks

Electric Utility Manager

Fairburn Utilities
City of Fairburn

July 30, 2026

Ingrid Thompson
Nehemiah Project
51 Senoia Road
Fairburn, GA 30213

RE: Water and Sewer Availability – 115 Senoia Road

Mrs. Thompson,

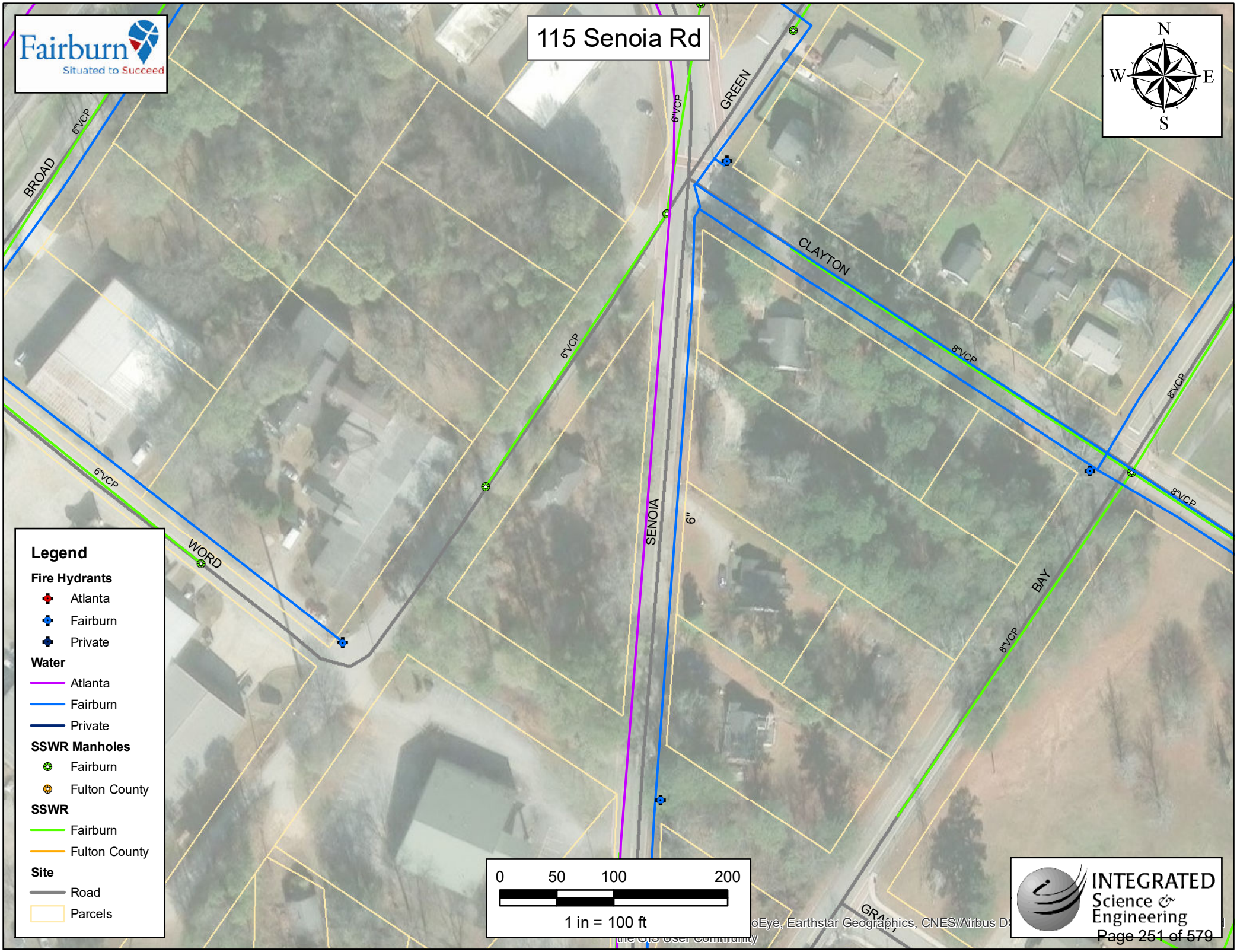
Please see the attached map showing the parcel in question. A 6" Fairburn sewer line runs along Green Street and has sufficient capacity to support the proposed development of 8 units. A connection would be allowed to Fairburn's sewer system at the expense of the developer.

There are Fairburn and Atlanta water lines running along Senoia Road. A connection would be allowed to Fairburn's water line. However, a fire flow test would need to be performed to determine if there is sufficient flow/pressure to meet the domestic need and fire requirements of the development. It would be the responsibility of the developer to order the fire flow test.

This letter does not constitute approval of construction plans or permitting. Final connections to the City's sanitary sewer and water systems are subject to the City's review and approval of all required engineering plans and compliance with applicable City standards and regulations. The City reserves the right to reevaluate this determination if the proposed development or system conditions materially change prior to construction.

Sincerely,

Fairburn Utilities


115 Senoia Rd
Fairburn
Situated to Succeed
N
W
E
S
BROAD
6"VCP
GREEN
6"VCP
CLAYTON
8"VCP
6"VCP
8"VCP
8"VCP
6"VCP
WORD
SENOIA
6"
BAY
8"VCP
Legend
Fire Hydrants
Atlanta
Fairburn
Private
Water
Atlanta
Fairburn
Private
SSWR Manholes
Fairburn
Fulton County
SSWR
Fairburn
Fulton County
Site
Road
Parcels
0
50
100
200
1 in = 100 ft
INTEGRATED
Science &
Engineering

Fulton County Schools
Where Students Come First

Rezoning Impact Statement

7/27/2026

PETITION: **NEHEMIAH PROJECT**

JURISDICTION Fairburn

Proposed Residential Units

Single-family detached	Townhouses	Apartments	Condominiums
8	**0**	**0**	**0**

HOME SCHOOL	PROJECTED BASELINE ENROLLMENT [A]	BLDG CAPACITY	EST. # NEW FCS STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY [B] WITHOUT DEV	PROJECTED UNDER/OVER CAPACITY [B] WITH DEV
Campbell ES	670 to 712	925	0 to 4	-255 to -213	-255 to -209
Bear Creek MS	952 to 1,010	1,075	0 to 1	-123 to -65	-123 to -64
Creekside HS	1,735 to 1,843	1,925	0 to 2	-190 to -82	-190 to -80
TOTAL			**0** to **7**		Insufficient historical data to run report?: ☐

HS REGION: Creekside HS

	AVERAGE - 1 STD DEV		AVERAGE + 1 STD. DEV.	
One single-family detached unit generates:	0.062257	to	0.470625	*elementary school students*
	0.000000	to	0.170633	*middle school students*
	0.050770	to	0.270626	*high school students*
One townhouse unit generates:	0.100930	to	0.305892	*elementary school students*
	0.029889	to	0.076529	*middle school students*
	0.054423	to	0.238333	*high school students*
One apartment unit generates:	0.027573	to	0.220629	*elementary school students*
	0.005055	to	0.059495	*middle school students*
	0.017782	to	0.119074	*high school students*
One condominium unit generates:	0.080572	to	0.19463	*elementary school students*
	0.012761	to	0.058679	*middle school students*
(Note: Empty/null values indicate insufficient historic data)	0.076512	to	0.134358	*high school students*

[A] ***Forecasted enrollment for the 2026-27 school year***

[B] ***Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under state capacity.***

* ***Bldg. capacity indicates FTE calculated space. However due to the number of special programs, portables or other measures may be needed to accommodate the instructional needs of the school.***

** ***Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.***

CITY OF FAIRBURN
PLANNING AND ZONING AGENDA ITEM

SUBJECT: RaceTrac Concept Plan

ITEM TYPE: Other

SUBMITTED: 07/30/2026 **WORK SESSION:** N/A **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:
For the Planning and Zoning Commission to review the concept plan.

HISTORY:
N/A

FACTS AND ISSUES:
The applicant is proposing to construct a 6,008-square foot gas station and convenience store with seven gasoline fuel pumps and five diesel pumps. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of C-2 and the Highway 74 Overlay District design standards.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, buffer easements, utilities, and other required infrastructure. The site will have ingress/egress along Fairburn Industrial Boulevard and Howell Avenue.

The building will consist of grey masonry with red and blue accents and a flat roof. The east elevation will consist of double-entry glass doors, three glass windows, two clerestory windows, a blue canopy, and grey bollards. The east elevation will consist of a double-entry glass doors, a single-entry metal door, roof access, and two gutters. The north elevation will consist of a double-entry glass door, metal tables and chairs, a blue canopy, and grey bollards. The south elevation will consist of a blue canopy.

FUNDING SOURCE:

RECOMMENDED ACTION:

Staff recommends approval of the concept plan with the following conditions:
• Any significant modifications as determined by Staff to the approved concept plan and elevations would necessitate a further review by the Planning and Zoning Commission.

ATTACHMENTS:

1. RaceTrac Concept Plan Staff Report Package

CITY OF FAIRBURN

PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: August 4, 2026

Agenda Item: RaceTrac – 0 Fairburn Industrial Boulevard [Parcel ID: 09F090100480751] – Request to review the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: RaceTrac, Inc

Property Owner: Greenland Georgia, Inc.

Background

The site is located at 0 Fairburn Industrial Boulevard on the southeast corner of the intersection of Fairburn Industrial Boulevard and Howell Avenue. The site is currently zoned M-2 (Heavy Industrial) and is in the Highway 74 Overlay District. The site is approximately 16.97 acres.

Discussion

The applicant is proposing to construct a 6,008-square foot gas station and convenience store with seven gasoline fuel pumps and five diesel pumps. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of C-2 and the Highway 74 Overlay District design standards.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, buffer easements, utilities, and other required infrastructure. The site will have ingress/egress along Fairburn Industrial Boulevard and Howell Avenue.

The building will consist of grey masonry with red and blue accents and a flat roof. The east elevation will consist of double-entry glass doors, three glass windows, two clerestory windows, a blue canopy, and grey bollards. The east elevation will consist of a double-entry glass doors, a single-entry metal door, roof access, and two gutters. The north elevation will consist of a double-entry glass door, metal tables and chairs, a blue canopy, and grey bollards. The south elevation will consist of a blue canopy.

Staff Recommendations

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

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

Attachments:

- Site Pictures
- Application
- Current Survey
- Proposed Concept Plan
- Proposed Elevations
- Traffic Study
- Hydrology Report

SITE PICTURES



South viewpoint

Fairburn
Situated to Succeed

Conceptual Site Plan Checklist

- ☒ An accurate, up-to-date and certified survey of the property on which the project is to be built.
- ☒ A vicinity map showing the property in relation to the general area of the City in which it is located.
- ☒ The name of the proposed project. RaceTrac - Fairburn Industrial
- ☒ Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.

  Owner:
  NAME: Greenland Georgia, Inc.
  CONTACT: Suresh Jatia
  PHONE: (770) 435-1100
  EMAIL: suresh@greenlandamerica.com
- ☒ Graphic scale, north arrow, and date of preparation.
- ☒ Zoning of the property with required setbacks shown.
- ☒ Zoning, use, and ownership of all adjoining property.
- ☒ Total area of the site and the area of the site proposed to be devoted to impervious surfaces.
- ☒ Approximate topography of the site.
- ☒ Significant natural features on and adjacent to the site, including the 100 year flood-plain, if appropriate. Shown on Survey
- ☐ Existing man-made features on the site. N/A - Wooded
- ☒ Proposed site layout including buildings, drives, parking, walkways, landscaped areas, buffer easements, utilities and any other features necessary to properly present the concept.
- ☒ Proposed off-site improvements which may be necessary to properly develop site.
- ☒ Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
- ☒ If the site plan is for an addition to or change in an existing site plan, the drawings must clearly show the changes that are being proposed.
- ☒ Provide vehicular use area landscaping requirements

CITY OF FAIRBURN

Planning & Zoning Department

Site Plan Review- Submittal Form

Submittal Date: 12/12/2025 **Deadline:** _____

(Minimum 5 weeks prior to P & Z Commission meeting)

PROJECT INFORMATION

Project Name: RaceTrac Fairburn EDO# 1656

Address/Location of Project: Property to the south of the Fairburn Industrial Blvd and Howell Ave intersection

Access to Property: Fairburn Industrial Blvd & Howell Ave

Tax Parcel ID #: 09F090100480751 Size of Project: 5.3

Zoning: M-2 Heavy Industrial No. of Lots (if applicable): 1

Zoning & Use of Adjacent Properties: M-2, Industrial

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

RaceTrac is proposing to construct a +/-6,008 SF convenient store with 7 gasoline pumps, 5 diesel pumps, and associate auto parking and site landscaping. The site will have access to the public ROW off of Fairburn Industrial Blvd via a right in right out driveway an off Howell Ave via a full movement driveway. There will not be any truck scale or overnight stay accommodations or facilities or long term parking provided for truck drivers.

CONTACT INFORMATION

Company Name: Bohler, LLC

Contact Person: Nate Fuss; Erika Larrimore

Mailing Address: 211 Perimeter Center Pkwy NE, Suite 425, Atlanta, GA 30346

Phone: 678-695-6800 Fax: _____

Email Address: nfuss@bohlereng.com; elarrimore@bohlereng.com

UTILITY SERVICE PROVIDERS

Water: City of Fairburn Sewer: City of Fairburn

Electric: City of Fairburn Gas: TBD

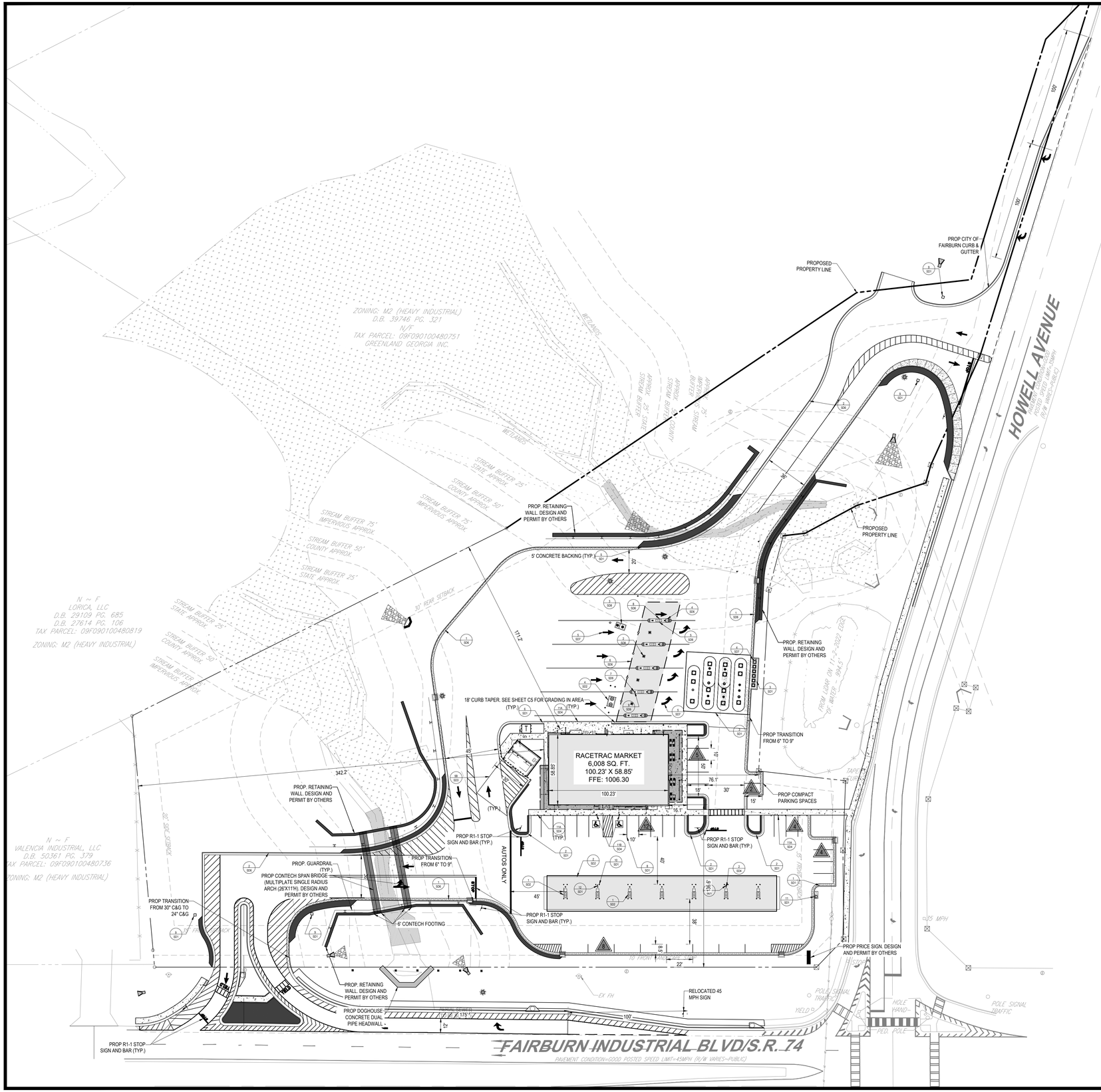
Cable: TBD Other: N/A

Sketch Plan	**Conceptual Site Plan**	**Construction Plans w/Hydro**	**Landscape Plan**
☐ **1st Submittal- No Fee** Submit to P & Z for review	☑ **1st Submittal $150 + $20/acre** ☐ Resubmittal*	☐ **1st Submittal $500 + $20/ acre** ☐ Resubmittal*	☐ **1st Submittal $300 + $20/acre** ☐ Resubmittal*
If necessary, 2 extra copies (If legible, .pdf file is acceptable). **Staff routes to:** ☐ Comm. Dev. Director ☐ Planning & Zoning	**7 Copies-** **Staff Routes to:** ☐ Building/Prop. Manager ☐ Comm. Dev. Director ☐ Engineer ☐ Fire Marshal ☐ Landscape Architect ☐ Planning & Zoning ☐ Water & Sewer	**7 Copies-** **Staff Routes to:** ☐ Building / Prop. Manager ☐ Comm. Dev. Director ☐ Engineer ☐ Fire Marshal ☐ Landscape Architect ☐ Planning & Zoning ☐ Water & Sewer	**2 Copies-** **Staff Routes to:** ☐ Comm. Dev. Director ☐ Landscape Architect

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

26 W. Campbellton Street
Fairburn, GA 30213
(770) 964-2244
(770) 306-6919 Fax

Reset Form



SITE PLAN NOTES:

- DEVELOPMENT PLANS INCLUDING SITE GRADING AND DRAINAGE PLANS SHOULD BE DEVELOPED TO MINIMIZE DISRUPTION OF NATURAL DRAINAGE PATTERNS ON PROPERTIES. ADDITIONALLY, NO INCREASES IN STORM WATER RUNOFF RATES SHALL BE ALLOWED AT ANY DISCHARGE POINT ON THE SITE. THE BASELINE CONDITIONS SHALL BE BASED ON AN ANALYSIS OF THE STORM WATER DISCHARGE RATES FROM THE SITE IN ITS EXISTING CONDITIONS SHALL BE BASED ON AN ANALYSIS OF THE STORM WATER DISCHARGE RATES FROM THE SITE IN ITS EXISTING CONDITION AND SHALL MODEL ANY DEPRESSION STORAGE.
- ALL DUMPSTERS SHALL BE ENCLOSED WITH A WALL OF EQUAL OR GREATER HEIGHT ON THREE SIDES, THE MATERIAL OF WHICH SHALL BE SIMILAR TO THE MATERIAL ON THE OUTSIDE OF THE MAIN BUILDING.

		ALLOWED/REQUIRED	PROVIDED
MIN. LOT AREA			
	TOTAL SITE ACREAGE	5.0 AC	±5.30 AC
MIN. BUILDING SETBACK			
	FRONT(FAIRBURN INDUSTRIAL & HOWELL AVE.)	35'*	±76.1'
	SIDE	20'	±342.2'
	REAR	30'	±171.2'
MIN. LANDSCAPE STRIPS/BUFFERS			
	FRONT(STRIP)	10' ALONG HOWELL AVE*	±0.2'
	FRONT(BUFFER YARD)	10' ALONG ROUTE 74 R.O.W.*	±0.2'
PARKING REQUIREMENTS			
	MIN. PARKING	1 PER 200 SF OF GFA + 3 PARKING SPACES FOR FUEL STATION = ±34 SPACES	35 SPACES
	MAX. PARKING	N/A	35 SPACES
MIN. PARKING SPACE DIMENSIONS		FULL-SIZE 90°: 10'x18' FULL-SIZE PARALLEL: 8.5'x22' COMPACT 90°: 9'x15'	FULL-SIZE 90°: 10'x18' FULL-SIZE PARALLEL: 8.5'x22' COMPACT 90°: 9'x15'
MIN. LANDSCAPE ISLAND DIMENSIONS		10'x18'	>10'X18'
MAX. IMPERVIOUS AREA		±3.975 AC (75%)	±3.75 AC
MIN. DRIVE AISLE		N/A	30'

* VARIANCE GRANTED

GENERAL SITE NOTES

1. OWNERS:
   GREENLAND GEORGIA INC
   4020 CHARWOOD TRCE
   MARIETTA, GA 30062-6046
2. EQUITABLE DEVELOPER/APPLICANT:
   RACETRAC, INC.
   200 GALLERIA PARKWAY S.E.,
   SUITE 900
   ATLANTA, GA 30339
   CONTACT: JUSTEN GIAMBALVO
   PHONE: (770) 431-7600
3. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND CODE COMPLIANT.
4. ZONING DATA:
   PARCEL NUMBERS: 09F090100480751
   GROSS LOT AREA: 4.21 AC
   EXISTING ZONING: M-2 HEAVY INDUSTRIAL
   OVERALY: GEORGIA HIGHWAY 74 OVERLAY ZONING DISTRICT
   EXISTING USE: VACANT LAND
   PROPOSED USE: FUELING CENTER (PERMITTED)
5. THIS PLAN IS BASED ON THE FOLLOWING:
   ALTA SURVEY BY GASKINS + LECRAW INC.
   1226 POWDER SPRINGS RD SW
   MARIETTA, GA 30064
   PROJECT NO.: 005060
   DATED: 09/07/2023
6. THE IMPROVEMENTS FOR THIS PROJECT INCLUDE THE CONSTRUCTION OF A RACETRAC TRAVEL CENTER STRUCTURE, PARKING FACILITIES, UNDERGROUND UTILITIES, LANDSCAPING, STORMWATER QUALITY, AND DETENTION REQUIREMENTS.
7. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.
8. IF ANY STRUCTURE THAT LIES WITHIN A 100-YEAR FLOODPLAIN OR WITH A DETENTION POND WILL BE ELEVATED SUCH THAT THE LOWEST FINISHED FLOOR ELEVATION SHALL BE NO LESS THAN 2' ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
9. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

DEVELOPER

RACETRAC, INC.
200 GALLERIA PARKWAY S.E.,
SUITE 900
ATLANTA, GA 30339
CONTACT: JUSTEN GIAMBALVO
PHONE: (770) 431-7600
EMAIL: JGIAMBALVO@RACETRAC.COM

RT CURB LEGEND

CATCH CURB (DETAIL 1, SHEET SD1 OR SD6)

SHED CURB (DETAIL 2, SHEET SD1 OR SD6)

N

40 20 10 0 40
1"= 40'

NO.	REVISION	BY	DATE

GEORGIA 811 www.Georgia811.com Contact 811 before you dig.
GEORGIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-282-7411
811.gov/811ga.pdf

RACETRAC 24-HOUR CONTACT
PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER
Nathan Fuss
No. PE040694
PROFESSIONAL
11/03/2025
NATHAN R. FUSS

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT PROTECTION. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC, INC. IS PROHIBITED.

RaceTrac
RACETRAC, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

SITE PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C3	0
SHEET NO.	REVISION

H:\2022\GAA220184.00\CAD\DRAWINGS\PLAN SETS\GAA220184.00 - SITE.DWG PRINTED BY: NPARK 12.10.25 @ 9:04 AM LAST SAVED BY: NPARK

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

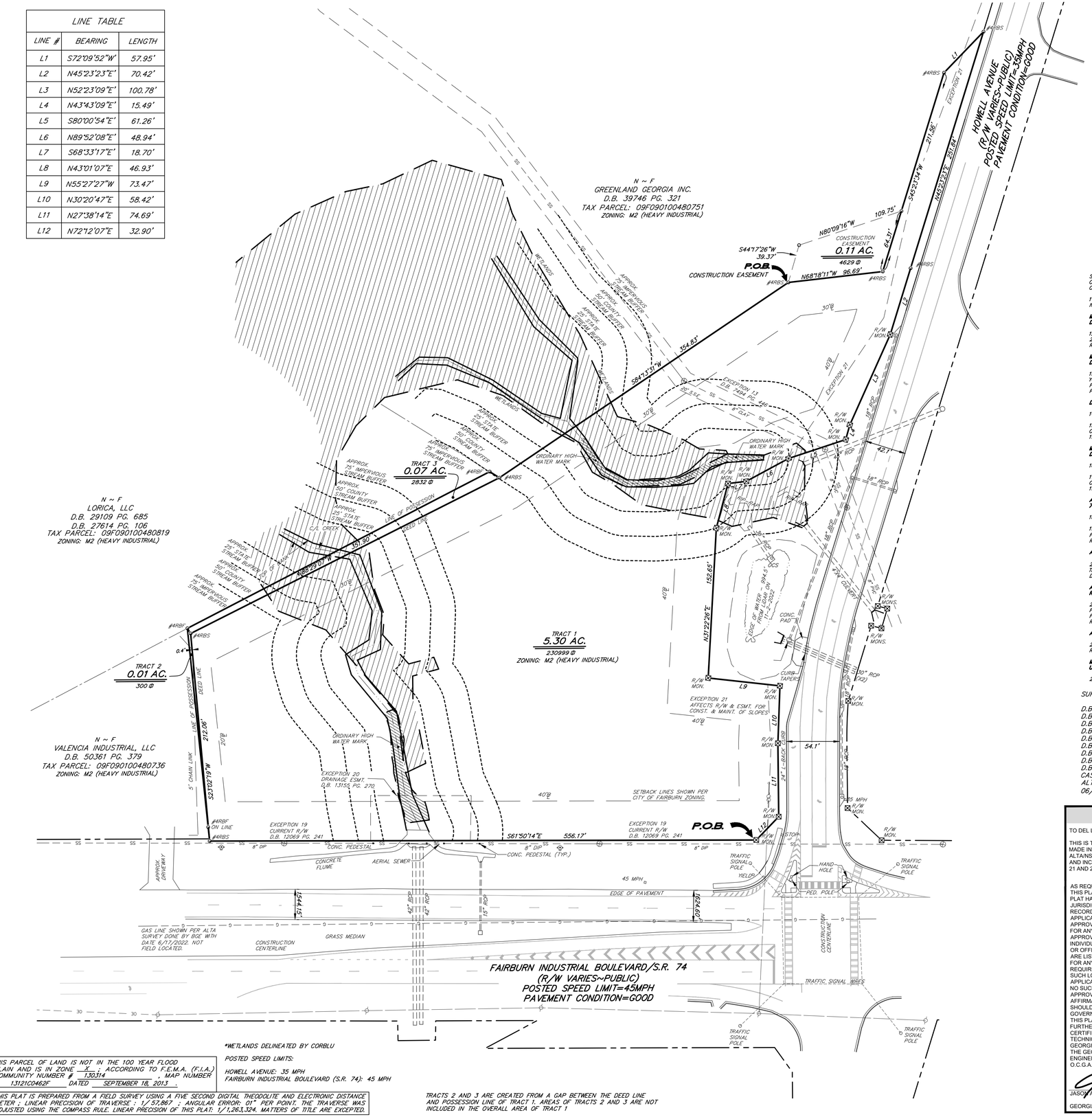
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE R800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

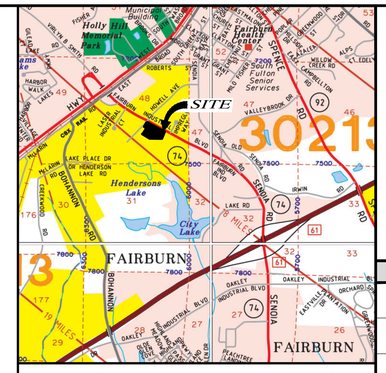
ALTA TABLE A ITEM NOTES:

ITEM 1 – #4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
ITEM 2 – ADDRESS IS FAIRBURN INDUSTRIAL BOULEVARD, FAIRBURN, GA 30213
ITEM 3 – SEE FLOOD NOTE.
ITEM 4 – GROSS LAND AREA IS 5.30 ACRES.
ITEM 6(a) – NO ZONING REPORT OR LETTER PROVIDED.
ITEM 6(b) – NO ZONING REPORT OR LETTER PROVIDED. CURRENTLY ZONED AS M-2 (HEAVY INDUSTRIAL AS SHOWN IN THE CITY OF FAIRBURN ZONING RECORDS.
ITEM 7(a) – NO BUILDINGS ON SITE, DOES NOT APPLY.
ITEM 8 – ALL SUBSTANTIAL FEATURES OBSERVED WHILE CONDUCTING FIELD WORK ARE SHOWN.
ITEM 9 – SUBJECT PROPERTY CONTAINS NO PARKING SPACES.
ITEM 10 – NO BUILDINGS ON SITE, DOES NOT APPLY.
ITEM 11(b) – SITE UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UNDERGROUND UTILITIES MARKED BY PAINT OR FLAGS FIELD LOCATED BY GASKINS+LECRAW. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE IN NATURE.
ITEM 12–N/A
ITEM 13 – NAMES OF ADJOINING TRACTS HAVE BEEN SHOWN GRAPHICALLY.
ITEM 14 – SITE IS LOCATED AT THE INTERSECTION OF FAIRBURN INDUSTRIAL BOULEVARD AND HOWELL AVENUE.
ITEM 16 – THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
ITEM 17 – NO PROPOSED RIGHT OF WAY CHANGES.
ITEM 18 –ANY OFFSITE EASEMENTS THAT ARE PROVIDED AND ARE ABLE TO BE PLOTTED ARE SHOWN.
ITEM 19– PROFESSIONAL LIABILITY INSURANCE PROVIDED.
ITEM 20–N/A

ADDITIONAL ITEMS SHOWN AS REQUESTED.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S72°09'52"W	57.95'
L2	N45°23'23"E	70.42'
L3	N52°23'09"E	100.78'
L4	N43°43'09"E	15.49'
L5	S80°00'54"E	61.26'
L6	N89°52'08"E	48.94'
L7	S68°33'17"E	18.70'
L8	N43°01'07"E	46.93'
L9	N55°27'27"W	73.47'
L10	N30°20'47"E	58.42'
L11	N27°38'14"E	74.69'
L12	N72°12'07"E	32.90'





LOCATION MAP 1" = 2000'

SCHEDULE B, PART II
COMMITMENT NUMBER: 223341GA
COMMITMENT DATE: AUGUST 14, 2023 AT 12:00 A.M.

11. EASEMENT TO GEORGIA POWER COMPANY DATED OCTOBER 5, 1911, RECORDED ON NOVEMBER 1, 1911, IN DEED BOOK R. PAGE 371, AFORESAID RECORDS.

MAY AFFECT SUBJECT TRACT, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

12. EASEMENT BY G. E JENKINS ESTATE TO GEORGIA UTILITIES COMPANY, DATED OCTOBER 23, 1925, RECORDED ON OCTOBER 29, 1925, IN DEED BOOK 28, PAGE 117, AFORESAID RECORDS.

MAY AFFECT SUBJECT TRACT, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.

13. EASEMENT BY AND BETWEEN VERDUIN LAND COMPANY, OF SAID STATE AND COUNTY, YOUNG H. LONGINO, MULAND R. SAMPLES, AND EVELYN BOYD BUTTERWORTH, AND CITY OF FAIRBURN, DATED FEBRUARY 21, 1980, RECORDED ON MARCH 3, 1980 IN DEED BOOK 7494, PAGE 446, AFORESAID RECORDS.

DOES NOT AFFECT SUBJECT TRACT, SHOWN APPROXIMATE GRAPHICALLY.

14. INTENTIONALLY DELETED.

15. CONVEYANCE OF ACCESS RIGHTS FROM DISTRIBUTORS PRINTERS AND NORTHBROOK CORPORATION TO DEPARTMENT OF TRANSPORTATION FILED AND RECORDED ON JUNE 23, 1987 IN DEED BOOK 10892, PAGE 404, AFORESAID RECORDS.

MAY AFFECT, UNABLE TO PLOT, UNABLE TO DETERMINE EXACT LOCATION FROM RECORD DOCUMENT.

16. INTENTIONALLY DELETED.

17. CONVEYANCE OF ACCESS RIGHTS FROM DISTRIBUTORS PRINTERS AND NORTHBROOK CORPORATION TO DEPARTMENT OF TRANSPORTATION FILED AND RECORDED ON JUNE 23, 1987 IN DEED BOOK 10893, PAGE 242, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT, UNABLE TO PLOT, ALLOWS FOR ACCESS DRIVEWAYS ALONG S.R. 74.

18. INTENTIONALLY DELETED.

19. EASEMENTS AND CONVEYANCE OF ACCESS RIGHTS CONTAINED IN RIGHT OF WAY DEED FROM GREENLAND (GEORGIA), INC., TO DEPARTMENT OF TRANSPORTATION FILED AND RECORDED ON OCTOBER 28, 1988 IN DEED BOOK 12069, PAGE 241, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT, CURRENT RIGHT-OF-WAY ALONG S.R. 74.

20. CONSTRUCTION AND MAINTENANCE AGREEMENT FROM GREENLAND (GEORGIA), INC. TO THE DEPARTMENT OF TRANSPORTATION FILED AND RECORDED ON JANUARY 26, 1990 IN DEED BOOK 13155, PAGE 270, AFORESAID RECORDS.

AFFECTS SUBJECT TRACT, ALLOWS FOR CONSTRUCTION AND MAINTENANCE ALONG RIGHT-OF-WAY OF S.R. 74.

21. EASEMENTS CONDEMNED IN CASE NO. 2020CV338424, IN THE SUPERIOR COURT OF FULTON COUNTY STYLED CITY OF FAIRBURN, GEORGIA VS. 2.003 ACRES, DR. ARTHUR E. FERDINAND, ET AL.AS EVIDENCED BY DECLARATION OF TAKING DATED JUNE 26, 2020 RECORDED ON JULY 17, 2020 IN AFORESAID RECORDS

AFFECTS SUBJECT TRACT, CURRENT RIGHT-OF-WAY ALONG HOWELL AVENUE.

22. PLAT OF SURVEY FILED AND RECORDED AT PLAT BOOK 144, PAGE 96, AFORESAID RECORDS DISCLOSES GA. POWER CO. EASEMENT.

MAY AFFECT SUBJECT TRACT, EASEMENT APPEARS INSIDE PUBLIC RIGHT-OF-WAY, UNABLE TO DETERMINE EXACT LOCATION.

23. INTENTIONALLY DELETED.

SURVEYOR REFERENCES:

D.B. 39746 PG. 321
D.B. 11226 PG. 295
D.B. 6408 PG. 122
D.B. 6636 PG. 224
D.B. 9361 PG. 154
D.B. 12069 PG. 241
D.B. 50361 PG. 379
D.B. 29109 PG. 685
D.B. 39746 PG. 321
CASE NO. 2020CV338424
ALTA SURVEY FROM BGE DATED 06/17/2022

CURRENT OWNER:

GREENLAND (GEORGIA), INC.,
A GEORGIA CORPORATION
D.B. 39746 PG. 321
D.B. 11226 PG. 295
D.B. 6408 PG. 122
D.B. 6636 PG. 224
D.B. 9361 PG. 154
D.B. 12069 PG. 241
CASE NO. 2020CV338424
ALTA SURVEY FROM BGE DATED 06/17/2022

SURVEYOR'S CERTIFICATION

TO DEL LAGO VENTURES, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10(A), 10(B), 11(B), 12, 13, 14, 16, 17, 18, 19, 20, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2022.

AS REQUIRED BY SUBSECTION (d) of O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT.
FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.
FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A SECTION 15-6-67.

GEORGIA REGISTERED 3215 LAND SURVEYOR JASON A. HOPKINS

JASON A. HOPKINS DATE: 11/14/2024

GEORGIA REGISTERED LAND SURVEYOR NO. 3215

AS SURVEYOR FOR GASKINS + LECRAW, INC.

LEGEND
C.B.– CATCH BASIN
R.C.P.– REINFORCED CONCRETE PIPE
C.M.P.– CORRUGATED METAL PIPE
F.F.E.– FINISHED FLOOR ELEVATION
WATER VALVE
C.O. SEWER CLEAN OUT
BUILDING SETBACK LINE
–E– UNDERGROUND ELECTRICAL LINE
OVERHEAD POWER LINES
H.W.–HEADWALL
PBX POWERBOX
–W– WATER LINE
–T– UNDERGROUND TELEPHONE LINE
–G– GAS LINE
P.P.– POWER POLE
L.P.– LIGHT POLE
F.H.– FIRE HYDRANT
M.H.– SANITARY SEWER MANHOLE
W.M.– WATER METER
G.M.– GAS METER
RBS– REINFORCING BAR SET
RBF– REINFORCING BAR FOUND
CTF– CRIMP TOP PIPE FOUND
OTF– OPEN TOP PIPE FOUND
R/W MON.– RIGHT–OF–WAY MONUMENT
–X– TYPE OF FENCE
J.B.– JUNCTION BOX
D.I.– DROP INLET / YARD INLET

*WETLANDS DELINEATED BY CORBLU

POSTED SPEED LIMITS:

HOWELL AVENUE: 35 MPH
FAIRBURN INDUSTRIAL BOULEVARD (S.R. 74): 45 MPH

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130314 MAP NUMBER # 13121C0462F DATED SEPTEMBER 18, 2013

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 57,867 ; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/ 1,263,324. MATTERS OF TITLE ARE EXCEPTED.

TRACTS 2 AND 3 ARE CREATED FROM A GAP BETWEEN THE DEED LINE AND POSSESSION LINE OF TRACT 1. AREAS OF TRACTS 2 AND 3 ARE NOT INCLUDED IN THE OVERALL AREA OF TRACT 1

PREPARED IN THE OFFICE OF:

GASKINS +LECRAW

© 2024 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7593
www.gaskinslecraw.com
LSF001371

REVISIONS:

REV #	DATE	DRAWN BY:	CHECKED BY:
6	11/14/24	CAM	JAH
5	11/13/24	CAM	JAH
4	10/02/24	CAM	JAH
3	05/13/24	CAM	JAH
2	02/01/24	CAM	JAH
1	09/07/23	TBS	TBS

ADDRESSED COMMENTS
ADDED ADDITIONAL WETLANDS
ADDED TRACTS 5 & 6
REVISED PROPERTY LINES
ADDED TRACT 2
UPDATE TITLE COMMITMENT

ALTA/NSPS LAND TITLE SURVEY FOR:

DEL LAGO VENTURES, INC. & FIDELITY NATIONAL TITLE INSURANCE COMPANY

FAIRBURN INDUSTRIAL BOULEVARD

LAND LOT 48, DISTRICT 9-F,
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:

GRID NORTH-GEORGIA WEST ZONE
0' 25' 50' 100'
SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY:	TBS
REVIEWED BY:	DCO
FIELD DATE:	11/22/2022
OFFICE DATE:	11/29/2022
JOB #:	005060

1 OF 2

Drawing name: S:\Bvd\FULTON\09\09_0048\FAIRBURN INDUSTRIAL\DWG\FAIRBURN ALTA 4.21 ACRES REV6.dwg SHEET1 Nov 14, 2024 1:10pm by: cmeier

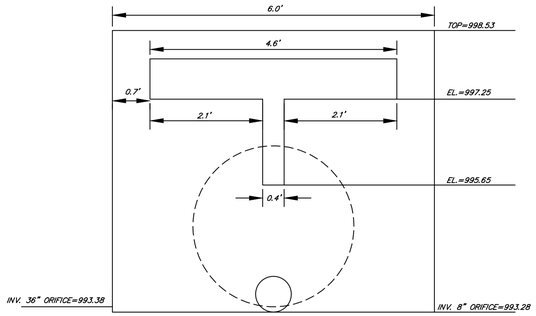
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2024

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

OCS DETAIL

N.T.S.

FRONT



OCS IS 6'X6'.

OCS DETAIL

N.T.S.

SIDES/REAR
TYPICAL WEIR WINDOW

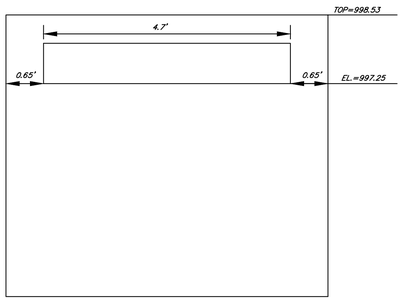


EXHIBIT "A"
Legal Description

The property depicted in the drawing below, being a portion of tax parcel 09F-0901-0046-075-1, and being a portion of the following described property:

All that tract or parcel of land lying and being in Land Lot 48 of the 9-F District of Fulton County, Georgia and being more particularly describes as follows:

Beginning at a point on the Southwesterly right-of-way of Georgia State Highway No. 74 (a 100-ft. right-of-way), which point is located 562.9 feet Northwesterly from the intersection of the Southwesterly side of Georgia State Highway No. 74 and the line Dividing Land Lots 47 and 48; running thence South 24 degrees 11 minutes 13 seconds West 293.49 feet to a point; running thence North 67 degrees 32 minutes 52 seconds West 251.9 feet to a points running thence South 28 degrees 57 minutes 58 seconds East 623.1 feet to a point located on the line dividing Land Lots 31 and 487 running thence north 88 degrees 27 minutes 13 seconds West along said land lot line 669.2 feet to an iron pin found; running thence north 50 degrees 28 minutes West 536.2 feet to a point; running thence North 46 degrees 15 minutes 10 seconds East 1030.52 feet to a point located on the Southwesterly right-of-way of said Georgia State Highway No. 74; running thence South 60 degrees 54 minutes 48 Seconds East along said right-of-way 575.20 feet to a point and the Point of Beginning, said property consisting of 16.97 acres as depicted on Plat for Greenland (Georgia), Inc., dated October 22, 1987 by Steed & Boyd Land Surveyors.

LESS AND EXCEPT the properties conveyed or condemned by the following:

Rural Post Roads Right of Way Deed by and between Verdun Land Company, Nominee and Department of Transportation, dated December 30, 1975, recorded on January 8, 1976 in Deed Book 6408, Page 122, aforesaid records.

Rural Post Roads Right of Way Deed by and between Young H. Longino, Mrs. Evelyn Butterworth (formerly Evelyn Boyd) and Thomas L. Jordan and Department of Transportation, dated January 13, 1977, recorded on January 26, 1976 in Deed Book 6836, Page 224, aforesaid records.

Condemnation evidenced by Order in Case No. C-56040 in Superior Court of Fulton County, Georgia, styled Department of Transportation vs. 2.335 acres of land and M. Young H. Longino, et al. recorded on August 21, 1979 in Deed Book 7376, Page 209, aforesaid records.

Condemnation evidenced by Order and Judgment styled Department of Transportation vs. Young H. Longinoet al, filed and recorded on January 29, 1985 in Deed Book 9361, Page 154, aforesaid records.

Right of Way Deed from Greenland (Georgia), Inc., to Department of Transportation filed and recorded on October 28, 1988 in Deed Book 12069, Page 241, aforesaid records.

Case No. 2020CV338424, in the Superior Court of Fulton County styled City of Fairburn, Georgia vs. 2.003 acres, Dr. Arthur E. Ferdinand, et al.,as evidenced by Declaration of Taking dated June 26, 2020 recorded on July 17, 2020 in aforesaid records.

SURVEYED PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 48, DISTRICT 9–F, CITY OF FAIRBURN, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT–OF–WAY MONUMENT FOUND AT THE NORTHEAST MITERED CORNER OF THE INTERSECTION OF THE EASTERLY RIGHT–OF–WAY OF HOWELL AVENUE (R/W VARIES) AND THE SOUTHERLY RIGHT OF WAY OF FAIRBURN INDUSTRIAL BOULEVARD (S.R. 74) (R/W VARIES), SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF FAIRBURN INDUSTRIAL BOULEVARD (S.R. 74) SOUTH 61 DEGREES 50 MINUTES 14 SECONDS EAST 556.17 FEET TO A #4 REBAR SET;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 23 DEGREES 02 MINUTES 19 SECONDS WEST 212.06 FEET TO A #4 REBAR SET;

THENCE NORTH 88 DEGREES 29 MINUTES 07 SECONDS WEST 351.90 FEET TO A #4 REBAR SET;

THENCE SOUTH 84 DEGREES 13 MINUTES 31 SECONDS WEST A DISTANCE OF 354.83 FEET TO A #4 REBAR SET;

THENCE NORTH 68 DEGREES 18 MINUTES 11 SECONDS WEST A DISTANCE OF 96.69 FEET TO A #4 REBAR SET;

THENCE SOUTH 45 DEGREES 23 MINUTES 34 SECONDS WEST A DISTANCE OF 211.56 FEET TO A #4 REBAR SET;

THENCE SOUTH 72 DEGREES 09 MINUTES 52 SECONDS WEST A DISTANCE OF 57.95 FEET TO #4 REBAR SET ON THE SOUTH EASTERLY RIGHT OF WAY OF HOWELL AVENUE;

THENCE ALONG SAID RIGHT OF WAY NORTH 45 DEGREES 23 MINUTES 23 SECONDS EAST A DISTANCE OF 251.84 FEET TO A #4 REBAR SET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 45 DEGREES 23 MINUTES 23 SECONDS EAST A DISTANCE OF 70.42 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 52 DEGREES 23 MINUTES 09 SECONDS EAST A DISTANCE OF 100.78 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 43 DEGREES 43 MINUTES 09 SECONDS EAST A DISTANCE OF 15.49 FEET TO A POINT;

THENCE SOUTH 80 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 61.26 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 89 DEGREES 52 MINUTES 08 SECONDS EAST A DISTANCE OF 48.94 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE SOUTH 68 DEGREES 33 MINUTES 17 SECONDS EAST A DISTANCE OF 18.70 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 43 DEGREES 01 MINUTES 07 SECONDS EAST 46.93 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 31 DEGREES 22 MINUTES 26 SECONDS EAST 152.65 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 55 DEGREES 27 MINUTES 27 SECONDS WEST 73.47 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 30 DEGREES 20 MINUTES 47 SECONDS EAST 58.42 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 27 DEGREES 38 MINUTES 14 SECONDS EAST 74.69 FEET TO A RIGHT–OF–WAY MONUMENT FOUND;

THENCE NORTH 72 DEGREES 12 MINUTES 07 SECONDS EAST 32.90 FEET TO A RIGHT–OF–WAY MONUMENT FOUND, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 5.30 ACRES, 230,999 SQUARE FEET, MORE OR LESS.

CONSTRUCTION EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 48, DISTRICT 9–F, CITY OF FAIRBURN, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT–OF–WAY MONUMENT FOUND AT THE NORTHEAST MITERED CORNER OF THE INTERSECTION OF THE EASTERLY RIGHT–OF–WAY OF HOWELL AVENUE (R/W VARIES) AND THE SOUTHERLY RIGHT OF WAY OF FAIRBURN INDUSTRIAL BOULEVARD (S.R. 74) (R/W VARIES); THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF FAIRBURN INDUSTRIAL BOULEVARD (S.R. 74) SOUTH 61 DEGREES 50 MINUTES 14 SECONDS EAST 556.17 FEET TO A #4 REBAR SET;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 23 DEGREES 02 MINUTES 19 SECONDS WEST 212.06 FEET TO A #4 REBAR SET;

THENCE NORTH 88 DEGREES 29 MINUTES 07 SECONDS WEST 351.90 FEET TO A #4 REBAR SET;

THENCE SOUTH 84 DEGREES 13 MINUTES 31 SECONDS WEST A DISTANCE OF 354.83 FEET TO A #4 REBAR SET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 44 DEGREES 17 MINUTES 26 SECONDS WEST A DISTANCE OF 39.37 FEET TO A POINT;

THENCE NORTH 80 DEGREES 09 MINUTES 16 SECONDS WEST A DISTANCE OF 1090.75 FEET TO A POINT;

THENCE NORTH 45 DEGREES 23 MINUTES 34 SECONDS EAST A DISTANCE OF 64.31 FEET TO A #4 REBAR SET;

THENCE SOUTH 68 DEGREES 18 MINUTES 11 SECONDS EAST A DISTANCE OF 96.69 FEET TO A #4 REBAR SET, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT BEING 0.11 ACRES, 4,629 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO DEL LAGO VENTURES, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 10(A), 10(B), 11(B), 12, 13, 14, 16, 17, 18, 19, 20, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2022.

AS REQUIRED BY SUBSECTION (d) of O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT.
FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.
FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A.SECTION 15-6-67.

GEORGIA REGISTERED 3215 LAND SURVEYOR JASON A. HOPKINS

JASON A. HOPKINS DATE:11/14/2024

GEORGIA REGISTERED LAND SURVEYOR NO. 3215

AS SURVEYOR FOR
GASKINS + LECRAW, INC.

PREPARED IN THE OFFICE OF:

GASKINS +LECRAW

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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7593
www.gaskinslecraw.com
LSF001371

REVISIONS:

REV #	DATE	DRAWN BY:	CHECKED BY:
6	ADDRESSED COMMENTS	11/14/24	CAM	JAH
5	ADDED ADDITIONAL WETLANDS	11/13/24	CAM	JAH
4	ADDED TRACTS 5 & 6	10/02/24	CAM	JAH
3	REVISED PROPERTY LINES	05/13/24	CAM	JAH
2	ADDED TRACT 2	02/01/24	CAM	JAH
1	UPDATE TITLE COMMITMENT	09/07/23	TBS	TBS

ALTA/NSPS LAND TITLE SURVEY FOR:
DEL LAGO VENTURES, INC. & FIDELITY NATIONAL TITLE INSURANCE COMPANY

FAIRBURN INDUSTRIAL BOULEVARD
LAND LOT 48, DISTRICT 9-F,
CITY OF FAIRBURN, FULTON COUNTY, GEORGIA

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

GRID NORTH-GEORGIA WEST ZONE
0' 25' 50' 100'
SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY:	TBS
REVIEWED BY:	DCO
FIELD DATE:	11/22/2022
OFFICE DATE:	11/29/2022
JOB #:	005060

2 OF 2

Drawing name: S:\bvd\FULTON\09\09_0046\FAIRBURN INDUSTRIAL\DWG\FAIRBURN ALTA 4.21 ACRES REV6.dwg SHEET2 Nov 14, 2024 1:10pm by: cmeier

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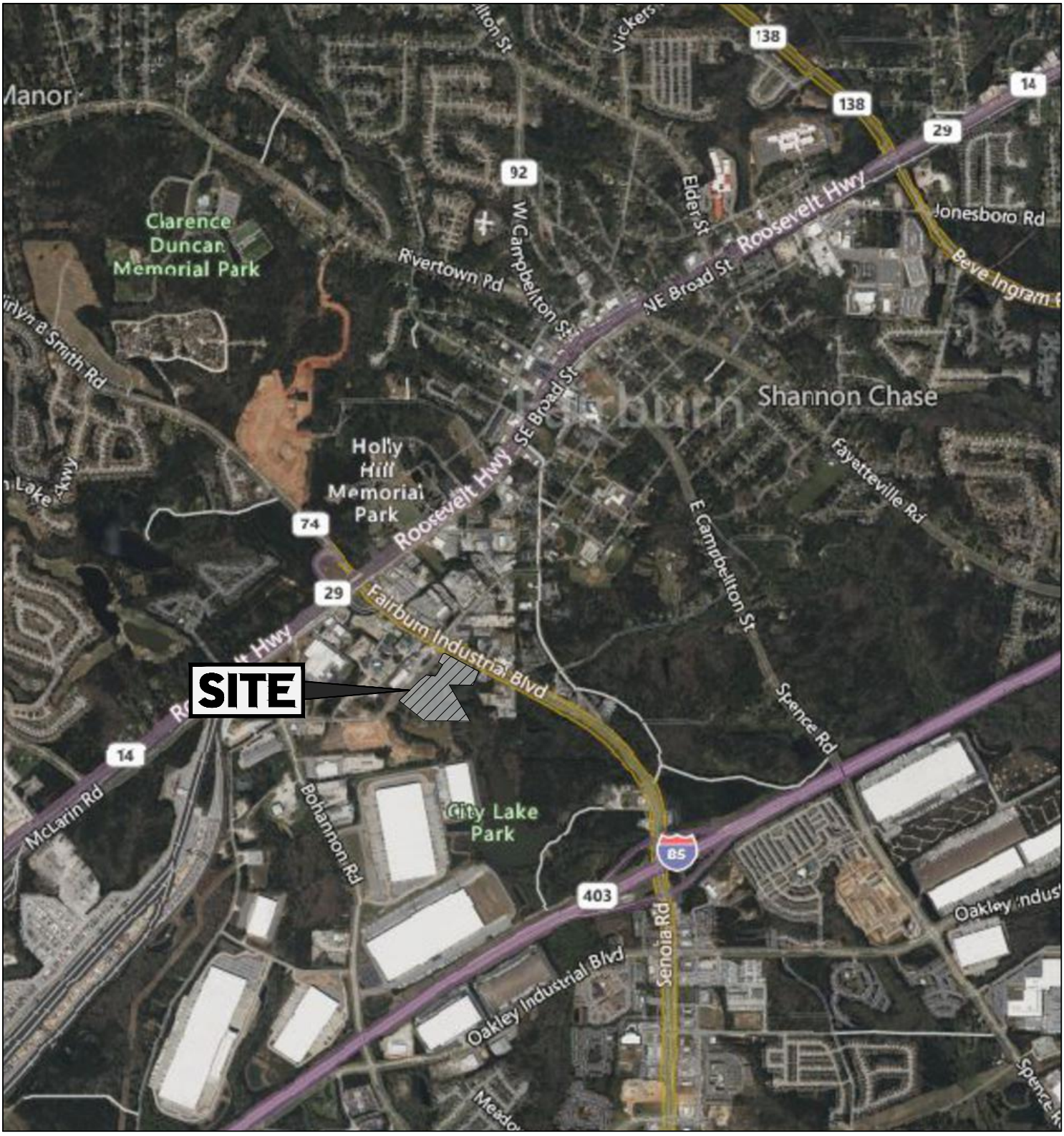

\\BOHLERENG.NET\SHARES\GA-PROJECTS\2022\GAA220184.00\CAD\DRAWINGS\EXHIBITS\2023-09-14_VICINITY MAP\2023-09-14_RT FAIRBURN VICINITY MAP-----><LAYOUT: CONCEPT

09/14/2023 | NF | GAA220184.00 | Rev 1

RACETRAC FAIRBURN
VICINITY MAP

FAIRBURN INDUSTRIAL BLVD
& HOWELL AVE

BOHLER

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

2000 1000 500 0 2000

1"= 2000'

N


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WHATEVER • GETS YOU GOING •
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Blue Rhino
Blue Rhino


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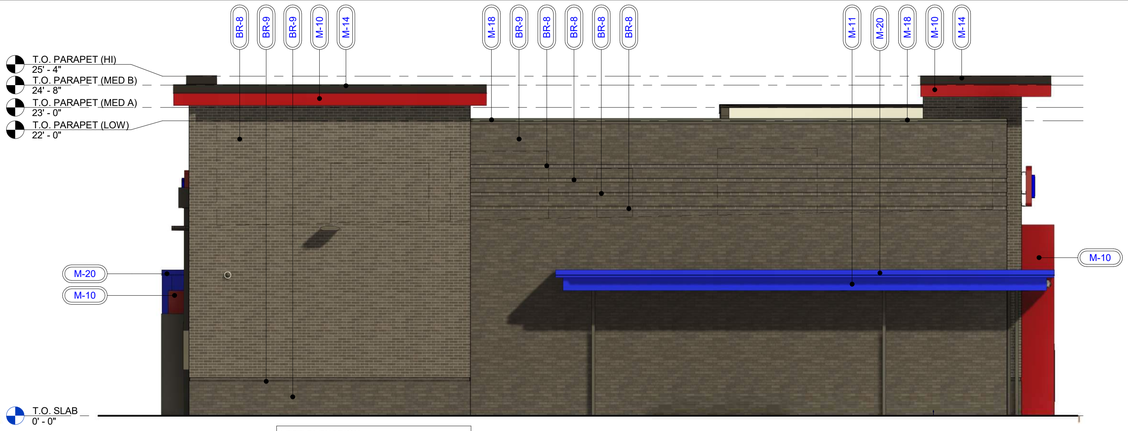
4 RIGHT ELEVATION
3/16" = 1'-0"

RIGHT ELEVATION (ENTRY)		1,576 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	654	41%
EIFS	0	0%
GLAZING	75	5%
METAL	346	22%
WOOD	501	32%



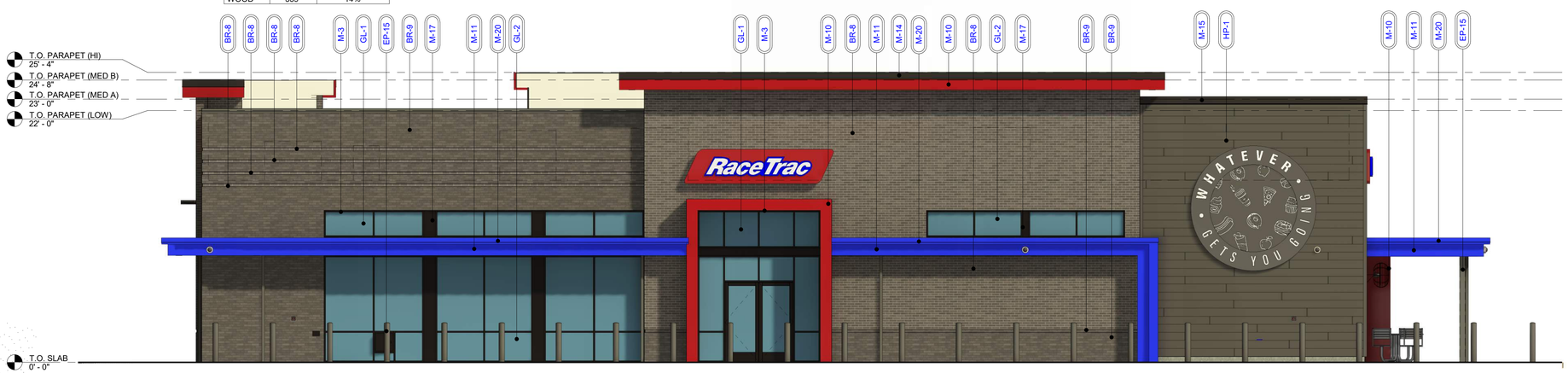
3 LEFT ELEVATION
3/16" = 1'-0"

LEFT ELEVATION (NON-ENTRY)		1,572 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	1,266	81%
EIFS	0	0%
GLAZING	0	0%
METAL	306	19%
WOOD	0	0%



2 REAR ELEVATION
3/16" = 1'-0"

REAR ELEVATION		2,582 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	1,756	68%
EIFS	0	0%
GLAZING	52	2%
METAL	406	16%
WOOD	359	14%



1 FRONT ELEVATION
3/16" = 1'-0"

FRONT ELEVATION		2,582 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	1,226	47%
EIFS	0	0%
GLAZING	553	21%
METAL	373	14%
WOOD	430	18%

EXTERIOR MATERIAL SCHEDULE

BRICK			
BR-8	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS IVORY BUFF
BR-9	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS MAGNOLIA DARK
CEMENT BOARD			
HP-1	JAMES HARDIE	SMOOTH LAP SIDING (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SEALSKIN" #7675. BLIND FASTEN AND STAGGER PLANKS PER MANUFACTURER'S RECOMMENDATION
HP-3	JAMES HARDIE, VERSATEX, NICHISOFFIT, OR TRU EXTERIOR	SMOOTH NON-VENTED SOFFIT PANEL (OR APPROVED ALTERNATE)	PAINTED SHERWIN WILLIAMS "SMOKEY BEIGE" #9087
GLAZING			
GL-1		1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR) OR APPROVED ALTERNATE. SEE A600
GL-2		1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING	CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR +1/4" CLEAR SATIN ETCHED #3) OR APPROVED ALTERNATE. SEE A600
METAL			
M-3	OLDCASTLE (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-10	ALPOLIC		TRD RED
M-11	ALPOLIC		HYB BLUE
M-14	ALPOLIC	PREFINISHED 8" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-15		PREFINISHED 6" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-17		BRAKE METAL	METAL TO MATCH STOREFRONT DARK BRONZE 740
M-18		PREFINISHED METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
M-20	ALPOLIC	PREFINISHED 5" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH ALPOLIC "HYB BLUE"
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WINCHESTER GRAY
WINDOW FILM			
WF-1		WINDOW FILM; 3M PRESTIGE 70 SOLAR FILM	SEE A600 FOR WINDOW FILM LOCATIONS
WF-2		WINDOW FILM; OPAQUE	SEE A600 FOR WINDOW FILM LOCATIONS

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DESIGN PROFESSIONALS

ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/03/23	SPB NO. 0108

RaceTrac

RACETRAC INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

FAIRBURN EDO

FAIRBURN INDUSTRIAL @ HOWELL AVE FAIRBURN, GA

RACETRAC STORE NUMBER

 # 1656

PROTOTYPE SERIES 2023

2023 RH MO

PLAN MODIFICATION NOTICE

SPB NO. 0108 **DATE** 02/03/23

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

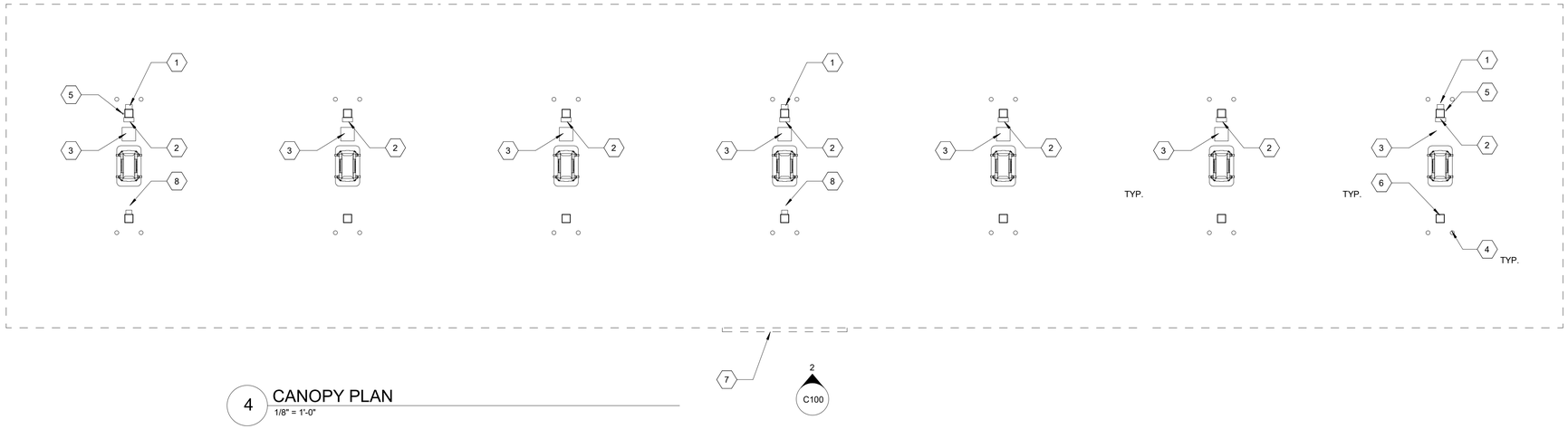
PROJECT NUMBER
XXXXXX.XX

SHEET TITLE

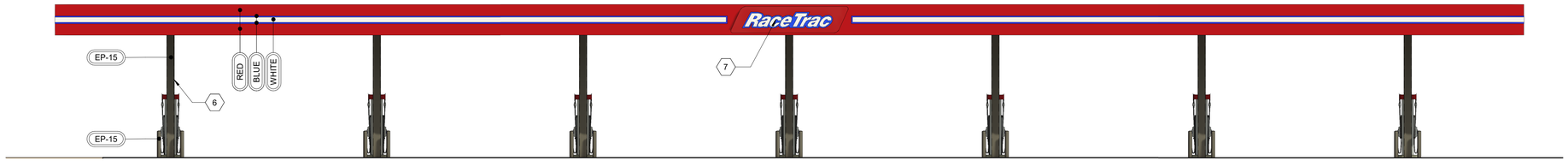
EXTERIOR ELEVATIONS

SHEET NUMBER

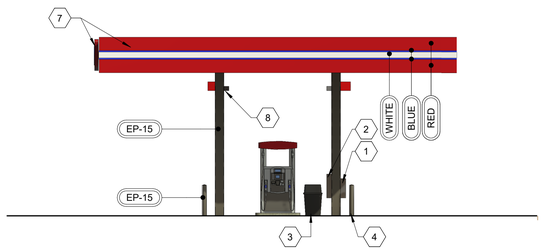
300



4 CANOPY PLAN
1/8" = 1'-0"



2 CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 CANOPY ELEVATION
1/8" = 1'-0"

SHEET KEYNOTES

1	M2M RED MARK II CABINET WITH RED COVER, ON BACK SIDE OF COLUMN COVER. PROVIDE ONE 80-B RATED EXTINGUISHER.
2	TOWEL DISPENSER "DCI MARKETING" ITEM NUMBER SBWC BLACK.
3	TRASH CAN. REFER TO SITE PLANS.
4	BUMPER POST. REFER TO CIVIL SITE DETAIL SHEETS.
5	WOODFORD Y-34 FREEZERLESS IOWA YARD HYDRANT
6	STEEL CANOPY COLUMN.
7	RACETRAC LOGO; REFER TO SIGN PLAN
8	SPEAKER. INSTALL ON THE CANOPY COLUMN CLOSEST TO THE STORE AND MOUNTED 18"-24" BELOW THE DECKING.

FUEL CANOPY FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BLUE	-		2" BLUE STRIPE
RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE	-		8" WHITE STRIPE
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048

STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART

COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION
"TAN"	LANE CANOPIES	ETT TAN FASCIA
	McGEE CANOPIES	ETT TAN FASCIA
	MADISON CANOPIES	PUEBLO TAN FASCIA
"RED"	LANE CANOPIES	TRD RED FASCIA
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED
	MADISON CANOPIES	PROGRAM RED FASCIA

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DESIGN PROFESSIONALS

Hill Foley Rossi & Associates
ARCHITECTURE + ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, GA 30096
770.662.9858

ISSUE/REVISION RECORD

DATE	DESCRIPTION
2023.08.25	PRELIMINARY ELEVATIONS

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

FAIRBURN EDO

FAIRBURN INDUSTRIAL @ HOWELL AVE FAIRBURN, GA

RACETRAC STORE NUMBER

 # 1656

PROTOTYPE SERIES 5.5K 2.0

2023 RH MO

PLAN MODIFICATION NOTICE

SPB NO. 0205 **DATE** 06/02/23

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

STATE OF GEORGIA
JON B. ERICKSON
CERTIFICATE NO. RA031175
REGISTERED ARCHITECT
2023.08.25

PROJECT NUMBER

23.724.20

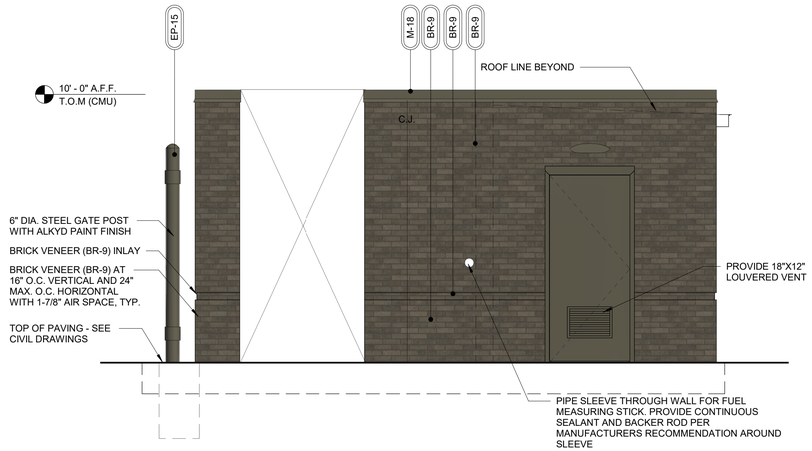
SHEET TITLE

FUEL CANOPY ELEVATIONS

SHEET NUMBER

C100

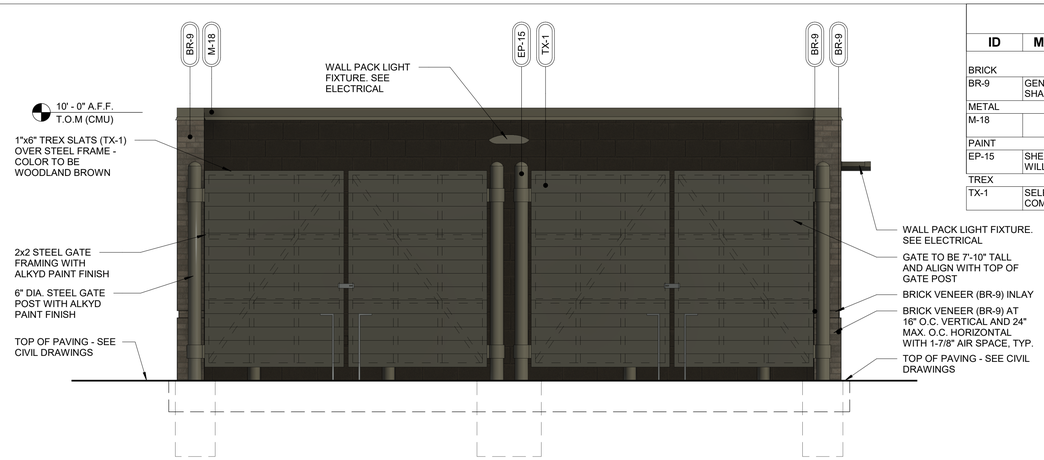
PRELIMINARY SUBMITTAL



4 DUMPSTER ENCLOSURE RIGHT ELEVATION

3/8" = 1'-0"

RIGHT ELEVATION (ENTRY)		154 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	120	78%
EIFS	0	0%
GLAZING	0	0%
METAL	34	22%
WOOD	0	0%



5 DUMPSTER ENCLOSURE FRONT ELEVATION

3/8" = 1'-0"

FRONT ELEVATION		252 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	72	29%
EIFS	0	0%
GLAZING	0	0%
METAL	28	11%
WOOD	152	60%

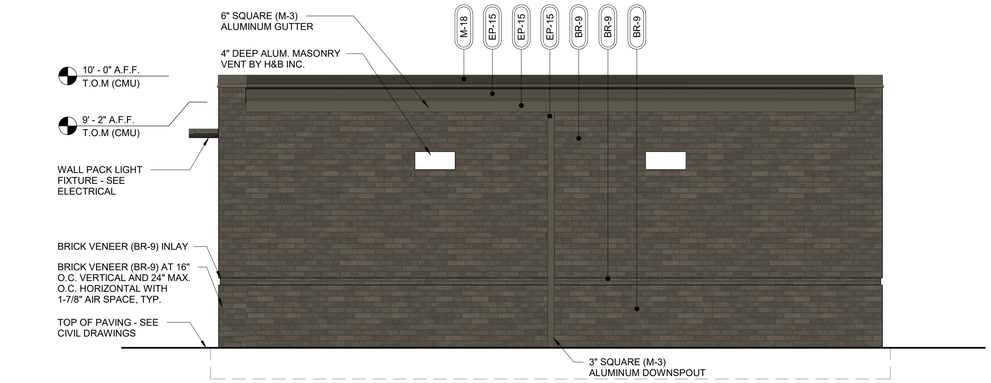
DUMPSTER FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-9	GENERAL SHALE	STONE MOUNTAIN (QUEEN 1/3 BOND)	MORTAR: ARGOS MAGNOLIA DARK
METAL			
M-18		PREFINISHED 4" METAL COPING	METAL TO MATCH ALPOLIC "CNC CHARCOAL"
PAINT			
EP-15	SHERWIN WILLIAMS		PAINTED SHERWIN WILLIAMS "URBANE BRONZE" #7048
TREX			
TX-1	SELECT COMPOSITE	1"X 6"	WOODLAND BROWN

LEFT ELEVATION (NON-ENTRY)		202 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	190	94%
EIFS	0	0%
GLAZING	0	0%
METAL	12	6%
WOOD	0	0%

3 DUMPSTER ENCLOSURE LEFT ELEVATION

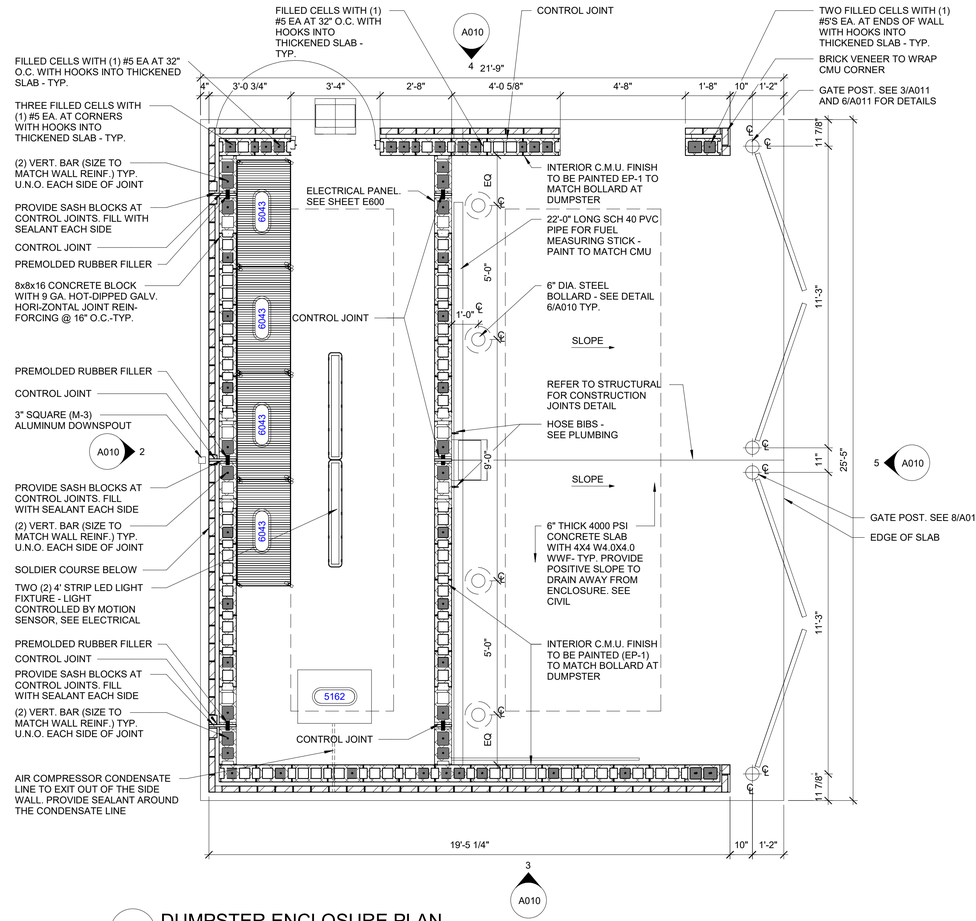
3/8" = 1'-0"



REAR ELEVATION		252 TOTAL SF
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	0	0%
BRICK	217	86%
EIFS	0	0%
GLAZING	0	0%
METAL	35	14%
WOOD	0	0%

2 DUMPSTER ENCLOSURE REAR ELEVATION

3/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN

3/8" = 1'-0"

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DESIGN PROFESSIONALS

Hill Foley Rossi & Associates
ARCHITECTURE + ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, GA 30096
770.662.9858

ISSUE/REVISION RECORD

DATE	DESCRIPTION
2023.08.25	PRELIMINARY ELEVATIONS

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

RACETRAC STORE NUMBER

PROTOTYPE SERIES 5.5K 2.0

2023 RH MO

PLAN MODIFICATION NOTICE

SPB NO. 0205 **DATE** 06/02/23

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/ REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL



PROJECT NUMBER
23.724.20

SHEET TITLE
DUMPSTER ENCLOSURE ELEVATIONS

SHEET NUMBER
A010

PRELIMINARY SUBMITTAL

LAND DEVELOPMENT PLANS

FOR

RaceTrac

LOCATION OF SITE:

RACETRAC FAIRBURN
EDO #1656

SR-74/FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

PARCEL ID: 09F090100480751

ZONING: M-2 (HEAVY INDUSTRIAL)

LOCATION MAP

SCALE: 1" = 500'

PLAN REFERENCE: BING MAPS

REFERENCES AND CONTACTS

REFERENCES

♦ BOUNDARY & TOPOGRAPHIC SURVEY:
GASKINS + LECRAW, INC
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
DATED: 06/01/26 (REV. 9)
JOB # /SURVEY JOB #: 005060

♦ GEOTECHNICAL INVESTIGATION REPORT:
ECS SOUTHEAST, LLC
4860 CLARK HOWELL HIGHWAY
COLLEGE PARK, GA 30349
DATED: 12/11/2024

♦ ARCHITECTURAL PLAN:
HFR & ASSOCIATES
3680 PLEASANT HILL ROAD, SUITE 200
DULUTH, GA 30096
DATED: TBD

♦ ENVIRONMENTAL CONSULTANT:
CORBLU ECOLOGY GROUP
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PEACHTREE STREET NE
ATLANTA, GA 30309
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COWETA FAYETTE EMC
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♦ WATER:
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WATER & SEWER
102 HOWELL AVENUE
FAIRBURN, GA 30213

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

♦ COMMUNICATION
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208 S. AKARD STREET
DALLAS, TX 75202
PHONE: (210) 821-4105

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

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KIELLIS@RACETRAC.COM

PREPARED BY

BOHLER

CONTACT: NATHAN FUSS, P.E.

EMAIL: NFUSS@BOHLERENG.COM

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GENERAL NOTE

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

NO.	REVISION	BY	DATE

GEORGIA 811 www.Georgia811.com
Contact 811 before you dig.
GEORGIA LAW
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GEORGIA REGISTERED ENGINEER
Nathan Fuss
No. PE046694
PROFESSIONAL
7/2/2026
NATHAN R. FUSS

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RaceTrac

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(770) 431-7600

COVER SHEET

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
COV	0
SHEET NO.	REVISION

P:\GA2022\GAA220184.00\CAD\DRAWINGS\PLAN SETS\GAA220184.00 - CND5.DWG PRINTED BY: PSEO 7.02.26 @ 4:56 PM LAST SAVED BY: PSEO

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THIS PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BE PERFORMED UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CONFIRMED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS MAY HAVE BEEN ROUNDED OFF FOR GRAPHIC ITEMS BUT THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL RECOMMENDATIONS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. AS OF THIS WRITING, IT IS TO BE PERFORMED IN ACCORDANCE WITH ALL CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROTECT A SAFE WORK AREA FOR THIRD PARTIES. PEDESTRIANS AND ALL OTHERS NOT ACTIVELY INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAL INTERCONNECTION CABLE WHICH CONNECTS ALL AND ANY UNDERGROUND AND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT OR SUPERIOR TO THAT EXISTING PRIOR TO SUCH DAMAGE SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER'S SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR SUPERVISING OR DIRECTING ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST INDEMNIFY AND IDENTIFY IN WRITING THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR CONTRACTOR FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FROM AND ALL INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE, GENERAL LIABILITY INSURANCE (COMMERCIAL GCL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER , AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, EMPLOYEES, REPRESENTATIVES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS SHALL PROVIDE BOHLER WITH CERTIFICATIONS OF INSURANCE AND THE CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. ALL POLICIES SHALL BE ENDORSED TO PROVIDE THIRTY DAYS PRIOR NOTICE TO BOHLER OF ANY CANCELLATION BUT ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, EMPLOYEES, REPRESENTATIVES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, FINES, LIABILITIES OR LOSSES, INCLUDING, STATUTORY CLAIMS, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S); ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE PROPER PERFORMANCE OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, EMPLOYEES, REPRESENTATIVES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY SAFETY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY OR BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION DOCUMENTS. CONSTRUCTION MEANS AND METHODS, AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS. AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, AS DETERMINED BY BOHLER, AS WELL AS FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY AND PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED BY THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND SAFETY IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO, AND MUST, INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. §§ 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO, AND MUST, JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY, DEFEND, INDEMNIFY, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES, (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD CLOSING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. HIGHWAY DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE COMPLETION OF THE NEW IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE UTILIZED SHALL STRICTLY COMPLY WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THIRD PARTIES.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES DAMAGED DURING THE PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS RELATED TO THE DEMOLITION AND SAFETY OF THE PUBLIC AND OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM HAZARDOUS AREAS OF DISCONTINUITY AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED GRADE LEVEL PERSONS AT ANY TIME DURING THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATI

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE OWNER & ENGINEER OF RECORD OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATION WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
8. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

GENERAL DEMOLITION NOTES & SPECIFICATIONS:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED TO CARRY OUT THE WORK AS SHOWN ON THE DEMOLITION PLAN.
2. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ALL DEMOLITION MATERIALS.
5. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF THE UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF ANY BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
7. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS NOT RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED, ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACT FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
9. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY, ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
10. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE TELEVISION SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES UNLESS OTHERWISE NOTED ON THE PLANS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED IN THE REMOVAL OR RELOCATION OF ANY UTILITY.THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES.
12. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT BUSINESSES AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND UTILITY COMPANY FOR THE RELOCATION AND/OR REMOVAL OF UTILITIES IF NECESSARY. SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE TENANT.
13. THE SITE MAY BE OCCUPIED BY EXISTING STRUCTURES, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXISTING WILL BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF THE UTILITIES SHOULD BE ABANDONED OR REMOVED.
14. ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
15. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
16. EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
17. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
18. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES, IF NECESSARY. RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
19. PRIOR TO ANY WORK ON-SITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
20. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON-SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
21. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
22. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
23. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
24. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN ON THE EROSION CONTROL PLAN AT THE PERIMETER OF THE DISTURBED AREA PRIOR TO LAND CLEARING ACTIVITIES.
2. LAND DISTURBING ACTIVITIES SHALL BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
3. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN UNTIL ALL SUCH MEASURES ARE IN PLACE.
4. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO ANY EARTHWORK OPERATIONS.
5. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
6. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
7. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
8. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITION EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
9. CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
10. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
11. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
12. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
13. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE, SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
14. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THERE PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITH OUT PERMANENT STABILIZATION.
15. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE N.P.D.E.S. STORMWATER REQUIREMENTS, THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

SITE PLAN NOTES:

A.TA SURVEY WAS PREPARED BY GASKINS + LECRAW A PAPE-DAWSON COMPANY DATED 06/01/2026.

1. CONTRACTOR SHALL REFER TO PLANS BY ARCHITECT FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, SIDEWALKS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATIONS OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND TIE-IN LOCATIONS AND/OR CONNECTIONS TO THEIR FACILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED FOR ALL SITE IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
4. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
5. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
6. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
10. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISCELLANEOUS UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
11. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
13. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
15. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL REGULATORY AGENCY'S REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
16. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB, UNLESS OTHERWISE NOTED.

GENERAL GRADING PLAN NOTES:

TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING DATED 06/30/2026. IF CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

1. EXISTING CONTOURS INTERVAL IS SHOWN AT ONE FOOT (1').
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THE THESE PLANS IS BASED ON RECORD ON EITHER THE VARIOUS UTILITY COMPANIES, VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. RACETRAC PETROLEUM DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS AREA EXACT AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST FORTY-EIGHT HOURS (48 HRS) BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND COORDINATION OF A REGISTERED LAND SURVEYOR TO REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
7. EXISTING DRAINAGE STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. AND ALL REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
10. ALL UNSURFACED AREAS IN DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR INCHES (4") OF TOPSOIL, SEED, MULCH,WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE LANDSCAPE PLAN AND CITY/COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
11. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
12. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
13. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
14. REFERENCE STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION AND COMPACTION.
15. CONTRACTOR TO REVIEW BORING LOGS PROVIDED BY RACETRAC
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
18. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES, IF NECESSARY. RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
19. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
20. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
21. ALL RETAINING WALLS TO BE PROTECTED DURING BACKFILL BY CONTRACTOR. THIS INCLUDES BUT IS NOT LIMITED TO, PROVIDING AND INSTALLING PROPER BRACING DURING BACKFILL BEING PLACES ADJACENT TO RETAINING WALLS.

STORM DRAINAGE NOTES:

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
2. REFERENCE DETAIL SHEETS FOR STORM WATER DETAILS.
3. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A REGISTERED ENGINEER, SHALL REPRESENT ACTUAL FIELD CONDITIONS, AND SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

GDOT NOTES:

1. LANE CLOSURES ONLY SHOULD BE BETWEEN 7:00 PM - 5:00 AM.

DIMENSION NOTES:

1. ALL DIMENSIONS SHOWN TO BUILDING ARE TO FACE OF STRUCTURAL CMU.
2. ALL CURB DIMENSIONS ARE TO THE FACE OF GUTTER OF CURB UNLESS OTHERWISE NOTED.

IF THERE ARE ANY DISCREPANCIES BETWEEN THE BOHLER GENERAL NOTES AND RACETRAC GENERAL NOTES, THE MORE STRINGENT SHALL BE APPLIED

PAVING & STRIPING NOTES:

1. STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE. DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.
2. AREA OVER TANKS, DUMPSTER PAD, AND THE APPROACH IN FRONT OF THE DUMPSTER TO BE PER THE DETAIL PROVIDED ON THE PAVING PLAN.
3. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.
4. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER. FOR TESTING MATERIALS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. THE CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING.
8. SEE IRRIGATION PLANS AND MEP PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.
9. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. CONTRACTOR TO SUBMIT A POURING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.
11. CONTRACTOR SHALL INSTALL SLAB CONSTRUCTION JOINTS AT THE END OF A DAYS POUR. SLAB CONTRACTION AND SLAB CONSTRUCTION JOINTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CONCRETE SPECIFICATIONS AS SHOWN ON THE RACETRAC STANDARD DETAILS, SHEETS SD3 AND SD4.
12. PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR THE SCREENING WALLS AND THE DUMPSTER PADS.
13. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
14. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. TO REMAIN ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES, IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
15. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
16. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
17. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THE THESE PLANS IS BASED ON RECORDS ON EITHER THE VARIOUS UTILITY COMPANIES, VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS AND/OR WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, RACETRAC PETROLEUM DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS AREA EXACT AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST FORTY-EIGHT HOURS (48 HRS) BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, AND CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, B

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

ALTA TABLE A ITEM NOTES:

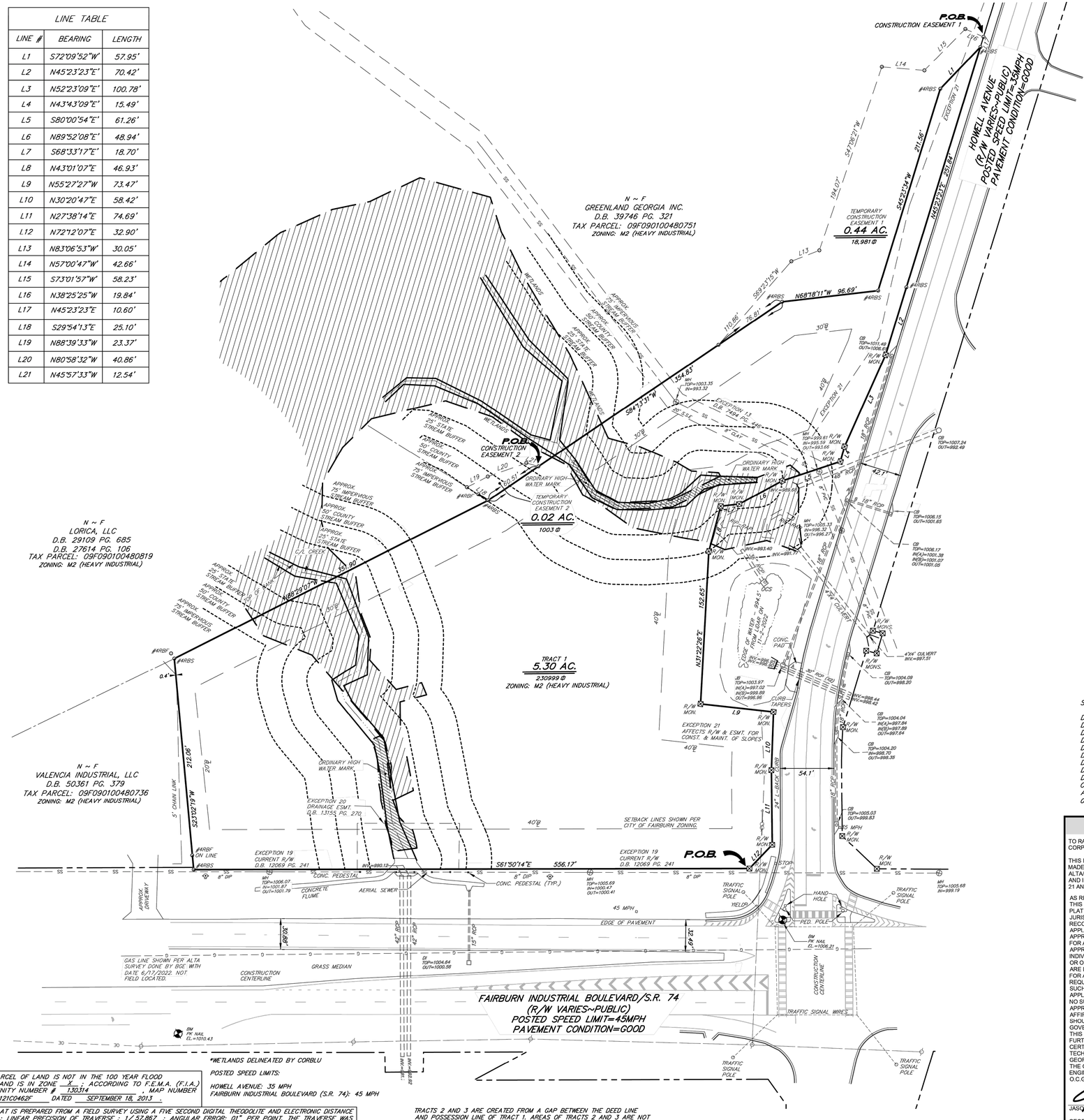
ITEM 1 – #4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
ITEM 2 – ADDRESS IS FAIRBURN INDUSTRIAL BOULEVARD, FAIRBURN, GA 30213
ITEM 3 – SEE FLOOD NOTE.
ITEM 4 – GROSS LAND AREA IS 5.30 ACRES.
ITEM 6(a) – NO ZONING REPORT OR LETTER PROVIDED.
ITEM 6(b) – NO ZONING REPORT OR LETTER PROVIDED. CURRENTLY ZONED AS M-2 (HEAVY INDUSTRIAL AS SHOWN IN THE CITY OF FAIRBURN ZONING RECORDS.
ITEM 7(a) – NO BUILDINGS ON SITE, DOES NOT APPLY.
ITEM 8 – ALL SUBSTANTIAL FEATURES OBSERVED WHILE CONDUCTING FIELD WORK ARE SHOWN.
ITEM 9 – SUBJECT PROPERTY CONTAINS NO PARKING SPACES.
ITEM 10 – NO BUILDINGS ON SITE, DOES NOT APPLY.
ITEM 11(b) – SITE UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UNDERGROUND UTILITIES MARKED BY PAINT OR FLAGS FIELD LOCATED BY GASKINS+LECRAW. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE IN NATURE.
ITEM 12–N/A
ITEM 13 – NAMES OF ADJOINING TRACTS HAVE BEEN SHOWN GRAPHICALLY.
ITEM 14 – SITE IS LOCATED AT THE INTERSECTION OF FAIRBURN INDUSTRIAL BOULEVARD AND HOWELL AVENUE.
ITEM 16 – THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
ITEM 17 – NO PROPOSED RIGHT OF WAY CHANGES.
ITEM 18 –ANY OFFSITE EASEMENTS THAT ARE PROVIDED AND ARE ABLE TO BE PLOTTED ARE SHOWN
ITEM 19– PROFESSIONAL LIABILITY INSURANCE PROVIDED.
ITEM 20–N/A

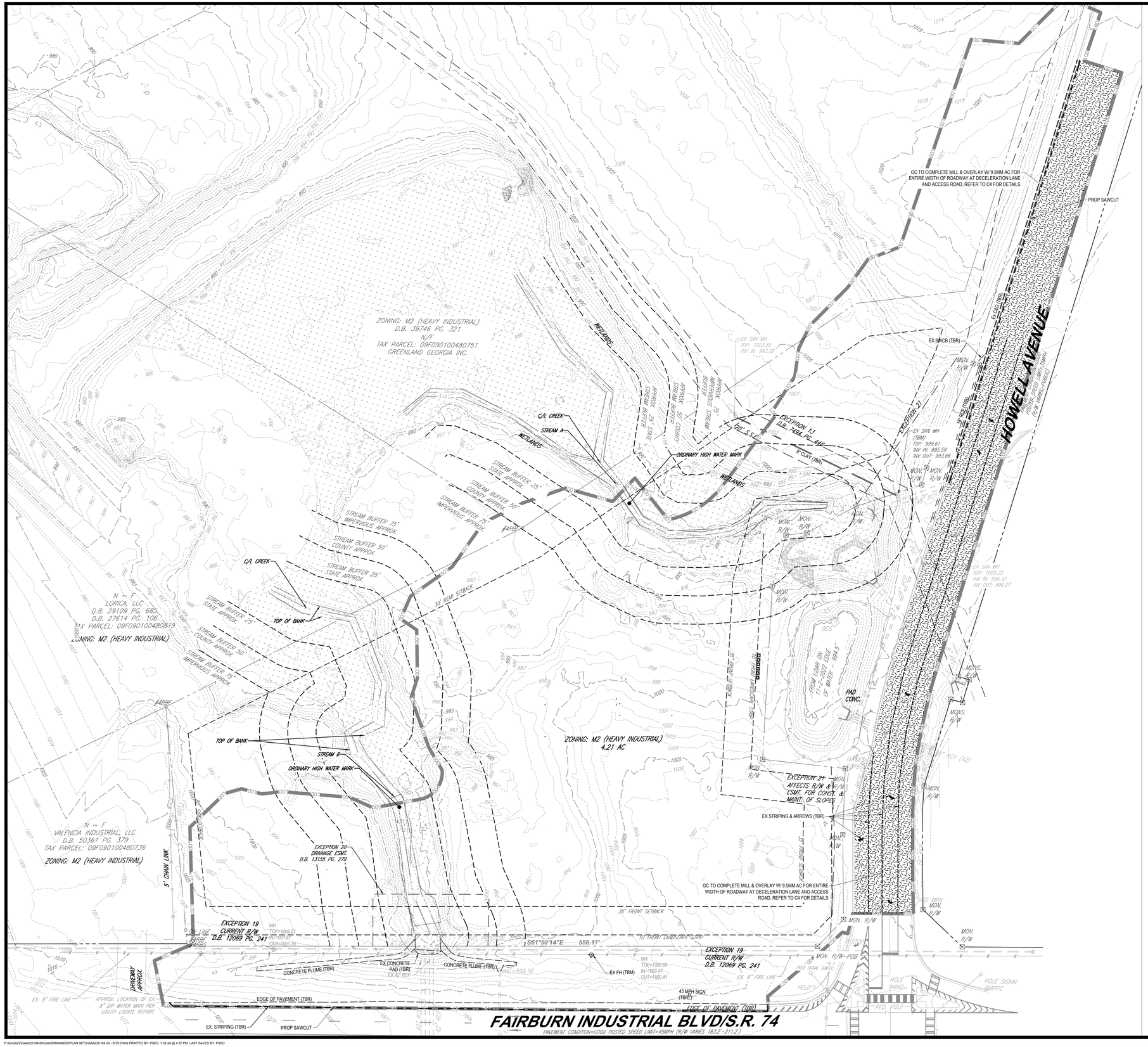
ADDITIONAL ITEMS SHOWN AS REQUESTED.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S72°09'52"W	57.95'
L2	N45°23'23"E	70.42'
L3	N52°23'09"E	100.78'
L4	N43°43'09"E	15.49'
L5	S80°00'54"E	61.26'
L6	N89°52'08"E	48.94'
L7	S68°33'17"E	18.70'
L8	N43°01'07"E	46.93'
L9	N55°27'27"W	73.47'
L10	N30°20'47"E	58.42'
L11	N27°38'14"E	74.69'
L12	N72°12'07"E	32.90'
L13	N83°06'53"W	30.05'
L14	N57°00'47"W	42.66'
L15	S73°01'57"W	58.23'
L16	N38°25'25"W	19.84'
L17	N45°23'23"E	10.60'
L18	S29°54'13"E	25.10'
L19	N88°39'33"W	23.37'
L20	N80°58'32"W	40.86'
L21	N45°57'33"W	12.54'

LEGEND

- C.B.– CATCH BASIN
- R.C.P.– REINFORCED CONCRETE PIPE
- C.M.P.– CORRUGATED METAL PIPE
- F.F.E.– FINISHED FLOOR ELEVATION
- WATER VALVE
- C.O. SEWER CLEAN OUT
- BUILDING SETBACK LINE
- –E–UNDERGROUND ELECTRICAL LINE
- OVERHEAD POWER LINES
- HW.–HEADWALL
- PBX POWERBOX
- –W– –W–WATER LINE
- –T– –T–UNDERGROUND TELEPHONE LINE
- –G– –G–GAS LINE
- P.P.– POWER POLE
- L.P.– LIGHT POLE
- F.H.– FIRE HYDRANT
- M.H.– SANITARY SEWER MANHOLE
- W.M.– WATER METER
- G/M G.M.– GAS METER
- RBS– REINFORCING BAR SET
- RBF– REINFORCING BAR FOUND
- CTF– CRIMP TOP PIPE FOUND
- OTF– OPEN TOP PIPE FOUND
- R/W MON.– RIGHT–OF–WAY MONUMENT
- TYPE OF FENCE
- J.B.– JUNCTION BOX
- D.I.– DROP INLET / YARD INLET


N ~ F
GREENLAND GEORGIA INC.
D.B. 39746 PG. 321
TAX PARCEL: 09F090100480751
ZONING: M2 (HEAVY INDUSTRIAL)
N ~ F
LORICA, LLC
D.B. 29109 PG. 685
D.B. 27614 PG. 106
TAX PARCEL: 09F090100480819
ZONING: M2 (HEAVY INDUSTRIAL)
N ~ F
VALENCIA INDUSTRIAL, LLC
D.B. 50361 PG. 379
TAX PARCEL: 09F090100480736
ZONING: M2 (HEAVY INDUSTRIAL)
TRACT 1
5.30 AC.
230999 ft²
ZONING: M2 (HEAVY INDUSTRIAL)
P.O.B.
CONSTRUCTION EASEMENT 1
TEMPORARY CONSTRUCTION EASEMENT 1
0.44 AC.
18,981 ft²
P.O.B.
CONSTRUCTION EASEMENT 2
TEMPORARY CONSTRUCTION EASEMENT 2
0.02 AC.
1003 ft²
HOWELL AVENUE
(R/W VARIES~PUBLIC)
POSTED SPEED LIMIT=35MPH
PAVEMENT CONDITION=GOOD
FAIRBURN INDUSTRIAL BOULEVARD/S.R. 74
(R/W VARIES~PUBLIC)
POSTED SPEED LIMIT=45MPH
PAVEMENT CONDITION=GOOD
EXCEPTION 21
EXCEPTION 19
EXCEPTION 20
WETLANDS
APPROX. 25' STATE STREAM BUFFER
APPROX. 50' COUNTY STREAM BUFFER
APPROX. 25' IMPERVIOUS STREAM BUFFER
ORDINARY HIGH WATER MARK
PRIMARY HIGH-WATER MARK
CONCRETE FLUME
AERIAL SEWER
CONC. PEDESTAL
CONC. PEDESTAL (TYP.)
EDGE OF PAVEMENT
GRASS MEDIAN
CONSTRUCTION CENTERLINE
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL WIRES
HAND HOLE
PED. POLE
CONC. PAD
CURB TAPERS
24" C.M.P. CULVERT
4'X4' CULVERT
24" R.C.P.
42" R.C.P.
15" R.C.P.
8" DIP
4" GAS
5' CHAIN LINK
GAS LINE SHOWN PER ALTA SURVEY DONE BY BGE WITH DATE: 6/17/2022. NOT FIELD LOCATED.
S61°50'14"E 556.17'
S45°23'23"W 211.58'
N45°23'23"E 251.64'
S54°09'21"W 104.07'
S89°37'15"W 76.81'
N68°18'11"W 96.69'
N13°22'26"E 152.65'
N88°29'07"W 355.90'
S84°13'31"W 354.83'
N.F.E. 1023.25
SETBACK LINES SHOWN PER CITY OF FAIRBURN ZONING.
IRM PK NAIL EL.=1010.43
IRM PK NAIL EL.=1056.21
MH TOP=1003.35 IN=983.32
MH TOP=1006.07 IN=1001.87 OUT=1001.79
MH TOP=1005.69 IN=1000.47 OUT=1000.41
MH TOP=999.61 R/W IN=995.55 MON. OUT=993.66
MH TOP=1004.33 IN=996.33 OUT=996.23
MH TOP=1005.68 IN=999.19
CB TOP=1011.46 OUT=1006.06
CB TOP=1007.24 OUT=992.49
CB TOP=1006.15 OUT=1001.65
CB TOP=1006.17 IN(A)=1001.38 IN(B)=1001.07 OUT=1001.08
CB TOP=1004.08 OUT=998.20
CB TOP=1004.04 IN(A)=997.94 IN(B)=997.89 OUT=997.64
CB TOP=1004.20 IN=998.70 OUT=998.35
CB TOP=1005.03 OUT=999.83
CB TOP=1004.64 OUT=1000.56
MH TOP=1005.63 IN=1000.58
MH TOP=1005.63 IN=1000.53
MH TOP=1005.63 IN=1000.48
MH TOP=1005.63 IN=1000.43
MH TOP=1005.63 IN=1000.38
MH TOP=1005.63 IN=1000.33
MH TOP=1005.63 IN=1000.28
MH TOP=1005.63 IN=1000.23
MH TOP=1005.63 IN=1000.18
MH TOP=1005.63 IN=1000.13
MH TOP=1005.63 IN=1000.08
MH TOP=1005.63 IN=1000.03
MH TOP=1005.63 IN=999.98
MH TOP=1005.63



DEMOLITION / REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
	PARKING COUNTS
TC:984 OR 984	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STORM #	STORM LABEL
SL	SANITARY SEWER LATERAL
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
OH	OVERHEAD WIRE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
	STORM SEWER
S	SANITARY SEWER MAIN
	HYDRANT
S	SANITARY MANHOLE
D	STORM MANHOLE
WM	WATER METER
WV	WATER VALVE
	GAS VALVE
	GAS METER

ANNOTATION LEGEND:

TBR: TO BE REMOVED
TR: TO REMAIN
TBRL: TO BE RELOCATED
TBA: TO BE ABANDONED
TBRP: TO BE REPLACED
TBM: TO BE MODIFIED

PROPOSED MILL & OVERLAY

EXISTING WETLANDS

OWNER/DEVELOPER

RACETRAC, INC.
200 GALLERIA PARKWAY S.E.,
SUITE 900
ATLANTA, GA 30339
CONTACT:KIRK ELLIS
PHONE: (678) 887-3213
EMAIL: KIELLIS@RACETRAC.COM

DISTURBED AREA SUMMARY	
DESCRIPTION	AREA (ACRES)
TOTAL PARCEL AREA	± 5.3 AC
ON-SITE DISTURBED AREA	± 4.33 AC
OFF-SITE DISTURBED AREA	± 2.64 AC
TOTAL DISTURBED AREA	± 6.97 AC

40 20 10 0 40
1"= 40'

NO.	REVISION	BY	DATE

GEORGIA 811 www.Georgia811.com
Contact 811 before you dig.

IMPORTANT
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND
1-800-282-7411
IT'S THE LAW AND IT'S FREE

RACETRAC 24-HOUR CONTACT
PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 1/2/2026 NATHAN R. FUSS ENGINEER

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RaceTrac

RACETRAC, INC.
LAWRENCEVILLE ROAD
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

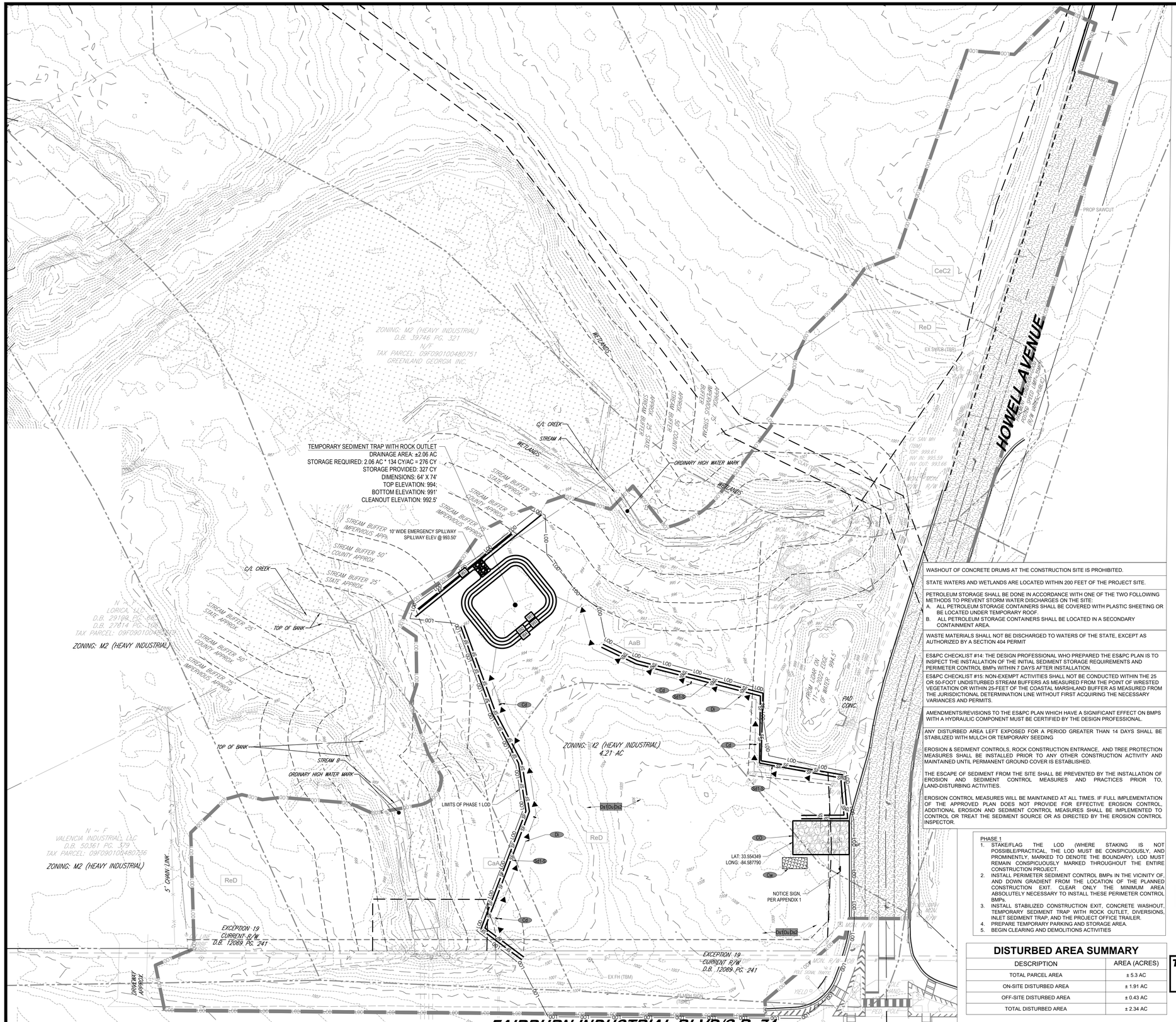
DEMOLITION PLAN

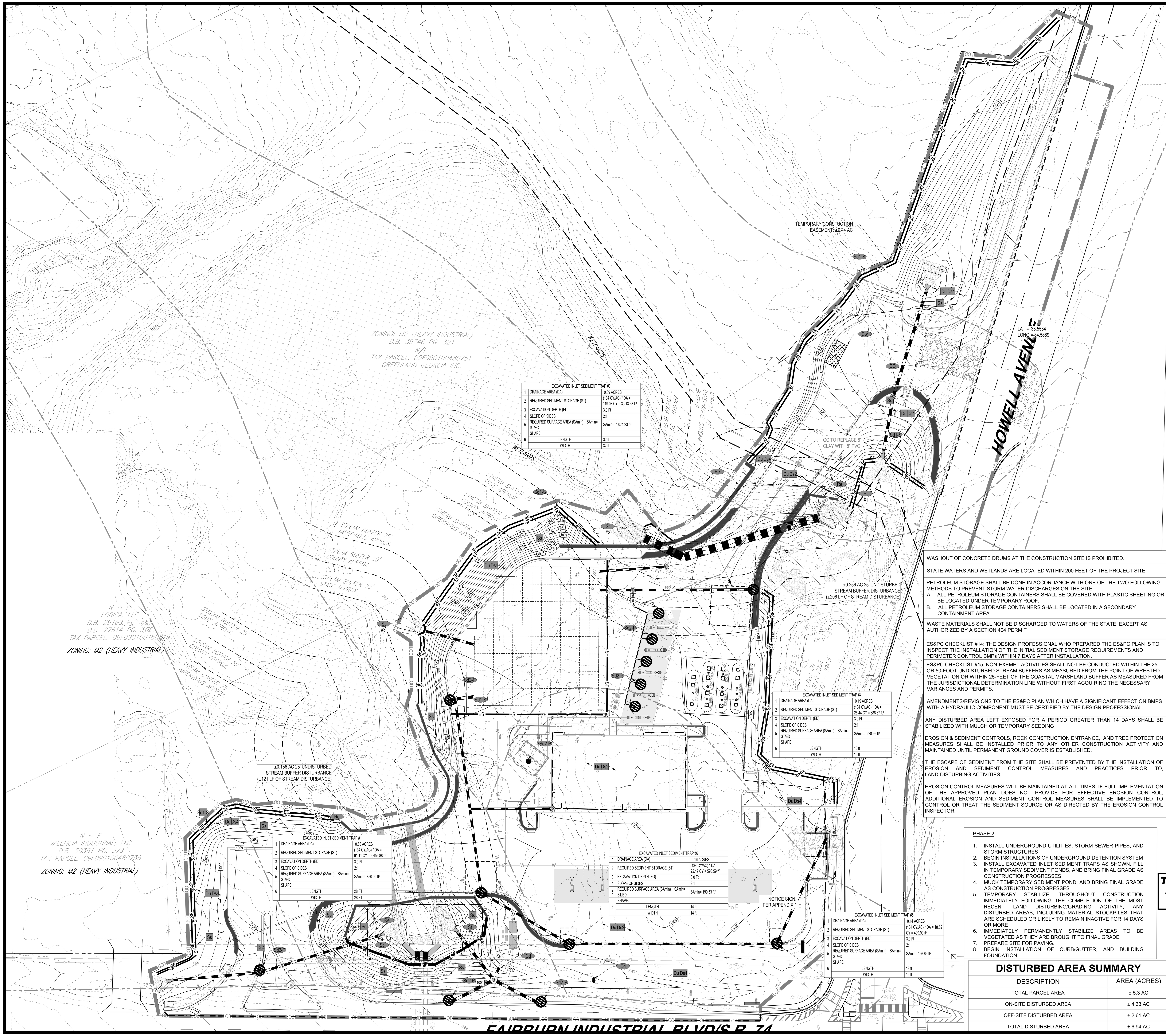
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C1	0
SHEET NO.	REVISION

P:\GA\2022\GAA220184.00\CAD\DRAWINGS\PLAN SETS\GAA220184.00 - SITE.DWG PRINTED BY: PSEO 7:02:26 @ 4:57 PM LAST SAVED BY: PSEO


TEMPORARY SEDIMENT TRAP WITH ROCK OUTLET
DRAINAGE AREA: ±2.06 AC
STORAGE REQUIRED: 2.06 AC * 134 CY/AC = 276 CY
STORAGE PROVIDED: 327 CY
DIMENSIONS: 64' X 74'
TOP ELEVATION: 994;
BOTTOM ELEVATION: 991'
CLEANOUT ELEVATION: 992.5'
10' WIDE EMERGENCY SPILLWAY
SPILLWAY ELEV @ 993.50'
HOWELL AVENUE
PROP SAWCUT
EX SWCB (TBR)
EX SAN MH
ITEM
TOP: 999.61
INV IN: 995.59
INV OUT: 993.66
EX WATER LINE
EX GAS LINE
EX UTILITY POLE
EX GUY WIRE
EX POWER LINE
EX FIRE HYDRANT
EX COMM. BOX
EX MAIL BOX
EX SIGN
EX TREE
EX BUSH
EX SHRUB
EX FH
EX WATER METER
EX GAS METER
EX GAS VALVE
EX WATER VALVE
EX FIRE DEPT. CONN.
EX WATER LINE (TBR)
EX WATER LINE (ABD)
EX WATER LINE (TBA)



EXCAVATED INLET SEDIMENT TRAP #3		
1	DRAINAGE AREA (DA)	0.89 ACRES
2	REQUIRED SEDIMENT STORAGE (ST)	(134 CY/AC) * DA = 119.03 CY = 3,213.68 ft³
3	EXCAVATION DEPTH (ED)	3.0 Ft
4	SLOPE OF SIDES	2:1
5	REQUIRED SURFACE AREA (SAmin) SAmin= ST/ED	SAmin= 1,071.23 ft²
6	SHAPE:	
	LENGTH	32 ft
	WIDTH	32 ft

EXCAVATED INLET SEDIMENT TRAP #1		
1	DRAINAGE AREA (DA)	0.68 ACRES
2	REQUIRED SEDIMENT STORAGE (ST)	(134 CY/AC) * DA = 91.11 CY = 2,459.88 ft³
3	EXCAVATION DEPTH (ED)	3.0 Ft
4	SLOPE OF SIDES	2:1
5	REQUIRED SURFACE AREA (SAmin) SAmin= ST/ED	SAmin= 820.00 ft²
6	SHAPE:	
	LENGTH	28 FT
	WIDTH	28 FT

EXCAVATED INLET SEDIMENT TRAP #4		
1	DRAINAGE AREA (DA)	0.19 ACRES
2	REQUIRED SEDIMENT STORAGE (ST)	(134 CY/AC) * DA = 25.44 CY = 686.87 ft³
3	EXCAVATION DEPTH (ED)	3.0 Ft
4	SLOPE OF SIDES	2:1
5	REQUIRED SURFACE AREA (SAmin) SAmin= ST/ED	SAmin= 228.96 ft²
6	SHAPE:	
	LENGTH	15 ft
	WIDTH	15 ft

EXCAVATED INLET SEDIMENT TRAP #6		
1	DRAINAGE AREA (DA)	0.16 ACRES
2	REQUIRED SEDIMENT STORAGE (ST)	(134 CY/AC) * DA = 22.17 CY = 598.59 ft³
3	EXCAVATION DEPTH (ED)	3.0 Ft
4	SLOPE OF SIDES	2:1
5	REQUIRED SURFACE AREA (SAmin) SAmin= ST/ED	SAmin= 199.53 ft²
6	SHAPE:	
	LENGTH	14 ft
	WIDTH	14 ft

EXCAVATED INLET SEDIMENT TRAP #5		
1	DRAINAGE AREA (DA)	0.14 ACRES
2	REQUIRED SEDIMENT STORAGE (ST)	(134 CY/AC) * DA = 18.52 CY = 499.99 ft³
3	EXCAVATION DEPTH (ED)	3.0 Ft
4	SLOPE OF SIDES	2:1
5	REQUIRED SURFACE AREA (SAmin) SAmin= ST/ED	SAmin= 166.66 ft²
6	SHAPE:	
	LENGTH	12 ft
	WIDTH	12 ft

WASHOUT OF CONCRETE DRUMS AT THE CONSTRUCTION SITE IS PROHIBITED.

STATE WATERS AND WETLANDS ARE LOCATED WITHIN 200 FEET OF THE PROJECT SITE.

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

A. ALL PETROLEUM STORAGE CONTAINERS SHALL BE COVERED WITH PLASTIC SHEETING OR BE LOCATED UNDER TEMPORARY ROOF.
B. ALL PETROLEUM STORAGE CONTAINERS SHALL BE LOCATED IN A SECONDARY CONTAINMENT AREA.

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

ES&PC CHECKLIST #14: THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

ES&PC CHECKLIST #15: NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

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

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

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

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

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

PHASE 2

1. INSTALL UNDERGROUND UTILITIES, STORM SEWER PIPES, AND STORM STRUCTURES
2. BEGIN INSTALLATIONS OF UNDERGROUND DETENTION SYSTEM
3. INSTALL EXCAVATED INLET SEDIMENT TRAPS AS SHOWN, FILL IN TEMPORARY SEDIMENT PONDS, AND BRING FINAL GRADE AS CONSTRUCTION PROGRESSES
4. MUCK TEMPORARY SEDIMENT POND, AND BRING FINAL GRADE AS CONSTRUCTION PROGRESSES
5. TEMPORARY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE
6. IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE
7. PREPARE SITE FOR PAVING.
8. BEGIN INSTALLATION OF CURB/GUTTER, AND BUILDING FOUNDATION.

DISTURBED AREA SUMMARY

DESCRIPTION	AREA (ACRES)
TOTAL PARCEL AREA	± 5.3 AC
ON-SITE DISTURBED AREA	± 4.33 AC
OFF-SITE DISTURBED AREA	± 2.61 AC
TOTAL DISTURBED AREA	± 6.94 AC

GENERAL NOTES:

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

DESIGN PROFESSIONAL'S CERTIFICATION:

(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT " MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001.

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

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

Nathan Fuss
GSWCC LEVEL II DESIGN PROFESSIONAL

0000087123
(VALID THROUGH 03-08-28)
CERTIFICATION #

EROSION & SEDIMENT CONTROL LEGEND

- LOD — LIMITS OF DISTURBANCE
- SOILS BOUNDARY
- CW — CONCRETE WASHOUT
- CO — STABILIZED CONSTRUCTION EXIT
- Du — DUST CONTROL (USING: PHASING OF THE PROJECT, MULCH, SPRINKLING WATER, SPRAY-ON-ADHESIVE, CALCIUM CHLORIDE, BARRIERS, ETC.)
- Ds2 — DISTURBED AREA STABILIZATION - WITH TEMP SEEDING(SEE LANDSCAPE PLAN FOR PLANTING TYPES AND QUANTITIES)
- Ds4 — DISTURBED AREA STABILIZATION - WITH SODDING (SEE LANDSCAPE PLAN FOR PLANTING TYPES AND QUANTITIES)
- St — OUTLET PROTECTION
- Ss — SLOPE STABILIZATION
- SF / Sd1-S — TYPE S DOUBLE ROW SEDIMENT BARRIER (SENSITIVE AREAS) (H=30")
- Di — DIVERSION
- SD2-P — INLET SEDIMENT TRAP - CURB INLET PROTECTION
- EXCAVATED INLET SEDIMENT TRAP

MAPPED SOIL TYPES

SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP
ReD	RION SANDY LOAM, 10 TO 15 PERCENT SLOPES	B
CaA	CARTECAY-TOCCOA COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	A/D
AaB	ALTAVISTA SANDY LOAM, 2 TO 6 PERCENT SLOPES	C
CeC2	CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODEATELY ERODED	B
TAKEN FROM: USDA, NRCS WEB SOIL SURVEY FOR FULTON COUNTY, GEORGIA		

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

DEVELOPER
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

24-HOUR ES&PC EMERGENCY CONTACT
KIRK ELLIS (678) 887-3213
KIELLIS@RACETRAC.COM

NAD83

40 20 10 0 40
1"= 40'

NO.	REVISION	BY	DATE

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ATLANTA, GEORGIA 30346
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GA@BohlerEng.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE046694
NATHAN R. FUSS
7/2/2026

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(770) 431-7600

ES&PC 2
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
SHEET NO. C2.2	REVISION 0

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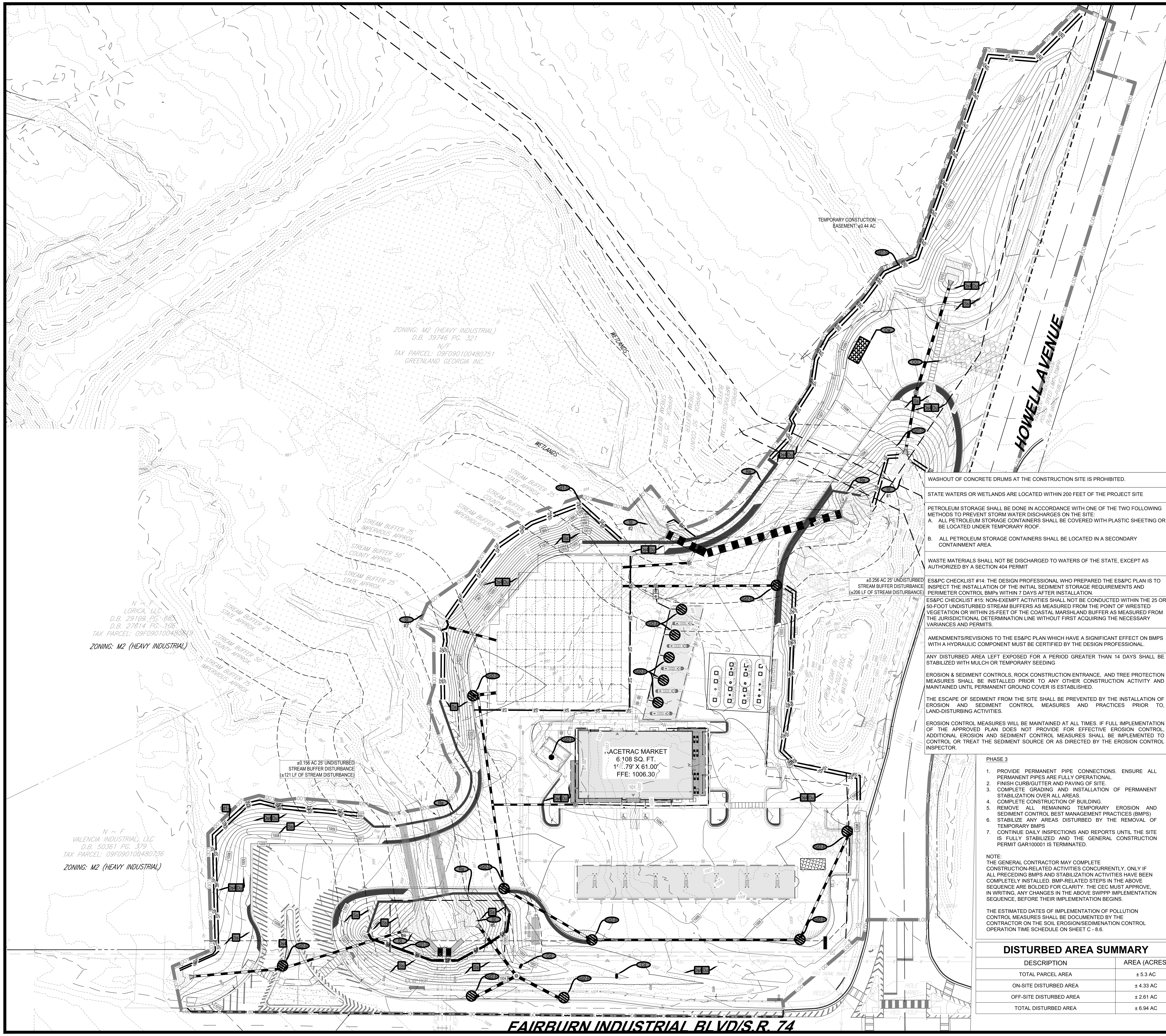

WASHOUT OF CONCRETE DRUMS AT THE CONSTRUCTION SITE IS PROHIBITED.

STATE WATERS OR WETLANDS ARE LOCATED WITHIN 200 FEET OF THE PROJECT SITE

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

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

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

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

ES&PC CHECKLIST #14: THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

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PHASE 3

1. PROVIDE PERMANENT PIPE CONNECTIONS. ENSURE ALL PERMANENT PIPES ARE FULLY OPERATIONAL.
2. FINISH CURB/GUTTER AND PAVING OF SITE.
3. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
4. COMPLETE CONSTRUCTION OF BUILDING.
5. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS)
6. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS
7. CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE SITE IS FULLY STABILIZED AND THE GENERAL CONSTRUCTION PERMIT GAR100001 IS TERMINATED.

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

THE ESTIMATED DATES OF IMPLEMENTATION OF POLLUTION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR ON THE SOIL EROSION/SEDIMENATION CONTROL OPERATION TIME SCHEDULE ON SHEET C - 8.6.

DISTURBED AREA SUMMARY

DESCRIPTION	AREA (ACRES)
TOTAL PARCEL AREA	± 5.3 AC
ON-SITE DISTURBED AREA	± 4.33 AC
OFF-SITE DISTURBED AREA	± 2.61 AC
TOTAL DISTURBED AREA	± 6.94 AC

GENERAL NOTES:

1. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE
2. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMANDS, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE ONTO PUBLIC - ROADWAY OR INTO STORM DRAIN MUST BE REMOVED.
3. PROVIDE GPS COORDINATES AT CONSTRUCTION EXIT AS REQUIRED ON THE NOTICE INTENT UNDER THE NPDES APPLICATION.
4. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEAN. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS.
5. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
6. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
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9. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
10. ALL SEWER EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF FAIRBURN STANDARDS AND SPECIFICATIONS

DESIGN PROFESSIONAL'S CERTIFICATION:

(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT " MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED. THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100001.

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Nathan Fuss
GSWCC LEVEL II DESIGN PROFESSIONAL

0000087123
(VALID THROUGH 03-08-28)
CERTIFICATION #

EROSION & SEDIMENT CONTROL LEGEND

SYMBOL	DESCRIPTION
LOD — LOD	LIMITS OF DISTURBANCE
— - - —	SOILS BOUNDARY
CW	CONCRETE WASHOUT
CO	STABILIZED CONSTRUCTION EXIT
St	OUTLET PROTECTION
Ss	SLOPE STABILIZATION
Ds4	DISTURBED AREA STABILIZATION - WITH SODDING (SEE LANDSCAPE PLAN FOR PLANTING TYPES AND QUANTITIES)
SF / Sd1-S	TYPE S DOUBLE ROW SEDIMENT BARRIER (SENSITIVE AREAS) (H=30")
Di	DIVERSION
SD2-P	INLET SEDIMENT TRAP - CURB INLET PROTECTION
SD2-F	INLET SEDIMENT TRAP - FILTER FABRIC WITH SUPPORTING FRAME
Du	DUST CONTROL (USING: PHASING OF THE PROJECT, MULCH, SPRINKLING WATER, SPRAY-ON-ADHESIVE, CALCIUM CHLORIDE, BARRIERS, ETC.)

MAPPED SOIL TYPES

SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL GROUP
ReD	RION SANDY LOAM, 10 TO 15 PERCENT SLOPES	B
CaA	CARTECAY-TOCCOA COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	A/D
AaB	ALTAVISTA SANDY LOAM, 2 TO 6 PERCENT SLOPES	C
CeC2	CECIL SANDY LOAM, 6 TO 10 PERCENT SLOPES, MODEATELY ERODED	B
TAKEN FROM: USDA, NRCS WEB SOIL SURVEY FOR FULTON COUNTY, GEORGIA		

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

24-HOUR ES&PC EMERGENCY CONTACT
KIRK ELLIS (678) 887-3213
KIELLIS@RACETRAC.COM

DEVELOPER
RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900
ATLANTA, GA 30339

NAD83

40 20 10 0 40
1"= 40'

NO.	REVISION	BY	DATE

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RACETRAC 24-HOUR CONTACT
PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED No. PE046694 PROFESSIONAL ENGINEER NATHAN R. FUSS 7/2/2026

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RaceTrac
RACETRAC, INC.
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SUITE 100 ATLANTA, GA 30339
(770) 431-7600

ES&PC 3
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
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SHEET NO.	REVISION

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DISTURBED AREA STABILIZATION (WITH SODDING)

Ds4



DEFINITION:
A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

PURPOSE:
ESTABLISH IMMEDIATE GROUND COVER.
REDUCE RUNOFF AND EROSION.
IMPROVE AESTHETICS AND LAND VALUE.
REDUCE DUST AND SEDIMENTS.
STABILIZE WATERWAYS, CRITICAL AREAS.
FILTER SEDIMENTS, NUTRIENTS AND BUGS.
REDUCE DOWNSTREAM COMPLAINTS.
REDUCE LIKELIHOOD OF LEGAL ACTION.
REDUCE LIKELIHOOD OF WORK STOPPAGE DUE TO LEGAL ACTION.
INCREASE "GOOD NEIGHBOR" BENEFITS.

CONDITIONS:
THIS APPLICATION IS APPROPRIATE FOR AREAS THAT REQUIRE IMMEDIATE VEGETATIVE COVERS, DROP INLETS, GRASS SWALES, AND WATERWAYS WITH INTERMITTENT FLOW.

PLANNING CONSIDERATIONS:
SODDING CAN INITIALLY BE MORE COSTLY THAN SEEDING, BUT THE ADVANTAGES JUSTIFY THE INCREASED INITIAL COSTS:

1. IMMEDIATE EROSION CONTROL, GREEN SURFACE, AND QUICK USE.
2. REDUCED FAILURE AS COMPARED TO SEED AS WELL AS THE LACK OF WEEDS.
3. CAN BE ESTABLISHED NEARLY YEAR-ROUND.

SODDING IS PREFERABLE TO SEED IN WATERWAYS AND SWALES BECAUSE OF THE IMMEDIATE PROTECTION OF THE CHANNEL AFTER APPLICATION. SODDING MUST BE STAKED IN CONCENTRATED FLOW AREAS (SEE FIGURE 6-6.1).

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

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

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

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

TABLE 6-6.1 FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/SQ FT)	SEASON
10-10-10	1000	.025	FALL

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

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

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

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

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

MATERIALS:

SOD SELECTED SHOULD BE CERTIFIED. SOD GROWN IN THE GENERAL AREA OF THE PROJECT IS DESIRABLE.

1. SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4" (+ OR -1/4") OF SOIL, NOT INCLUDING SHOOTS OR THATCH.
2. SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN (+ OR -5%. TORN OR UNEVEN PADS SHOULD BE REJECTED.
3. SOD SHOULD BE CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
4. AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER, IF IRRIGATION IS NOT AVAILABLE.
5. THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO TABLE 6-6.2. SEE FIGURE 6-4.1 FOR YOUR RESOURCE AREA.

MAINTENANCE:

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

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

TABLE 6-6.2 SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C P,C	WARM WEATHER
BAHIAGRASS	PENSACOLA	P,C	WARM WEATHER
BERMUDAGRASS	—	P,C	WARM WEATHER
BERMUDAGRASS	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
BERMUDAGRASS	EMERALD MYER	P,C	WARM WEATHER
BERMUDAGRASS	KENTUCKY	M-L,P	COOL WEATHER

TABLE 6-6.3 FERTILIZER REQUIREMENTS FOR SOD

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

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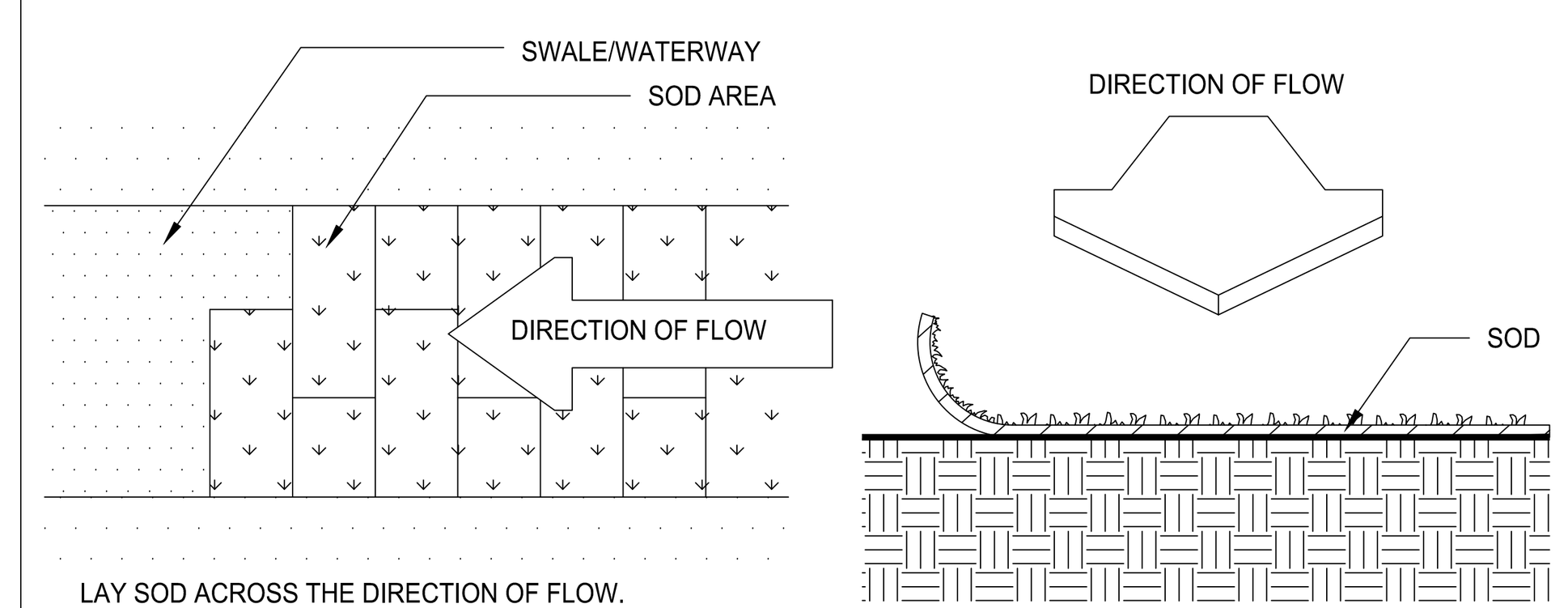
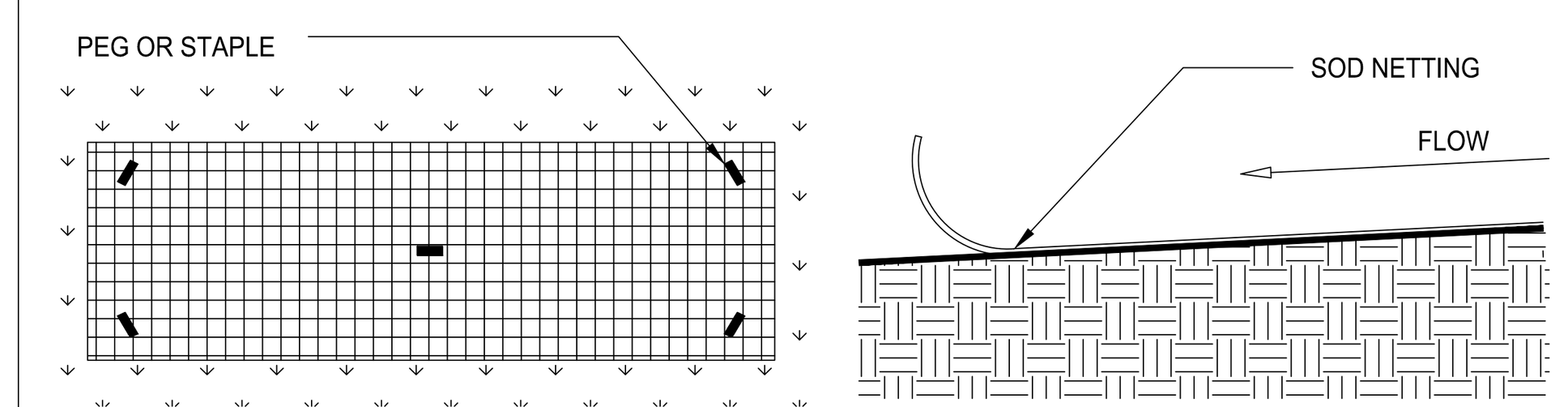
SODDED WATERWAYS

SOD DIRECTIONS



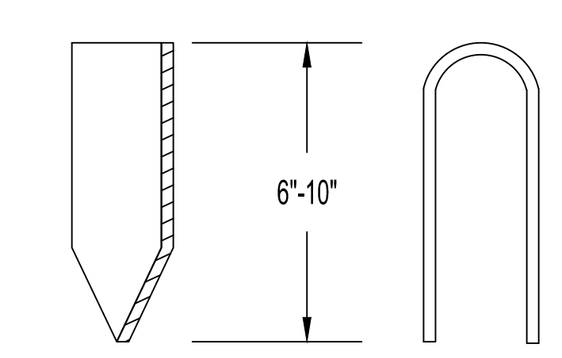
LAY SOD ACROSS THE DIRECTION OF FLOW.

NETTING DIRECTIONS



LAY NET WITH THE DIRECTION OF FLOW.

PEG DETAIL

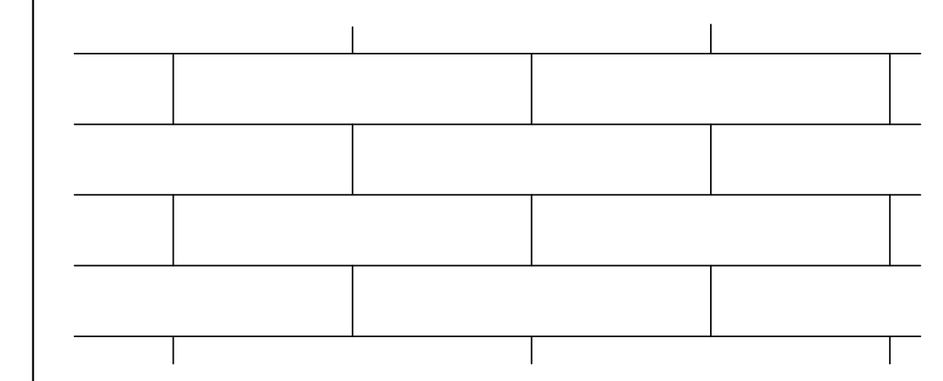


IN CRITICAL AREAS, SECURE SOD WITH NETTING USING STAPLES.

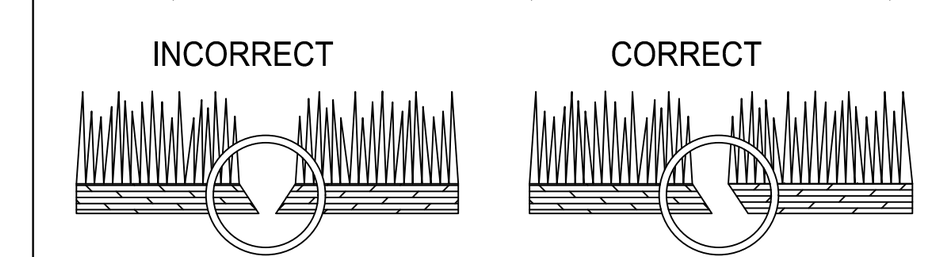
USE PEGS OR STAPLES TO FASTEN SOD FIRMLY -- AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.



BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

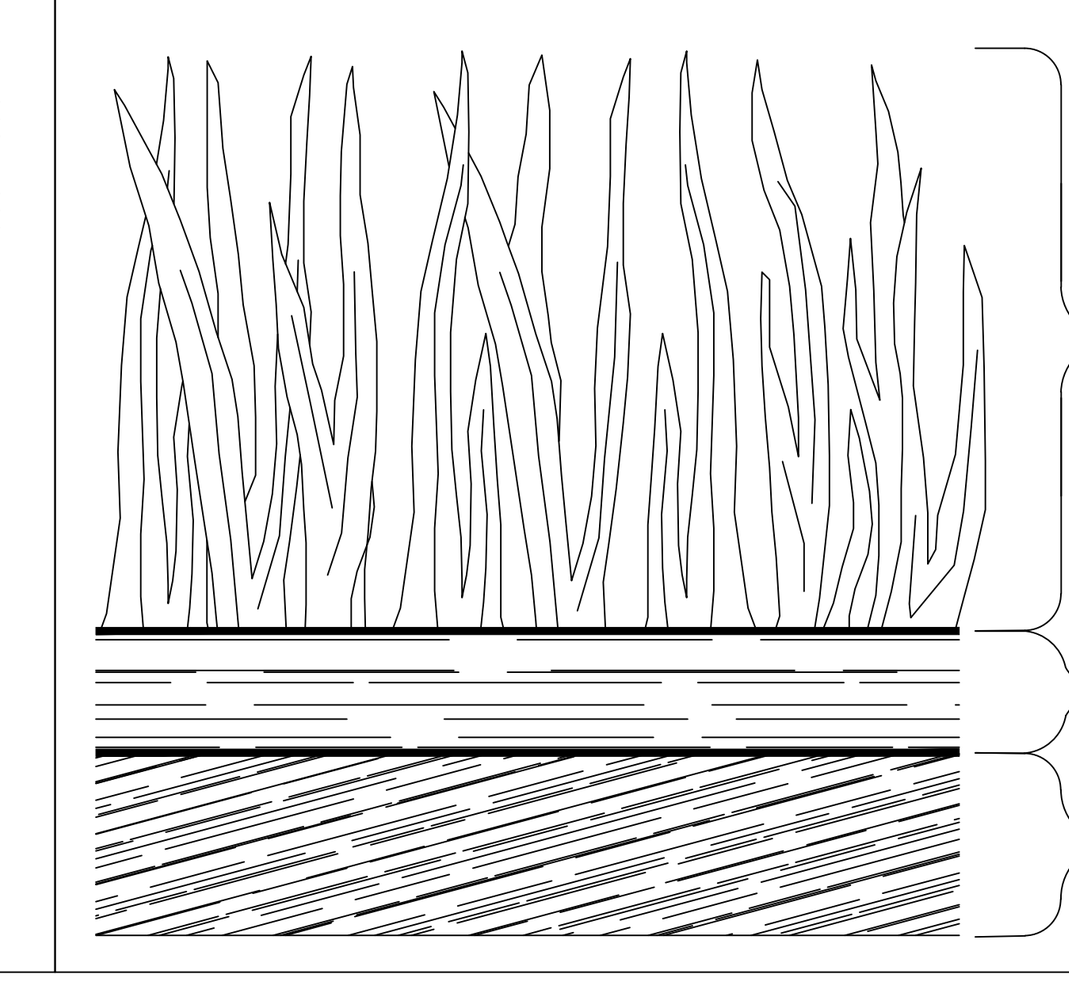
DIRECTIONS FOR INITIAL MAINTENANCE

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 LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES : GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH: GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK).

ROOT ZONE : SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds2



DEFINITION

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

PURPOSE
- TO REDUCE RUNOFF AND SEDIMENT DAMAGE OF
- DOWN STREAM RESOURCES
- TO PROTECT THE SOIL SURFACE FROM EROSION
- TO IMPROVE WILDLIFE HABITAT
- TO IMPROVE AESTHETICS
- TO IMPROVE TILTH, INFILTRATION AND AERATION AS WELL AS ORGANIC MATTER FOR PERMANENT PLANTINGS

REQUIREMENT FOR REGULATORY COMPLIANCE
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. IF AN AREA IS EXPECTED TO BE UNDISTURBED FOR LONGER THAN SIX MONTHS, PERMANENT PERENNIAL VEGETATION SHALL BE USED. IF OPTIMUM PLANTING CONDITIONS FOR TEMPORARY GRASSING IS LACKING, MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. REFER TO SPECIFICATION **DS1-DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).**

CONDITIONS
TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED. NOTE: SOME SPECIES OF TEMPORARY VEGETATION ARE NOT APPROPRIATE FOR COMPANION CROP PLANTINGS BECAUSE OF THEIR POTENTIAL TO OUT-COMPETE THE DESIRED SPECIES (E.G. ANNUAL RYEGRASS). CONTACT NRCS OR THE LOCAL SWCD FOR MORE INFORMATION.

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

SEEDBED PREPARATION
WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.

WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE DETERMINED BY SOIL TEST FOR PH. QUICK ACTING LIME SHOULD BE INCORPORATED TO MODIFY PH DURING THE GERMINATION PERIOD. BIO STIMULANTS SHOULD ALSO BE CONSIDERED WHEN THERE IS LESS THAN 3% ORGANIC MATTER IN THE SOIL. GRADED AREAS REQUIRE LIME APPLICATION. SOILS MUST BE TESTED TO DETERMINE REQUIRED AMOUNTS OF FERTILIZER AND AMENDMENTS. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL. ON SLOPES TOO STEEP FOR, OR INACCESSIBLE TO EQUIPMENT, FERTILIZER SHALL BE HYDRAULICALLY APPLIED, PREFERABLY IN THE FIRST PASS WITH SEED AND SOME HYDRAULIC MULCH, THEN TOPPED WITH THE REMAINING REQUIRED APPLICATION RATE.

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

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

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

PLANT, PLANTING RATES, AND PLANTING DATED FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast Rates 2/ - Per Acre	Broadcast PLS 3/ Per 1000 sq. ft	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
BARLEY (Horduem vulgare)			P		
alone	3 bu. (144 lbs.)	3.3 lb.			14,000 seed per pound. Winterhardy. Use on productive soils.
in mixture	1/2 bu. (24 lbs.)	0.6 lb.			
LESPEDEZA, ANNUAL (Lespedeza striata)			P		
alone	40 lbs.	0.9 lb.			200,000 seed per pound. May volunteer for several years. Use inoculant EL.
in mixtures	10 lbs.	0.2 lb.			
LOVEGRASS, WEEPING (Eragrostis curvula)			P		
alone	4 lbs.	0.1 lb.			1,500,000 seed per pound. May last for several years. Mix with Sericea lespedeza.
in mixtures	2lbs.	0.05 lb.			
MILLET, BROWNTOP (Panicum fasciculatum)			P		
alone	40 lbs.	C 0.9 lb.			137,000 seed per pound. Quick dense cover. Will provide too much competition in mixtures if seeded at high rates.
in mixtures	10 lbs.	0.2 lb.			

PLANT, PLANTING RATES, AND PLANTING DATED FOR TEMPORARY COVER OR COMPANION CROPS 1/

Species	Broadcast Rates 2/ Per Acre	Broadcast - PLS 3/ Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
MILLET, PEARL (Pennesetum glaucum)			P		
alone	50 lbs.	1.1 lb.			88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS (Avena sativa)			P		
alone	4 bu. (128 lbs.)	2.9 lb.			13,000 seed per pound. Use on productive soils. Not as winterhardyas rye or barley.
in mixtures	1 bu. (32 lbs.)	0.7lb.			
RYE (Secale cereale)			P		
alone	3 bu. (168 lbs.)	3.9 lb.			18,000 seed per pound. Quick cover. Drought tolerant and winterhardy.
in mixture	1/2 bu. (28 lbs.)	0.6 lb.			
RYEGRASS, ANNUAL (Lolium temulentum)			P		
alone	40 lbs.	0.9 lb.			227,000 seed per pound. Dense cover. Very competitive and is not to be used in
SUDANGRASS (Sorghum Sudanese)			P		
alone	60 lbs.	1.4lb			55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.

PLANT, PLANTING RATES, AND PLANTING DATED FOR TEMPORARY COVER OR COMPANION CROPS

Species	Broadcast Rates 2/- Per Acre	Broadcast PLS 3/ Per 1000 sq. ft.	Resource Area 4/	Planting Dates by Resource Areas (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
WHEAT (Triticum Aestivum)			P		15,000 seed per pound.
alone	3 bu. (180 lbs.)	4.1 lb.			
in mixtures	1/2 bu. (30 lbs.)	0.7 lb.			

1/ Temporary cover crops are very competitive and will crown out perennials if seeded too heavily.
2/ Reduce seeding rates by 50% when drilled.
3/ PLS is an abbreviation for Pure Live Seed.
4/ P represents the Southern Piedmont MLRA

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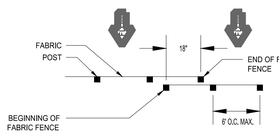
FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VEIW - NOT TO SCALE



FRONT VIEWS - NOT TO SCALE

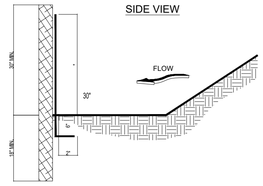
NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Table 6-27.2 Post Size			
Type	"Min Length"	"Type of Post"	Size of Post
NS	4'	Soft wood Oak Steel	"3"dia or 2x4 1.5" x1.5" 1.15lb./ft. min"
S	4'	"Steel Oak"	"1.15-1.25 lb./ ft. min 2"x2""

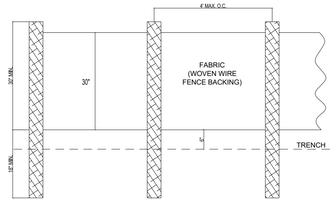
Table 6-27.3 Fasteners for Wood Posts				
	Gauge	Crown	Legs	"Staples / Post"
"Wire Staples"	17 min.	"3/4" wide"	"1/2" long"	5 min.
	Gauge	Length	"Button Heads"	Nail/ Post
Nails	14 min.	1"	3/4"	4 min.
Note: Filter Fabric may also be attached to the post by wire, cords, and pockets.				

SILT FENCE - TYPE SENSITIVE Sd1-S

SIDE VIEW

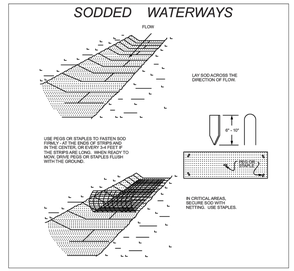


FRONT VIEW



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.

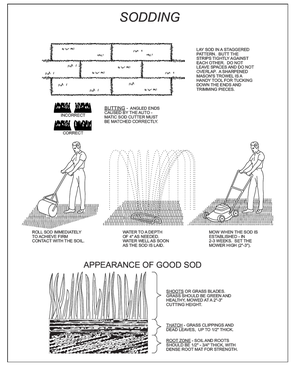
SODDED WATERWAYS



Source: Va. DSWC

Figure 6-6.1

SODDING



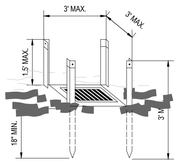
APPEARANCE OF GOOD SOD

Source: Va. DSWC

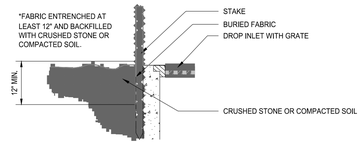
Figure 6-6.2

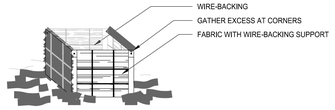
FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION Sd2-F

STEEL FRAME AND SILT FENCE INSTALLATION



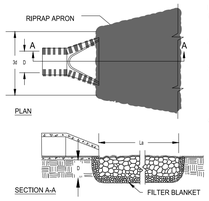
NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.





RIPRAP OUTLET PROTECTION

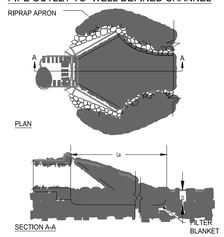
PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



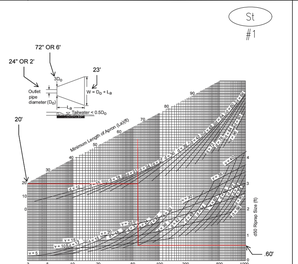
NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET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

St

PIPE OUTLET TO WELL DEFINED CHANNEL



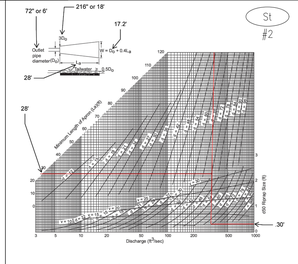
St #1



Curves may not be extrapolated.

Figure 6-34.1 - Design of Outlet Protection From a Round Pipe Flowing Full, Minimum Tailwater Condition (Tw < 0.5 Diameter)

St #2

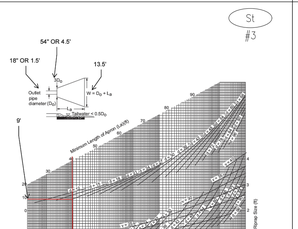


Curves may not be extrapolated.

Figure 6-34.2 - Design of Outlet Protection From a Round Pipe Flowing Full, Maximum Tailwater Condition (Tw > 0.5 Diameter)

assumption due to discharging directly into stream

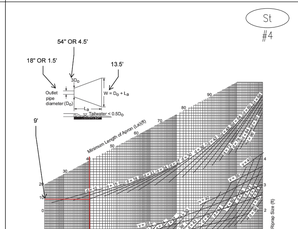
St #3



Curves may not be extrapolated.

Figure 6-34.1 - Design of Outlet Protection From a Round Pipe Flowing Full, Minimum Tailwater Condition (Tw < 0.5 Diameter)

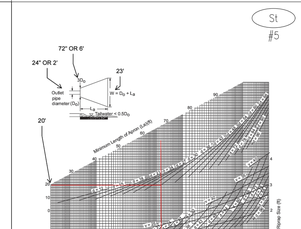
St #4



Curves may not be extrapolated.

Figure 6-34.1 - Design of Outlet Protection From a Round Pipe Flowing Full, Minimum Tailwater Condition (Tw < 0.5 Diameter)

St #5



Curves may not be extrapolated.

Figure 6-34.1 - Design of Outlet Protection From a Round Pipe Flowing Full, Minimum Tailwater Condition (Tw < 0.5 Diameter)

DISTURBED AREA STABILIZATION (WITH SODDING) Ds4



DEFINITION

A permanent vegetative cover using sods on highly erodible or critically eroded lands.

PURPOSE

- Establish immediate ground cover.
- Reduce runoff and erosion.
- Improve aesthetics and land value.
- Reduce dust and sediments.
- Stabilize waterways, critical areas.
- Filter sediments, nutrients and bugs.
- Reduce downstream complaints.
- Reduce likelihood of legal action.
- Reduce likelihood of work stoppage due to legal action.
- Increase "good neighbor" benefits.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlets, grass swales, and waterways with intermittent flow.

PLANNING CONSIDERATIONS

Sodding can initially be more costly than seeding, but the advantages justify the increased initial costs.

1. Immediate erosion control, green surface, and quick use.
2. Reduced failure as compared to seed as well as the lack of weeds.
3. Can be established nearly year-round.

Sodding is preferable to seed in waterways and swales because of the immediate protection of the channel after application. Sodding must be staked in concentrated flow areas (See Figure 6-6.1).

Consider using sod framed around drop inlets to reduce sediments and maintaining the grade.

CONSTRUCTION SPECIFICATIONS
INSTALLATION

Soil Preparation

Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.

Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.

Mix fertilizer into soil surface. Fertilize based on soil tests or Table 6-6.1.

Table 6-6.1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type	Fertilizer Rate (lbs./acre)	Fertilizer Rate (lbs /sq ft)	Season
10-10-10	1000	.025	Fall

Agricultural lime should be applied based on soil tests or at a rate of 1 to 2 tons per acre.

Installation

Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod (See Figure 6-6.2)

On slopes steeper than 3:1, sod should be anchored with pins or other approved methods. Installed sod should be rolled or tamped to provide good contact between sod and soil.

Irrigate sod and soil to a depth of 4" immediately after installation.

Sod should not be cut or spread in extremely wet or dry weather. Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

Sod selected should be certified. Sod grown in the general area of the project is desirable.

1. Sod should be machine cut and contain 3/4" (+ or -1/4") of soil, not including shoots or thatch.
2. Sod should be cut to the desired size within + or -5%. Torn or uneven pads should be rejected.
3. Sod should be cut and installed within 36 hours of digging.
4. Avoid planting when subject to frost heave or hot weather if irrigation is not available.
5. The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifdwarf	M-L,P/C P/C P/C P/C	Warm Weather
Bahiagrass	Pensacola	P/C	Warm Weather
Centipede		P/C	Warm Weather
St. Augustine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P/C	Warm Weather
Tall Fescue	Kentucky	M-L,P	Cool Weather

MAINTENANCE

Re-sod areas where an adequate stand of sod is not obtained. New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified (See Figure 6-6.2).

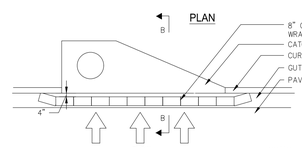
Apply one ton of agricultural lime as indicated by soil test or every 4-6 years. Fertilize grasses in accordance with soil tests or Table 6-6.3.

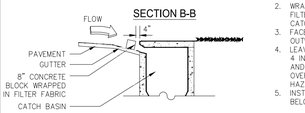
Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs /acre)
Cool season grasses	First Second Maintenance	8-12-12 8-12-12 10-10-10	1500 1000 400	50-100 50-100 30
Warm season grasses	First Second Maintenance	8-12-12 8-12-12 10-10-10	1500 800 400	50-100 50-100 30

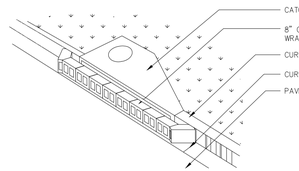
CURB INLET FILTER "PIGS IN BLANKET"

Sd2-P





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

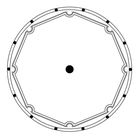


TREE PROTECTION

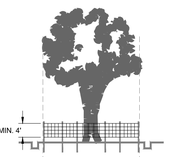
TR

"SNOW" FENCE

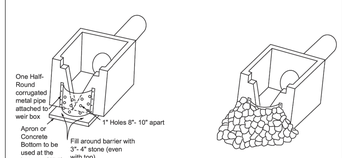
PLAN



CROSS-SECTION



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



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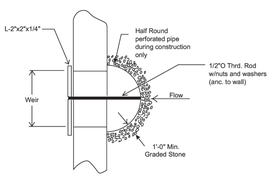

PLAN

PERFORATED HALF-ROUND PIPE WITH STONE FILTER

NO.	REVISION	BY	DATE

GEORGIA 811 www.Georgia811.com
Contact 811 before you dig.
It's the law!
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND
1-800-282-7411
ga811@ga811.com

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PHONE: (770)431-7600
EMAIL: jglambalvo@racetrac.com

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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 11/3/2026 ENGINEER NATHAN R. FUSS

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ES&PC DT

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
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SHEET NO.	REVISION

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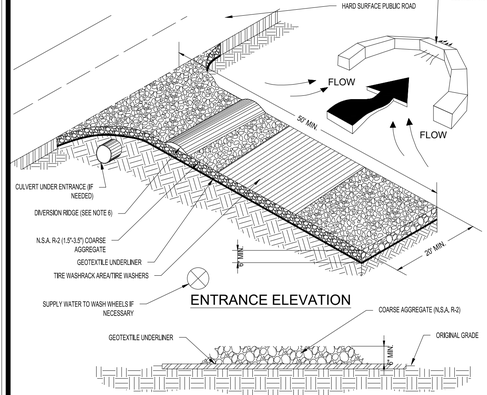
CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION

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

CO

SLOPE STABILIZATION

Ss



DEFINITION

A PROTECTIVE COVERING USED TO PREVENT EROSION AND ESTABLISH TEMPORARY OR PERMANENT VEGETATION ON STEEP SLOPES, SHORE LINES, OR CHANNELS.

PURPOSE

TO PROVIDE A COVER LAYER THAT STABILIZES THE SOIL AND ACTS AS A RAIN DROP IMPACT DISSIPATER WHILE PROVIDING A MICROCLIMATE THAT PROTECTS YOUNG VEGETATION AND PROMOTES ITS ESTABLISHMENT. IF USING SLOPE STABILIZATION TO REINFORCE CHANNELS, PLEASE REFER TO SPECIFICATION, **CH- CHANNEL STABILIZATION**.

CONDITIONS

SLOPE STABILIZATION CAN BE APPLIED TO FLAT AREAS OR SLOPES WHERE THE EROSION HAZARD IS HIGH AND SLOPE PROTECTION IS NEEDED DURING THE ESTABLISHMENT OF VEGETATION.

PLANNING CONSIDERATIONS

CARE MUST BE TAKEN TO CHOOSE THE TYPE OF SLOPE STABILIZATION PRODUCT THAT IS MOST APPROPRIATE FOR THE SPECIFIC NEEDS OF A PROJECT. TWO GENERAL TYPES OF SLOPE STABILIZATION PRODUCTS ARE DISCUSSED WITHIN THIS SPECIFICATION.

ROLLED EROSION CONTROL PRODUCTS (RECP)

A NATURAL FIBER BLANKET WITH SINGLE OR DOUBLE PHOTODEGRADABLE OR BIODEGRADABLE NETS.

HYDRAULIC EROSION CONTROL PRODUCTS (HECP)

HECP SHALL UTILIZE STRAW, COTTON, WOOD OR OTHER NATURAL BASED FIBERS HELD TOGETHER BY A SOIL BINDING AGENT THAT WORKS TO STABILIZE SOIL PARTICLES. PAPER MULCH SHOULD NOT BE USED FOR EROSION CONTROL.

CRITERIA

ROLLED EROSION CONTROL PRODUCTS (RECPS) AND HYDRAULIC EROSION CONTROL PRODUCTS (HECPS).
•INSTALLATION AND STAPLING OF RECPS AND APPLICATION RATES FOR THE HECPS SHALL CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION
•SHORT-TERM RECPS AS A MINIMUM SHALL BE USED TO STABILIZE CONCENTRATED FLOW AREAS WITH A VELOCITY LESS THAN 5FT/SEC ON SLOPES 3:1 OR GREATER WITH A HEIGHT OF 10 FEET OR GREATER.

MATERIALS – HECP

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

MATERIALS – RECP

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

RECPS ARE CATEGORIZED AS FOLLOWS:

a. SHORT-TERM
(FUNCTIONAL LONGEVITY 12 MO.)
i. PHOTODEGRADABLE
STRAW BLANKETS WITH A TOP AND BOTTOM SIDE PHOTO DEGRADABLE NET. THE MAXIMUM SIZE OF THE MESH SHOULD BE OPENINGS OF ½" X ½". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.35" AND MINIMUM DENSITY SHOULD BE 0.5 LBS PER SQUARE YARD.

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

b. EXTENDED-TERM
(FUNCTIONAL LONGEVITY 24 MO.)
i.PHOTODEGRADABLE
BLANKETS THAT CONSIST OF 70% STRAW AND 30% COCONUT WITH A TOP AND BOTTOM SIDE PHOTODEGRADABLE THE TOP NET SHOULD HAVE ULTRAVIOLET ADDITIVES TO DELAY BREAKDOWN. THE MAXIMUM SIZE OF THE MESH SHOULD BE OPENINGS OF 0.65" X 0.65". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.35" AND MINIMUM DENSITY SHOULD BE 0.6 LBS PER SQUARE YARD.

ii.BIODEGRADABLE
BLANKETS THAT CONSIST OF 70% STRAW AND 30% COCONUT WITH A TOP AND BOTTOM SIDE BIODEGRADABLE JUTE NET. THE TOP SIDE NET SHOULD CONSIST OF MACHINE DIRECTION STRANDS THAT ARE TWISTED TOGETHER.
AND THEN INTERWOVEN WITH CROSS DIRECTION STRANDS (LENO WEAVE). THE BOTTOM NET MAY BE LENO WEAVE OR OTHERWISE TO MEET REQUIREMENTS. THE APPROXIMATE SIZE OF THE MESH SHOULD BE
OPENINGS OF 0.5" X 1.0". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE MINIMUM THICKNESS SHOULD BE 0.25" AND MINIMUM DENSITY SHOULD BE 0.65 LBS PER SQUARE YARD.

c. LONG-TERM
(FUNCTIONAL LONGEVITY 36 MO.)
i. PHOTODEGRADABLE
BLANKETS THAT CONSIST OF 100% COCONUT WITH A TOP AND BOTTOM SIDE PHOTODEGRADABLE NET. EACH NET SHOULD HAVE ULTRAVIOLET ADDITIVES TO DELAY BREAKDOWN. THE MAXIMUM SIZE OF THE MESH SHOULD BE OPENINGS OF 0.65" X 0.65". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.3" AND MINIMUM DENSITY SHOULD BE 0.5 LBS PER SQUARE YARD.

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

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

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

MAINTENANCE
ALL EROSION CONTROL BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER.
REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL THEY BECOME PERMANENTLY STABILIZED.

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

BLANKET AND MATTING CROSS-SECTIONS

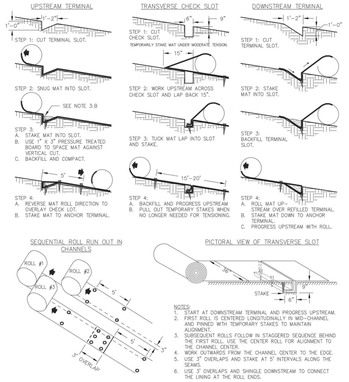


Figure 6-10.1 - Typical Installation Guidelines for Matting and Blankets

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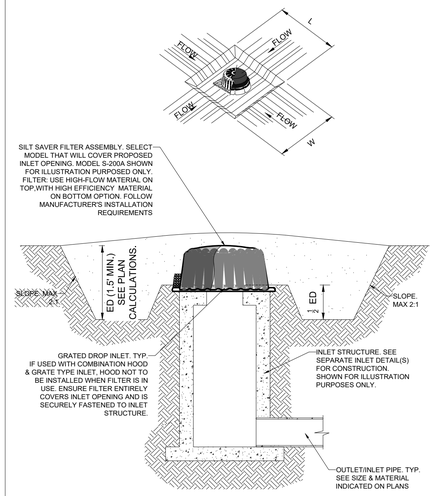
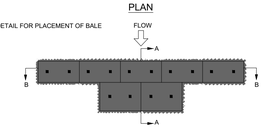
EXCAVATED INLET SEDIMENT TRAP

Sd2-E

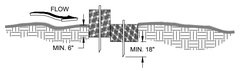


TYPICAL STRAW BALE CHECK DAM

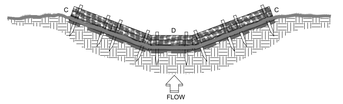
PLAN



SECTION A-A



SECTION B-B



NOTES:
1. BALES SHOULD BE BOUND WITH WIRE OR NYLON STRING AND SHOULD BE PLACED IN ROWS WITH BALE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. REMOVE #4 REBAR AFTER STRAW BALES ARE NO LONGER IN PLACE.
3. POINT C OF SECTION B-B SHOULD ALWAYS BE HIGHER THAN POINT D.

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**.

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DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

Ds1



DEFINITION

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

PURPOSE
- TO REDUCE RUNOFF AND EROSION
- TO CONSERVE MOISTURE
- TO PREVENT SURFACE COMPACTION OR CRUSTING
- TO CONTROL UNDESIRABLE VEGETATION
- TO MODIFY SOIL TEMPERATURE
- TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL

REQUIREMENT FOR REGULATORY COMPLIANCE
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE.
MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS.
IF ANY AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED. REFER TO **DS2 -DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING), DS3 - DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING), AND DS4 - DISTURBED AREA STABILIZATION (WITH SODDING)**.

SPECIFICATIONS
MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADED OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED, SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND RE-USED.

APPLYING MULCH

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

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

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

   STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED. TACKIFIERS, BINDERS AND HYDRAULIC MULCH WITH TACKIFIER SPECIFICALLY DESIGNED FOR TACKING STRAW CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION **TAC – TACKIFERS**. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

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CW

TEMPORARY CONCRETE WASHOUT FACILITIES



DEFINITION

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

PURPOSE

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

IMPLEMENTATION

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

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

  - WASHOUT WASTES INTO THE TEMPORARY WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY.
- DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE IN THE TRASH.
- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 6" FOR ABOVE GRADE FACILITIES AND 12" FOR BELOW GRADE FACILITIES (IF ACCEPTED BY THE JURISDICTION).

WASHOUT CONTAINER REQUIREMENTS:

DIFFERENT TYPES OF WASHOUT CONTAINERS ARE AVAILABLE FOR COLLECTING, RETAINING, AND RECYCLING THE WASHWATER AND SOLIDS FROM WASHING DOWN FIXED TRUCK CHUTES AND PUMP TRUCK HOPPERS AT CONSTRUCTION SITES. PER GA GENERAL CONSTRUCTION GENERAL PERMITS GAR100001, GAR100002, AND GAR100003 **THE CONTAINERS MUST BE LEAK PROOF, WATER PROOF, AND BE COMMERCIALLY SERVICED CONTAINMENT SYSTEMS THAT ARE 100% RECYCLED**. EXAMPLES OF APPROVED CONTAINERS ARE THE "ECO-PAN" PRODUCT, AND "CONCRETE WASHOUT SYSTEMS" BY LEWIS CONCRETE INC. GC MUST VERIFY THAT THE TYPE OF CONTAINER IS ACCEPTABLE BY THE JURISDICTION AND MEETS ALL REQUIREMENTS OF THE EPA CONCRETE WASHOUT GUIDANCE DOCUMENT.

OPERATION AND MAINTENANCE:

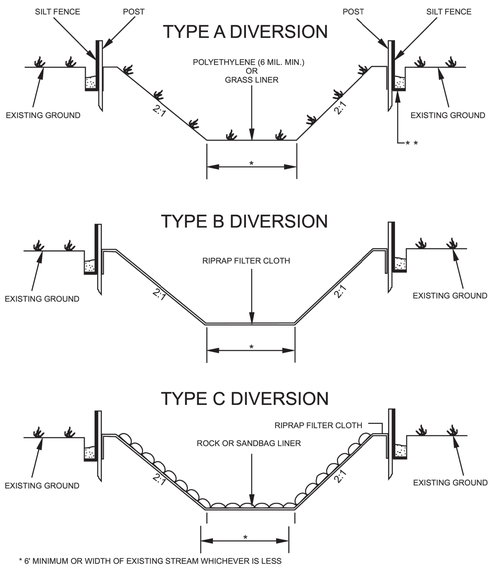
CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY AND AFTER HEAVY RAINS TO CHECK FOR LEAKS, IDENTIFY ANY PLASTIC LININGS AND SIDEWALLS HAVE BEEN DAMAGED BY CONSTRUCTION ACTIVITIES, AND DETERMINE WHETHER THEY HAVE BEEN FILLED TO OVER 75 PERCENT CAPACITY. WHEN THE WASHOUT CONTAINER IS FILLED TO OVER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

REMOVAL OF TEMPORARY CONCRETE WASHOUT FACILITIES:

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

EDUCATING CONCRETE SUBCONTRACTORS:

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


SILT FENCE
POST
TYPE A DIVERSION
POST
SILT FENCE
POLYETHYLENE (6 MIL. MIN.) OR GRASS LINER
EXISTING GROUND
2:1
2:1
EXISTING GROUND
* *
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GENERAL CONSERVATION NOTES AND SPECIFICATIONS

(SOURCE: GEORGIA SOIL AND WATER CONSERVATION COMMISSION

I. GENERAL INFORMATION

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

II. STANDARD FOR LAND GRADING

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

III. STANDARD FOR UTILITY TRENCH EXCAVATION

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

IV. STANDARD FOR TEMPORARY STABILIZATION

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

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

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

SUMMER (PIEDMONT MAY 1 - AUG. 15; COASTAL PLAIN APRIL 15 - AUG. 15)
1. SEED MIXTURE TEMPORARY: GERMAN MILLET SHALL BE APPLIED AT A RATE OF 40 LB/ACRE
2. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SLURRY FORM), MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS, SEE STANDARD FOR STABILIZATION WITH MULCH.
3. FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER

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

V. STANDARD FOR PERMANENT STABILIZATION

A. SPECIFICATION FOR SEEDING AND SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER
1. SITE PREPARATION
a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
2. APPLYING TOPSOIL
a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE TOWNSHIP. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.
3. SEEDBED PREPARATION
a. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
b. APPLY 10-20-10 OR EQUIVALENT RATED FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1000 SQUARE FEET.
c. APPLY 300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN.
d. APPLY PULVERIZED DOLOMITIC LIMESTONE AT A RATE OF 1/3 TONS PER ACRES OR 15 POUNDS PER 1000 SQUARE FEET.
e. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
f. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
g. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
4. SEEDING
a. SEED MIXTURE PERMANENT: SAHARA BERMUDA GRASS AT A RATE OF 275 LB/ACRE IN ADDITION TO TEMPORARY SEEDING (SEE ABOVE), SEEDING DATES 3/1 TO 5/15 8/15 TO 10/1.
b. SEED MIX SHALL HAVE A PURE LIVE SEED (PLS) RATING OF 60% OR GREATER
c. APPLY SEED UNIFORMLY. NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2". HYDROSEEDINGS (INCLUDING FERTILIZER AND SEED IN A SCURRY FORM), WHICH ARE MULCHED, MAY BE LEFT ON THE SOIL SURFACE. SOIL CONSERVATION DISTRICT CAN REQUIRE SPECIFIC TECHNIQUES FOR HYDROSEEDING AND/OR HYDROMULCHING IN AREAS WITH DROUGHTY CONDITIONS. FOR MULCHING REQUIREMENTS SEE STANDARD FOR STABILIZATION WITH MULCH: PROTECTIVE MATERIALS TO BE USED.
d. UNROTTED SMALL-GRAIN STRAW OR HAY AT 3.0 TONS PER ACRE SPREAD UNIFORMLY AT 135 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH LIQUID MULCH BINDER OR; WOOD-FIBER OR PAPER-FIBER MULCH AT A RATE OF 1500 POUNDS PER ACRE MAY BE APPLIED BY A
5. IRRIGATION - (WHERE FEASIBLE) IF SOIL MOISTURE IS DEFICIENT AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER, A MINIMUM OF 1/4" TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED, ESPECIALLY WHEN SEEDING IS PERFORMED IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

B. STANDARD FOR PERMANENT STABILIZATION WITH SOD
1. METHODS AND MATERIALS
a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD;
b. SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING. (EXCLUDES TOP GROWTH).
d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10% OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.
e. FOR DROUGHTY SITES A SOD OF KENTUCKY 31 TALL FESCUE AND BLUEGRASS IS PREFERRED OVER A STRAIGHT BLUEGRASS SOD.
f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
2. SITE PREPARATION SEE SPECIFICATION FOR SEEDING AND SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
3. APPLYING TOPSOIL. SEE SPECIFICATION FOR SEEDING AND SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
4. SEEDBED PREPARATION. SEE SPECIFICATION FOR SEEDING AND SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
5. SOD PLACEMENT
a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.
c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
d. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE).
e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.
f. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
6. TOP DRESSING - IF SLOW RELEASE NITROGEN (300 POUNDS 38-0-0 PER ACRE OR EQUIVALENT) IS USED IN ADDITION SUGGESTED FERTILIZER, THEN A TOP DRESSING OF NITROGEN IS NOT MANDATORY.
a. SPRING INSTALLATION OF SOD WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-20-10 EQUIVALENT AT 400 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET BETWEEN SEPTEMBER 1 AND OCTOBER 15.
b. FALL INSTALLATION OF SOD WILL REQUIRE THE ABOVE BETWEEN MARCH 15 AND MAY 1. (25)

HAZARDOUS MATERIAL MANAGEMENT AND SPILL REPORTING

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

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

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

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

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

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

THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS:
IF THE PETROLEUM DISCHARGED, RELEASED OR SPILLED:
- IS 25 GALLONS OR MORE, OR
- CAUSES A SHEEN ON NEARBY SURFACE WATER, OR
- IS 100 FEET OR LESS FROM SURFACE WATER BODY,

THEN THE PERSON OWNING OR HAVING CONTROL OVER THE OIL MUST IMMEDIATELY TAKE MEASURE TO COLLECT AND REMOVE THE DISCHARGE, AND REPORT THE DISCHARGE TO GSWCC WITHIN 24 HOURS OF DISCHARGE, AND BEGIN TO RESTORE AREA AFFECTED BY DISCHARGE.

IF THE PETROLEUM RELEASED OR SPILLED:
- IS LESS THAN 25 GALLONS OR MORE;
- DOES NOT CAUSES A SHEEN ON NEARBY SURFACE WATER; AND
- IS MORE THAN 100 FEET OR LESS FROM SURFACE WATER BODY;

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

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

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

1. ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5. ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6. THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

POLLUTANT REDUCTION PRACTICES - 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.

GSWCC EROSION AND SEDIMENT CONTROL NOTES (9)

1. THE PRIMARY PERMITTEE OF THIS PROJECT IS RACETRAC, INC., 200 GALLERIA ST, SUITE 900, ATLANTA, GA 30339,
CONTACT: KIRK ELLIS, KIELLIS@RACETRAC.COM , TEL: (678) 887-3213 (5)
2. THE TOTAL ACREAGE OF THE PROPERTY IS ± 5.3 ACRES AND THE TOTAL DISTURBED AREA IS ± 6.97 ACRES
3. THE PROPERTY IS LOCATED AT GPS LOCATION LAT: 33.554375, LONG: -84.587450, FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE., FAIRBURN, GA 30213.
4. THE RECEIVING WATERS OF THIS PROJECT IS TRICKUM CREEK. THE SITE DOES DISCHARGE WITHIN 1 LINEAR MILE UPSTREAM OF AN IMPAIRED STREAM SEGMENT (11)
5. THE IMPROVEMENTS FOR THIS PROJECT INCLUDE CONSTRUCTION OF A ±6,008 SF BUILDING, ASSOCIATED PARKING FACILITIES, FUEL CANOPIES, AN UNDERGROUND STORM WATER DETENTION SYSTEM, SANITARY SEWER UTILITIES, AND UNDERGROUND STORM WATER PIPES. FURTHER IMPROVEMENTS ARE TO COME IN THE LAND DEVELOPMENT PERMIT SET.
6. WASHOUT OF THE DRUM OF A CONCRETE TRUCK AT THE CONSTRUCTION SITE IS PROHIBITED. CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES WILL ONLY BE ALLOWED IN A DESIGNATED AREA PROVIDED FOR THIS PURPOSE, AS SHOWN ON THE DRAWINGS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE FOLLOWED.
a. CONTAIN ALL WASH WATER ON SOIL, IN A BOWL SHAPED AREA CREATED IN DESIGNATED WASH AREA TO PREVENT THE WASH WATER FROM FLOWING FROM THE WASHOUT AREA;
b. USE THE MINIMUM AMOUNT OF WATER TO WASH DOWN THE TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF VEHICLES;
c. REMOVE ANY CONCRETE SEDIMENT FROM THE AREA SURROUNDING THE WASHOUT AREA BEFORE IT HARDENS; AND
d. REMOVE ALL CONCRETE RESIDUE FROM THE DESIGNATED AREA ONCE IT HAS HARDENED. (24)
7. ON-SITE BURIAL PITS ARE NOT ALLOWED AT ANY LOCATION.
8. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN IS SUBJECT TO A FINE.
9. GRADING 1 ACRE OR MORE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND SUBJECT TO A FINE.
10. GROUND STABILIZATION MUST OCCUR WITHIN 7 DAYS ON PERIMETER AREAS AND SLOPES GREATER THAN 3:1, AND GROUND STABILIZATION MUST OCCUR WITHIN 14 DAYS ON OTHER AREAS.
11. BASIN OUTLET STRUCTURES WITH DRAINAGE AREAS EQUAL OR GREATER THAN ONE ACRES MUST WITHDRAW WATER FROM THE SURFACE.
12. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY THE GSWCC EROS

ESPC CHECKLIST

(1)

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

STAND ALONE CONSTRUCTION PROJECTS GAR100001

SWCD: COASTAL - REGION 1

Project Name: RACETRAC FAIRBURN | **Address:** FAIRBURN INDUSTRIAL BLVD, & HOWELL AVE, FAIRBURN, GA 30213

Local Issuing Authority: CITY OF FAIRBURN | **Date on Plans:** 7/2/2026

Name & email of person filling out checklist: NATE FUSS, P.E. - NFUSS@BOHLERENG.COM

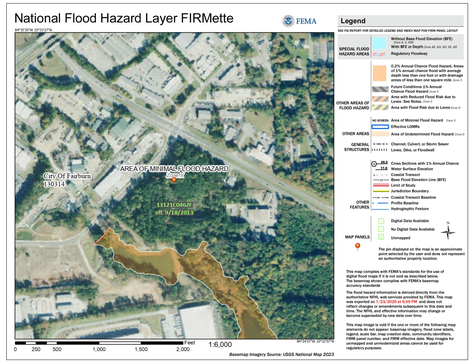
PLAN PAGE #	Included Y/N		TO BE SHOWN ON ES&PC PLAN	LOCATION MARKER (#)
C2.9	Y	1	THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN CHECKLIST ESTABLISHED BY THE COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED. THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THE ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED. PERMIT IV.D.1. PG 27	1
C2.1 - C2.8	Y	2	LEVEL II CERTIFICATION NUMBER ISSUED BY THE COMMISSION, SIGNATURE AND SEAL OF THE CERTIFIED DESIGN PROFESSIONAL	2
N/A	N/A	3	SIGNATURE, SEAL AND LEVEL II NUMBER MUST BE ON EACH SHEET PERTAINING TO ES&PC PLAN OR THE PLAN WILL NOT BE REVIEWED. THE LEVEL II CERTIFICATION MUST BE ISSUED TO THE DESIGN PROFESSIONAL, AFTER COMPLETION OF A GSWCC APPROVED COURSE, AND WHOSE SIGNATURE AND SEAL ARE ON THE PLAN. LIMITS OF DISTURBANCE SHALL BE LESS THAN 50 ACRES AT ANY ONE TIME WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE GAEPD DISTRICT OFFICE. IF GAEPD APPROVES THE REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME, THE PLAN MUST INCLUDE THE GAEPD APPROVAL LETTER AND COMPLETED APPENDIX 1 OF THIS CHECKLIST WITH AT LEAST 4 OF THE CHOSEN BMPS. * A COPY OF THE WRITTEN APPROVAL BY GAEPD MUST BE ATTACHED TO THE PLAN FOR THE PLAN TO BE REVIEWED. PERMIT IV.D.3. PG 28.	
C2.1-C2.3	Y	4	THE NAME AND PHONE NUMBER OF THE 24-HOUR CONTACT RESPONSIBLE FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS.	4
C2.7	Y	5	PROVIDE THE NAME, ADDRESS, EMAIL ADDRESS, AND PHONE NUMBER OF PRIMARY PERMITTEE.	5
C2.1-C2.3	Y	6	NOTE TOTAL AND DISTURBED ACREAGES OF THE PROJECT OR PHASE UNDER CONSTRUCTION.	6
C2.1-C2.3	Y	7	PROVIDE THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE. GIVE THE LATITUDE AND LONGITUDE IN DECIMAL DEGREES.	7
TITLE-BLOCK	Y	8	INITIAL DATE OF THE PLAN AND THE DATES OF ANY REVISIONS MADE TO THE PLAN INCLUDING THE ENTITY WHO REQUESTED THE REVISIONS.	8
C2.7	Y	9	DESCRIPTIONS OF THE NATURE OF CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS.	9
COV	Y	10	PROVIDE VICINITY MAP SHOWING SITE'S RELATION TO SURROUNDING AREAS. INCLUDE DESIGNATION OF SPECIFIC PHASE, IF NECESSARY.	10
C2.7	Y	11	IDENTIFY THE PROJECT RECEIVING WATERS AND DESCRIBE ALL SENSITIVE ADJACENT AREAS INCLUDING STREAMS, LAKES, RESIDENTIAL AREAS, WETLANDS, MARSHLANDS, ETC. WHICH MAY BE AFFECTED.	11
C2.1 - C2.8	Y	12	DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE SITE WAS VISITED PRIOR TO DEVELOPMENT OF THE ES&PC PLAN AS STATED ON PART IV PAGE 20 OF THE PERMIT.	12
C2.1 - C2.8	Y	13	DESIGN PROFESSIONAL'S CERTIFICATION STATEMENT AND SIGNATURE THAT THE PERMITTEE'S ES&PC PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BMPS AND SAMPLING TO MEET PERMIT REQUIREMENTS AS STATED ON PART IV PAGE 20 OF THE PERMIT. *	13
C2.7	Y	14	CLEARLY NOTE THE STATEMENT THAT "THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION." *	14
C2.1-C2.3	Y	15	CLEARLY NOTE THE STATEMENT THAT "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
N/A	N/A	16	PROVIDE A DESCRIPTION OF ANY BUFFER ENCROACHMENTS AND INDICATE WHETHER A BUFFER VARIANCE IS REQUIRED.	
C2.1-C2.3	Y	17	CLEARLY NOTE THE STATEMENT THAT "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL." *	17
C2.1-C2.3	Y	18	CLEARLY NOTE THE STATEMENT THAT "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT." *	18
C2.1-C2.3	Y	19	CLEARLY NOTE STATEMENT THAT "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
C2.1-C2.3	Y	20	CLEARLY NOTE STATEMENT THAT "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
C2.1-C2.3	Y	21	CLEARLY NOTE THE STATEMENT "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."	21
C2.1-C2.3	Y	22	ANY CONSTRUCTION ACTIVITY WHICH DISCHARGES STORM WATER INTO A BIOTA IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT, MUST COMPLY WITH PART III.C. OF THE PERMIT. INCLUDE THE COMPLETED APPENDIX 1 OF THIS CHECKLIST WITH AT LEAST 4 OF THE CHOSEN BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT. *	
N/A	N/A	23	IF A TMDL IMPLEMENTATION PLAN FOR SEDIMENT HAS BEEN FINALIZED FOR THE BIOTA IMPAIRED STREAM SEGMENT (IDENTIFIED IN ITEM 22 ABOVE) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN. *	
C2.7	Y	24	BMPS FOR CONCRETE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS AND THE REAR OF THE VEHICLES. INCLUDE STATEMENT THAT WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED. *	24
C2.7	Y	25	PROVIDE BMPS FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS.	25
C2.1-C2.3	Y	26	DESCRIPTION OF THE MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. *	26
C2.7	Y	27	DESCRIPTION OF PRACTICES TO PROVIDE COVER FOR BUILDING MATERIALS AND BUILDING PRODUCTS ON SITE. *	27
C2.1-C2.3	Y	28	DESCRIPTION OF THE PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES. *	28
C2.8	Y	29	DESCRIPTION AND CHART OR TIMELINE OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR THE MAJOR PORTIONS OF THE SITE (I.E., INITIAL PERIMETER AND SEDIMENT STORAGE BMPS, CLEARING AND GRUBBING ACTIVITIES, EXCAVATION ACTIVITIES, UTILITY ACTIVITIES, GRADING, INFRASTRUCTURE, TEMPORARY AND FINAL STABILIZATION).	29
C2.7	Y	30	PROVIDE COMPLETE REQUIREMENTS OF INSPECTIONS AND RECORD KEEPING BY THE PRIMARY PERMITTEE. *	30
C2.7	Y	31	PROVIDE COMPLETE REQUIREMENTS OF SAMPLING FREQUENCY AND REPORTING OF SAMPLING RESULTS. *	31
C2.7	Y	32	PROVIDE COMPLETE DETAILS FOR RETENTION OF RECORDS AS PER PART IV.F. OF THE PERMIT. *	32
C2.7	Y	33	DESCRIPTION OF ANALYTICAL METHODS TO BE USED TO COLLECT AND ANALYZE THE SAMPLES FROM EACH LOCATION. *	33
C2.8	Y	34	APPENDIX B RATIONALE FOR NTU VALUES AT ALL OUTFALL SAMPLING POINTS WHERE APPLICABLE. *	34
C2.1-C2.3	Y	35	DELINEATE ALL SAMPLING LOCATIONS ON ALL PHASES OF THE PLAN, AND PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES INTO WHICH STORM WATER IS DISCHARGED. *	35
C2.1-C2.3	Y	36	A DESCRIPTION OF APPROPRIATE CONTROLS AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE INCLUDING: (1) INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS, (2) INTERMEDIATE GRADING AND DRAINAGE BMPS, AND (3) FINAL BMPS. FOR CONSTRUCTION SITES WHERE THERE WILL BE NO MASS GRADING AND THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND INITIAL PERIMETER CONTROL BMPS, INTERMEDIATE GRADING AND DRAINAGE BMPS, AND FINAL BMPS ARE THE SAME, THE PLAN MAY COMBINE ALL BMPS INTO A SINGLE PHASE PLAN. *	36
C2.1-C2.3	Y	37	GRAPHIC SCALE AND NORTH ARROW.	37
C2.1-C2.3	Y	38	EXISTING AND PROPOSED CONTOUR LINES WITH CONTOUR LINES DRAWN AT AN INTERVAL IN ACCORDANCE WITH THE FOLLOWING:	38

MAP SCALE	GROUND SLOPE	CONTOUR INTERVALS, FT.
1 INCH = 100FT OR LARGER SCALE	FLAT 0 - 2%	0.5 OR 1
	ROLLING 2 - 8%	1 OR 2
	STEEP 8% +	2, 5 OR 10

N/A	N/A	39	USE OF ALTERNATIVE BMPS WHOSE PERFORMANCE HAS BEEN DOCUMENTED TO BE EQUIVALENT TO OR SUPERIOR TO CONVENTIONAL BMPS AS CERTIFIED BY A DESIGN PROFESSIONAL (UNLESS DISAPPROVED BY GAEPD OR THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION). REFER TO THE ALTERNATIVE BMP GUIDANCE DOCUMENT FOUND AT WWW.GASWCC.GEORGIA.GOV.	
N/A	N/A	40	USE OF ALTERNATIVE BMP FOR APPLICATION TO THE EQUIVALENT BMP LIST. REFER TO APPENDIX A-2 OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA 2016 EDITION. *	
C2.1-C2.3	Y	41	DELINEATION OF THE APPLICABLE 25-FOOT OR 50-FOOT UNDISTURBED BUFFERS ADJACENT TO STATE WATERS AND ANY ADDITIONAL BUFFERS AS REQUIRED BY THE LOCAL ISSUING AUTHORITY. CLEARLY NOTE AND DELINEATE ALL AREAS OF IMPACT.	
C2.1-C2.3	Y	42	DELINEATION OF ALL STATE WATERS AND WETLANDS LOCATED ON OR WITHIN 200 FEET OF THE PROJECT SITE.	
HYDRO REPORT	Y	43	DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE.	43
HYDRO REPORT	Y	44	PROVIDE HYDROLOGY STUDY AND MAPS OF DRAINAGE BASINS FOR BOTH THE PRE- AND POST-DEVELOPED CONDITIONS. *	44
HYDRO REPORT	Y	45	ESTIMATE OF THE RUNOFF COEFFICIENT OR PEAK DISCHARGE FLOW OF THE SITE PRIOR TO AND AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED. FOR SOLAR FARM PROJECTS, POST-CONSTRUCTION IMPERVIOUS AREA SHALL BE CALCULATED AS 70% OF TOTAL SOLAR PANEL SQUARE FOOTAGE.	45
C2.1-C2.3	Y	46	STORM-DRAIN PIPE AND WEIR VELOCITIES WITH APPROPRIATE OUTLET PROTECTION TO ACCOMMODATE DISCHARGES WITHOUT EROSION. IDENTIFY/DELINEATE AT ALL STORM WATER DISCHARGE POINTS.	46
	Y	47	SOIL SERIES FOR THE PROJECT SITE AND THEIR DELINEATION.	47
C2.1-C2.3	Y	48	THE LIMITS OF DISTURBANCE FOR EACH PHASE OF CONSTRUCTION.	48
C2.1-C2.3	Y	49	PROVIDE A MINIMUM OF 67 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE DRAINED USING A TEMPORARY SEDIMENT BASIN, RETROFITTED DETENTION POND, AND/OR EXCAVATED INLET SEDIMENT TRAPS FOR EACH COMMON DRAINAGE LOCATION. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBANCE ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED. A WRITTEN JUSTIFICATION EXPLAINING THE DECISION TO USE EQUIVALENT CONTROLS WHEN A SEDIMENT BASIN IS NOT ATTAINABLE MUST BE INCLUDED IN THE PLAN FOR EACH COMMON DRAINAGE LOCATION IN WHICH A SEDIMENT BASIN IS NOT PROVIDED. A WRITTEN JUSTIFICATION AS TO WHY 67 CUBIC YARDS OF STORAGE IS NOT ATTAINABLE MUST ALSO BE GIVEN. WORKSHEETS FROM THE MANUAL MUST BE INCLUDED FOR STRUCTURAL BMPS AND ALL CALCULATIONS USED BY THE DESIGN PROFESSIONAL TO OBTAIN THE REQUIRED SEDIMENT STORAGE WHEN USING EQUIVALENT CONTROLS. WHEN DISCHARGING FROM SEDIMENT BASINS AND IMPOUNDMENTS, PERMITTEES ARE REQUIRED TO UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE, UNLESS INFEASIBLE. IF OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE ARE NOT FEASIBLE, A WRITTEN JUSTIFICATION EXPLAINING THIS DECISION MUST BE INCLUDED IN THE PLAN.	49
C2.1-C2.3	Y	50	LOCATION OF BEST MANAGEMENT PRACTICES THAT ARE CONSISTENT WITH, AND NO LESS STRINGENT THAN, THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. USE UNIFORM CODING SYMBOLS FROM THE MANUAL CHAPTER 6, WITH LEGEND.	50
C2.4-C2.6	Y	51	PROVIDE DETAILED DRAWINGS FOR ALL STRUCTURAL PRACTICES. SPECIFICATIONS MUST, AT A MINIMUM, MEET THE GUIDELINES SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.	51
C2.1-C2.3	Y	52	PROVIDE VEGETATIVE PLAN, NOTING ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES. INCLUDE SPECIES, PLANTING DATES AND SEEDING, FERTILIZER, LIME AND MULCHING RATES. VEGETATIVE PLAN SHALL BE SITE SPECIFIC FOR APPROPRIATE TIME OF YEAR THAT SEEDING WILL TAKE PLACE AND FOR THE APPROPRIATE GEOGRAPHIC REGION OF GEORGIA.	52
		*	IF USING THIS CHECKLIST FOR A PROJECT THAT IS LESS THAN 1 ACRE AND NOT PART OF A COMMON DEVELOPMENT BUT WITHIN 200 FT OF A PERENNIAL STREAM, THE * CHECKLIST ITEMS WOULD BE N/A.	

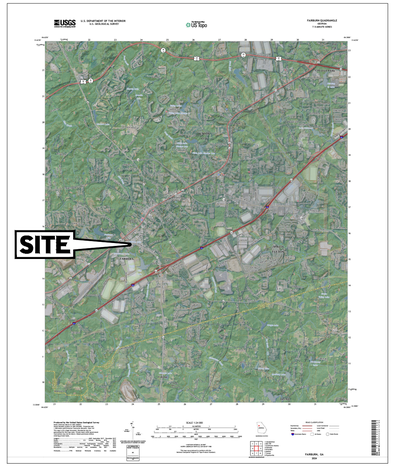
Effective January 1, 2026

FEMA FIRM MAPS 13211C0462F N.T.S.



U.S.G.S TOPOGRAPHIC MAP

N.T.S.



FLOOD CERTIFICATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM) 13225C0150C, WITH EFFECTIVE DATE OF SEPTEMBER 26, 2008, THE PROJECT SITE LIES WITHIN ZONE X, WHICH IS OUTSIDE ANY ESTABLISHED FLOOD HAZARD AREA.

CONSTRUCTION SCHEDULE

CONSTRUCTION SCHEDULE

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8
PHASE I								
STAKE/FLAG THE LOD (WHERE STAKING IS NOT POSSIBLE/PRACTICAL, THE LOD MUST BE CONSPICUOUSLY, AND PROMINENTLY, MARKED TO DENOTE THE BOUNDARY). LOD MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT	▬							
INSTALL PERIMETER SEDIMENT CONTROL BMPS IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS . CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL BMPS.	▬							
INSTALL STABILIZED CONSTRUCTION EXIT, ROCK SEDIMENT TRAP, TEMPORARY SEDIMENT POND, AND SET THE PROJECT OFFICE TRAILER.	▬							
INSTALL REMAINING PERIMETER SEDIMENT CONTROL BMPS, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL BMPS	▬							
PREPARE TEMPORARY PARKING AND STORAGE AREA	▬							
BEGIN CLEARING AND DEMOLITION ACTIVITIES.	▬							
MAINTENANCE OF ES&PC MEASURES THROUGHOUT ENTIRE DURATION OF PROJECT.	▬	▬	▬	▬	▬	▬	▬	▬
PHASE II								
BEGIN GRADING THE SITE		▬	▬					
INSTALL UNDERGROUND UTILITIES AS SHOWN INCLUDING STORM SEWER PIPES, SANITARY PIPES, WATER METERS AND BACKFLOWS, ETC.			▬					
TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE				▬	▬	▬	▬	▬
BEGIN CONSTRUCTION AND GRADING OF THE RETROFIT POND.				▬	▬			
FILL THE SHAC UPON COMPLETION OF THE SEDIMENT BASIN.					▬			
IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.					▬	▬	▬	▬
PREPARE SITE FOR PAVING						▬	▬	
BEGIN INSTALLATION OF CURB/GUTTER, AND BUILDING FOUNDATION						▬	▬	
PHASE III								
PROVIDE PERMANENT PIPE CONNECTIONS. ENSURE ALL PERMANENT PIPES ARE FULLY OPERATIONAL							▬	▬
FINISH CURB/GUTTER AND PAVING OF SITE.							▬	▬
COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.							▬	▬
COMPLETE CONSTRUCTION OF BUILDING.							▬	▬
REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS.)								▬
STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPS								▬
CONTINUE DAILY INSPECTIONS AND REPORTS UNTIL THE SITE IS FULLY STABILIZED AND THE GENERAL CONSTRUCTION PERMIT GAR100001 IS TERMINATED								▬

***START OF CONSTRUCTION DATE IS SUBJECT TO CHANGE**

DESIGN PROFESSIONAL'S CERTIFICATION:

(1) I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT " MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED, THE PLAN PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALL. THE DESIGNATED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENT CONTAINED IN THE GENERAL NPDES PERMIT NO, GAR100001.

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

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

Nathan Fuss

GSWCC LEVEL II DESIGN PROFESSIONAL

0000087123 (VALID THROUGH 03-08-28)

CERTIFICATION #

APPENDIX B NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLE

WATERS SUPPORTING WARM WATER FISHERIES

Surface Water Drainage Area (Square Miles)

Site Size (Acres)	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99
1.00-10	75	150	200	400	750
10.01-25	50	100	100	200	300
25.01-50	50	50	100	100	200
50.01-100	50	50	50	100	100
100.01+	50	50	50	50	50

NOTES:

1. ALL OUTFALL SAMPLING POINTS SHALL CONFORM TO AN NTU VALUE OF 75 PER THE ABOVE TABLE, AS FOUND AT A SITE BETWEEN 1.00 AND 10 ACRES IN SIZE WITH A DRAINAGE AREA OF LESS THAN 5 SQUARE MILES.
2. SOURCE: STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, GENERAL PERMIT NO. GAR10001

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DATE OF INSPECTION: _____

I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION

GSWCC LEVEL II DESIGN PROFESSIONAL

CERTIFICATION #

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN:

_____

_____

_____

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED

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 THE GENERAL PERMIT;
   d. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THE GENERAL PERMIT;
   e. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THE GENERAL PERMIT;
   f. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART OF THE GENERAL PERMIT; AND
   g. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THE GENERAL PERMIT.
2. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY RESIDENCES WHICH ARE NOT APART OF A COMMON DEVELOPMENT OR SUBDIVISION OR UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

A. SAMPLING REQUIREMENTS SHALL INCLUDE:

1. A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24,000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION; (1) THE LOCATION OF ALL PERENNIAL LAND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORM AFTER IS DISCHARGED AND (2) THE RECEIVING WATER AND.OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORM WATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP.
2. A WRITTEN NARRATIVE OF SITE SPECIFIC ANALYTICAL METHODS USED TO COLLECT, HANDLE AND ANALYZE THE SAMPLES INCLUDING THE QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION.
3. WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(Ss0 SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA AND THE TYPE OF RECEIVING WATERS.
4. ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN, EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

B. SAMPLING TYPE

ALL SAMPLING SHALL BE COLLECTED BY GRAB SAMPLES AND THE ANAL

APPENDIX 1			
THE ES&PC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE FOLLOWING BMP'S FOR THOSE AREAS OF			
THE SITE WHICH DISCHARGE TO AN IMPAIRED STREAM SEGMENT AND FOR SITES WHICH EPD HAS			
APPROVED IN WRITING A REQUEST TO DISTURB 50 ACRES OR MORE AT ANY ONE TIME.			
The four items chosen must be appropriate for the site conditions.			
PLAN PAGE #	**INCLUDED Y/N**		
-	N	a.	During construction activities, double the width of the 25-foot undisturbed vegetated buffer along all State waters requiring a buffer and the 50-foot undisturbed vegetated buffer along all State waters classified as "trout streams" requiring a buffer. During construction activities, EPD will not grant variances to any such buffers that are increased in width.
C2.1-C2.2	Y	b.	Increase all temporary sediment basins and retrofitted storm water management basins to provide sediment storage of at least 3600 cubic feet (134 cubic yards) per acre drained.
-	N	c.	Use baffles in all temporary sediment basins and retrofitted storm water management basins to at least double the conventional flow path length to the outlet structure.
C2.1-C2.3	Y	d.	A large sign (minimum 4 feet x 8 feet) must be posted on site by the actual start date of construction. The sign must be visible from a public roadway. The sign must identify the following: (1) construction site, (2) the permittee(s), (3) the contact person(s) and telephone number(s), and (4) the permittee-hosted website where the Plan can be viewed must be provided on the submitted NOI. The sign must remain on site and the Plan must be available on the provided website until a NOT has been submitted.
-	N	e.	Use tackifiers and/or mulch to stabilize areas left disturbed for more than seven (7) calendar days in accordance with Part III. D.1. of the current NPDES Permits.
-	N	f.	Conduct turbidity sampling after every rain event of 0.5 inch or greater within any 24-hour period, recognizing the exceptions specified in Part IV.D.6.d. of the current NPDES Permits.
-	N	g.	Comply with the applicable end-of-pipe turbidity effluent limit, without the "BMP defense" as provided for in O.C.G.A. 12-7-6 (a)(1).
-	N	h.	Reduce the total planned site disturbance to less than 50% impervious surfaces (excluding any State-mandated buffer areas from such calculations). All calculations must be included on the Plan.
-	N	i.	Limit the amount of disturbed area at any one time to no greater than 25 acres or 50% of the total planned site, whichever is less. All calculations must be included on the Plan.
-	N	j.	Use "Dirt II" techniques available on the EPD website to model and manage construction storm water runoff (including sheet flow). All calculations must be included on the Plan. (https://epd.georgia.gov/erosion-and-sedimentation)
C2.2-C2.3	Y	k.	Conduct soil tests representative of conditions at the time of planting to identify and to implement site-specific fertilizer needs and/or add appropriate organic soil amendments (e.g., compost) and conduct pre- and post-construction soil sampling to a depth of six (6) inches to document improved levels of soil carbon after final stabilization of the construction site.
-	N	l.	Use mulch filter berms, in addition to a silt fence, on the site perimeter wherever construction storm water (including sheet flow) may be discharged. Mulch filter berms cannot be placed in waterways or areas of concentrated flow.
-	N	m.	Use appropriate erosion control slope stabilization instead of concrete in all construction storm water ditches and storm drainages designed for a 25-year, 24-hour rainfall event.
-	N	n.	Use flocculants or coagulants under a passive dosing method (e.g., flocculant blocks) within construction storm water ditches and storm drainages that feed into temporary sediment basins and retrofitted management basins.
-	N	o.	Install sod for a minimum 20-foot width (in lieu of seeding) after final grade has been achieved, along the site perimeter wherever storm water (including sheet flow) may be discharged.
-	N	p.	Certified personnel for primary permittee's shall conduct inspections at least twice every seven (7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with part IV.D.4.a.(3)(a)-(c) of this permit. *
-	N	q.	Apply the appropriate compost blankets (minimum depth 1.5 inches) to protect soil surfaces until vegetation is established during the final stabilization phase of the construction activity.
-	N	r.	Use alternative BMP's whose performance has been documented to be superior to conventional BMP's as certified by a Design Professional (unless disapproved by EPD or the Georgia Soil and Water Conservation Commission). (If using this item please refer to the Alternative BMP guidance document found at www.GSWCC.georgia.gov)
-	N	s.	Limit the total planned site disturbance to less than 15% impervious surfaces (excluding any state mandated buffer areas from such calculations). All calculations must be included in the Plan.
-	N	t.	Conduct inspections during the intermediate grading and drainage BMP phase and during the final BMP phase of the project by the design professional who prepared the Plan in accordance with Part IV.A.5 of the permit. *The Plan must include a statement that the primary permittee must retain the design professional who prepared the Plan to conduct inspections during the intermediate grading and drainage BMP phase and during the final BMP phase*
HYDRO	Y	u.	Install Post Construction BMP's (e.g., runoff reduction BMP's) which remove 80% TSS as outlined in the Georgia Stormwater Management Manual known as the Blue Book or an equivalent or more stringent design manual.
Effective January 1, 2026			

* This requirement is different for infrastructure projects:
Certified personnel for primary permittee's shall conduct inspections at least once every seven (7) calendar days and within 24 hours of the end of the storm that is 0.5 inches rainfall or greater in accordance with Part IV.D.4.a.(3)(a) – (c) of the permit.

NO.	REVISION	BY	DATE

GEORGIA 811
www.Georgia811.com
Contact 811 before you dig.
811
IT'S ONLY THE LAW!
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND
1-800-282-7411
ENTER 8451845771 WHEN PROMPTED

RACETRAC 24-HOUR CONTACT
PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

BOHLER
211 PERIMETER CENTER PKWY NE,
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GA@BohlerEng.com

GEORGIA
REGISTERED
Nathan Fuss
No. PE046694
PROFESSIONAL
ENGINEER
NATHAN R. FUSS
1/5/2026

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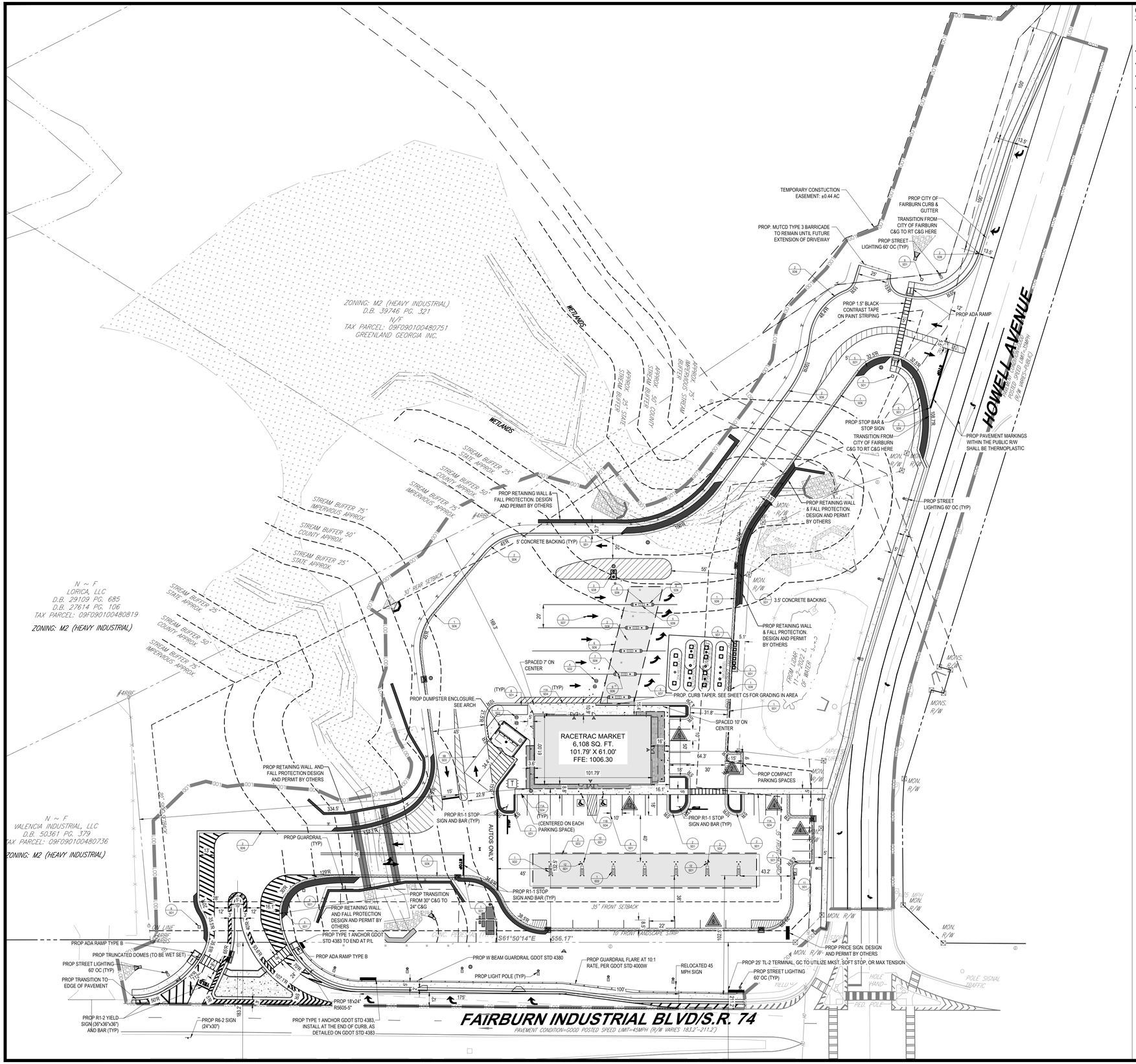
(770) 431-7600

EROSION & SEDIMENT CONTROL - APPENDIX 1

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C2.9	***0***
SHEET NO.	REVISION



CITY OF FAIRBURN COMMUNITY DEVELOPMENT GENERAL NOTES:

- DEVELOPMENT PLANS INCLUDING SITE GRADING AND DRAINAGE PLANS SHOULD BE DEVELOPED TO MINIMIZE DISRUPTION OF NATURAL DRAINAGE PATTERNS ON PROPERTIES. ADDITIONALLY, NO INCREASES IN STORM WATER RUNOFF RATES SHALL BE ALLOWED AT ANY DISCHARGE POINT ON THE SITE. THE BASELINE CONDITIONS SHALL BE BASED ON AN ANALYSIS OF THE STORM WATER DISCHARGE RATES FROM THE SITE IN ITS EXISTING CONDITIONS SHALL BE BASED ON AN ANALYSIS OF THE STORM WATER DISCHARGE RATES FROM THE SITE IN ITS EXISTING CONDITION AND SHALL MODEL ANY DEPRESSION STORAGE.
- ALL DUMPSTERS SHALL BE ENCLOSED WITH A WALL OF EQUAL OR GREATER HEIGHT ON THREE SIDES, THE MATERIAL OF WHICH SHALL BE SIMILAR TO THE MATERIAL ON THE OUTSIDE OF THE MAIN BUILDING.
- ALL DUMPSTERS SHALL BE ENCLOSED WITH A WALL OF EQUAL OR GREATER HEIGHT ON THREE SIDES, THE MATERIAL OF WHICH SHALL BE SIMILAR TO THE MATERIAL ON THE OUTSIDE OF THE MAIN BUILDING.
- ALL PAVEMENT MARKINGS INSTALLED ON ASPHALT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC MATERIAL; 1.5-INCH BLACK CONTRAST TAPE SHALL BE INSTALLED FOR CROSSWALKS ON CONCRETE.
- RETAINING WALLS 4' AND OVER (6' + REQUIRES AN ENGINEER CERTIFICATION) REQUIRES A PERMIT FROM THE DEPARTMENT OF PLANNING & ZONING, BUILDING DIVISION. WALL PERMIT(S) ARE REQUIRED PRIOR TO SITE DEVELOPMENT PLAN APPROVAL AND THE ISSUANCE OF THE LAND DISTURBANCE PERMIT (LDP).
- THE PROPOSED DECELERATION LANE ON HOWELL AVENUE SHALL BE CONSTRUCTED BASED ON AN INDUSTRIAL TUCK ROUTE HEAVY DUTY ASPHALT PAVEMENT STRUCTURAL SECTION OF 12" G.A.B.; 8" ASPHALT BASE 25MM SP; 2" ASPHALT BINDER 19MM SP; 1.5" 9.5MM ASPHALT TOPPING.

		ALLOWED/REQUIRED	PROVIDED
MIN. LOT AREA			
	TOTAL SITE ACREAGE	5.0 AC	±5.30 AC
MIN. BUILDING SETBACK			
	FRONT(FAIRBURN INDUSTRIAL & HOWELL AVE.)	35'*	±64.3'
	SIDE	20'	±334.5'
	REAR	30'	±169.3'
MIN. LANDSCAPE STRIPS/BUFFERS			
	FRONT(STRIP)	10' ALONG HOWELL AVE*	±0.2'
	FRONT(BUFFER YARD)	10' ALONG ROUTE 74 R.O.W.*	±0.2'
PARKING REQUIREMENTS			
* VARIANCE GRANTED	MIN. PARKING	1 PER 200 SF OF GFA + 3 PARKING SPACES FOR FUEL STATION = ±34 SPACES	35 SPACES
	MAX. PARKING	N/A	35 SPACES
MIN. PARKING SPACE DIMENSIONS		FULL-SIZE 90°: 10'x18' FULL-SIZE PARALLEL: 8.5'x22' COMPACT 90°: 9'x15'	FULL-SIZE 90°: 10'x18' FULL-SIZE PARALLEL: 8.5'x22' COMPACT 90°: 9'x15'
MIN. LANDSCAPE ISLAND DIMENSIONS		10'x18'	>10'X18'
MAX. IMPERVIOUS AREA		±3.975 AC (75%)	±2.62 AC
MIN. DRIVE AISLE		N/A	30'

GENERAL SITE NOTES

1. OWNERS:

   RACETRAC, INC.
   200 GALLERIA PARKWAY S.E.,
   SUITE 900
   ATLANTA, GA 30339
   CONTACT: KIRK ELLIS
   PHONE: (678) 887-3213

2. EQUITABLE DEVELOPER/APPLICANT:

   RACETRAC, INC.
   200 GALLERIA PARKWAY S.E.,
   SUITE 900
   ATLANTA, GA 30339
   CONTACT: KIRK ELLIS
   PHONE: (678) 887-3213

3. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND CODE COMPLIANT.
4. ZONING DATA:

   PARCEL NUMBERS: 09F090100480751
   GROSS LOT AREA: 5.30 AC
   EXISTING ZONING: M-2 HEAVY INDUSTRIAL
   OVERALY: GEORGIA HIGHWAY 74 OVERLAY ZONING DISTRICT
   EXISTING USE: VACANT LAND
   PROPOSED USE: FUELING CENTER (PERMITTED)

5. THIS PLAN IS BASED ON THE FOLLOWING:

   ALTA SURVEY BY GASKINS + LECRAW INC.
   1226 POWDER SPRINGS RD SW
   MARIETTA, GA 30064
   PROJECT NO.: 005060
   DATED: 09/07/2023

6. THE IMPROVEMENTS FOR THIS PROJECT INCLUDE THE CONSTRUCTION OF A RACETRAC TRAVEL CENTER STRUCTURE, PARKING FACILITIES, UNDERGROUND UTILITIES, LANDSCAPING, STORMWATER QUALITY, AND DETENTION REQUIREMENTS.
7. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.
8. IF ANY STRUCTURE THAT LIES WITHIN A 100-YEAR FLOODPLAIN OR WITH A DETENTION POND WILL BE ELEVATED SUCH THAT THE LOWEST FINISHED FLOOR ELEVATION SHALL BE NO LESS THAN 2' ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
9. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. DIMENSIONS IN DOT R/W ARE MEASURED TO THE LOWER FACE OF CURB

DEVELOPER

RACETRAC, INC.
200 GALLERIA PARKWAY S.E.,
SUITE 900
ATLANTA, GA 30339
CONTACT: KIRK ELLIS
PHONE: (678) 887-3213
EMAIL: KIELLIS@RACETRAC.COM

RT CURB LEGEND

CATCH CURB (DETAIL 1, SHEET SD1 OR SD6)

SHED CURB (DETAIL 2, SHEET SD1 OR SD6)

NORTH

40 20 10 0 40

1"= 40'

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PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 1/2/2026 ENGINEER NATHAN R. FUSS

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RaceTrac

RACETRAC, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

SITE PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C3	0
SHEET NO.	REVISION

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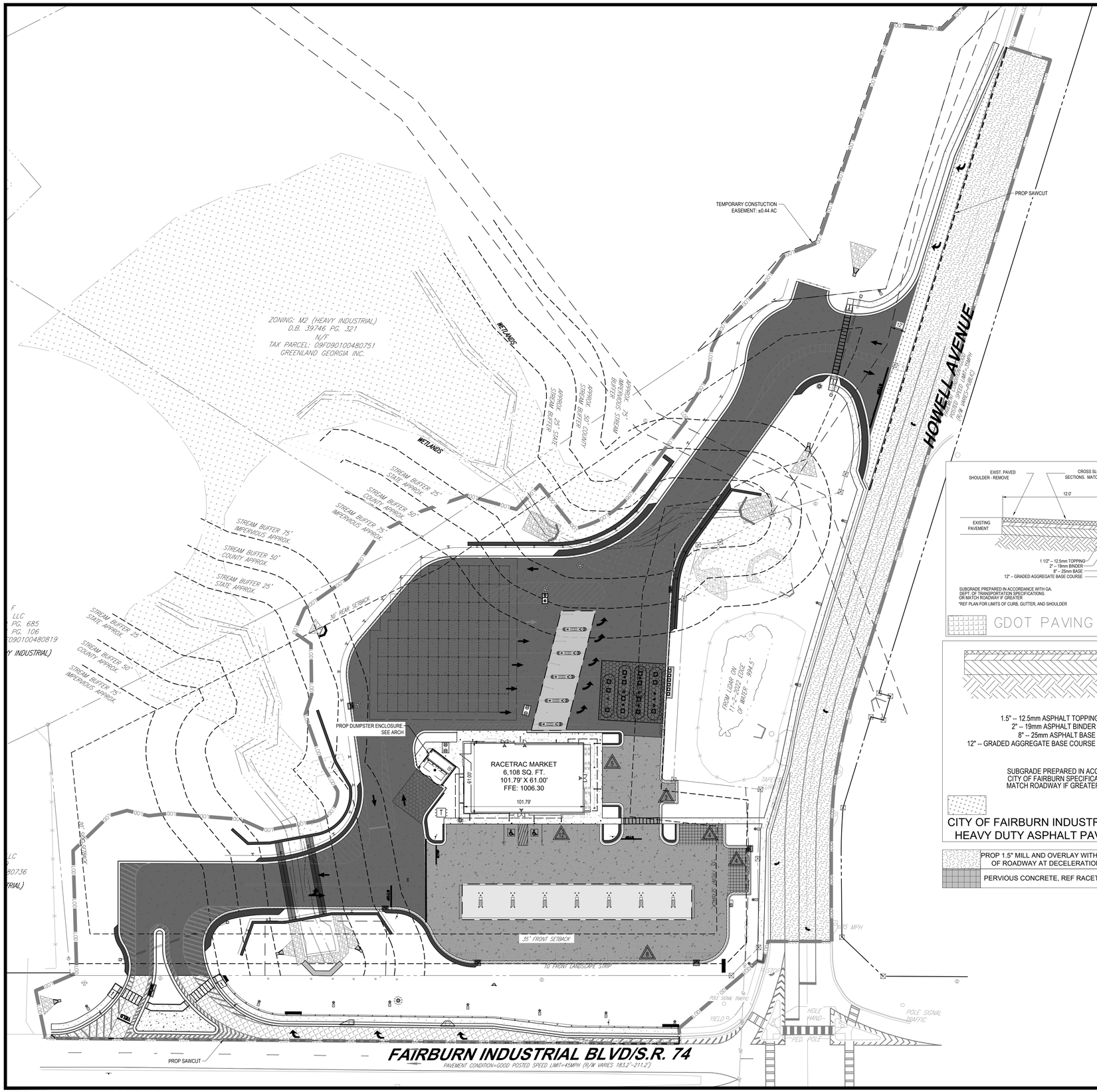
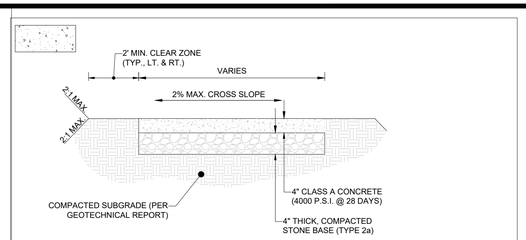


GDOT PAVING SECTION

CITY OF FAIRBURN INDUSTRIAL TRUCK ROUTE HEAVY DUTY ASPHALT PAVEMENT SECTION

	PROP 1.5" MILL AND OVERLAY WITH 9.5MM AC FOR ENTIRE WIDTH OF ROADWAY AT DECELERATION LANE AND ACCESS ROAD
	PERVIOUS CONCRETE, REF RACETRAC SD DETAIL 5/SD5

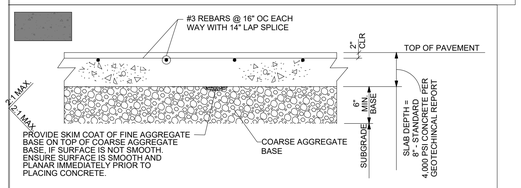


CONCRETE SIDEWALK PAVEMENT SECTION

NOT TO SCALE

NOTE:

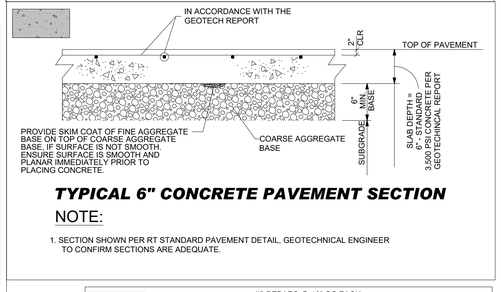
1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS, CRACK CONTROL JOINTS TO BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH.
2. ALL SIDEWALKS SHALL BE BROOM-FINISHED CONCRETE WITH 4" TROWEL EDGE ALONG EDGE AND JOINTS.
3. GEOTECHNICAL ENGINEER TO CONFIRM SECTION IS ADEQUATE



TYPICAL 8" CONCRETE PAVEMENT SECTION

NOTE:

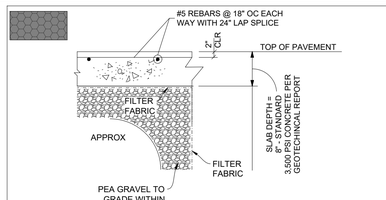
1. SECTION SHOWN PER RT STANDARD PAVEMENT DETAIL, GEOTECHNICAL ENGINEER TO CONFIRM SECTIONS ARE ADEQUATE.



TYPICAL 6" CONCRETE PAVEMENT SECTION

NOTE:

1. SECTION SHOWN PER RT STANDARD PAVEMENT DETAIL, GEOTECHNICAL ENGINEER TO CONFIRM SECTIONS ARE ADEQUATE.



TYPICAL 8" TANK & DUMPSTER PAD PAVEMENT SECTION

NOTE:

1. SECTION SHOWN PER RT STANDARD PAVEMENT DETAIL, GEOTECHNICAL ENGINEER TO CONFIRM SECTIONS ARE ADEQUATE.



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 11/1/2026 ENGINEER NATHAN R. FUSS

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PAVING PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C4	0
SHEET NO.	REVISION

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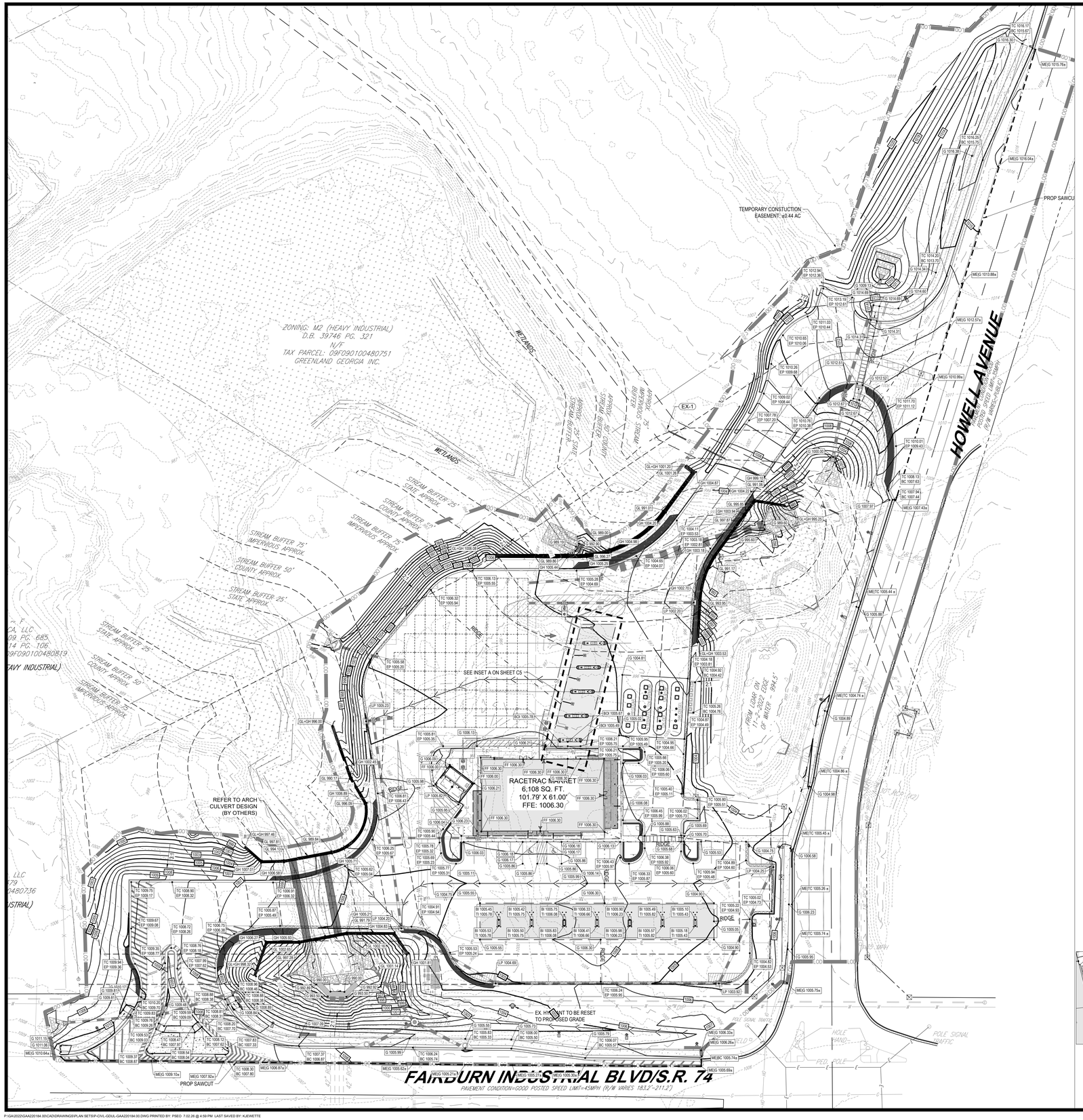


GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120 / 125	CONTOUR LINE	120 / 125
TC 1164 OR 1164	SPOT ELEVATIONS	TC 516.00 / BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
D	STORM MANHOLE	D
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	

GDOT NOTE:

ATTENTION IS CALLED TO SECTION 149.3 OF THE 2021 GDOT SPEC BOOK, CONSTRUCTION REQUIREMENTS. CONTRACTOR IS REQUIRED TO TAKE THREE-POINT LEVELS ON WIDENING AND RECONSTRUCTION PROJECTS AND OBTAIN THE ENGINEER'S APPROVAL OF THE "BEST FIT" PROFILE AND CROSS SLOPE. TO MINIMIZE LEVELING REQUIREMENTS OF THE EXISTING ROADWAY, THE CONTRACTOR SHALL GET THE ENGINEER'S APPROVAL OF THE PROPOSED BEST FIT BEFORE BEGINNING WIDENING AND RECONSTRUCTION. INSTALL FULL DEPTH PAVEMENT STRUCTURE AT THE EXISTING CROSS SLOPE OF GA-74

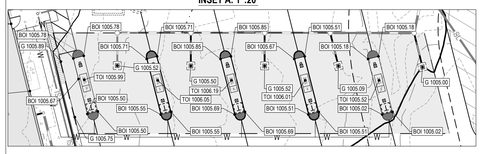
GENERAL GRADING NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
6. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
7. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
8. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

CITY OF FAIRBURN COMMUNITY DEVELOPMENT GRADING NOTES:

1. FOUR (4) RETAINING WALLS 4' AND OVER (6' + REQUIRES AN ENGINEER CERTIFICATION) REQUIRES A PERMIT FROM THE DEPARTMENT OF PLANNING & ZONING, BUILDING DIVISION. WALL PERMIT(S) ARE REQUIRED PRIOR TO SITE DEVELOPMENT PLAN APPROVAL AND THE ISSUANCE OF THE LAND DISTURBANCE PERMIT (LDP). INCLUDE A NOTE ON THE PROPOSED SITE PLAN, GRADING PLAN(S), AND ALL APPLICABLE SHEETS

INSET A: 1"=20'



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1"= 20'

40 20 10 0 40
1"= 40'

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Phone: (678) 695-6800
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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 7/2/2026 ENGINEER NATHAN R. FUSS

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GRADING PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GA220184.00	
C5	0
SHEET NO.	REVISION

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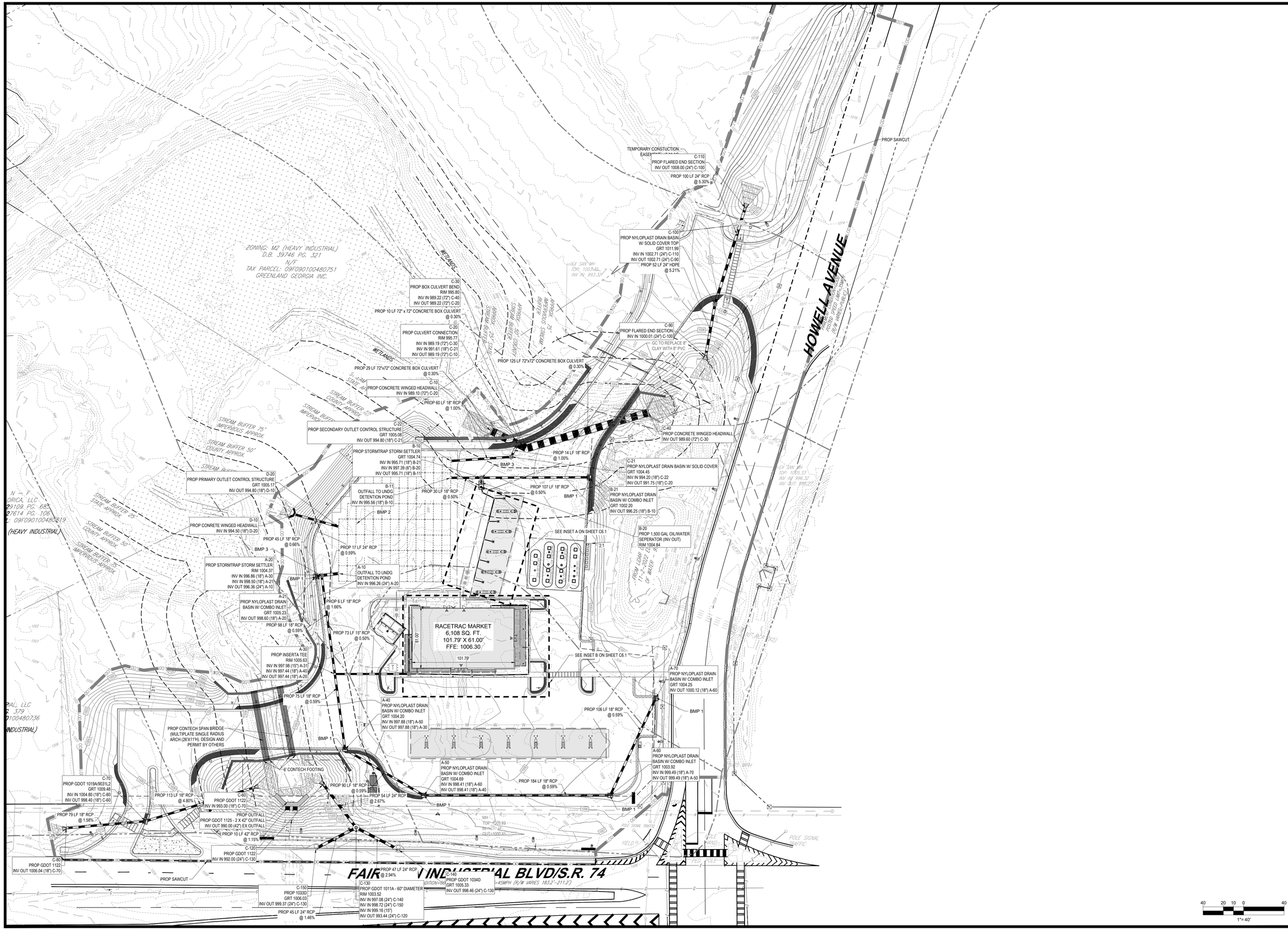

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GEORGIA REGISTERED
Nathan Fuss
No. PE046694
PROFESSIONAL ENGINEER
1/1/2026
NATHAN R FUSS

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RACETRAC, INC.
PREPARED FOR:
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SUITE 100 ATLANTA, GA 30339
(770) 431-7600

DRAINAGE PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
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STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
-141	983.54'	-140	985.65'	11'	20.00%	42"	RCP
A-10	996.26'	A-20	996.36'	17'	0.59%	24"	RCP
A-20	998.50'	A-21	998.60'	6'	1.66%	18"	RCP
A-20	996.86'	A-30	997.44'	98'	0.59%	18"	RCP
A-30	997.98'	A-31	998.35'	73'	0.50%	15"	RCP
A-30	997.44'	A-40	997.88'	75'	0.59%	18"	RCP
A-31	999.89'	A-31.1	1000.42'	14'	3.65%	6"	HDPE
A-31	999.10'	A-32	999.14'	8'	0.50%	6"	HDPE
A-31.1	1000.42'	A-31.2	1001.21'	22'	3.65%	6"	HDPE
A-31.2	1001.21'	A-31.3	1002.36'	32'	3.65%	6"	HDPE
A-31.3	1002.36'	A-31.4	1002.75'	11'	3.65%	6"	HDPE
A-32	999.14'	A-33	999.30'	33'	0.50%	6"	HDPE
A-33	999.30'	A-34	999.41'	21'	0.50%	6"	HDPE
A-34	999.41'	A-35	999.52'	23'	0.50%	6"	HDPE
A-35	999.52'	A-36	999.69'	33'	0.50%	6"	HDPE
A-36	999.69'	A-37	999.82'	27'	0.50%	6"	HDPE
A-37	999.82'	A-38	1000.01'	38'	0.50%	6"	HDPE
A-38	1000.01'	A-39	1000.03'	3'	0.50%	6"	HDPE
A-39	1000.03'	A-39.1	1000.21'	37'	0.50%	6"	HDPE
A-40	997.88'	A-50	998.41'	90'	0.59%	18"	RCP
A-50	998.41'	A-60	999.49'	184'	0.59%	18"	RCP
A-60	999.49'	A-70	1000.12'	106'	0.59%	18"	RCP
B-10	997.39'	B-20	997.43'	5'	1.00%	6"	HDPE
B-10	995.71'	B-21	996.25'	107'	0.50%	18"	RCP
B-11	995.56'	B-10	995.71'	30'	0.50%	18"	RCP
B-20	997.43'	B-30	997.43'	5'	0.00%	6"	HDPE
B-30	997.68'	B-40	997.84'	6'	2.83%	6"	HDPE
B-40	997.84'	B-50	997.96'	13'	0.86%	6"	HDPE
B-50	998.38'	B-51	998.31'	10'	-0.72%	4"	HDPE
B-50	1002.75'	B-60	1002.94'	23'	0.81%	6"	HDPE

STORM SEWER PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
B-60	1002.94'	B-61	1003.04'	10'	1.00%	4"	HDPE
B-60	1002.94'	B-70	1003.09'	18'	0.81%	6"	HDPE
B-70	1003.09'	B-71	1003.18'	9'	1.00%	4"	HDPE
B-70	1003.09'	B-80	1003.26'	21'	0.81%	6"	HDPE
B-80	1003.26'	B-81	1003.35'	9'	1.00%	4"	HDPE
B-80	1003.26'	B-90	1003.43'	21'	0.81%	6"	HDPE
B-90	1003.59'	B-100	1003.67'	9'	0.81%	4"	HDPE
C-10	989.10'	C-20	989.19'	29'	0.30%	72"	Reinforced Concrete Pipe
C-20	989.19'	C-30	989.22'	10'	0.30%	72"	Reinforced Concrete Pipe
C-20	991.61'	C-21	991.75'	14'	1.00%	18"	RCP
C-21	994.20'	C-22	994.80'	60'	1.00%	18"	RCP
C-30	989.22'	C-40	989.60'	125'	0.30%	72"	Reinforced Concrete Pipe
C-60	993.00'	C-70	998.40'	113'	4.80%	18"	RCP
C-70	1004.80'	C-80	1006.04'	79'	1.58%	18"	RCP
C-100	1002.71'	C-90	1000.01'	52'	5.21%	24"	HDPE
C-110	1008.00'	C-100	1002.71'	100'	5.30%	24"	RCP
C-120	992.00'	C-130	993.44'	54'	2.67%	24"	RCP
C-130	999.16'		1000.56'	71'	1.98%	15"	RCP
C-130	997.08'	C-140	998.46'	47'	2.94%	24"	RCP
C-130	998.72'	C-150	999.37'	45'	1.46%	24"	RCP
D-10	994.50'	D-20	994.80'	45'	0.66%	18"	RCP
EX OUTFALL	990.12'		992.92'	182'	1.54%	42"	RCP
PROP OUTFALL	990.00'	EX OUTFALL	990.12'	10'	1.15%	42"	RCP

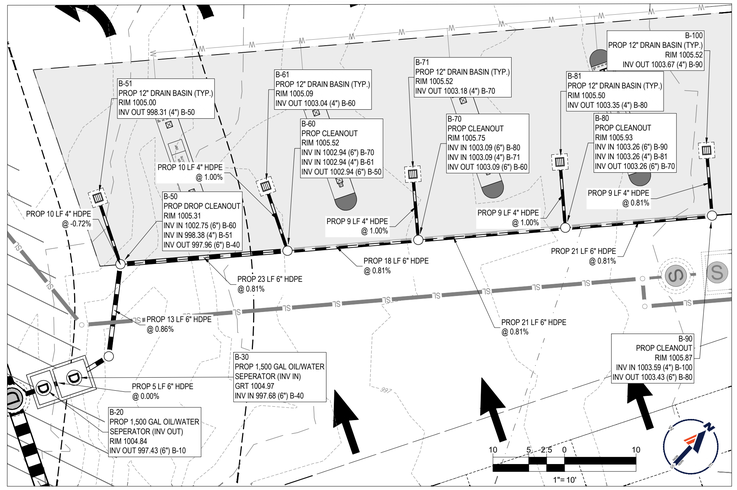
STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
-140	NULL STRUCTURE	989.74		INV OUT = 985.65 (42")
-141	RECTANGULAR FES	987.50	INV IN = 983.54' (42")	
A-10	OUTFALL TO UNDG DETENTION POND	1004.55	INV IN = 996.26' (24")	
A-20	PROP STORMTRAP STORM SETTLER	1004.37	INV IN = 996.86' (18") INV IN = 998.50' (18")	INV OUT = 996.36 (24")
A-21	PROP NYLOPLAST DRAIN BASIN W/ COMBO INLET	1005.23		INV OUT = 998.60 (18")
A-30	PROP INSERTA TEE	1005.63	INV IN = 997.98' (15") INV IN = 997.44' (18")	INV OUT = 997.44 (18")
A-31	PROP NYLOPLAST DRAIN BASIN W/ SOLID COVER	1006.20	INV IN = 999.10' (6") INV IN = 999.89' (6")	INV OUT = 998.35 (15")
A-31.1	CLEANOUTS	1006.26	INV IN = 1000.42' (6")	INV OUT = 1000.42 (6")
A-31.2	CLEANOUTS	1006.26	INV IN = 1001.21' (6")	INV OUT = 1001.21 (6")
A-31.3	CLEANOUTS	1006.25	INV IN = 1002.36' (6")	INV OUT = 1002.36 (6")
A-31.4	CLEANOUTS	1006.28		INV OUT = 1002.75 (6")
A-32	CLEANOUTS	1006.22	INV IN = 999.14' (6")	INV OUT = 999.14 (6")
A-33	CLEANOUTS	1006.22	INV IN = 999.30' (6")	INV OUT = 999.30 (6")
A-34	CLEANOUTS	1006.21	INV IN = 999.41' (6")	INV OUT = 999.41 (6")
A-35	CLEANOUTS	1006.21	INV IN = 999.52' (6")	INV OUT = 999.52 (6")
A-36	PROP CLEANOUT	1006.14	INV IN = 999.69' (6")	INV OUT = 999.69 (6")
A-37	CLEANOUTS	1006.10	INV IN = 999.82' (6")	INV OUT = 999.82 (6")
A-38	CLEANOUTS	1006.05	INV IN = 1000.01' (6")	INV OUT = 1000.01 (6")
A-39	CLEANOUTS	1006.04	INV IN = 1000.03' (6")	INV OUT = 1000.03 (6")
A-39.1	CLEANOUTS	1006.28		INV OUT = 1000.21 (6")
A-40	PROP NYLOPLAST DRAIN BASIN W/ COMBO INLET	1004.20	INV IN = 997.88' (18")	INV OUT = 997.88 (18")
A-50	PROP NYLOPLAST DRAIN BASIN W/ COMBO INLET	1004.69	INV IN = 998.41' (18")	INV OUT = 998.41 (18")
A-60	PROP NYLOPLAST DRAIN BASIN W/ COMBO INLET	1003.92	INV IN = 999.49' (18")	INV OUT = 999.49 (18")
A-70	PROP NYLOPLAST DRAIN BASIN W/ COMBO INLET	1004.25		INV OUT = 1000.12 (18")
B-10	PROP STORMTRAP STORM SETTLER	1004.74	INV IN = 995.71' (18") INV IN = 997.39' (6")	INV OUT = 995.71 (18")
B-11	OUTFALL TO UNDG DETENTION POND	1005.13	INV IN = 995.56' (18")	
B-20	PROP 1,500 GAL OIL/WATER SEPERATOR (INV OUT)	1004.84		INV OUT = 997.43 (6")
B-21	PROP NYLOPLAST DRAIN BASIN W/ COMBO INLET	1002.20		INV OUT = 996.25 (18")
B-30	PROP 1,500 GAL OIL/WATER SEPERATOR (INV IN)	1004.97	INV IN = 997.68' (6")	
B-40	PROP CLEANOUT	1005.08	INV IN = 997.84' (6")	INV OUT = 997.84 (6")
B-50	PROP DROP CLEANOUT	1005.31	INV IN = 1002.75' (6") INV IN = 998.38' (4")	INV OUT = 997.96 (6")
B-51	PROP 12" DRAIN BASIN (TYP.)	1005.00		INV OUT = 998.31 (4")
B-60	PROP CLEANOUT	1005.52	INV IN = 1002.94' (6") INV IN = 1002.94' (4")	INV OUT = 1002.94 (6")
B-61	PROP 12" DRAIN BASIN (TYP.)	1005.09		INV OUT = 1003.04 (4")
B-70	PROP CLEANOUT	1005.75	INV IN = 1003.09' (6") INV IN = 1003.09' (4")	INV OUT = 1003.09 (6")

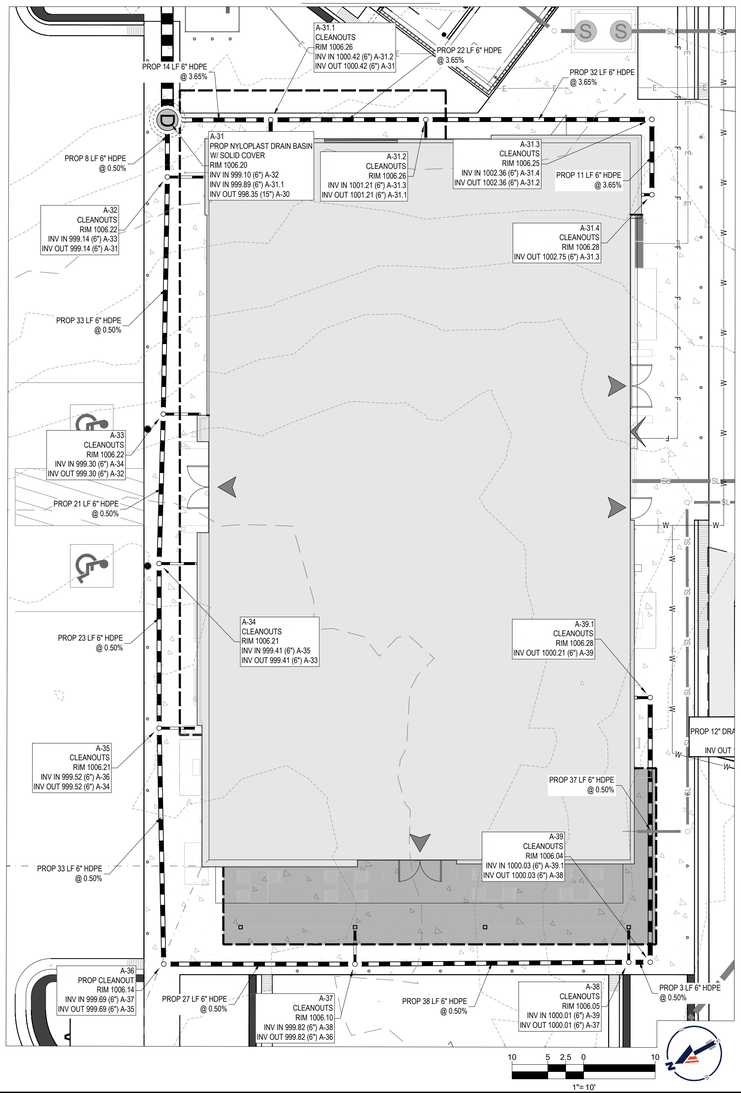
STORM STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	GRT/RIM	INV IN	INV OUT
B-71	PROP 12" DRAIN BASIN (TYP.)	1005.52		INV OUT = 1003.18 (4")
B-80	PROP CLEANOUT	1005.93	INV IN = 1003.26' (6") INV IN = 1003.26' (4")	INV OUT = 1003.26 (6")
B-81	PROP 12" DRAIN BASIN (TYP.)	1005.50		INV OUT = 1003.35 (4")
B-90	PROP CLEANOUT	1005.87	INV IN = 1003.59' (4")	INV OUT = 1003.43 (6")
B-100	PROP 12" DRAIN BASIN (TYP.)	1005.52		INV OUT = 1003.67 (4")
C-10	PROP CONCRETE WINGED HEADWALL	995.68	INV IN = 989.10' (72")	
C-20	PROP CULVERT CONNECTION	995.77	INV IN = 989.19' (72") INV IN = 991.61' (18")	INV OUT = 989.19 (72")
C-21	PROP NYLOPLAST DRAIN BASIN W/ SOLID COVER	1004.45	INV IN = 994.20' (18")	INV OUT = 991.75 (18")
C-22	PROP SECONDARY OUTLET CONTROL STRUCTURE	1005.08		INV OUT = 994.80 (18")
C-30	PROP BOX CULVERT BEND	995.80	INV IN = 989.22' (72")	INV OUT = 989.22 (72")
C-40	PROP CONCRETE WINGED HEADWALL	996.18		INV OUT = 989.60 (72")
C-60	PROP GDOT 1122	994.79	INV IN = 993.00' (18")	
C-70	PROP GDOT 1019A/9031L2	1009.48	INV IN = 1004.80' (18")	INV OUT = 998.40 (18")
C-80	PROP GDOT 1122	1007.83		INV OUT = 1006.04 (18")
C-90	PROP FLARED END SECTION	1002.26	INV IN = 1000.01' (24")	
C-100	PROP NYLOPLAST DRAIN BASIN W/ SOLID COVER TOP	1011.99	INV IN = 1002.71' (24")	INV OUT = 1002.71 (24")
C-110	PROP FLARED END SECTION	1010.25		INV OUT = 1008.00 (24")
C-120	PROP GDOT 1122	994.25	INV IN = 992.00' (24")	
C-130	PROP GDOT 1011A - 60" DIAMETER	1003.52	INV IN = 997.08' (24") INV IN = 998.72' (24") INV IN = 999.16' (15")	INV OUT = 993.44 (24")
C-140	PROP GDOT 1034D	1005.33		INV OUT = 998.46 (24")
C-150	PROP 1033D	1006.03		INV OUT = 999.37 (24")
D-10	PROP CONRETE WINGED HEADWALL	996.30	INV IN = 994.50' (18")	
D-20	PROP PRIMARY OUTLET CONTROL STRUCTURE	1005.17		INV OUT = 994.80 (18")
EX OUTFALL	EX CULVERT OUTFALL	994.21	INV IN = 990.12' (42")	INV OUT = 990.12 (42")
PROP OUTFALL	PROP GDOT 1125 - 2 X 42" OUTFALL	993.96	INV IN = 990.00' (42")	

INSET A: 1" = 10'



INSET B: 1"=10'



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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 7/2/2026 ENGINEER NATHAN R. FUSS

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(770) 431-7600

DRAINAGE PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C6.1	0
SHEET NO.	REVISION

NO.	REVISION	BY	DATE

StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

CONTACT STORMTRAP TO REQUEST A DESIGN AND BUDGET FOR YOUR SPECIFIC PROJECT NEEDS.

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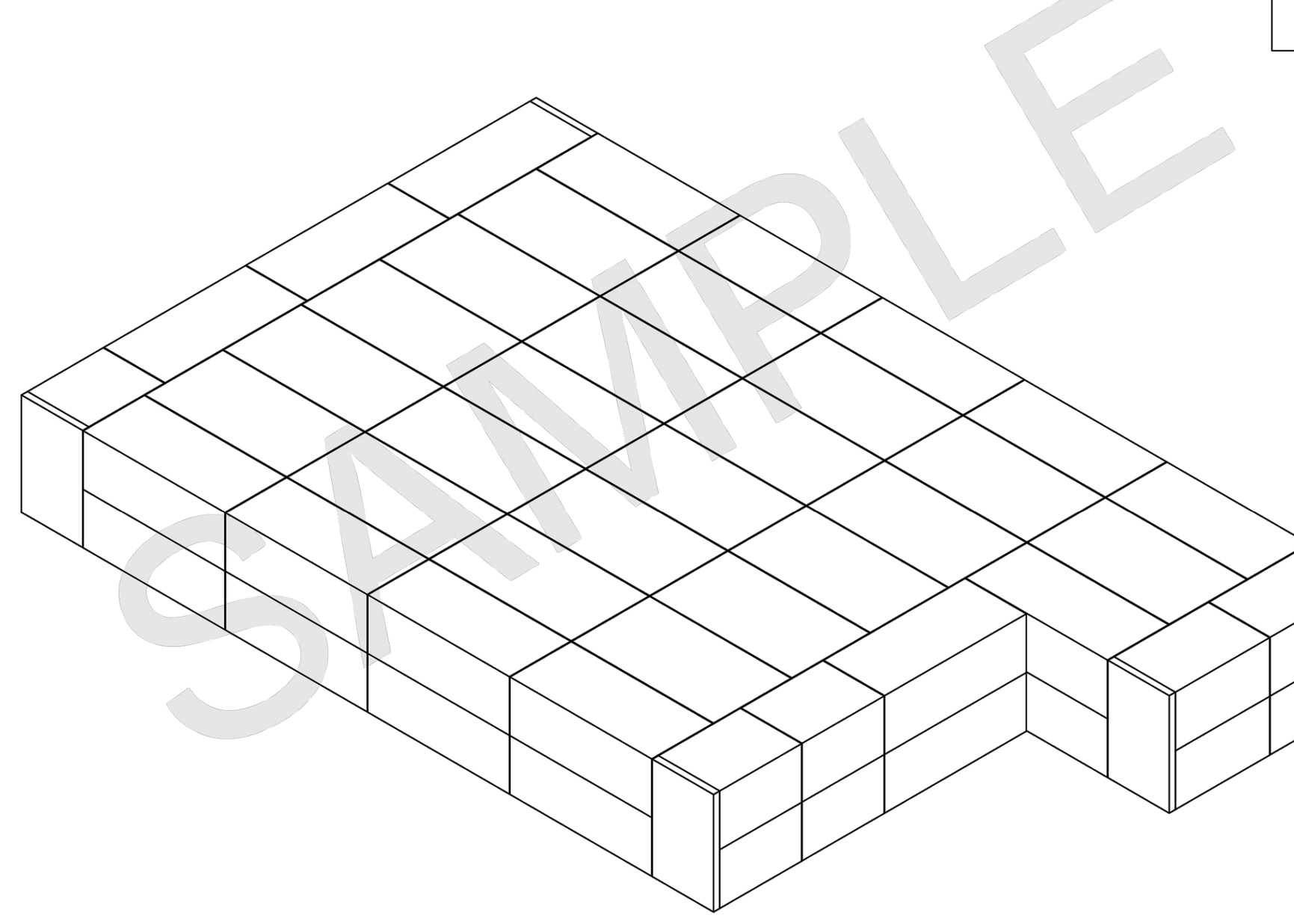
2.0	DOUBLETRAP SYSTEM LAYOUT
3.0	DOUBLETRAP INSTALLATION SPECIFICATION
3.1	DOUBLETRAP INSTALLATION SPECIFICATION
4.0	DOUBLETRAP BACKFILL SPECIFICATION
5.0	PIPE / ACCESS OPENING SPECIFICATION
6.0	DOUBLETRAP MODULE TYPES

STORMTRAP CONTACT INFORMATION

STORMTRAP SUPPLIER: STORMTRAP
CONTACT NAME: STORMTRAP
CELL PHONE: STORMTRAP
SALES EMAIL: STORMTRAP



DOUBLETRAP - DETENTION
SAMPLE DRAWING

StormTrap
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347
ENGINEER INFORMATION:
PROJECT INFORMATION: DOUBLETRAP DETENTION
CURRENT ISSUE DATE:
ISSUED FOR: SAMPLE PROJECT

REV.	DATE:	ISSUED FOR:	DWN BY:

SCALE: NTS
SHEET TITLE: COVER SHEET
SHEET NUMBER: 0.0

GENERAL NOTES:

1. STRUCTURE PROXIMITY LOADING DISCLAIMER:

STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, FOUNDATION ELEMENTS, RETAINING WALLS, LIGHT POLES, BOLLARDS, SIGNPOSTS, FENCES. ADDITIONALLY, STORMTRAP IS NOT RESPONSIBLE FOR INSTALLATION CONFLICTS ARISING FROM ANY OF THESE NEARBY STRUCTURES. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY. FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM, STORMTRAP WILL PROVIDE A 5'-0" LATERAL DISTANCE CAVITY AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE EOR TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE IS NOT INFLICTING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.

2. TREE LOADING DISCLAIMER:

THE NUMBER OF TREES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 16,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE TREES AND PLANTS IN QUESTION. THE EOR AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT ROOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHOULD BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ADJACENT OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.

3. PRE-TREATMENT/SEDIMENT/FILTER CHAMBER DISCLAIMER:

FOR SYSTEMS CONTAINING PRE-TREATMENT, SEDIMENTATION AND/OR FILTER CHAMBERS; IF REQUIRED TO BE SEALED TO PREVENT SAND AND/OR PRE-TREATED WATER FROM MIGRATING INTO ADJOINING MODULES, IT IS THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT THOSE MODULES ARE SEALED.

4. OUTLET CONTROL STRUCTURE DISCLAIMER (IF SHOWN ON THESE PLANS):

IF A WATERTIGHT SOLUTION IS REQUIRED FOR AN OUTLET CONTROL STRUCTURE, ALL EXTERIOR COLD JOINTS, INCLUDING JOINT BETWEEN TOP AND BASE MODULES, BETWEEN TOP AND BASE OF ADJOINING SYMONS WALLS, AND JOINTS BETWEEN MODULE AND ADJACENT END PANELS WILL BE THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE WATERTIGHT APPLICATION PER THE EOR'S SPECIFICATION.

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ROMEOVILLE, IL 60446
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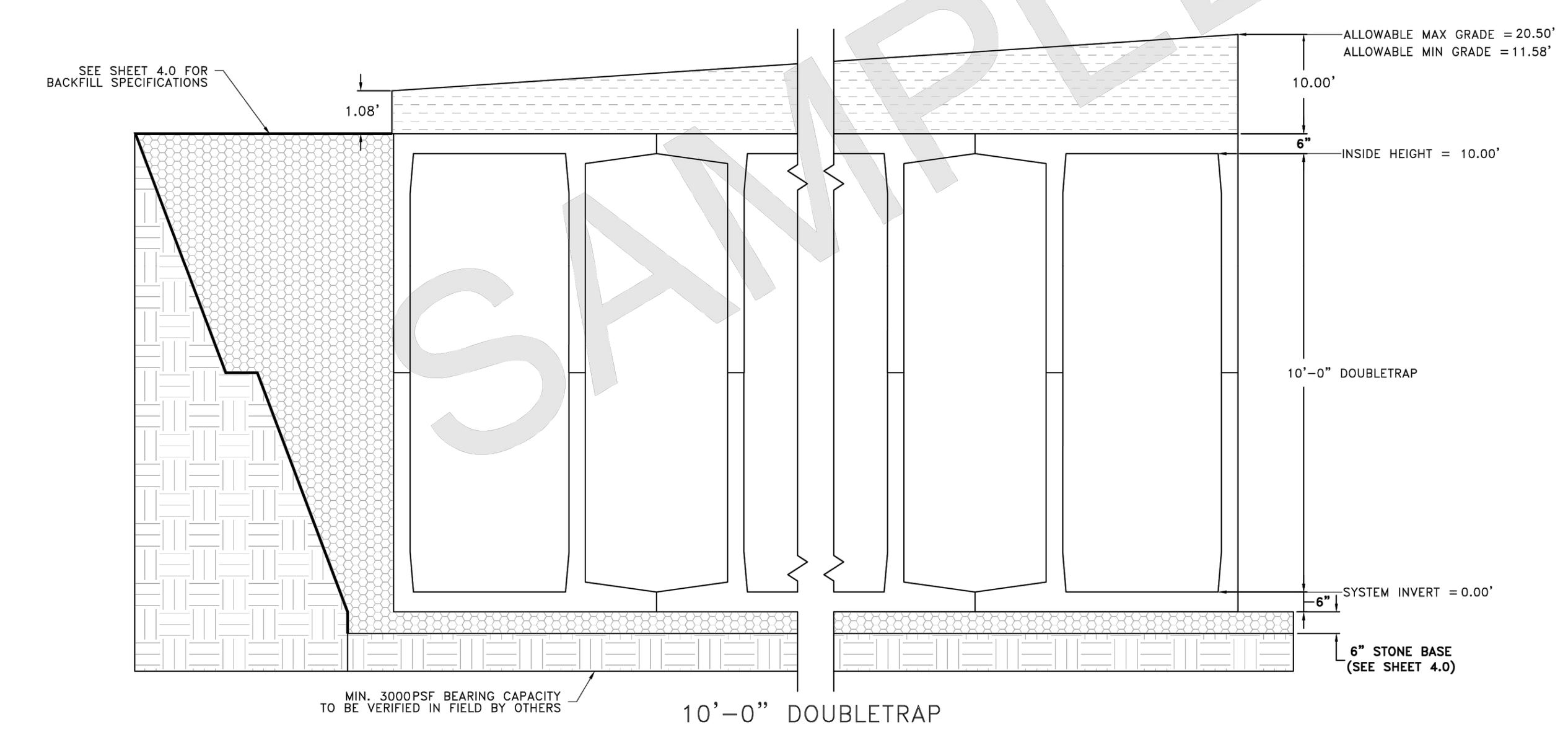
ENGINEER INFORMATION:
PROJECT INFORMATION: DOUBLETRAP DETENTION
CURRENT ISSUE DATE:
ISSUED FOR: SAMPLE PROJECT
REV. DATE: ISSUED FOR: DWN BY:
SCALE: NTS
SHEET TITLE: GENERAL NOTES
SHEET NUMBER: 1.0

STORMTRAP SYSTEM INFORMATION	
UNIT HEADROOM:	10'-0" DOUBLETRAP
TOTAL STORAGE PROV:	40974.28 CUBIC FEET

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.08' MAX. 10.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.



10'-0" DOUBLETRAP

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SHEET TITLE: DOUBLETRAP DESIGN CRITERIA
SHEET NUMBER: 1.1

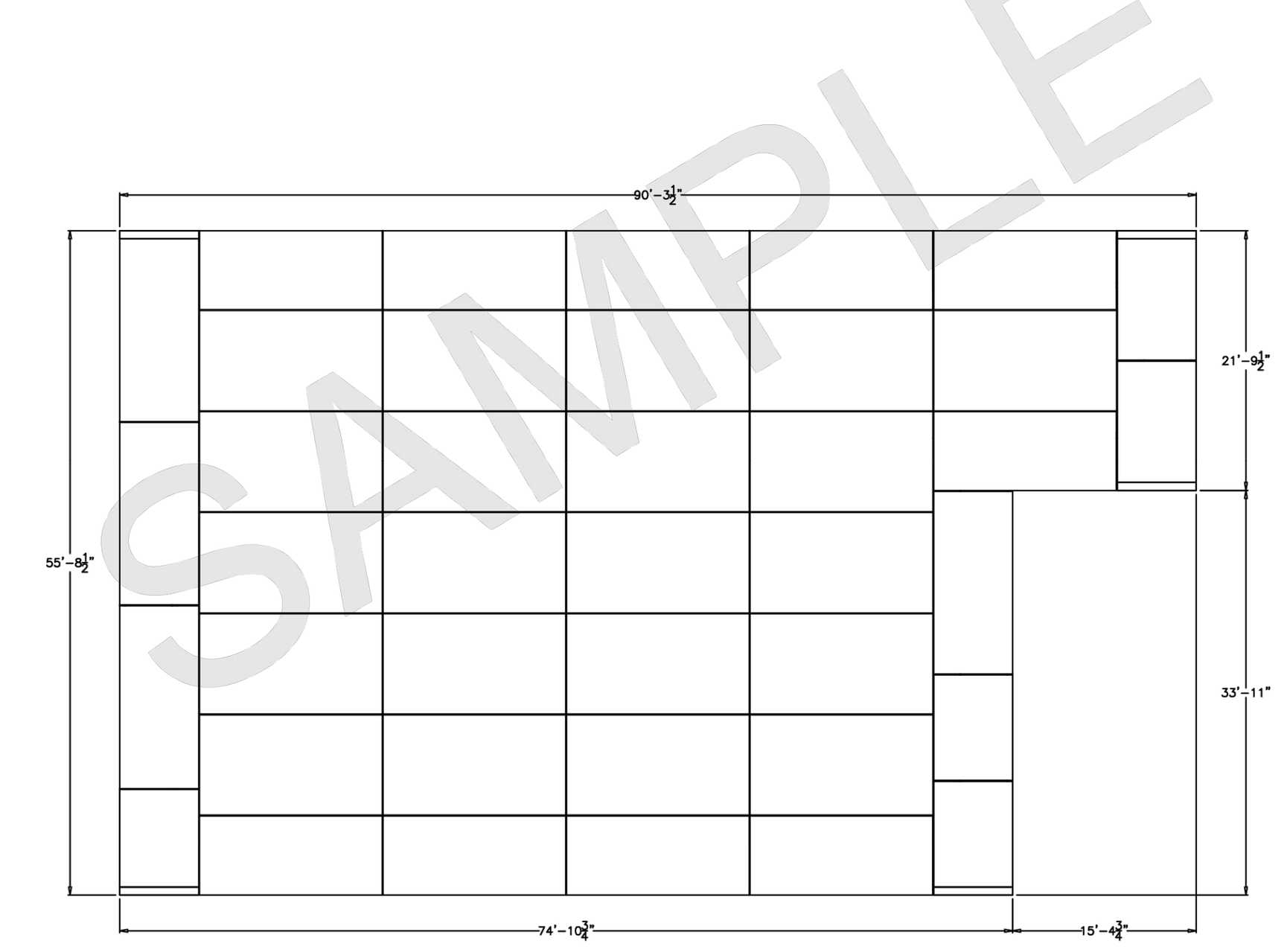
BILL OF MATERIALS				
QTY.	UNIT TYPE	DESCRIPTION	TOP WEIGHT	BASE WEIGHT
42	I	10'-0" DOUBLETRAP		
28	III	10'-0" DOUBLETRAP		
10	SPIV	10'-0" DOUBLETRAP		
5	T4 PANEL	8" THICK PANEL	7288	
9	JOINT WRAP	150' PER ROLL		
40	JOINT TAPE	14.5' PER ROLL		
		TOTAL PIECES = 80		
		TOTAL PANELS = 5		

DESIGN CRITERIA

ALLOWABLE MAX GRADE = 20.50'
ALLOWABLE MIN GRADE = 11.58'
INSIDE HEIGHT ELEVATION = 10.00'
SYSTEM INVERT = 0.00'

NOTES:

1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
5. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, CIVIL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INCLUDE ALL PIPE SIZES, PIPE MATERIAL, PIPE INVERT ELEVATIONS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GRADING PLANS SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.



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REV. DATE: ISSUED FOR: DWN BY:
SCALE: NTS
SHEET TITLE: DOUBLETRAP SYSTEM LAYOUT
SHEET NUMBER: 2.0

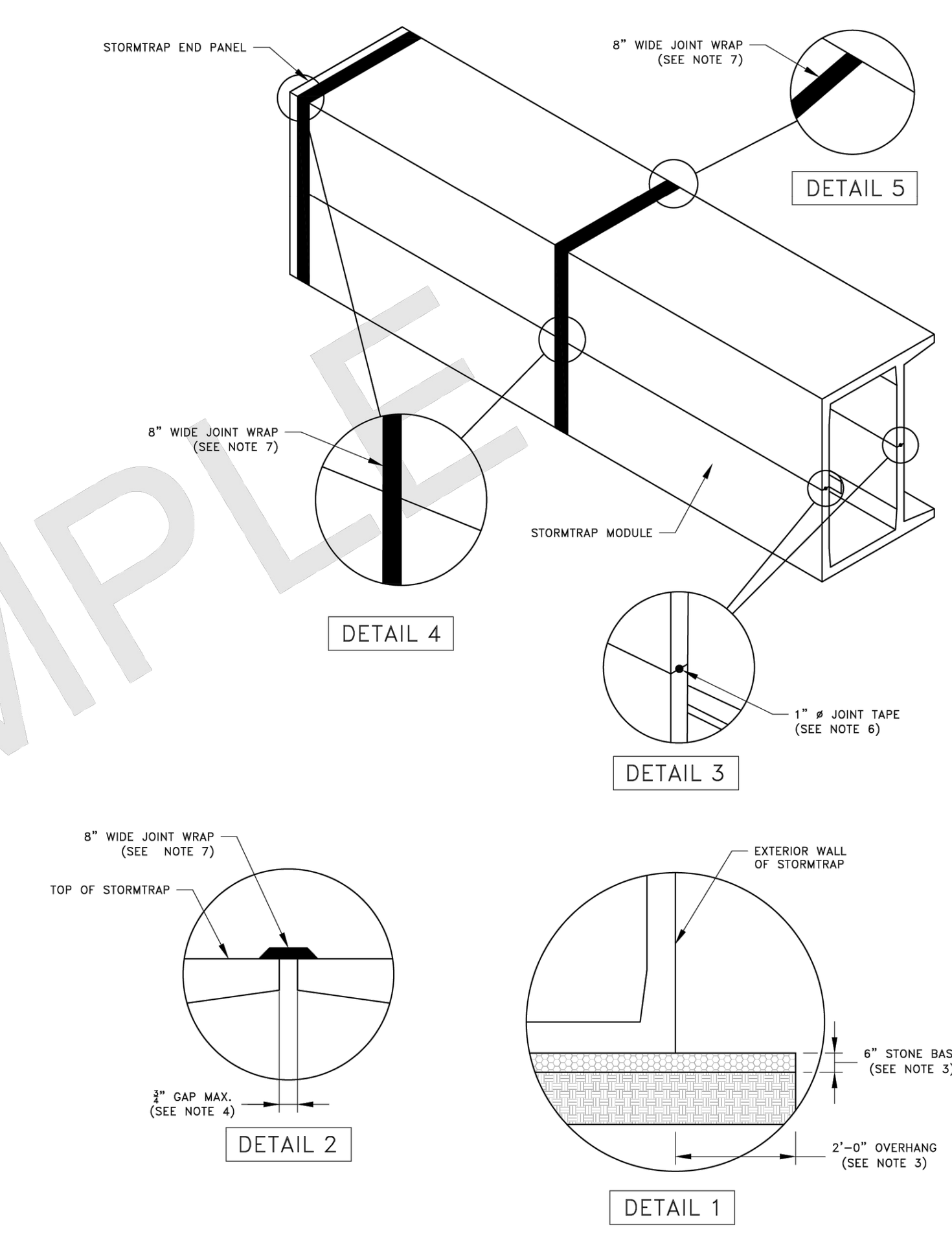
STORMTRAP INSTALLATION SPECIFICATION

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 (STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES). THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS ARE PROVIDED FOR EMPHASIS. THE MENTION OF THESE ITEMS DOES NOT PRECLUDE THE INSTALLING CONTRACTOR FROM FOLLOWING ASTM C891 IN ITS ENTIRETY AND IMPLEMENTING ALL APPROPRIATE MEASURES. THE INSTALLING CONTRACTOR OWNS AND IS RESPONSIBLE FOR THE STORMTRAP SYSTEM UPON REMOVAL OF THE MODULES FROM THE DELIVERY TRUCK THROUGH 'FINAL CONSTRUCTION'. FINAL CONSTRUCTION IS ACHIEVED WHEN ALL MODULES ARE SET, FULLY BACKFILLED, AND WHEN FINAL FINISHED GRADES ARE REACHED. THE CONTRACTOR IS RESPONSIBLE FOR ANY COUNTERMEASURES NECESSARY TO RESIST UPLIFT/BUOYANCY BEFORE 'FINAL CONSTRUCTION' IS ACHIEVED.
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. STORMTRAP MODULES SHALL BE PLACED ON A LEVEL, 6" FOUNDATION OF ¾" AGGREGATE EXTENDING 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1) AND SHALL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.1 FOR SOIL BEARING CAPACITY REQUIREMENTS), AND IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED ¾" (SEE DETAIL 2). IF THE SPACE EXCEEDS ¾", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. THE HORIZONTAL JOINT BETWEEN THE TOP AND BASE LEG CONNECTIONS OF ALL PERIMETER STORMTRAP MODULES SHALL BE SEALED WITH PREFORMED MASTIC JOINT TAPE ACCORDING TO ASTM C891, 8.8 AND 8.12. (SEE DETAIL 3). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.
7. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN, HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 2, 4, & 5). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:

7.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.

7.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.

8. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
9. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.



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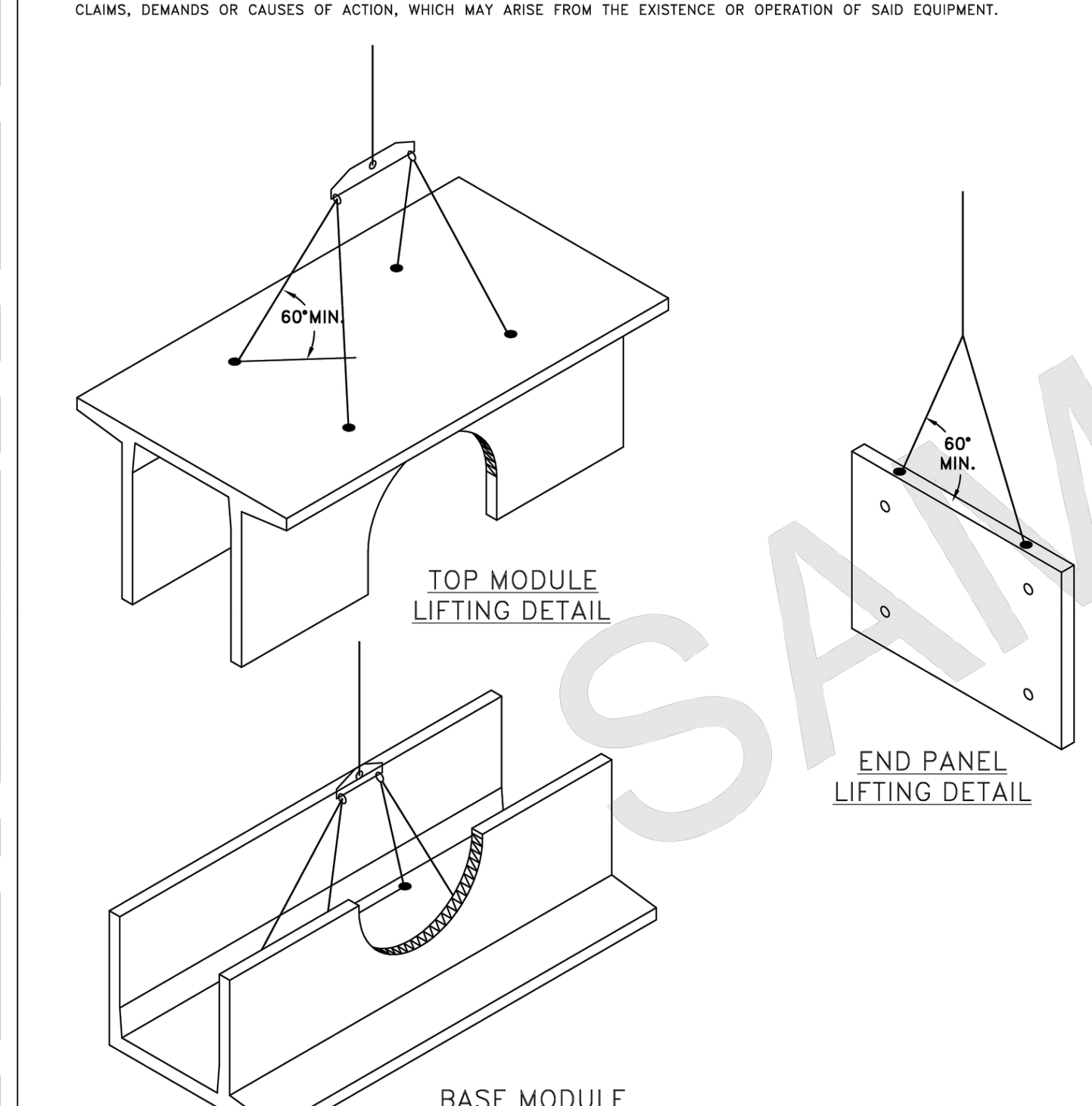
ENGINEER INFORMATION:
PROJECT INFORMATION: DOUBLETRAP DETENTION
CURRENT ISSUE DATE:
ISSUED FOR: SAMPLE PROJECT
REV. DATE: ISSUED FOR: DWN BY:
SCALE: NTS
SHEET TITLE: DOUBLETRAP INSTALLATION SPECIFICATION
SHEET NUMBER: 3.0

STORMTRAP MODULE LIFTING SPECIFICATION

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE.
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
4. IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES DURING WHICH HOISTING AND RIGGING EQUIPMENT IS BEING SUPPLIED TO THE PURCHASER, OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DEMANDS OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.



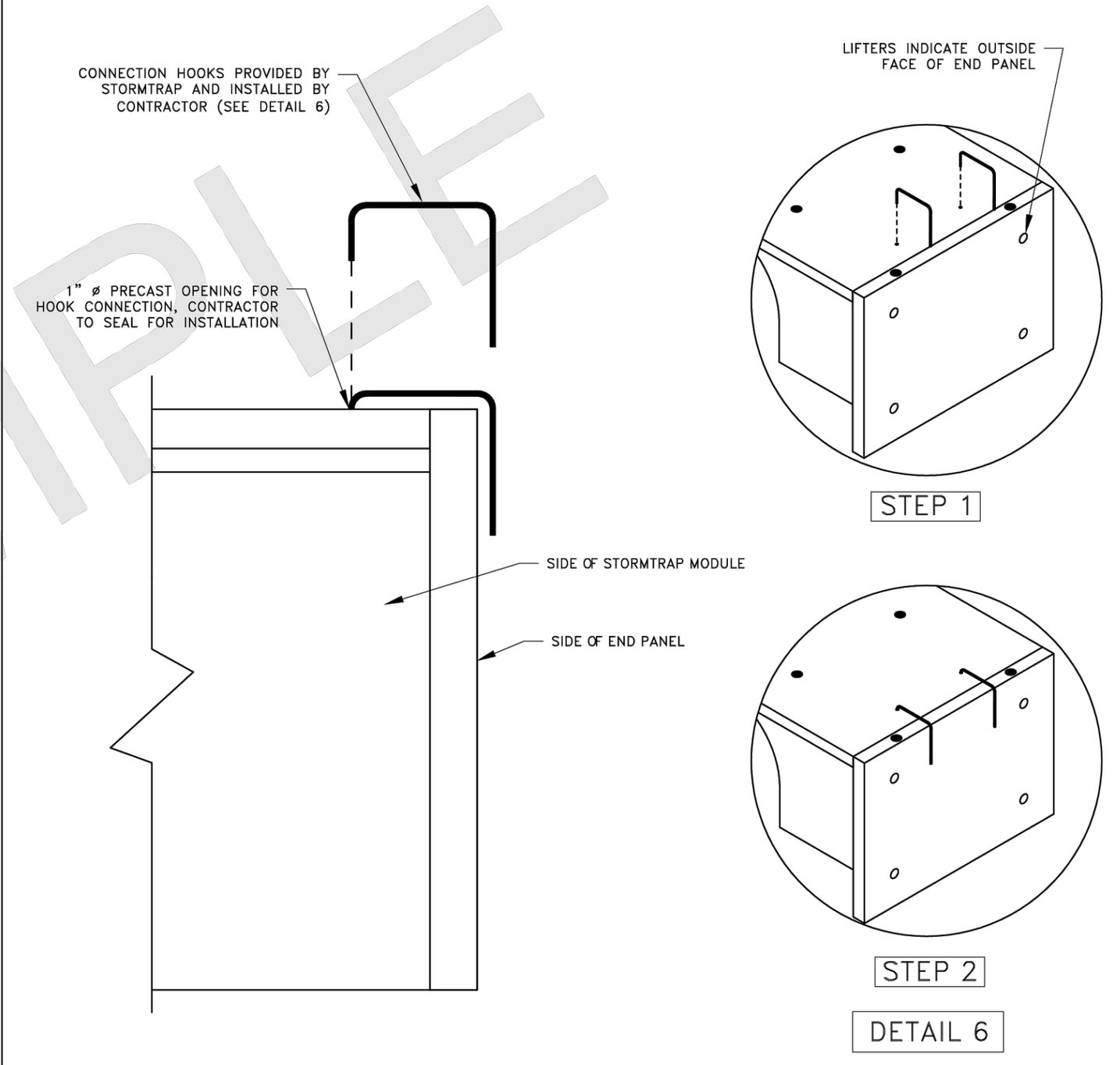
TOP MODULE LIFTING DETAIL

END PANEL LIFTING DETAIL

BASE MODULE LIFTING DETAIL

END PANEL ERECTION/INSTALLATION SPECIFICATION

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS). SIDE WITH LIFTERS INDICATES OUTSIDE FACE.
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



PANEL CONNECTION ELEVATION VIEW

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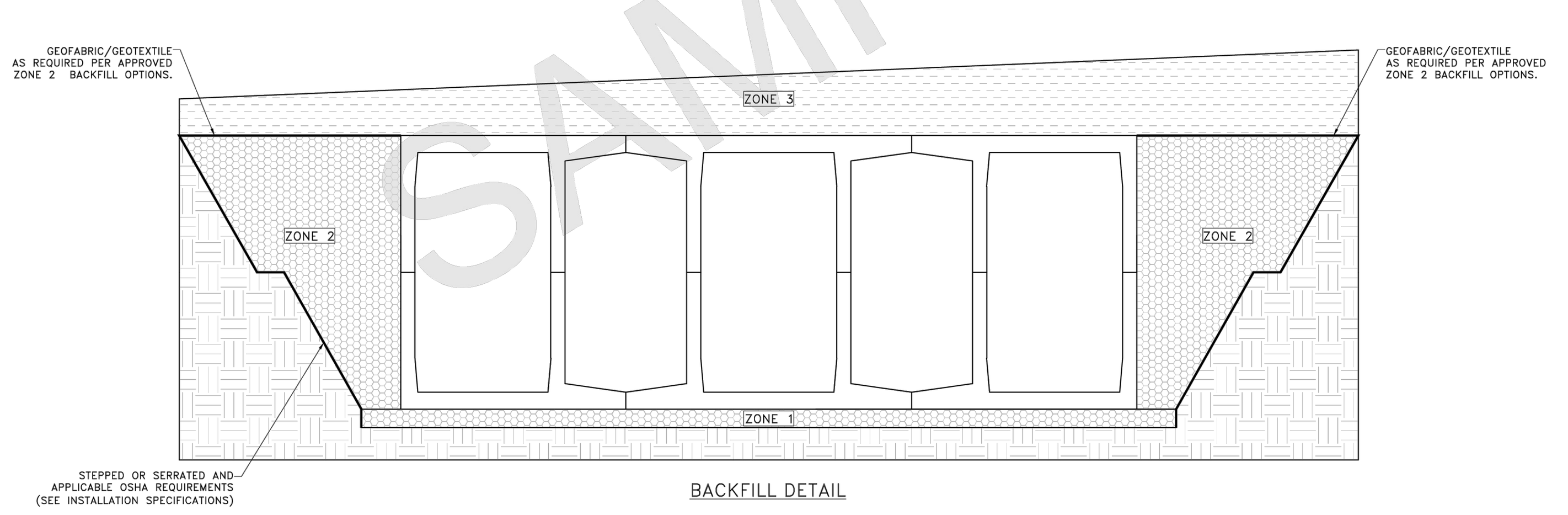
SHEET NUMBER: 3.1

ZONE CHART	
ZONES	ZONE DESCRIPTIONS
ZONE 1	FOUNDATION AGGREGATE
ZONE 2	BACKFILL
ZONE 3	FINAL COVER OVERTOP

STORMTRAP ZONE INSTALLATION SPECIFICATION/PROCEDURE

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS). ALL MODULES MUST BE SET AND ALL SIDES MUST BE FULLY BACKFILLED BEFORE TRAVEL OVERTOP THE SYSTEM IS PERMITTED. SEE NOTE 2 FOR EXCEPTIONS AND LIMITATIONS.
2. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN LIVE LOAD LISTED ON SHEET 1.1 TRAVEL OVERTOP THE SYSTEM. IF TRAVEL OVER THE SYSTEM OCCURS BEFORE THE MINIMUM DESIGN COVER IS ACHIEVED, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. VEHICLES AND MACHINERY USED TO PLACE FILL MATERIAL ON TOP OF THE SYSTEM SHALL TRAVEL PARALLEL TO THE LONGITUDINAL AXIS OF THE STORMTRAP MODULES WHENEVER POSSIBLE.
3. THE VIBRATORY FUNCTION OF ANY ROLLER, COMPACTOR, VEHICLE, ETC. SHALL NOT BE USED OVERTOP THE SYSTEM WITHOUT PRIOR APPROVAL FROM STORMTRAP. IN SOME CASES, HAND COMPACTION MAY BE NECESSARY TO ENSURE THAT THE ALLOWABLE DESIGN LOADING IS NOT EXCEEDED.
4. STONE AGGREGATE FOUNDATION IN ZONE 1 IS FOR LEVELING PURPOSES.



BACKFILL DETAIL

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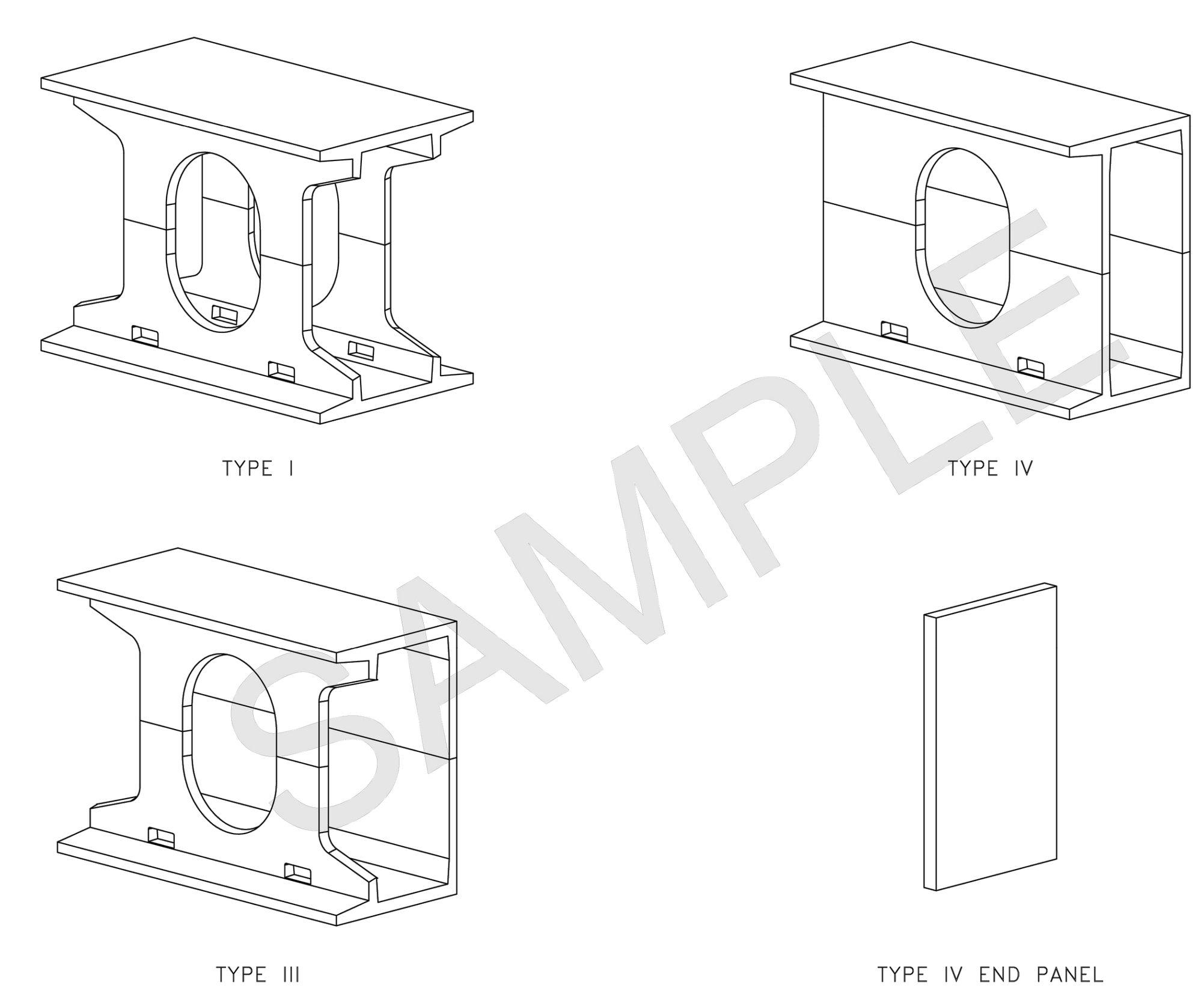
SHEET NUMBER: 4.0



TYPE I

TYPE IV

TYPE III

TYPE IV END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP - INDICATES A MODULE WITH MODIFICATIONS.
3. P - INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

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SCALE: NTS
SHEET TITLE: DOUBLETRAP MODULE TYPES
SHEET NUMBER: 6.0

ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 4'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 2'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED. SEE SHEET 2.0 FOR SIZES AND LOCATIONS.
2. UNLESS OTHERWISE SPECIFIED, PLASTIC COATED STEPS ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

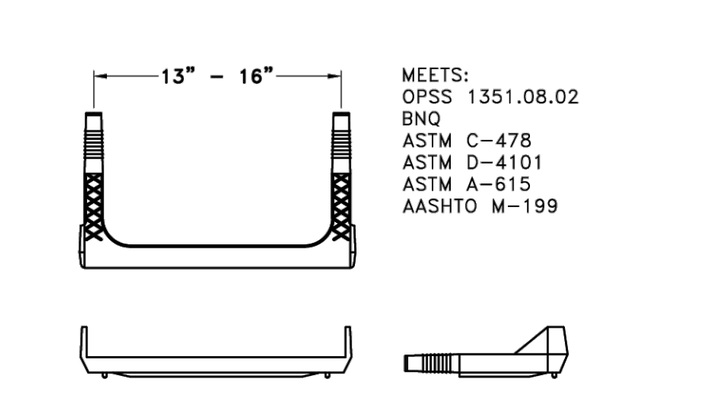
PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. CONNECTING PIPES MAY BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND AN AGGREGATE CRADLE (AS REQUIRED) FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI MAY BE USED.
3. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

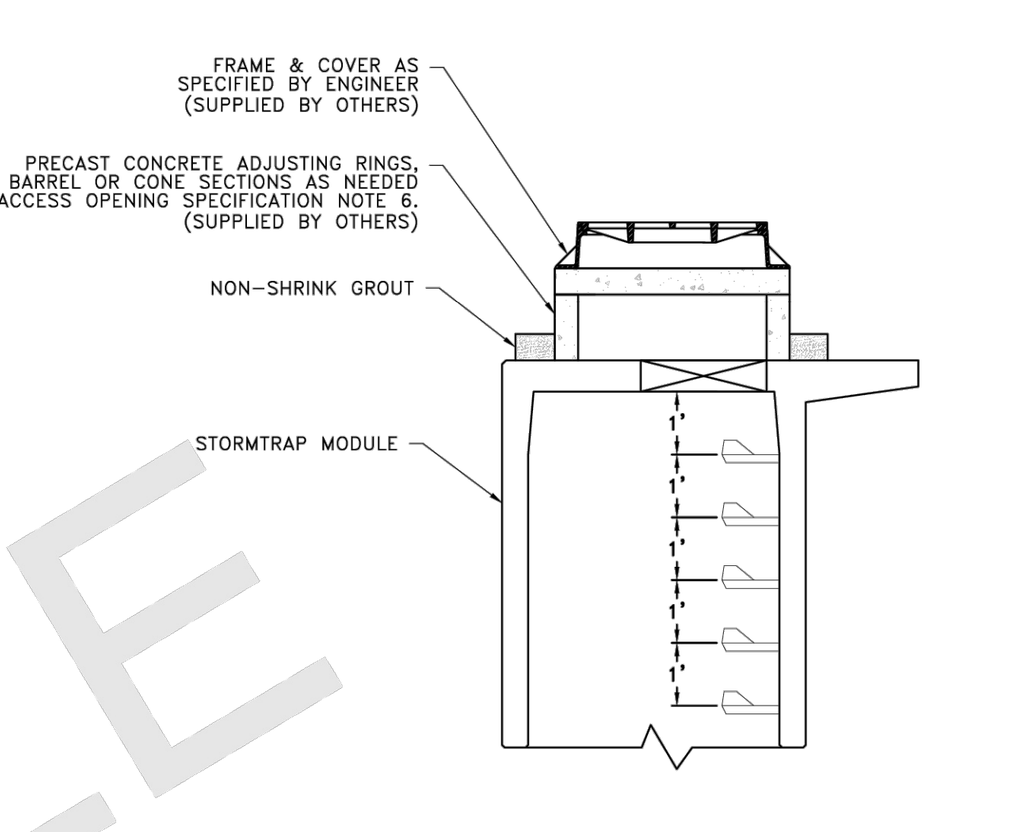
PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

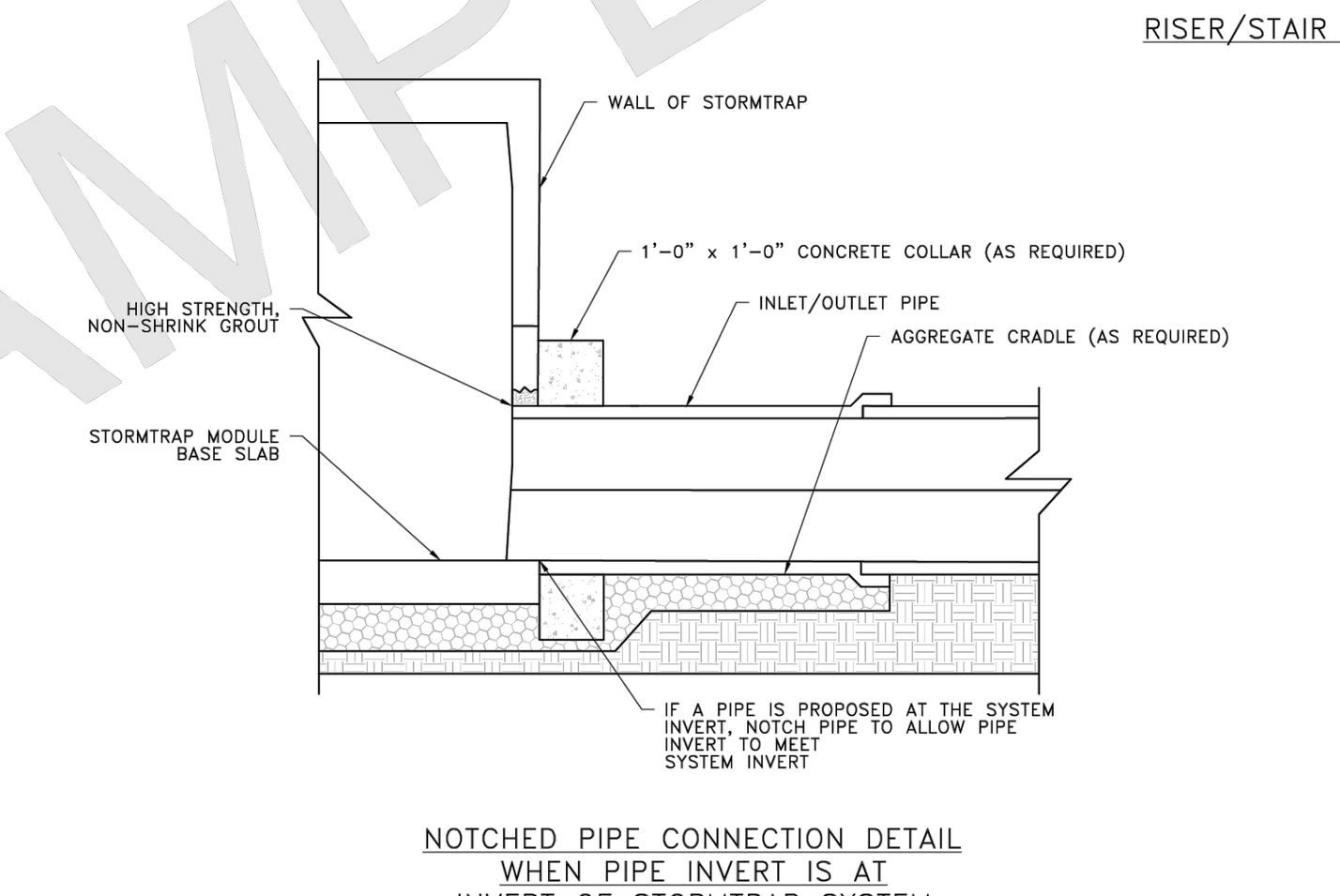
NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET INCLUDING BUT NOT LIMITED TO CONCRETE COLLARS, AGGREGATE CRADLES, GRADE RINGS, RISER SECTIONS, ETC., ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.



STEP DETAIL



RISER/STAIR DETAIL



NOTCHED PIPE CONNECTION DETAIL WHEN PIPE INVERT IS AT INVERT OF STORMTRAP SYSTEM

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SHEET TITLE: PIPE / ACCESS OPENING SPECIFICATION
SHEET NUMBER: 5.0

NO.	REVISION	BY	DATE

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EMAIL: jgiambalvo@racetrac.com

BOHLER
211 PERIMETER CENTER PKWY NE, SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
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GEORGIA REGISTERED PROFESSIONAL ENGINEER
Nathan Fuss
No. PE046694
7/2/2026
NATHAN R. FUSS

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RaceTrac
RACETRAC, INC.
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(770) 431-7600

DRAINAGE DETAILS
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C6.2	0
SHEET NO.	REVISION

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Underground Detention



Underground detention is detention storage located in underground tanks or vaults designed to provide water quantity control through temporary storage of stormwater runoff. In addition they can improve water quality by removing heavy amounts of sediment.

There are some common problems to be aware of when maintaining an underground detention area. They include, but are not limited to, the following:

- Sediment build-up
- Clogging in the inlet and outlet structure
- Requirement to have Occupational Safety and Health Administration (OSHA) confined space entry training

Routine maintenance should be performed on the underground detention areas to ensure that the structure is properly functioning. Routine maintenance includes the removal of debris from inlet and outlet structures and cleaning sediment built up inside the structure. Because this is an underground system, inspection and maintenance may be difficult to conduct. Generally these underground systems can be inspected by looking in an access opening. Sometimes, however, maintenance requires an individual who is certified in OSHA confined space entry. Should there be a situation where a safety concern arises, the inspection should stop and the safety concern addressed. Once the concern is addressed, the inspection can continue.

Inspect the underground detention area after a large rainstorm. If the underground detention area is not draining properly, check the inlet and outlet structures to make sure they are not clogged.

Sediment should be removed from the practice by either a vacuum or boom. If the system is accepting water that flowed from a hazardous facility, the sediment may need to be disposed of by other means. Check with the local government to identify any additional constraints on the disposal of sediments excavated from underground detention.

The table on the following page shows a schedule for when different maintenance activities should be performed on a submerged gravel wetland.

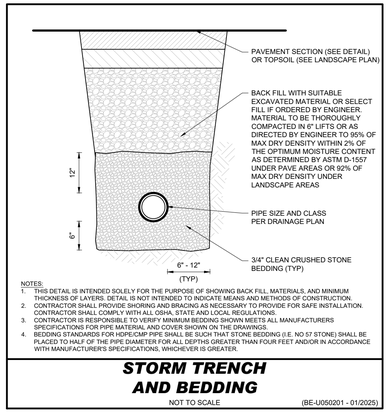
Underground Detention Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Remove any trash/debris and sediment buildup in the underground trash racks, vaults or tanks. • Check drainage areas for trash, erosion, and debris. • Clean underground detention if hazardous or foreign substances are spilled in the contributing drainage area. • Perform structural repairs to inlet and outlets.	As needed
• Follow manufacturer's guidelines and develop/adjust plan for the underground detention. • Clean out underground detentions with vacuum or boom trucks. • Clean sediment or oil chambers	Annually

Underground Detention

Maintenance Item	Condition: Good	Marginal	Poor	N/A*	Comment
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure and Pretreatment					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Inlet structure is in good condition. No signs of cracks or leaks.					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Inlet pipe fits tightly to the underground detention.					
Inlet has protection to prevent clogging with leaves or other debris and has fine mesh for mosquito control.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Structure seems to be working properly. No signs of settling, leaking, or cracking. Comment on overall condition of structure.					
Emergency Overflow and Outlet Structure					
Area is free of trash, debris, and sediment.					
Overflow valve appears to be in good condition and show no signs of leaking.					
Results					
Overall condition of Underground Detention:					
Additional Comments					

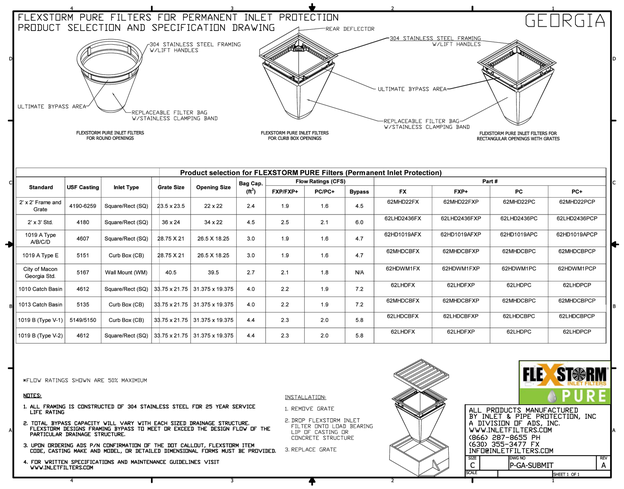
Notes: *If a specific maintenance item was not checked, please explain why in the appropriate comment box.



NOTES:
1. THIS DETAIL IS INTENDED SOLELY FOR THE PURPOSE OF SHOWING BACK FILL MATERIALS, AND MINIMUM THICKNESS OF LAYERS. DETAIL IS NOT INTENDED TO INDICATE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS NECESSARY TO PROVIDE FOR SAFE INSTALLATION. CONTRACTOR SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
3. CONTRACTOR IS RESPONSIBLE TO VERIFY MINIMUM BEDDING SHOWN MEETS ALL MANUFACTURERS SPECIFICATIONS FOR PIPE MATERIAL AND COVER SHOWN ON THE DRAWINGS.
4. BEDDING STANDARDS FOR HDPE/CMP PIPE SHALL BE SUCH THAT STONE BEDDING (I.E. NO 57 STONE) SHALL BE PLACED TO HALF OF THE PIPE DIAMETER FOR ALL DEPTHS GREATER THAN FOUR FEET AND/OR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER.

STORM TRENCH AND BEDDING

NOT TO SCALE (BE-U050201 - 01/2025)



Product selection for FLEXSTORM PURE Filters (Permanent Inlet Protection)

Standard	USF Casting	Inlet Type	Grate Size	Opening Size	Bag Cap. (ft³)	Flow Ratings (CFS) FXP/FXP+	PC/PC+	Bypass	Part # FX	FXP+	PC	PC+
2' x 2' Frame and Grate	4190-6259	Square/Rect (SQ)	23.5 x 23.5	22 x 22	2.4	1.9	1.6	4.5	62MHD22FX	62MHD22FXP	62MHD22PC	62MHD22PCP
2' x 3' Std.	4180	Square/Rect (SQ)	36 x 24	34 x 22	4.5	2.5	2.1	6.0	62LHD2436FX	62LHD2436FXP	62LHD2436PC	62LHD2436PCP
1019 A Type A/B/C/D	4607	Square/Rect (SQ)	28.75 X 21	28.5 X 18.25	3.0	1.9	1.6	4.7	62HD1019AFX	62HD1019AFXP	62HD1019APC	62HD1019APCP
1019 A Type E	5151	Curb Box (CB)	28.75 X 21	28.5 X 18.25	3.0	1.9	1.6	4.7	62MHDCBFX	62MHDCBFXP	62MHDCBPC	62MHDCBPCP
City of Macon Georgia Std.	5167	Wall Mount (WM)	40.5	39.5	2.7	2.1	1.8	N/A	62HDWM1FX	62HDWM1FXP	62HDWM1PC	62HDWM1PCP
1010 Catch Basin	4612	Square/Rect (SQ)	33.75 x 21.75	31.375 x 19.375	4.0	2.2	1.9	7.2	62LHDFX	62LHDFXP	62LHDPC	62LHDPCP
1013 Catch Basin	5135	Curb Box (CB)	33.75 x 21.75	31.375 x 19.375	4.0	2.2	1.9	7.2	62MHDCBFX	62MHDCBFXP	62MHDCBPC	62MHDCBPCP
1019 B (Type V-1)	5149/5150	Curb Box (CB)	33.75 x 21.75	31.375 x 19.375	4.4	2.3	2.0	5.8	62LHDCBFX	62LHDCBFXP	62LHDCBPC	62LHDCBPCP
1019 B (Type V-2)	4612	Square/Rect (SQ)	33.75 x 21.75	31.375 x 19.375	4.4	2.3	2.0	5.8	62LHDFX	62LHDFXP	62LHDPC	62LHDPCP

*FLOW RATINGS SHOWN ARE 50% MAXIMUM

NOTES:
1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING ADS P/N CONFIRMATION OF THE IDOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

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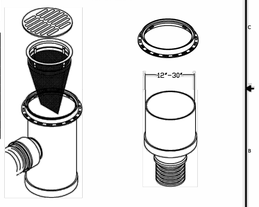
SIZE	DRAWING TYPE	DRAWING NO.	REV
C		P-GA-SUBMIT	A
SCALE		SHEET 1 OF 1	

FLEXSTORM P/Ns FOR NYLOPLAST ROUND FRAME AND GRATE

INLET TYPE NYLD ROUND IN NYLOPLAST BASIN

Casting Size	FX Bag ADS P/N	Bag Depth	Flexstorm Ratings (Flow at 50% of max) Bag Capacity (ft³)	FXP/FX+ Flow Rate (CFS)	Total Bypass (CFS)	FX+ Bag ADS P/N
6" Drop In	6208NYFX	22"	0.2	0.9	1.3	6208NYFXP
8" Inline	6208NYFX	22"	0.2	0.9	1.3	6208NYFXP
10" Drop In	6210NYFX	22"	0.3	1.2	1.75	6210NYFXP
10" Inline	6210NYFX	22"	0.3	1.2	1.75	6210NYFXP
12" Round	6212NYFX	22"	0.3	1.4	2.0	6212NYFXP
15" Round	6215NYFX	22"	0.6	1.7	2.5	6215NYFXP
18" Round	6218NYFX	22"	0.9	2.1	3.1	6218NYFXP
24" Round	6224NYFX	22"	1.6	2.8	4.3	6224NYFXP
30" Round	6230NYFX	22"	2.8	3.6	5.7	6230NYFXP

Casting Size	PC Bag ADS P/N	Bag Depth	Flexstorm Ratings (Flow at 50% of Max) Bag Capacity (ft³)	PC/PC+ Flow Rate (CFS)	Total Bypass (CFS)	PC+ Bag ADS P/N
8" Inline	6208NYPC	22"	0.2	0.4	1.3	6208NYPCP
8" Drop In	6208NYPC	22"	0.2	0.4	1.3	6208NYPCP
10" Drop In	6210NYPC	22"	0.3	0.6	1.75	6210NYPCP
12" Round	6212NYPC	22"	0.3	0.9	2.0	6212NYPCP
15" Round	6215NYPC	22"	0.6	1.2	2.5	6215NYPCP
18" Round	6218NYPC	22"	0.9	1.4	3.1	6218NYPCP
24" Round	6224NYPC	22"	1.6	1.9	4.3	6224NYPCP
30" Round	6230NYPC	22"	2.8	2.5	5.7	6230NYPCP





8" and 10" Designs



12" and Plus Designs



ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 FX INFO@INLETFILTERS.COM

SIZE	DRAWING TYPE	DRAWING NO.	REV
C	NY	NYLOPLAST	A
SCALE		SHEET 1 OF 1	

FlexStorm Pure™ Inlet Filter

FlexStorm Pure inlet filters are the preferred choice for permanent inlet protection and stormwater runoff control. Constructed of stainless steel, FlexStorm Pure inlet filters will fit any drainage structure and are available with site-specific filter bags providing various levels of filtration.

Applications

- Car washes
- Commercial
- Loading ramps
- Industrial
- Gas stations
- Parking lots
- Dock drains
- Maintenance

Features

- Custom stainless steel frames are configured to fit into any drainage structure
- Flow and bypass rates meet specific inlet requirements
- Works below grade with bypass to drain area if bag is full
- Installed and maintained by one worker, without additional equipment

Benefits

- Stainless steel frame provides extended service life
- Easily replaceable filter bags
- Meets stringent removal requirements:
  - All bags rated >84% removal efficiency
  - Bag styles available to remove hydrocarbon oils when required





ADS

FlexStorm Pure Inlet Filters Specification

Material and Performance

The filter is comprised of a stainless steel frame and a replaceable geotextile filter bag attached to the frame with a stainless steel locking band. The filter bag hangs suspended below the grate that shall allow full bypass flow into the drainage structure if the bag is completely filled with sediment. The standard "FX" filter bags are rated for 200 gpm/sqft (21.44 liters/minute/cubic meter) with a removal efficiency of 85%. The post construction "PCP" filter bags are rated for 137 gpm/sqft (14.69 liters/minute/cubic meter) and have a removal efficiency of 97%.

Installation

1. Remove the grate from the inlet.
2. Clean debris from the ledges of the inlet.
3. Place the inlet filter onto the load bearing ledges of the structure.
4. Replace the grate and confirm it is not elevated more than ½" (3 mm).

Frequency of Inspections

1. Inspection should occur following rain events greater than ½" (13 mm).
2. Filter inspections should occur a minimum of three times per year, and in snowfall affected regions, inspections prior to and after snowfall season.
3. Industrial application site inspections (loading ramps, wash racks & maintenance facilities) to be scheduled on a recurring basis no less than four times per year or as needed.

Maintenance Guidelines

1. Empty the filter bag manually or by industrial vacuum taking care not to damage the geotextile bag when more than half filled or during scheduled inspection period.
2. Remove compacted silt from sediment bag and flush with medium spray.
3. "PCP" style bags should be pressed or wrung to recover retained oils.
4. Oil skimmer pouches solidify and darken when saturated, indicating time for replacement.
5. Dispose of all oil-contaminated products and recovered oils in accordance with EPA guidelines. Oil skimmer pouches, since a solidifier, will not leach and can be disposed of directly.
6. Inspect and replace bag if torn or punctured.

Filter Bag Replacement

1. Remove the bag by loosening or cutting off clamping band.
2. Take the new correctly sized sediment bag and secure hose clamping band to the frame channel as previously removed.
3. Ensure bag is secure and there is no slack around perimeter.

Build America, Buy America (BABA)

For any questions related to Build America, Buy America (BABA) Act compliance contact an ADS representative.

ADS

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adspipe.com
800-821-6710

FLEXSTORM OPERATION AND MAINTENANCE PLAN

FLEXSTORM INLET FILTERS

OPERATION & MAINTENANCE PLAN

Installation Instructions:

1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

Frequency of Inspections:

1. Inspection should occur following any rain event >½".
2. Post construction inspections should occur 4 times per year. In snowfall affected regions additional inspections should take place before and after snowfall season.
3. Industrial application site inspections (loading ramps, wash racks, maintenance facilities) should occur on a regularly scheduled basis no less than 3 times/year.

Maintenance Guidelines:

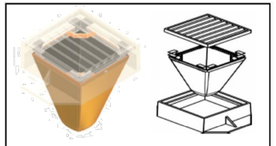
1. Empty the sediment bag if more than half filled with sediment and debris, or as directed.
2. Remove the grate, engage the lifting bars with the FLEXSTORM Removal Tool, and lift from drainage structure.
3. Dispose of sediment or debris as directed by the Engineer or Maintenance contract.
4. An industrial vacuum can be used to collect sediment.
5. Remove caked on silt from sediment bag and flush with Medium spray with optimal filtration.
6. Replace bag if torn or punctured to >½" diameter on lower half of bag.

Post Construction PC Bag Maintenance:

1. At 50% saturation the average 2'x2' Adsorb-it lined PC filter will retain approximately 75 oz (4.2 lbs) of oil and should be serviced. To recover the oils the filter can be centrifuged or passed through a wringer.
2. Oil skimmer pouches start to turn black when saturated, indicating time for replacement. Each ClearTec Rubberizer pouch will absorb ~62oz (4 lbs) of oil before needing replacement.
3. Dispose of all oil contaminated products in accordance with EPA guidelines. ClearTec Rubberizer, since a solidifier, will not leach under pressure and can be disposed of in most landfills, recycled for industrial applications, or burned as fuel.

Sediment Bag Replacement:

1. Remove the bag by loosening or cutting off clamping bag.
2. Take new sediment bag and secure worm drive clamping band to the frame channel.
3. Ensure Bag is secure and there is no slack around perimeter.

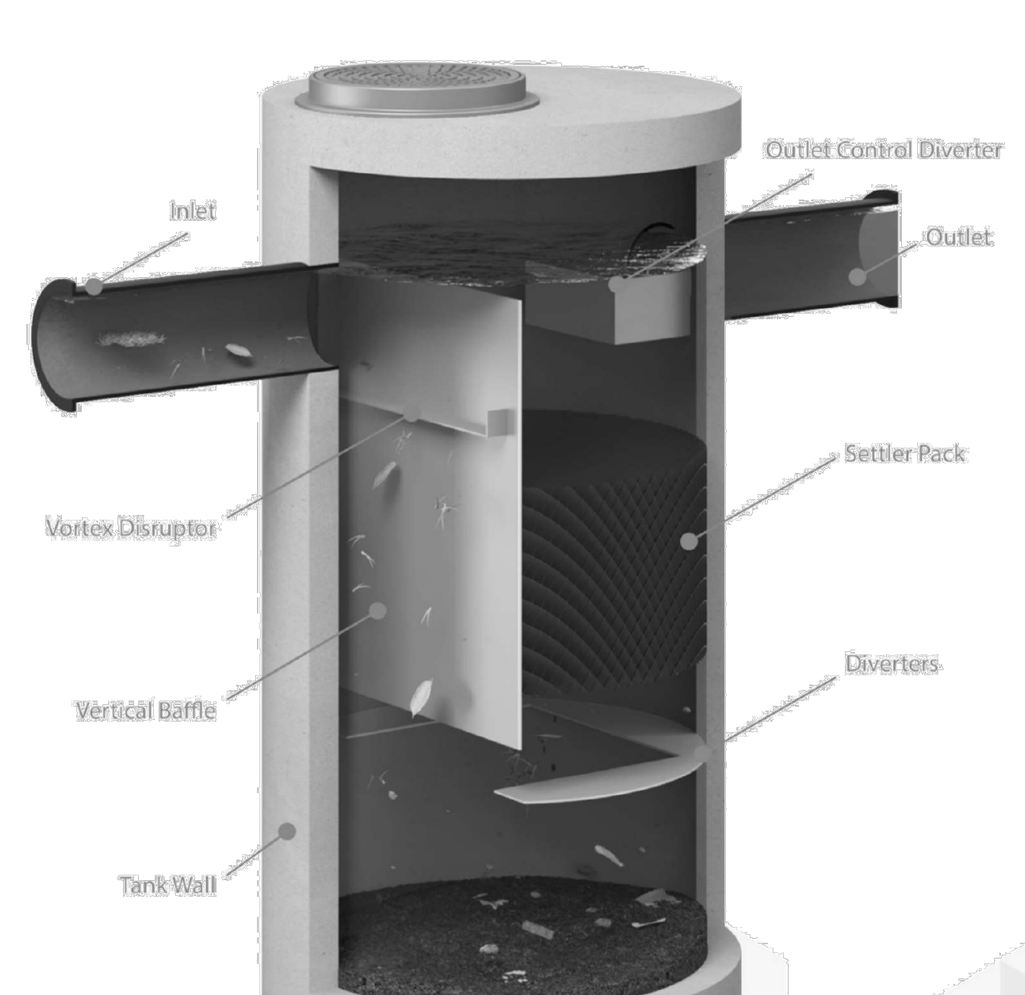


STRUCTURE ID#/LOCATION:

DATE	TASK PERFORMED	INSPECTOR

StormSettler®

StormSettler® Manufacturer's Inspection and Maintenance Manual



StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

StormSettler® Manufacturer's Inspection and Maintenance Manual
The StormSettler treatment device, manufactured by StormTrap®, is a hydrodynamic separating device designed to capture and store pollutants from stormwater. StormSettler's maintenance frequency is site-dependent and routine inspections are recommended to ensure that the system is functioning as designed. Please contact your authorized StormTrap representative if you have questions regarding the inspection and maintenance of the StormSettler system.

Inspection Scheduling
StormSettler inspections are important to assess the condition of the system internals to ensure peak performance. The frequency of inspections and maintenance depends on site-specific loading conditions and rainfall frequency. Within the first year of operation, it is recommended that the unit be inspected quarterly to determine the rate of pollutant accumulation to develop a more accurate maintenance schedule. Inspections should be performed during dry weather conditions when no flow is entering the system.

StormSettler systems are recommended to be inspected whenever the upstream and downstream catch basins and stormwater pipes of the stormwater collection system are inspected or maintained. If checked on an annual basis, the inspection should be conducted before the stormwater season begins to ensure that the system is functioning properly for the upcoming storm season.

Inspection and Maintenance Equipment
The following equipment is recommended to have during inspections:

- StormSettler Inspection and Maintenance Manual and Inspection Checklist
- Flashlight
- Manhole hook/lifter or pry bar to lift the manhole cover
- Measuring device(s) of sufficient length to reach the bottom of the device's sump
- Proper personal protective equipment
- Adequate traffic control signage
- Pole with skimmer or net (optional for maintenance procedure)
- Vacuum truck or similar trailer-mounted equipment (for maintenance procedure)

Inspection Procedure
Inspections should be done such that a sufficient time has lapsed since the most recent rain event to allow for a static water condition and rainfall is not anticipated to occur during the inspection procedure. StormSettler does not require entry into the system for inspection or maintenance; however, if entering the system is deemed necessary, it is prudent to note that before entering into any underground storm sewer or underground structure, appropriate OSHA and local safety regulations and guidelines should be followed.

To begin the inspection process, set up the necessary traffic control signage per local ordinances. Open all manhole covers using appropriate equipment and ensure the manhole covers are in a location that would not prohibit the inspection process. Visually inspect the system at all manhole access opening locations. During the visual inspection, ensure that all components are in working order. An inspection checklist is provided within this guide for ease and reference. If any components are not in working order, contact your authorized StormTrap representative.

After the components are inspected, visually quantify the accumulation of trash, debris, and hydrocarbons within the system by using a measuring device such as a tape measure, grade stick, dipstick, etc. If a Trash Capture Device is included, measure and record the depth of trash, debris, and hydrocarbon accumulation from the static water elevation (outlet pipe elevation) to the top of the trash removal device. The height of the trash removal device is based on unit and pipe size and varies. Approval drawings of the device can be used to determine the trash removal device height of the unit to be maintained.

If sorbent materials are used, the materials may have to be moved to not impact sediment removal. If significant discoloration of the sorbent material has occurred, simply remove the sorbent materials and replace them upon completion of maintenance activities.

For sediment accumulation, utilize either a sludge sampler or a sediment pole to measure and document the amount of sediment accumulation. To determine the amount of sediment in the system with a sludge sampler, follow the manufacturer's instructions. If utilizing a sediment pole or similar device, first insert the pole to the top of the sediment layer and record the depth. Then, insert the pole into the bottom of the system and record the depth. The difference in the two measurements corresponds to the amount of sediment in the system. Alternatively, sediment depth can also be determined by taking a measurement from a known and consistent elevation (manhole frame, pipe invert, vertical baffle top, etc.) to the top of the sediment layer. That distance can then be compared to the measurement between the known elevation to the sump floor. The difference between these two measurements will correspond to the sediment layer depth.

After completion of the inspection process, ensure that manhole covers are replaced and securely seated in the manhole frame and remove traffic control signage.

StormSettler units can also be installed with remote monitoring technology that measures the current capacities within the system and reports the data to any internet-capable device. If a remote monitoring device is used, proper maintenance of the device, such as replacement of batteries, cleaning the sensor, etc., needs to be completed to ensure the functionality of the remote monitoring technology.

If it is determined during the inspection process that the accumulation of trash and debris or sediment is at or near the capacities of the StormSettler device, maintenance should be performed to ensure performance is not impacted for subsequent storm events.

Maintenance Procedure
Maintenance should be done such that sufficient time has lapsed since the most recent rain event to allow for a static water condition and rainfall is not anticipated to occur during the duration of the maintenance procedure.

To begin the maintenance process, set up the necessary traffic control signage per local ordinances. Open all manhole covers using appropriate equipment and ensure the manhole covers are in a location that would not prohibit the maintenance process.

Visually inspect the system at all manhole access opening locations. During the visual inspection, ensure that all components are undamaged. If any components are not in working order, contact your authorized StormTrap representative.

After the components are inspected, remove all accumulated trash, debris, and hydrocarbons stored on the surface of the water using the vacuum hose or pole with an attached skimmer or net.

If sorbent materials are used, the materials may have to be moved to not impact pollutant removal. If significant discoloration of the sorbent material has occurred, simply remove the sorbent materials and replace them upon completion of maintenance activities.

To remove floatable and neutrally buoyant material, insert the vacuum truck's hose from the inlet side to the outlet side of the device (in units under 6ft), and through the outlet side access hatch in 6ft and over. Use the vacuum hose to remove floating and neutrally buoyant material. Use the rodder arm of the vacuum truck, or similar pressure washer, to clean any stuck debris from the face of the trash removal device, if applicable.

To remove sediment, insert the vacuum truck's hose on the inlet side of the vertical baffle into the sump. The system should be completely drained, and all sediment should be removed from the sump. For smaller diameter devices (3' or 4' units), a 6" or smaller vacuum hose diameter may be required for effective cleaning due to maneuverability constraints. If the vacuum truck that is being utilized has a hose diameter greater than 6", a smaller tube can be affixed to the boom hose with duct tape to improve maneuverability within the device.

If excessive sediment or debris buildup occurs within the device, components can be washed with sewer jetting equipment or a spray lance to remove stubborn materials. Particular attention must be taken when spraying the settler pack. A wide spray nozzle is recommended around the settler pack to ensure there is no damage to the material.

After completing the maintenance procedure, complete a post-maintenance inspection to ensure that all components are in good condition. Ensure that manhole covers are replaced and securely seated in the manhole frame and remove traffic control signage. Dispose of all pollutants removed during maintenance per local, state, and federal guidelines and regulations.

Inspection and Maintenance Documentation
Proof of inspections and maintenance activities is the responsibility of the owner. All inspection and maintenance reports and any relevant data should be kept on-site or at a location where they will be accessible in accordance with local requirements. It is a good practice to take time-stamped photographs after every inspection and maintenance event to include within logs. It is also good practice to keep records of rainfall events between maintenance events and the weight of material removed, even if no report is required. Some municipalities may require inspection and maintenance reports be forwarded to the proper governmental permitting agency on an annual basis. Refer to your local regulations and ordinances for any additional maintenance requirements and schedules not contained herein.

Inspections and maintenance activities should be performed to ensure performance is not impacted and the device performs as designed.

Inspection Items

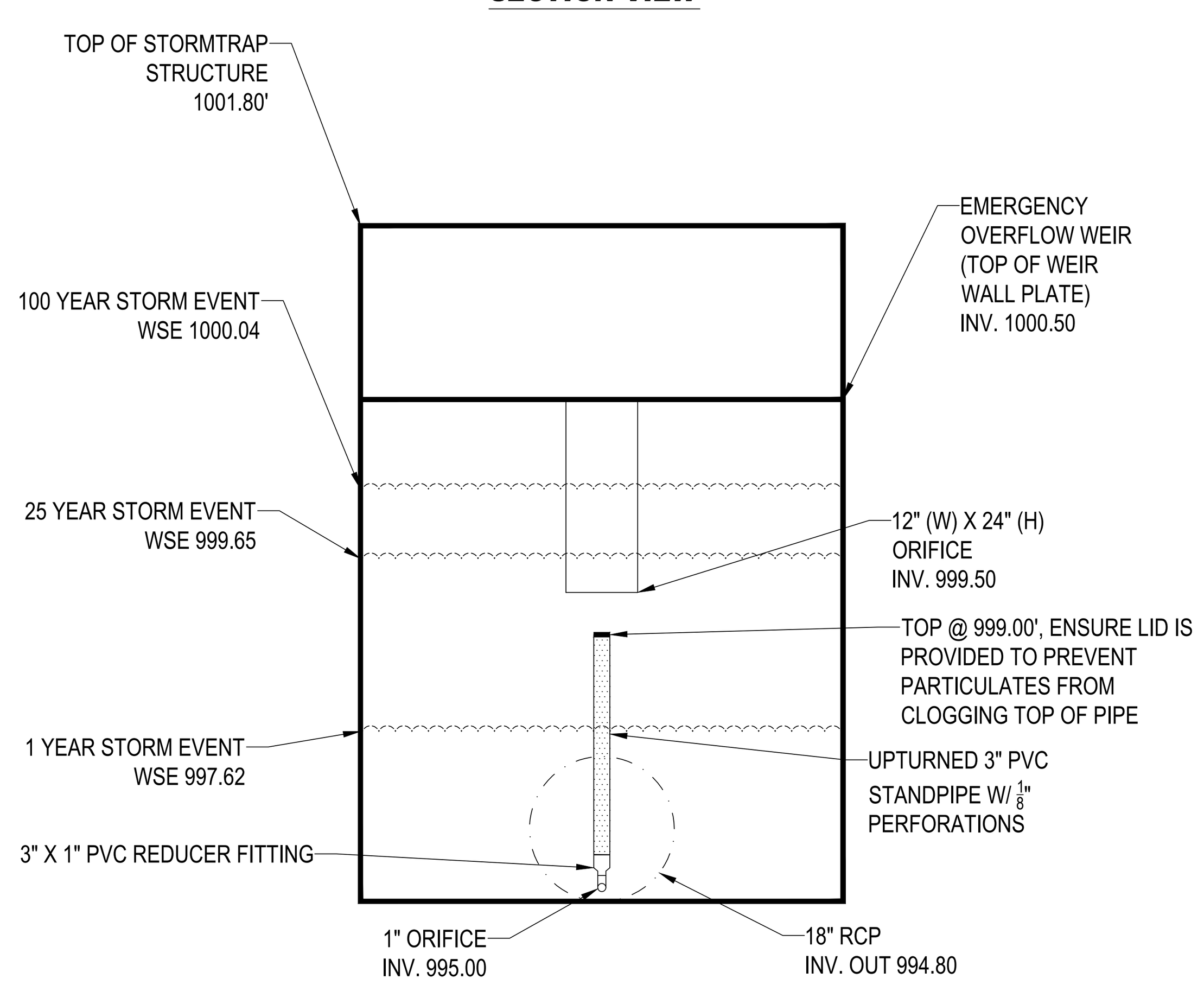
- StormSettler Maintenance Manual and Inspection Checklist
- Flashlight
- Manhole hook/lifter or pry bar to lift the manhole cover
- Measuring device(s) of sufficient length to reach the bottom of the device's sump
- Proper personal protective equipment
- Adequate traffic control signage

Maintenance Items

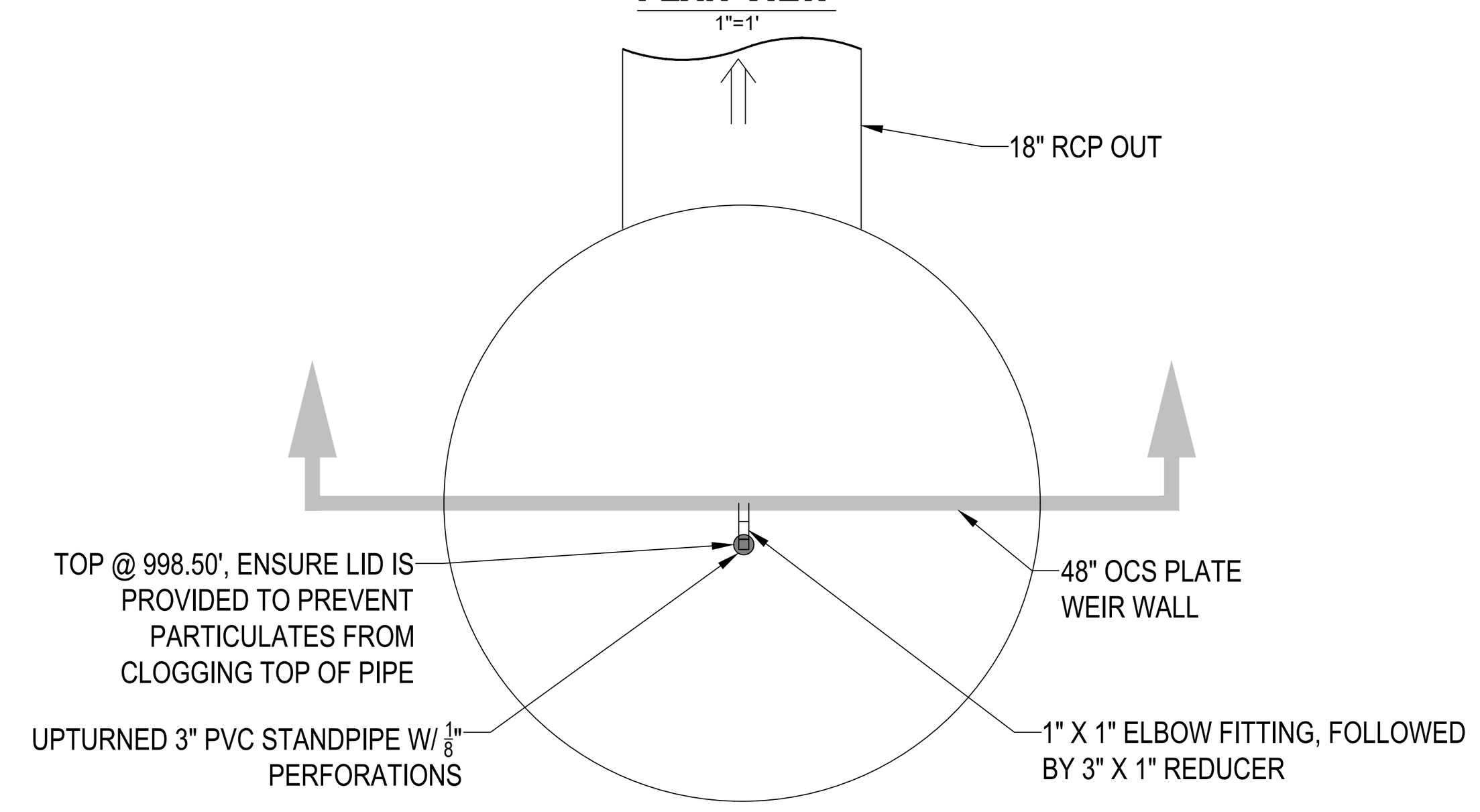
- StormSettler Maintenance Manual and Inspection Checklist
- Flashlight
- Manhole hook/lifter or pry bar to lift the manhole cover
- Measuring device(s) of sufficient length to reach the bottom of the device's sump
- Proper personal protective equipment
- Adequate traffic control signage
- Pole with skimmer or net (optional for maintenance procedure)
- Vacuum truck or similar trailer-mounted equipment (for maintenance procedure)

OUTLET CONTROL STRUCTURE D-20
48" POLYPROPYLENE DRAIN BASIN WITH WEIR PLATE DETAIL

SECTION VIEW

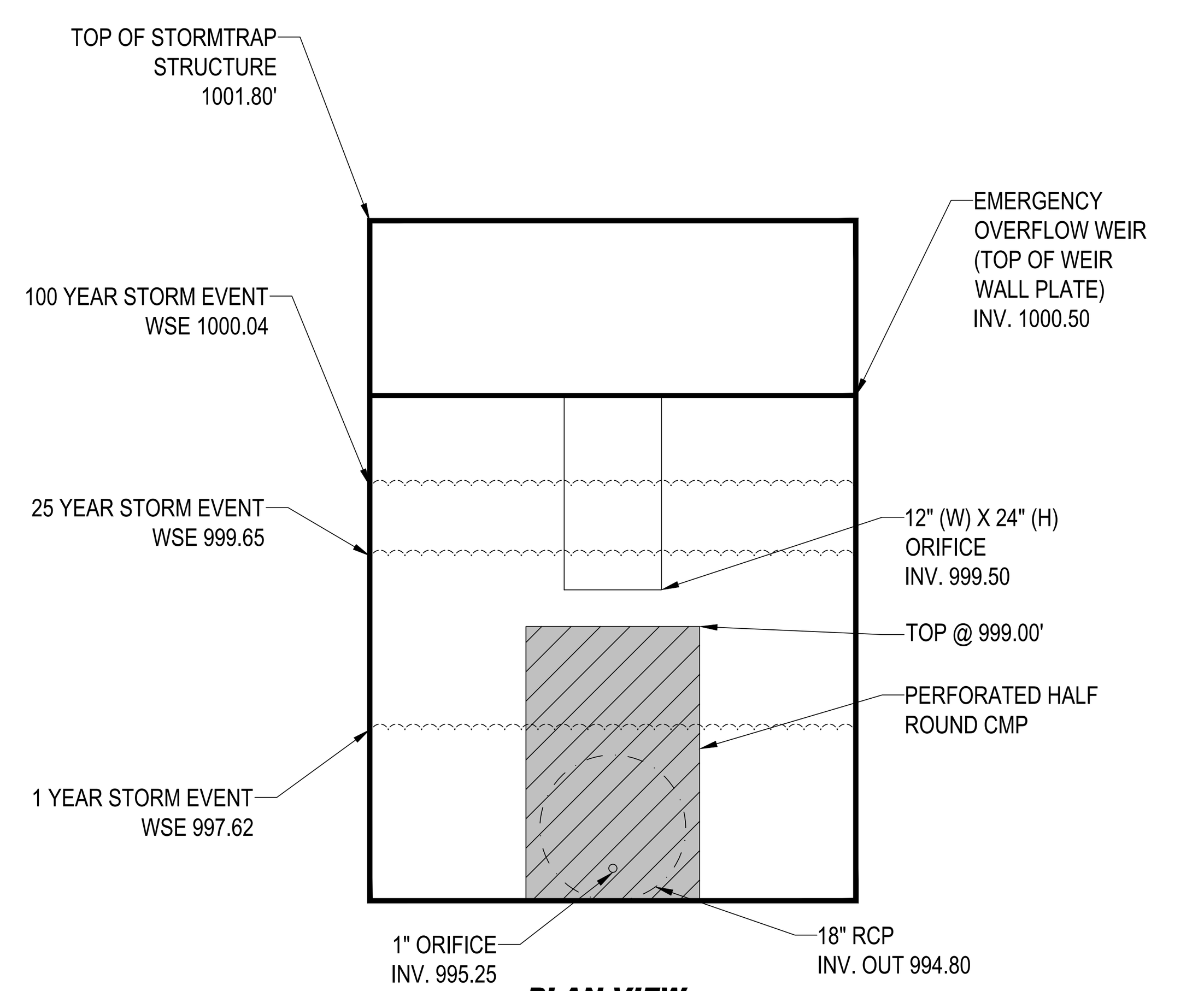


PLAN VIEW
1"=1'

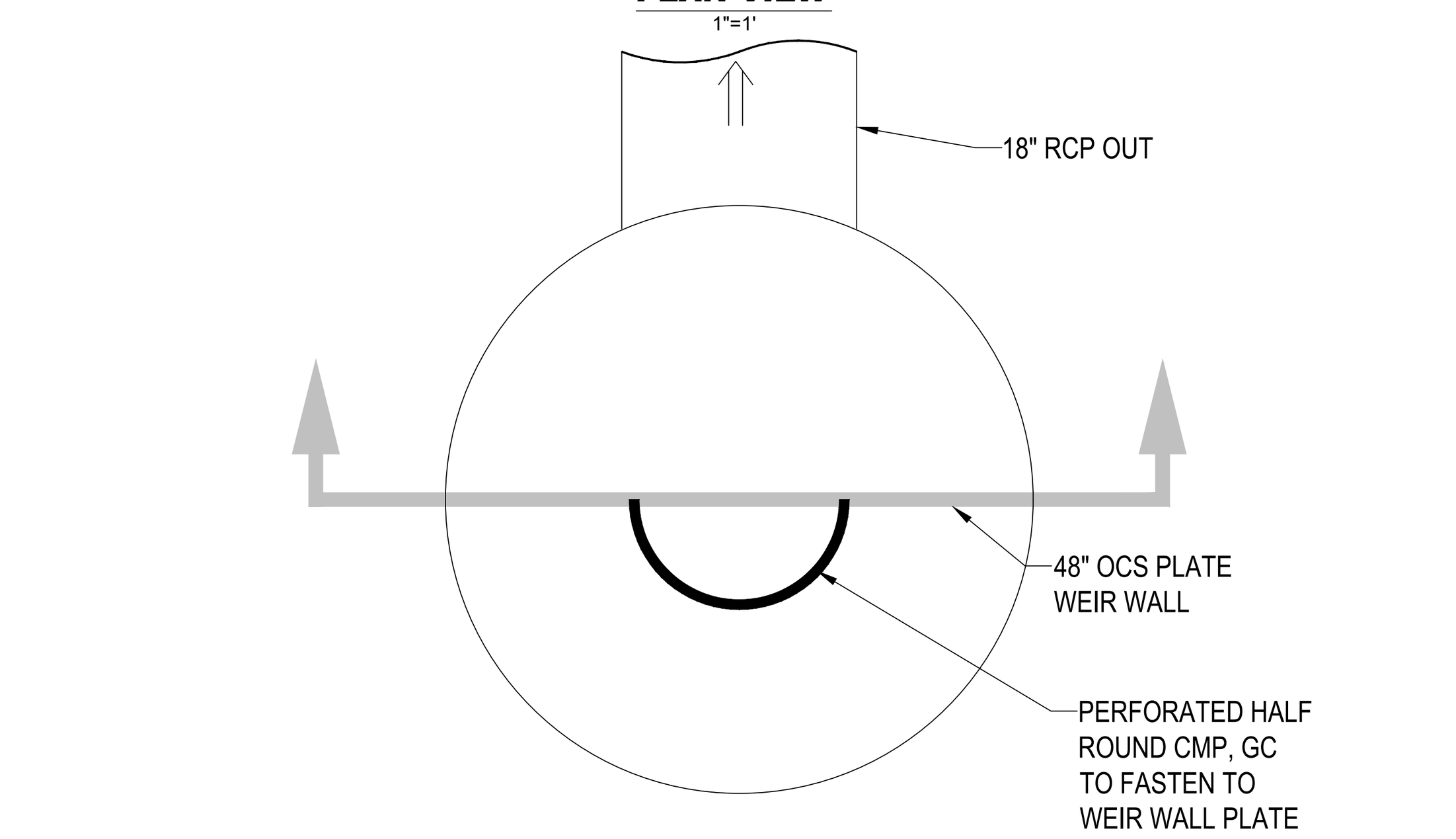


OUTLET CONTROL STRUCTURE C-22
48" POLYPROPYLENE DRAIN BASIN WITH WEIR PLATE DETAIL

SECTION VIEW

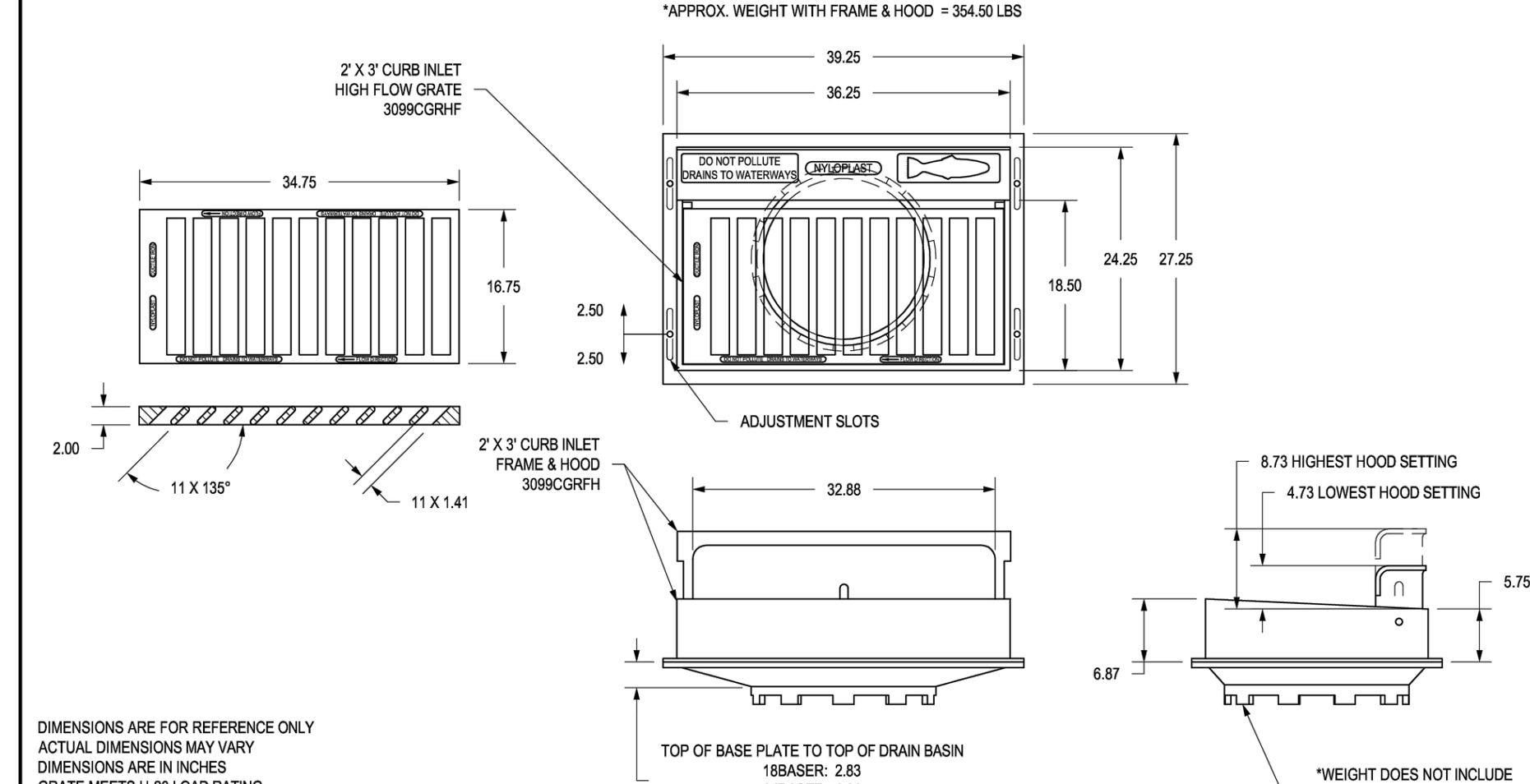


PLAN VIEW
1"=1'



3099CGRHF & 3099CGRFH

APPROX. GRATE DRAIN AREA = 327.25 SQ IN
*APPROX. WEIGHT WITH FRAME & HOOD = 354.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-058
SLOPE OF GRATE SURFACE IS 5.2%
CURB INLET FRAME INSIDE VOLUME IS APPROX 2.73 CU FT
APPROX. DRAIN AREA OF GRATE & HOOD
LOWEST SETTING = 463.92 SQ IN
LOWEST + 1" SETTING = 496.79 SQ IN
LOWEST + 2" SETTING = 529.67 SQ IN
LOWEST + 3" SETTING = 562.54 SQ IN
HIGHEST SETTING = 595.42 SQ IN

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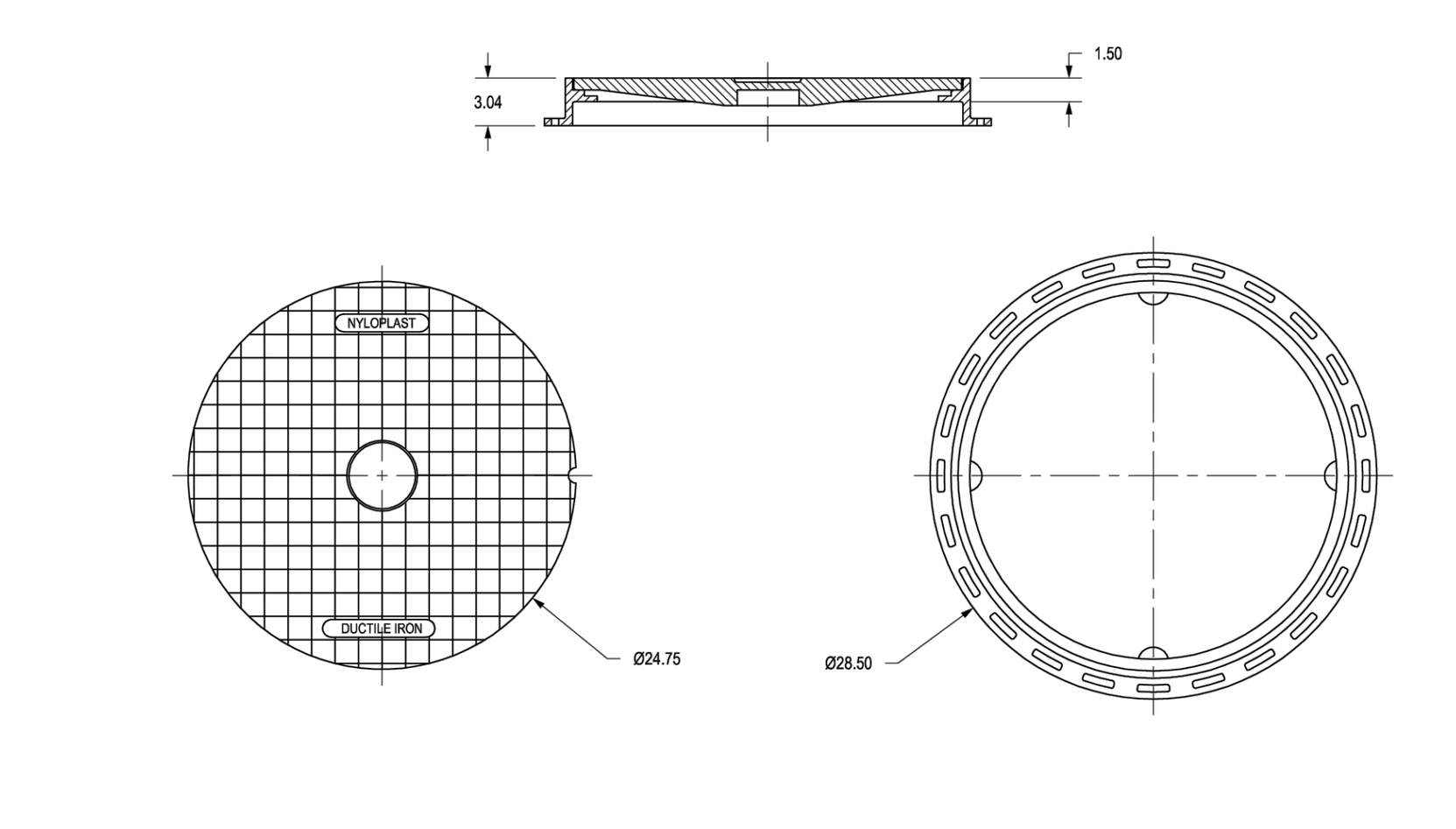
DRAWN BY EBC | DATE 04-10-06 | REVISED BY CCA | DATE 09-05-13 | DWG SIZE A | MATERIAL DUCTILE IRON | PROJECT NO./NAME | SCALE 1:16 | SHEET 1 OF 1
ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE 2 FT X 3 FT CURB INLET HIGH FLOW GRATE ASSEMBLY
DWG NO. 7002-110-047 REV D

2499CGC

APPROX. WEIGHT WITH FRAME = 138.00 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-025

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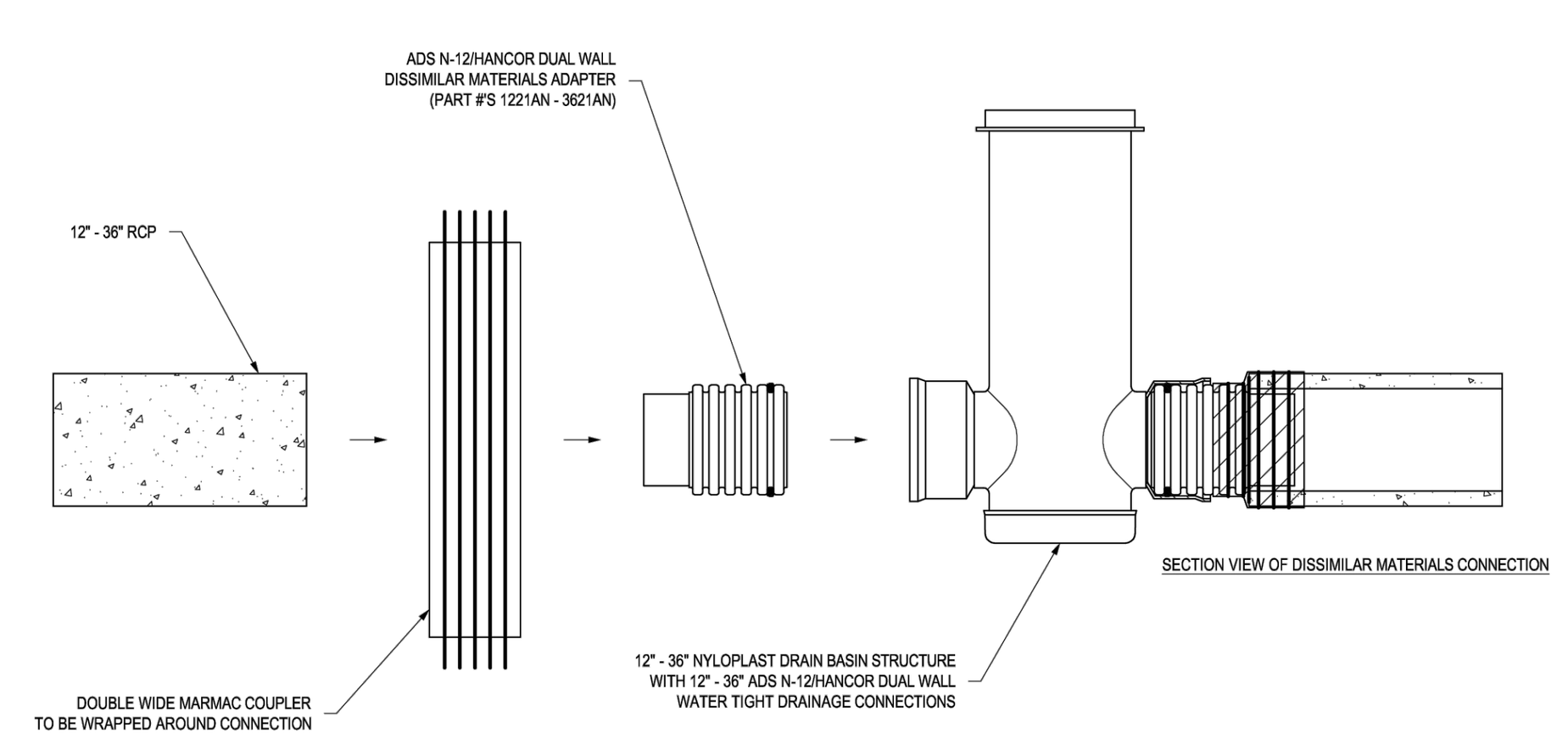
ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE 24 IN SOLID COVER ASSEMBLY - TYPE B
DWG NO. 7001-110-218 REV D



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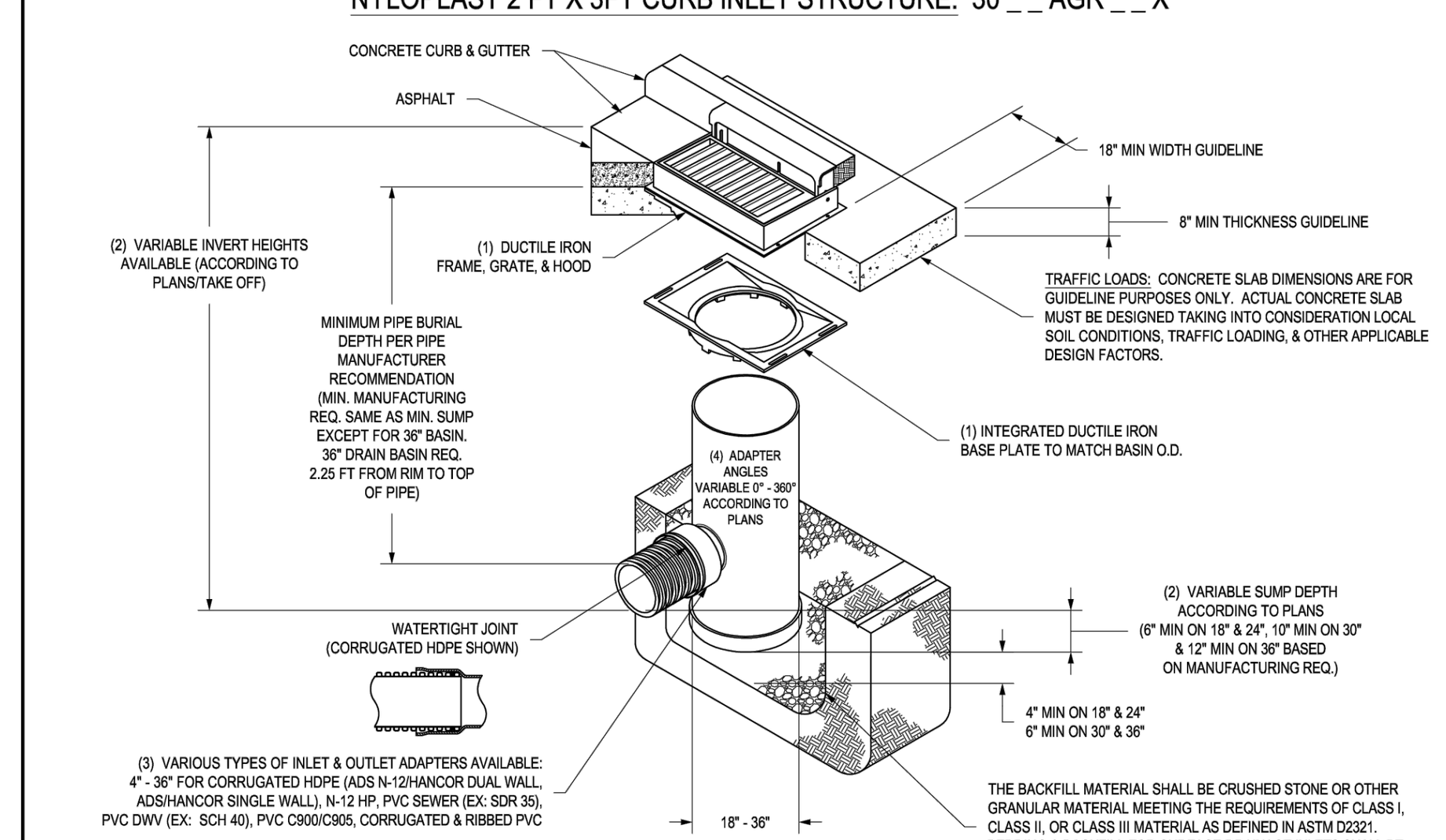
DRAWN BY EBC | DATE 04-18-07 | REVISED BY NMH | DATE 9-4-18 | DWG SIZE A | MATERIAL | PROJECT NO./NAME | SCALE 1:20 | SHEET 1 OF 1
ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE DRAIN BASIN WITH DISSIMILAR MATERIALS CONNECTION TO REINFORCED CONCRETE PIPE
DWG NO. 7001-110-281 REV E

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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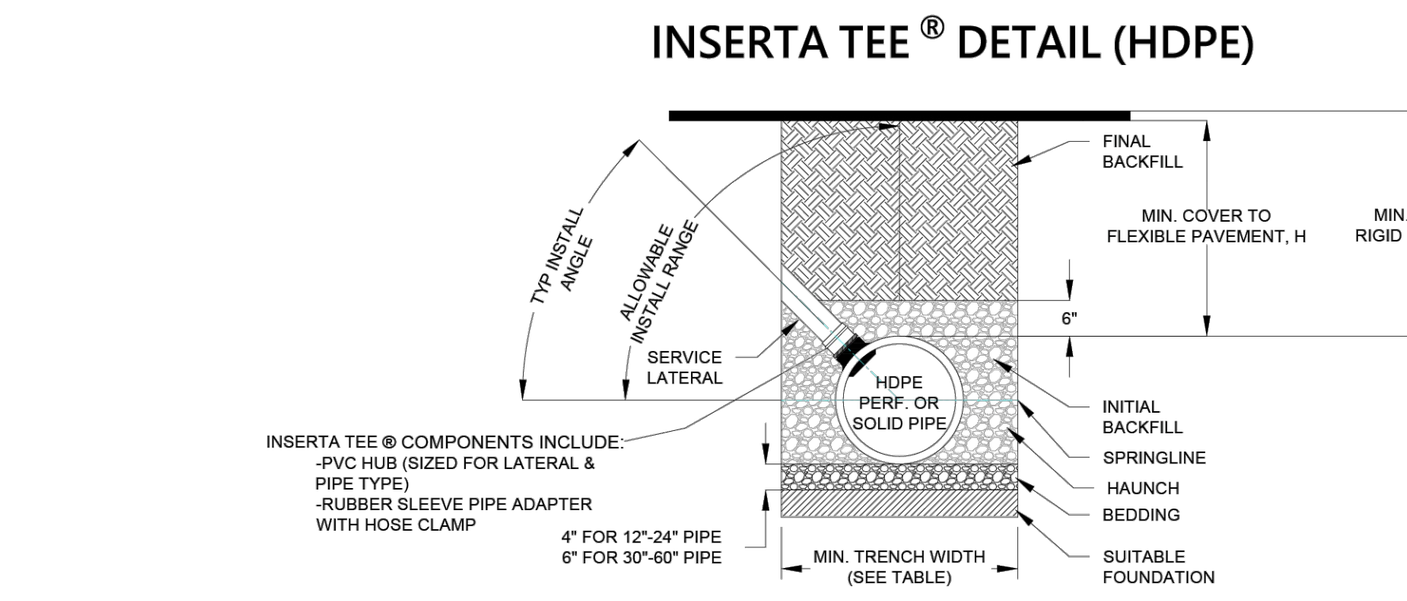
DRAWN BY EBC | DATE 03-22-10 | REVISED BY NMH | DATE 07-22-19 | DWG SIZE A | MATERIAL | PROJECT NO./NAME | SCALE 1:40 | SHEET 1 OF 1
ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL
DWG NO. 7002-110-087 REV E

INSERTA TEE® DETAIL (HDPE)



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
54" (1350mm)	88" (2235mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. THE INSERTA TEE CONNECTION CAN BE INSTALLED UP TO A VERTICAL ORIENTATION, BUT A 45° INSTALL ANGLE IS MOST COMMON. GREATER ANGLES ARE SUBJECT TO DESIGN ENGINEER APPROVAL AND MAY REQUIRE PREMIUM BACKFILL.
4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
7. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOTE: FOR INSTALLATION INSTRUCTIONS, REFER TO DETAIL STD-1100. FOR PROTRUSION INFORMATION, REFER TO DETAIL STD-1101. FOR HOLE SAW INFORMATION, REFER TO DETAIL STD-1102.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

INSERTA TEE DETAIL (HDPE) | DRAWING NUMBER STD-101I
ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026
DRAWN BY HAK | DATE 07/19/23 | CHK'D BY ENG | SCALE NTS | SHEET 1

NO.	REVISION	BY	DATE

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EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN R. FUSS No. PE046694 Nathan Fuss 7/2/2026

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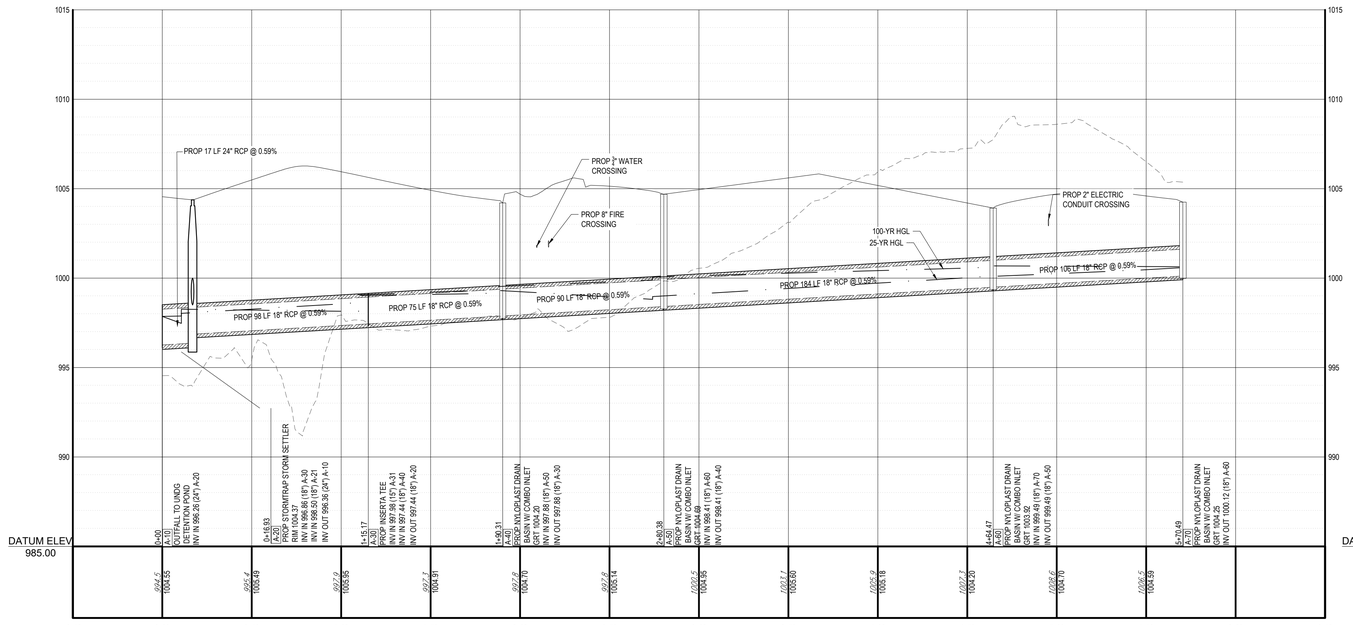
(770) 431-7600

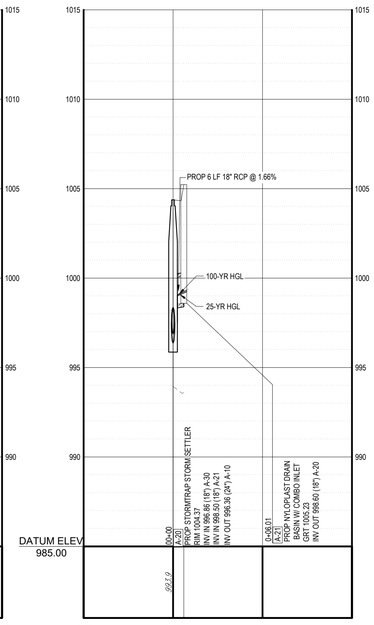
DRAINAGE DETAILS
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C6.4	0
SHEET NO.	REVISION



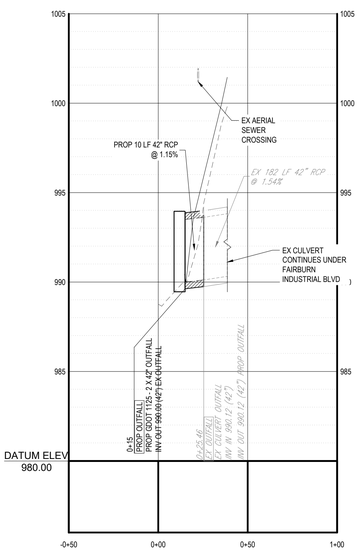
PROPOSED STORM PROFILE (A-10 TO A-70)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



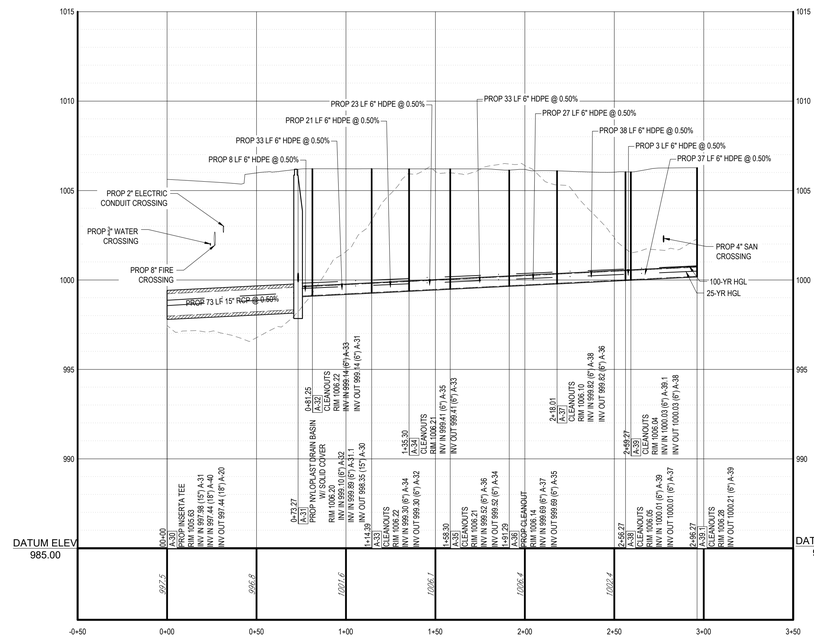
PROPOSED STORM PROFILE (A-20 TO A-21)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



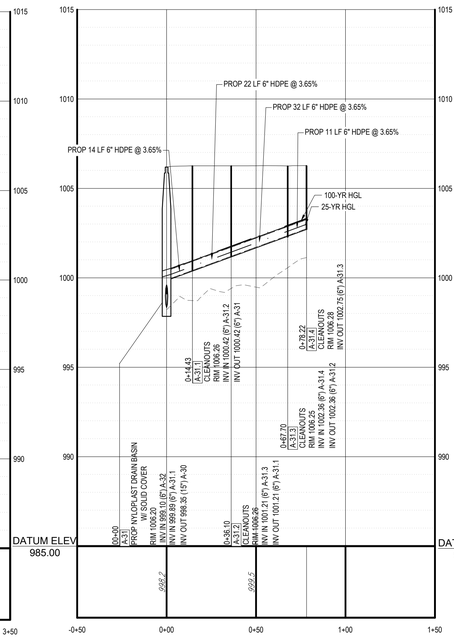
PROPOSED STORM PROFILE - EX CULVERT EXTENSION

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



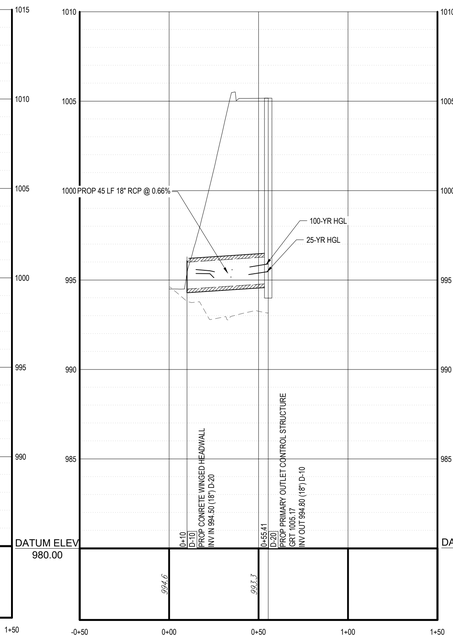
PROPOSED STORM PROFILE (A-30 - A-39.1)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



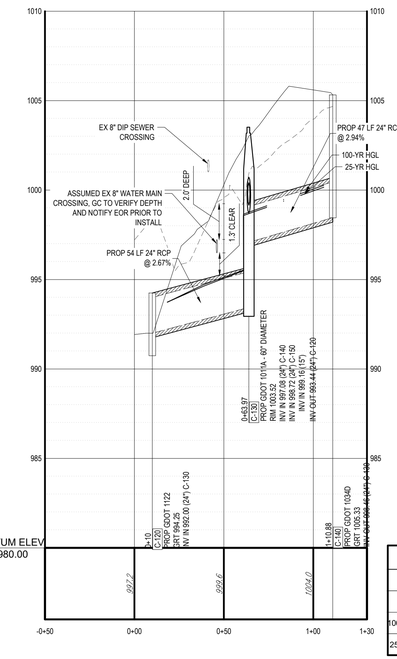
PROPOSED STORM PROFILE (A-31 TO A-31.4)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



PROPOSED STORM PROFILE (D-10 TO D-20)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



PROPOSED DRAINAGE PROFILE (C-120 TO C-150)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

PROFILE	
EXISTING GRADE	
PROPOSED GRADE	
100 YR HYDRAULIC GRADE LINE	
25 YR HYDRAULIC GRADE LINE	

NO.	REVISION	BY	DATE

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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 7/9/2026 ENGINEER NATHAN R. FUSS

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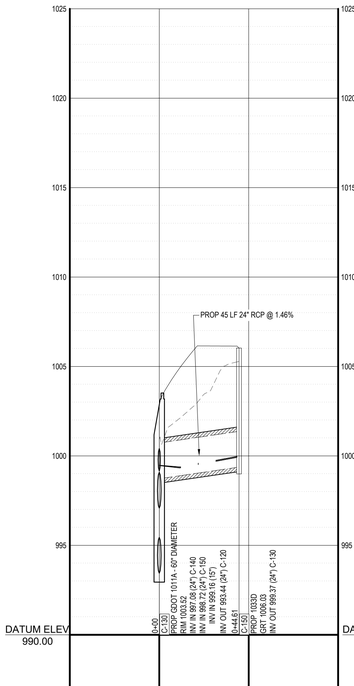
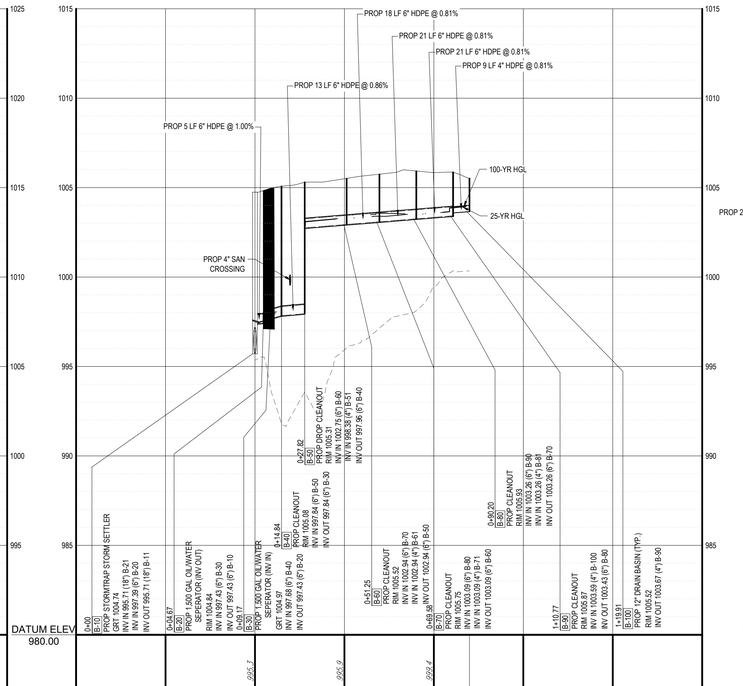
STORM PROFILES

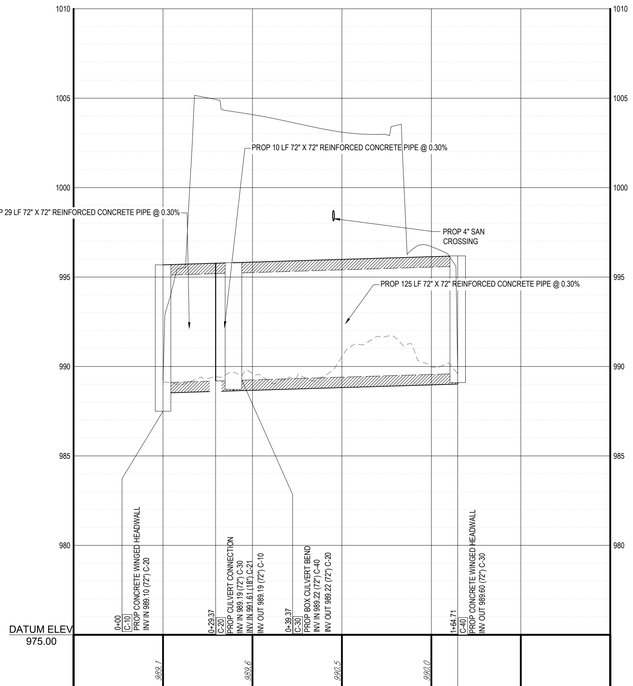
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

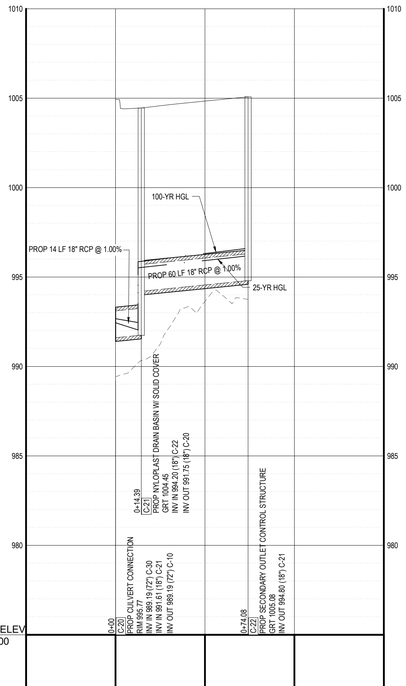
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C6.5	0
SHEET NO.	REVISION









PROPOSED STORM PROFILE (C-130 TO C-150)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

PROPOSED STORM PROFILE (B-10 TO B-90)

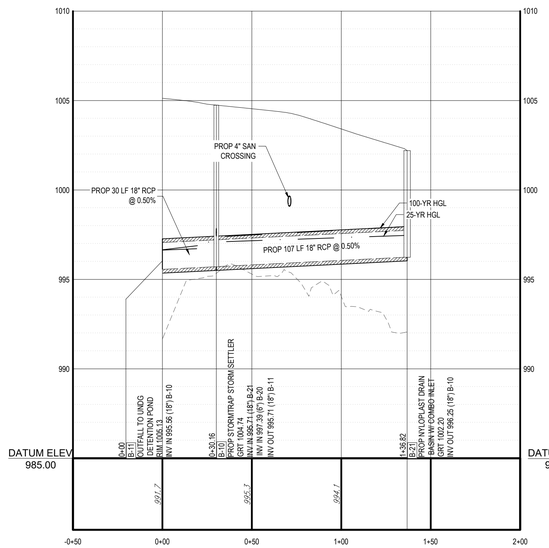
SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

PROPOSED STORM PROFILE (C-10 TO C-50)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

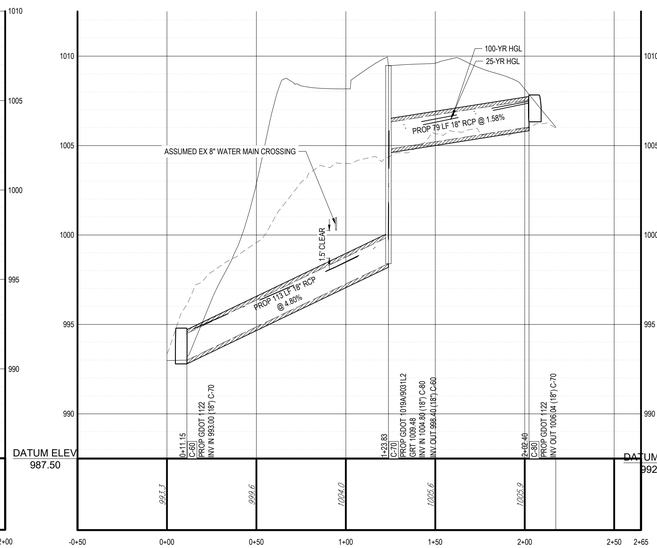
PROPOSED STORM PROFILE (C-20 TO C-22)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



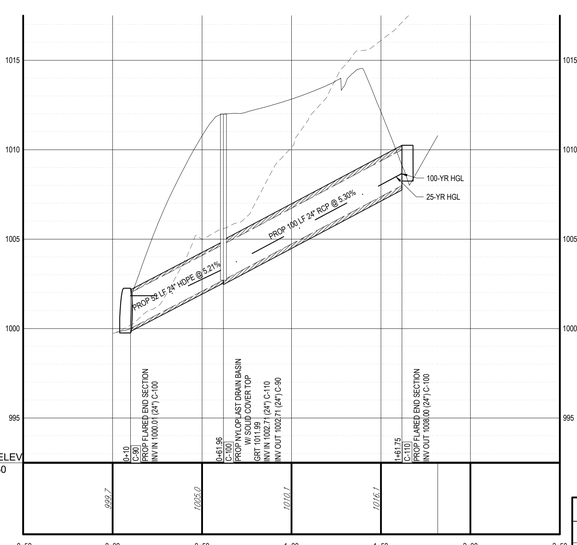
PROPOSED STORM PROFILE (B-11 TO B-21)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



PROPOSED DRAINAGE PROFILE (C-60 TO C-80)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



PROPOSED DRAINAGE PROFILE (C-90 TO C-110)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

PROFILE	
EXISTING GRADE	
PROPOSED GRADE	
100 YR HYDRAULIC GRADE LINE	
25 YR HYDRAULIC GRADE LINE	

NO.	REVISION	BY	DATE

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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 11/3/2026 NATHAN R. FUSS ENGINEER

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STORM PROFILES

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C6.6	0
SHEET NO.	REVISION

P:\GA2022\GAA220184.00\CAD\DRAWINGS\PLAN SET\SP-CVL-PROF-GAA220184.00.DWG PRINTED BY: PSEO 7.02.26 @ 4:59 PM LAST SAVED BY: PSEO

10-YR GUTTER SPREAD

Inlet ID	Area	InletTime	Int.	RunoffCoeff.	Q=CIA	Q Carry-over	QCaptured	QBypassed	JunctType	CurbHeight	CurbLength	GutterSlope	GutterWidth	CrossSlope, Sw	CrossSlope, Sk	LocalDepr.	InletDepth	BypassDepth	BypassSpread	GutterDepth	GutterSpread	BypassLine No.
	(ac)	(min)	(in/hr)	(C)	(cfs)	(cfs)	(cfs)	(cfs)		(in)	(ft)	(ft/ft)	(ft)	(ft/ft)	(ft/ft)	(in)	(ft)	(ft)	(ft)	(ft)	(ft)	
C-70	0.01	5	7.24	0.85	0.06	0	0.06	0	Curb	5.5	12.17	0.025	1	0.02	0.02	2	0.21	0	0.01	0.04	1.98	23
C-150	0.36	5	7.24	0.85	2.21	0	2	0.22	Curb	5.5	12.17	0.018	1	0.02	0.02	2	0.33	0.07	3.38	0.16	8.05	25
C-140	0.19	5	7.24	0.85	1.17	0.22	1.39	0	Curb	5.5	12.67	Sag	1	0.013	0.02	2	0.28	n/a	n/a	0.11	6	Sag

100-YR GUTTER SPREAD

Inlet ID	Area	InletTime	Int.	RunoffCoeff.	Q=CIA	Q Carry-over	QCaptured	QBypassed	JunctType	CurbHeight	CurbLength	GutterSlope	GutterWidth	bssSlope,	CrossSlope, Sk	LocalDepr.	InletDepth	BypassDepth	BypassSpread	GutterDepth	GutterSpread	BypassLine No.
	(ac)	(min)	(in/hr)	(C)	(cfs)	(cfs)	(cfs)	(cfs)		(in)	(ft)	(ft/ft)	(ft)	(ft/ft)	(ft/ft)	(in)	(ft)	(ft)	(ft)	(ft)	(ft)	
C-70	0.01	5	9.83	0.85	0.08	0	0.08	0	Curb	5.5	12.17	0.025	1	0.02	0.02	2	0.21	0	0.01	0.04	2.22	23
C-150	0.36	5	9.83	0.85	3.01	0	2.46	0.55	Curb	5.5	12.17	0.018	1	0.02	0.02	2	0.35	0.1	4.79	0.18	9.03	25
C-140	0.19	5	9.83	0.85	1.59	0.55	2.14	0	Curb	5.5	12.67	Sag	1	0.013	0.02	2	0.32	n/a	n/a	0.15	8.02	Sag

25-YR PIPE CHART

LineNo.	Line ID	FlowRate	Line Size(Rise x Span)	LineType	LineLength	Invert Elev.Down	Invert Elev.Up	LineSlope	HGLDown	HGLUp	MinorLoss	HGLJunct	Dn StrLine No.
		(cfs)	(in)		(ft)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	
1	C-90 TO C-100	0.76	24	Cir	51.96	1000.01	1002.71	5.2	1001.16	1003.01	n/a	1003.01 j	Outfall
2	C-100 TO C-110	0.92	24	Cir	99.79	1002.71	1008	5.3	1003.01	1008.33	0.11	1008.33	1
3	B-11 TO B-10	1.06	18	Cir	23.488	996.27	996.39	0.51	999.35	999.35*	0.01	999.36	Outfall
4	B-10 TO B-20	0	18	Cir	3.876	996.39	996.64	6.45	999.36	999.36*	0	999.36	3
5	B-20 TO B-30	0	18	Cir	4.517	996.64	996.92	6.2	999.36	999.36*	0	999.36	4
6	B-30 TO B-40	0	6	Cir	6.448	997.92	998.02	1.55	999.36	999.36*	0	999.36	5
7	B-40 TO B-50	0	6	Cir	12.975	998.02	998.21	1.46	999.36	999.36*	0	999.36	6
8	B-50 TO B-60	0	6	Cir	23.43	1002.75	1002.94	0.81	1002.78	1002.97	0	1002.97	7
9	B-60 TO B-70	0	6	Cir	18.336	1002.94	1003.09	0.82	1002.97	1003.12	n/a	1003.12	8
10	B-70 TO B-80	0.01	6	Cir	20.615	1003.09	1003.26	0.82	1003.13	1003.3	n/a	1003.3	9
11	B-80 TO B-90	0.01	6	Cir	20.57	1003.26	1003.43	0.83	1003.3	1003.47	0.01	1003.47	10
12	B-90 TO B-100	0.01	4	Cir	9.148	1003.59	1003.67	0.87	1003.64	1003.72	0.02	1003.72	11
13	B-20 TO B-21	3.83	18	Cir	106.661	996.39	997	0.57	999.36	999.50*	0.07	999.57	3
14	C-60 TO C-70	0.06	18	Cir	80	998.83	1002.41	4.47	1002.5	1002.54	0	1002.54	Outfall
15	C-70 TO C-80	0.06	18	Cir	82.63	1002.41	1006.04	4.39	1002.54	1006.13	n/a	1006.13 j	14
16	A-10 TO A-20	7.04	24	Cir	10.664	996.3	996.36	0.56	999.44	999.45*	0.08	999.53	Outfall
17	A-20 TO A-30	6.01	18	Cir	98.237	996.86	997.44	0.59	999.53	999.85*	0.18	1000.03	16
18	A-30 TO A-31	1.04	15	Cir	73.266	997.98	998.35	0.51	1000.03	1000.05*	0.01	1000.06	17
19	A-30 TO A-40	5.28	18	Cir	75.135	997.44	997.88	0.59	1000.03	1000.22*	0.17	1000.39	17
20	A-40 TO A-50	1.7	18	Cir	90.076	997.88	998.41	0.59	1000.39	1000.41*	0.01	1000.42	19
21	A-50 TO A-60	1.26	18	Cir	184.085	998.41	999.49	0.59	1000.42	1000.45	0.02	1000.48	20
22	A-60 TO A-70	0.82	18	Cir	106.021	999.49	1000.12	0.59	1000.48	1000.46	n/a	1000.46	21
23	A-20 TO A-21	1.48	18	Cir	6.011	998.5	998.6	1.66	999.53	999.06	0.17	999.06	16
24	C-120 TO C-130	3.61	24	Cir	21.343	996	996.32	1.5	999.44	999.45*	0.02	999.47	Outfall
25	C-130 TO C-150	2.52	24	Cir	43.487	998.72	999.37	1.49	999.47	999.92	n/a	999.92 j	24
26	C-130 TO C-140	1.33	24	Cir	45.916	997.08	998.46	3.01	999.47	999.46	0.01	999.47	24
27	C-20 TO C-21	0.7	18	Cir	14.356	991.61	991.75	0.98	992.52	992.06	0.1	992.06	Outfall
28	C-21 TO C-22	0.7	18	Cir	52.86	995.27	995.8	1	995.53	996.11	0.11	996.11	27
29	D-10 TO D-20	0.88	18	Cir	48.43	994.5	995.8	2.68	995.42	996.15	n/a	996.15 j	Outfall

100-YR PIPE CHART

LineNo.	Line ID	FlowRate	Line Size(Rise x Span)	LineType	LineLength	Invert Elev.Down	Invert Elev.Up	LineSlope	HGLDown	HGLUp	MinorLoss	HGLJunct	Dn StrLine No.
		(cfs)	(in)		(ft)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	
1	C-90 TO C-100	0.94	24	Cir	51.96	1000.01	1002.71	5.2	1001.16	1003.04	n/a	1003.04 j	Outfall
2	C-100 TO C-110	1.1	24	Cir	99.79	1002.71	1008	5.3	1003.04	1008.36	0.13	1008.36	1
3	B-11 TO B-10	1.47	18	Cir	23.488	996.27	996.39	0.51	1000.07	1000.08*	0.01	1000.09	Outfall
4	B-10 TO B-20	0	18	Cir	3.876	996.39	996.64	6.45	1000.09	1000.09*	0	1000.09	3
5	B-20 TO B-30	0	18	Cir	4.517	996.64	996.92	6.2	1000.09	1000.09*	0	1000.09	4
6	B-30 TO B-40	0	6	Cir	6.448	997.92	998.02	1.55	1000.09	1000.09*	0	1000.09	5
7	B-40 TO B-50	0	6	Cir	12.975	998.02	998.21	1.46	1000.09	1000.09*	0	1000.09	6
8	B-50 TO B-60	0	6	Cir	23.43	1002.75	1002.94	0.81	1002.78	1002.97	0	1002.97	7
9	B-60 TO B-70	0.01	6	Cir	18.336	1002.94	1003.09	0.82	1002.98	1003.13	n/a	1003.13	8
10	B-70 TO B-80	0.01	6	Cir	20.615	1003.09	1003.26	0.82	1003.13	1003.3	0	1003.3	9
11	B-80 TO B-90	0.01	6	Cir	20.57	1003.26	1003.43	0.83	1003.3	1003.47	0.02	1003.47	10
12	B-90 TO B-100	0.01	4	Cir	9.148	1003.59	1003.67	0.87	1003.64	1003.72	n/a	1003.72	11
13	B-20 TO B-21	4.57	18	Cir	106.661	996.39	997	0.57	1000.09	1000.29*	0.1	1000.39	3
14	C-60 TO C-70	0.08	18	Cir	80	998.83	1002.41	4.47	1002.5	1002.55	0.01	1002.56	Outfall
15	C-70 TO C-80	0.07	18	Cir	82.63	1002.41	1006.04	4.39	1002.56	1006.14	n/a	1006.14 j	14
16	A-10 TO A-20	8.88	24	Cir	10.664	996.3	996.36	0.56	1000.07	1000.09*	0.12	1000.21	Outfall
17	A-20 TO A-30	7.56	18	Cir	98.237	996.86	997.44	0.59	1000.21	1000.72*	0.28	1001	16
18	A-30 TO A-31	1.24	15	Cir	73.266	997.98	998.35	0.51	1001	1001.03*	0.02	1001.04	17
19	A-30 TO A-40	6.64	18	Cir	75.135	997.44	997.88	0.59	1001	1001.30*	0.27	1001.57	17
20	A-40 TO A-50	2.13	18	Cir	90.076	997.88	998.41	0.59	1001.57	1001.61*	0.02	1001.63	19
21	A-50 TO A-60	1.55	18	Cir	184.085	998.41	999.49	0.59	1001.63	1001.67*	0.02	1001.68	20
22	A-60 TO A-70	0.98	18	Cir	106.021	999.49	1000.12	0.59	1001.68	1001.69*	0	1001.7	21
23	A-20 TO A-21	1.77	18	Cir	6.011	998.5	998.6	1.66	1000.21	1000.21*	0.02	1000.23	16
24	C-120 TO C-130	4.36	24	Cir	21.343	996	996.32	1.5	999.44	999.45*	0.03	999.48	Outfall
25	C-130 TO C-150	3.01	24	Cir	43.487	998.72	999.37	1.49	999.48	999.97	n/a	999.97 j	24
26	C-130 TO C-140	1.59	24	Cir	45.916	997.08	998.46	3.01	999.48	999.47	0.02	999.49	24
27	C-20 TO C-21	3.59	18	Cir	14.356	991.61	991.75	0.98	992.52	992.47	n/a	992.47 j	Outfall
28	C-21 TO C-22	3.59	18	Cir	52.86	995.27	995.8	1	995.87	996.52	0.28	996.52	27
29	D-10 TO D-20	4.49	18	Cir	48.43	994.5	995.8	2.68	995.42	996.61	n/a	996.61 j	Outfall

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER
Nathan Fuss
No. PE046694
PROFESSIONAL
7/2/2026
NATHAN R. FUSS

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(770) 431-7600

STORM PIPE & INLET CHARTS

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	

C6.7	0
SHEET NO.	REVISION

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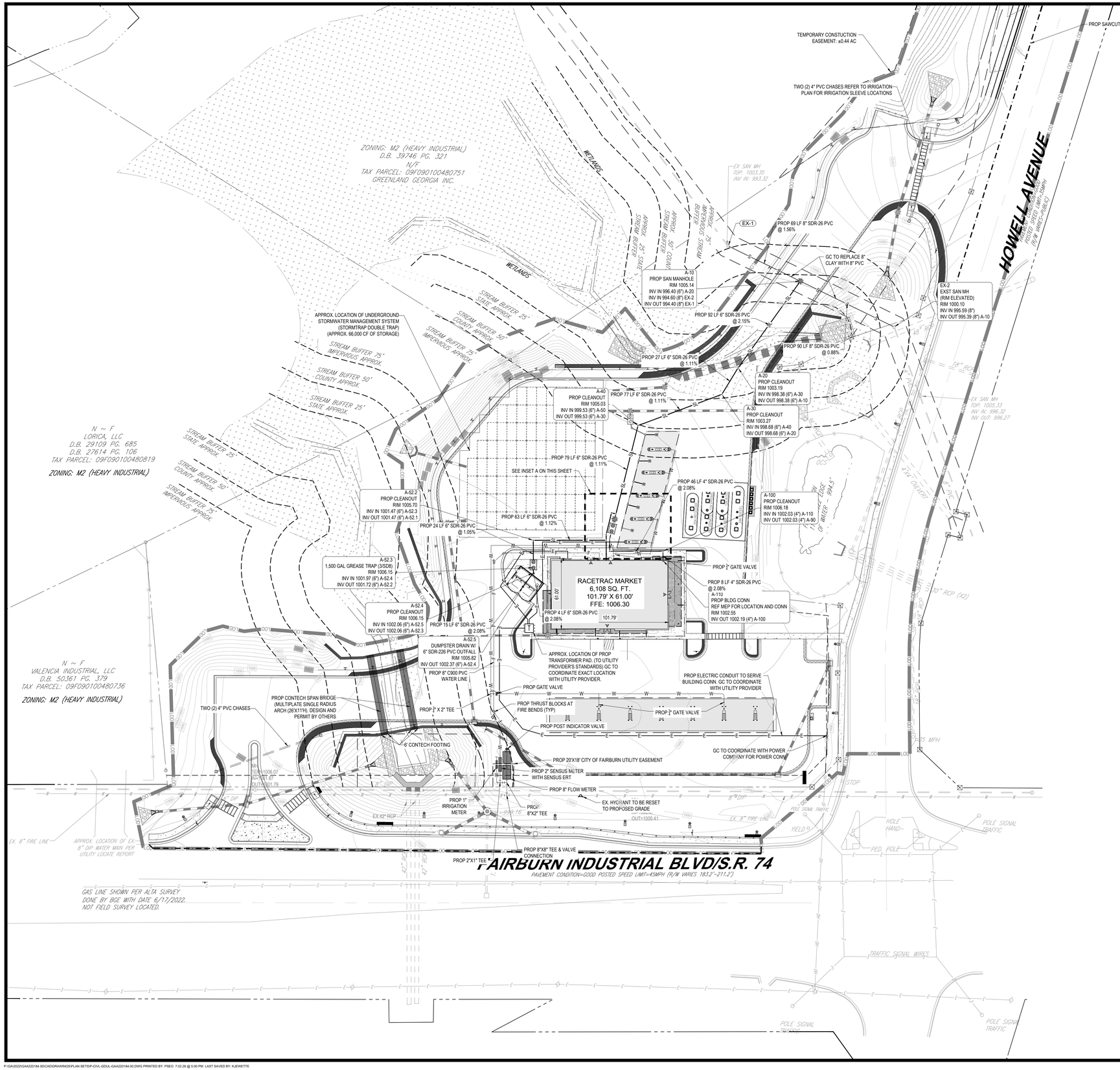

SANITARY STRUCTURE SCHEDULE

STRUCTURE #	CATEGORY	RIM	INV IN	INV OUT
A-10	PROP SAN MANHOLE	1005.14	INV IN = 996.40' (6") INV IN = 994.60' (8")	INV OUT = 994.40 (8")
A-20	PROP CLEANOUT	1003.19	INV IN = 998.38' (6")	INV OUT = 998.38 (6")
A-30	PROP CLEANOUT	1003.27	INV IN = 998.68' (6")	INV OUT = 998.68 (6")
A-40	PROP CLEANOUT	1005.03	INV IN = 999.53' (6")	INV OUT = 999.53 (6")
A-50	PROP CLEANOUT	1005.83	INV IN = 1000.40' (4") INV IN = 1000.45' (6")	INV OUT = 1000.40 (6")
A-51	PROP CLEANOUT	1005.82	INV IN = 1000.49' (6")	INV OUT = 1000.49 (6")
A-52	PROP CLEANOUT	1005.99	INV IN = 1000.71' (6")	INV OUT = 1000.71 (6")
A-52.1	PROP CLEANOUT	1006.07	INV IN = 1001.36' (6") INV IN = 1000.77' (6")	INV OUT = 1000.77 (6")
A-52.2	PROP CLEANOUT	1005.70	INV IN = 1001.47' (6")	INV OUT = 1001.47 (6")
A-52.3	1,500 GAL GREASE TRAP (3/SD8)	1006.15	INV IN = 1001.97' (6")	INV OUT = 1001.72 (6")
A-52.4	PROP CLEANOUT	1006.15	INV IN = 1002.06' (6")	INV OUT = 1002.06 (6")
A-52.5	DUMPSTER DRAIN W/ 6" SDR-226 PVC OUTFALL	1005.82		INV OUT = 1002.37 (6")
A-53	PROP BLDG CONN	1002.11		INV OUT = 1001.54 (6")
A-60	PROP SAMPLING MH	1005.85	INV IN = 1000.45' (4")	INV OUT = 1000.45 (4")
A-70.1	1,500 GAL GREASE TRAP (2/SD4) (INV OUT)	1005.88		INV OUT = 1000.50 (4")
A-70.2	1,500 GAL GREASE TRAP (2/SD4) (INV IN)	1005.96	INV IN = 1000.75' (4")	
A-80	PROP CLEANOUT	1006.03	INV IN = 1000.85' (4")	INV OUT = 1000.85 (4")
A-90	PROP CLEANOUT	1006.22	INV IN = 1001.07' (4")	INV OUT = 1001.07 (4")
A-100	PROP CLEANOUT	1006.18	INV IN = 1002.03' (4")	INV OUT = 1002.03 (4")
A-110	PROP BLDG CONN REF MEP FOR LOCATION AND CONN	1002.55		INV OUT = 1002.19 (4")

SANITARY PIPE SCHEDULE

FROM	FROM INV	TO	TO INV	PIPE LENGTH	SLOPE (%)	DIAMETER (IN.)	MATERIAL
A-10	996.40'	A-20	998.38'	92'	2.15%	6"	SDR-26
A-20	998.38'	A-30	998.68'	27'	1.11%	6"	SDR-26
A-30	998.68'	A-40	999.53'	77'	1.11%	6"	SDR-26
A-40	999.53'	A-50	1000.40'	79'	1.11%	6"	SDR-26
A-50	1000.45'	A-51	1000.49'	4'	1.12%	6"	SDR-26
A-50	1000.40'	A-60	1000.45'	5'	1.11%	4"	SDR-26
A-51	1000.49'	A-52	1000.71'	19'	1.12%	6"	SDR-26
A-52	1000.71'	A-52.1	1000.77'	5'	1.12%	6"	SDR-26
A-52.1	1000.77'	A-52.2	1001.47'	63'	1.12%	6"	SDR-26
A-52.1	1001.36'	A-53	1001.54'	18'	1.04%	6"	SDR-26
A-52.2	1001.47'	A-52.3	1001.72'	24'	1.05%	6"	SDR-26
A-52.3	1001.97'	A-52.4	1002.06'	4'	2.08%	6"	SDR-26
A-52.4	1002.06'	A-52.5	1002.37'	15'	2.08%	6"	SDR-26
A-60	1000.45'	A-70.1	1000.50'	4'	1.11%	4"	SDR-26
A-70.2	1000.75'	A-80	1000.85'	5'	2.08%	4"	SDR-26
A-80	1000.85'	A-90	1001.07'	11'	2.08%	4"	SDR-26
A-90	1001.07'	A-100	1002.03'	46'	2.08%	4"	SDR-26
A-100	1002.03'	A-110	1002.19'	8'	2.08%	4"	SDR-26
EX-1	993.32'	A-10	994.40'	69'	1.56%	8"	SDR-26

CITY OF FAIRBURN UTILITY NOTES:

1) THE PROPOSED WATER LINE, SEWER LINE, METERS, SERVICE LATERALS AND ALL RELATED APPURTENANCES SHALL BE IN ACCORDANCE TO THE CITY OF FAIRBURN DEVELOPMENT STANDARDS AND DETAILS DATED MAY 2015
2) MAGNETIC DETECTION TAPE AND TRACER WIRE SHALL BE PLACED DIRECTLY OVER ALL NONMETAL WATER LINES, ALL SERVICE LINES, ALL SEWER MAINS AND SEWER LATERALS AT A MAXIMUM DEPTH OF 2 FEET FROM FINISHED GRADE. THE 3M SCOTCHMARK LOCATING SYSTEM SHALL ALSO BE UTILIZED.

NO.	REVISION	BY	DATE

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EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 11/3/2025 ENGINEER NATHAN R. FUSS

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2225 CLIMATE CONTROL BLVD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

UTILITY PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C7	0
SHEET NO.	REVISION

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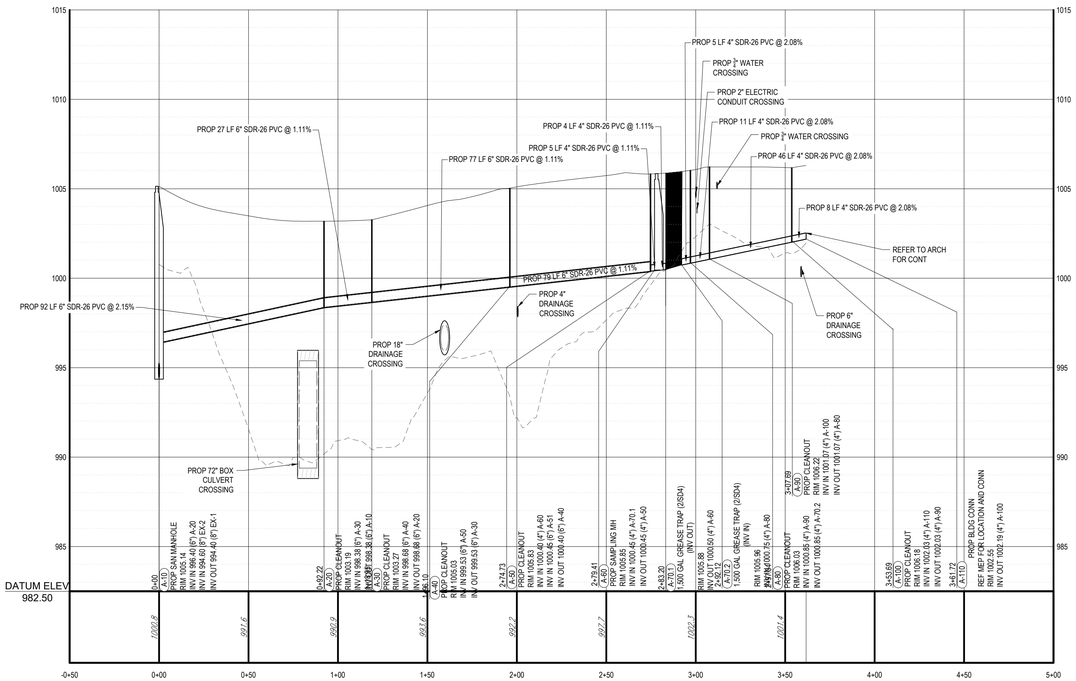
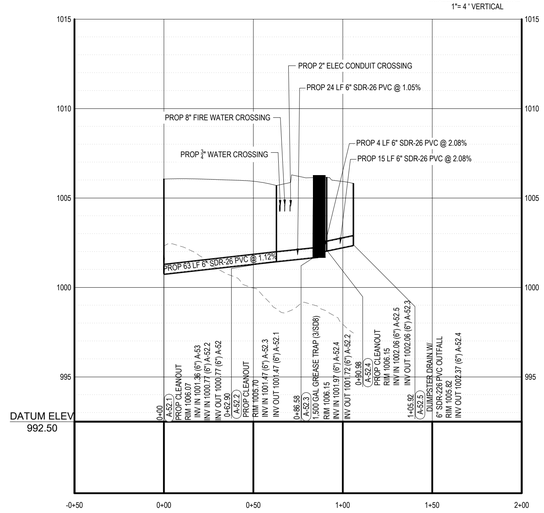


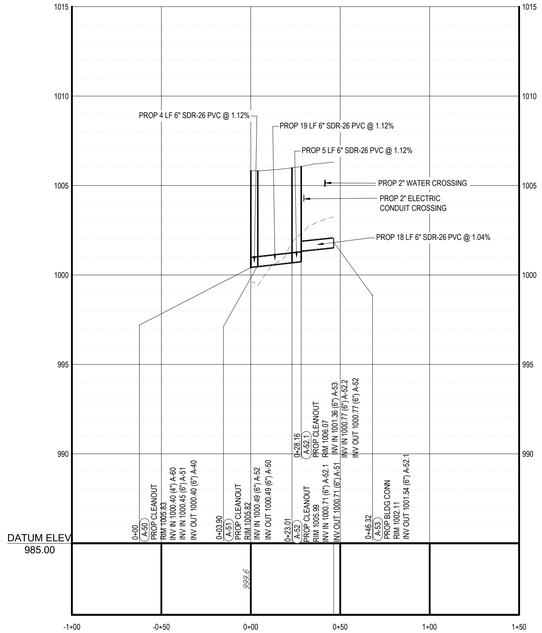
PROPOSED SAN PROFILE (A-10 - A-110)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



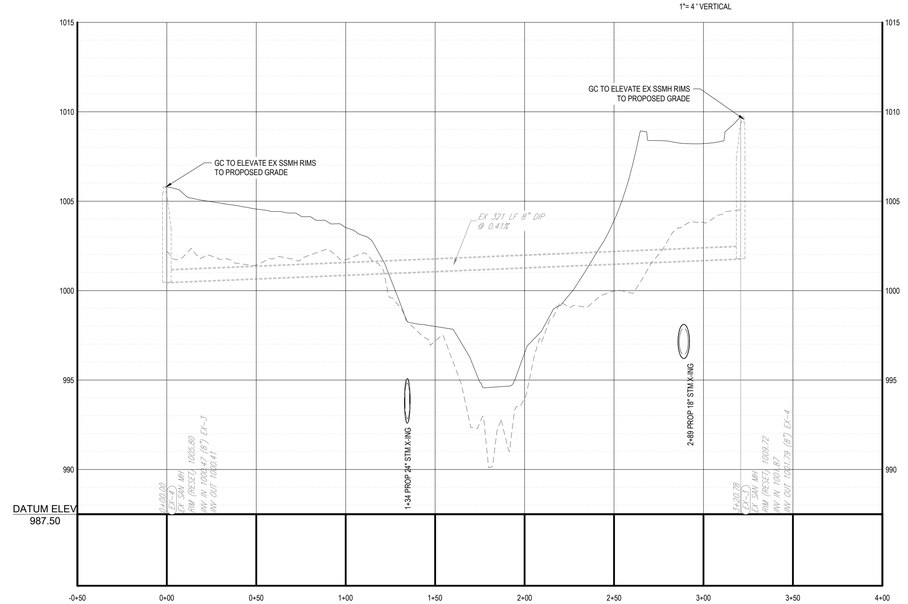
PROPOSED SANITARY PROFILE (A-52 TO A-52.5)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



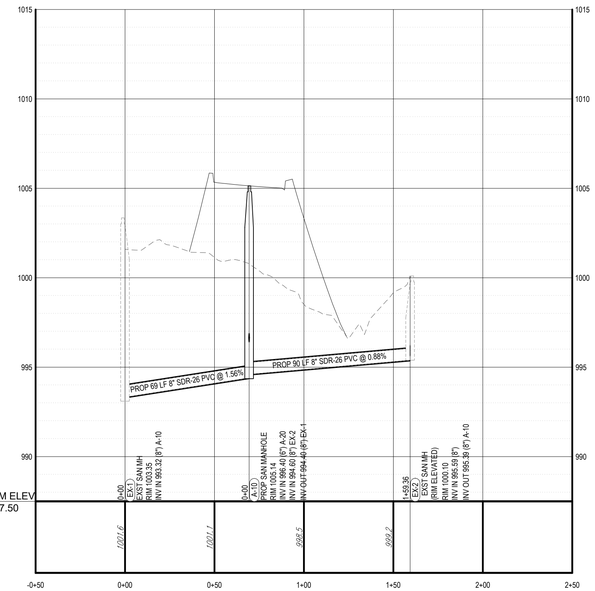
PROPOSED SANITARY PROFILE (A-50 TO A-53)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



PROPOSED SANITARY PROFILE (EX-3 TO EX-4)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL



PROPOSED SANITARY PROFILE (EX-1 TO EX-2)

SCALE: 1"= 40 ' HORIZONTAL
1"= 4 ' VERTICAL

PROFILE	
EXISTING GRADE	
PROPOSED GRADE	

NO.	REVISION	BY	DATE

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EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 1/9/2026 ENGINEER NATHAN R. FUSS

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SUITE 100 ATLANTA, GA 30339
(770) 431-7600

SANITARY PROFILES

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C7.1	0
SHEET NO.	REVISION

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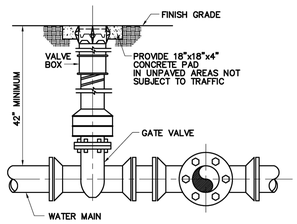
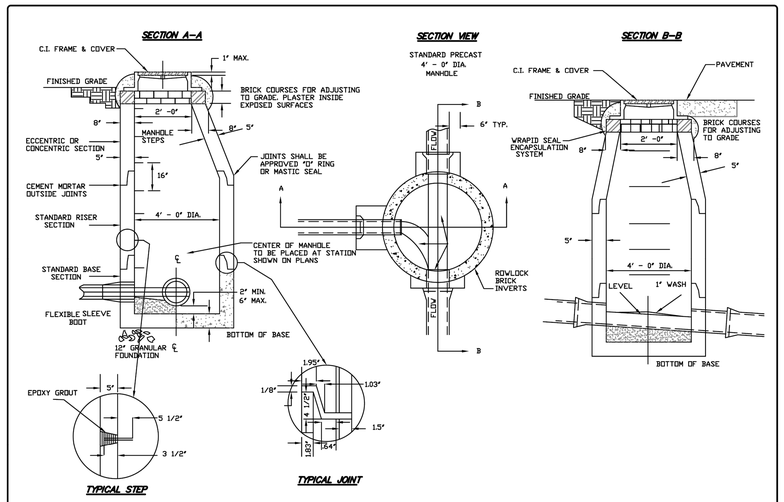


CITY OF FAIRBURN, GEORGIA
GATE VALVE ASSEMBLY

DATE: 12/29/04
DETAIL NO. W003



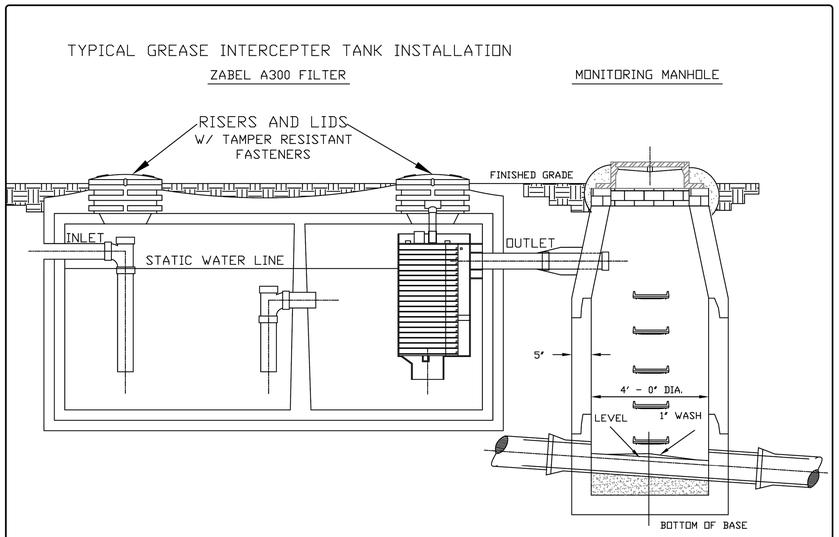
CITY OF FAIRBURN
WATER & SEWER
56 MALONE STREET
FAIRBURN, GEORGIA 30213
770–964–2244

STANDARD SEWER MANHOLES
PRECAST CONCRETE

S–0003

DESIGNED: J.F.C. | DRAWN:
DATE: 01/15 | SCALE: N.T.S.

BY | REVISIONS | DATE



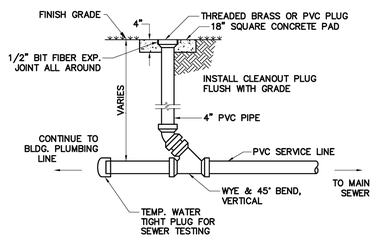
CITY OF FAIRBURN
WATER & SEWER
56 MALONE STREET
FAIRBURN, GEORGIA 30213
770–964–2244

GREASE TRAP INSTALLATION

S–0001

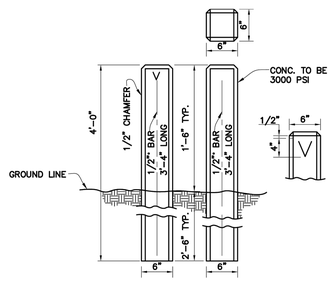
DESIGNED: J.F.C. | DRAWN:
DATE: 01/15 | SCALE: N.T.S.

BY | REVISIONS | DATE



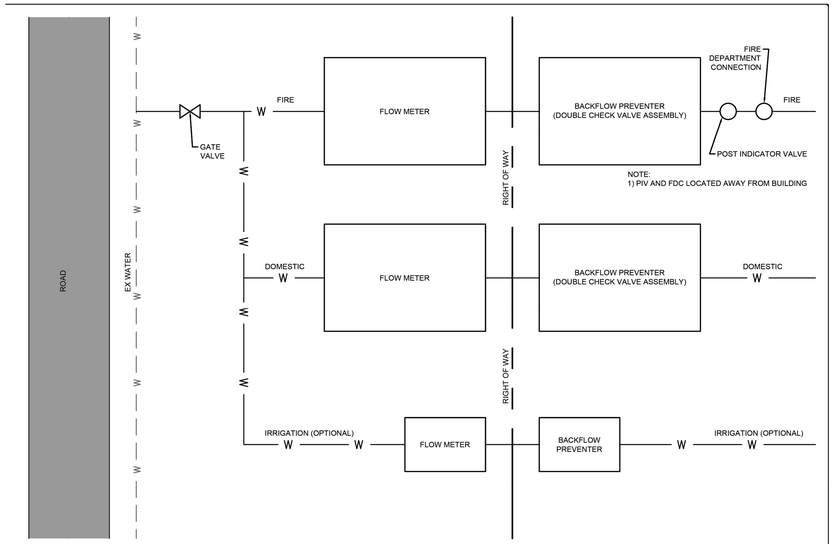
CITY OF FAIRBURN, GEORGIA
SEWER SERVICE
CLEANOUT

DATE: 08/28/07
DETAIL NO. S011



CITY OF FAIRBURN, GEORGIA
WATER VALVE MARKER

DATE: 12/29/04
DETAIL NO. W004



CITY OF FAIRBURN
WATER & SEWER
56 MALONE STREET
FAIRBURN, GEORGIA 30213
770–964–2244

FIRE, DOMESTIC, AND IRRIGATION
OVERALL PLAN

W–0001A

DESIGNED: J.M.N. | DRAWN:
DATE: 08/23 | SCALE: N.T.S.

BY | REVISIONS | DATE

NO.	REVISION	BY	DATE

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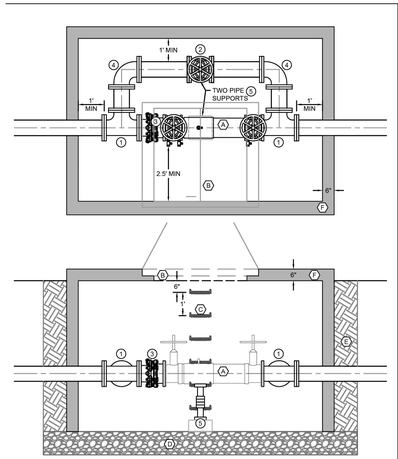


FITTING SCHEDULE	
No.	DESCRIPTION
1.	TEE (FL. x FL.)
2.	GATE VALVE (FL. x FL.)
3.	ROMAC DJ405 DISMANTLING JOINT (FL. x FL.)
4.	90° BEND (FL. x FL.)
5.	ADJUSTABLE PIPE SUPPORT W/ 1'X1' CONC SLAB

STRUCTURE AND EQUIPMENT SCHEDULE	
No.	DESCRIPTION
A.	DOUBLE CHECK VALVE ASSEMBLY (COMES WITH 2 VALVES), WATTS 757 (FL. x FL.)
B.	4' X 4' ALUMINUM HATCH, HALLIDAY MODEL H2R4848 OR EQUAL
C.	MH STEPS TO BE DOWELED TO VAULT WALL AND CENTERED AT ACCESS OPENING
D.	12" OF #57 STONE
E.	COMPACTED BACKFILL TO 95% STANDARD PROCTOR DENSITY
F.	PRECAST REINFORCED CONCRETE BACKFLOW VAULT, SEE CHART BELOW FOR SIZE

BACK FLOW VAULT			
LINE SIZE	LENGTH	WIDTH	DEPTH
3	7.5 FT	6 FT	7 FT
4	8.5 FT	6.5 FT	7 FT
6	9.5 FT	7 FT	7 FT
8	10.5 FT	7 FT	7 FT
10	12 FT	7.5 FT	7 FT

1. ALL FITTINGS SHALL BE FLANGED
2. VAULT INLET/OUTLET PIPE OPENINGS SHALL BE SEALED WITH NON-SHRINK GROUT OR MORTAR, PIPE MUST NOT SUPPORT VAULT
3. ALL MINIMUM CLEARANCES SHALL BE MAINTAINED
4. ALL PIPE AND FITTINGS ARE TO BE DUCTILE IRON
5. ALL MATERIALS TO BE FURNISHED BY THE CONTRACTOR

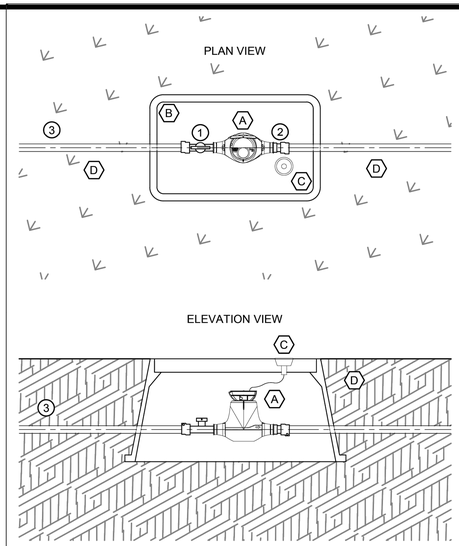
CITY OF FAIRBURN
WATER & SEWER
56 MALONE STREET
FAIRBURN, GEORGIA 30213
770-964-2244

3"-10" BACKFLOW VAULT

W-0003

DESIGNED: J.M.N. | DRAWN:
DATE: 08/23 | SCALE: 1" = 3'

BY | REVISIONS | DATE



FITTING SCHEDULE	
No.	DESCRIPTION
1.	MCDONALD SERIES 76002-22 (CTS x FNPT) (MODEL # 5131-345)
2.	McDONALD SERIES 74638-22 (METER x CTS) (MODEL # 5124-019)
3.	1" TYPE K COPPER

STRUCTURE AND EQUIPMENT SCHEDULE	
No.	DESCRIPTION
A.	SENSUS SENSUE IPERL 1 IN WATER METER (1" THREADED x 1" THREADED)
B.	CARSON WATER METER BOX (MODEL # 1324)
C.	SENSUS ERT SMART POINT 520M PIT SET MODULE MOUNTED TO HATCH
D.	COMPACTED BACKFILL

METER VAULT			
LINE SIZE	LENGTH	WIDTH	DEPTH
1"	13 IN	24 IN	15 IN

Fairburn Situated to Succeed

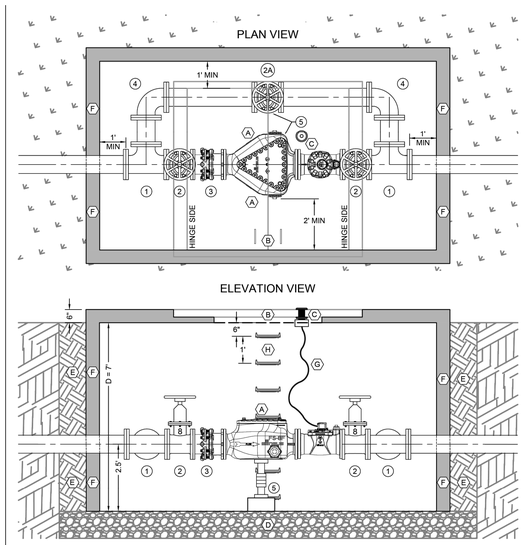
CITY OF FAIRBURN
WATER & SEWER
56 MALONE STREET
FAIRBURN, GEORGIA 30213
770-964-2244

1" METER VAULT

W-0002IB

DESIGNED: J.M.N. | DRAWN: L.K.H.
DATE: 11/25 | SCALE: 1"=1/3"

BY | REVISIONS | DATE



FITTING SCHEDULE	
No.	DESCRIPTION
1.	TEE (FL. x FL.)
2.	MUELLER A-2361 GATE VALVE OR EQUAL (FL. X FL.)
2A.	MUELLER A-2361 GATE VALVE (FL. X FL.) W/ MASTER LOCK 481 ROTATING GATE VALVE LOCKOUT
3.	ROMAC DJ405 8" DISMANTLING JOINT (FL. X FL.)
4.	90° BEND (FL. X FL.)
5.	ADJUSTABLE PIPE SUPPORT W/ 1'X1' CONC SLAB

STRUCTURE AND EQUIPMENT SCHEDULE	
No.	DESCRIPTION
A.	SENSUS OMNI F2 METER (FL. X FL.)
B.	6' X 6' ALUMINUM HATCH, HALLIDAY MODEL H2R4848 OR EQUAL
C.	SENSUS ERT SMART POINT 520M PIT SET MODULE MOUNTED TO HATCH
D.	12" OF #57 STONE
E.	COMPACTED BACKFILL TO 95% STANDARD PROCTOR DENSITY
F.	PRECAST CONCRETE VAULT
G.	CONNECTION CABLE FOR METER TO UTILIZE SENSUS ERT
H.	MH STEPS TO BE DOWELED TO VAULT WALL AND CENTERED AT ACCESS OPENING

METER VAULT			
LINE SIZE	LENGTH	WIDTH	DEPTH
8	12.5 FT	7 FT	7 FT

Fairburn Situated to Succeed

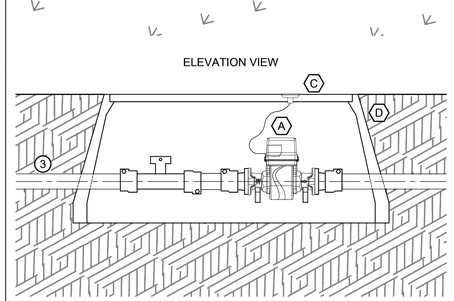
CITY OF FAIRBURN
WATER & SEWER
56 MALONE STREET
FAIRBURN, GEORGIA 30213
770-964-2244

8" FIRE METER VAULT

W-0002OD

DESIGNED: J.M.N. | DRAWN: L.K.H.
DATE: 11/25 | SCALE: 1"=3'

BY | REVISIONS | DATE



FITTING SCHEDULE	
No.	DESCRIPTION
1.	MCDONALD SERIES 76100-22 (CTS x CTS) (MODEL # 5133-183)
2.	McDONALD SERIES 7610-22 (FLANGE x CTS) (MODEL # 5131-291)
3.	2" TYPE K COPPER

STRUCTURE AND EQUIPMENT SCHEDULE	
No.	DESCRIPTION
A.	SENSUS CORDONEL ULTRASONIC 2 IN WATER METER (FL. x FL.)
B.	CARSON 2'x3'x2' PLASTIC WATER METER BOX (MODEL # 2436)
C.	SENSUS ERT SMART POINT 520M PIT SET MODULE MOUNTED TO HATCH
D.	COMPACTED BACKFILL

METER VAULT			
LINE SIZE	LENGTH	WIDTH	DEPTH
2"	2 FT	3 FT	2 FT

Fairburn Situated to Succeed

CITY OF FAIRBURN
WATER & SEWER
56 MALONE STREET
FAIRBURN, GEORGIA 30213
770-964-2244

2" METER VAULT

W-0002UB

DESIGNED: J.M.N. | DRAWN: L.K.H.
DATE: 11/25 | SCALE: 1"=1/3"

BY | REVISIONS | DATE

BY | DATE | REVISION | NO.

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GEORGIA
REGISTERED
Nathan Fuss
No. PE046694
PROFESSIONAL
1/2/2026
ENGINEER
NATHAN R. FUSS

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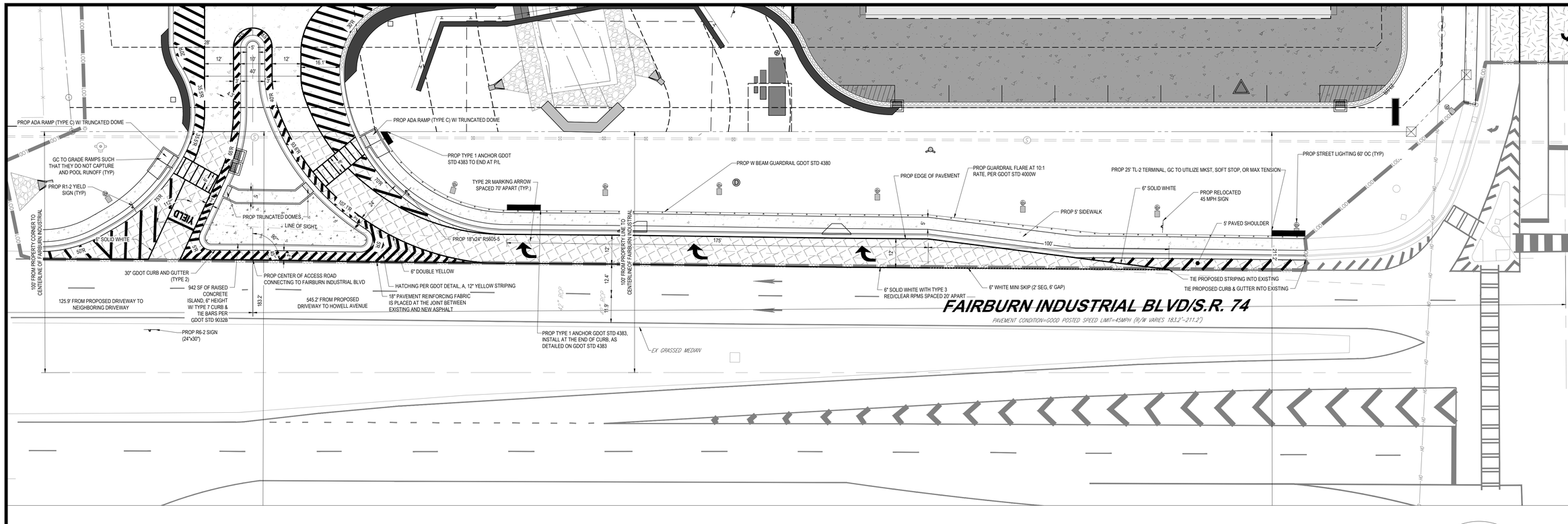
3225 CUMBERLAND BLVD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

UTILITY DETAILS

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C7.3	0
SHEET NO.	REVISION



UTILITY NOTES:
1. ANY UTILITY WORK WITHIN THE STATE RIGHT OF WAY WILL REQUIRE A PERMIT THROUGH THE GEORGIA UTILITIES PERMITTING SYSTEM (GUPS) AND WILL NEED TO CONFORM TO THE UTILITY ACCOMMODATION POLICY AND STANDARDS MANUAL (UAM). IT IS THE RESPONSIBILITY OF THE UTILITY OWNER TO APPLY FOR THE PERMIT.

2. THE PROPOSED UTILITY WORK SUBMITTED FOR THE PERMIT IN GUPS WILL NEED TO BE SHOWN ON THE DRAWING APPROVED BY GDOT'S ACCESS MANAGEMENT.

3. WHEN BORING UNDER A STATE ROUTE THE GUPS PERMIT PACKAGE WILL NEED TO INCLUDE A CROSS-SECTION SHOWING THE LOCATION OF THE BORE, BORE PITS, AND ALL EXISTING UTILITIES AT THE BORE LOCATIONS.

4. ENSURE ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THE ACCESS MANAGEMENT PLANS.

5. WATER METERS, NEW OR RELOCATED, ARE TO BE PLACED OFF OF THE RIGHT OF WAY.

GDOT GENERAL NOTES:
- BASE AND PAVING TO BE EQUAL TO OR BETTER THAN THAT WHICH NOW EXISTS ON THE STATE ROUTE SYSTEM. FINAL DESIGN TO BE VERIFIED AND APPROVED BY THE RESPONSIBLE DOT ENGINEER. PERMIT IS APPROVED IN ACCORDANCE WITH THE REVISIONS IN RED AS SHOWN ON THE PLANS. PERMIT MUST COMPLY WITH THE GDOT STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS 2021 EDITION, CURRENT APPROVED EDITION OF THE MUTCD AND CURRENT GDOT STANDARDS AND DETAILS.
- PAVING SPECIFICATIONS TO BE APPROVED BY LOCAL DOT AREA ENGINEER WHEN PERMIT IS SECURED BY APPLICANT."
- 18" PAVEMENT REINFORCING FABRIC IS PLACED AT THE JOINT BETWEEN EXISTING AND NEW ASPHALT
- ALL CONSTRUCTION IN THE STATE RIGHT OF WAY SHALL BE IN ACCORDANCE TO THE CURRENT GDOT DRIVEWAY AND ENCROACHMENT MANUAL AND DESIGN MANUALS
- 2025 GDOT CONSTRUCTION STANDARDS AND DETAILS SHALL BE USED ON NEWLY SUBMITTED PLAN SETS AFTER JANUARY 1ST

GEORGIA D.O.T.NOTES

THE WORK AUTHORIZED MUST BEGIN WITHIN THREE MONTHS AND BE COMPLETED WITHIN TWELVE MONTHS ON A SCHEDULE SATISFACTORY TO THE DEPARTMENT FROM THE PERMIT APPROVAL DATE AND ALSO, BE COMPLETED BEFORE THIS FACILITY IS OPEN TO THE PUBLIC.

THE FOLLOWING WILL NOT BE ALLOWED ON DOT RIGHT-OF-WAY: (1) DIVERSION OF ADDITIONAL DRAINAGE AREA ONTO THE RIGHT-OF-WAY, OR INCREASE IN THE CFS OF CURRENT VOLUMES OF WATER (2) GRADING EXCEPT AT DRIVEWAY CONSTRUCTION LOCATION. (3) HEADWALLS, (4) SIGNS, DISPLAY DEVICES, AND OTHER STRUCTURES WHICH ARE DESIGNED, INTENDED, OR USED TO ADVERTISE OR INFORM. (5) LANDSCAPING WITHOUT PRIOR APPROVAL OF THE LANDSCAPE PLAN.

ALL EXISTING UTILITES WHICH WOULD BE UNDER NEW PAVEMENT OR IN ACCELERATION/DECELERATION LANES SHALL BE RELOCATED BEFORE FINAL GRADING OR PAVING AND AT NO COST TO THE DOT, OR AN APPROVED RETENTION LETTER FROM THE UTILITY OWNER.

CONSTRUCTION OF EROSION CONTROL BARRIERS PER GEORGIA DEPARTMENT OF NATURAL RESOURCES CODE 391-3-7 AND SHALL BE MAINTAINED UNTIL PERMANENT VEGATATION IS ESTABLISHED.

APPLICANT SHALL RESTORE ALL EXISTING SIGNS AND REGRASS TO DOT SPECIFICATIONS ALL RIGHT OF WAY THAT IS DISTURBED DURING WORK AUTORIZED HEREIN.

THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING PAVEMENT MARKINGS DAMAGED BY THE FERMIT CONSTRUCTION AND THE ADDITION OF NEW PAVEMENT MARKINGS AND OR SIGNS AS SHOWN ON THE APPROVED PLAN, OR CURRENT M.U.T.C.D. GUIDELINES.

ALL CURBED ISLANDS SHALL BE FILLED TO THE TOP OF CURB WITH TOP SOIL AND GRASSED. NOTE: THIS APPROVAL DOES NOT ALLOW ANY WORK ON STATE RIGHT-OF-WAY IN CONNECTION WITH UTILITY LINES (SANITARY SEWER, WATER, TELEPHONE, GAS, ETC.)

MINIMUM GDOT PAVEMENT:

ASPHALT	CONCRETE
1-1/2" - 12.5mm	8" - CLASS B
2" - 19mm	8" - GAB
8" - 25mm	
12" - GAB	

NOTICE

THIS PERMIT IS APPROVED SUBJECT TO THE REVISIONS AND COMMENTS SHOWN IN RED ON THE ATTACHED PLAN COPY AND SHALL REMAIN DEPENDENT UPON COMPLIANCE WITH THESE.

NO WORK WILL BE ACCOMPLISHED UNDER THIS PERMIT WITHIN THE CONSTRUCTION LIMITS OF ANY DOT PROJECT WITHOUT WRITTEN APPROVAL OF THE PRIME CONTRACTOR.

THE MAINTENANCE OF THE DRIVEWAY FROM THE NORMAL EDGE OF PAVEMENT IS THE RESPONSIBILITY OF THE PERMITEE.

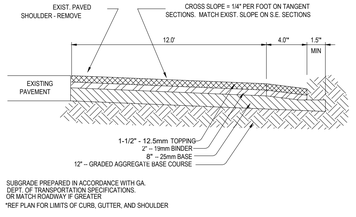
OVERLAY SHALL BE AS DIRECTED BY GDOT PERMIT INSPECTOR.

ALL SIDEWALKS, CROSSWALKS AND RAMPS SHALL MEET ADA STANDARDS GDOT DETAILS.

THE APPLICANT IS RESPONSIBLE TO OBTAIN ALL NECESSARY ENVIRONMENTAL APPROVALS PRIOR TO ANY WORK ON STATE R/W.

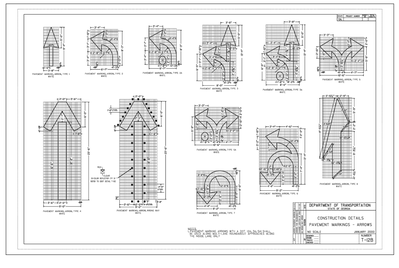
ALL WORK PERFORMED WITHIN GDOT R/W SHALL CONFORM TO GDOT STANDARDS AND DETAILS.

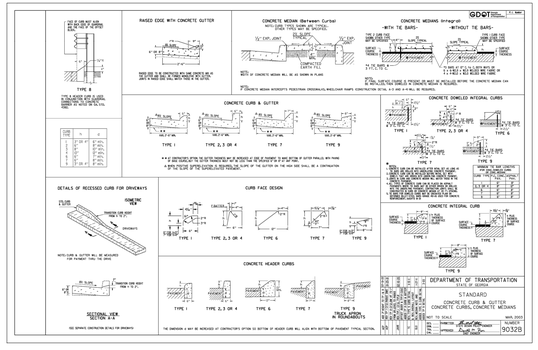
PROP 1.5" MILL AND OVERLAY WITH 9.5MM AC FOR ENTIRE WIDTH OF ROADWAY AT DECELERATION LANE AND ACCESS ROAD

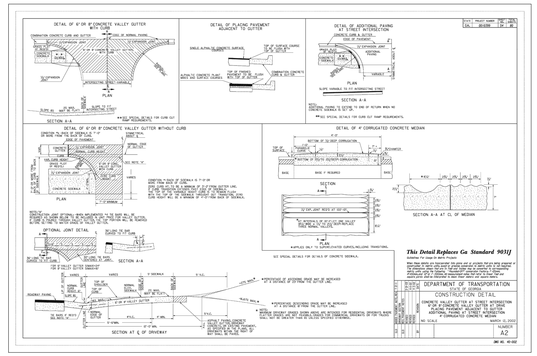


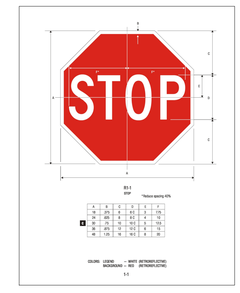
SUBGRADE PREPARED IN ACCORDANCE WITH GA. DEPT. OF TRANSPORTATION SPECIFICATIONS OR MATCH ROADWAY IF GREATER.
*REF PLAN FOR LIMITS OF CURB, GUTTER, AND SHOULDER

GDOT PAVING SECTION



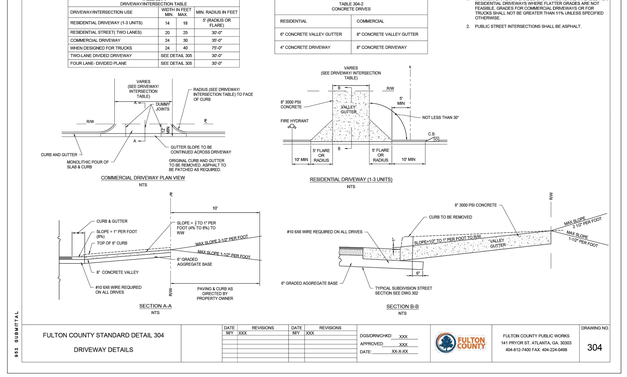








20 10 5 0 20
1"= 20'



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Phone: (678) 695-6800
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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 11/3/2026 ENGINEER NATHAN R. FUSS

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ROADWAY PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

NO.	REVISION	BY	DATE

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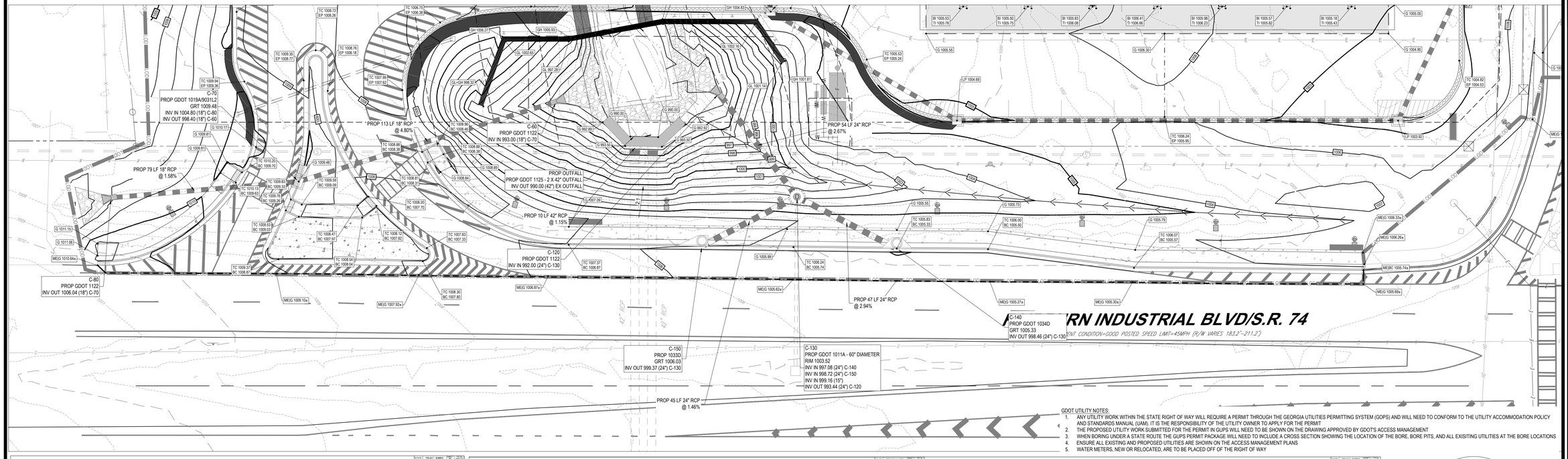
PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

DRAWN BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No:	GAA220184.00
C8.1	0
SHEET NO.	REVISION



GDOT UTILITY NOTES:

1. ANY UTILITY WORK WITHIN THE STATE RIGHT OF WAY WILL REQUIRE A PERMIT THROUGH THE GEORGIA UTILITIES PERMITTING SYSTEM (GOPS) AND WILL NEED TO CONFORM TO THE UTILITY ACCOMMODATION POLICY AND STANDARDS MANUAL (UAM). IT IS THE RESPONSIBILITY OF THE UTILITY OWNER TO APPLY FOR THE PERMIT
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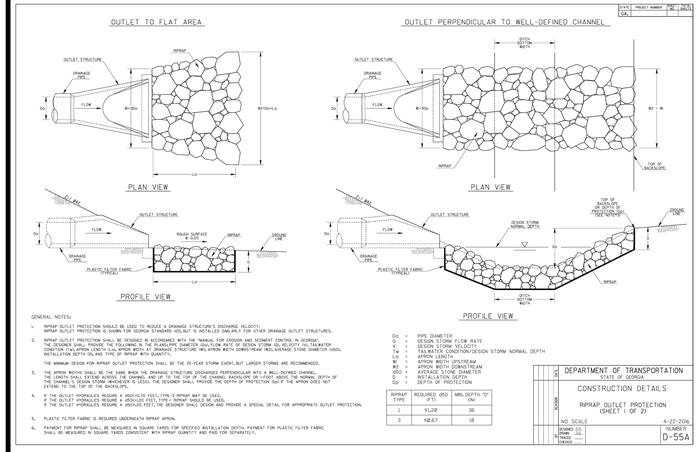
4. ENSURE ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THE ACCESS MANAGEMENT PLANS
5. WATER METERS, NEW OR RELOCATED, ARE TO BE PLACED OFF OF THE RIGHT OF WAY



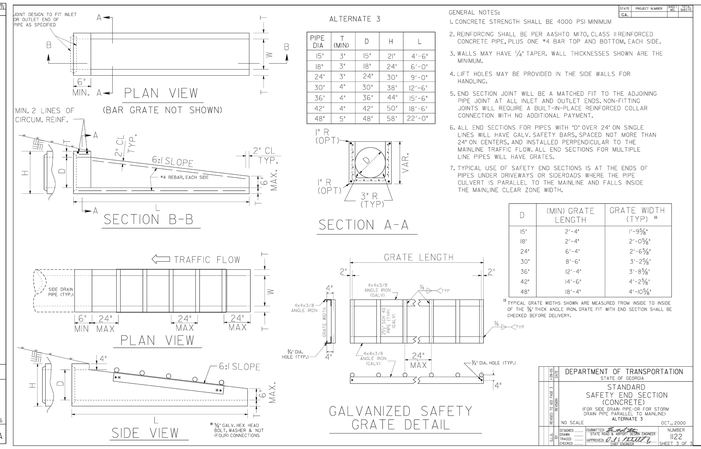
GENERAL NOTES:

1. RIPRAP OUTLET PROTECTION SHOULD BE USED TO REDUCE A DRAINAGE STRUCTURE'S DISCHARGE VELOCITY. RIPRAP OUTLET PROTECTION IS SHOWN FOR GEORGIA STANDARD 1015LBUT IS INSTALLED SIMILARLY FOR OTHER DRAINAGE OUTLET STRUCTURES.
2. RIPRAP OUTLET PROTECTION SHALL BE DESIGNED IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. THE DESIGNER SHALL DETERMINE THE STONE DIAMETER (D50) FOR THE OUTLET FROM THE DESIGN STORM FLOW VELOCITY AND TAILWATER CONDITION (TW). APRON LENGTH (LA) APPLY WITH AT DRAINAGE STRUCTURE (WL) APRON WIDTH DOWNSTREAM (WD) AVERAGE STONE DIAMETER (D50) INSTALLATION DEPTH (DI) AND TYPE OF RIPRAP WITH QUANTITIES.
   THE MINIMUM DESIGN FOR RIPRAP OUTLET PROTECTION SHALL BE THE 25-YEAR STORM EVENT, BUT LARGER STORMS ARE RECOMMENDED.
3. THE APRON WIDTHS SHALL BE THE SAME WHEN THE DRAINAGE STRUCTURE DISCHARGES PERPENDICULAR INTO A WELL-DEFINED CHANNEL. THE LENGTH SHALL BE EXTENDED UNTIL THE STABLE SIDES OF THE TOP OF THE CHANNEL BACKSLOPE OR FOOT (WHICHEVER IS LESS). THE DESIGNER SHALL PROVIDE THE DESIGN WHERE THE APRON DOES NOT EXTEND TO THE TOP OF THE BACKSLOPE.
4. IF THE OUTLET HYDRAULICS REQUIRE A 450<D50<610 FEET, TYPE-L RIPRAP SHALL BE USED. IF THE OUTLET HYDRAULICS REQUIRE A 450<D50 FEET, TYPE-S RIPRAP SHALL BE USED. IF THE OUTLET HYDRAULICS REQUIRE A 450<D50 FEET, THE DESIGNER SHALL DESIGN AND PROVIDE A SPECIAL DETAIL FOR APPROPRIATE OUTLET PROTECTION.
5. PLASTIC FILTER FABRIC IS REQUIRED UNDERNEATH RIPRAP APRON.
6. PAYMENT FOR RIPRAP SHALL BE MEASURED IN SQUARE YARDS FOR SPECIFIED INSTALLATION DEPTH. PAYMENT FOR PLASTIC FILTER FABRIC SHALL BE MEASURED IN SQUARE YARDS CONSISTENT WITH RIPRAP QUANTITY AND PAID FOR SEPARATELY.

Do =	PIPE DIAMETER
Q =	DESIGN STORM FLOW RATE
Vo =	DESIGN STORM VELOCITY
Tw =	TAILWATER CONDITION/DESIGN STORM NORMAL DEPTH
LO =	APRON LENGTH
WL =	APRON WIDTH UPSTREAM
WD =	APRON WIDTH DOWNSTREAM
d50 =	AVERAGE STONE DIAMETER
DI =	INSTALLATION DEPTH
DD =	DEPTH OF PROTECTION

RIPRAP TYPE	REQUIRED d50 (FT)	MIN. DEPTH "D" (IN)
1	1.208	36
3	1.667	18

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
CONSTRUCTION DETAILS
RIPRAP OUTLET PROTECTION
(SHEET 1 OF 2)
NO SCALE — 4-22-206
DESIGNED — DRAWN — CHECKED — QUANTITIES — APPROVED
NUMBER D-55A



ALTERNATE 3

PIPE DIA.	T (MN)	D	H	L
15"	3"	15"	21"	4'-6"
18"	3"	18"	24"	6'-0"
24"	3"	24"	30"	9'-0"
30"	4"	30"	38"	12'-6"
36"	4"	36"	44"	15'-6"
42"	4"	42"	50"	18'-6"
48"	5"	48"	58"	22'-0"

D	(MIN) GRATE LENGTH	GRATE WIDTH (TYP) *
15"	2'-4"	1'-9⅝"
18"	2'-4"	2'-0⅝"
24"	6'-4"	2'-6⅜"
30"	8'-6"	3'-2⅝"
36"	12'-4"	3'-8⅝"
42"	14'-6"	4'-2⅝"
48"	18'-4"	4'-10⅝"

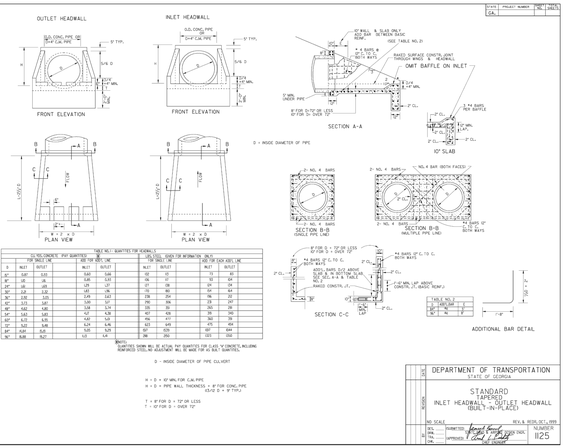
* TYPICAL GRATE WIDTHS SHOWN ARE MEASURED FROM INSIDE TO INSIDE OF THE ¾" THICK ANGLE IRON GRATE FIT WITH END SECTION SHALL BE CHECKED BEFORE DELIVERY.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
SAFETY END SECTION
(CONCRETE)
FOR USE WITH 18" THROUGH 48" STORM PIPE CULVERTS TO PARALLEL TO MAINLINE
NO SCALE — 8-22-2000
DESIGNED — DRAWN — CHECKED — QUANTITIES — APPROVED
NUMBER 922
SHEET 1 OF 2

GENERAL NOTES:

1. CONCRETE STRENGTH SHALL BE 4000 PSI MINIMUM
2. REINFORCING SHALL BE PER AASHTO M170, CLASS II REINFORCED CONCRETE PIPE, PLUS ONE #4 BAR TOP AND BOTTOM, EACH SIDE.
3. WALLS MAY HAVE ½" TAPER, WALL THICKNESSES SHOWN ARE THE MINIMUM.
4. LIFT HOLES MAY BE PROVIDED IN THE SIDE WALLS FOR HANDLING.
5. END SECTION JOINT WILL BE A MATCHED FIT TO THE ADJOINING PIPE JOINT AT ALL INLET AND OUTLET ENDS, NON-FITTING JOINTS WILL REQUIRE A BUILT-IN-PLACE REINFORCED COLLAR CONNECTION WITH NO ADDITIONAL PAYMENT.
6. ALL END SECTIONS FOR PIPES WITH "D" OVER 24" ON SINGLE LINES WILL HAVE GALV. SAFETY BARS, SPACED NOT MORE THAN 24" ON CENTERS, AND INSTALLED PERPENDICULAR TO THE MAINLINE TRAFFIC FLOW, ALL END SECTIONS FOR MULTIPLE LINE PIPES WILL HAVE GRATES.
7. TYPICAL USE OF SAFETY END SECTIONS IS AT THE ENDS OF PIPES UNDER DRIVEWAYS OR SIDEROADS WHERE THE PIPE CULVERT IS PARALLEL TO THE MAINLINE AND FALLS INSIDE THE MAINLINE CLEAR ZONE WIDTH.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
CATCH BASINS
FOR USE WITH CURB INVT, OR 8" HTJ & GUTTER
NO SCALE — 8-22-2000
DESIGNED — DRAWN — CHECKED — QUANTITIES — APPROVED
NUMBER 1033D



| SIZE | TYPE | NO. | A | B | C | D | E | F | G | H | J | K | L | M | N | P | Q | R | S | T | U | V | W | X | Y | Z | AA | BB | CC | DD | EE | FF | GG | HH | JJ | KK | LL | MM | NN | PP | QQ | RR | SS | TT | UU | VV | WW | XX | YY | ZZ | AAA | BBB | CCC | DDD | EEE | FFF | GGG | HHH | JJJ | KKK | LLL | MMM | NNN | PPP | QQQ | RRR | SSS | TTT | UUU | VVV | WWW | XXX | YYY | ZZZ | AAAA | BBBB | CCCC | DDDD | EEEE | FFFF | GGGG | HHHH | JJJJ | KKKK | LLLL | MMMM | NNNN | PPPP | QQQQ | RRRR | SSSS | TTTT | UUUU | VVVV | WWWW | XXXX | YYYY | ZZZZ | AAAAA | BBBBB | CCCCC | DDDDD | EEEEE | FFFFF | GGGGG | HHHHH | JJJJJ | KKKKK | LLLLL | MMMMM | NNNNN | PPPPP | QQQQQ | RRRRR | SSSSS | TTTTT | UUUUU | VVVVV | WWWWW | XXXXX | YYYYY | ZZZZZ | AAAAAA | BBBBBB | CCCCCC | DDDDDD | EEEEEE | FFFFFF | GGGGGG | HHHHHH | JJJJJJ | KKKKKK | LLLLLL | MMMMMM | NNNNNN | PPPPPP | QQQQQQ | RRRRRR | SSSSSS | TTTTTT | UUUUUU | VVVVVV | WWWWWW | XXXXXX | YYYYYY | ZZZZZZ
|---|---|---|---|---



GUIDELINES FOR SELECTING SLAB REPLACEMENT LENGTHS

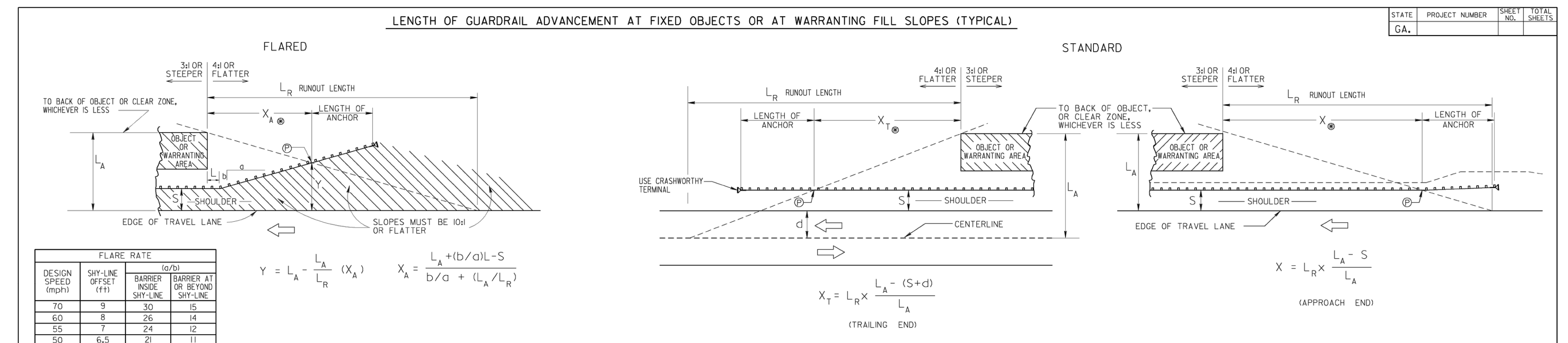
1. EXISTING SLAB RETAINED MUST HAVE A MINIMUM LENGTH OF 10 FT.
2. MINIMUM LENGTH OF REPLACEMENT SLAB IS 6 FEET, & MINIMUM WIDTH IS BETWEEN EXISTING LONGITUDINAL JOINTS OR BETWEEN A LONGITUDINAL JOINT AND PAVEMENT EDGE.
3. A JOINT SHALL BE REESTABLISHED AT THE ORIGINAL TRANSVERSE JOINT LOCATION.
4. AN INTERMEDIATE TRANSVERSE JOINT SHALL BE ESTABLISHED AT MID-LENGTH FOR FULL LENGTH SLAB REPLACEMENT 20 FEET OR MORE IN LENGTH. (SEE GENERAL NOTE 2)
5. FOR PAVEMENTS WITH SKEWED JOINTS, THE REESTABLISHED JOINTS MUST ALSO BE SKEWED TO THE SAME DEGREE.
6. ALL REESTABLISHED LONGITUDINAL JOINTS WILL BE BUTT JOINTS WITH NO DOWELS OR REINFORCING BARS. ALL TRANSVERSE JOINTS SHALL HAVE DOWELS IN ACCORDANCE WITH THE PLAN DETAILS.

GENERAL NOTES:

1. THE ENGINEER SHALL DETERMINE WHICH SLABS TO REMOVE AND REPLACE AND WHETHER TO USE FULL OR PARTIAL SLAB REPLACEMENTS. (PARTIAL SLAB REPLACEMENTS ARE TO BE USED TO THE MAXIMUM EXTENT POSSIBLE). FOR PARTIAL SLAB REPLACEMENTS, THE ENGINEER SHALL DETERMINE THE SMALLEST LIMITS OF REMOVAL NECESSARY TO REPAIR THE FAILED AREA USING THE GUIDELINES FOR SLAB REPLACEMENT.
2. WHERE A TRANSVERSE JOINT IS COMMON TO TWO NEW REPLACEMENT SLABS WHICH ARE PLACED AT THE SAME TIME, THE DOWELS SHALL BE PLACED AT D/2 WHERE D IS THE THICKNESS OF THE NEW REPLACEMENT SLAB (SEE PLAN DETAILS A & B). THE REQUIRED DOWEL BARS SHALL BE SECURED IN PLACE BY APPROVED SUPPORTING ASSEMBLIES CAPABLE OF MAINTAINING DOWELS IN CORRECT POSITION WITH MINIMAL MOVEMENT DURING CONCRETE PLACEMENT. ASSEMBLIES SHALL BE SECURED IN POSITION ON THE SUBBASE IN AN APPROVED MANNER THAT WILL HOLD THE ASSEMBLY WITHOUT DISRUPTION DURING CONSTRUCTION. DOWEL BARS SHALL BE PLACED TO A VERTICAL AND HORIZONTAL TOLERANCE OF PLUS OR MINUS 1" OF THE PLAN POSITION. DOWEL BAR MISALIGNMENT SHALL NOT EXCEED 3/8" PER FEET IN A VERTICAL OR OBLIQUE PLANE. WHEN EPOXY COATED DOWELS ARE USED, THE ENTIRE SURFACE SHALL BE UNIFORMLY COATED WITH A THIN FILM OF HEAVY WEATHERPROOFING GREASE. POSITIVE MEANS OF IDENTIFYING DOWEL BAR ASSEMBLY LOCATION SHALL BE PROVIDED TO INSURE ACCURATE POSITIONING OF THE JOINT.
3. AN INITIAL SAWCUT SHALL BE SAWED (1/8" MINIMUM WIDTH) TO WITHIN 1/2" - 1" OF THE TOP OF THE DOWEL BARS. THE SAWING SHALL COMMENCE AS SOON AS THE CONCRETE HAS CURED SUFFICIENTLY TO PERMIT SAWING WITHOUT SURFACE RAVELING. THE SAWING SHALL CONTINUE, REGARDLESS OF WEATHER CONDITIONS, UNTIL COMPLETED AND BEFORE OPENING TO TRAFFIC.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
CONSTRUCTION DETAILS
DETAILS AND GUIDELINES FOR FULL DEPTH SLAB REPLACEMENT
REV. LOCKED JOINT DETAIL 8-5-99 — K.L.J. — SEPT. 1988 — P-2

LENGTH OF GUARDRAIL ADVANCEMENT AT FIXED OBJECTS OR AT WARRANTING FILL SLOPES (TYPICAL)



$$Y = L_A - \frac{L_A}{L_R}(X_A) \qquad X_A = \frac{L_A + (b/a)L - S}{b/a + (L_A/L_R)}$$

$$X_T = L_R \times \frac{L_A - (S+d)}{L_A} \qquad X = L_R \times \frac{L_A - S}{L_A}$$

DESIGN SPEED (mph)	SHY-LINE OFFSET (ft)	FLARE RATE (a/b) BARRIER INSIDE SHY-LINE	BARRIER AT OR BEYOND SHY-LINE
70	9	30	15
60	8	26	14
55	7	24	12
50	6.5	21	11
45	6	18	10
40	5	16	8
30	4	13	7

WHERE 'S' IS LESS THAN THE SHY-LINE OFFSET, USE FLATTER RATES GIVEN IN TABLE.

DESIGN SPEED (MPH)	L_R Runout Length In feet OVER 10000 (A.D.T.)	5000-10000 (A.D.T.)	1000-5000 (A.D.T.)	UNDER 1000 (A.D.T.)
80	470	430	380	330
70	360	330	290	250
60	300	250	210	200
50	230	190	160	150
40	160	130	110	100
30	110	90	80	70

S = NORMAL WIDTH OF USABLE SHOULDER PLUS 2 FT (TYP.)
Ⓟ = BEGINNING OF TERMINAL (TYP.)
⊗ X_A, X_T, AND X MEASURED TO THE END OF W-BEAM, WHERE TERMINAL BEGINS

CLEAR ZONE DISTANCES

CLEAR ZONE DISTANCES (FT) CHART

DESIGN SPEED	DESIGN ADT	FORESLOPES 1V:6H OR FLATTER	1V:5H TO 1V:4H	1V:3H	BACKSLOPES 1V:3H	1V:5H TO 1V:4H	1V:6H OR FLATTER
40 M.P.H. OR LESS	UNDER 750	7-10	7-10	**	7-10	7-10	7-10
	750-1500	10-12	12-14	**	12-14	12-14	12-14
	1500-6000	12-14	14-16	**	14-16	14-16	14-16
	OVER 6000	14-16	16-18	**	16-18	16-18	16-18
45-50 M.P.H.	UNDER 750	10-12	12-14	**	8-10	8-10	10-12
	750-1500	14-16	16-20	**	10-12	12-14	14-16
	1500-6000	16-18	20-26	**	12-14	14-16	16-18
	OVER 6000	20-22	24-28	**	14-16	18-20	20-22
55 M.P.H.	UNDER 750	12-14	14-18	**	8-10	10-12	10-12
	750-1500	16-18	20-24	**	10-12	14-16	16-18
	1500-6000	20-22	24-30	**	14-16	16-18	20-22
	OVER 6000	22-24	26-32*	**	16-18	20-22	22-24
60 M.P.H.	UNDER 750	16-18	20-24	**	10-12	12-14	14-16
	750-1500	20-24	26-32*	**	12-14	16-18	20-22
	1500-6000	26-30	32-40*	**	14-18	18-22	24-26
	OVER 6000	30-32*	36-44*	**	20-22	24-26	26-28
65-70 M.P.H.	UNDER 750	18-20	20-26	**	10-12	14-16	14-16
	750-1500	24-26	28-36*	**	12-16	18-20	20-22
	1500-6000	28-32*	34-42*	**	16-20	22-24	26-28
	OVER 6000	30-34*	38-46*	**	22-24	26-30	28-30

* WHEN A SITE-SPECIFIC INVESTIGATION INDICATES A HIGH PROBABILITY OF CONTINUING CRASHES OR WHEN SUCH OCCURRENCES ARE INDICATED BY CRASH HISTORY, THE DESIGNER MAY PROVIDE CLEAR-ZONE DISTANCES GREATER THAN THE CLEAR ZONE SHOWN ABOVE. CLEAR ZONES MAY BE LIMITED TO 30 FT. FOR PRACTICALITY AND TO PROVIDE A CONSISTENT ROADWAY TEMPLATE IF PREVIOUS EXPERIENCE WITH SIMILAR PROJECTS OR DESIGNS INDICATE SATISFACTORY PERFORMANCE.

** BECAUSE RECOVERY IS LESS LIKELY ON THE UNSHIELDED, TRAVERSABLE 1V:3H FILL SLOPES, FIXED OBJECTS SHOULD NOT BE PRESENT IN THE VICINITY OF THE TOE OF THESE SLOPES. RECOVERY OF HIGH-SPEED VEHICLES THAT ENCROACH BEYOND THE EDGE OF THE SHOULDER MAY BE EXPECTED TO OCCUR BEYOND THE TOE OF SLOPE. DETERMINATION OF THE WIDTH OF THE RECOVERY AREA AT THE TOE OF SLOPE SHOULD CONSIDER RIGHT-OF-WAY AVAILABILITY, ENVIRONMENTAL CONCERNS, ECONOMIC FACTORS, SAFETY NEEDS, AND CRASH HISTORIES. ALSO, THE DISTANCE BETWEEN THE EDGE OF THE THROUGH TRAVELED LAND AND THE BEGINNING OF THE 1V:3H SLOPE SHOULD INFLUENCE THE RECOVERY AREA PROVIDED AT THE TOE OF SLOPE. A 10-FT RECOVERY AREA AT THE TOE OF SLOPE SHOULD BE PROVIDED FOR ALL TRAVERSABLE, NON RECOVERABLE FILL SLOPES.

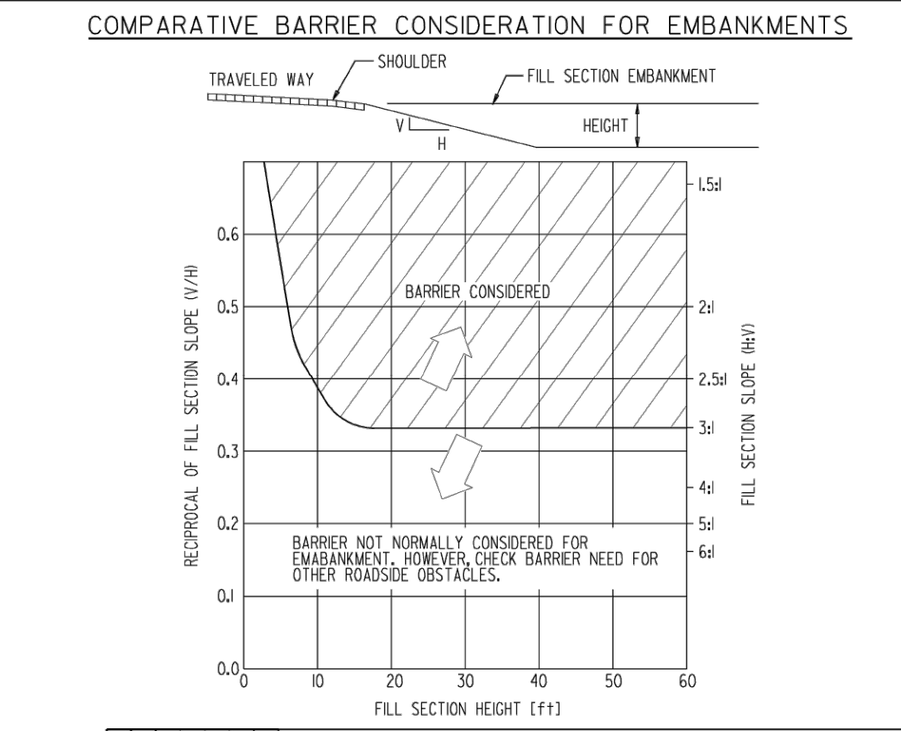
HORIZONTAL CURVE ADJUSTMENTS

RADIUS (FEET)	K_{CZ} (CURVE CORRECTION FACTOR) DESIGN SPEED (MPH) 40	45	50	55	65	70
2950	1.1	1.1	1.1	1.2	1.2	1.2
2300	1.1	1.1	1.2	1.2	1.2	1.3
1970	1.1	1.2	1.2	1.2	1.3	1.4
1640	1.1	1.2	1.2	1.3	1.3	1.4
1475	1.2	1.2	1.3	1.3	1.4	1.5
1315	1.2	1.2	1.3	1.3	1.4	
1150	1.2	1.2	1.3	1.4	1.5	
985	1.2	1.3	1.4	1.5	1.5	
820	1.3	1.3	1.4	1.5		
660	1.3	1.4	1.5			
495	1.4	1.5				
330	1.5					

$CZ_C = (L_C)(K_{CZ})$
Where:
CZ_C = CLEAR ZONE ON OUTSIDE OF CURVATURE, FEET
L_C = CLEAR ZONES DISTANCE, FEET (SEE CHART AT LEFT)
K_{CZ} = CURVE CORRECTION FACTOR

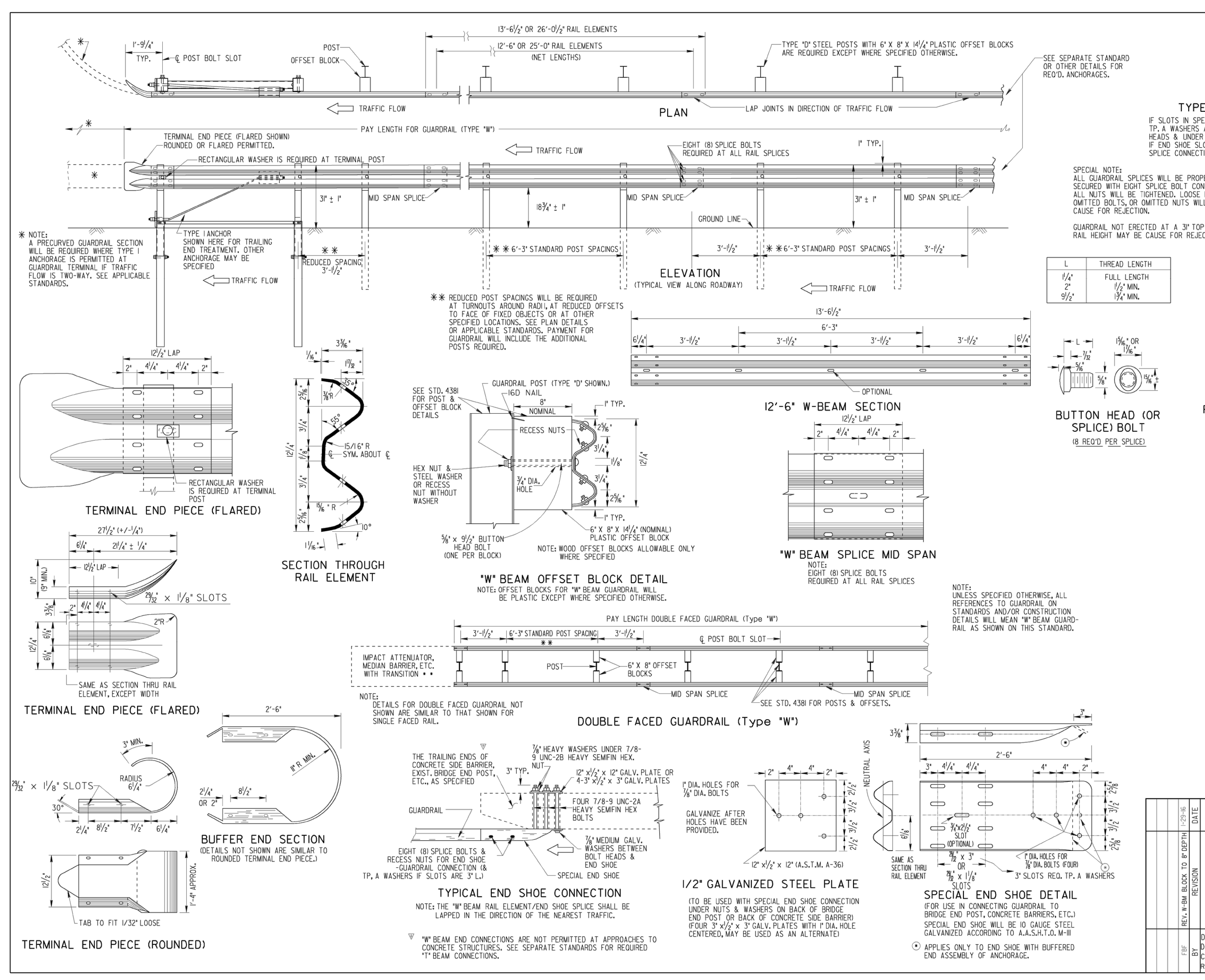
NOTE:
THE CURVE CORRECTION FACTOR IS APPLIED TO THE OUTSIDE OF CURVES ONLY. CORRECTIONS ARE TYPICALLY MADE ONLY TO CURVES LESS THAN 2,950-FT RADIUS.

COMPARATIVE BARRIER CONSIDERATION FOR EMBANKMENTS



DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
GUARDRAIL WARRANT GUIDES
LENGTHS OF ADVANCEMENT
CLEAR ZONE DISTANCES
FILL HEIGHT EMBANKMENTS
NOT TO SCALE — DEC., 1999 — NUMBER 4000W

STANDARD "W" BEAM GUARDRAIL 31 INCH GUARDRAIL HEIGHT



L	THREAD LENGTH
1 1/4"	FULL LENGTH
2"	1 1/2" MIN.
9 1/2"	1 3/4" MIN.

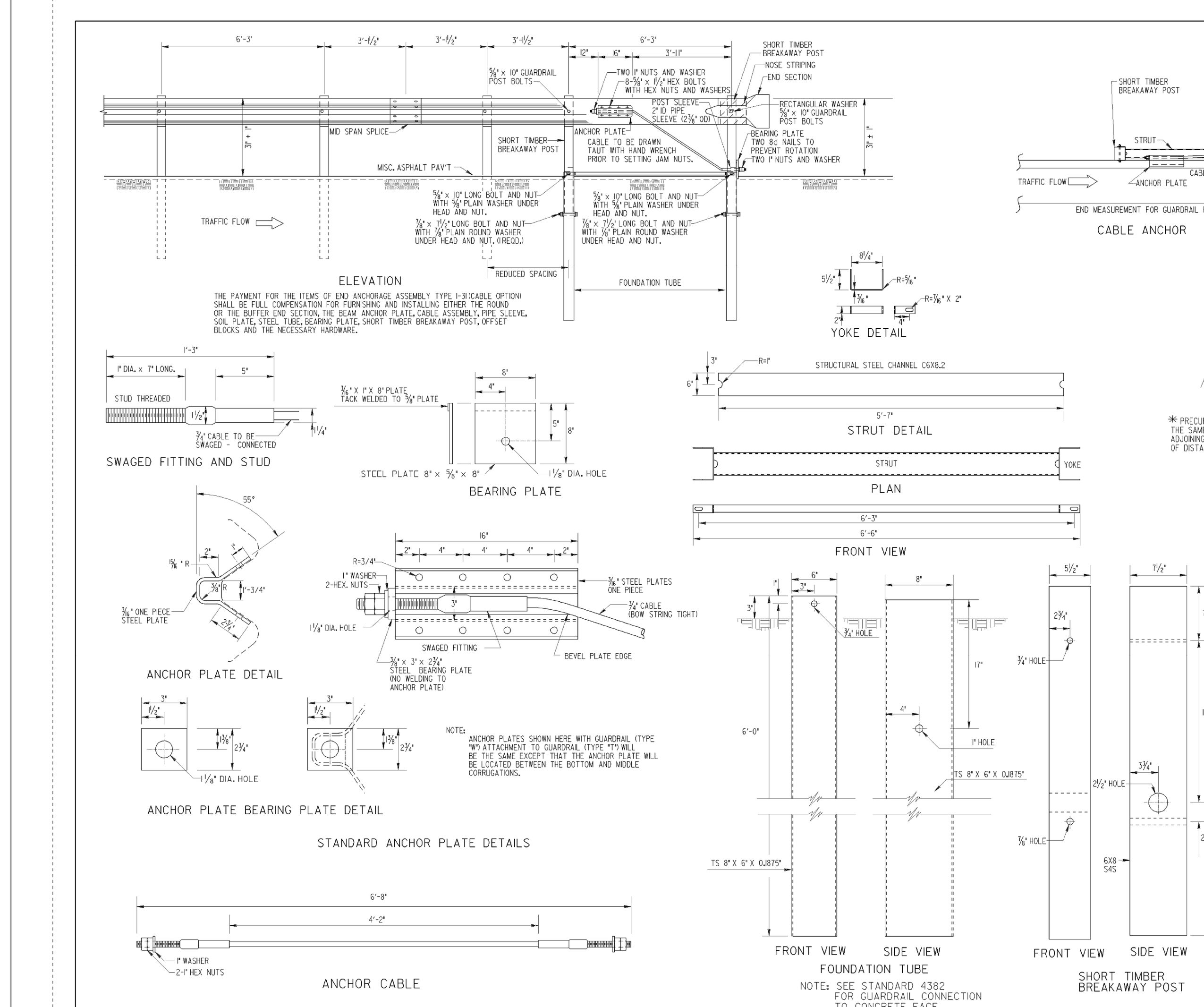
SPECIAL NOTE:
ALL GUARDRAIL SPLICES WILL BE PROPERLY SECURED WITH EIGHT SPLICE BOLT CONNECTIONS. ALL NUTS WILL BE TIGHTENED. LOOSE NUTS, OMITTED BOLTS, OR OMITTED NUTS WILL BE CAUSE FOR REJECTION.

GUARDRAIL NOT ERECTED AT A 31" TOP OF RAIL HEIGHT MAY BE CAUSE FOR REJECTION.

GENERAL NOTES:
1. SPECIFICATIONS: GEORGIA STANDARD CURRENT EDITION, AND SUPPLEMENTS THERETO.
2. NUTS, BOLTS, WASHERS, RAIL, TERMINAL SECTIONS, END SHOES, BACK-UP PLATES, END SECTIONS AND OTHER GUARDRAIL HARDWARE ARE IN ACCORDANCE WITH THE CURRENT ARTBA TECHNICAL BULLETIN NO. 268 .. UNLESS SPECIFIED OTHERWISE. DIMENSIONS FOR POSTS AND OFFSET BLOCKS WILL BE ACCORDING TO GA. STANDARD 4381.
3. FOR DETAILS OF GUARDRAIL ANCHORAGES, SEE APPLICABLE STANDARDS AND/OR CONSTRUCTION DETAILS.
4. FOR LOCATION OF GUARDRAIL SEE APPLICABLE LOCATION STANDARDS.
5. ALL STEEL HARDWARE COMPONENTS WILL BE GALVANIZED AFTER FABRICATION. GALVANIZING REPAIR COMPOUND (SEC. 645) WILL BE FIELD APPLIED TO ANY COATINGS DAMAGED.
6. WHEN GUARDRAIL IS REQUIRED ON CURVES WITH RADII LESS THAN 150', PRECURVED RAIL WILL BE REQUIRED.
7. PAYMENT FOR GUARDRAIL (Type "W") TO INCLUDE OFFSET BLOCKS, POST, BACK-UP PLATES WHERE REQUIRED, BOLTS, NUTS, WASHERS, TERMINAL SECTIONS, ADDITIONAL POST WHERE REQUIRED, LEAVE-OUTS INCLUDING GROUT WHERE REQUIRED, & REMOVAL AND REPLACEMENT OF PORTIONS OF MEDIAN PAVING, SPILLWAYS, OR CATCH BASINS WHERE NECESSARY.
8. ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
9. STANDARD NET LENGTH OF RAIL ELEMENTS MAY BE EITHER 12'-6" OR 25'-0". THESE LENGTHS SHALL BE ARRANGED TO PROVIDE AS NEARLY AS POSSIBLE THE REQUIRED LENGTH FOR EACH INSTALLATION.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
"W" BEAM GUARDRAIL
31 INCH GUARDRAIL HEIGHT
NO SCALE — AUGUST 2011 — NUMBER 4380

STANDARD GUARDRAIL ANCHORAGE TYPE 1 31 INCH GUARDRAIL HEIGHT



THE PAYMENT FOR THE ITEMS OF END ANCHORAGE ASSEMBLY TYPE 1-31 (CABLE OPTION) SHALL BE FULL COMPENSATION FOR FURNISHING AND INSTALLING EITHER THE ROUND OR THE BUFFER END SECTION, THE BEAM ANCHOR PLATE, CABLE ASSEMBLY, PIPE SLEEVE, SOIL PLATE, STEEL TUBE, BEARING PLATE, SHORT TIMBER BREAKAWAY POST, OFFSET BLOCKS AND THE NECESSARY HARDWARE.

NOTE: ANCHOR PLATES SHOWN HERE WITH GUARDRAIL (TYPE "W") ATTACHMENT TO GUARDRAIL (TYPE "T") WILL BE THE SAME EXCEPT THAT THE ANCHOR PLATE WILL BE LOCATED BETWEEN THE BOTTOM AND MIDDLE CORRUGATIONS.

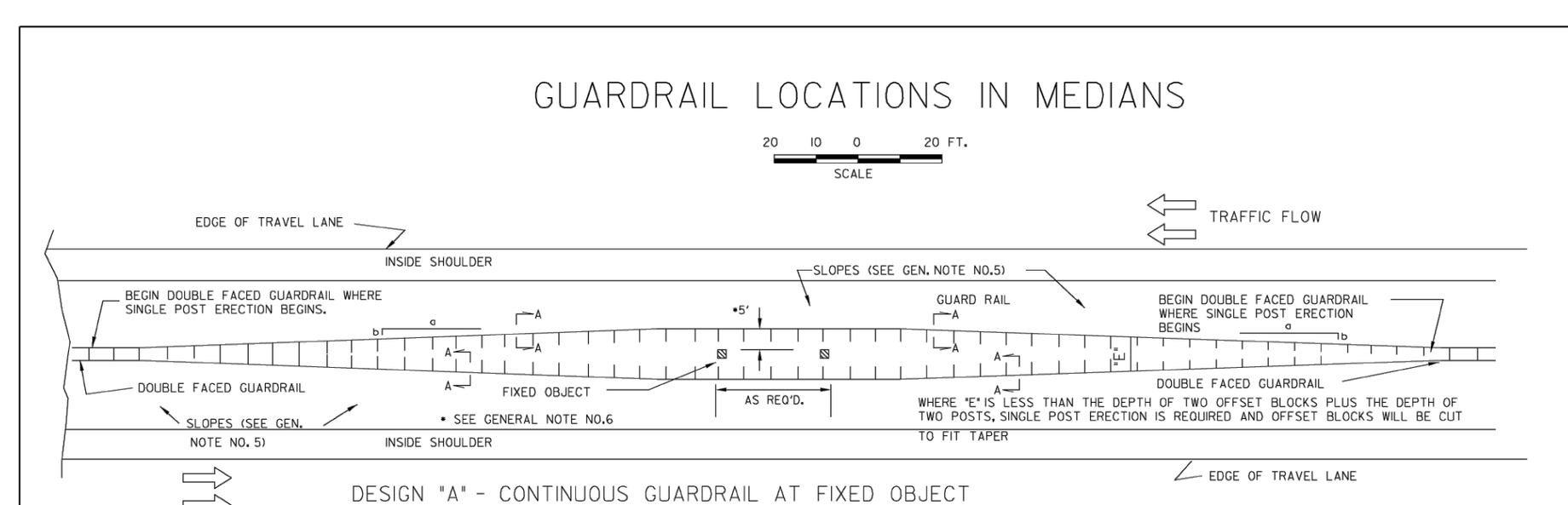
NOTE: SEE STD. 4388 OR OTHER APPLICABLE DETAILS FOR REQUIREMENT FOR TYPE 12 ANCHORAGE ON THE TRAILING END.

NOTE: SEE STANDARD 4382 FOR GUARDRAIL CONNECTION TO CONCRETE FACE.

GENERAL NOTES:
1. SPECIFICATIONS: GEORGIA STANDARD, CURRENT EDITION & SUPPLEMENTS THERE TO.
2. FOR DETAILS OF GUARDRAIL HARDWARE, POST, OTHER TYPE ANCHORAGE, LOCATION, ETC. SEE SEPARATE STANDARDS AS APPLICABLE.
3. GUARDRAIL INSTALLATIONS, INCLUDING ANCHORAGES AND CONNECTIONS, ARE TO BE COMPLETED BEFORE BEING SUBJECT TO TRAFFIC UNLESS OTHERWISE APPROVED.
4. PAYMENT FOR ANCHORAGE INCLUDES ANCHOR PLATE; 3/4" CABLE; BREAKAWAY POSTS; FOUNDATION TUBES; STRUT AND ALL ACCOMPANYING HARDWARE.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
GUARDRAIL ANCHORAGE TYPE 1
31 INCH GUARDRAIL HEIGHT
NO SCALE — AUGUST 2011 — NUMBER 4383

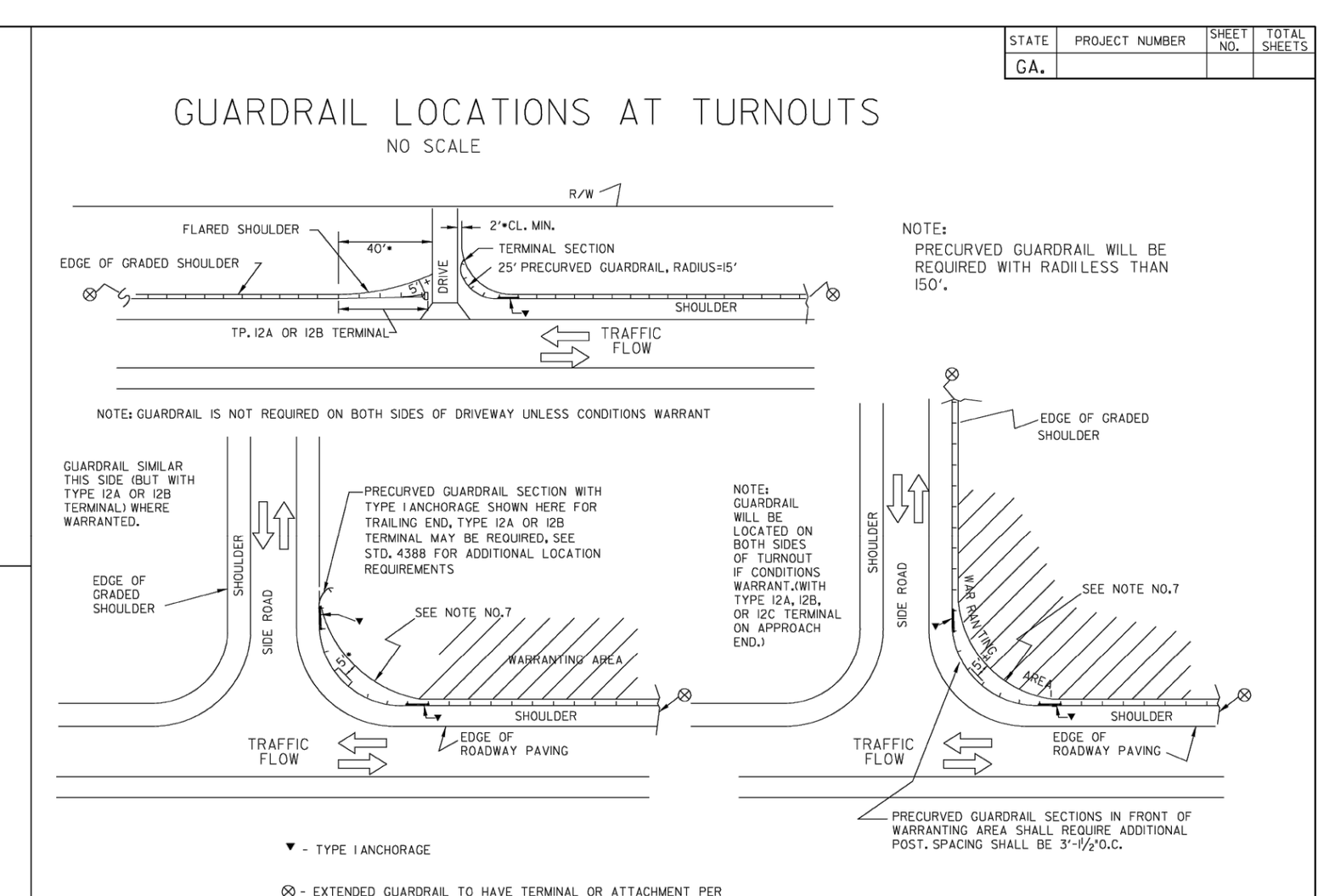
GUARDRAIL LOCATIONS IN MEDIANS

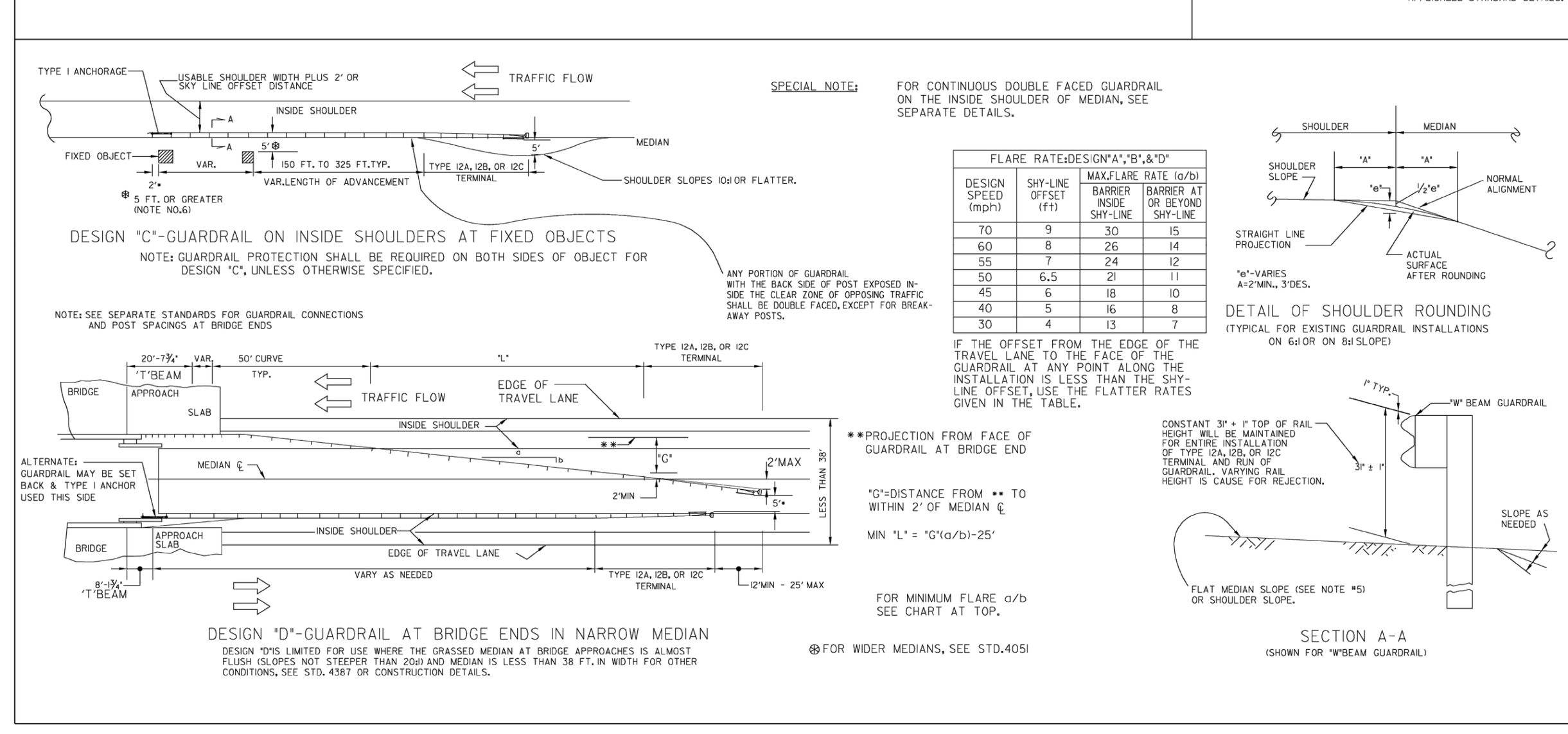


NOTE: DESIGN "A" IS OF LIMITED APPLICATION. SEE SEPARATE STANDARDS OR DETAILS FOR DOUBLE FACED GUARDRAIL ON INSIDE SHOULDERS OF MEDIANS OR FOR CONCRETE MEDIAN BARRIERS AT FIXED OBJECTS.

GUARDRAIL LOCATIONS AT TURNOUTS

NO SCALE





SPECIAL NOTE: FOR CONTINUOUS DOUBLE FACED GUARDRAIL ON THE INSIDE SHOULDER OF MEDIAN, SEE SEPARATE DETAILS.

DESIGN SPEED (mph)	SHY-LINE OFFSET (ft)	MAX. FLARE RATE (a/b) BARRIER INSIDE SHY-LINE	BARRIER AT OR BEYOND SHY-LINE
70	9	30	15
60	8	26	14
55	7	24	12
50	6.5	21	11
45	6	18	10
40	5	16	8
30	4	13	7

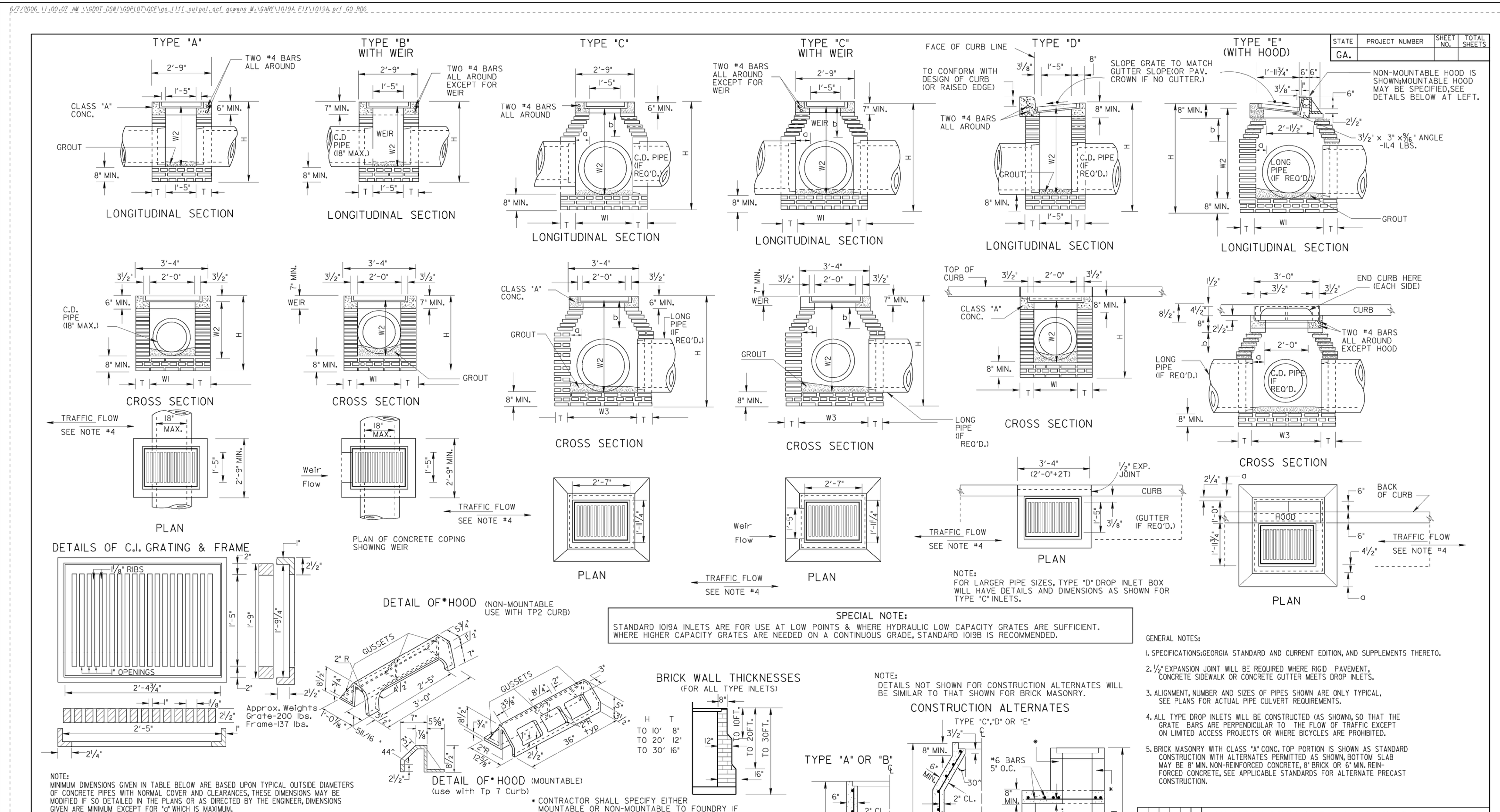
FLARE RATE: DESIGN "A", "B", & "D"

IF THE OFFSET FROM THE EDGE OF THE TRAVEL LANE TO THE FACE OF THE GUARDRAIL AT ANY POINT ALONG THE INSTALLATION IS LESS THAN THE SHY-LINE OFFSET, USE THE FLATTER RATES GIVEN IN THE TABLE.

GENERAL NOTES:
1. SPECIFICATIONS: GEORGIA STANDARD, CURRENT EDITION, AND SUPPLEMENTS THERETO.
2. FOR DETAILS OF GUARDRAIL HARDWARE, POST, AND OFFSET BLOCKS, SEE STANDARDS 4381 AND 4382.
3. FOR DETAILS OF GUARDRAIL TERMINALS AND ANCHORAGES, SEE SEPARATE STANDARDS. OR CONSTRUCTION DETAILS AS APPLICABLE.
4. FOR DETAILS OF DOUBLE FACED GUARDRAIL ATTACHED TO OR TERMINATED AT CONCRETE MEDIAN BARRIER, SEE STANDARD 4940.
5. NEGATIVE SLOPES IN FRONT OF GUARDRAIL AND ALL TERMINALS SHALL BE 10:1, OR FLATTER, FOR ALL NEW INSTALLATIONS.
6. OFFSET BETWEEN FACE OF GUARDRAIL AND FACE OF FIXED OBJECT SHALL BE 5FT.+DESIRABLE, 4'-3" MINIMUM. WHERE AN OFFSET OF LEAST 4'-3" CANNOT BE OBTAINED, DOUBLE POST SPACINGS (3'-1 1/2" O.C.) IN FRONT OF OBJECT PLUS A MINIMUM OF 7 SUCH SPACINGS IN ADVANCE OF OBJECT IS REQUIRED WITH A 3 FT. MINIMUM OFFSET.
7. WHERE PRECURVED GUARDRAIL IS INSTALLED AROUND RADII AT INTERSECTING SIDE ROADS, THE SHOULDER AREA BACK OF THE GUARDRAIL IS TO BE WIDENED AS SHOWN ABOVE WITH THE OFFSET BETWEEN THE TRAVEL LANE AND GUARDRAIL REMAINING APPROXIMATELY CONSTANT.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
GUARDRAIL LOCATIONS IN MEDIANS
GUARDRAIL LOCATIONS AT TURNOUTS
31 INCH GUARDRAIL HEIGHT
SCALE: AS SHOWN — AUGUST 2011 — NUMBER 4386

STANDARD DROP INLETS (BUILT-IN-PLACE)



SPECIAL NOTE:
STANDARD 1019A INLETS ARE FOR USE AT LOW POINTS & WHERE HYDRAULIC LOW CAPACITY GRATES ARE SUFFICIENT. WHERE HIGHER CAPACITY GRATES ARE NEEDED ON A CONTINUOUS GRADE, STANDARD 1019B IS RECOMMENDED.

NOTE: FOR LARGER PIPE SIZES, TYPE "D" DROP INLET BOX WILL HAVE DETAILS AND DIMENSIONS AS SHOWN FOR TYPE "C" INLETS.

* CONTRACTOR SHALL SPECIFY EITHER MOUNTABLE OR NON-MOUNTABLE TO FOUNDRY IF HOOD IS REQUIRED.

NOTE:
MINIMUM DIMENSIONS GIVEN IN TABLE BELOW ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONCRETE PIPES WITH NORMAL COVER AND CLEARANCES. THESE DIMENSIONS MAY BE MODIFIED IF SO DETAILED IN THE PLANS OR AS DIRECTED BY THE ENGINEER. DIMENSIONS GIVEN ARE MINIMUM EXCEPT FOR "a" WHICH IS MAXIMUM.

TABLE OF MINIMUM DIMENSIONS FOR DROP INLETS

D	TYPES "A" or "B" BRICK OR REINF. CONC. W1	W2	H(min)	TYPE "C" OR "D" (BRICK) W1	W2	W3	a (MAX.)	b	H(min.)	TYPE "E" (BRICK) W1	W2	W3	a (MAX.)	b	H(min.)	TYPE "C","D" OR "E" (REINFORCED CONCRETE) W1 type "C"	W1 type "E"	W2	W3	a (MAX.)	b	H(min.)
15"	2'-0"	2'-7"	3'-3 1/2"	2'-2 1/8"	2'-11"	2'-9 1/8"	0'-4 9/16"	0'-7 7/8"	3'-9 1/2"	3'-2 1/8"	3'-1"	3'-0 5/8"	0'-7 9/16"	1'-1 1/8"	3'-11 1/2"	2'-0"	2'-1"	2'-7"	2'-0"	3 1/2"	6"	3'-6"
18"	2'-0"	2'-10"	3'-7"	2'-2 1/8"	3'-2 1/2"	2'-9 1/8"	0'-4 9/16"	0'-7 7/8"	4'-1"	3'-2 1/8"	3'-4 1/2"	3'-0 5/8"	0'-7 9/16"	1'-1 1/8"	4'-1"	2'-0"	2'-1"	3'-0"	2'-0"	3 1/2"	6"	3'-11"
24"	~	~	~	2'-8 1/8"	3'-3 1/8"	3'-3 1/8"	0'-7 9/16"	1'-1 1/8"	4'-9"	3'-2 1/8"	3'-11 1/2	3'-0 5/8"	0'-7 9/16"	1'-1 1/8"	4'-8 1/4"	2'-8"	2'-9"	3'-8"	2'-6"	6 1/2"	11 1/4"	4'-7"
30"	~	~	~	3'-7 1/4"	4'-0 1/4"	3'-10 1/16"	1'-0 1/8"	1'-9"	5'-10"	3'-5 1/2"	4'-8 3/8"	3'-4"	0'-8"	1'-1 7/8"	5'-6 7/8"	3'-4"	3'-6"	4'-9"	3'-0"	9 1/2"	16 1/2"	5'-10"
36"	~	~	~	4'-1 7/8"	6'-0 5/8"	4'-8 7/8"	1'-4 7/16"	2'-2 1/4"	6'-11 1/8"	3'-11 1/2	5'-8 9/16"	3'-10"	0'-11"	1'-7 1/16"	6'-7 1/16"	3'-10"	4'-0"	5'-10"	3'-9"	1'-2"	2'-0"	6'-10"
42"	~	~	~	4'-5"	7'-1 3/4"	5'-0"	1'-6"	2'-7 3/16"	8'-0 1/4"	4'-6 1/2"	7'-5 11/16"	4'-5"	1'-2 1/2"	2'-1 3/16"	8'-4 3/16"	4'-5"	4'-6"	7'-0"	4'-3"	1'-5"	2'-5 1/2"	7'-11"
48"	~	~	~	5'-0"	8'-2 3/4"	5'-7"	1'-9 1/2"	3'-1 1/4"	9'-1 1/4"	5'-1 1/2"	8'-6 11/16"	5'-0"	1'-6"	2'-7 3/16"	9'-5 3/16"	5'-0"	5'-0"	8'-2"	5'-0"	1'-9 1/2"	3'-1 1/2"	9'-2"
54"	~	~	~	5'-7"	9'-4"	6'-2"	2'-1"	3'-7 1/2"	10'-2 1/2"	5'-8 1/2"	9'-7 3/4"	5'-7"	1'-9 1/2"	3'-1 1/4"	10'-6 1/4"	5'-6"	5'-6"	9'-2"	5'-6"	2'-0 1/2"	3'-6 1/2"	10'-0"
60"	~	~	~	6'-2"	11'-4 7/8"	6'-9"	2'-4 1/2"	4'-1 3/8"	11'-3 1/4"	6'-3 1/2"	10'-8 13/16"	6'-2"	2'-1"	3'-7 5/16"	11'-7 5/16"	6'-0"	6'-0"	10'-3"	6'-0"	2'-3 1/2"	4'-0"	11'-1"

NOTE: CONCRETE WALLS WILL BE REINFORCED WITH #4 BARS 12" O.C. BOTH WAYS, BUT WHERE H IS OVER 9 FT., AND PIPE IS OVER 30" I.D., THE HORIZONTAL STEEL, WHICH IS MORE THAN 9 FT. DEEP WILL BE INCREASED TO 6" SPACINGS. 6" CONC. BOTTOM SLABS WILL BE REINFORCED WITH #4 BARS 12" O.C. BOTH WAYS.

NOTE: FOR PRECAST ALTERNATES, SEE STD. 1019-A PRECAST AND/OR STD. 1040 PRECAST AND BUILT-IN-PLACE COMPONENTS MAY BE USED IN COMBINATIONS WHICH PROVIDE PROPER FITS AND STRUCTURAL ADEQUACY.

NOTE: DETAILS NOT SHOWN FOR CONSTRUCTION ALTERNATES WILL BE SIMILAR TO THAT SHOWN FOR BRICK MASONRY.

GENERAL NOTES:
1. SPECIFICATIONS: GEORGIA STANDARD AND CURRENT EDITION, AND SUPPLEMENTS THERETO.
2. 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE RIGID PAVEMENT, CONCRETE SIDEWALK OR CONCRETE GUTTER MEETS DROP INLETS.
3. ALIGNMENT, NUMBER AND SIZES OF PIPES SHOWN ARE ONLY TYPICAL, SEE PLANS FOR ACTUAL PIPE CULVERT REQUIREMENTS.
4. ALL TYPE DROP INLETS WILL BE CONSTRUCTED (AS SHOWN), SO THAT THE GRATE BARS ARE PERPENDICULAR TO THE FLOW OF TRAFFIC EXCEPT ON LIMITED ACCESS PROJECTS OR WHERE BICYCLES ARE PROHIBITED.
5. BRICK MASONRY WITH CLASS "A" CONC. TOP PORTION IS SHOWN AS STANDARD CONSTRUCTION WITH ALTERNATES PERMITTED AS SHOWN. BOTTOM SLAB MAY BE 8" MIN. NON-REINFORCED CONCRETE, 8" BRICK OR 6" MIN. REINFORCED CONCRETE, SEE APPLICABLE STANDARDS FOR ALTERNATE PRECAST CONSTRUCTION.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
DROP INLETS
(BUILT-IN-PLACE)
SCALE AS SHOWN — REV. & REDR. AUG., 1999 — NUMBER 1019A

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PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER — Nathan Fuss — No. PE046694 — 7/2/2026 — NATHAN R. FUSS

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GDOT DETAILS

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

NO.	REVISION	BY	DATE

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C8.3	0
SHEET NO.	REVISION

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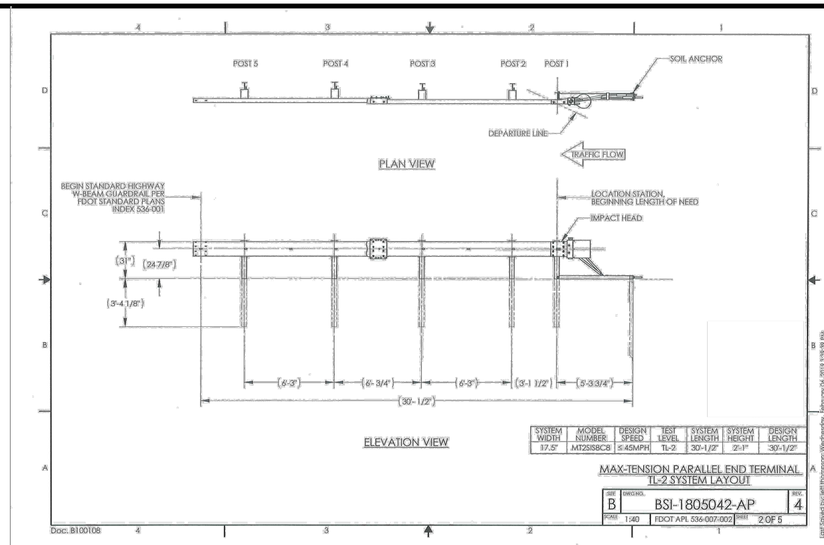

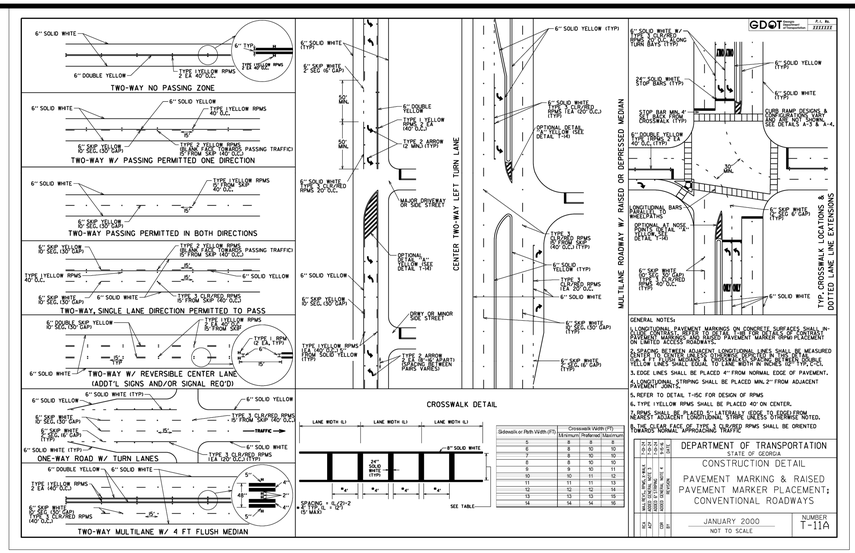

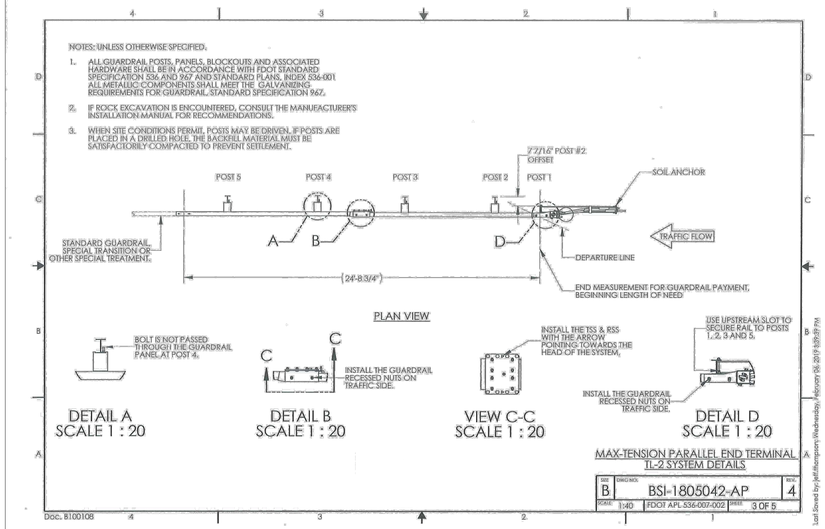

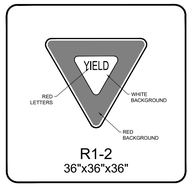

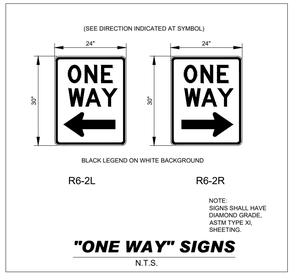

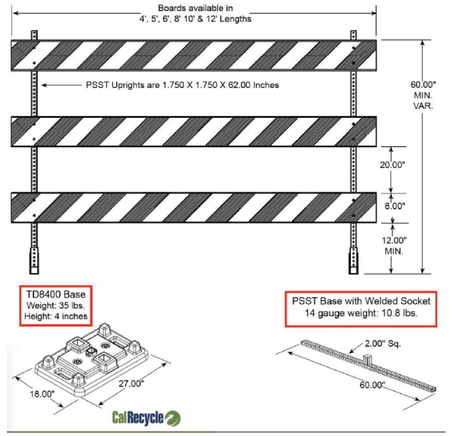

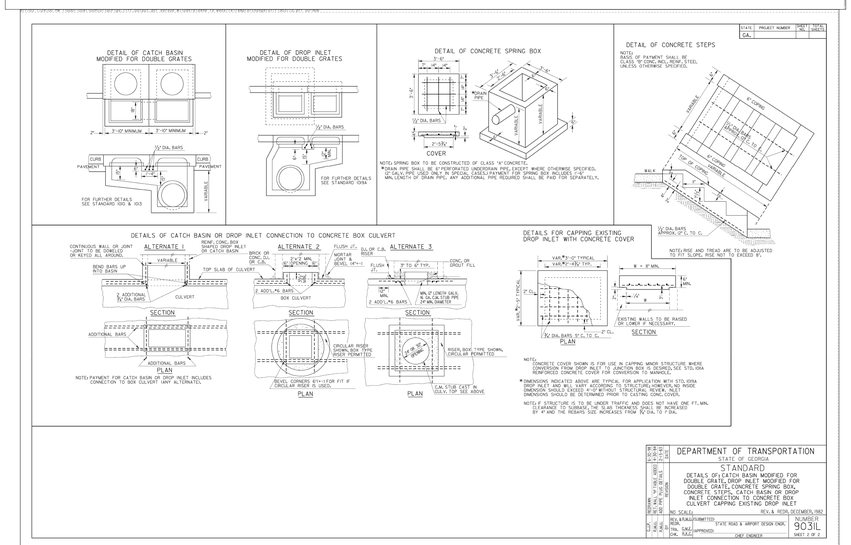

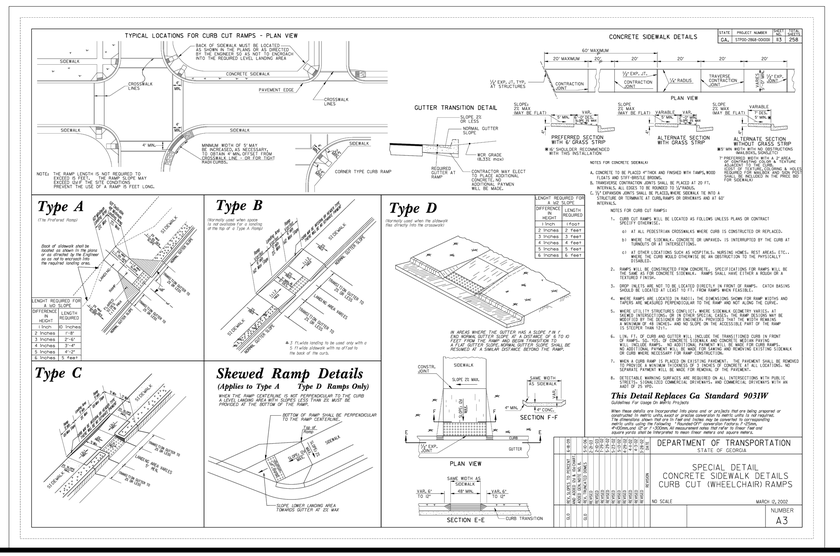

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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 1/1/2026 NATHAN R. FUSS ENGINEER

NO.	REVISION	BY	DATE

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GDOT DETAILS
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C8.4	0
SHEET NO.	REVISION

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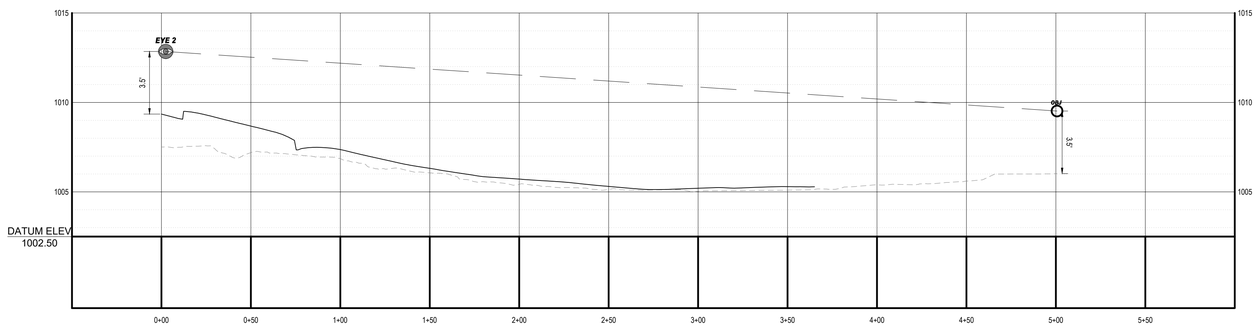


Fairburn Industrial GDOT Intersecting Sight Distance - Cars

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL



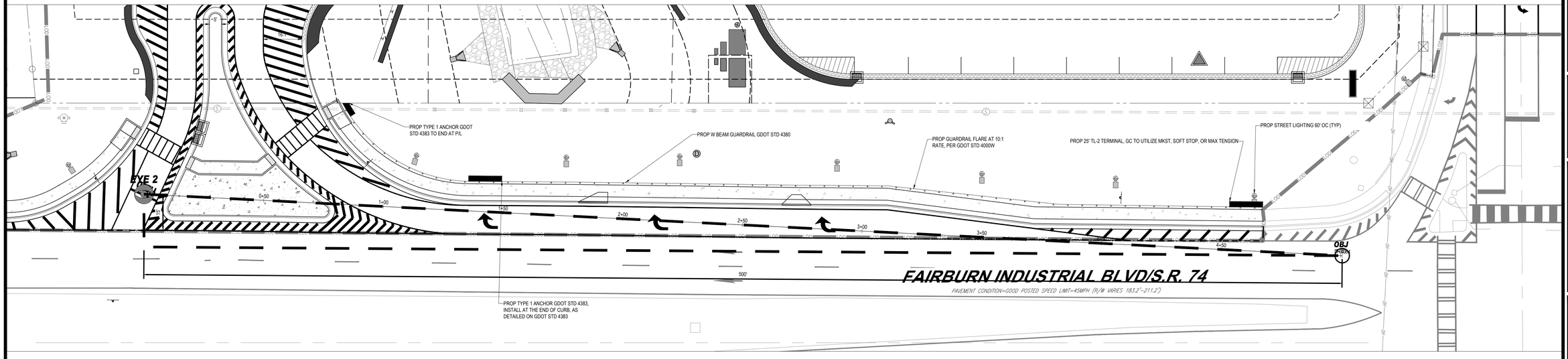
SHEET KEY MAP

SCALE = 1" = 1000'

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF > 500' TO THE LEFT AND > N/A FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT 15 FEET FROM THE TRAVEL LANE AT AN EYE LEVEL OF 3.5 FEET AND LOOKING AT AN OBJECT 3.5 FEET ABOVE THE ROAD CENTERLINE.

SIGNATURE: Nathan Fuss DATE: 7/2/2026





20 10 5 0 20
1"= 20'

NO.	REVISION	BY	DATE

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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 7/2/2026 ENGINEER NATHAN R. FUSS

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GDOT SIGHT DISTANCE PLAN - CARS

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C8.5	0
SHEET NO.	REVISION

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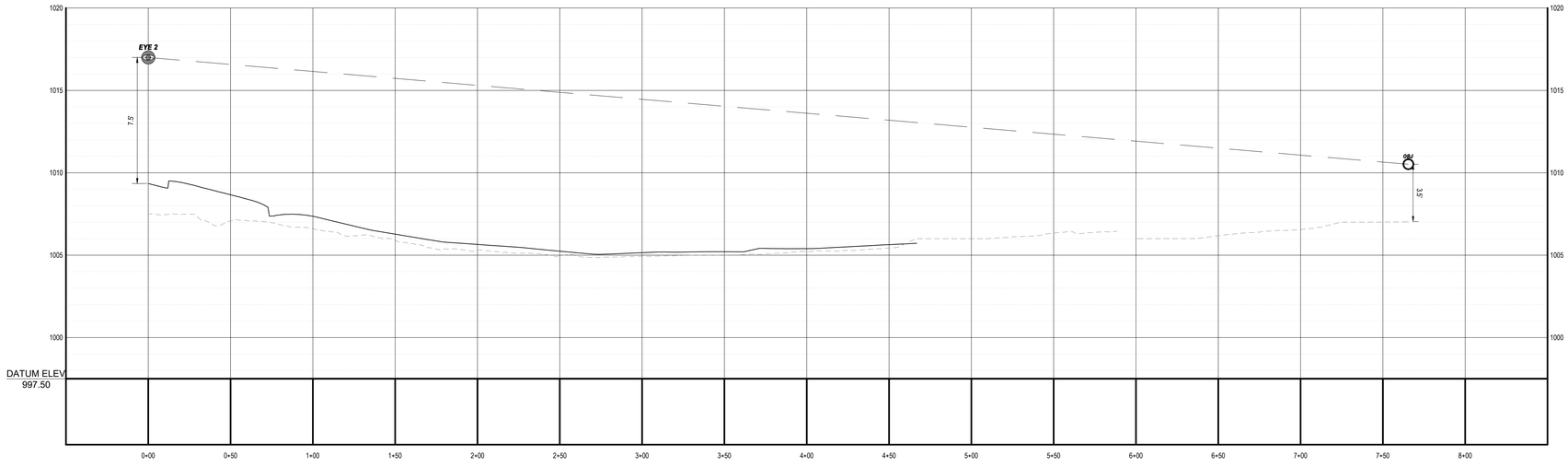


FAIRBURN INDUSTRIAL INTERSECTING SIGHT DISTANCE - TRUCKS

SCALE: 1"= 30 ' HORIZONTAL
1"= 3 ' VERTICAL

CASE B1 (RIGHT TURN FROM STOP LOOKING LEFT)

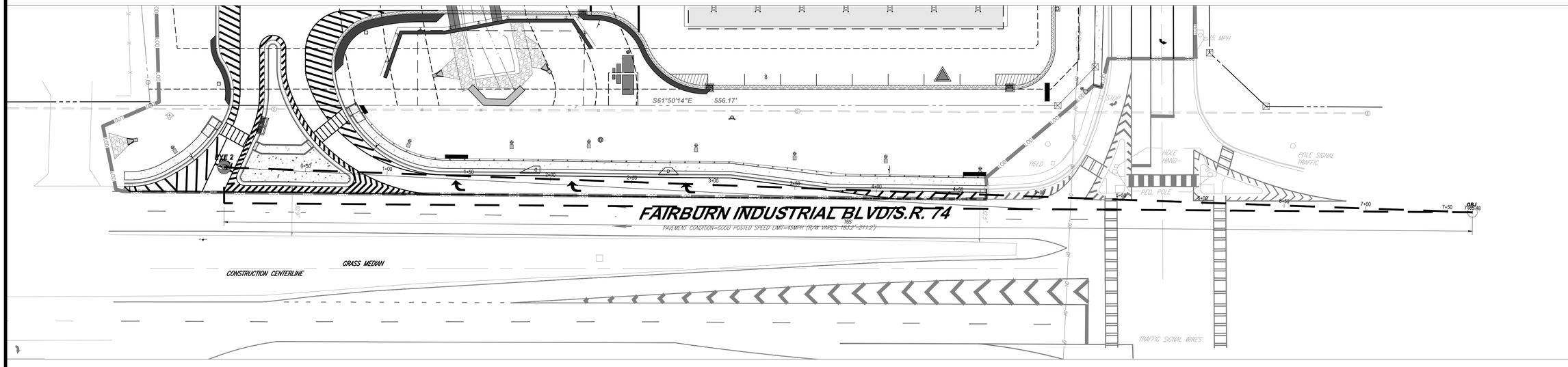
Tg (COMBINATION TRUCK): 11.5 sec
ISD (Truck) 1.47*(65 MPH)*(11.5 sec) = 760.73' = 765' (Design)



SHEET KEY MAP
SCALE = 1" = 1000'

SIGHT DISTANCE CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF > 765' TO THE LEFT AND > N/A FEET TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT 15 FEET FROM THE TRAVEL LANE AT AN EYE LEVEL OF 7.5 FEET AND LOOKING AT AN OBJECT 3.5 FEET ABOVE THE ROAD CENTERLINE.

SIGNATURE: Nathan Fuss DATE: 7/2/2026





30 15 7.5 0 30
1"= 30'

NO.	REVISION	BY	DATE

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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 7/2/2026 ENGINEER NATHAN R. FUSS

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GDOT SIGHT DISTANCE PLAN - TRUCKS

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C8.6	0
SHEET NO.	REVISION

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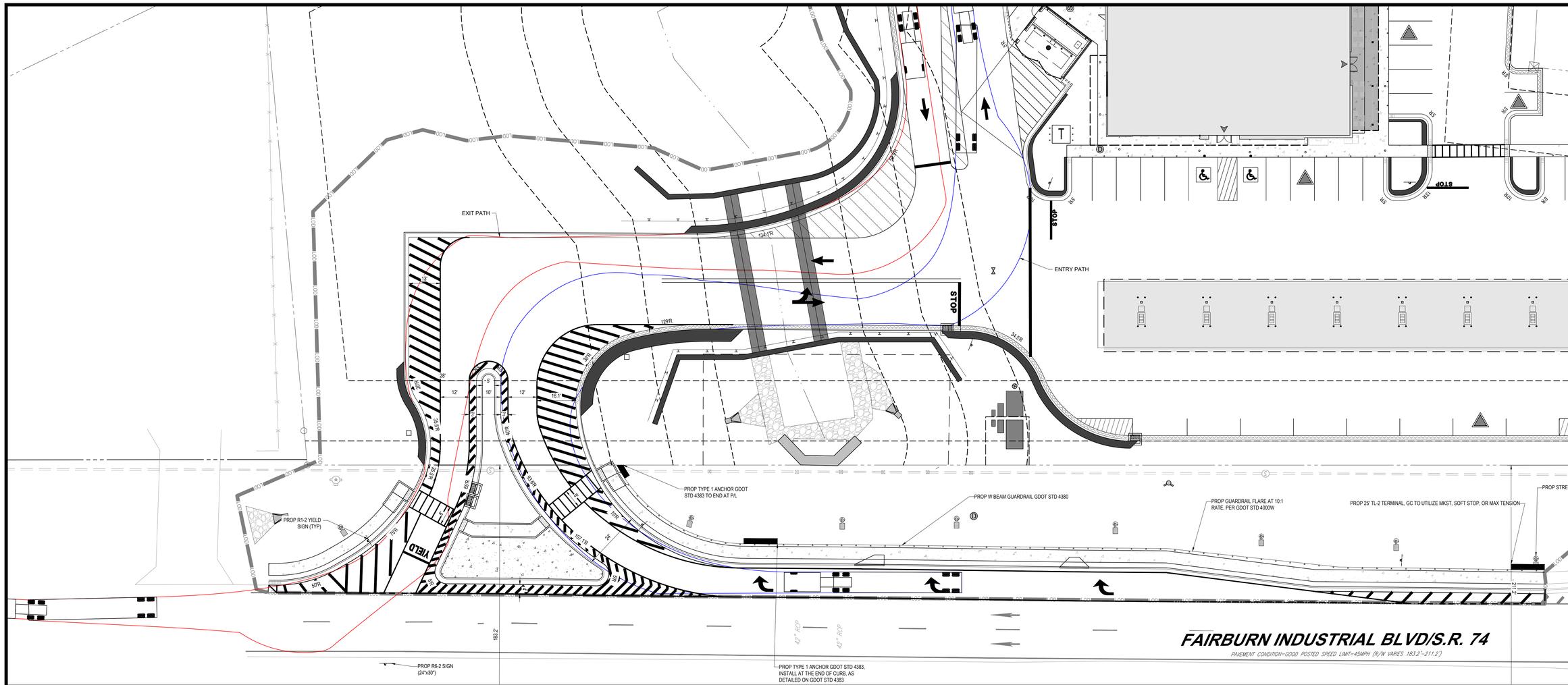

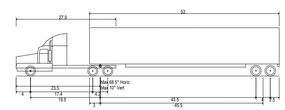

WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



20 10 5 0 20
1"= 20'

NO.	REVISION	BY	DATE

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
Nathan Fuss
No. PE046694
7/2/2026
NATHAN R. FUSS

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GDOT TRUCK TURN PLAN

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C8.7	0
SHEET NO.	REVISION

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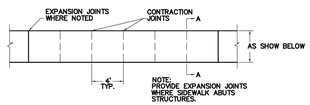
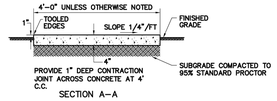
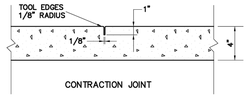


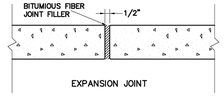
PLAN VIEW



SECTION A–A



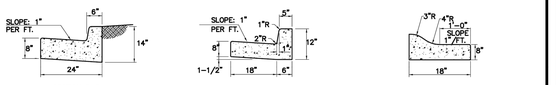
CONTRACTION JOINT



EXPANSION JOINT

CITY OF FAIRBURN, GEORGIA
TYPICAL SIDEWALK DETAIL

DATE: 10/11/07
DETAIL NO. R005



SECTION B–B
24" VERTICAL CURB AND GUTTER
(COMMERCIAL AND INDUSTRIAL)

SECTION B–B
18" VERTICAL CURB AND GUTTER
(RESIDENTIAL)

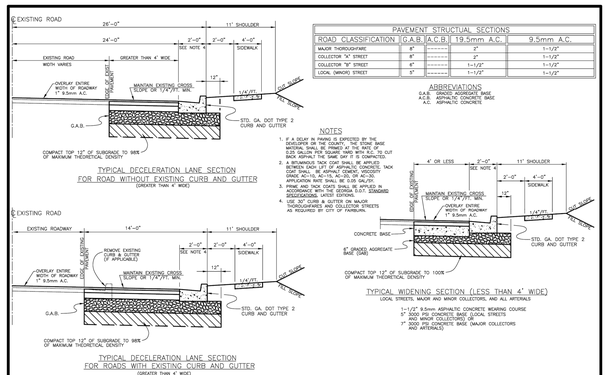
SECTION A–A
ROLLED TYPE CURB AND GUTTER
(RESIDENTIAL)

NOTES:

1. EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS.
2. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS = 250'.
3. CONCRETE SHALL BE CLASS A 3000 PSI.

CITY OF FAIRBURN, GEORGIA
CURB & GUTTER

DATE: 08/28/07
DETAIL NO. R008



CITY OF FAIRBURN, GEORGIA
ROADWAY WIDENING SECTIONS

DATE: 01/05/05
DETAIL NO. R012

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GEORGIA
REGISTERED
Nathan Fuss
No. PE046694
PROFESSIONAL
7/1/2026
ENGINEER
NATHAN R. FUSS

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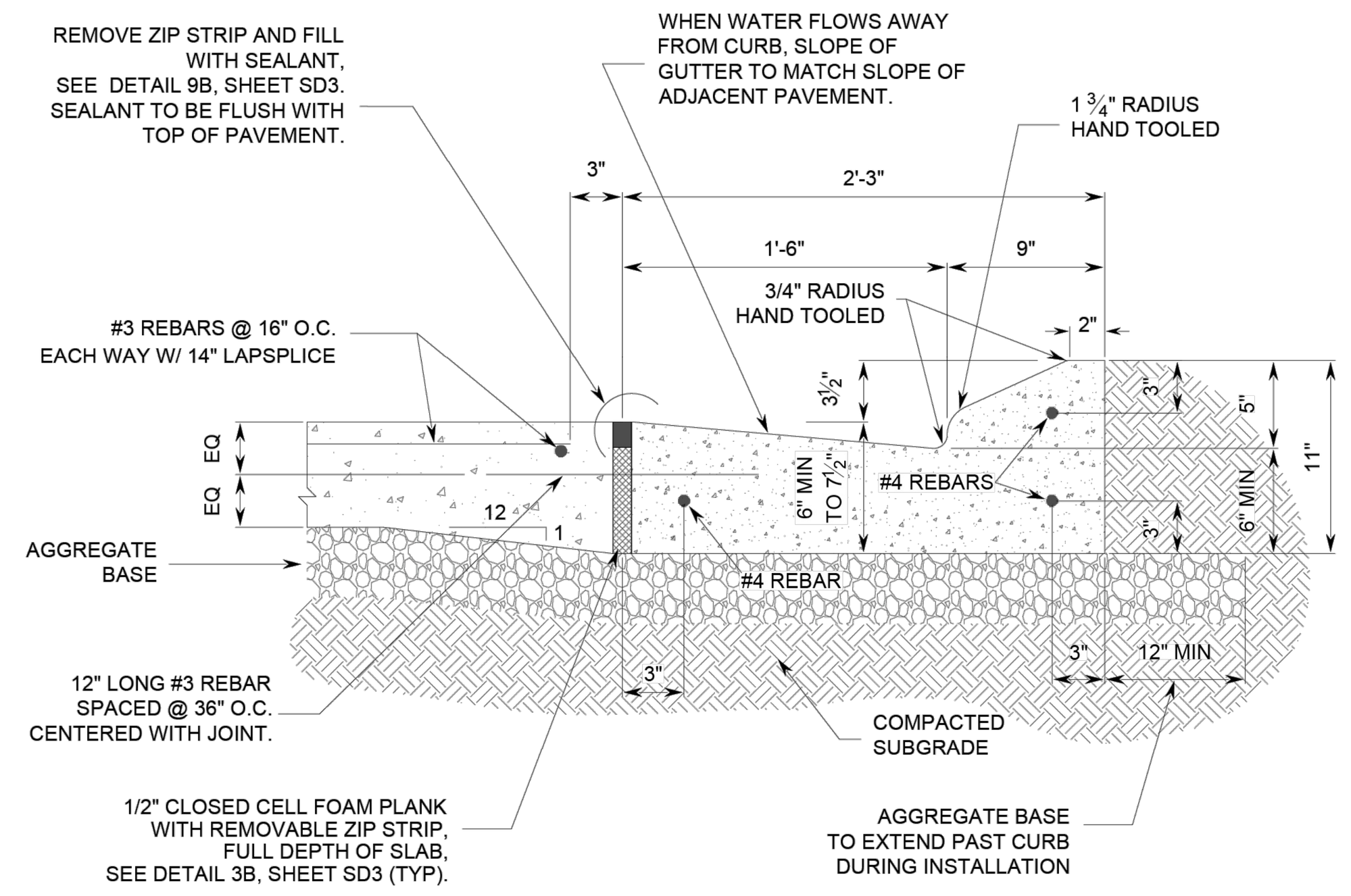
CITY OF FAIRBURN DETAILS

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

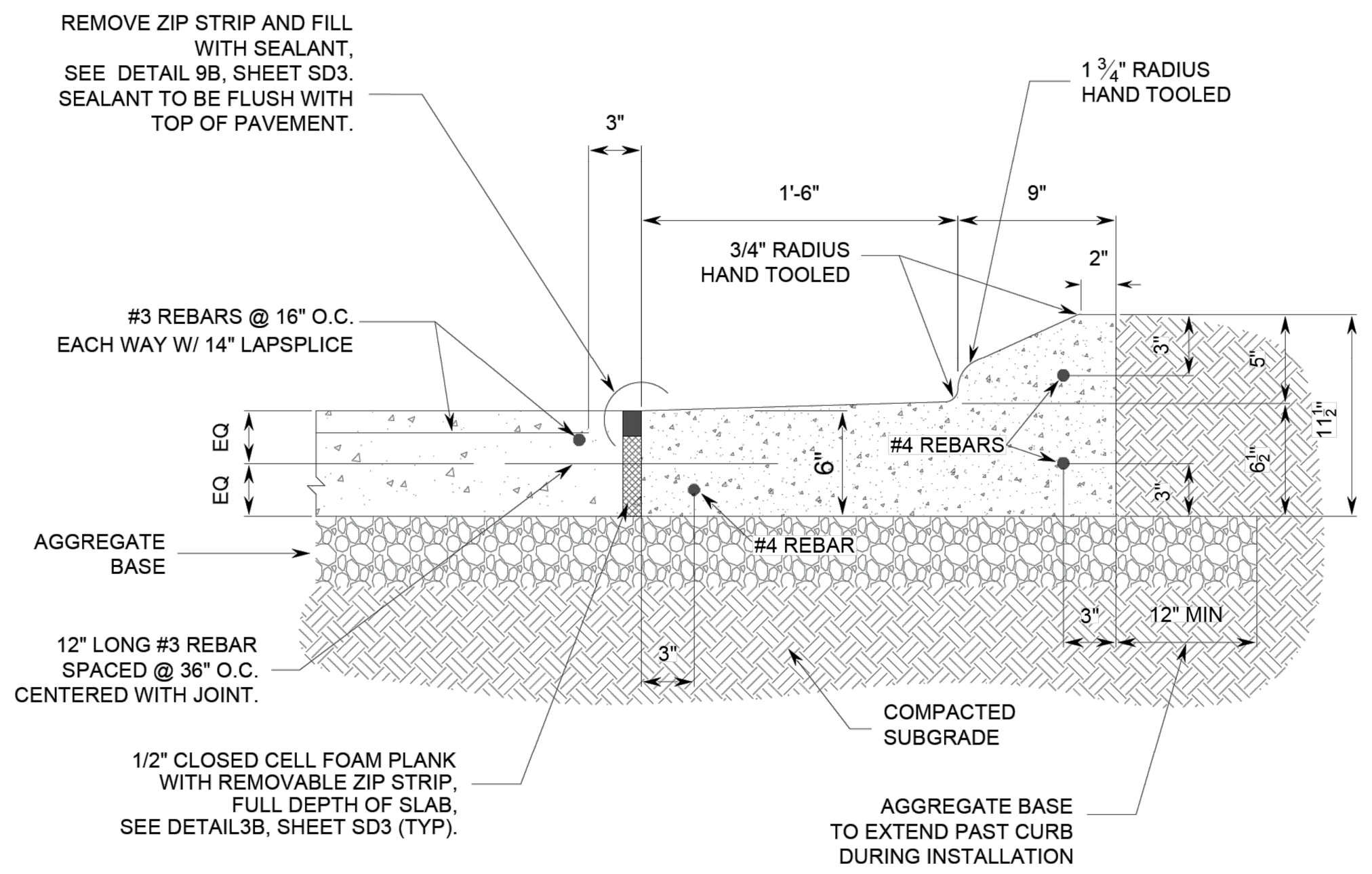
DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C9	0
SHEET NO.	REVISION



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

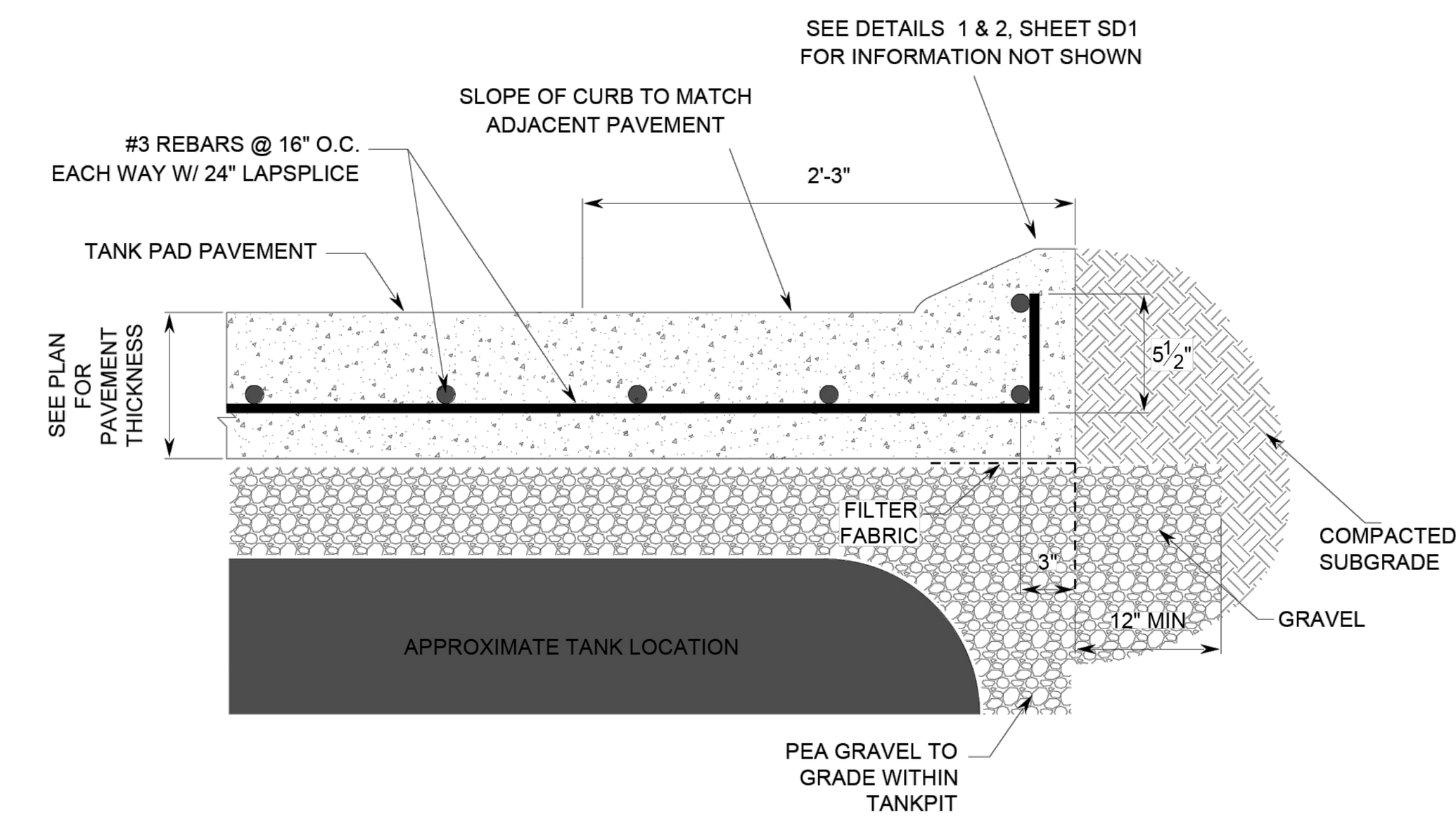
1 SD1 ROLLOVER CURB (CATCH) @ CONCRETE SLAB
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

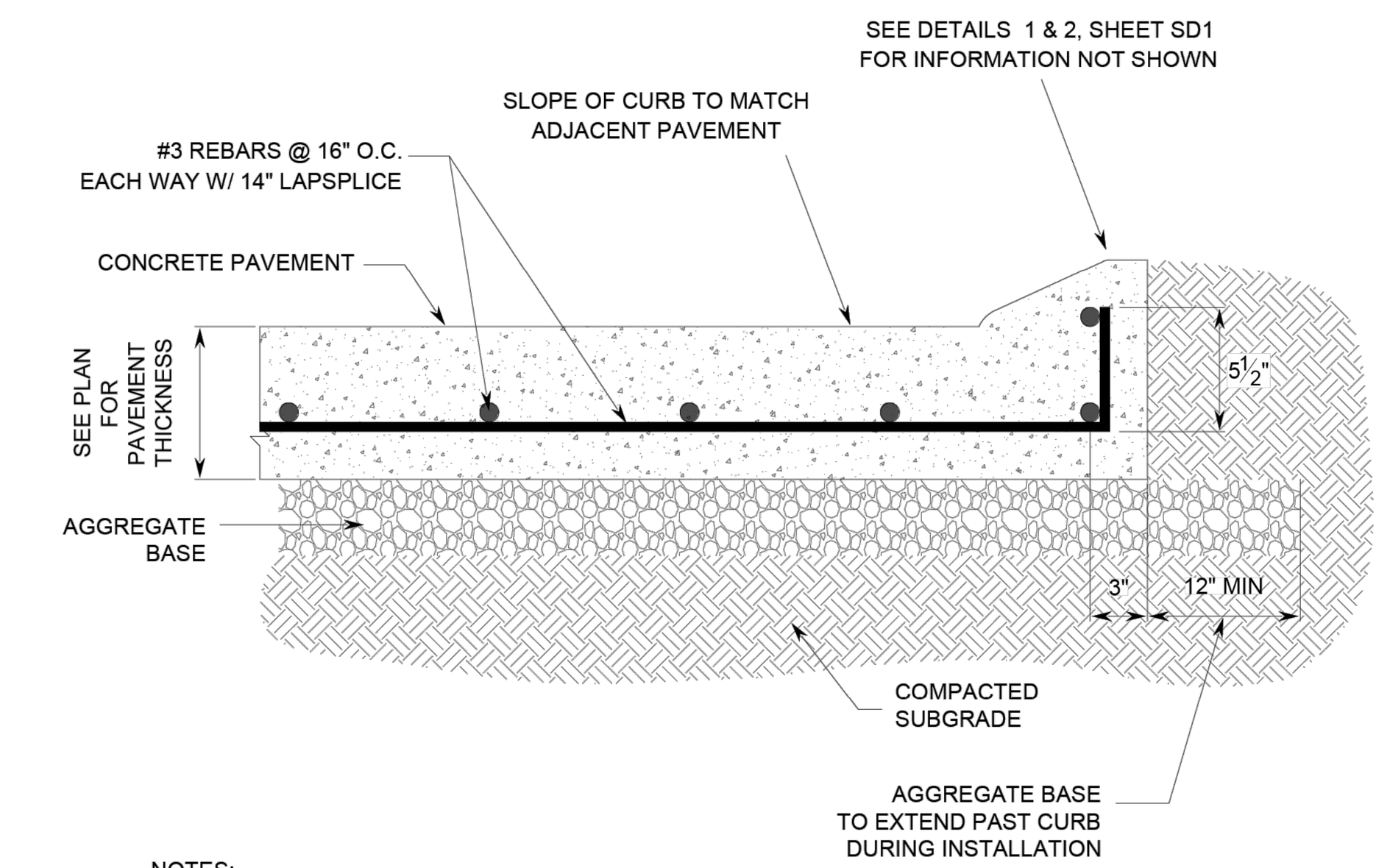
2 SD1 ROLLOVER CURB (SHED) @ CONCRETE SLAB
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

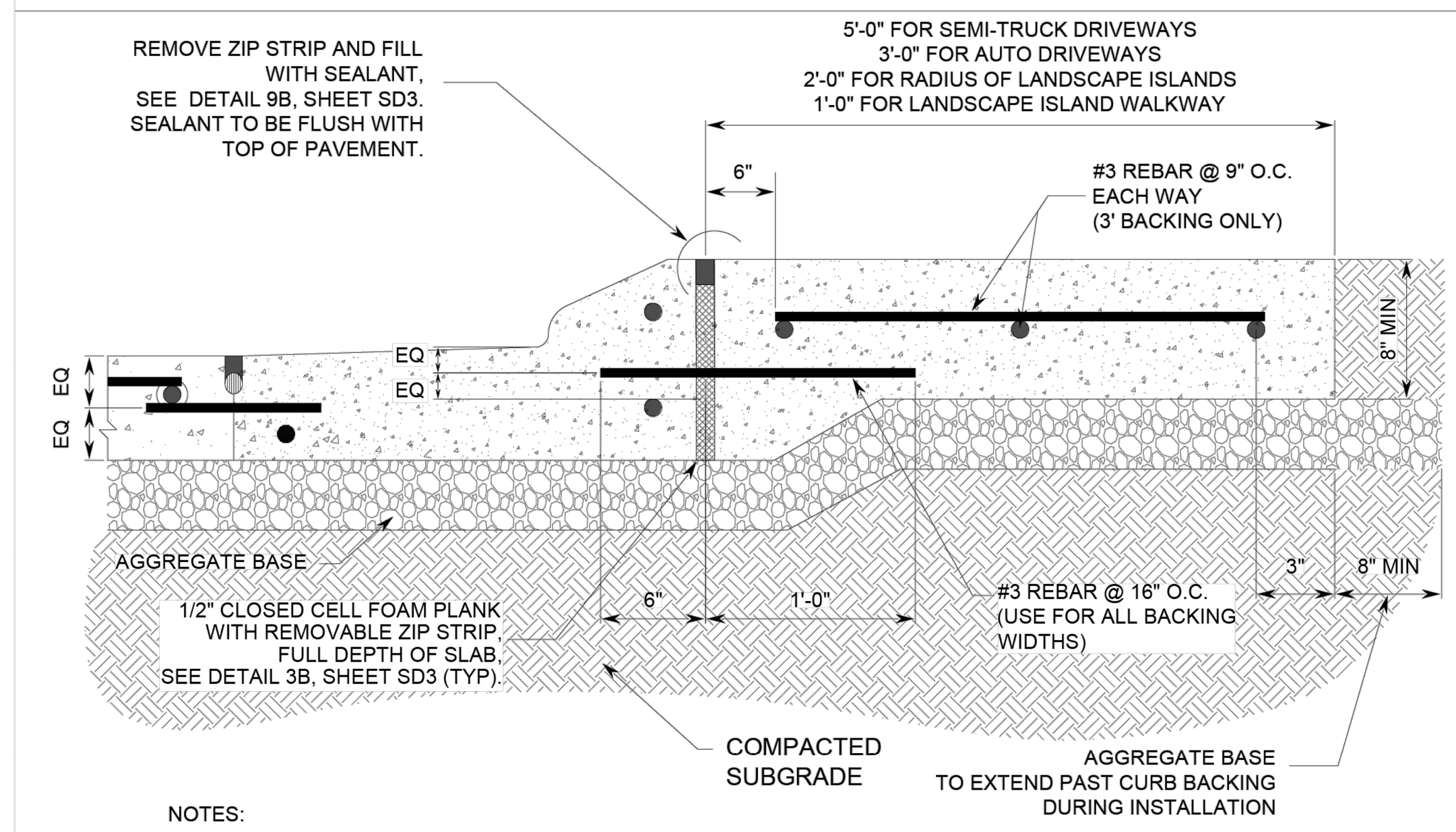
3 SD1 ROLLOVER CURB @ TANK AREA
NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

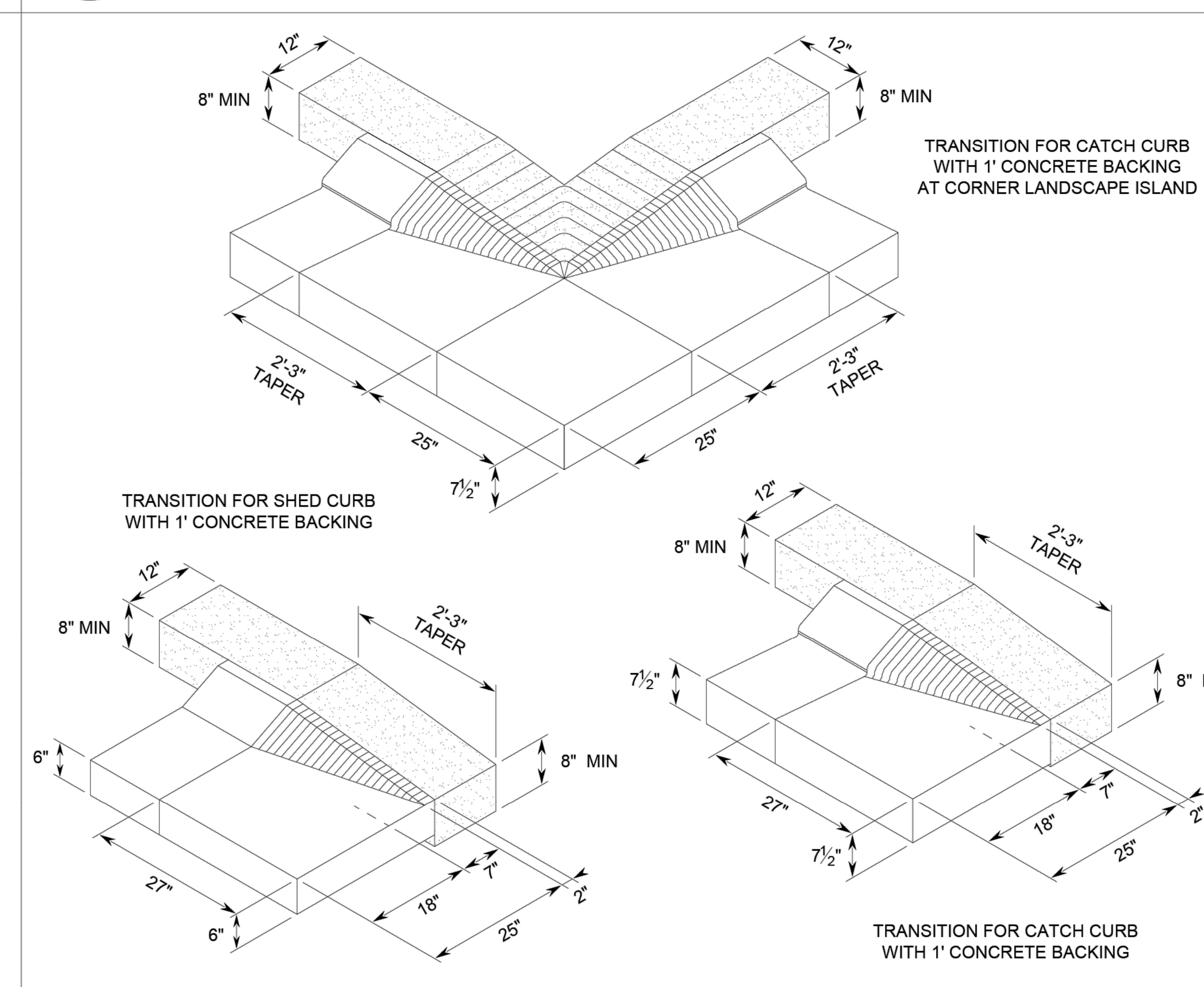
4 SD1 ROLLOVER CURB (MONOLITHIC)
NTS



NOTES:

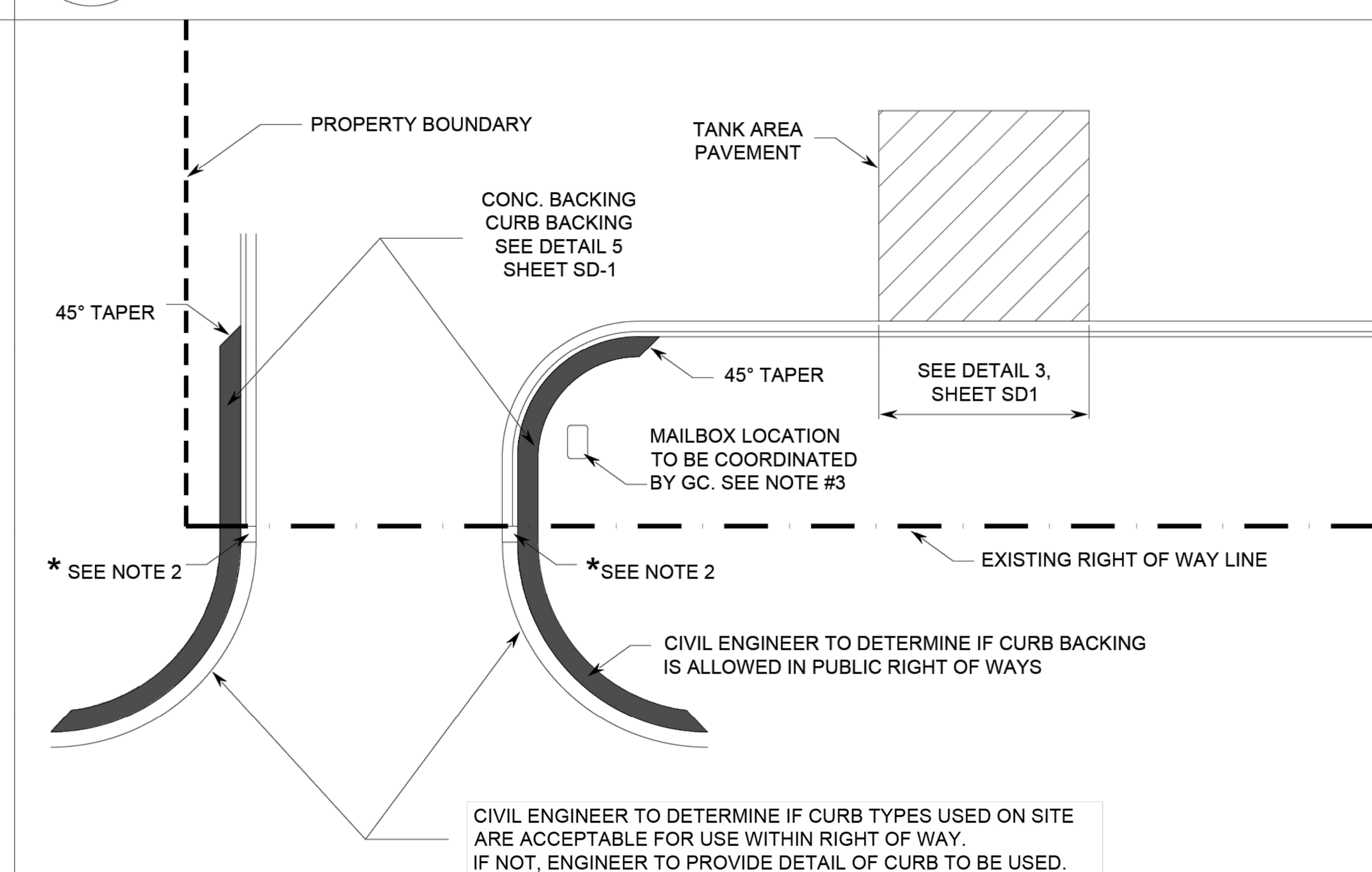
1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OFAGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SEALANT PER DETAIL 3B, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. CURB BACKING WIDTHS:
   A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF DRIVEWAYS AND IS STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O.C. EACH WAY.
   B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF LANDSCAPE ISLANDS WITHIN HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
   C. ONE (1) FOOT BACKING IS TO BE USED AS A PEDESTRIAN WALKWAY WITHIN LANDSCAPE ISLANDS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
5. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

5 SD1 CONCRETE BACKING FOR ON-SITE CURB
NTS



SEE SITE PLAN FOR EXACT LOCATIONS

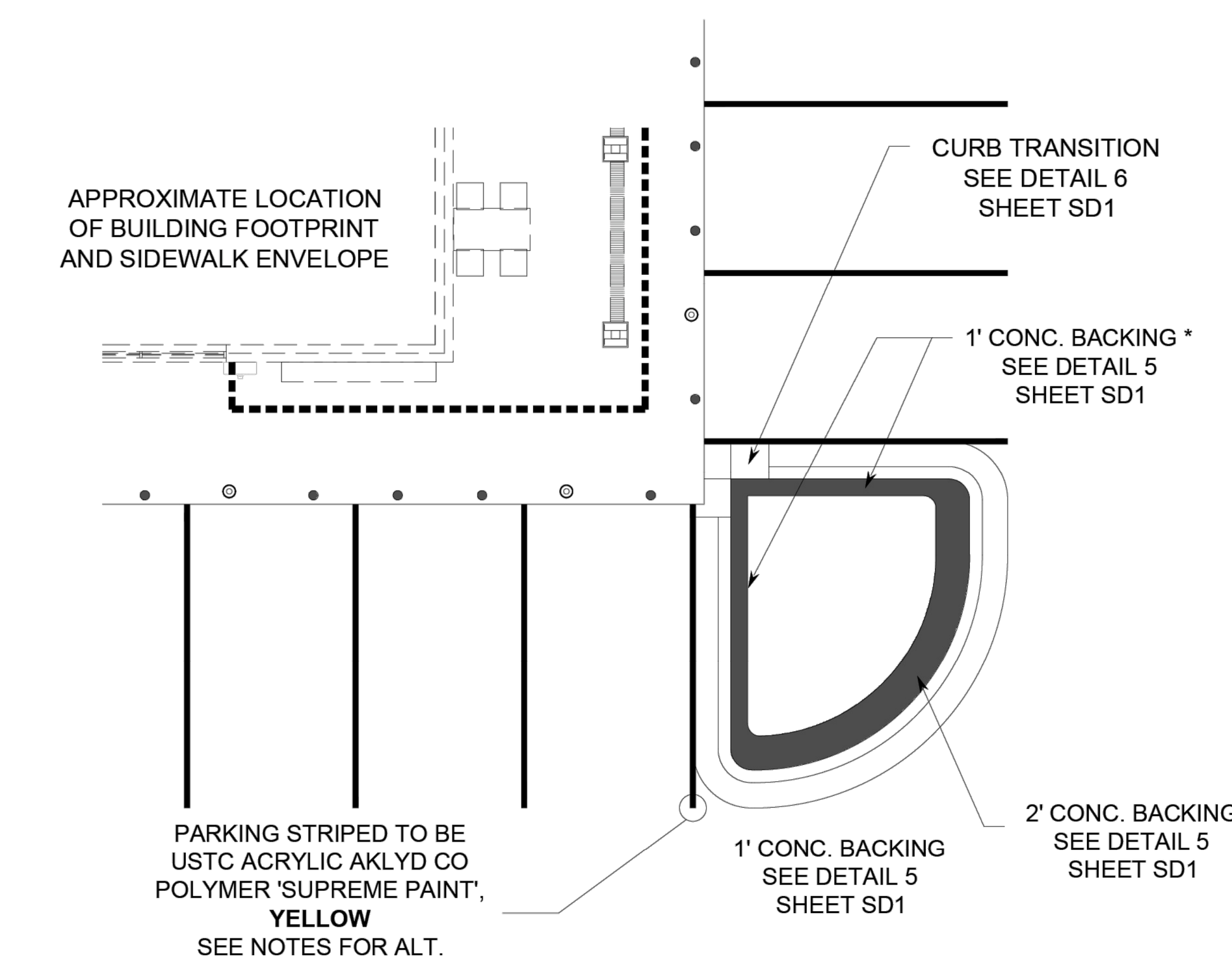
6 SD1 CURB TRANSITION DETAILS
NTS



NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.
3. MAILBOX TO BE PROVIDED BY GC. INSTALL LOCATION TO BE COORDINATED BY GC WITH USPS

7 SD1 CURB LAYOUT PLAN VIEW
NTS

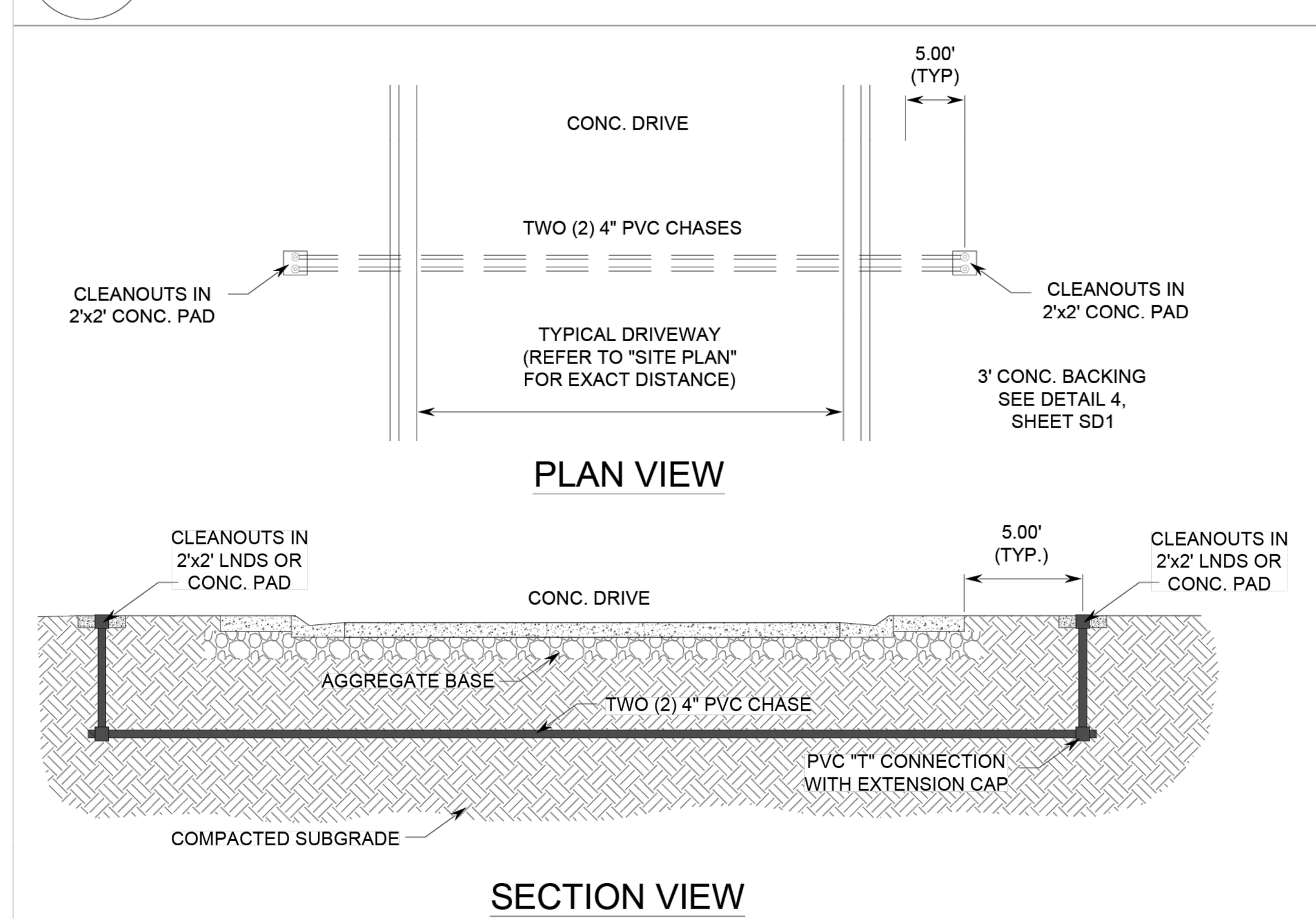


NOTES:

ALTERNATIVE SHERWIN WILLIAMS SETFAST CHLORINATED RUBBER ZONE MARKING PAINT SPEC. TM5127 LED-FREE. TO BE USED

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. REFER TO SITE PLAN FOR EXACT LOCATIONS.

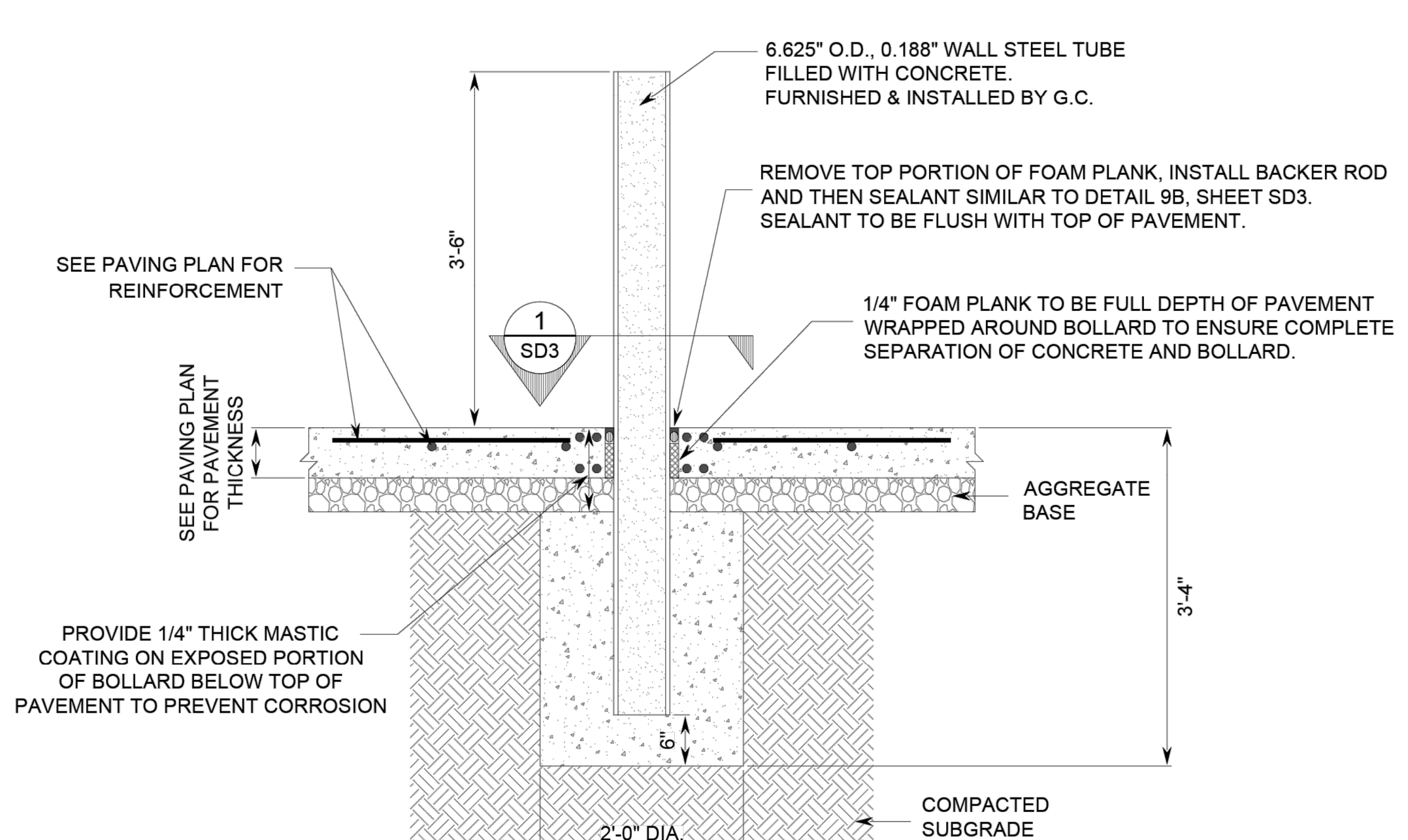
8 SD1 CONCRETE BACKING & AUTO COURT PAINT DETAIL
NTS



NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

9 SD1 PVC CHASE DETAIL
NTS



NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

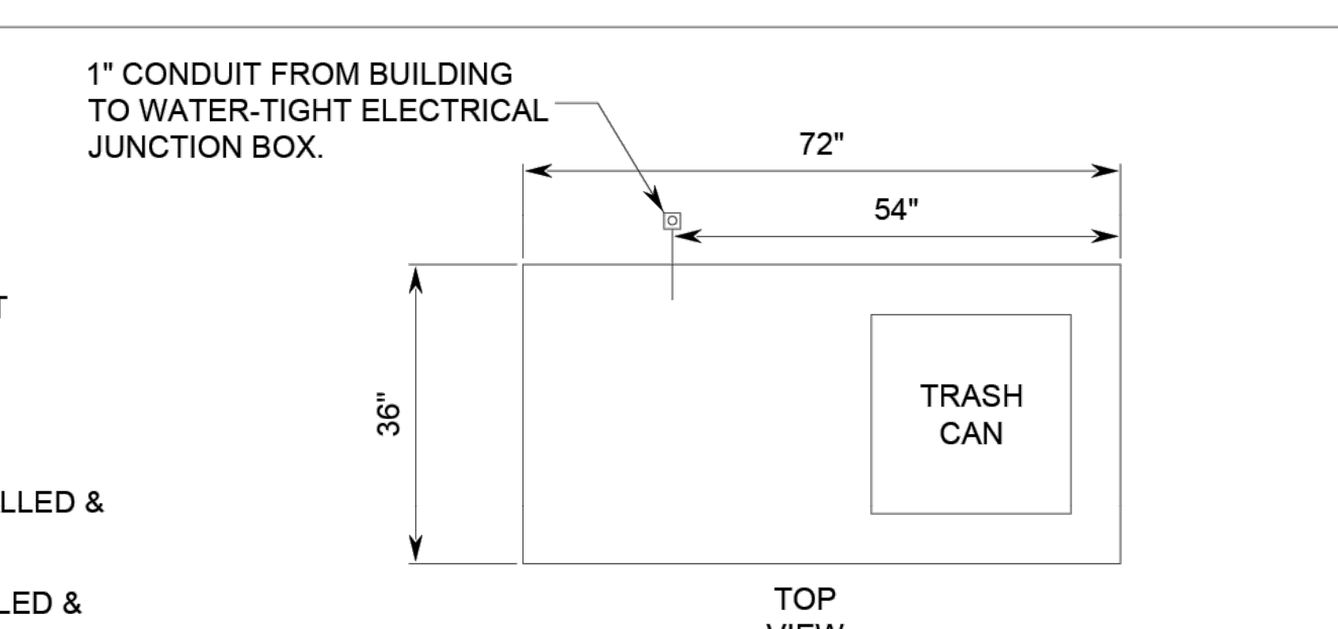
10 SD1 CANOPY BOLLARD DETAIL
NTS

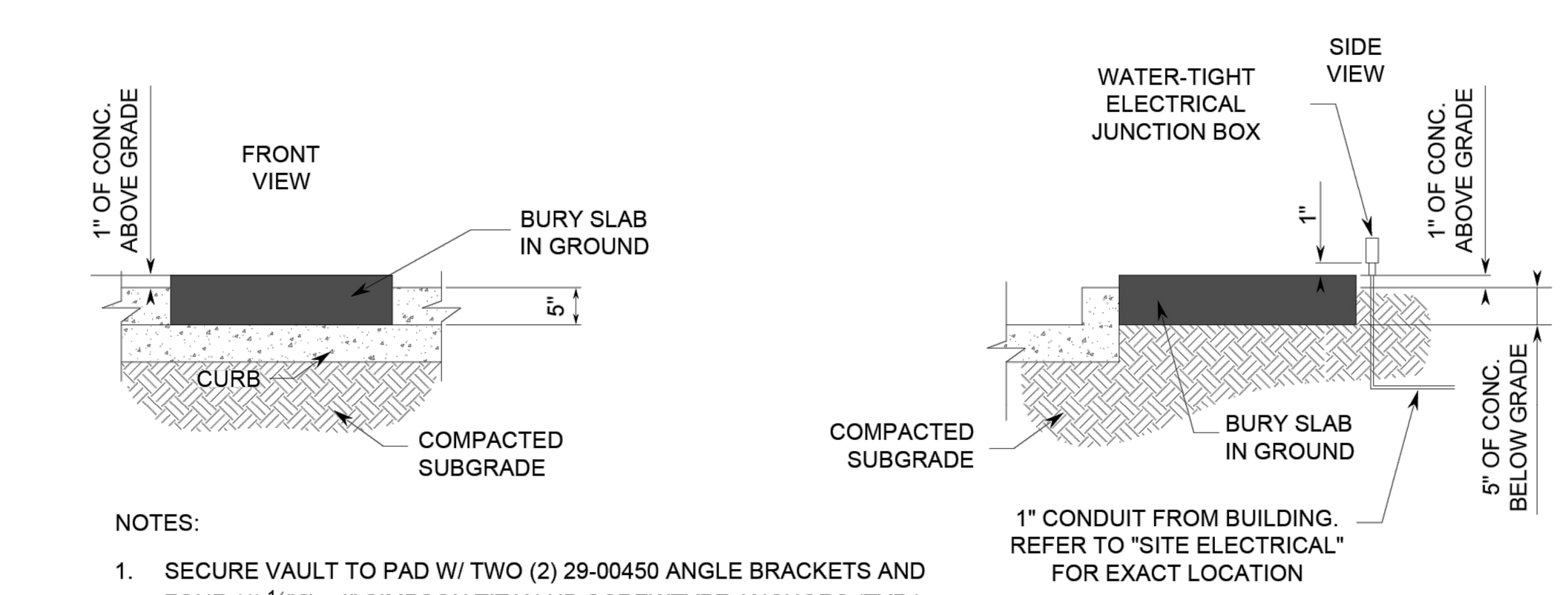
ELECTRICAL REQUIREMENTS:

1. 110V - 20A - CLASS C, WITH GROUND
2. ELECTRICAL STUB TO BE 1" RIGID CONDUIT

INSTALLATION REQUIREMENTS:

1. CONC. SLAB TO BE INSTALLED BY G.C.
2. AIR/VAC STAND (XactAir), PROVIDED, INSTALLED & CONNECTED BY VENDOR.
3. 3/8" MOUNTING STUDS, PROVIDED, INSTALLED & CONNECTED BY VENDOR.

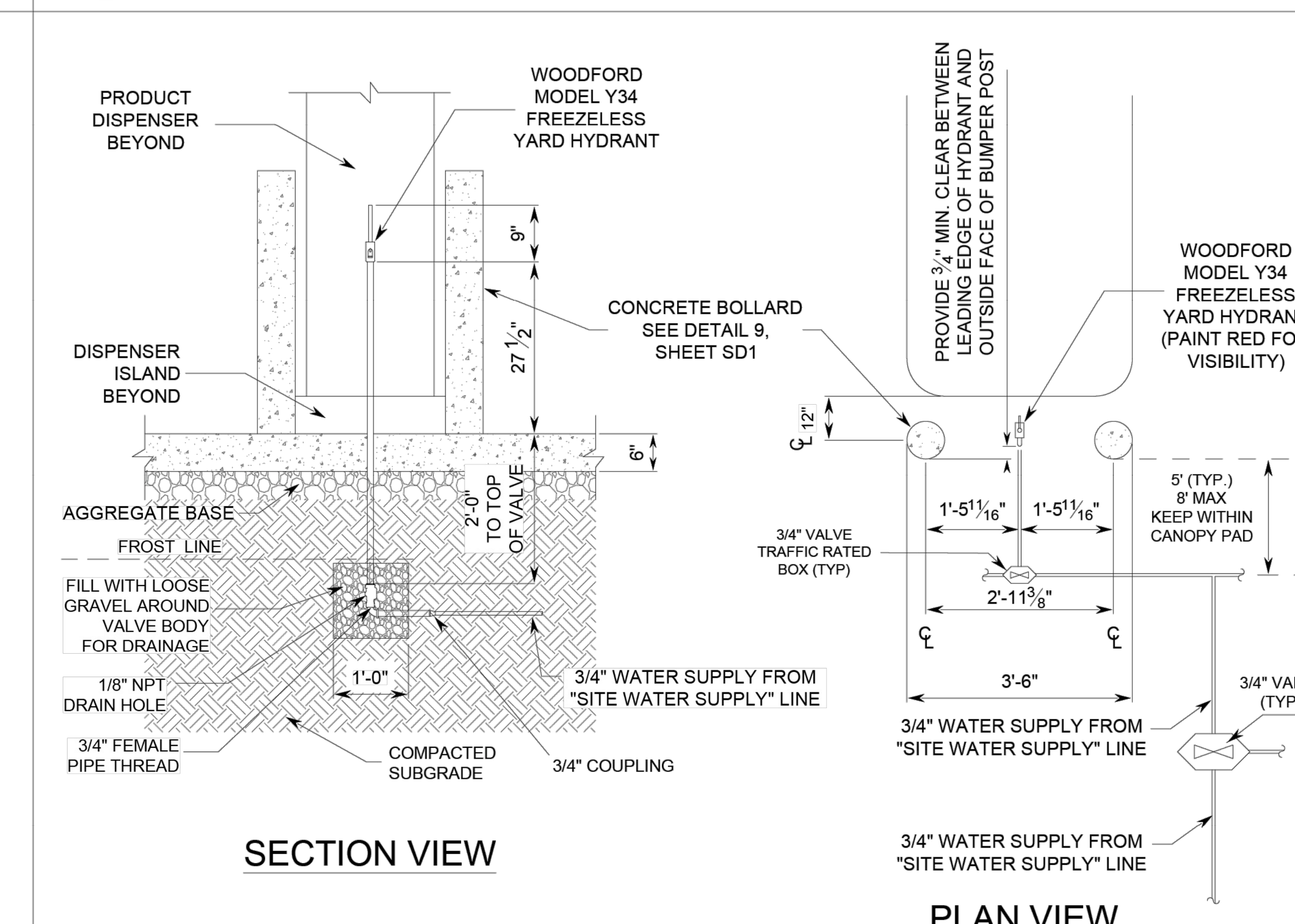




NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) 1/2"Ø x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

11 SD1 AIR/VAC SERVICE DETAIL
NTS



NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

12 SD1 AUTO CANOPY YARD HYDRANT DETAIL
NTS

NO.	REVISION	BY	DATE

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER
Nathan Fuss
No. PE046694
7/2/2026
NATHAN R. FUSS

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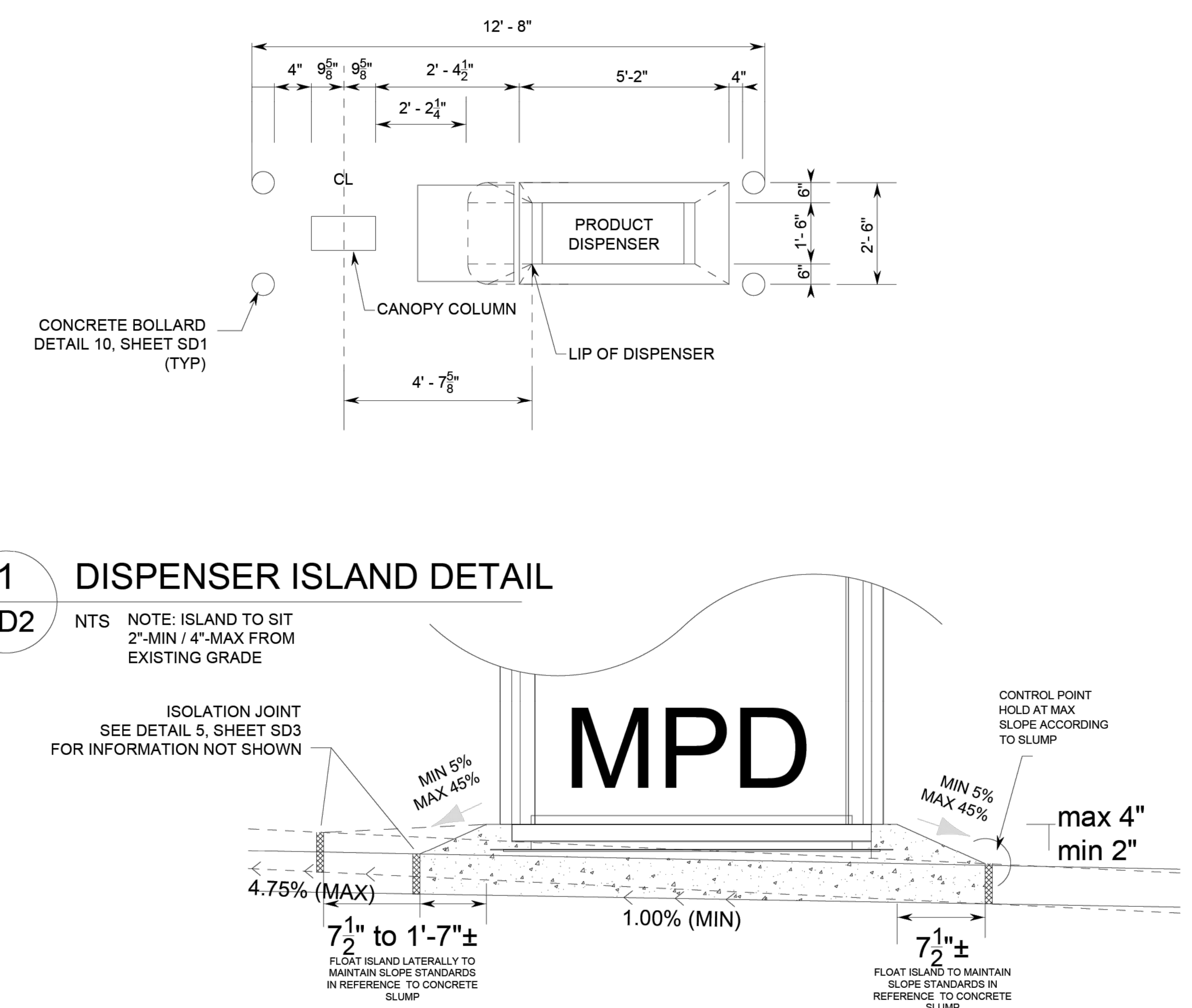
(770) 431-7600

RACETRAC STANDARD DETAILS - 1

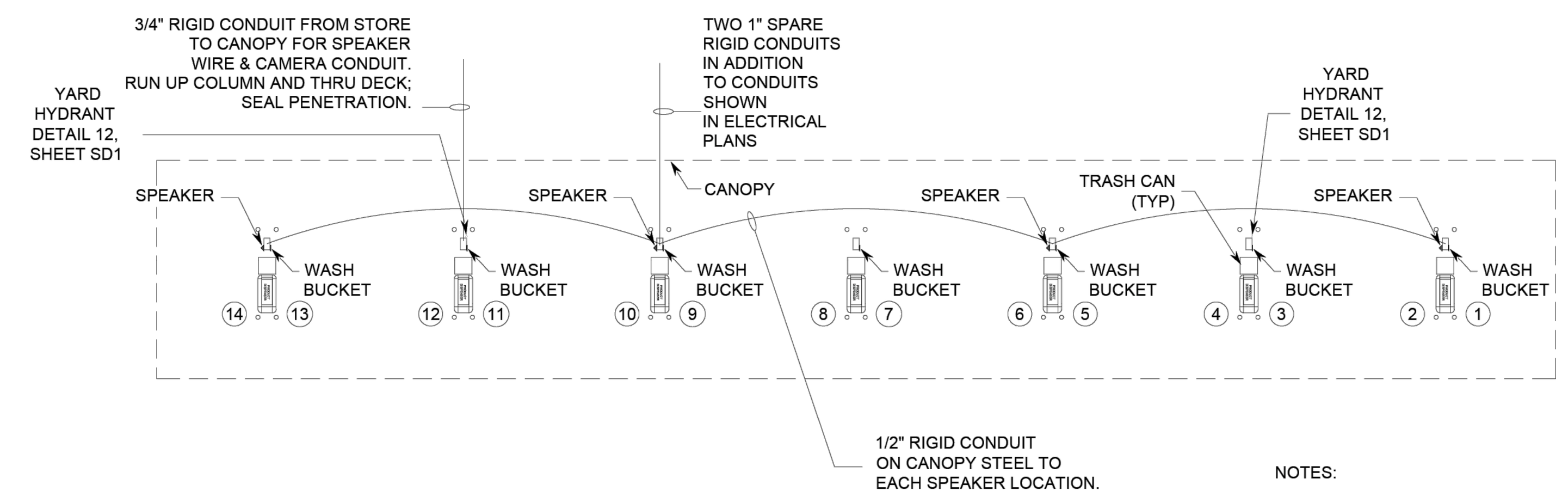
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
SD1	0
SHEET NO.	REVISION



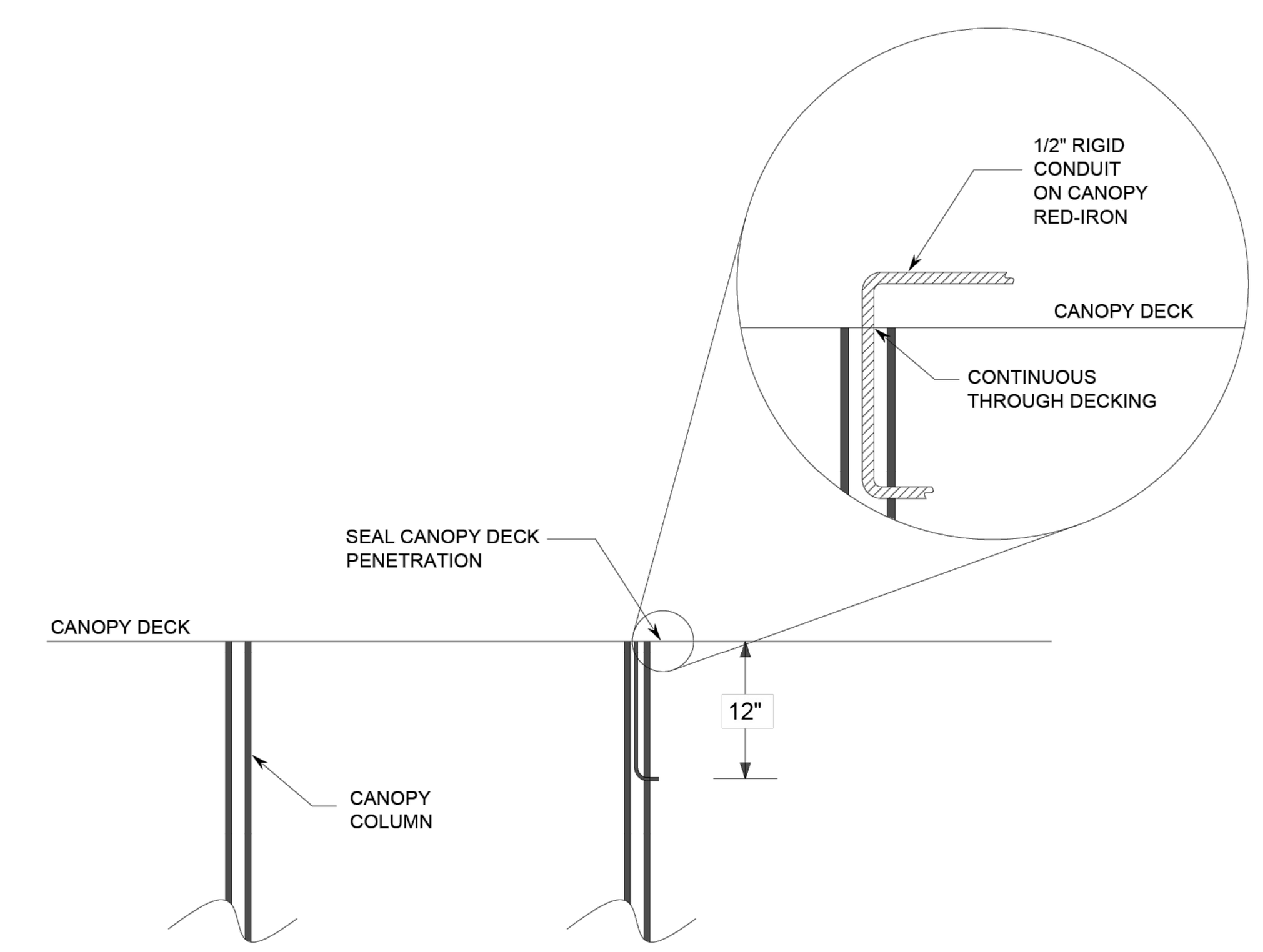
1 / SD2 DISPENSER ISLAND DETAIL
NTS



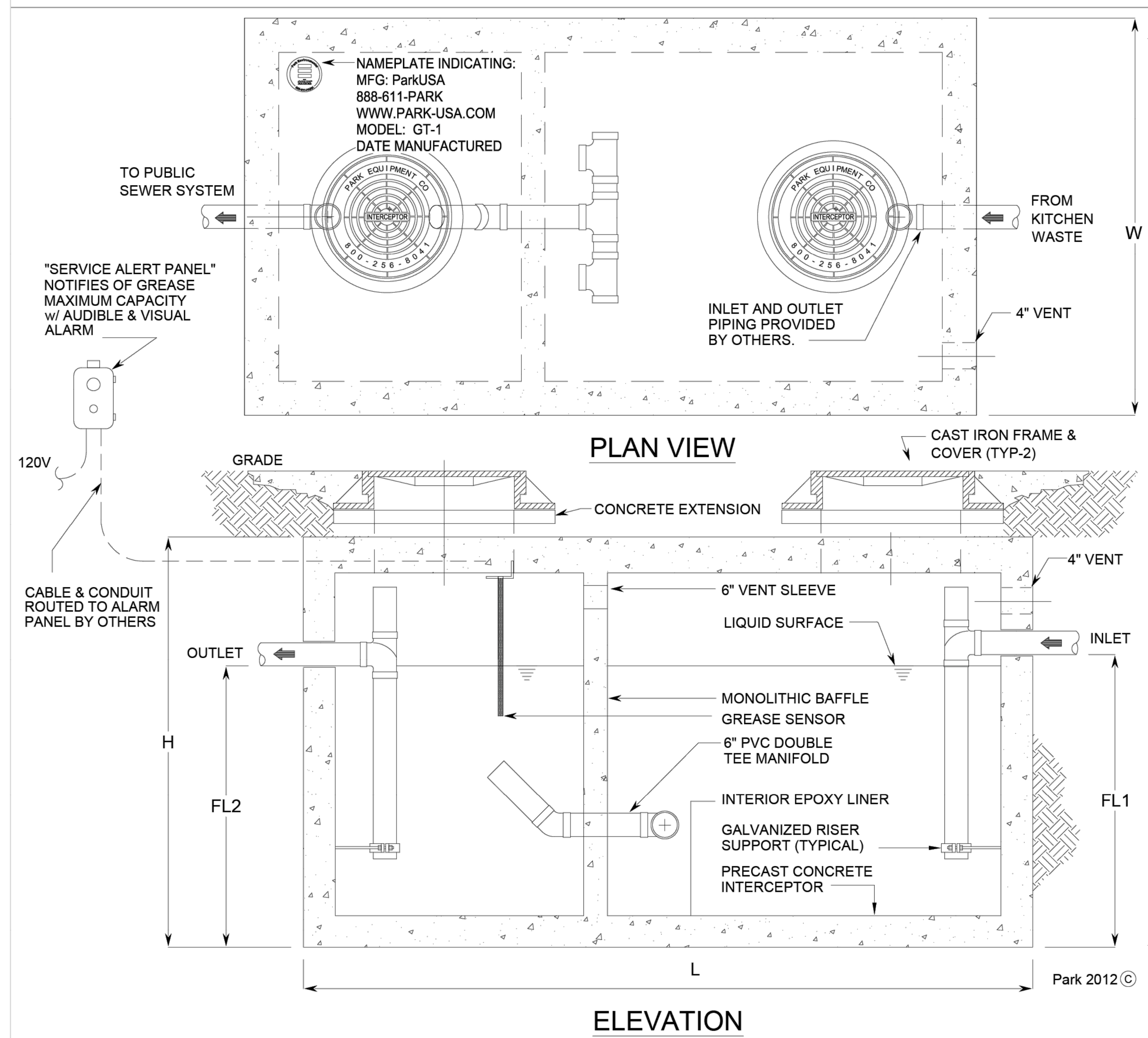
NOTES:

1. ADA PLACARD TO BE POSTED @ ADA ALLOWABLE PUMPS
2. SINGLE ROW OF SEVEN (7) SINGLE COLUMN MPD'S.
3. FOURTEEN (14) FUELING POSITIONS.
4. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.
5. CONDUIT TO BE DRILLED AND RUN THROUGH COLUMN

2 / SD2 CANOPY ACCESSORIES LAYOUT
NTS



3 / SD2 CONDUIT PENETRATION DETAIL
NTS



TYPICAL APPLICATIONS INCLUDE COMMERCIAL AND INDUSTRIAL FOOD SERVICE KITCHENS WHERE EXCESSIVE GREASE MAY INTERFERE WITH THE PROPER DRAINAGE OF THE SEWER SYSTEM. THE GREASE INTERCEPTOR IS GENERALLY BURIED BELOW GRADE FOR GRAVITY FLOW SEWER SYSTEMS. A SAMPLE WELL IS UTILIZED ON THE OUTLET SIDE FOR SAMPLING BY THE LOCAL WATER AUTHORITY.

GREASE INTERCEPTOR SCHEDULE

MODEL NO.	CAPACITY USGAL	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"

OTHER SIZES ARE AVAILABLE. CONTACT RACETRAC FOR MORE INFORMATION.

SPECIFICATIONS:

CONCRETE:

CLASS II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED. SLIDE-IN TYPE IS NOT ACCEPTABLE).

REINFORCEMENTS:

GRADE 60 REINFORCEMENT WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS:

MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA:

THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO REGIONAL PLUMBING CODES RECOMMENDED IN MOST CITIES. CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

SHOP DRAWINGS SHALL INCLUDE COMPLETE STRUCTURAL AND BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.

CONSULT WITH PARK EQUIPMENT COMPANY FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.

ANSI Z1001 · NPCA CERTIFIED PLANT · EPA · AMERICAN SOCIETY OF SANITARY ENGINEERING · ASPE MEMBER · ASTM C-1613

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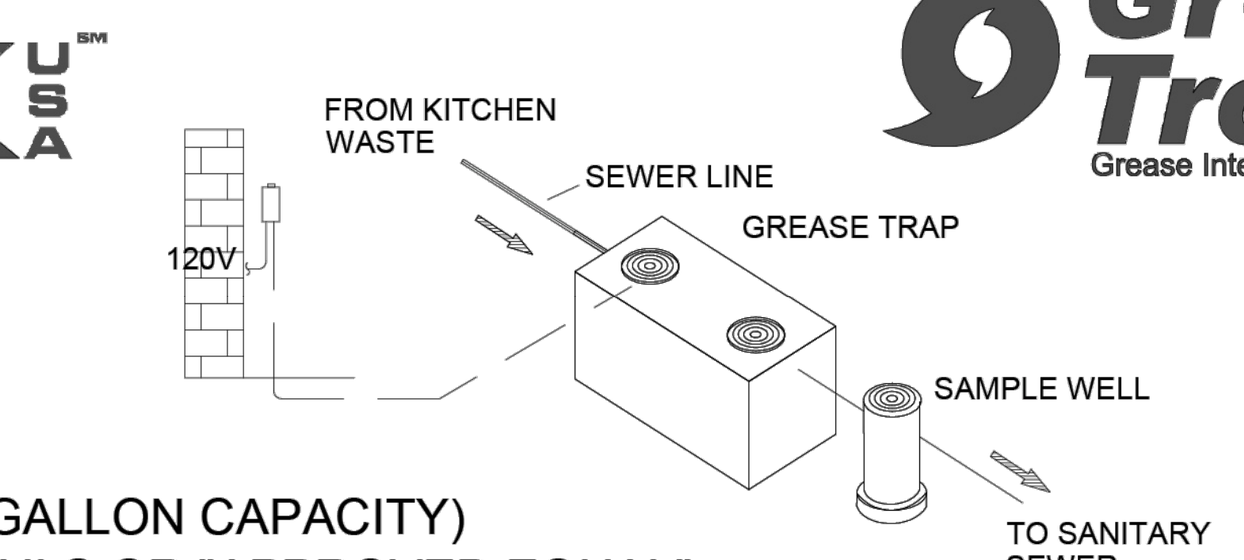
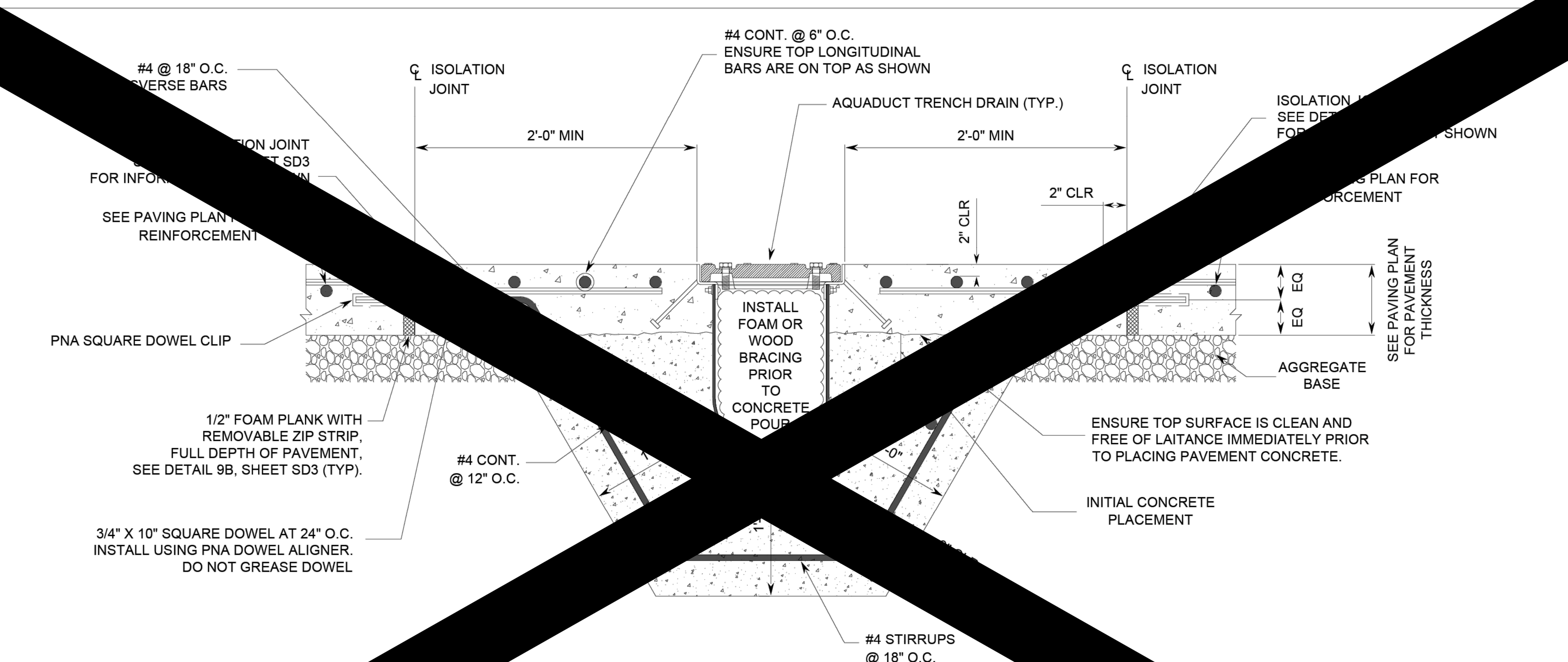


NOTE:

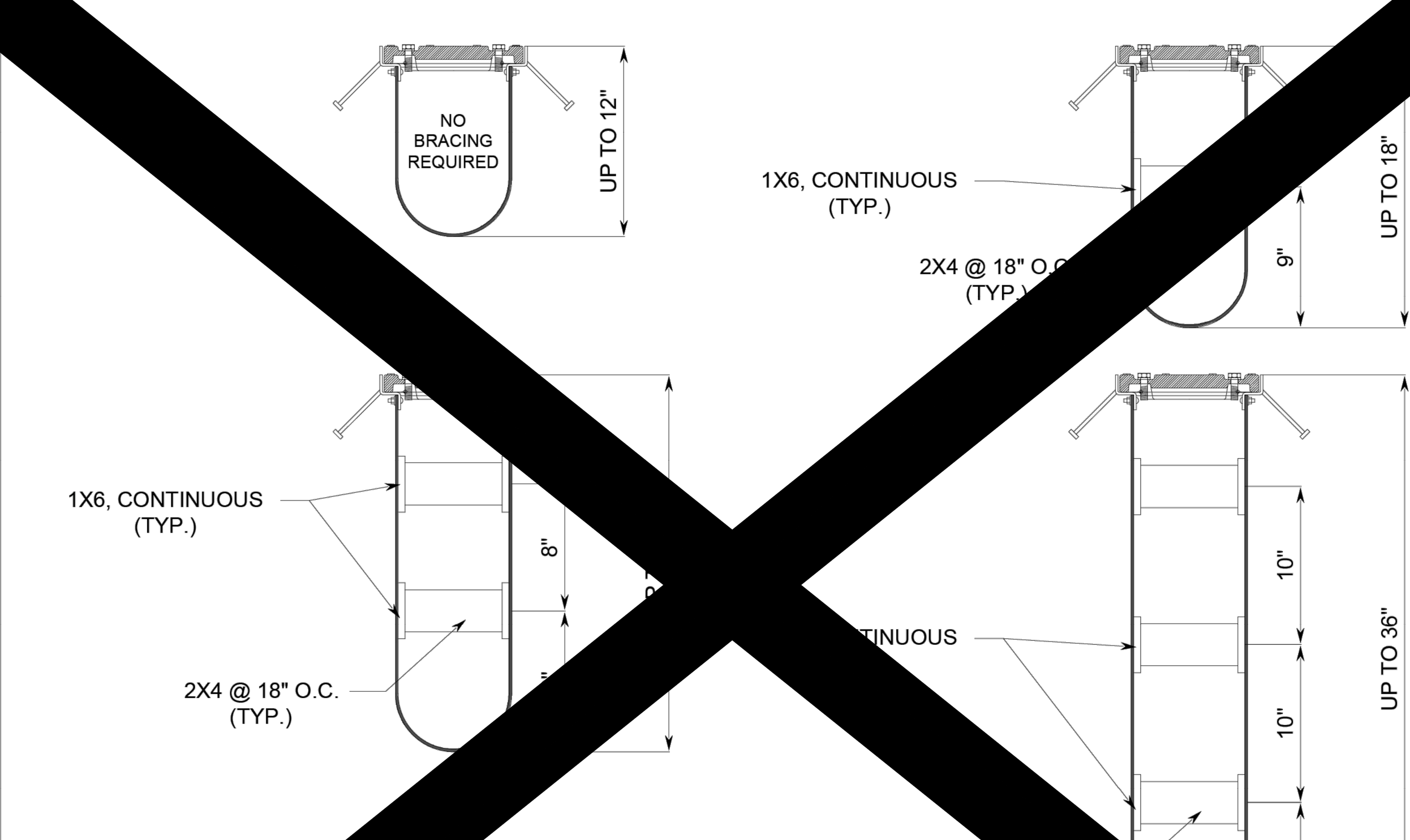
1. ENGINEER OF RECORD APPROVAL REQUIRED FOR "APPROVED EQUAL".

4 / SD2 GREASE TRAP (1500 GALLON CAPACITY) & SAMPLE WELL DETAILS OR "APPROVED EQUAL"
NTS



...ST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DR...
REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATION...
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SI...

5 ...CONCRETE DETAIL FOR AQUADUCT TRENCH DRAIN



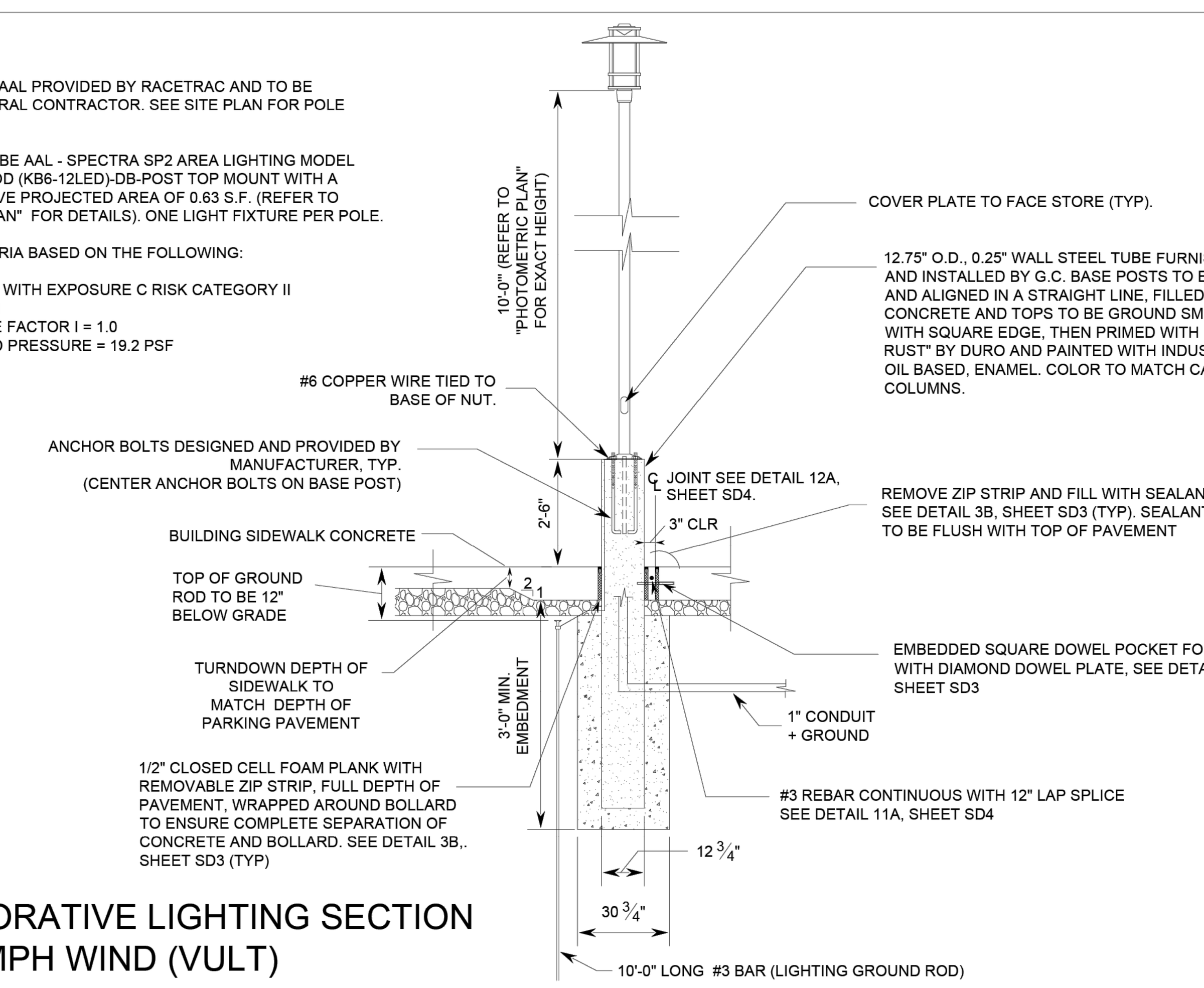
NOTE:

1. FOR T... ...NS OVER 36" IN DEPTH, ADD... ...NAL LEVEL OF BRACING ...DDITIONAL 12" OF DEPTH.

...QUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS
NTS

NOTES:

1. LIGHT POLES TO BE AAL PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE AAL - SPECTRA SP2 AREA LIGHTING MODEL STR-Y4-2050 FCO-MOD (KB6-12LED)-DB-POST TOP MOUNT WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 0.63 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 19.2 PSF

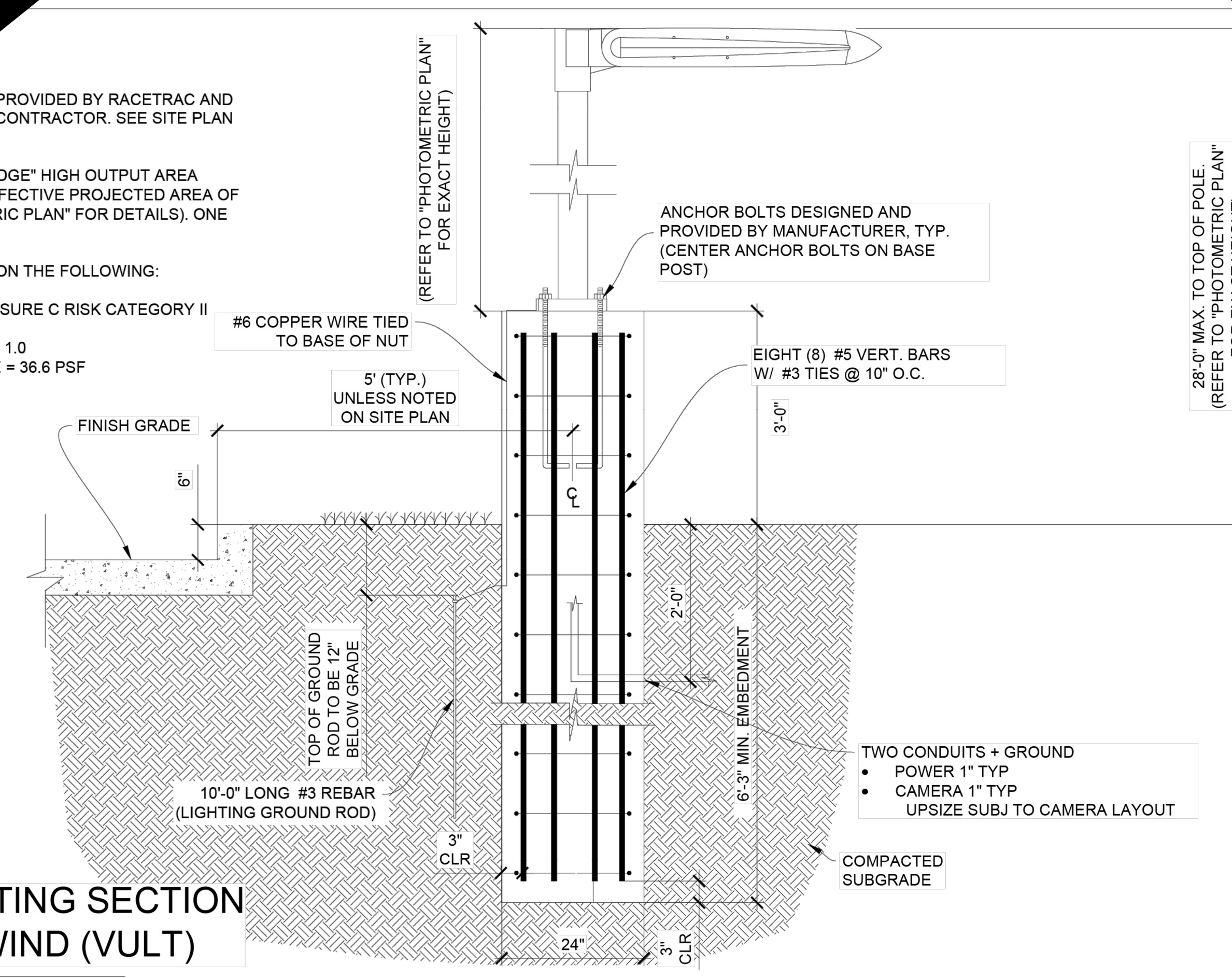


7 / SD2 DECORATIVE LIGHTING SECTION 120 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

NOTES:

1. LIGHT POLES TO BE SPALDING, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE CREE "EDGE" HIGH OUTPUT AREA LUMINAIRE WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 2.0 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 36.6 PSF



8 / SD2 SITE LIGHTING SECTION 120 MPH WIND (VULT)

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
4. CONCRETE ABOVE FINISH GRADE TO BE SMOOTH WITH RUBBED FINISH.
5. CONCRETE LIGHT POLE BASES TO BE PAINTED TO MATCH BOLLARD.

NO.	REVISION	BY	DATE

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211 PERIMETER CENTER PKWY NE, SUITE 425
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GA@BohlerEng.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE046694 Nathan Fuss 7/2/2026 NATHAN R. FUSS

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(770) 431-7600

RACETRAC STANDARD DETAILS - 2
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
SD2	0
SHEET NO.	REVISION

GENERAL CONCRETE PAVEMENT NOTES

1. REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
2. INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
3. ENSURE STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURERS / VENDORS PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

PAVEMENT SUBGRADE AND BASE NOTES

1. ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOFT AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
2. ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF ROLLING TO BE DONE BY A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR OTHER EQUIVALENTLY WHEELED VEHICLE ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT AREAS THAT DEPRESS DEEPER THAN 1/2 INCH AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. **** DO NOT** PROOF-ROLL ON TOP OF OR WITHIN 5 FEET OF THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.
   - A. IF APPLICABLE, THIS PROCESS SHOULD BE IMPLEMENTED AFTER COMPLETION OF THE ROUGH GRADING AND SHOULD BE REPEATED BEFORE THE PLACEMENT OF THE SUB.
   - B. IF RUTTING OR PUMPING IS EVIDENT AT ANY TIME DURING PREPARATION OF THE SUBGRADE, SUBBASE, BASE ROLLING, OR SLAB PLACEMENT, CORRECTIVE ACTION SHOULD BE TAKEN. FULL SOIL SUPPORT HAS BEEN ACHEVED IF THE ROLLED AREA IS OBSERVED TO BE FIRM AND UNYIELDING, WITH NO DEPRESSIONS GREATER THAN 1/2 IN. RUTTING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS WET, GREATER THAN THREE PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT, AND THE UNDERLYING SOILS OR SUBGRADE ARE FIRM. PUMPING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS DRY AND THE UNDERLYING SOILS ARE WET.
   - C. REPAIRS SHOULD INCLUDE, BUT NOT BE LIMITED TO, RAKING SMOOTH OR CONSOLIDATING WITH SUITABLE COMPACTION EQUIPMENT.
3. AGGREGATE BASE MATERIAL:
   - A. COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D448, NO. 467, 57 OR 67 BLEND ONLY IF NOTED OR ALLOWED.
   - B. FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 6% TO 12% PASSING NO. 200 SIEVE.
5. AGGREGATE BASE MATERIAL INSTALLATION:
   - A. COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 6 INCHES, WITH MINIMUM OF 2 PASSES PER LAYER WITH A VIBRATORY COMPACTOR.
   - B. COMPACT BASE TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   - C. CHOKE-OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGRATE BASE MATERIAL DUE TO THE FOLLOWING:
     - C.1. AS REQUIRED TO MEET FINE GRADE ELEVATION TOLERANCES SPECIFIED.
     - C.2. WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PRODUCE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE VOIDS IMMEDIATELY PRIOR TO PAVEMENT INSTALLATIONS.
   - D. COMPACT FINE AGGREGATE BASE CHOKE-OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
   - E. TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
6. ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
7. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
8. PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY CORNERS, ETC. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME. **** DO NOT** ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA. DAMAGE TO SURROUNDING AREAS, OR STAIN ADJACENT CONCRETE.
9. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

CONCRETE PAVEMENT NOTES:

1. CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
2. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. REJECT CONCRETE IF IT'S TEMPERATURE AT TIME OF PLACEMENT IS 90 DEGREES FAHRENHEIT (°F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
   - A. MINIMUM CONDITIONS FOR CONCRETE PLACEMENT-
     - AMBIENT CONDITIONS - 35° AND RISING
     - AGGREGATE BASE TEMP - 45° AND RISING
     - CONCRETE TEMPERATURE - 65° (+/- 5°)
     - CURE APPLICATION - 45° AND RISING
3. CONFORM TO ACI 302.1R, 304R, 308, 309R AND 347R FOR CONCRETE, FORM WORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.
4. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 psi.
5. PROVIDE A MINIMUM CEMENTITIOUS CONTENT IN ACCORDANCE WITH ACI 302.1R AND A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.50. MEASURE AND MIX CONCRETE IN ACCORDANCE WITH ACI 211.1. AIR ENTRAIN CONCRETE EXPOSED TO THE WEATHER. USE SLUMP OF FIVE INCHES (+1/2 INCH, -ONE INCH).
6. SUBMIT FOR APPROVAL MIX DESIGNS AND TEST RESULTS FOR COMPRESSIVE STRENGTH, SLUMP, AND AIR ENTRAINMENT. INCLUDE STANDARD DEVIATIONS AND AVERAGE COMPRESSIVE STRENGTHS FOR FIELD DATA. INCLUDE BRAND NAME AND CHEMICAL COMPOSITION OF ALL ADMIXTURES. INCLUDE AGGREGATE TYPE, SOURCE, AND AGGREGATE GRADATION WITH PERCENT RETAINED ON EACH SIEVE FOR EACH AGGREGATE SIZE GROUP AND TOTAL COMBINED FOR ALL SIZE GROUPS. SUBMIT 14 DAYS MINIMUM PRIOR TO USE.
7. MIX AND TRANSPORT READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94, EXCEPT REDUCE MAXIMUM DISCHARGE TIME TO 75 AND 60 MINUTES FOR AIR TEMPERATURES OF 85-90 AND 90 F, RESPECTIVELY.
8. THE OWNER'S TESTING AGENCY WILL TEST SAMPLES OF CONCRETE FOR COMPRESSIVE STRENGTH, AIR ENTRAINMENT, SLUMP, DENSITY (UNIT WEIGHT) AND TEMPERATURE IN ACCORDANCE WITH ASTM C31, C39 AND C138 FROM THE FIRST TRUCK EACH DAY AND THEN EACH 100 CUBIC YARDS FOR EACH TYPE OF CONCRETE PLACED PER DAY, BUT NOT LESS THAN ONCE FOR EACH DAY OF CONCRETE PLACEMENT. WHEN ABOVE SCHEDULE PROVIDES LESS THAN FIVE TESTS PER TYPE OF CONCRETE, TEST FIVE RANDOM BATCHES. IF FEWER THAN 5 BATCHES ARE USED, TEST EACH BATCH. IF CONCRETE IS PUMPED, ENSURE TEST SAMPLES ARE TAKEN AT THE POINT OF PLACEMENT. EACH COMPRESSIVE TEST SHALL CONSIST OF FOUR TEST CYLINDERS TO BE TESTED AS FOLLOWS: ONE AT SEVEN DAYS, TWO AT 28 DAYS, ONE RESERVE.
9. CONFORM TO THE FOLLOWING:
   - A. CEMENT: ASTM C 150.
     - 1. TYPE I-II, II OR TYPE I CEMENT WITH MAXIMUM C3A CONTENT OF 8%.
   - B. AGGREGATES:
     1. ASTM C33, SUBJECT TO SEVERE WEATHERING AND ABRASION, SURFACE APPEARANCE IS IMPORTANT.
     2. OF TOTAL COMBINED COARSE AND FINE AGGREGATES PER MIX DESIGN, DO NOT ALLOW MATERIAL RETAINED ON ANY ONE SIEVE TO BE LESS THAN 6% NOR MORE THAN 24% OF TOTAL BY WEIGHT, EXCEPT:
        - (1) LARGEST COARSE AGGREGATE SIZE TO BE #4 STONE. RETAIN 1% TO 8% OF TOTAL COMBINED AGGREGATES PER MIX DESIGN ON LARGEST SIEVE WITH RETAINED AGGREGATE.
        - (2) NO. 30 AND 50 SIEVES TO BE 6% TO 15%.
        - (3) NO. 100 SIEVE TO BE 2% TO 5%.
     3. GRADATION REQUIREMENTS OF ASTM C33 MAY BE WAIVED, IF ALLOWED BY ENGINEER, IN ORDER TO MEET 6% - 24% RANGE NOTED ABOVE.
   - C. WATER: CLEAN AND POTABLE.
   - D. AIR ENTRAINMENT: ASTM C260.
   - E. WATER-REDUCER: ASTM C494, TYPE A, OR D IF APPROVED. NON-CHLORIDE TYPE.
   - F. RETARDER: ASTM C494, TYPE B OR D.
   - G. ACCELERATOR: ASTM C494, TYPE C OR E. NON-CHLORIDE AND NON-THIOCYANATE TYPE.
   - H. FLY ASH: ASTM C 618, CLASS C OR F, EXCEPT LOSS ON IGNITION NOT TO EXCEED 3%.
   - I. SLAG: ASTM C989, GRADE 100 MINIMUM.
   - J. AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES COMPACT WITH A MINIMUM OF TWO PASSES WITH A SMOOTH VIBRATORY COMPACTOR.
   - K. JOINT BACK-UP MATERIAL: POLYETHYLENE FOAM, 100% CLOSED CELL.
   - L. FIRM PREFORMED JOINT FILLER (PJF): ASTM D 1751, NONEXTRUDING, USE FULL DEPTH OF CONCRETE.
   - M. SOFT PREFORMED JOINT FILER: "EXPANSION-JOINT FILLER" BY SONNEBORN, "DECK-O-FOAM" BY W. R. MEADOWS, OR "CERAMAR" FLEXIBLE FOAM BY W. R. MEADOWS. USE FULL DEPTH OF CONCRETE.
   - N. EVAPORATION RETARDANT: "EUCO-BAR" BY EUCLID, "CONFILM" BY MASTER BUILDERS OR AQUAFILM BY DAYTON SUPERIOR
   - O. LOAD PLATE DOWELS AND CLIPS: PNA, 1-800-542-0214
   - P. SQUARE DOWELS AND POCKET FORMERS: SQUARE DOWEL SYSTEM BY PNA. 1-800-542-0214. ¾" DOWEL CLIP SYSTEM BY PNA
   - Q. PAVEMENT SEALANT: DOW 888 BY DOW CORNING, 301 NS BY PECORA, SPECTRUM 800 OR 900 BY TREMCO.
   - R. LIQUID CURING AND SEALING COMPOUND: ASTM C1315, TYPE I, STYRENE ACRYLATE OR METHACRYLATE TYPE, 29% MINIMUM SOLIDS CONTENT, CLEAR, NON-YELLOWING, STYRENE BUTADIENE NOT ALLOWED AS PART OF BLEND.
   - S. REBAR SUPPORT DEVICES: CRSI MANUAL OF STANDARD PRACTICE.
10. DO NOT USE MANUFACTURED SAND EXCEPT AS A BLEND WITH NATURAL SAND AND/OR AS APPROVED BY ENGINEER.
11. IF POZZOLAN IS APPROVED, ENSURE WEIGHT OF POZZOLAN DIVIDED BY SUM OF CEMENT AND POZZOLAN WEIGHTS IS AT LEAST 15% AND DOES NOT EXCEED FOLLOWING:
    - A. FLY ASH:
      - CLASS C FLY ASH: 25%.
      - CLASS F FLY ASH: 20%.
    - B. SLAG: 30%
12. DO NOT USE CALCIUM CHLORIDE AS PART OF ADMIXTURE OR BY ITSELF.
13. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED
14. THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A XXXXXXXX SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ACQUIRED BY TEST. SUBMIT ALL TEST RESULTS WITH CONCRETE MIX DESIGNS. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.
15. CONCRETE SHALL BE PROPORTIONED TO MEET THE PROJECT SPECIFICATIONS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.
16. ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
    - A. MINIMUM 4500 psi AND A 0.45 w/cm RATIO. AIR ENTRAIN CONCRETE TO PROVIDE 6% (+/ 1.5%) AIR. PROVIDE SLUMP OF FIVE INCHES (+/-ONE INCH) AT POINT OF CONCRETE PLACEMENT.
17. CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301. FREEZING AND THAWING EXPOSURE CATEGORY TO BE [F0] [F1] [F2] [F3], SULFATE EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF [3500 PSI] [4000 PSI] [4500 PSI] [5000 PSI] WITH MAXIMUM WATER/CEMENTITIOUS RATIO OF [0.55] [0.50] [0.45] [0.40].
18. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
19. PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.
20. MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.
21. ** DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT SURFACE DURING FINISHING OPERATIONS.
22. PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.
23. STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10-FOOT-WIDE MAXIMUM, UNLESS OTHERWISED ALLOWED BY OWNER'S REPRESENTATIVE, IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS. PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PREVIOUSLY APPROVED BY OWNER'S REPRESENTATIVE. ** DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED; USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.
24. FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW:
    - A. PAVEMENT AGGREGATE BASE FINE GRADE +0, -3/4 INCH.
    - B. MINIMUM PAVEMENT TOLERANCE: -3/4 INCH.
    - C. WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN ¼ INCH ABOVE THE SPECIFIED THICKNESS SHALL BE ASSUMED TO HAVE A THICKNESS OF 3/4 INCH MORE THAN THE SPECIFIED THICKNESS.
    - D. AVERAGE PAVEMENT THICKNESS TOLERANCE: -0.
    - E. THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.
25. START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW, BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES. UNLESS RAVELING OR DISLODGING OCCURS, COMPLETE SAWING OF JOINTS WITHIN THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. THE SPECIFIED TEMPERATURE IS THE MAXIMUM AIR TEMPERATURE IN DEGREES FAHRENHEIT (°F) THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND OR WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX DEGREES FAHRENHEIT (°F)	MAX ELAPSED HOURS
85 AND ABOVE	1
60 - 84	2
50 - 59	3
40 - 49	4

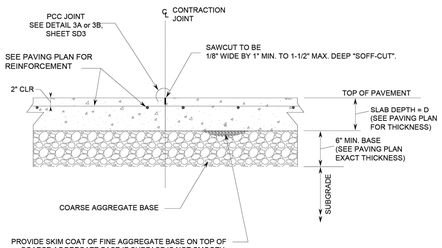
26. START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS.
27. ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE VEHICLES AND EQUIPMENT ARE DIAPERED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT. VEHICLE AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD (MINIMUM OF SEVEN CONSECUTIVE DAYS).
28. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. COORDINATE AND PLACE ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY ALL TRADES.
29. PRE-CONSTRUCTION MEETINGS:
    - A. ATTEND PRE-CONSTRUCTION / PLACEMENT MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
    - B. ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING: STRUCTURAL SERVICES INC. REPRESENTATIVE (863-393-4495), TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER (INCLUDING QUALITY CONTROL PERSONNEL), AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING,PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
    - C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

TABLE A: NASHVILLE & BELOW (SEE CONCRETE PAVEMENT NOTE #5)

SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO_4) IN WATER PPM	SULFATE (SO_4) IN WATER PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLIGIBLE	$0.00 < SO_4 < 0.10$	$0 < SO_4 < 150$	I	0.55	3500
MODERATE	$0.10 < SO_4 < 0.20$	$150 < SO_4 < 1500$	II	0.50	4000
SEVERE	$0.20 < SO_4 < 2.00$	$1500 < SO_4 < 10,000$	V	0.45	4500
VERY SEVERE	$SO_4 > 2.00$	$SO_4 > 10,000$	V PLUS POZZOLAN	0.40	5000

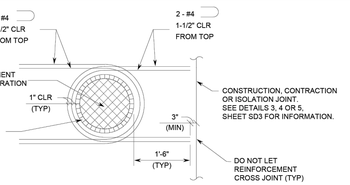
NOTE TO CIVIL ENGINEERING COMPANY

TYPICALLY USE "MODERATE" EXPOSURE FROM TABLE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.



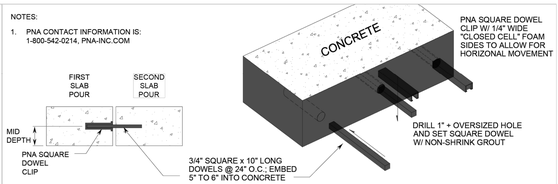
3 SD3 — SLAB CONTRACTION JOINT SECTION — NTS

NOTES:
1. SLAB PENETRATIONS INCLUDE, BUT ARE NOT LIMITED TO, BOLLARDS, MANHOLES, INLETS, CLEANOUTS, WATER VALVES, ETC.
2. DO NOT INSTALL CLOSED CELL FOAM AROUND TANK MANHOLE PENETRATIONS.



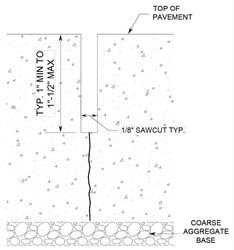
1 SD3 — SLAB PENETRATIONS DETAIL (SSW, BOLLARD,ETC) — NTS

NOTES:
1. PNA CONTACT INFORMATION IS: 1-800-542-0214, PNA-INC.COM

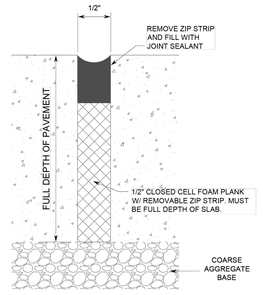


2 SD3 — PNA SQUARE DOWEL PLATE DETAIL (TYP) — NTS

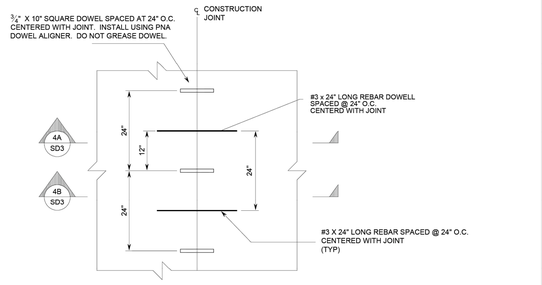
NOTES:
1. SAWCUT JOINTS IN ACCORDANCE WITH CONCRETE PAVEMENT NOTE 25, SHEET SD3.



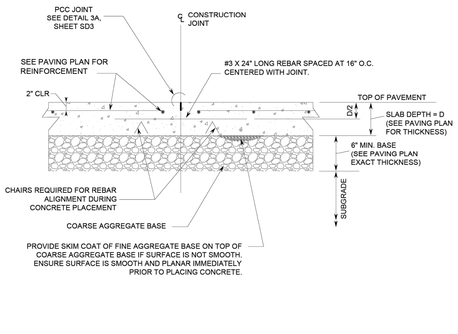
3A SD3 — PCC JOINT DETAIL — NTS



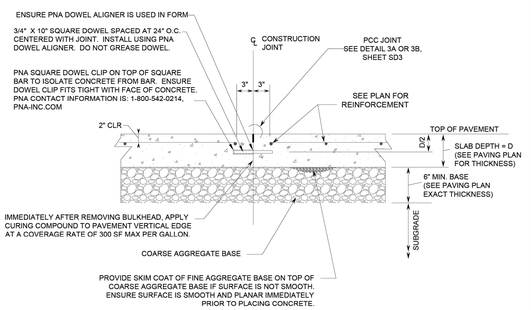
3B SD3 — COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL — NTS



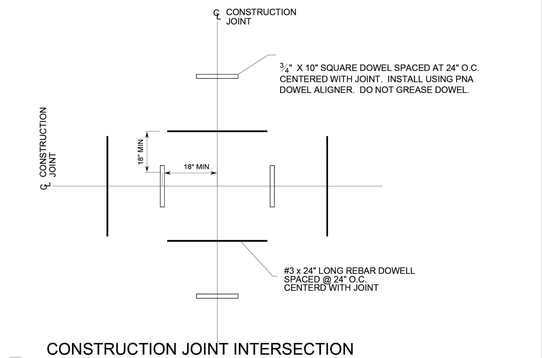
4 SD3 — CONSTRUCTION JOINT PARTIAL PLAN DETAIL — NTS



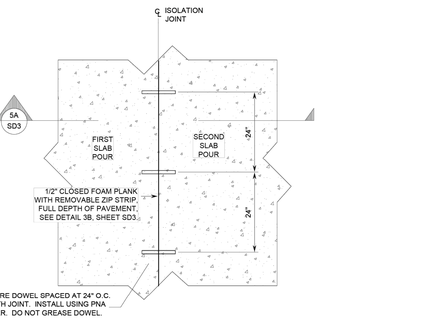
4A SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS



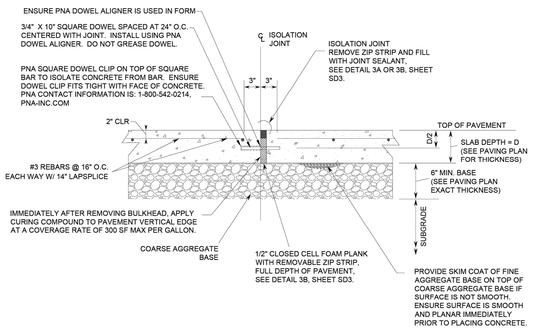
4B SD3 — SLAB CONSTRUCTION JOINT SECTION — NTS



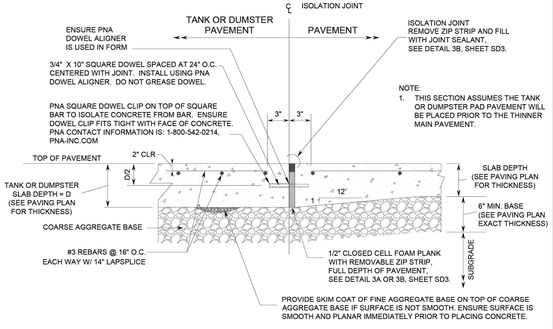
4C SD3 — CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL — NTS



5 SD3 — ISOLATION JOINT PARTIAL PLAN DETAIL — NTS

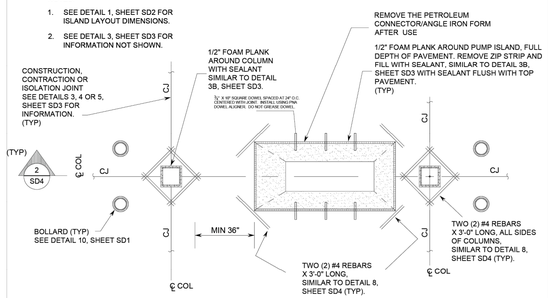


5A SD3 — ISOLATION JOINT SECTION — NTS


℄ ISOLATION JOINT
TANK OR DUMSTER PAVEMENT
PAVEMENT
ENSURE PNA DOWEL ALIGNER IS USED IN FORM
ISOLATION JOINT REMOVE ZIP STRIP AND FILL WITH JOINT SEALANT, SEE DETAIL 3B, SHEET SD3.
3/4" X 10" SQUARE DOWEL SPACED AT 24" O.C. CENTERED WITH JOINT. INSTALL USING PNA DOWEL ALIGNER. DO NOT GREASE DOWEL.
PNA SQUARE DOWEL CLIP ON TOP OF SQUARE BAR TO ISOLATE CONCRETE FROM BAR. ENSURE DOWEL CLIP FITS TIGHT WITH FACE OF CONCRETE. PNA CONTACT INFORMATION IS: 1-800-542-0214, PNA-INC.COM
NOTE:
1. THIS SECTION ASSUMES THE TANK OR DUMPSTER PAD PAVEMENT WILL BE PLACED PRIOR TO THE THINNER MAIN PAVEMENT.
3" 3"
TOP OF PAVEMENT
2" CLR
D/2
SLAB DEPTH (SEE PAVING PLAN FOR THICKNESS)
TANK OR DUMPSTER SLAB DEPTH = D (SEE PAVING PLAN FOR THICKNESS)
12"
1'
6" MIN. BASE (SE

NOTES:

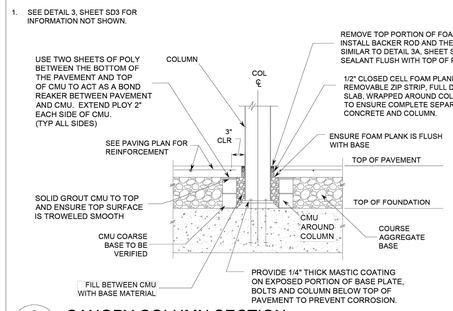
1. SEE DETAIL 1, SHEET SD2 FOR ISLAND LAYOUT DIMENSIONS.
2. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



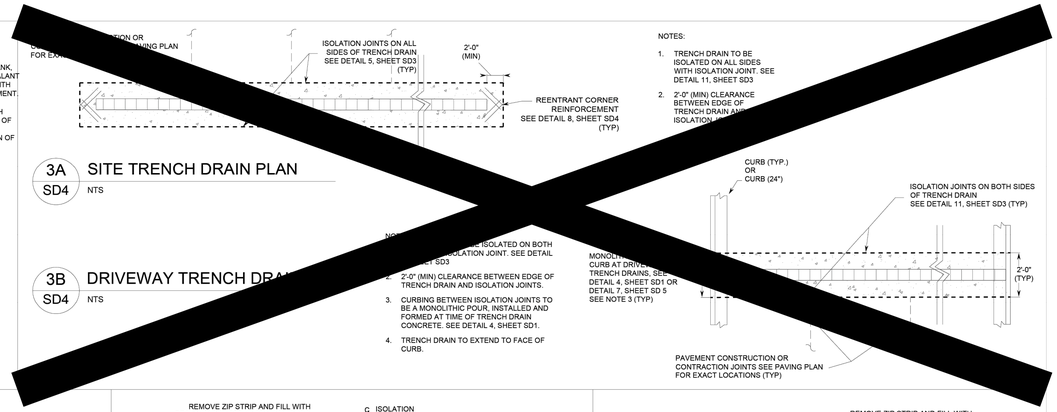
1 SD4 CONCRETE DETAIL @ DISPENSER ISLAND

NOTES:

1. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



2 SD4 NTS CANOPY COLUMN SECTION WITHOUT COLUMN CLADDING



3A SD4 SITE TRENCH DRAIN PLAN NTS

3B SD4 DRIVEWAY TRENCH DRAIN

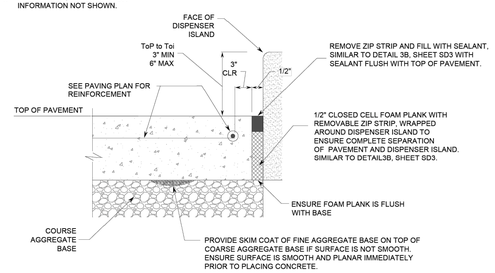
NOTES:

1. ISOLATED ON BOTH ISOLATION JOINT. SEE DETAIL SHEET SD3
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.
3. CURBING BETWEEN ISOLATION JOINTS TO BE A MONOLITHIC POUR, INSTALLED AND FORMED AT TIME OF TRENCH DRAIN CONCRETE. SEE DETAIL 4, SHEET SD1.
4. TRENCH DRAIN TO EXTEND TO FACE OF CURB.

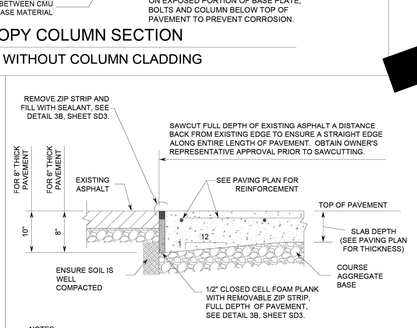
MONOLITHIC CURB AT DRIVE TRENCH DRAINS, SEE DETAIL 4, SHEET SD1 OR DETAIL 7, SHEET SD 5 SEE NOTE 3 (TYP)

NOTES:

1. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



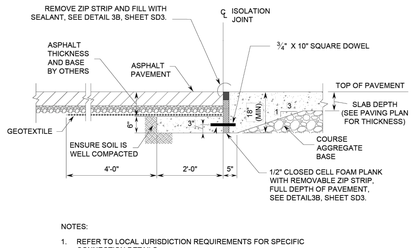
4 SD4 DISPENSER ISLAND SECTION NTS



NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

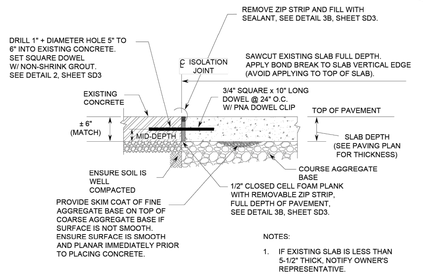
5 SD4 CONCRETE / EXISTING ASPHALT SECTION NTS



NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

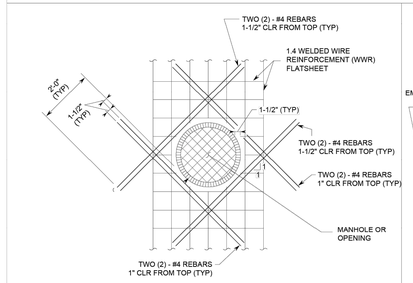
5A SD4 CONCRETE / NEW ASPHALT SECTION NTS



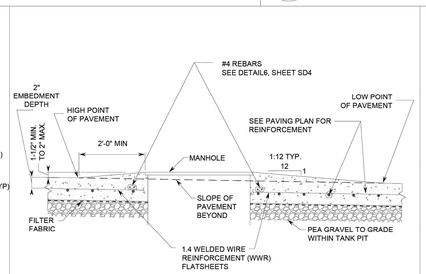
NOTES:

1. IF EXISTING SLAB IS LESS THAN 5-1/2" THICK, NOTIFY OWNER'S REPRESENTATIVE.

5B SD4 CONCRETE / EXISTING CONCRETE SECTION NTS



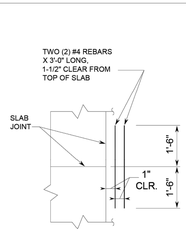
6 SD4 TANK MANHOLE PLAN NTS



NOTES:

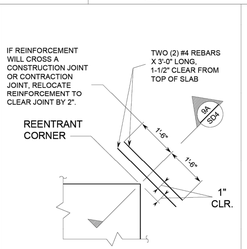
1. REFER TO TANK PLANS FOR MANHOLES SPACING

6A SD4 TANK MANHOLE SECTION NTS



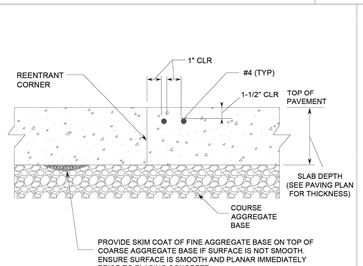
DISCONTINUOUS SLAB REINFORCEMENT JOINT DETAIL

7 SD4 NTS

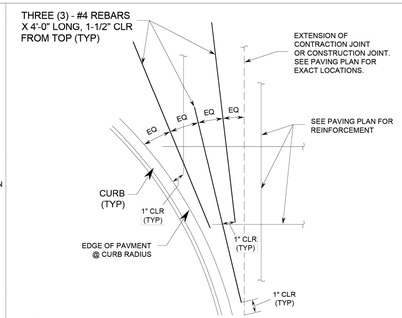


TYPICAL REENTRANT CORNER DETAIL

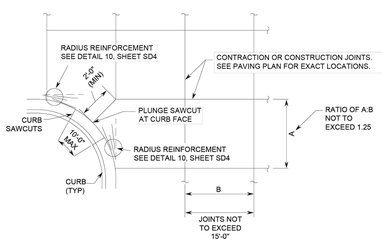
8 SD4 REENTRANT CORNER DETAIL NTS



8A SD4 REENTRANT CORNER SECTION NTS

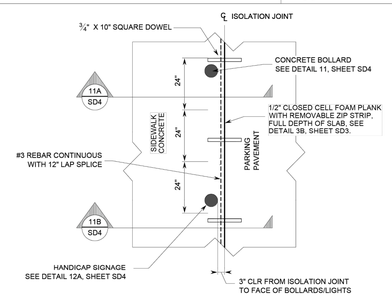


9 SD4 RADIUS REINFORCEMENT DETAIL NTS



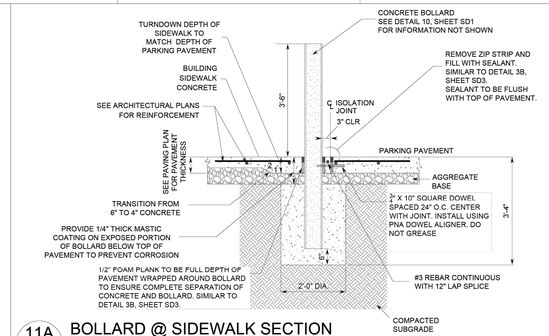
JOINT SPACING DETAIL PARTIAL PLAN (TYP)

10 SD4 NTS

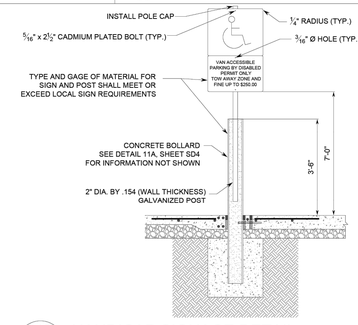


ISOLATION JOINT @ SIDEWALK PARTIAL PLAN

11 SD4 NTS



11A SD4 BOLLARD @ SIDEWALK SECTION NTS



NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC DETAILS.
2. CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

11B SD4 HANDICAP SIGNAGE DETAIL NTS

NO.	REVISION	BY	DATE

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EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 7/3/2026 ENGINEER NATHAN R. FUSS

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(770) 431-7600

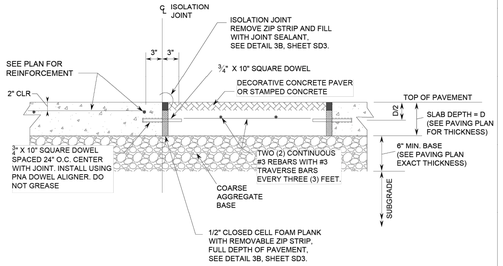
RACETRAC STANDARD DETAILS - 4

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

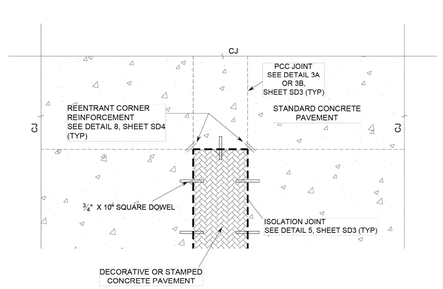
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
SD4	0
SHEET NO.	REVISION

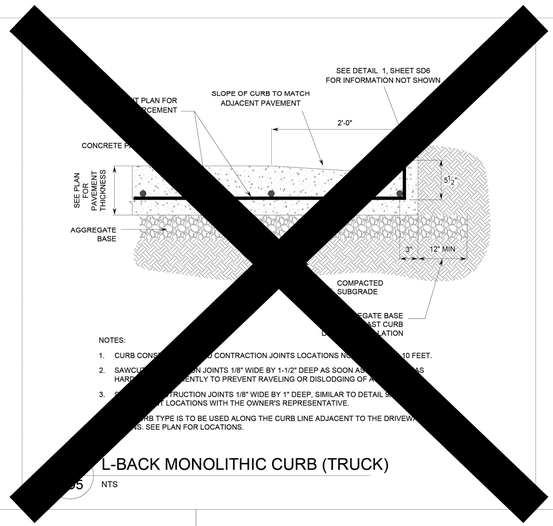
P:\GA2022\GAA220184.00\CAD\DRAWINGS\PLAN SET\SD\GAA220184.00 - CNDS.DWG PRINTED BY: PSEO 7.02.26 @ 5:03 PM LAST SAVED BY: PSEO



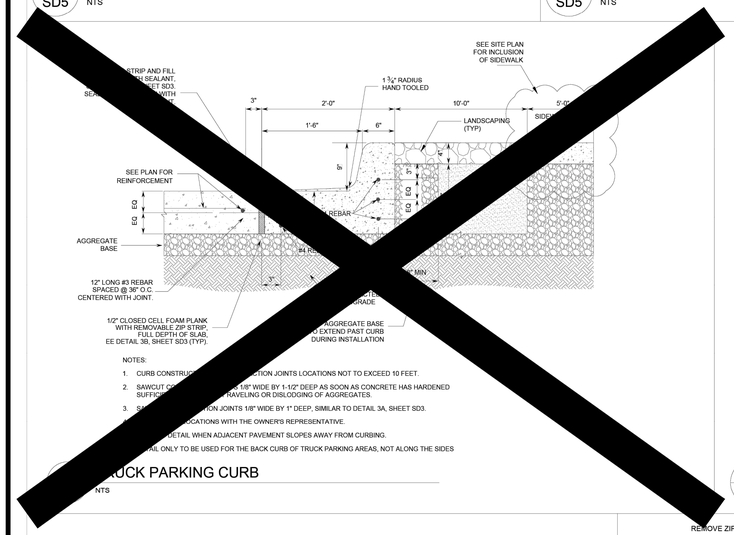
1 SD5 DECORATIVE PAVER SECTION DETAIL
NTS



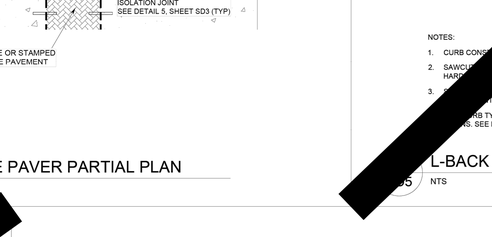
2 SD5 DECORATIVE PAVER PARTIAL PLAN
NTS



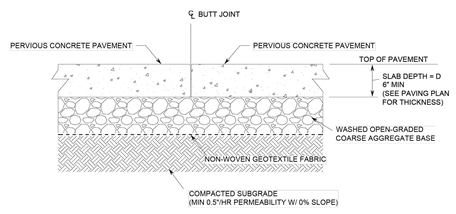
L-BACK MONOLITHIC CURB (TRUCK)
NTS



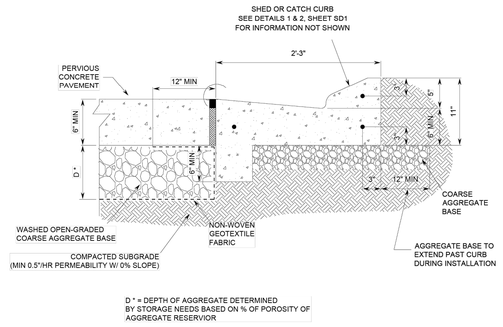
UCK PARKING CURB
NTS



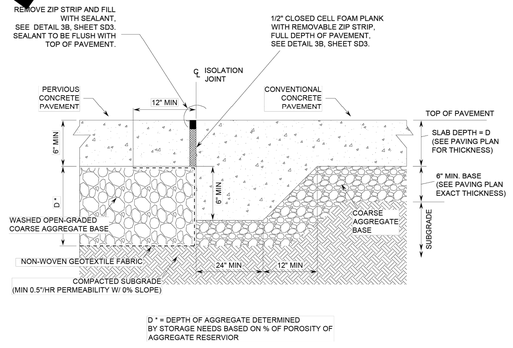
5 SD5 PERVIOUS CONCRETE DETAIL
NTS



6 SD5 PERVIOUS CONCRETE - BUTT JOINT DETAIL
NTS



7 SD5 PERVIOUS CONCRETE @ CURB DETAIL
NTS



8 SD5 PERVIOUS CONCRETE / CONVENTIONAL CONCRETE DETAIL
NTS

NO.	REVISION	BY	DATE

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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 11/3/2026 ENGINEER NATHAN R. FUSS

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RACETRAC STANDARD DETAILS - 5

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
SD5	0
SHEET NO.	REVISION

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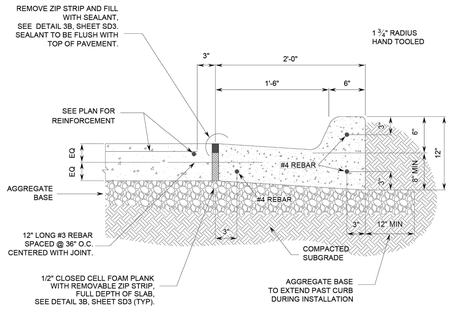
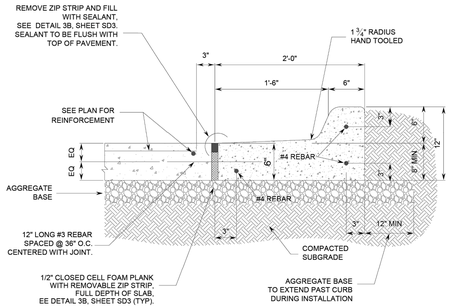


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

1 SD6 CATCH CURB [24"] DETAIL @ CONCRETE SLAB

NTS

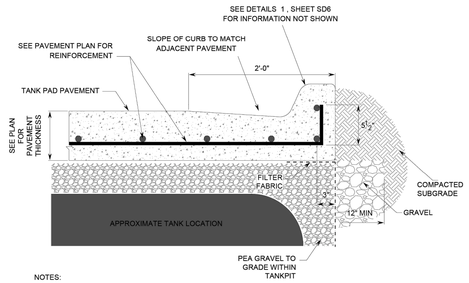


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 SD6 SHED CURB [24"] DETAIL @ CONCRETE SLAB

NTS

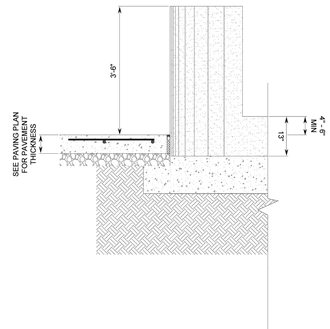


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1.1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.
5. USE THIS CURB TYPE WHEN TANK ARE ADJACENT TO CURB IN EDO AREA

3 SD6 TANK AREA CURB DETAIL

NTS

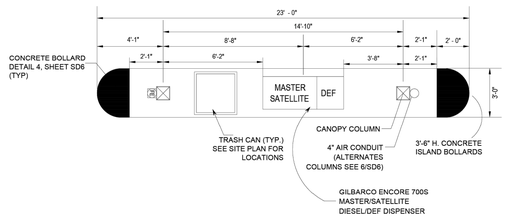


NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL, COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

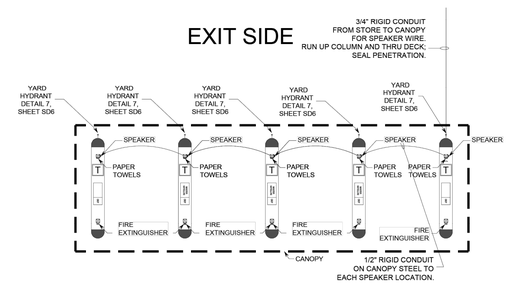
4 SD6 DIESEL CANOPY BOLLARD DETAIL

NTS



5 SD6 EDO DISPENSER ISLAND DETAIL

NTS

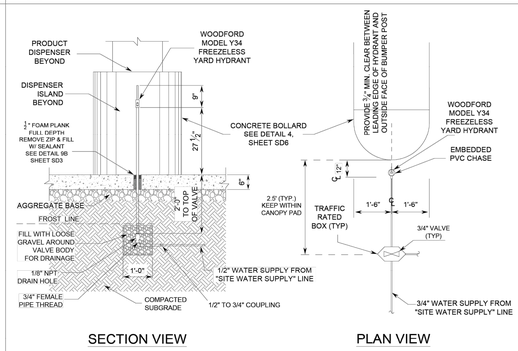


NOTES:

1. SINGLE ROW OF EIGHT (8) DOUBLE COLUMN MPD'S.
2. SEVEN (7) FUELING POSITIONS.
3. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.

6 SD6 EDO CANOPY ACCESSORIES LAYOUT

NTS

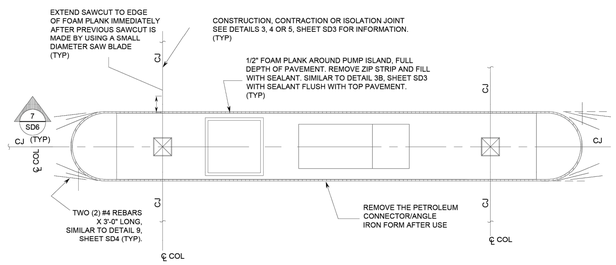


NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

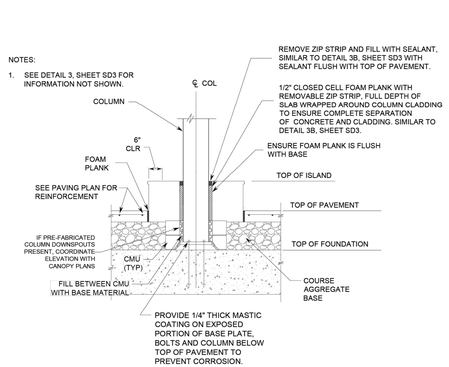
7 SD6 EDO YARD HYDRANT DETAIL

NTS



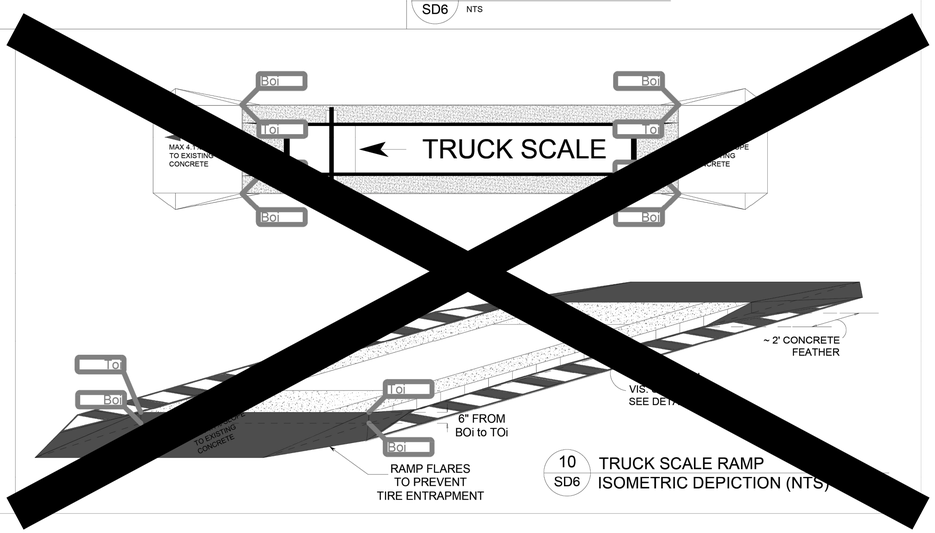
8 SD6 CONCRETE DETAIL @ EDO DISPENSER ISLAND

NTS



9 SD6 EDO CANOPY COLUMN SECTION

NTS



10 SD6 TRUCK SCALE RAMP ISOMETRIC DEPICTION (NTS)

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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 7/9/2026 ENGINEER NATHAN R. FUSS

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SUITE 100 ATLANTA, GA 30339
(770) 431-7600

RACETRAC STANDARD DETAILS - 6

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
SD6	0
SHEET NO.	REVISION

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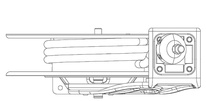
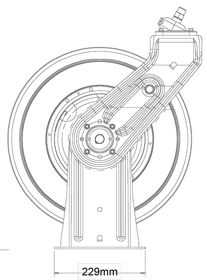
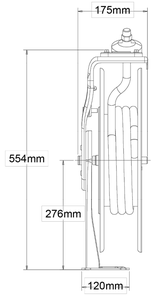




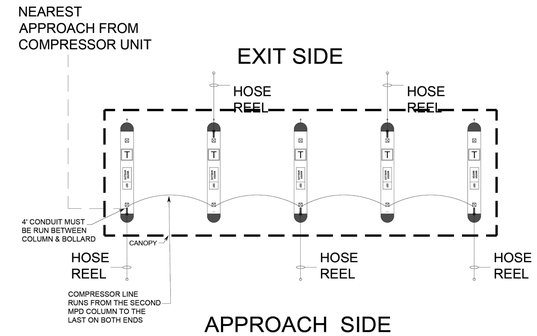


METRIC - ASME Y14.5M
UNLESS OTHERWISE NOTED: DIMENSIONS ARE IN MILLIMETERS SILICONE-FREE STD 4.1208 DIM & TOL STD 1.0402 & ASME Y14.5M - 1994 TOLERANCES: SEE GRACO STANDARDS CENTERLINE VARIANCE STD 1.0406 HOLES STD 1.0407 SHEET METAL STD 4.0100 PLATED & HT TR PARTS STD 1.0409 BURRS & EDGES STD 1.0420 THREADS STD 1.0425 SURFACE ROUGHNESS STD 1.0445
DECIMALS ANGLES X .X .XX ±1 ±0.5 ±0.20 ±0.5°

GRACO

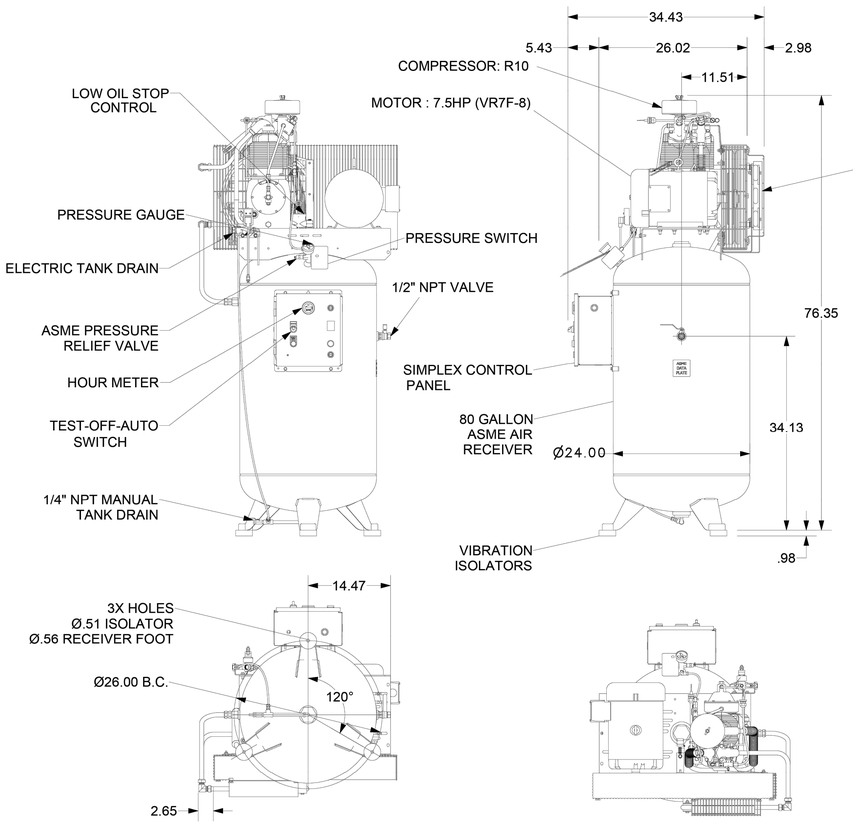
1 SD7 SERIES F - AIR HOSE REEL

NOTES:
1.NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS



3 SD7 EDO CANOPY - AIR COMPRESSOR/HOSE LAYOUT

NOTES:
1. NTS
2. HOSE REEL LOCATION ALTERNATES FROM TO APPROACH SIDE
3. REFERENCE 6/SD6 FOR ALL OTHER ACCESSORY LAYOUTS



2 SD7 0800-OUTLINE-BARE UNIT, 80GL ELECTRIC

NOTES:
1. ANY EXPOSED SECTION TO BE PROTECTED BY BUMP BAR
2. SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
3. ALL DIMENSIONS ARE IN INCHES.

FINISH OF CHAMFERS AND FILLETS TO CONFORM TO ROUGHEST ADJACENT AREA.

SURFACE ROUGHNESS MAXIMUM PER ASME B46.1. FULL THREAD DEPTHS ARE MINIMUM.

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES

TOL. ON DECIMALS: .X = ± .05
TOL. ON DECIMALS: .XX = ± .02
TOL. ON DECIMALS: .XXX = ± AS SPECIFIED
TOL. ON ANGLES: = ± 0'-30'

THIRD ANGLE PROJECTION

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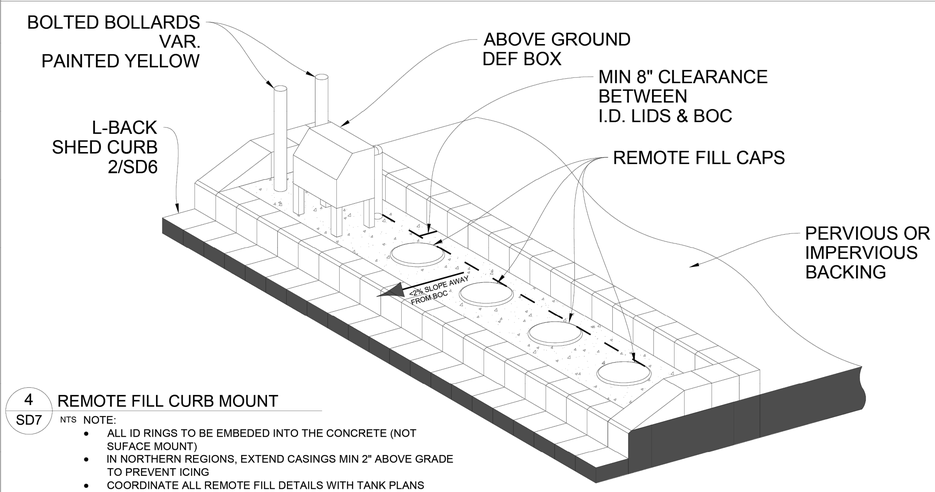
DIMENSIONING AND TOLERANCING PER ASME Y14.5-2009
THREADS PER ASME B1.1 GAGING SYSTEM 21 U.O.S., ANSI B1.20.1 & B1.20.3

Gardner Denver

Gardner Denver Inc.
Quincy, IL.



4 SD7 NTS REMOTE FILL CURB MOUNT

NOTE:
- ALL ID RINGS TO BE EMBEDED INTO THE CONCRETE (NOT SUFACE MOUNT)
- IN NORTHERN REGIONS, EXTEND CASINGS MIN 2" ABOVE GRADE TO PREVENT ICING
- COORDINATE ALL REMOTE FILL DETAILS WITH TANK PLANS

USTC SUPREME TRAFFIC LINE MARKING PAINT, YELLOW

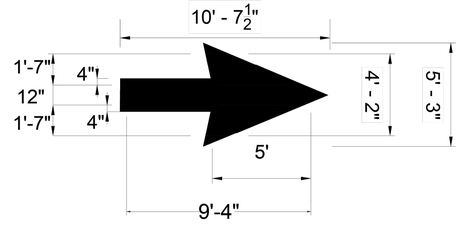
USTC SUPREME TRAFFIC LINE MARKING PAINT, BLACK



STRIPING WIDTHS		
	YELLOW BAND	BLACK OUTLINE
PARKING LINE	0'-8"	0'-4"
PARKING TEXT	4' TALL	0'-4"
STOP BAR	2'-0"	N/A
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'-4"

5 SD7 NTS TRUCK COURT PAINT SPEC

NOTE:
- REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE.
- CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR
- STANDARD MUTCD 48" STENCIL; IF 48" UNAVAILABLE, COORDINATE WITH CPM ON ALTERNATIVE



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

GEORGIA REGISTERED Nathan Fuss No. PE34668 PROFESSIONAL 7/1/2026 ENGINEER NATHAN R. FUSS

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(770) 431-7600

RACETRAC STANDARD DETAILS - 7

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
SD7	0
SHEET NO.	REVISION

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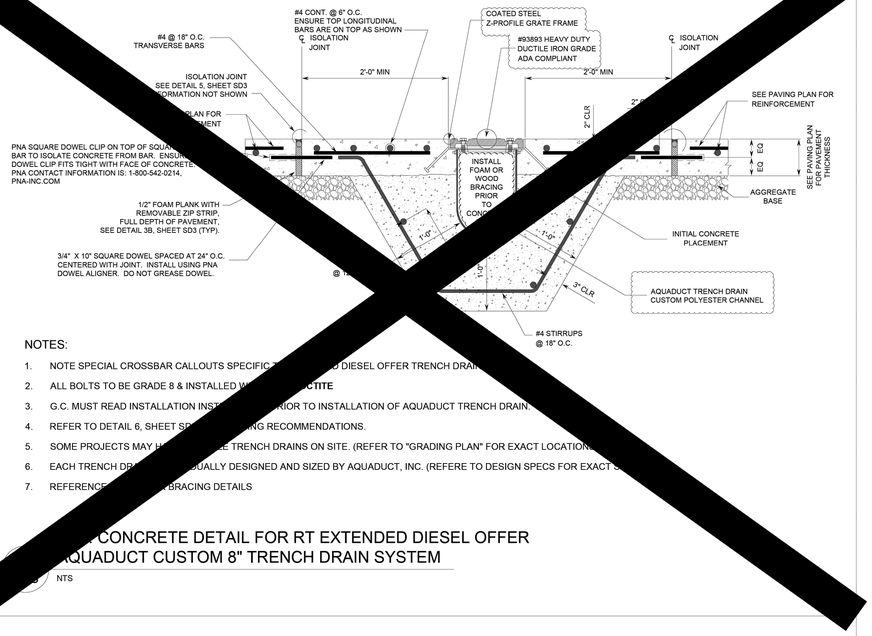
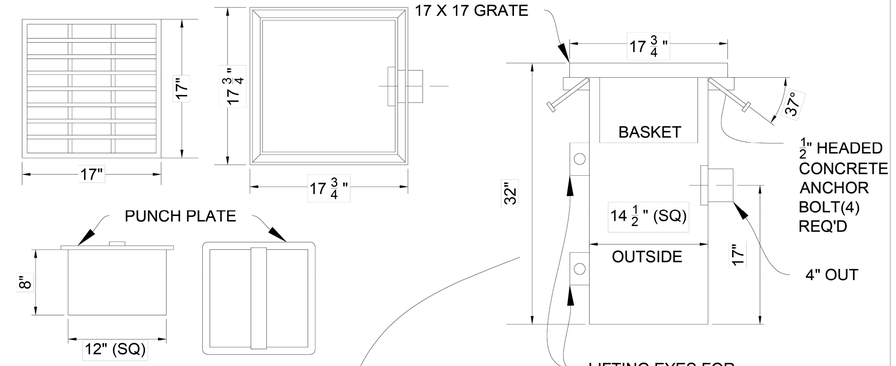
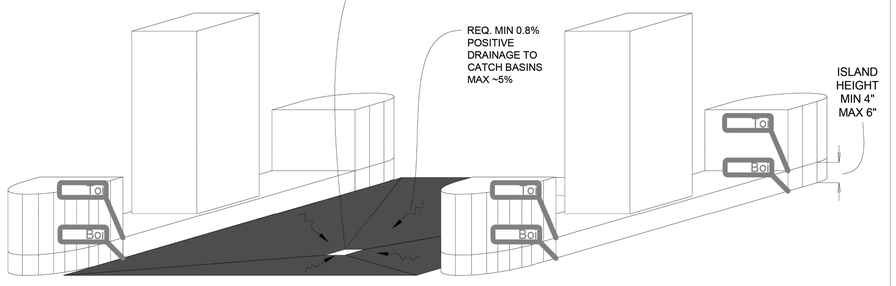


NOTES:

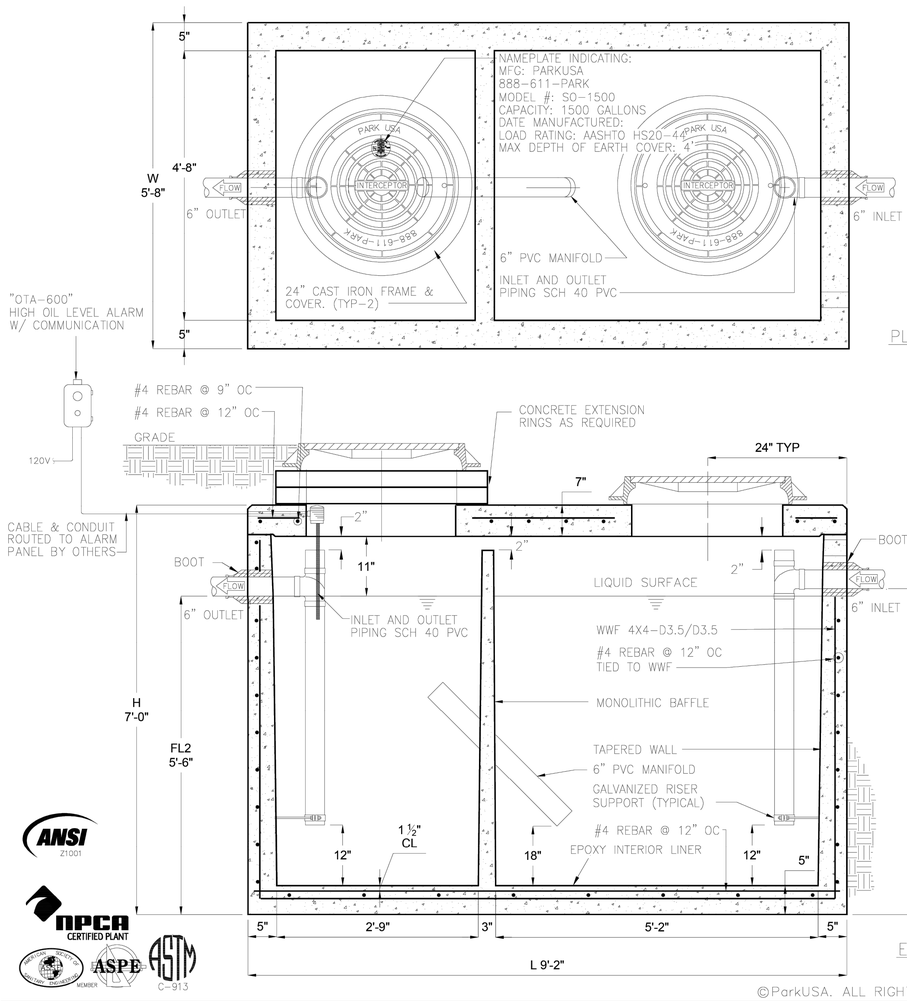
1. NOTE SPECIAL CROSSBAR CALLOUTS SPECIFIC … D DIESEL OFFER TRENCH DRAI…
2. ALL BOLTS TO BE GRADE 8 & INSTALLED W… **CTITE**
3. G.C. MUST READ INSTALLATION INST… RIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
4. REFER TO DETAIL 6, SHEET SD… NG RECOMMENDATIONS.
5. SOME PROJECTS MAY H… E TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATION…
6. EACH TRENCH DR… UALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT …
7. REFERENC… BRACING DETAILS

1 CONCRETE DETAIL FOR RT EXTENDED DIESEL OFFER
AQUADUCT CUSTOM 8" TRENCH DRAIN SYSTEM
NTS





2 SD8 DIESEL ISLAND CATCH BASIN (TYP.)
NTS
NOTES: SUPPLIED BY COBB IND. THROUGH RACETRAC



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SPECIFICATIONS

CONCRETE: CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNITS IS MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 13,250 LBS. CONCRETE MATERIAL REQUIREMENTS SHALL COMPLY WITH THE "MATERIALS AND MANUFACTURERS SECTION OF ASTM C1613".

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING. REBAR #4, WWF 4X4-D3.5/D3.5

C.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED. NOMINAL LIQUID CAPACITY IS 1500 GALLONS. MANUFACTURER SHALL PROVIDE ENGINEER CERTIFIED SUBMITTAL DRAWINGS UPON REQUEST UPON REQUEST. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

NOTES:

1. Contractor to place OTA-600 alarm within 500 feet of oil water separator. CAT-5 cable to be run from building data closet to alarm location, the maximum length of the CAT-5 cable is 350 feet.

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MODEL SIZE 1,500 GALLONS

3 SD8 OIL WATER SEPERATOR
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PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

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

GEORGIA REGISTERED
Nathan Fuss
No. PE024689
PROFESSIONAL
7/1/2026
ENGINEER
NATHAN R. FUSS

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FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

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SCALE	AS NOTED
PROJECT No: GAA220184.00	
SD8	0
SHEET NO.	REVISION

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TRAFFIC IMPACT STUDY
FOR
RACETRAC GAS STATION DEVELOPMENT ON SR 74
(FAIRBURN INDUSTRIAL BOULEVARD)

CITY OF FAIRBURN, GEORGIA



Prepared for:

RaceTrac, Inc.
200 Galleria Parkway SE, Suite 900
Atlanta, GA 30339

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

April 27, 2026
A & R Project # 26-058

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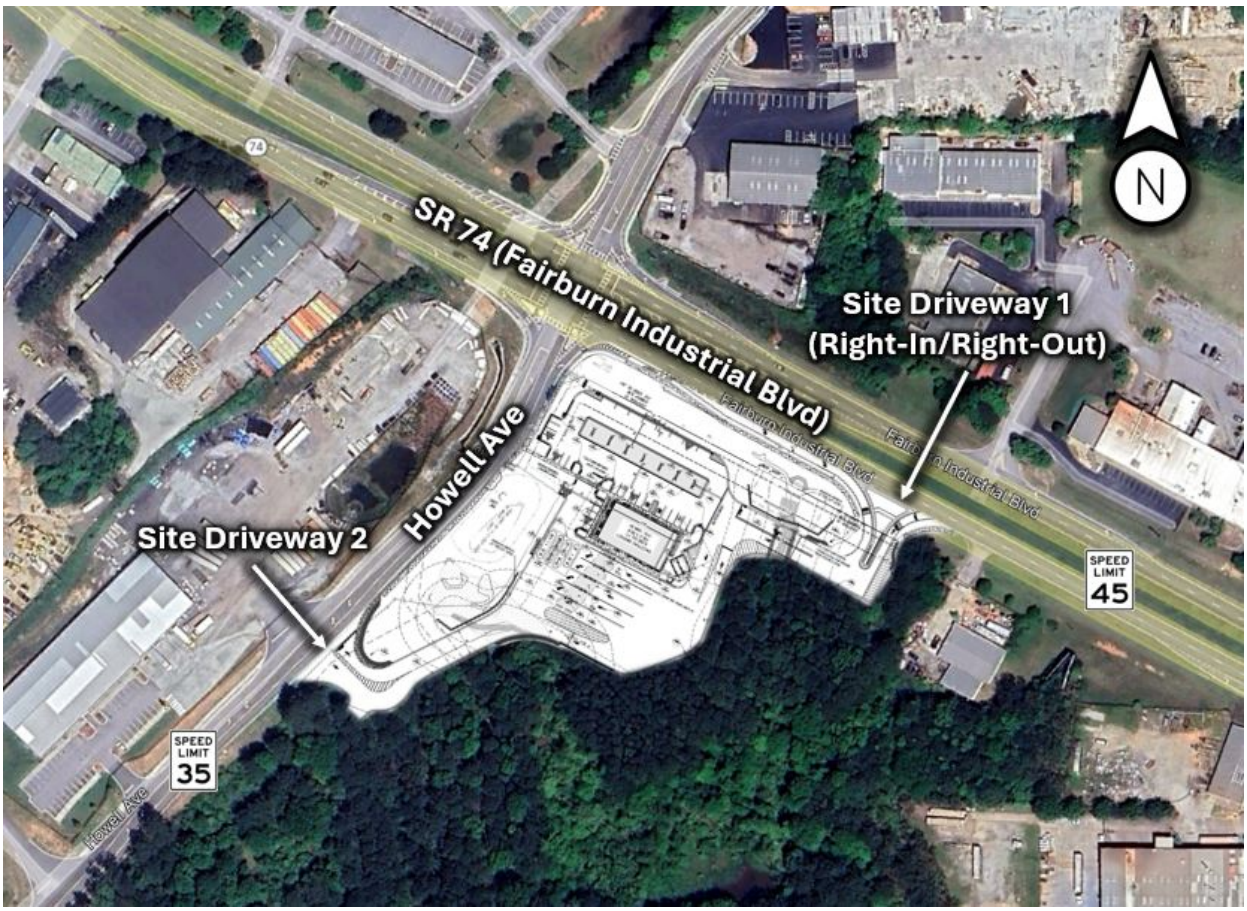
1.0 INTRODUCTION

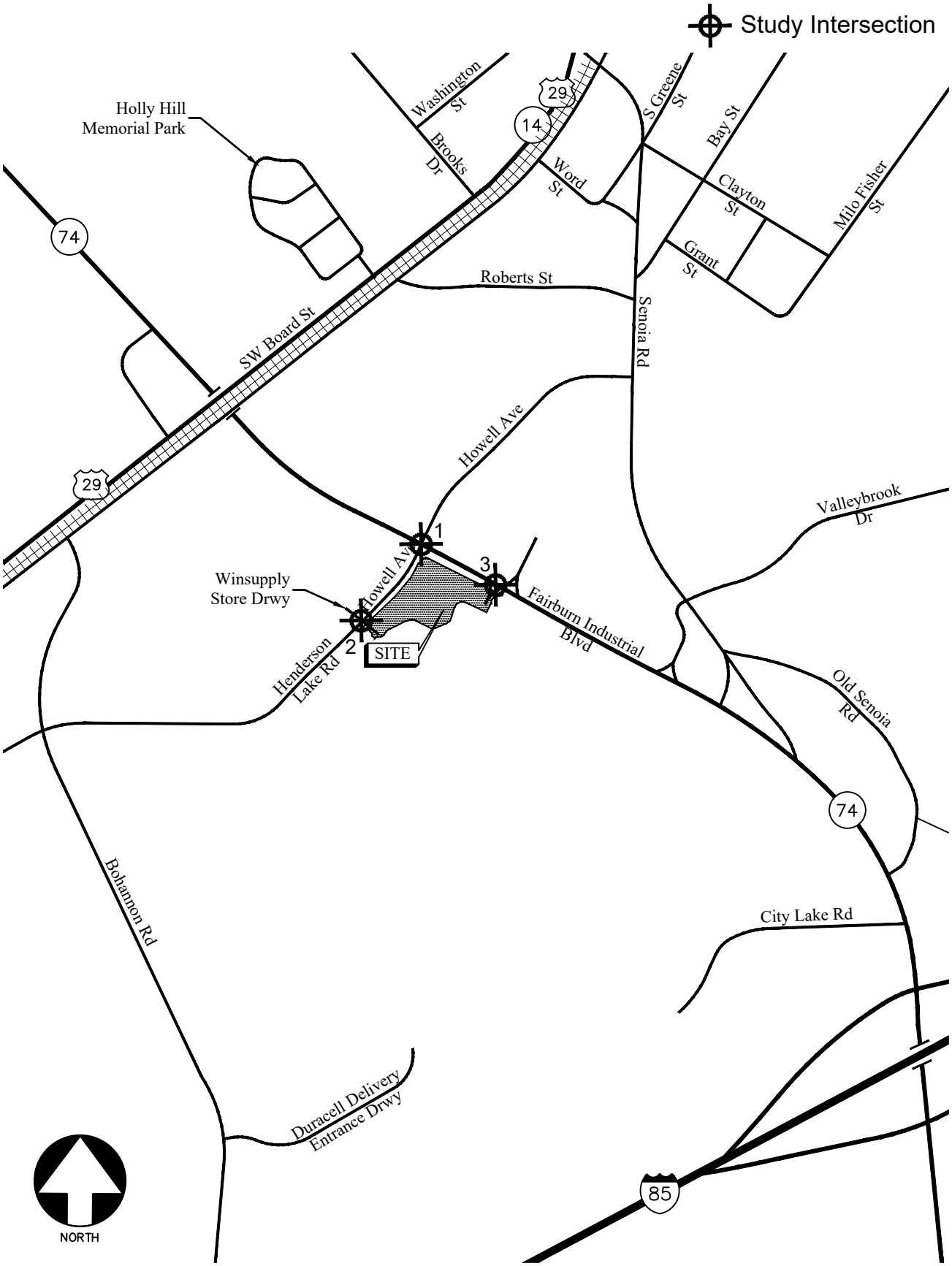
The purpose of this study is to determine the traffic impact from the proposed RaceTrac gas station development that will be located in the southeast corner of the intersection of SR 74 (Fairburn Industrial Boulevard) and Howell Avenue in the City of Fairburn, Georgia. The traffic analysis includes the evaluation of the current operations and future conditions with the traffic generated by the development. The proposed development will consist of a gas station with 14 vehicle fueling positions, 5 truck fueling positions, and a 6,008-SF convenience store.



The development proposes access at the following locations:

- Site Driveway 1: Right-in/right-out driveway on SR 74 (Fairburn Industrial Boulevard)
- Site Driveway 2: Full access driveway on Howell Avenue, aligned with the north driveway to Winsupply of South Atlanta Store.

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersection of SR 74 (Fairburn Industrial Boulevard) and Howell Avenue. Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 74 (Fairburn Industrial Boulevard)

SR 74 (Fairburn Industrial Boulevard) is a four-lane median-divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID #121-0282) indicate that the daily traffic volume on SR 74 (Fairburn Industrial Boulevard) in 2024 was 18,000 vehicles per day west of Howell Avenue. GDOT classifies SR 74 (Fairburn Industrial Boulevard) as an urban principal arterial roadway.

2.1.2 Howell Avenue

Howell Avenue is a two-lane undivided roadway with a posted speed limit of 35 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board Highway Capacity Manual, 7th edition (HCM 7). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from "A" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 – LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 7th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 – LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 7th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles cannot depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

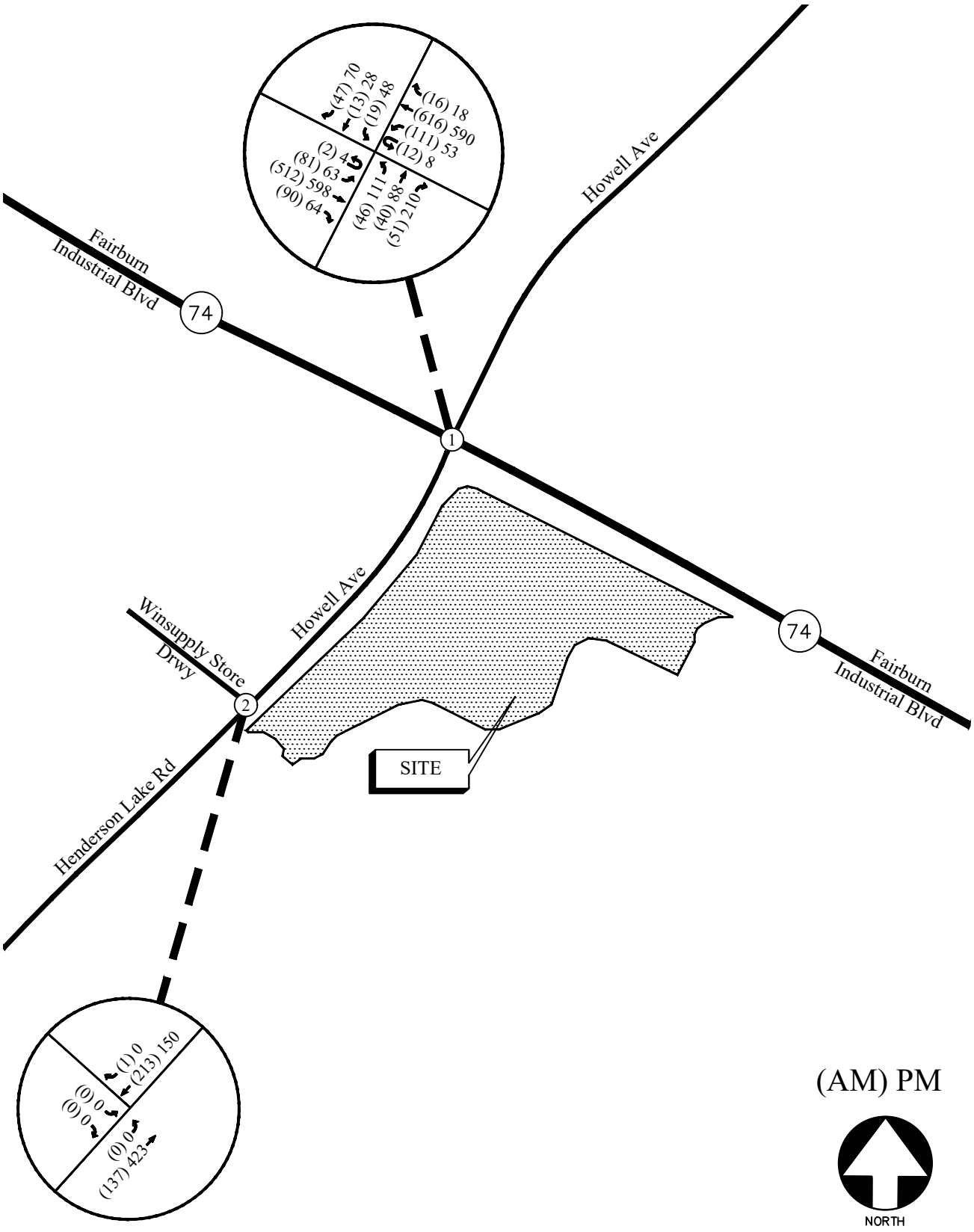
4.0 EXISTING 2026 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

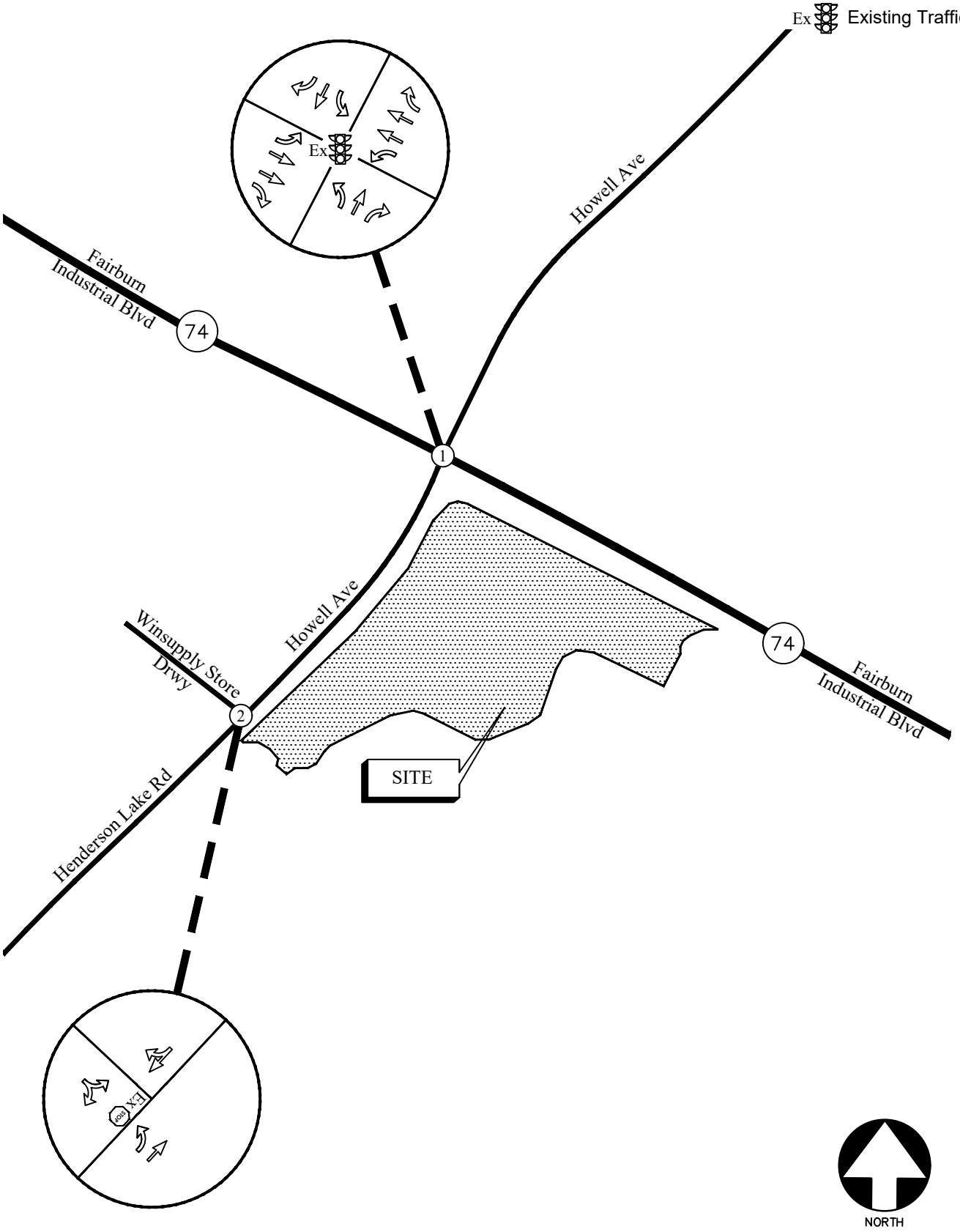
1. SR 74 (Fairburn Industrial Boulevard) at Howell Avenue
2. Howell Avenue at Winsupply of South Atlanta Store North Driveway

Turning movement counts were collected on Wednesday, April 01, 2026. Heavy vehicle turning volumes were counted separately. All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2026 traffic operations were analysed at the study intersection in accordance with the HCM methodology.

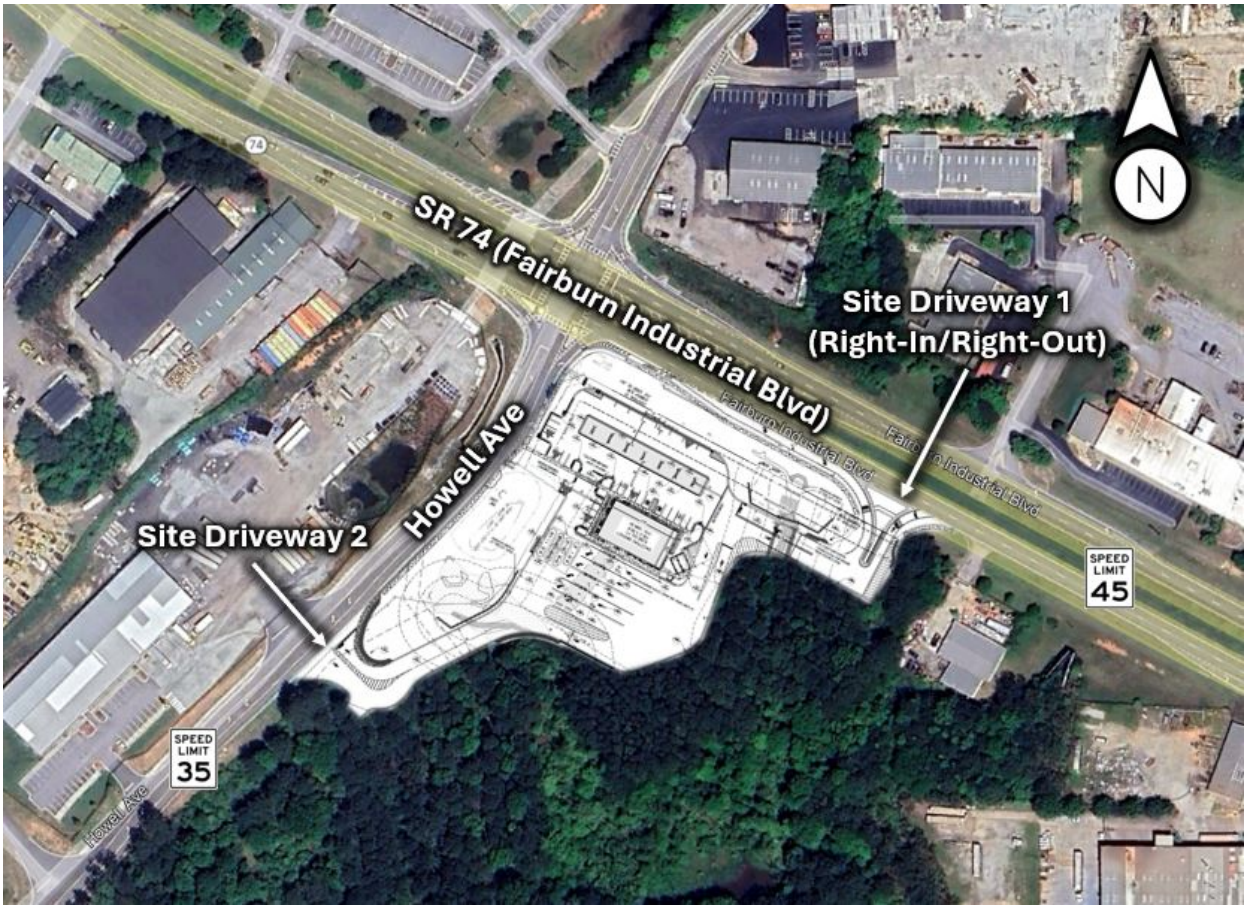
TABLE 3 – EXISTING INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**SR 74 (Fairburn Industrial Boulevard) at Howell Avenue** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**A (7.6)** A (9.9) A (4.4) B (16.7) B (16.4)	**A (9.3)** B (10.7) A (5.0) B (16.4) B (16.1)
2	**Howell Avenue at Winsupply of South Atlanta Store North Driveway** -Eastbound Approach -Northbound Left	Stop Controlled on EB Approach	B (11.0) A (7.7)	B (13.1) A (7.5)

The results of the existing traffic operations analysis indicate that the signalized intersection of SR 74 (Fairburn Industrial Boulevard) at Howell Avenue is operating at an overall level of service "A" in both the AM and PM peak hours, while the stop-controlled approach at the unsignalized study intersection (intersection 2) is operating at a level of service "B" with peak hour traffic.

5.0 PROPOSED DEVELOPMENT

The development will consist of a gas station with 14 fueling positions for cars, 5 truck fueling positions, and a 6,008-SF convenience store.



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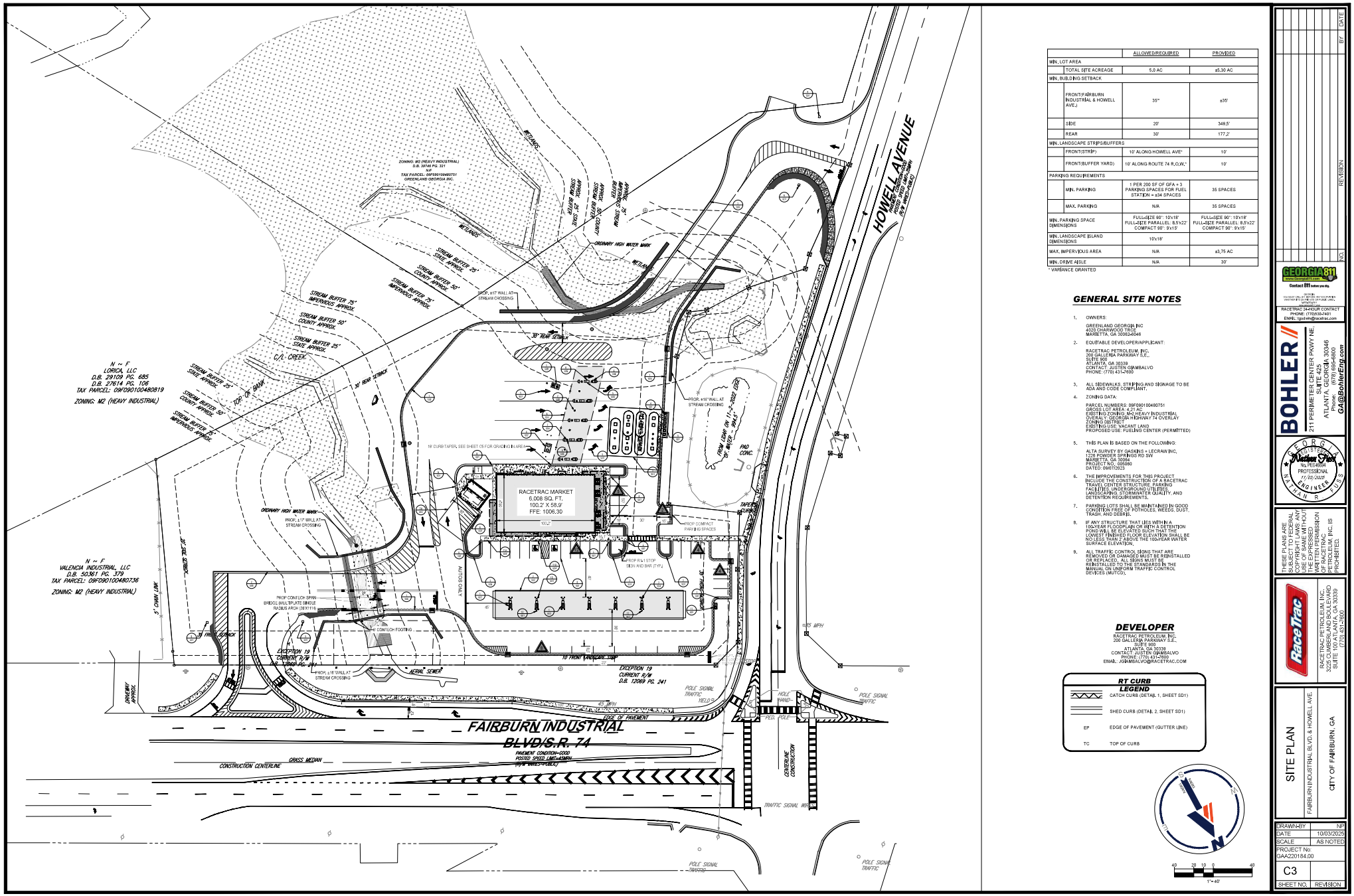
- Site Driveway 1: Right-in/right-out driveway on SR 74 (Fairburn Industrial Boulevard)
- Site Driveway 2: Full access driveway on Howell Avenue, aligned with the north driveway to Winsupply of South Atlanta Store

A site plan is shown in Figure 4.



		ALLOWED/REQUIRED	PROVIDED
MIN. LOT AREA			
	TOTAL SITE ACREAGE	5.0 AC	±5.30 AC
MIN. BUILDING SETBACK			
	FRONT(FAIRBURN INDUSTRIAL & HOWELL AVE.)	35"	±35'
	SIDE	20'	349.5'
	REAR	30'	177.2'
MIN. LANDSCAPE STRIPS/BUFFERS			
	FRONT(STRIP)	10' ALONG HOWELL AVE*	10'
	FRONT(BUFFER YARD)	10' ALONG ROUTE 74 R.O.W.*	10'
PARKING REQUIREMENTS			
	MIN. PARKING	1 PER 200 SF OF GFA + 3 PARKING SPACES FOR FUEL STATION = ±34 SPACES	35 SPACES
	MAX. PARKING	N/A	35 SPACES
MIN. PARKING SPACE DIMENSIONS		FULL-SIZE 90°: 10'x18' FULL-SIZE PARALLEL: 8.5'x22' COMPACT 90°: 9'x15'	FULL-SIZE 90°: 10'x18' FULL-SIZE PARALLEL: 8.5'x22' COMPACT 90°: 9'x15'
MIN. LANDSCAPE ISLAND DIMENSIONS		10'x18'	
MAX. IMPERVIOUS AREA		N/A	±3.75 AC
MIN. DRIVE AISLE		N/A	30'

* VARIANCE GRANTED

GENERAL SITE NOTES

1. OWNERS:
   GREENLAND GEORGIA INC
   4020 CHARWOOD TRCE
   MARIETTA, GA 30062-5046
2. EQUITABLE DEVELOPER/APPLICANT:
   RACETRAC PETROLEUM, INC.
   200 GALLERIA PARKWAY S.E.
   SUITE 900
   ATLANTA, GA 30339
   CONTACT: JUSTEN GIAMBALVO
   PHONE: (770) 431-7655
3. ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND CODE COMPLIANT.
4. ZONING DATA:
   PARCEL NUMBERS: 09F090100480751
   GROSS LOT AREA: 4.21 AC
   EXISTING ZONING: (M-2) HEAVY INDUSTRIAL
   OVERLAY: GEORGIA HIGHWAY 74 OVERLAY
   ZONING DISTRICT
   EXISTING USE: VACANT LAND
   PROPOSED USE: FUELING CENTER (PERMITTED)
5. THIS PLAN IS BASED ON THE FOLLOWING:
   ALTA SURVEY BY OASKINS + LECRAW INC.
   1228 POWDER SPRINGS RD SW
   MARIETTA, GA 30064
   PROJECT NO.: 005680
   DATED: 09/07/2023
6. THE IMPROVEMENTS FOR THIS PROJECT INCLUDE THE CONSTRUCTION OF A RACETRAC TRAVEL CENTER STRUCTURE, PARKING FACILITIES, UNDERGROUND UTILITIES, LANDSCAPING, STORMWATER QUALITY, AND DETENTION REQUIREMENTS.
7. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.
8. IF ANY STRUCTURE THAT LIES WITHIN A 100-YEAR FLOODPLAIN OR WITH A DETENTION POND WILL BE ELEVATED SUCH THAT THE LOWEST FINISHED FLOOR ELEVATION SHALL BE NO LESS THAN 2' ABOVE THE 100-YEAR WATER SURFACE ELEVATION.
9. ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

DEVELOPER

RACETRAC PETROLEUM INC.
200 GALLERIA PARKWAY S.E.
SUITE 900
ATLANTA, GA 30339
CONTACT: JUSTEN GIAMBALVO
PHONE: (770) 431-7600
EMAIL: JGIAMBALVO@RACETRAC.COM

RT CURB LEGEND

- CATCH CURB (DETAIL 1, SHEET SD1)
- SHED CURB (DETAIL 2, SHEET SD1)
- EP — EDGE OF PAVEMENT (GUTTER LINE)
- TC — TOP OF CURB

1" = 40'

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EMAIL: tguthrie@racetrac.com

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GA@BohlerEng.com

GEORGIA Nathan Ross 36815 PROFESSIONAL ENGINEER NATHAN R. ROSS 10/03/2025

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SUITE 100 ATLANTA, GA 30339
(770) 431-7600

NO.	REVISION	BY	DATE

SITE PLAN
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN BY	NP
DATE	10/03/2025
SCALE	AS NOTED
PROJECT No.	GAA220184.00
SHEET NO.	C3
REVISION	

Figure 4 – Site Plan

5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 12th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land uses: *945 – Convenience Store/Gas Station (5.5-10k)* and *955 – Travel Center.* The calculated trip generation volumes for the proposed development are shown in Table 4.

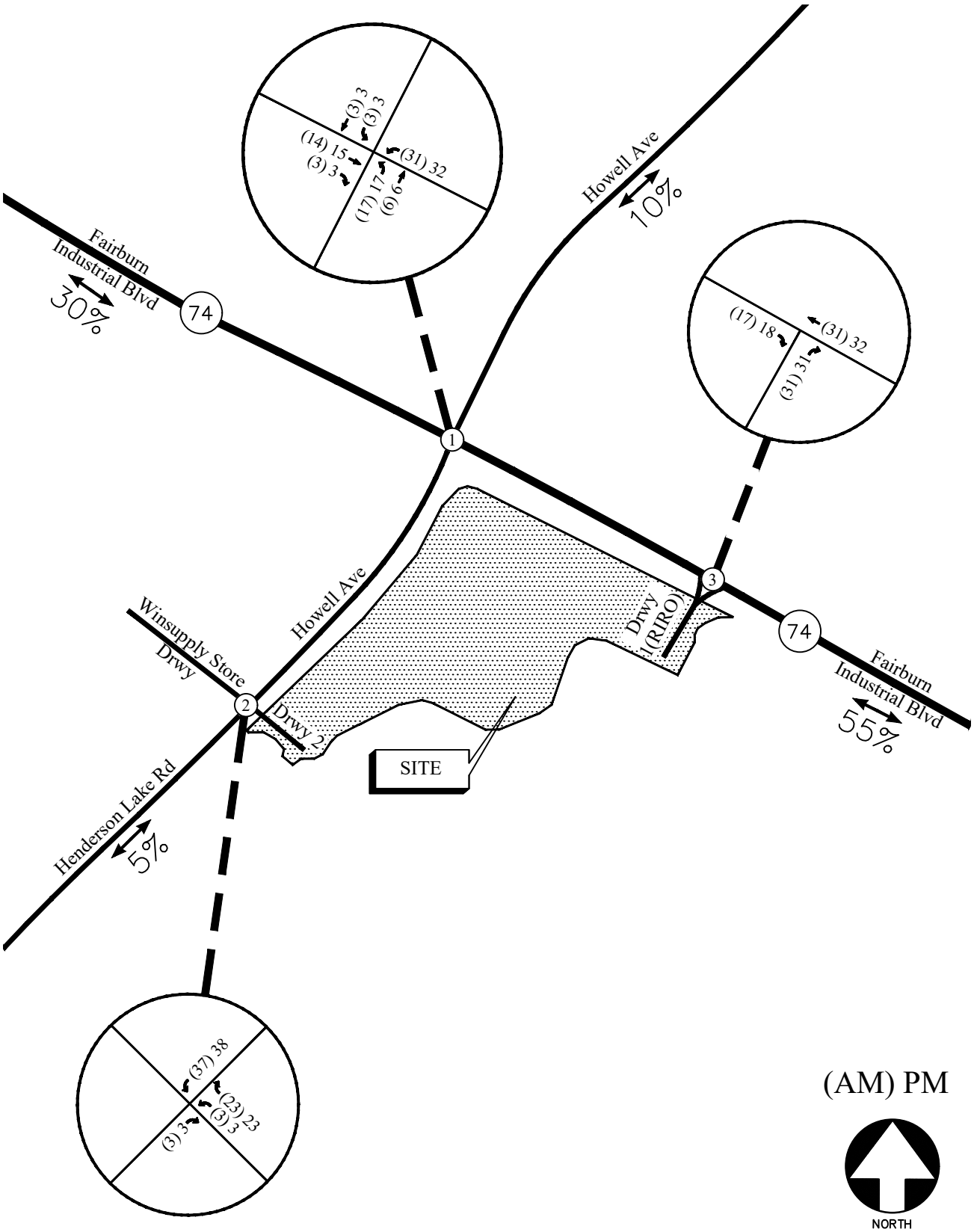
TABLE 4 – TRIP GENERATION

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 945 – Convenience Store/Gas Station - GFA (5.5-10k)	14 VFP	162	163	325	148	147	295	2,847
Pass-by Trips (76%) 75%		-123	-124	-247	-111	-110	-221	-2,135
ITE 955 – Travel Center	5 TFP	18	18	36	22	20	42	598
Total Trips (without Reductions)		**180**	**181**	**361**	**170**	**167**	**337**	**3,445**
New External Trips (with Reductions)		**57**	**57**	**114**	**59**	**57**	**116**	**1,310**

*Pass-by trips (AM) [PM]; Daily pass-by volume reduction estimated to be the lesser of the PM peak hour pass-by rate determined volume or ten times the PM pass-by volumes

5.2 Trip Distribution

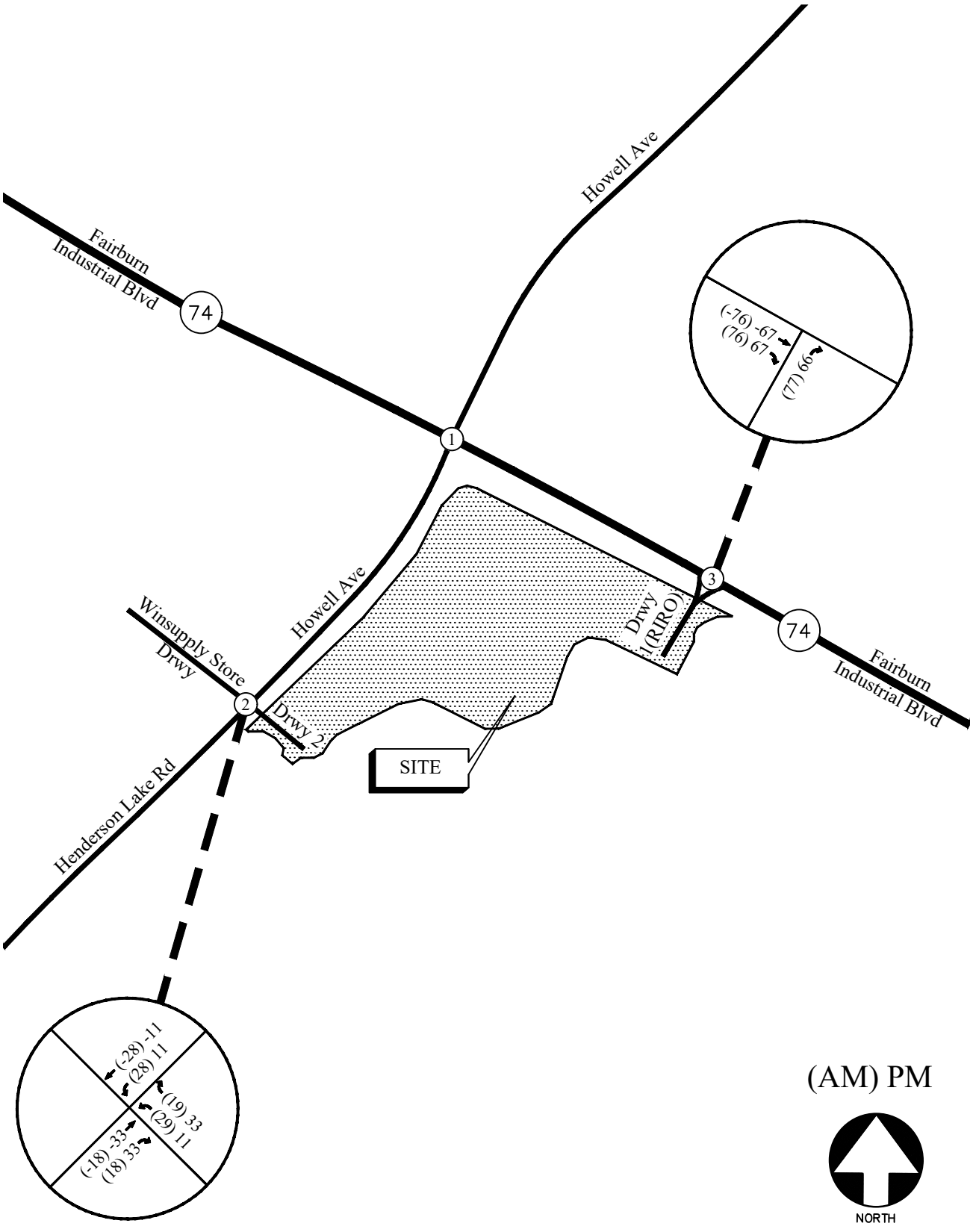
The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5. Pass-by volumes have also been distributed based on existing travel patterns and are shown in Figure 6.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

A&R Engineering Inc.



SITE PEAK HOUR PASS-BY VOLUMES FIGURE 6

A&R Engineering Inc.

6.0 FUTURE 2028 TRAFFIC ANALYSIS

The future 2028 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

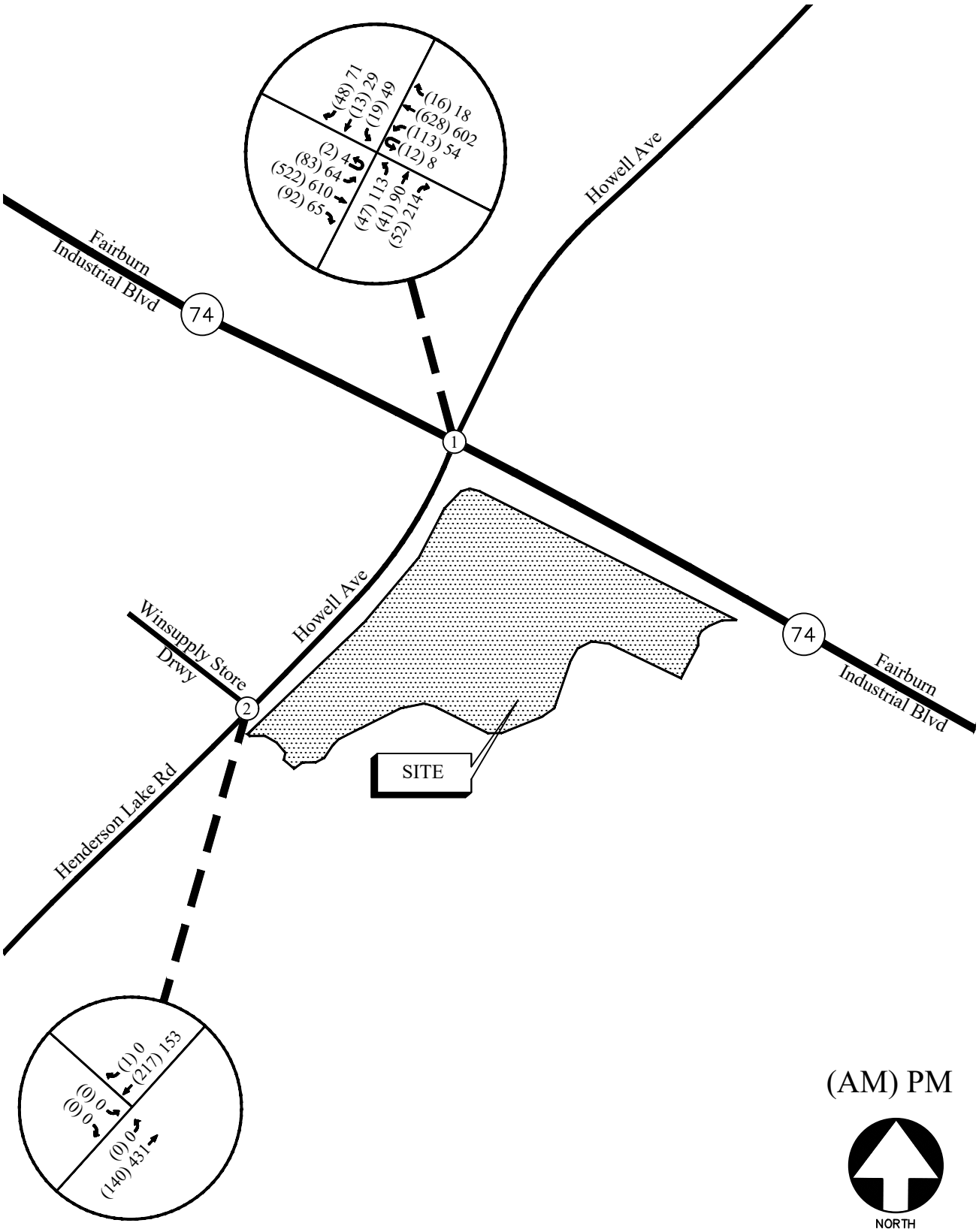
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years (between 2022-2024) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future "No-Build" volumes on the roadway are shown in Figure 7.

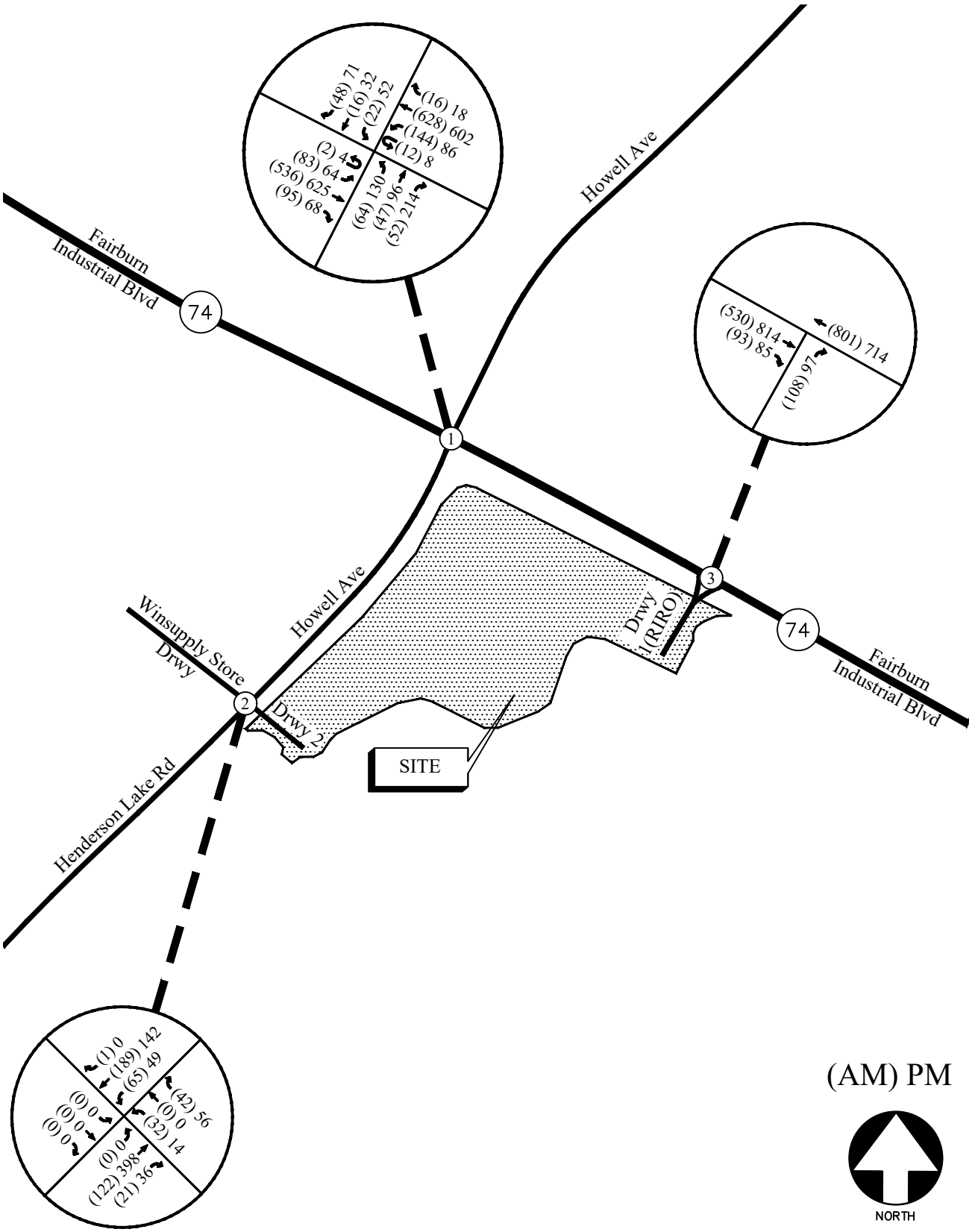
6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) and pass-by volumes (Figure 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 8.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 8

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

The turn lanes analysis below is based off the trip distribution included in Section 5.2. According to the projected trip generation, the 24-hour two-way volume for traffic entering and exiting the site is 3,445 vehicles per day. The AADT on Howell Avenue was assumed to be less than 6,000 vehicles based on historic GDOT volumes for similar surrounding roadways (SE Broad Street, Virlyn B. Smith Road, etc). No left turn lane analysis was conducted for site driveway 2, as there is already an existing two-way left turn lane on Howell Avenue at the proposed driveway location.

6.3.1 Deceleration Turn Lane Analysis

The GDOT daily site-generated traffic right turn movements threshold to warrant a deceleration lane is 75 right-turning vehicles a day for four-lane roadways with an AADT greater than 10,000 vehicles and a posted speed limit of 45 mph. For a two-lane roadway with an AADT under 6,000 vehicles and a posted speed limit of 35 mph, the threshold to warrant a deceleration lane is 200 right-turning vehicles a day. The estimated daily right turn volumes at both site driveways are shown in Table 5 below.

TABLE 5 – GDOT REQUIREMENTS FOR DECELERATION LANES

Intersection	Right Turn Traffic (% total entering)	Right Turn Volume (vehicles/day)	Roadway Speed / # Lanes / AADT	GDOT Threshold (vehicles/ day)	Warrants Met?
SR 74 (Fairburn Industrial Boulevard) at Site Driveway 1 (Right-In/Right-Out)	30%	**517** (Total Trips) ÷ 2 × 0.3 = (3,445) ÷ 2 x 0.3 = 517	45 mph / 4-Lane / ≥ 10,000	75	Yes
Howell Avenue at Site Driveway 2	5%	**86** (Total Trips) ÷ 2 × 0.05 = (3,445) ÷ 2 x 0.05 = 86	35 mph / 2-Lane / < 6,000	200	No

A right turn lane is warranted at site driveway 1 on SR 74.

6.4 Future Traffic Operations

The future "No-Build" and "Build" traffic operations were analysed using the volumes in Figures 7 and 8, respectively. The results of the future traffic operations analysis are shown below in Table 6. Recommendations on traffic control and lane geometry are shown in Figure 9.

TABLE 6 – FUTURE INTERSECTION OPERATIONS

Intersection		LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**SR 74 (Fairburn Industrial Boulevard) at Howell Avenue**	**A (7.7)**	**A (9.4)**	**A (8.2)**	**B (10.2)**
	-Eastbound Approach	A (10.0)	B (10.8)	B (10.5)	B (11.8)
	-Westbound Approach	A (4.4)	A (5.1)	A (4.7)	A (5.5)
	-Northbound Approach	B (16.7)	B (16.4)	B (17.1)	B (17.1)
	-Southbound Approach	B (16.4)	B (16.1)	B (16.6)	B (16.7)
2	**Howell Avenue at Winsupply of South Atlanta Store North Driveway / Site Driveway 2**				
	-Eastbound Approach	B (11.0)	B (13.2)	B (13.6)	C (17.0)
	-Westbound Approach	-	-	B (12.1)	B (13.6)
	-Northbound Left	A (7.7)	A (7.6)	A (8.0)	A (7.9)
	-Southbound Left	-	-	A (7.8)	A (8.7)
3	**SR 74 (Fairburn Industrial Boulevard) at Site Driveway 1 (Right-In/Right-Out)**				
	-Northbound Approach	-	-	B (11.5)	B (13.5)

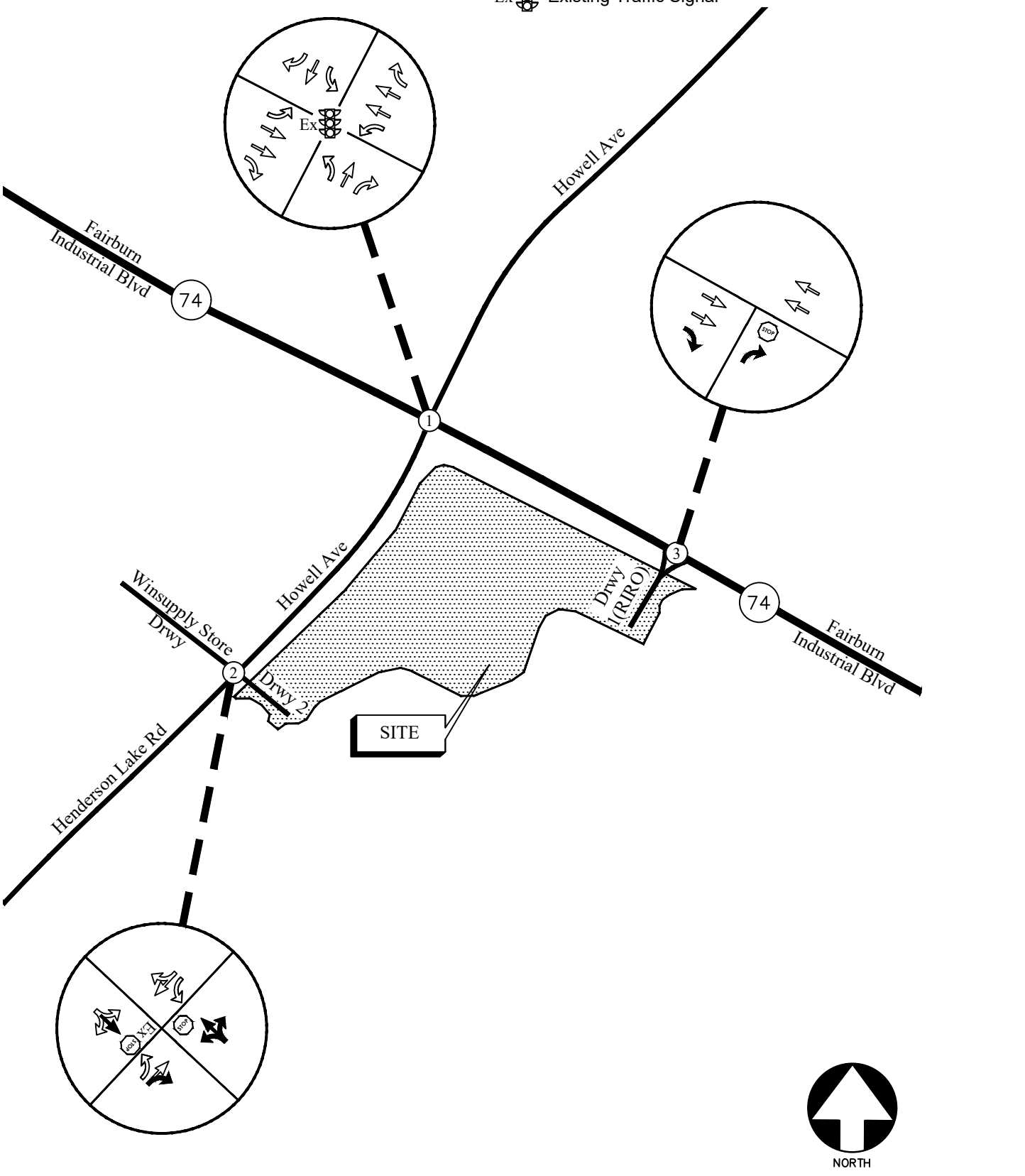
The results of the future traffic operations analysis indicate that the signalized intersection of SR 74 (Fairburn Industrial Boulevard) at Howell Avenue will operate at an overall level of service "B" or better in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will operate at a level of service "C" or better with peak hour traffic.

A 95th percentile queue length analysis was performed for the entering southbound (Howell Avenue) left turn approach at the intersection of Howell Avenue and Site Driveway 2 after the construction of the site. Table 7 below presents a summary of the "Build" condition 95th percentile peak hour queuing analysis results at intersection 2. The detailed queuing analysis results from synchro are in the appendix.

TABLE 7 – QUEUING SUMMARY: LEFT TURNS AT SITE DRIVEWAY 2

Intersection/Movement		Available Storage (ft)	95th Percentile Queue (ft)	
			AM Peak Hour	PM Peak Hour
2	**Howell Avenue at Winsupply of South Atlanta Store North Driveway / Site Driveway 2**			
	-Southbound Left	140'	33'	47'

As shown in Table 7, the analysis results indicate that the 95th percentile queues for southbound entering traffic at site driveway 2 will not come close to exceeding the existing available space, which means that there is no significant risk of these queues stacking up into the northbound left turn lane at intersection 1 during peak hours.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 9

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed RaceTrac gas station development that will be located in the southeast corner of the intersection of SR 74 (Fairburn Industrial Boulevard) and Howell Avenue in the City of Fairburn. The development will consist of a gas station with 14 vehicle fueling positions, 5 truck fueling positions, and a 6,008-SF convenience store.

The development proposes access at the following locations:

- Site Driveway 1: Right-in/right-out driveway on SR 74 (Fairburn Industrial Boulevard)
- Site Driveway 2: Full access driveway on Howell Avenue, aligned with the north driveway to Winsupply of South Atlanta Store

Existing and future operations after completion of the project were analyzed at the intersections of:

1. SR 74 (Fairburn Industrial Boulevard) at Howell Avenue
2. Howell Avenue at Site Driveway 2, aligned with the north driveway to Winsupply of South Atlanta Store
3. SR 74 (Fairburn Industrial Boulevard) at Site Driveway 1 (right-in/right-out)

The analysis included the evaluation of future operations for "No-Build" and "Build" conditions, both of which account for the annual growth of through traffic. The results of the future traffic operations analysis indicate that the signalized intersection of SR 74 (Fairburn Industrial Boulevard) at Howell Avenue will operate at an overall level of service "B" or better in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will operate at a level of service "C" or better with peak hour traffic. Based on the analysis results, the proposed development will have minimal impact on traffic operations in the study network.

7.1 Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway intersections:

- Site Driveway 1: Right-In/Right-Out Driveway on SR 74 (Fairburn Industrial Boulevard)
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach with SR 74 remaining free flow
    - A right turn lane for entering traffic

- Site Driveway 2: Full Access Driveway on Howell Avenue aligned with the north driveway to Winsupply of South Atlanta Store
    - One entering lane and one exiting lane
    - Stop-sign controlled on the driveway approach and north driveway to Winsupply of South Atlanta Store with Howell Avenue remaining free flow
    - Provide/confirm adequate sight distance per AASHTO standards

7.2 Additional Comments/Conclusions

- Based on statistical ITE data, approximately 62% of projected site trips are pass-by trips and not new trips added to the study area.

- SR 74 (Fairburn Industrial Boulevard) is a free flow road between Howell Avenue and the ramps to I-85, which helps move traffic freely. The proposed driveway on this road will be right-in/right-out and does not introduce any left turn conflicts.

- The current congestion on Fairburn Industrial Boulevard during peak hours is primarily due to delays at the existing I-85 interchange, as there is only one southbound left turn lane at the eastbound ramp towards Atlanta, in addition to there only being two southbound through lanes. GDOT is currently planning a redesign of the SR 74/I-85 interchange that will include several improvements to optimize traffic flow, such as new on/off-ramps, a second southbound left turn lane, and additional southbound through lanes. The congestion at the interchange is expected to be relieved once this GDOT project is completed.

- The proposed driveway on Howell Avenue will be located approximately 520 ft away from Fairburn Industrial Boulevard, and it will be aligned across from an existing driveway. There is a two-way left turn lane on Howell Avenue that will be able to provide safe left turns into the site. The available distance is significant and can provide an adequate stacking length from the signal to the north. No negative impacts are anticipated due to this driveway location, as is detailed by the delay time and queue length results on page 19.

- The intersection of Howell Avenue and Fairburn Industrial Boulevard is projected to operate at an overall level of service “B” or better during the AM and PM peak hours after the development of the proposed site.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis.....
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 54 (Fairburn Industrial Blvd) @
Howell Ave
7-9 am | 4-6 pm

File Name : 20260098
Site Code : 20260098
Start Date : 04-01-2026
Page No : 1

Groups Printed- Cars & Buses - Trucks

	Howell Avenue Northbound				Howell Avenue Southbound				SR 54 (Fairburn Industrial Blvd) Eastbound					SR 54 (Fairburn Industrial Blvd) Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
07:00 AM	7	1	10	18	6	5	4	15	9	126	19	0	154	24	140	6	2	172	359
07:15 AM	8	2	16	26	4	0	5	9	13	155	21	1	190	40	138	0	2	180	405
07:30 AM	10	12	22	44	4	2	7	13	24	154	24	0	202	21	150	5	4	180	439
07:45 AM	12	18	9	39	6	5	20	31	30	101	24	0	155	33	154	5	3	195	420
Total	37	33	57	127	20	12	36	68	76	536	88	1	701	118	582	16	11	727	1623
08:00 AM	16	8	4	28	5	6	15	26	14	102	21	1	138	17	174	6	3	200	392
08:15 AM	10	1	4	15	3	6	8	17	11	104	11	1	127	17	141	3	4	165	324
08:30 AM	9	4	10	23	1	1	13	15	7	112	16	0	135	23	136	5	4	168	341
08:45 AM	2	0	9	11	4	2	4	10	9	109	8	0	126	15	115	2	4	136	283
Total	37	13	27	77	13	15	40	68	41	427	56	2	526	72	566	16	15	669	1340
*** BREAK ***																			
04:00 PM	25	9	22	56	9	3	15	27	4	114	13	2	133	10	163	1	3	177	393
04:15 PM	27	9	27	63	4	3	16	23	11	159	16	4	190	12	176	2	1	191	467
04:30 PM	34	13	61	108	10	6	11	27	15	139	18	0	172	10	110	7	3	130	437
04:45 PM	28	18	47	93	11	6	14	31	11	139	13	1	164	18	142	2	2	164	452
Total	114	49	157	320	34	18	56	108	41	551	60	7	659	50	591	12	9	662	1749
05:00 PM	34	22	60	116	16	9	16	41	15	157	16	2	190	14	150	5	2	171	518
05:15 PM	25	28	53	106	12	5	22	39	20	152	21	0	193	14	163	5	1	183	521
05:30 PM	24	20	50	94	9	8	18	35	17	150	14	1	182	7	135	6	3	151	462
05:45 PM	20	19	38	77	5	4	10	19	13	129	8	2	152	12	123	5	2	142	390
Total	103	89	201	393	42	26	66	134	65	588	59	5	717	47	571	21	8	647	1891
Grand Total	291	184	442	917	109	71	198	378	223	2102	263	15	2603	287	2310	65	43	2705	6603
Apprch %	31.7	20.1	48.2		28.8	18.8	52.4		8.6	80.8	10.1	0.6		10.6	85.4	2.4	1.6		
Total %	4.4	2.8	6.7	13.9	1.7	1.1	3	5.7	3.4	31.8	4	0.2	39.4	4.3	35	1	0.7	41	
Cars & Buses	256	176	394	826	99	68	198	365	217	1718	232	14	2181	241	1860	51	40	2192	5564
% Cars & Buses	88	95.7	89.1	90.1	90.8	95.8	100	96.6	97.3	81.7	88.2	93.3	83.8	84	80.5	78.5	93	81	84.3
Trucks	35	8	48	91	10	3	0	13	6	384	31	1	422	46	450	14	3	513	1039
% Trucks	12	4.3	10.9	9.9	9.2	4.2	0	3.4	2.7	18.3	11.8	6.7	16.2	16	19.5	21.5	7	19	15.7

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Start Date : 04-01-2026
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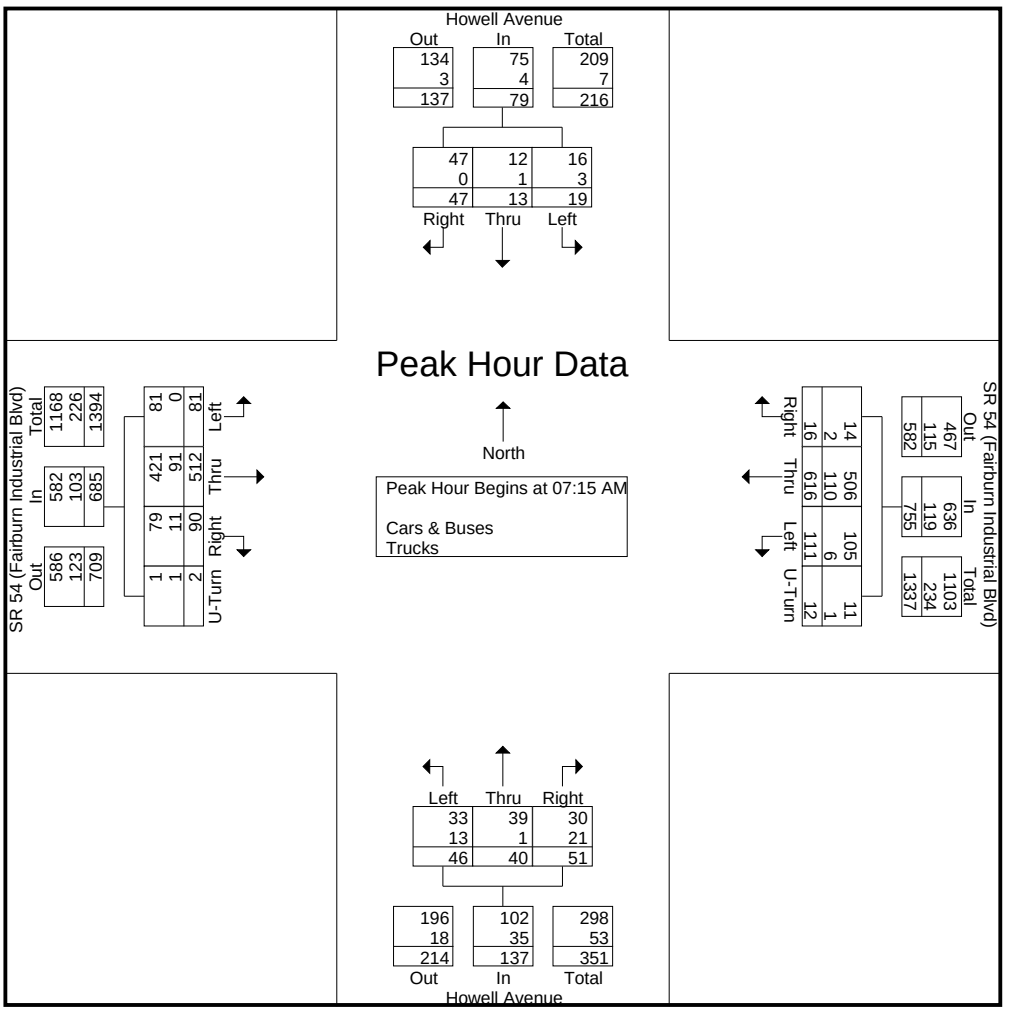
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:15 AM																			
07:15 AM	8	2	16	26	4	0	5	9	13	**155**	21	**1**	190	**40**	138	0	2	180	405
07:30 AM	10	12	**22**	**44**	4	2	7	13	24	154	**24**	0	**202**	21	150	5	**4**	180	**439**
07:45 AM	12	**18**	9	39	**6**	5	**20**	**31**	**30**	101	24	0	155	33	154	5	3	195	420
08:00 AM	**16**	8	4	28	5	**6**	15	26	14	102	21	1	138	17	**174**	**6**	3	**200**	392
Total Volume	46	40	51	137	19	13	47	79	81	512	90	2	685	111	616	16	12	755	1656
% App. Total	33.6	29.2	37.2		24.1	16.5	59.5		11.8	74.7	13.1	0.3		14.7	81.6	2.1	1.6		
PHF	.719	.556	.580	.778	.792	.542	.588	.637	.675	.826	.938	.500	.848	.694	.885	.667	.750	.944	.943
Cars & Buses	33	39	30	102	16	12	47	75	81	421	79	1	582	105	506	14	11	636	1395
% Cars & Buses	71.7	97.5	58.8	74.5	84.2	92.3	100	94.9	100	82.2	87.8	50.0	85.0	94.6	82.1	87.5	91.7	84.2	84.2
Trucks	13	1	21	35	3	1	0	4	0	91	11	1	103	6	110	2	1	119	261
% Trucks	28.3	2.5	41.2	25.5	15.8	7.7	0	5.1	0	17.8	12.2	50.0	15.0	5.4	17.9	12.5	8.3	15.8	15.8



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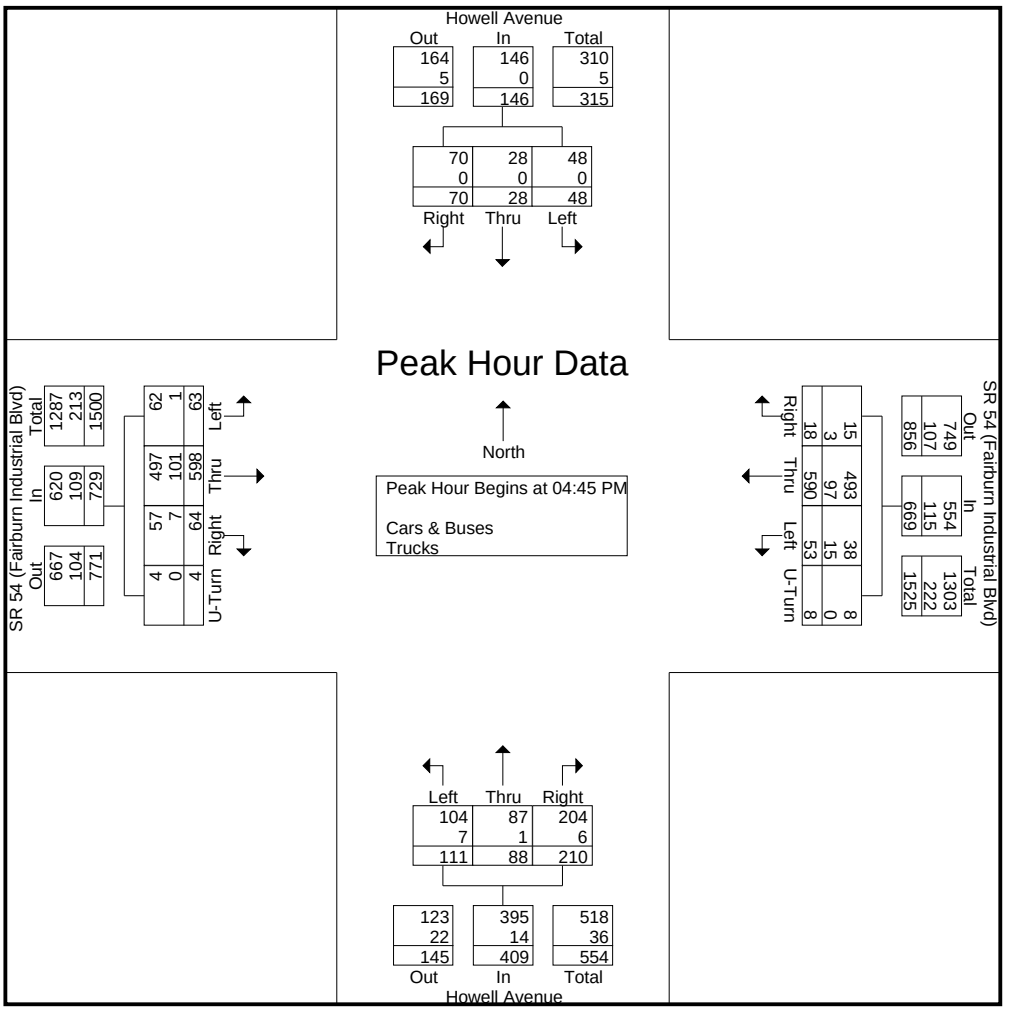
05:15 PM	25	**28**	53	106	12	5	**22**	39	**20**	152	**21**	0	**193**	14	**163**	5	1	**183**	**521**
05:30 PM	24	20	50	94	9	8	18	35	17	150	14	1	182	7	135	**6**	**3**	151	462
Total Volume	111	88	210	409	48	28	70	146	63	598	64	4	729	53	590	18	8	669	1953
% App. Total	27.1	21.5	51.3		32.9	19.2	47.9		8.6	82	8.8	0.5		7.9	88.2	2.7	1.2		
PHF	.816	.786	.875	.881	.750	.778	.795	.890	.788	.952	.762	.500	.944	.736	.905	.750	.667	.914	.937
Cars & Buses	104	87	204	395	48	28	70	146	62	497	57	4	620	38	493	15	8	554	1715
% Cars & Buses	93.7	98.9	97.1	96.6	100	100	100	100	98.4	83.1	89.1	100	85.0	71.7	83.6	83.3	100	82.8	87.8
Trucks	7	1	6	14	0	0	0	0	1	101	7	0	109	15	97	3	0	115	238
% Trucks	6.3	1.1	2.9	3.4	0	0	0	0	1.6	16.9	10.9	0	15.0	28.3	16.4	16.7	0	17.2	12.2



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Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	18	0	18	0	47	1	48	0	0	0	0	0	0	0	0	66
07:15 AM	0	26	0	26	0	61	0	61	0	0	0	0	0	0	0	0	87
07:30 AM	0	44	0	44	0	47	0	47	0	0	0	0	0	0	0	0	91
07:45 AM	0	39	0	39	0	61	1	62	0	0	0	0	0	0	0	0	101
Total	0	127	0	127	0	216	2	218	0	0	0	0	0	0	0	0	345
08:00 AM	0	28	0	28	0	44	0	44	0	0	0	0	0	0	0	0	72
08:15 AM	0	15	0	15	0	34	0	34	0	0	0	0	0	0	0	0	49
08:30 AM	0	23	0	23	0	40	0	40	0	0	0	0	0	0	0	0	63
08:45 AM	0	11	0	11	0	25	0	25	0	0	0	0	0	0	0	0	36
Total	0	77	0	77	0	143	0	143	0	0	0	0	0	0	0	0	220
*** BREAK ***																	
04:00 PM	0	56	0	56	0	26	0	26	0	0	0	0	0	0	0	0	82
04:15 PM	0	63	0	63	0	31	0	31	0	0	0	0	0	0	0	0	94
04:30 PM	0	108	0	108	0	34	0	34	0	0	0	0	0	0	0	0	142
04:45 PM	0	93	0	93	0	37	0	37	0	0	0	0	0	0	0	0	130
Total	0	320	0	320	0	128	0	128	0	0	0	0	0	0	0	0	448
05:00 PM	0	116	0	116	0	39	0	39	0	0	0	0	0	0	0	0	155
05:15 PM	0	106	0	106	0	40	0	40	0	0	0	0	0	0	0	0	146
05:30 PM	0	94	0	94	0	29	0	29	0	0	0	0	0	0	0	0	123
05:45 PM	0	77	0	77	0	24	0	24	0	0	0	0	0	0	0	0	101
Total	0	393	0	393	0	132	0	132	0	0	0	0	0	0	0	0	525
Grand Total	0	917	0	917	0	619	2	621	0	0	0	0	0	0	0	0	1538
Apprch %	0	100	0		0	99.7	0.3		0	0	0		0	0	0		
Total %	0	59.6	0	59.6	0	40.2	0.1	40.4	0	0	0	0	0	0	0	0	
Cars & Buses	0	826	0	826	0	541	0	541	0	0	0	0	0	0	0	0	1367
% Cars & Buses	0	90.1	0	90.1	0	87.4	0	87.1	0	0	0	0	0	0	0	0	88.9
Trucks	0	91	0	91	0	78	2	80	0	0	0	0	0	0	0	0	171
% Trucks	0	9.9	0	9.9	0	12.6	100	12.9	0	0	0	0	0	0	0	0	11.1

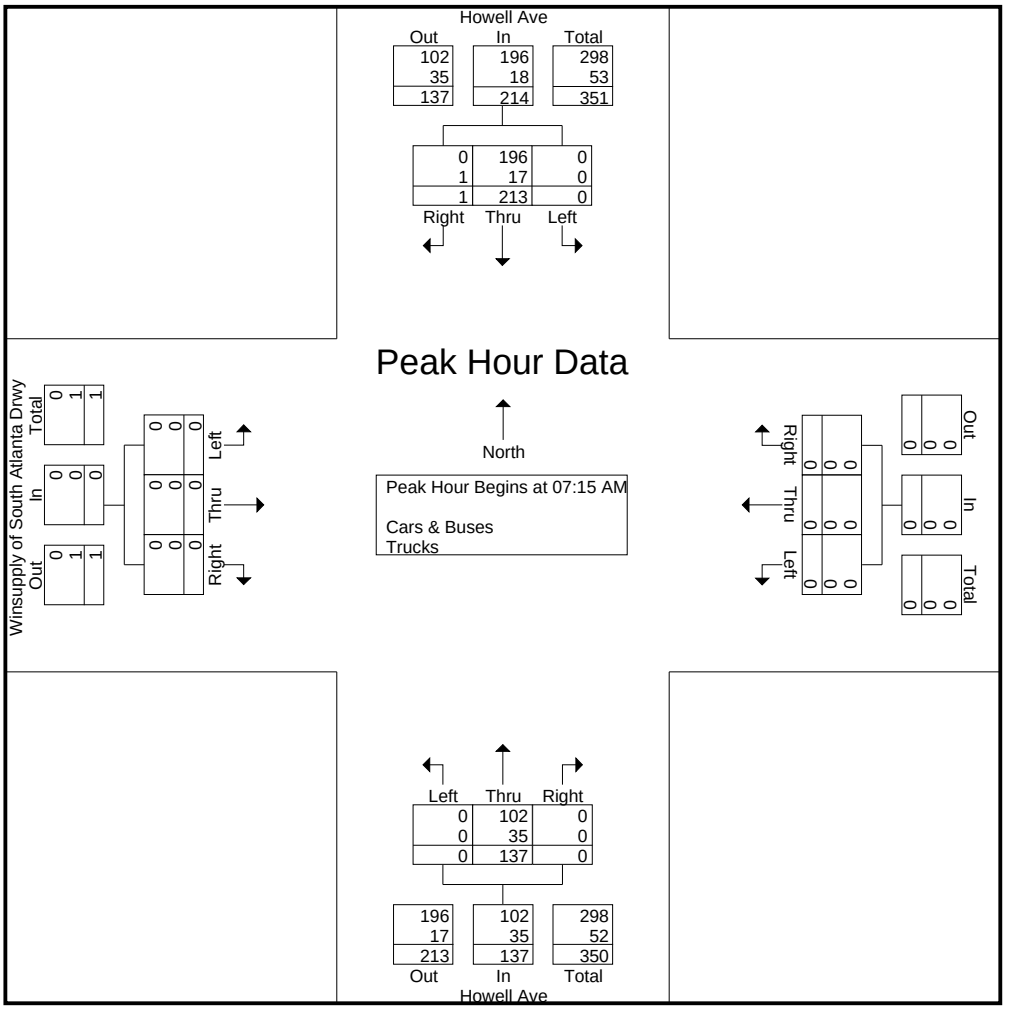
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Howell Ave @ Winsupply of South Atlanta Drwy
7-9 am | 4-6 pm

File Name : 20260099
Site Code : 20260099
Start Date : 04-01-2026
Page No : 2

	Howell Ave Northbound				Howell Ave Southbound				Winsupply of South Atlanta Drwy Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	26	0	26	0	**61**	0	61	0	0	0	0	0	0	0	0	87
07:30 AM	0	**44**	0	**44**	0	47	0	47	0	0	0	0	0	0	0	0	91
07:45 AM	0	39	0	39	0	61	**1**	**62**	0	0	0	0	0	0	0	0	**101**
08:00 AM	0	28	0	28	0	44	0	44	0	0	0	0	0	0	0	0	72
Total Volume	0	137	0	137	0	213	1	214	0	0	0	0	0	0	0	0	351
% App. Total	0	100	0		0	99.5	0.5		0	0	0		0	0	0		
PHF	.000	.778	.000	.778	.000	.873	.250	.863	.000	.000	.000	.000	.000	.000	.000	.000	.869
Cars & Buses	0	102	0	102	0	196	0	196	0	0	0	0	0	0	0	0	298
% Cars & Buses	0	74.5	0	74.5	0	92.0	0	91.6	0	0	0	0	0	0	0	0	84.9
Trucks	0	35	0	35	0	17	1	18	0	0	0	0	0	0	0	0	53
% Trucks	0	25.5	0	25.5	0	8.0	100	8.4	0	0	0	0	0	0	0	0	15.1



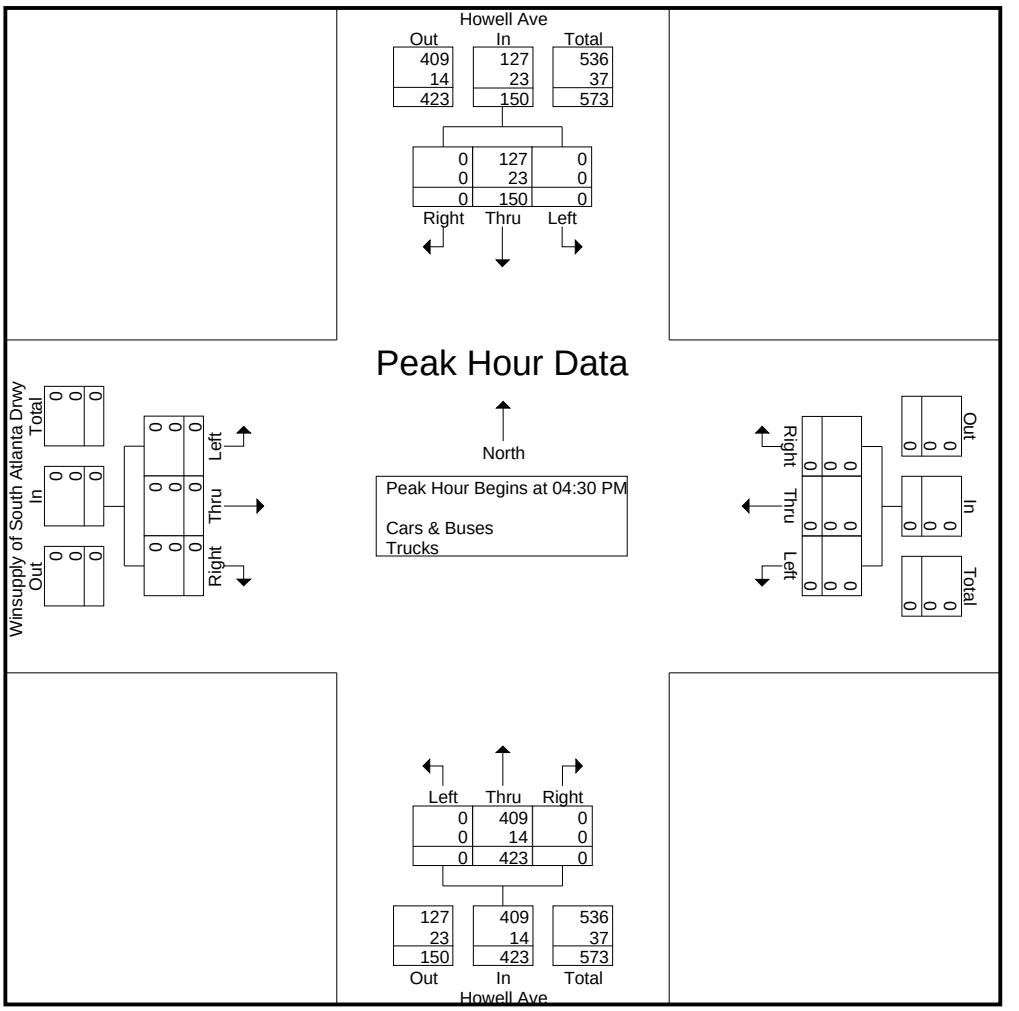
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Howell Ave @ Winsupply of South Atlanta Drwy
7-9 am | 4-6 pm

File Name : 20260099
Site Code : 20260099
Start Date : 04-01-2026
Page No : 3

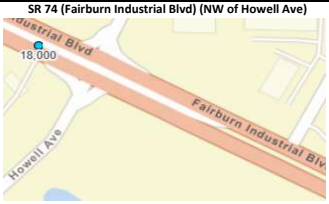
	Howell Ave Northbound				Howell Ave Southbound				Winsupply of South Atlanta Drwy Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	108	0	108	0	34	0	34	0	0	0	0	0	0	0	0	142
04:45 PM	0	93	0	93	0	37	0	37	0	0	0	0	0	0	0	0	130
05:00 PM	0	**116**	0	**116**	0	39	0	39	0	0	0	0	0	0	0	0	**155**
05:15 PM	0	106	0	106	0	**40**	0	**40**	0	0	0	0	0	0	0	0	146
Total Volume	0	423	0	423	0	150	0	150	0	0	0	0	0	0	0	0	573
% App. Total	0	100	0		0	100	0		0	0	0		0	0	0		
PHF	.000	.912	.000	.912	.000	.938	.000	.938	.000	.000	.000	.000	.000	.000	.000	.000	.924
Cars & Buses	0	409	0	409	0	127	0	127	0	0	0	0	0	0	0	0	536
% Cars & Buses	0	96.7	0	96.7	0	84.7	0	84.7	0	0	0	0	0	0	0	0	93.5
Trucks	0	14	0	14	0	23	0	23	0	0	0	0	0	0	0	0	37
% Trucks	0	3.3	0	3.3	0	15.3	0	15.3	0	0	0	0	0	0	0	0	6.5

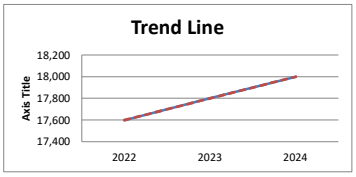


LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
SR 74 (Fairburn Industrial Blvd) (NW of Howell Ave)	1.1%	1.00	121-0282	00007400	17,600	17,800	18,000
SE Board St (NE of SR 74 (Fairburn Industrial Blvd))	1.5%	0.87	121-8816	-	4,000	4,100	4,120
US 29 (SW Broad St) (SW of Brooks Dr)	1.3%	0.96	121-0180	00001400	11,700	11,800	12,000
US 29 (SW Broad St) (S of E Cambellton St)	0.9%	0.96	121-0288	00009200	16,200	16,400	16,500
Senoia Rd (S of Howell Ave)	1.1%	1.00	121-6330	00410009	5,860	5,920	5,990
Weighted Average	**1.1%**	1.00	Sum of Count Stations =		55,360	56,020	56,610

Location	Traffic Counter	RCLINK	2022	2023	2024
SR 74 (Fairburn Industrial Blvd) (NW of Howell Ave)	121-0282	00007400	17,600	17,800	18,000

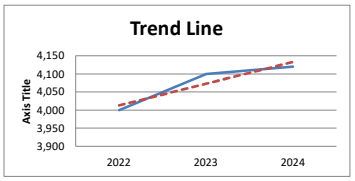




Growth Rate	1.1%	Intercept	-386,800	Slope	200.00
Trend Line			17,600	17,800	18,000

Location	Traffic Counter	RCLINK	2022	2023	2024
SE Board St (NE of SR 74 (Fairburn Industrial Blvd))	121-8816	-	4,000	4,100	4,120

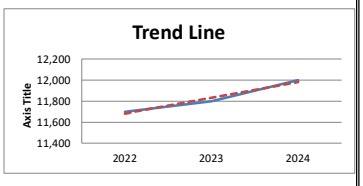




Growth Rate	1.5%	Intercept	-117,307	Slope	60.00
Trend Line			4,013	4,073	4,133

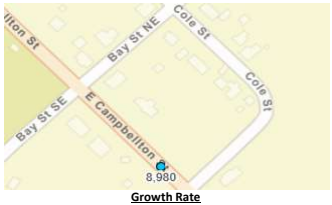
Location	Traffic Counter	RCLINK	2022	2023	2024
US 29 (SW Broad St) (SW of Brooks Dr)	121-0180	00001400	11,700	11,800	12,000

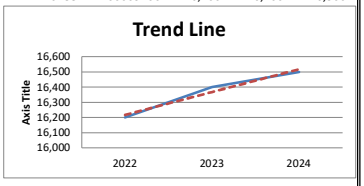




Growth Rate	1.3%	Intercept	-291,617	Slope	150.00
Trend Line			11,683	11,833	11,983

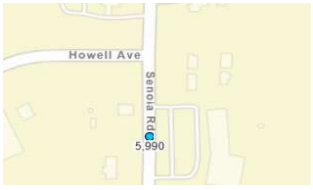
Location	Traffic Counter	RCLINK	2022	2023	2024
US 29 (SW Broad St) (S of E Cambellton St)	121-0288	00009200	16,200	16,400	16,500

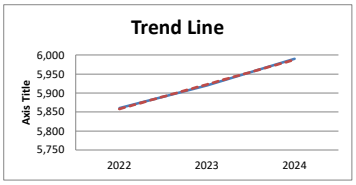




Growth Rate	0.9%	Intercept	-287,083	Slope	150.00
Trend Line			16,217	16,367	16,517

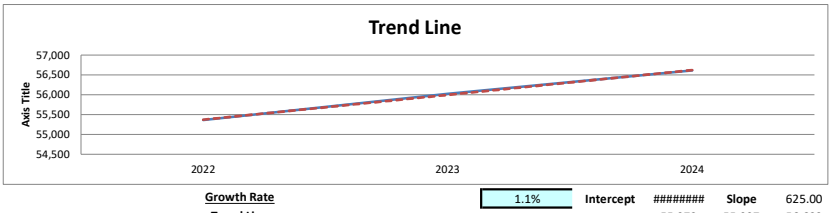
Location	Traffic Counter	RCLINK	2022	2023	2024
Senoia Rd (S of Howell Ave)	121-6330	00410009	5,860	5,920	5,990





Growth Rate	1.1%	Intercept	-125,572	Slope	65.00
Trend Line			5,858	5,923	5,988

Weighted Average	2022	2023	2024
Sum of Count Stations	55,360	56,020	56,610



Growth Rate	1.1%	Intercept	########	Slope	625.00
Trend Line			55,372	55,997	56,622

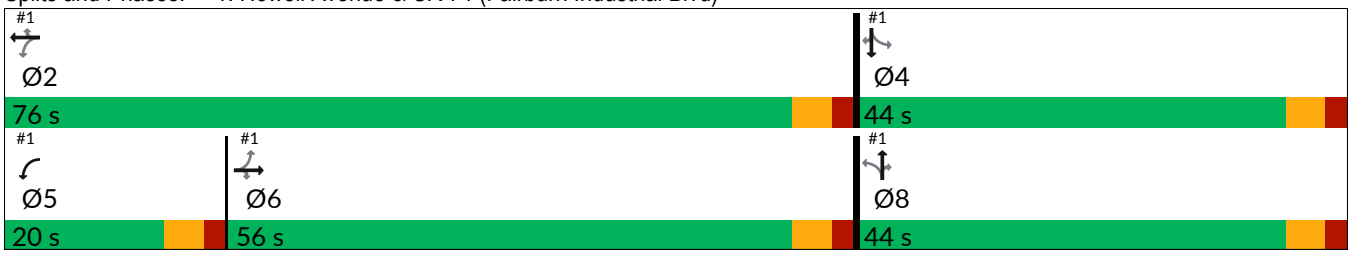
EXISTING INTERSECTION ANALYSIS

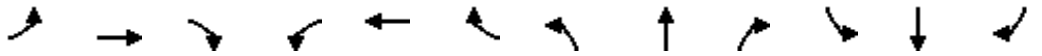
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	83	512	90	123	616	16	46	40	51	19	13	47
Future Volume (vph)	83	512	90	123	616	16	46	40	51	19	13	47
Lane Group Flow (vph)	88	545	96	131	655	17	49	43	54	20	14	50
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		5	2			8			4	
Permitted Phases	6		6	2		2	8		8	4		4
Detector Phase	6	6	6	5	2	2	8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	15.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	33.5	33.5	33.5	15.0	33.5	33.5	39.5	39.5	39.5	39.5	39.5	39.5
Total Split (s)	56.0	56.0	56.0	20.0	76.0	76.0	44.0	44.0	44.0	44.0	44.0	44.0
Total Split (%)	46.7%	46.7%	46.7%	16.7%	63.3%	63.3%	36.7%	36.7%	36.7%	36.7%	36.7%	36.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Recall Mode	Min	Min	Min	None	Min	Min	None	None	None	None	None	None
v/c Ratio	0.24	0.37	0.13	0.21	0.30	0.02	0.27	0.14	0.22	0.10	0.05	0.16
Control Delay (s/veh)	16.0	13.9	4.1	4.8	4.6	1.6	26.3	22.8	7.2	23.2	22.1	5.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	16.0	13.9	4.1	4.8	4.6	1.6	26.3	22.8	7.2	23.2	22.1	5.5
Queue Length 50th (ft)	19	76	0	13	45	0	16	12	0	6	4	0
Queue Length 95th (ft)	60	145	28	34	84	5	57	41	27	28	20	18
Internal Link Dist (ft)		470			914			545			427	
Turn Bay Length (ft)	330		345	320		150	280		135	160		100
Base Capacity (vph)	694	2828	1340	756	3059	1429	851	1415	895	915	1349	1231
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.19	0.07	0.17	0.21	0.01	0.06	0.03	0.06	0.02	0.01	0.04

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 51.4
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Howell Avenue & SR 74 (Fairburn Industrial Blvd)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	83	512	90	123	616	16	46	40	51	19	13	47
Future Volume (veh/h)	83	512	90	123	616	16	46	40	51	19	13	47
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1633	1722	1826	1633	1707	1485	1856	1292	1663	1781	1870
Adj Flow Rate, veh/h	88	545	0	131	655	0	49	43	0	20	14	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	18	12	5	18	13	28	3	41	16	8	2
Cap, veh/h	474	1168		553	1895		299	210		293	202	
Arrive On Green	0.38	0.38	0.00	0.10	0.61	0.00	0.11	0.11	0.00	0.11	0.11	0.00
Sat Flow, veh/h	778	3103	1459	1739	3103	1447	1111	1856	1095	1212	1781	1585
Grp Volume(v), veh/h	88	545	0	131	655	0	49	43	0	20	14	0
Grp Sat Flow(s),veh/h/ln	778	1552	1459	1739	1552	1447	1111	1856	1095	1212	1781	1585
Q Serve(g_s), s	3.2	5.3	0.0	1.5	4.2	0.0	1.6	0.8	0.0	0.6	0.3	0.0
Cycle Q Clear(g_c), s	3.2	5.3	0.0	1.5	4.2	0.0	1.9	0.8	0.0	1.4	0.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	474	1168		553	1895		299	210		293	202	
V/C Ratio(X)	0.19	0.47		0.24	0.35		0.16	0.20		0.07	0.07	
Avail Cap(c_a), veh/h	1167	3934		1019	5491		1247	1793		1327	1722	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	8.7	9.4	0.0	5.7	3.8	0.0	16.6	16.0	0.0	16.7	15.8	0.0
Incr Delay (d2), s/veh	0.4	0.6	0.0	0.2	0.2	0.0	0.3	0.5	0.0	0.1	0.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	1.3	0.0	0.3	0.5	0.0	0.4	0.3	0.0	0.2	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.1	10.0	0.0	5.9	4.1	0.0	16.9	16.5	0.0	16.8	15.9	0.0
LnGrp LOS	A	B		A	A		B	B		B	B	
Approach Vol, veh/h		633			786			92			34	
Approach Delay, s/veh		9.9			4.4			16.7			16.4	
Approach LOS		A			A			B			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		29.8		10.0	9.3	20.5		10.0				
Change Period (Y+Rc), s		5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s		70.5		38.5	14.5	50.5		38.5				
Max Q Clear Time (g_c+I1), s		6.2		3.4	3.5	7.3		3.9				
Green Ext Time (p_c), s		6.9		0.1	0.2	6.7		0.3				

Intersection Summary		
HCM 7th Control Delay, s/veh	7.6	
HCM 7th LOS	A	

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	137	213	1
Future Vol, veh/h	0	0	0	137	213	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	25	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	26	8	2
Mvmt Flow	0	0	0	157	245	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	403	245	246	0	-	0
Stage 1	245	-	-	-	-	-
Stage 2	157	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	603	793	1320	-	-	-
Stage 1	795	-	-	-	-	-
Stage 2	871	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	603	793	1320	-	-	-
Mov Cap-2 Maneuver	603	-	-	-	-	-
Stage 1	795	-	-	-	-	-
Stage 2	871	-	-	-	-	-

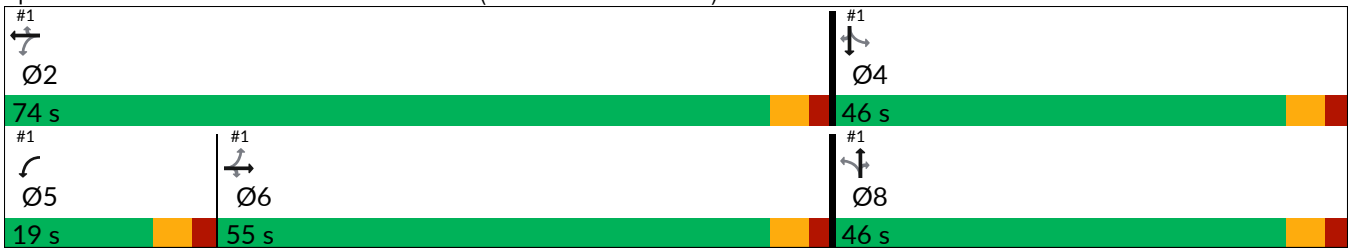
Approach	EB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

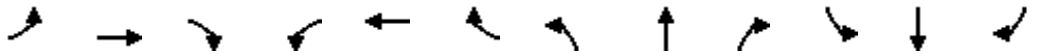
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1320	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	67	598	64	61	590	18	111	88	210	48	28	70
Future Volume (vph)	67	598	64	61	590	18	111	88	210	48	28	70
Lane Group Flow (vph)	71	636	68	65	628	19	118	94	223	51	30	74
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		5	2			8			4	
Permitted Phases	6		6	2		2	8		8	4		4
Detector Phase	6	6	6	5	2	2	8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	15.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	33.5	33.5	33.5	15.0	33.5	33.5	39.5	39.5	39.5	39.5	39.5	39.5
Total Split (s)	55.0	55.0	55.0	19.0	74.0	74.0	46.0	46.0	46.0	46.0	46.0	46.0
Total Split (%)	45.8%	45.8%	45.8%	15.8%	61.7%	61.7%	38.3%	38.3%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Recall Mode	Min	Min	Min	None	Min	Min	None	None	None	None	None	None
v/c Ratio	0.22	0.49	0.10	0.16	0.36	0.02	0.42	0.24	0.44	0.18	0.08	0.19
Control Delay (s/veh)	15.5	14.8	4.2	6.1	6.8	2.2	27.0	22.8	7.0	23.3	21.9	8.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	15.5	14.8	4.2	6.1	6.8	2.2	27.0	22.8	7.0	23.3	21.9	8.0
Queue Length 50th (ft)	16	97	0	9	52	0	37	28	0	15	8	0
Queue Length 95th (ft)	51	185	23	30	102	7	100	76	53	49	32	31
Internal Link Dist (ft)		470			914			545			427	
Turn Bay Length (ft)	330		345	320		150	280		135	160		100
Base Capacity (vph)	664	2659	1264	518	3049	1352	1029	1449	1269	1008	1449	1248
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.24	0.05	0.13	0.21	0.01	0.11	0.06	0.18	0.05	0.02	0.06

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 53.3
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Howell Avenue & SR 74 (Fairburn Industrial Blvd)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	67	598	64	61	590	18	111	88	210	48	28	70
Future Volume (veh/h)	67	598	64	61	590	18	111	88	210	48	28	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1648	1737	1485	1663	1648	1811	1870	1856	1870	1870	1870
Adj Flow Rate, veh/h	71	636	0	65	628	0	118	94	0	51	30	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	17	11	28	16	17	6	2	3	2	2	2
Cap, veh/h	481	1205		407	1835		361	288		316	288	
Arrive On Green	0.38	0.38	0.00	0.06	0.58	0.00	0.15	0.15	0.00	0.15	0.15	0.00
Sat Flow, veh/h	798	3131	1472	1414	3159	1397	1336	1870	1572	1302	1870	1585
Grp Volume(v), veh/h	71	636	0	65	628	0	118	94	0	51	30	0
Grp Sat Flow(s),veh/h/ln	798	1566	1472	1414	1580	1397	1336	1870	1572	1302	1870	1585
Q Serve(g_s), s	2.5	6.5	0.0	1.0	4.3	0.0	3.5	1.9	0.0	1.5	0.6	0.0
Cycle Q Clear(g_c), s	2.5	6.5	0.0	1.0	4.3	0.0	4.0	1.9	0.0	3.4	0.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	481	1205		407	1835		361	288		316	288	
V/C Ratio(X)	0.15	0.53		0.16	0.34		0.33	0.33		0.16	0.10	
Avail Cap(c_a), veh/h	1125	3734		777	5214		1458	1825		1385	1825	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	8.6	9.9	0.0	6.5	4.5	0.0	16.8	15.6	0.0	17.1	15.1	0.0
Incr Delay (d2), s/veh	0.3	0.8	0.0	0.2	0.2	0.0	0.5	0.7	0.0	0.2	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	1.7	0.0	0.2	0.7	0.0	1.0	0.7	0.0	0.4	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	8.9	10.6	0.0	6.7	4.8	0.0	17.3	16.3	0.0	17.4	15.3	0.0
LnGrp LOS	A	B		A	A		B	B		B	B	
Approach Vol, veh/h		707			693			212			81	
Approach Delay, s/veh		10.5			5.0			16.9			16.6	
Approach LOS		B			A			B			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		29.6		11.9	8.1	21.5		11.9				
Change Period (Y+Rc), s		5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s		68.5		40.5	13.5	49.5		40.5				
Max Q Clear Time (g_c+I1), s		6.3		5.4	3.0	8.5		6.0				
Green Ext Time (p_c), s		6.5		0.2	0.1	7.5		0.6				

Intersection Summary		
HCM 7th Control Delay, s/veh	9.3	
HCM 7th LOS	A	

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	423	150	0
Future Vol, veh/h	0	0	0	423	150	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	25	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	3	15	2
Mvmt Flow	0	0	0	460	163	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	623	163	163	0	-	0
Stage 1	163	-	-	-	-	-
Stage 2	460	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	450	882	1416	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	636	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	450	882	1416	-	-	-
Mov Cap-2 Maneuver	450	-	-	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	636	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

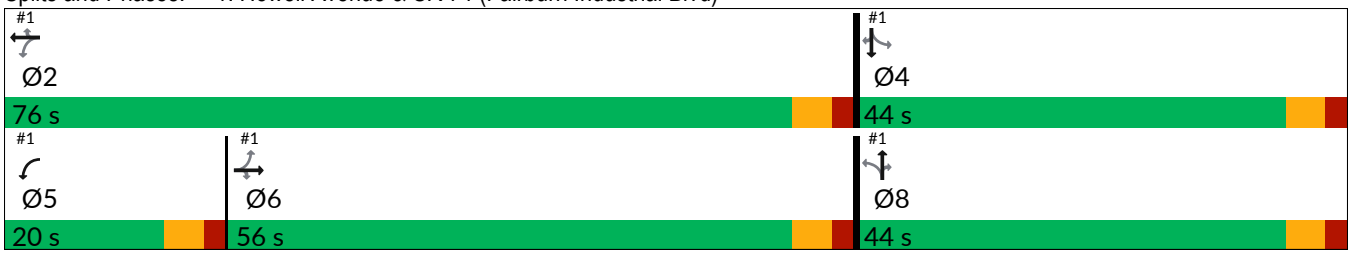
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1416	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

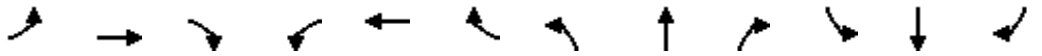
FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	522	92	125	628	16	47	41	52	19	13	48
Future Volume (vph)	85	522	92	125	628	16	47	41	52	19	13	48
Lane Group Flow (vph)	90	555	98	133	668	17	50	44	55	20	14	51
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		5	2			8			4	
Permitted Phases	6		6	2		2	8		8	4		4
Detector Phase	6	6	6	5	2	2	8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	15.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	33.5	33.5	33.5	15.0	33.5	33.5	39.5	39.5	39.5	39.5	39.5	39.5
Total Split (s)	56.0	56.0	56.0	20.0	76.0	76.0	44.0	44.0	44.0	44.0	44.0	44.0
Total Split (%)	46.7%	46.7%	46.7%	16.7%	63.3%	63.3%	36.7%	36.7%	36.7%	36.7%	36.7%	36.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Recall Mode	Min	Min	Min	None	Min	Min	None	None	None	None	None	None
v/c Ratio	0.25	0.37	0.13	0.21	0.31	0.02	0.28	0.15	0.22	0.10	0.05	0.16
Control Delay (s/veh)	16.2	13.9	4.0	4.8	4.7	1.6	26.8	23.2	7.3	23.5	22.5	5.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	16.2	13.9	4.0	4.8	4.7	1.6	26.8	23.2	7.3	23.5	22.5	5.6
Queue Length 50th (ft)	20	78	0	14	46	0	17	12	0	6	4	0
Queue Length 95th (ft)	61	149	28	35	87	5	59	42	28	27	20	18
Internal Link Dist (ft)		470			914			545			427	
Turn Bay Length (ft)	330		345	320		150	280		135	160		100
Base Capacity (vph)	678	2801	1329	751	3059	1429	838	1393	882	900	1328	1213
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.20	0.07	0.18	0.22	0.01	0.06	0.03	0.06	0.02	0.01	0.04

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 52.3
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Howell Avenue & SR 74 (Fairburn Industrial Blvd)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	522	92	125	628	16	47	41	52	19	13	48
Future Volume (veh/h)	85	522	92	125	628	16	47	41	52	19	13	48
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1633	1722	1826	1633	1707	1485	1856	1292	1663	1781	1870
Adj Flow Rate, veh/h	90	555	0	133	668	0	50	44	0	20	14	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	18	12	5	18	13	28	3	41	16	8	2
Cap, veh/h	469	1167		548	1894		299	211		292	203	
Arrive On Green	0.38	0.38	0.00	0.10	0.61	0.00	0.11	0.11	0.00	0.11	0.11	0.00
Sat Flow, veh/h	769	3103	1459	1739	3103	1447	1111	1856	1095	1211	1781	1585
Grp Volume(v), veh/h	90	555	0	133	668	0	50	44	0	20	14	0
Grp Sat Flow(s),veh/h/ln	769	1552	1459	1739	1552	1447	1111	1856	1095	1211	1781	1585
Q Serve(g_s), s	3.3	5.4	0.0	1.6	4.3	0.0	1.7	0.9	0.0	0.6	0.3	0.0
Cycle Q Clear(g_c), s	3.3	5.4	0.0	1.6	4.3	0.0	2.0	0.9	0.0	1.5	0.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	469	1167		548	1894		299	211		292	203	
V/C Ratio(X)	0.19	0.48		0.24	0.35		0.17	0.21		0.07	0.07	
Avail Cap(c_a), veh/h	1153	3927		1012	5483		1245	1790		1323	1719	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	8.8	9.5	0.0	5.7	3.9	0.0	16.7	16.0	0.0	16.7	15.8	0.0
Incr Delay (d2), s/veh	0.4	0.6	0.0	0.2	0.2	0.0	0.3	0.5	0.0	0.1	0.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	1.4	0.0	0.3	0.5	0.0	0.4	0.3	0.0	0.2	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.2	10.1	0.0	6.0	4.1	0.0	16.9	16.5	0.0	16.8	15.9	0.0
LnGrp LOS	A	B		A	A		B	B		B	B	
Approach Vol, veh/h		645			801			94			34	
Approach Delay, s/veh		10.0			4.4			16.7			16.4	
Approach LOS		A			A			B			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		29.9		10.0	9.4	20.5		10.0				
Change Period (Y+Rc), s		5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s		70.5		38.5	14.5	50.5		38.5				
Max Q Clear Time (g_c+I1), s		6.3		3.5	3.6	7.4		4.0				
Green Ext Time (p_c), s		7.1		0.1	0.2	6.9		0.3				

Intersection Summary		
HCM 7th Control Delay, s/veh	7.7	
HCM 7th LOS	A	

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	140	217	1
Future Vol, veh/h	0	0	0	140	217	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	25	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	26	8	2
Mvmt Flow	0	0	0	161	249	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	411	250	251	0	-	0
Stage 1	250	-	-	-	-	-
Stage 2	161	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	597	789	1315	-	-	-
Stage 1	792	-	-	-	-	-
Stage 2	868	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	597	789	1315	-	-	-
Mov Cap-2 Maneuver	597	-	-	-	-	-
Stage 1	792	-	-	-	-	-
Stage 2	868	-	-	-	-	-

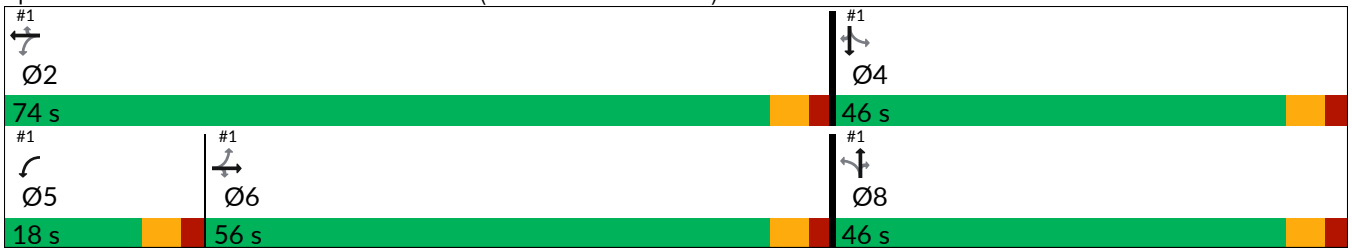
Approach	EB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

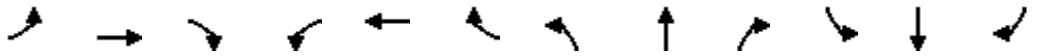
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1315	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	68	610	65	62	602	18	113	90	214	49	29	71
Future Volume (vph)	68	610	65	62	602	18	113	90	214	49	29	71
Lane Group Flow (vph)	72	649	69	66	640	19	120	96	228	52	31	76
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		5	2			8			4	
Permitted Phases	6		6	2		2	8		8	4		4
Detector Phase	6	6	6	5	2	2	8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	15.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	33.5	33.5	33.5	15.0	33.5	33.5	39.5	39.5	39.5	39.5	39.5	39.5
Total Split (s)	56.0	56.0	56.0	18.0	74.0	74.0	46.0	46.0	46.0	46.0	46.0	46.0
Total Split (%)	46.7%	46.7%	46.7%	15.0%	61.7%	61.7%	38.3%	38.3%	38.3%	38.3%	38.3%	38.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Recall Mode	Min	Min	Min	None	Min	Min	None	None	None	None	None	None
v/c Ratio	0.23	0.50	0.11	0.17	0.37	0.02	0.42	0.24	0.44	0.19	0.08	0.19
Control Delay (s/veh)	15.8	15.1	4.3	6.3	7.0	2.3	27.2	22.9	7.0	23.4	22.0	7.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	15.8	15.1	4.3	6.3	7.0	2.3	27.2	22.9	7.0	23.4	22.0	7.8
Queue Length 50th (ft)	17	101	0	9	53	0	38	28	0	15	9	0
Queue Length 95th (ft)	53	195	23	31	110	7	103	78	54	50	34	32
Internal Link Dist (ft)		470			914			545			427	
Turn Bay Length (ft)	330		345	320		150	280		135	160		100
Base Capacity (vph)	658	2665	1266	493	3032	1345	1019	1438	1262	999	1438	1239
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.24	0.05	0.13	0.21	0.01	0.12	0.07	0.18	0.05	0.02	0.06

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 54.1
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Howell Avenue & SR 74 (Fairburn Industrial Blvd)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	68	610	65	62	602	18	113	90	214	49	29	71
Future Volume (veh/h)	68	610	65	62	602	18	113	90	214	49	29	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1648	1737	1485	1663	1648	1811	1870	1856	1870	1870	1870
Adj Flow Rate, veh/h	72	649	0	66	640	0	120	96	0	52	31	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	17	11	28	16	17	6	2	3	2	2	2
Cap, veh/h	478	1219		404	1843		360	292		314	292	
Arrive On Green	0.39	0.39	0.00	0.06	0.58	0.00	0.16	0.16	0.00	0.16	0.16	0.00
Sat Flow, veh/h	789	3131	1472	1414	3159	1397	1335	1870	1572	1300	1870	1585
Grp Volume(v), veh/h	72	649	0	66	640	0	120	96	0	52	31	0
Grp Sat Flow(s),veh/h/ln	789	1566	1472	1414	1580	1397	1335	1870	1572	1300	1870	1585
Q Serve(g_s), s	2.6	6.7	0.0	1.0	4.5	0.0	3.6	1.9	0.0	1.6	0.6	0.0
Cycle Q Clear(g_c), s	2.6	6.7	0.0	1.0	4.5	0.0	4.2	1.9	0.0	3.5	0.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	478	1219		404	1843		360	292		314	292	
V/C Ratio(X)	0.15	0.53		0.16	0.35		0.33	0.33		0.17	0.11	
Avail Cap(c_a), veh/h	1115	3747		732	5129		1433	1795		1359	1795	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	8.7	9.9	0.0	6.5	4.6	0.0	17.1	15.8	0.0	17.4	15.3	0.0
Incr Delay (d2), s/veh	0.3	0.8	0.0	0.2	0.2	0.0	0.5	0.7	0.0	0.2	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	1.7	0.0	0.2	0.7	0.0	1.0	0.8	0.0	0.4	0.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.0	10.7	0.0	6.7	4.8	0.0	17.6	16.5	0.0	17.6	15.4	0.0
LnGrp LOS	A	B		A	A		B	B		B	B	
Approach Vol, veh/h		721			706			216			83	
Approach Delay, s/veh		10.5			5.0			17.1			16.8	
Approach LOS		B			A			B			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		30.1		12.1	8.2	21.9		12.1				
Change Period (Y+Rc), s		5.5		5.5	5.5	5.5		5.5				
Max Green Setting (Gmax), s		68.5		40.5	12.5	50.5		40.5				
Max Q Clear Time (g_c+I1), s		6.5		5.5	3.0	8.7		6.2				
Green Ext Time (p_c), s		6.7		0.2	0.1	7.7		0.6				

Intersection Summary		
HCM 7th Control Delay, s/veh	9.4	
HCM 7th LOS	A	

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	431	153	0
Future Vol, veh/h	0	0	0	431	153	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	25	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	3	15	2
Mvmt Flow	0	0	0	468	166	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	635	166	166	0	-	0
Stage 1	166	-	-	-	-	-
Stage 2	468	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	443	878	1412	-	-	-
Stage 1	863	-	-	-	-	-
Stage 2	630	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	443	878	1412	-	-	-
Mov Cap-2 Maneuver	443	-	-	-	-	-
Stage 1	863	-	-	-	-	-
Stage 2	630	-	-	-	-	-

Approach	EB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1412	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Ctrl Dly (s/v)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

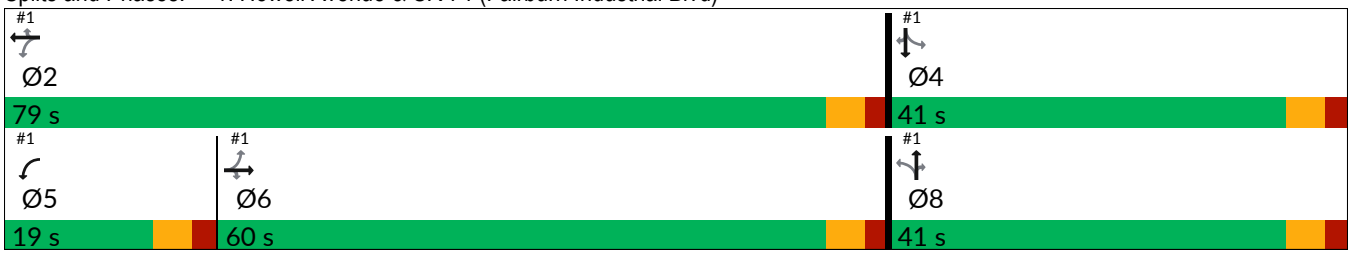
FUTURE "BUILD" INTERSECTION ANALYSIS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	536	95	156	628	16	64	47	52	22	16	48
Future Volume (vph)	85	536	95	156	628	16	64	47	52	22	16	48
Lane Group Flow (vph)	90	570	101	166	668	17	68	50	55	23	17	51
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		5	2			8			4	
Permitted Phases	6		6	2		2	8		8	4		4
Detector Phase	6	6	6	5	2	2	8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	15.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	33.5	33.5	33.5	15.0	33.9	33.9	39.5	39.5	39.5	39.5	39.5	39.5
Total Split (s)	60.0	60.0	60.0	19.0	79.0	79.0	41.0	41.0	41.0	41.0	41.0	41.0
Total Split (%)	50.0%	50.0%	50.0%	15.8%	65.8%	65.8%	34.2%	34.2%	34.2%	34.2%	34.2%	34.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Recall Mode	Min	Min	Min	None	Min	Min	None	None	None	None	None	None
v/c Ratio	0.31	0.47	0.16	0.27	0.31	0.02	0.37	0.16	0.22	0.12	0.06	0.16
Control Delay (s/veh)	17.9	15.8	4.2	5.5	4.9	1.7	29.7	24.1	7.2	24.5	23.3	5.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	17.9	15.8	4.2	5.5	4.9	1.7	29.7	24.1	7.2	24.5	23.3	5.4
Queue Length 50th (ft)	22	88	0	19	50	0	25	15	0	8	5	0
Queue Length 95th (ft)	63	161	29	47	97	5	77	48	28	31	24	18
Internal Link Dist (ft)		470			451			540			411	
Turn Bay Length (ft)	330		345	320		150	280		135	160		100
Base Capacity (vph)	680	2806	1331	693	3059	1429	734	1224	784	787	1167	1075
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.20	0.08	0.24	0.22	0.01	0.09	0.04	0.07	0.03	0.01	0.05

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 56.1
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Howell Avenue & SR 74 (Fairburn Industrial Blvd)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	536	95	156	628	16	64	47	52	22	16	48
Future Volume (veh/h)	85	536	95	156	628	16	64	47	52	22	16	48
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1633	1722	1826	1633	1707	1485	1856	1292	1663	1781	1870
Adj Flow Rate, veh/h	90	570	0	166	668	0	68	50	0	23	17	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	18	12	5	18	13	28	3	41	16	8	2
Cap, veh/h	460	1143		543	1884		303	228		295	219	
Arrive On Green	0.37	0.37	0.00	0.10	0.61	0.00	0.12	0.12	0.00	0.12	0.12	0.00
Sat Flow, veh/h	769	3103	1459	1739	3103	1447	1108	1856	1095	1205	1781	1585
Grp Volume(v), veh/h	90	570	0	166	668	0	68	50	0	23	17	0
Grp Sat Flow(s),veh/h/ln	769	1552	1459	1739	1552	1447	1108	1856	1095	1205	1781	1585
Q Serve(g_s), s	3.4	5.8	0.0	2.1	4.4	0.0	2.4	1.0	0.0	0.7	0.3	0.0
Cycle Q Clear(g_c), s	3.4	5.8	0.0	2.1	4.4	0.0	2.7	1.0	0.0	1.7	0.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	460	1143		543	1884		303	228		295	219	
V/C Ratio(X)	0.20	0.50		0.31	0.35		0.22	0.22		0.08	0.08	
Avail Cap(c_a), veh/h	1205	4152		939	5600		1133	1617		1197	1553	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	9.2	10.0	0.0	6.1	4.0	0.0	17.0	16.1	0.0	16.9	15.8	0.0
Incr Delay (d2), s/veh	0.4	0.7	0.0	0.3	0.2	0.0	0.4	0.5	0.0	0.1	0.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	1.5	0.0	0.4	0.6	0.0	0.6	0.4	0.0	0.2	0.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.6	10.7	0.0	6.4	4.2	0.0	17.4	16.6	0.0	17.0	16.0	0.0
LnGrp LOS	A	B		A	A		B	B		B	B	
Approach Vol, veh/h		660			834			118			40	
Approach Delay, s/veh		10.5			4.7			17.1			16.6	
Approach LOS		B			A			B			B	

Timer - Assigned Phs	2	4	5	6	8
Phs Duration (G+Y+Rc), s	30.2	10.5	9.7	20.5	10.5
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	73.5	35.5	13.5	54.5	35.5
Max Q Clear Time (g_c+I1), s	6.4	3.7	4.1	7.8	4.7
Green Ext Time (p_c), s	7.1	0.1	0.2	7.1	0.4

Intersection Summary	
HCM 7th Control Delay, s/veh	8.2
HCM 7th LOS	A

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	32	0	42	0	122	21	65	189	1
Future Vol, veh/h	0	0	0	32	0	42	0	122	21	65	189	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	25	-	-	25	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	15	2	15	15	15	33	26	15	15	8	2
Mvmt Flow	0	0	0	37	0	48	0	140	24	75	217	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	507	532	218	519	520	152	218	0	0	164	0	0
Stage 1	367	367	-	152	152	-	-	-	-	-	-	-
Stage 2	140	164	-	367	368	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.65	6.22	7.25	6.65	6.35	4.43	-	-	4.25	-	-
Critical Hdwy Stg 1	6.12	5.65	-	6.25	5.65	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.65	-	6.25	5.65	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.135	3.318	3.635	4.135	3.435	2.497	-	-	2.335	-	-
Pot Cap-1 Maneuver	476	436	822	447	442	861	1188	-	-	1339	-	-
Stage 1	652	600	-	820	747	-	-	-	-	-	-	-
Stage 2	863	738	-	627	599	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	424	411	822	422	418	861	1188	-	-	1339	-	-
Mov Cap-2 Maneuver	424	411	-	422	418	-	-	-	-	-	-	-
Stage 1	616	566	-	820	747	-	-	-	-	-	-	-
Stage 2	814	738	-	592	566	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	12.07	0	2
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1188	-	-	-	594	1339	-	-
HCM Lane V/C Ratio	-	-	-	-	0.143	0.056	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	12.1	7.8	-	-
HCM Lane LOS	A	-	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0.2	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	530	93	0	801	0	108
Future Vol, veh/h	530	93	0	801	0	108
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	175	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	15	2	2	2	15
Mvmt Flow	576	101	0	871	0	117

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	288
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.2
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.45
Pot Cap-1 Maneuver	-	0	0	-	0	671
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	671
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

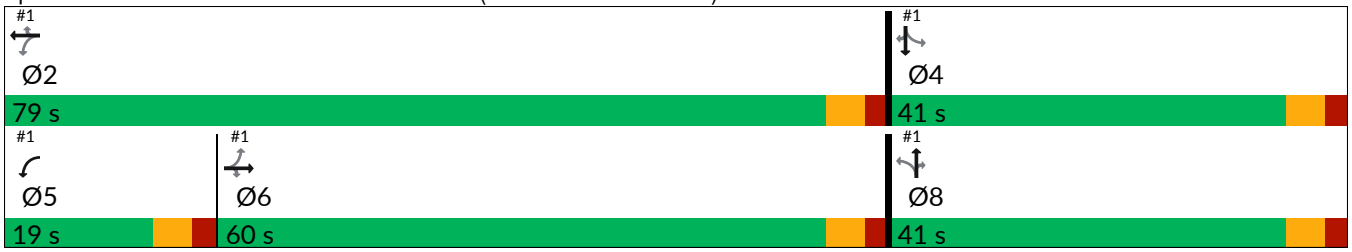
Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	671	-	-
HCM Lane V/C Ratio	0.175	-	-
HCM Ctrl Dly (s/v)	11.5	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	0.6	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	68	625	68	94	602	18	130	96	214	52	32	71
Future Volume (vph)	68	625	68	94	602	18	130	96	214	52	32	71
Lane Group Flow (vph)	72	665	72	100	640	19	138	102	228	55	34	76
Turn Type	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		5	2			8			4	
Permitted Phases	6		6	2		2	8		8	4		4
Detector Phase	6	6	6	5	2	2	8	8	8	4	4	4
Switch Phase												
Minimum Initial (s)	15.0	15.0	15.0	5.0	15.0	15.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	33.5	33.5	33.5	15.0	33.9	33.9	39.5	39.5	39.5	39.5	39.5	39.5
Total Split (s)	60.0	60.0	60.0	19.0	79.0	79.0	41.0	41.0	41.0	41.0	41.0	41.0
Total Split (%)	50.0%	50.0%	50.0%	15.8%	65.8%	65.8%	34.2%	34.2%	34.2%	34.2%	34.2%	34.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag	Lag	Lag	Lag	Lead								
Lead-Lag Optimize?	Yes	Yes	Yes	Yes								
Recall Mode	Min	Min	Min	None	Min	Min	None	None	None	None	None	None
v/c Ratio	0.24	0.55	0.12	0.25	0.35	0.02	0.49	0.26	0.44	0.20	0.09	0.19
Control Delay (s/veh)	17.7	17.9	4.7	7.1	6.9	2.4	31.1	25.0	7.1	25.1	23.3	8.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	17.7	17.9	4.7	7.1	6.9	2.4	31.1	25.0	7.1	25.1	23.3	8.0
Queue Length 50th (ft)	18	113	0	16	56	0	48	32	0	17	10	0
Queue Length 95th (ft)	57	216	26	46	117	8	123	86	55	55	37	33
Internal Link Dist (ft)		470			451			540			411	
Turn Bay Length (ft)	330		345	320		150	280		135	160		100
Base Capacity (vph)	660	2674	1271	486	3030	1344	839	1187	1081	820	1187	1036
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.25	0.06	0.21	0.21	0.01	0.16	0.09	0.21	0.07	0.03	0.07

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 60.2
Natural Cycle: 90
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Howell Avenue & SR 74 (Fairburn Industrial Blvd)





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	68	625	68	94	602	18	130	96	214	52	32	71
Future Volume (veh/h)	68	625	68	94	602	18	130	96	214	52	32	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1648	1737	1485	1663	1648	1811	1870	1856	1870	1870	1870
Adj Flow Rate, veh/h	72	665	0	100	640	0	138	102	0	55	34	0
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	17	11	28	16	17	6	2	3	2	2	2
Cap, veh/h	464	1210		406	1855		364	317		316	317	
Arrive On Green	0.39	0.39	0.00	0.08	0.59	0.00	0.17	0.17	0.00	0.17	0.17	0.00
Sat Flow, veh/h	789	3131	1472	1414	3159	1397	1331	1870	1572	1293	1870	1585
Grp Volume(v), veh/h	72	665	0	100	640	0	138	102	0	55	34	0
Grp Sat Flow(s),veh/h/ln	789	1566	1472	1414	1580	1397	1331	1870	1572	1293	1870	1585
Q Serve(g_s), s	2.8	7.5	0.0	1.7	4.7	0.0	4.4	2.2	0.0	1.8	0.7	0.0
Cycle Q Clear(g_c), s	2.8	7.5	0.0	1.7	4.7	0.0	5.1	2.2	0.0	3.9	0.7	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	464	1210		406	1855		364	317		316	317	
V/C Ratio(X)	0.16	0.55		0.25	0.34		0.38	0.32		0.17	0.11	
Avail Cap(c_a), veh/h	1111	3776		717	5138		1184	1469		1113	1469	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	9.4	10.8	0.0	7.0	4.8	0.0	18.0	16.5	0.0	18.2	15.9	0.0
Incr Delay (d2), s/veh	0.3	0.8	0.0	0.3	0.2	0.0	0.6	0.6	0.0	0.3	0.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	2.0	0.0	0.3	0.9	0.0	1.3	0.9	0.0	0.5	0.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.7	11.6	0.0	7.3	5.1	0.0	18.7	17.1	0.0	18.5	16.0	0.0
LnGrp LOS	A	B		A	A		B	B		B	B	
Approach Vol, veh/h		737			740			240			89	
Approach Delay, s/veh		11.4			5.4			18.0			17.5	
Approach LOS		B			A			B			B	

Timer - Assigned Phs	2	4	5	6	8
Phs Duration (G+Y+Rc), s	32.0	13.2	9.1	23.0	13.2
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	73.5	35.5	13.5	54.5	35.5
Max Q Clear Time (g_c+I1), s	6.7	5.9	3.7	9.5	7.1
Green Ext Time (p_c), s	6.7	0.2	0.1	8.0	0.7

Intersection Summary	
HCM 7th Control Delay, s/veh	10.1
HCM 7th LOS	B

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	14	0	56	0	398	36	49	142	0
Future Vol, veh/h	0	0	0	14	0	56	0	398	36	49	142	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	25	-	-	25	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	15	2	15	15	15	33	3	15	15	15	2
Mvmt Flow	0	0	0	15	0	61	0	433	39	53	154	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	693	733	154	713	713	452	154	0	0	472	0	0
Stage 1	261	261	-	452	452	-	-	-	-	-	-	-
Stage 2	433	472	-	261	261	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.65	6.22	7.25	6.65	6.35	4.43	-	-	4.25	-	-
Critical Hdwy Stg 1	6.12	5.65	-	6.25	5.65	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.65	-	6.25	5.65	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.135	3.318	3.635	4.135	3.435	2.497	-	-	2.335	-	-
Pot Cap-1 Maneuver	357	333	892	330	342	581	1257	-	-	1025	-	-
Stage 1	744	669	-	563	549	-	-	-	-	-	-	-
Stage 2	601	538	-	716	669	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	303	315	892	313	324	581	1257	-	-	1025	-	-
Mov Cap-2 Maneuver	303	315	-	313	324	-	-	-	-	-	-	-
Stage 1	705	634	-	563	549	-	-	-	-	-	-	-
Stage 2	538	538	-	679	634	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	13.56	0	2.23
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1257	-	-	-	496	1025	-	-
HCM Lane V/C Ratio	-	-	-	-	0.153	0.052	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	13.6	8.7	-	-
HCM Lane LOS	A	-	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0.2	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	814	85	0	714	0	97
Future Vol, veh/h	814	85	0	714	0	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	175	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	15	2	2	2	15
Mvmt Flow	885	92	0	776	0	105

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	442
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	7.2
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.45
Pot Cap-1 Maneuver	-	0	0	-	0	528
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	528
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	13.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	528	-	-
HCM Lane V/C Ratio	0.2	-	-
HCM Ctrl Dly (s/v)	13.5	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	0.7	-	-

Intersection: 1: Howell Avenue & SR 74 (Fairburn Industrial Blvd)

Movement	EB	EB	EB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	T	L	T	T	L	T	L	T
Maximum Queue (ft)	96	222	148	124	131	112	118	83	89	51
Average Queue (ft)	39	81	51	48	56	39	48	27	22	14
95th Queue (ft)	77	165	112	90	108	91	97	64	63	42
Link Distance (ft)		513	513		444	444		483		431
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	330			320			280		160	
Storage Blk Time (%)						0				
Queuing Penalty (veh)						0				

Intersection: 2: Howell Avenue & Winsupply Store Driveway/Site Driveway 2

Movement	WB	SB
Directions Served	LTR	L
Maximum Queue (ft)	101	50
Average Queue (ft)	38	8
95th Queue (ft)	79	33
Link Distance (ft)	197	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		25
Storage Blk Time (%)		1
Queuing Penalty (veh)		2

Intersection: 3: Site Driveway 1(RIRO) & SR 74 (Fairburn Industrial Blvd)

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 2

Intersection: 1: Howell Avenue & SR 74 (Fairburn Industrial Blvd)

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB
Directions Served	L	T	T	L	T	T	L	T	R	L	T
Maximum Queue (ft)	72	221	194	139	126	162	156	116	23	77	70
Average Queue (ft)	32	105	62	50	63	47	71	49	1	32	21
95th Queue (ft)	63	187	138	102	115	108	127	94	17	67	55
Link Distance (ft)		513	513		444	444		483			431
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	330			320			280		135	160	
Storage Blk Time (%)						0		0	0		0
Queuing Penalty (veh)						0		1	0		0

Intersection: 2: Howell Avenue & Winsupply Store Driveway/Site Driveway 2

Movement	WB	NB	SB	SB
Directions Served	LTR	TR	L	TR
Maximum Queue (ft)	74	14	65	14
Average Queue (ft)	38	1	16	0
95th Queue (ft)	69	9	47	10
Link Distance (ft)	197	212		483
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			25	
Storage Blk Time (%)		0	4	0
Queuing Penalty (veh)		0	5	0

Intersection: 3: Site Driveway 1(RIRO) & SR 74 (Fairburn Industrial Blvd)

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 6

TRAFFIC VOLUME WORKSHEETS

26-058 RaceTrac at Fairburn Industrial Blvd & Howell Ave - Fairburn, GA

Traffic Volumes

A&R Engineering
April 2026

1. SR74 @ HendersonRd-HowellAve

A.M. Peak Hour

	Howell Avenue Northbound					Howell Avenue Southbound					SR 74 (Fairburn Industrial Boulevard) Eastbound					SR 74 (Fairburn Industrial Boulevard) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	46	40	51	137	0	19	13	47	79	2	81	512	90	685	12	111	616	16	755
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	47	41	52	140	0	19	13	48	80	2	83	522	92	699	12	113	628	16	769
Total New Trips:	0	17	6	0	23	0	3	3	0	6	0	0	14	3	17	0	31	0	0	31
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	64	47	52	163	0	22	16	48	86	2	83	536	95	716	12	144	628	16	800

P.M. Peak Hour

	Howell Avenue Northbound					Howell Avenue Southbound					SR 74 (Fairburn Industrial Boulevard) Eastbound					SR 74 (Fairburn Industrial Boulevard) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	111	88	210	409	0	48	28	70	146	4	63	598	64	729	8	53	590	18	669
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	113	90	214	417	0	49	29	71	149	4	64	610	65	743	8	54	602	18	682
Total New Trips:	0	17	6	0	23	0	3	3	0	6	0	0	15	3	18	0	32	0	0	32
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	130	96	214	440	0	52	32	71	155	4	64	625	68	761	8	86	602	18	714

26-058 RaceTrac at Fairburn Industrial Blvd & Howell Ave - Fairburn, GA

Traffic Volumes

A&R Engineering
April 2026

2. Howell Ave @ Site Drwy 2

A.M. Peak Hour

	Howell Avenue Northbound					Howell Avenue Southbound					Winsupply Store Driveway Eastbound					Site Driveway 2 Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	137	0	137	0	0	213	1	214	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	140	0	140	0	0	217	1	218	0	0	0	0	0	0	0	0	0	0
Total New Trips:	0	0	0	3	3	0	37	0	0	37	0	0	0	0	0	0	3	0	23	26
Pass-by Trips:	0	0	-18	18	0	0	28	-28	0	0	0	0	0	0	0	0	29	0	19	48
Future 2028 Traffic Volumes:	0	0	122	21	143	0	65	189	1	255	0	0	0	0	0	0	32	0	42	74

P.M. Peak Hour

	Howell Avenue Northbound					Howell Avenue Southbound					Winsupply Store Driveway Eastbound					Site Driveway 2 Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	423	0	423	0	0	150	0	150	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	431	0	431	0	0	153	0	153	0	0	0	0	0	0	0	0	0	0
Total New Trips:	0	0	0	3	3	0	38	0	0	38	0	0	0	0	0	0	3	0	23	26
Pass-by Trips:	0	0	-33	33	0	0	11	-11	0	0	0	0	0	0	0	0	11	0	33	44
Future 2028 Traffic Volumes:	0	0	398	36	434	0	49	142	0	191	0	0	0	0	0	0	14	0	56	70

26-058 RaceTrac at Fairburn Industrial Blvd & Howell Ave - Fairburn, GA

Traffic Volumes

A&R Engineering
April 2026

3. SR 74 @ Site Drwy 1 (RIRO)

A.M. Peak Hour

	Site Driveway 1 (Right-In/Right-Out) Northbound					- Southbound					SR 74 (Fairburn Industrial Boulevard) Eastbound					SR 74 (Fairburn Industrial Boulevard) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	594	0	594	0	0	755	0	755
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	606	0	606	0	0	770	0	770
Total New Trips:	0	0	0	31	31	0	0	0	0	0	0	0	0	17	17	0	0	31	0	31
Pass-by Trips:	0	0	0	77	77	0	0	0	0	0	0	0	-76	76	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	0	0	108	108	0	0	0	0	0	0	0	530	93	623	0	0	801	0	801

P.M. Peak Hour

	Site Driveway 1 (Right-In/Right-Out) Northbound					- Southbound					SR 74 (Fairburn Industrial Boulevard) Eastbound					SR 74 (Fairburn Industrial Boulevard) Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	864	0	864	0	0	669	0	669
Growth Factor (%):	1	1	1	1		1	1	1	1		1	1	1	1		1	1	1	1	
No-Build 2028 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	881	0	881	0	0	682	0	682
Total New Trips:	0	0	0	31	31	0	0	0	0	0	0	0	0	18	18	0	0	32	0	32
Pass-by Trips:	0	0	0	66	66	0	0	0	0	0	0	0	-67	67	0	0	0	0	0	0
Future 2028 Traffic Volumes:	0	0	0	97	97	0	0	0	0	0	0	0	814	85	899	0	0	714	0	714

2025

STORMWATER REPORT:
RACETRAC FAIRBURN, GA

Prepared for

RACETRAC, INC

200 Galleria Parkway SE, Suite 900
Atlanta, GA 30339

Bohler Project #: GAA220184.00
Submittal: Nov. 3rd, 2025



07-02-2026

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1. DESCRIPTION

1.1 Project Location and Characteristics

The project site is located north of Fairburn Industrial Blvd and west of Howell Avenue in the City of Fairburn, GA, within the jurisdiction of the City of Fairburn. The site covers an area of ±5.76 acres and is densely wooded. The site has two streams that connect south of the site and discharges into Hendersons Lake. The existing streams on site also take runoff from properties north of Fairburn Industrial Blvd and East of Howell Avenue. See Appendix 1 – Site Location Map.

1.2 Project Description

The proposed improvements will include the construction of one ±6,008 SF Racetrac convenience store that includes associated parking and loading spaces to serve the store, necessary utilities as well as a total of two fuel canopies containing a total of twelve fuel dispenser islands (seven auto and five for trucks). See attached civil engineering drawings for full details of proposed improvements.

1.3 Methodology

This report was prepared in accordance with the GA Stormwater Management Manual 2016 Edition. Per the Blue Book, the post developed peak flow rates for the 1, 2, 5, 10, 25, 50, and 100-yr storm events must be reduced to the pre-developed levels. This analysis uses the SCS Unit hydrograph method using a type II-24 hr. storm type distribution. Rainfall totals were obtained from NOAA as provided in Appendix - 2. Soil type information was obtained from a USDA NRCS Web Soil Survey and is also included in Appendix - 2. Routing calculations were performed using the computer program HydroCAD (version 10.20) by HydroCAD Software Solutions LLC.

1.4 Pre-Developed Conditions

The project site is currently undeveloped and has roadway frontage along Fairburn Industrial Blvd and Howell Avenue. The site is all pervious area with natural cover around the entire site. Existing conditions can be seen in Appendix 3 – Pre-Developed Hydrology, which shows the existing drainage patterns. Three study points have been identified and analyzed. Study point 1 has a heavy amount discharge coming in from the culvert discharging from across Fairburn Industrial Boulevard along with the site area. Study point 2 also has a heavy amount of runoff

discharging from the culvert from across Howell Avenue along with the on-site area. Study point 3 has also been identified as sheet flow that looks to connect in the two streams from both study point 1 and 2. The predeveloped area is only analyzing the future proposed on-site disturbed area as the undisturbed areas will not reflect any changes from the predeveloped to post developed conditions. Table 1 illustrates the CN number and time of concentration used for each drainage basin on-site and table 2 presents the predeveloped flows for each study point discussed.

Table 1 - Pre-Developed Drainage Basin Summary

Subarea Designation	Total Area (Ac)	Wooded HSG B Soils Area CN 55 (Ac)	Pasture/Grass HSG B CN 61 (Ac)	Composite CN	Total T_c (Min)
A-1	2.02	2.02	--	55	22.4
A-2	1.62	1.62	--	55	16.1
A-3	0.51	0.51	--	55	14.7

Table 2 - Pre-Developed Runoff Peak Flows (cfs)

Subarea Designation	Pre-Developed Peak Flows						
	1 Yr	2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
Study Point 1	0.27	0.52	1.15	1.88	3.17	4.43	5.88
Study Point 2	0.26	0.50	1.09	1.78	2.99	4.15	5.48
Study Point 3	0.09	0.18	0.38	0.62	1.03	1.42	1.88

The map and calculations of the pre-developed hydrographs can be seen in Appendix 3 - Pre-Developed Hydrology. Post-developed conditions will be compared to the pre-developed conditions of Study Point 1, 2, and 3.

1.5 Post-Developed Conditions and Proposed Drainage Strategy

The proposed improvements include the construction of one ±6,008 SF Racetrac convenience store that includes associated parking and loading spaces to serve the store, necessary utilities as well as a total of two fuel canopies containing a total of twelve fuel dispenser islands (seven auto and five for trucks). The proposed improvements can be seen in Appendix - 4 - Post-Development Hydrology. To mitigate the impact of the impervious areas of the site and to comply with the 2016 GA Stormwater Management Manual and City of Fairburn Stormwater

Management Ordinance, the site will make use of ADS FlexStorm Inlet Filters and StormTrap Storm Settlers upstream of our proposed underground detention stormwater pond. Details on the proposed water quality devices are included in Appendix 6 – Stormwater Details. Per the Site Development Review Tool, the ADS FlexStorm Inlet Filter and StormTrap Storm Settler will provide the required 80% TSS removal. See Appendix 5 for the Post-Developed Drainage Map and Stormwater Calculations.

1.6 Water Quality and Channel Protection Strategy

Per the GSMM section 1.2.2.3, Water Quality Volume (WQV) is equal to the runoff generated on a site from 1.2 inches of rainfall. This volume must be treated to at least 80% TSS removal before it may be discharged, and this may be achieved through the use of site design/practices and/or structural stormwater controls. Detailed calculations of the WQV required for the site are as follows:

Water Quality Volume:

$$WQV = \frac{1.2\text{"} \, x \, Rv \, x \, A}{12}$$

Where:
WQV = Water Quality Volume (ft^3)
A = Disturbed Drainage area (ft^2) → A= 4.15 acres = 180,774 ft^2
Rv = Volumetric Runoff coefficient = 0.05 + 0.009I = 0.05 + 0.009(65) = 0.64
I = Impervious area in % = 65%

$$\therefore Required\ WQV = \frac{1.2\text{"} * (0.64)\ (4.15 * 43{,}560)\ ft^2}{12}$$ = 11,489 ft^3 → 11,489 ft^3 per SDRT

Per the Site Development Review Tool provided in Appendix 5, the site receives this water quality treatment through structural stormwater controls. The calculated WQV is captured by the stormwater conveyance network, where it is then treated by the ADS FlexStorm Inlet Filter at each inlet and StormTrap Storm Settlers at each entry point upstream of the underground detention pond. These proposed BMP's will provide 100% TSS removal credit, which meets GSMM water quality requirements.

Per the Georgia Stormwater Management Manual (GSMM), channel protection is intended to control runoff from the 1-year, 24-hour storm event, and reduce potential downstream channel erosion through extended detention. Based on our demonstrated site hydrology, the computed pre and post flows for a 1-year event are minimal, all remaining at or below 0.25 CFS and reducing from the pre-developed condition. Furthermore, study point outfalls are set to remain under 2 CFS through the 50 YR event. Based on this flow condition and the sufficient outfall

protection being provided at each outfall point, we do not believe the resulting discharge will represent a significant erosive force. Referring to GSMM Section 2.2.4.2, it is stated that CPv control is not required for post-development discharges less than 2.0 CFS at each individual location, therefore we do expect CPv to be required for this design.

1.7 Routing Calculations

Routing calculations were performed on the underground stormwater detention pond to verify that the total post-developed peak flows from the site do not exceed the Pre-developed flows for the 1, 2, 5, 10, 25, 50, and 100 year events. Table 3 summarizes the characteristics of each post-developed drainage basin. Table 4 below summarizes the pre-developed flows compared to the Post-developed runoff for the site. Table 5 presents the difference in flow between the pre-developed and post-developed conditions.

Table 3 – Post Developed Drainage Basin Summary

Subarea Designation	Total Area (Ac)	Impervious CN 98 (Ac)	Grass HSG B CN 61 (Ac)	Woods/ grass HSG B Soils Area CN 55 (Ac)	Composite CN	Total T_c (Min)
B-1	2.07	1.91	0.16	--	95	5
B-1A	0.62	--	0.55	0.07	60	20
B-2	0.85	0.79	0.06	--	95	5
B-2A	0.49	--	0.42	0.07	60	15
B-3	0.17	--	0.09	0.03	60	5

Table 4 - Post-Developed Runoff Peak Flows (cfs)

Subarea Designation	Post-Developed Peak Flows						
	1 Yr	2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
Study Point 1	0.25	0.37	0.65	0.94	1.43	1.89	3.29
Study Point 2	0.24	0.36	0.61	0.88	1.33	1.75	2.87
Study Point 3	0.08	0.12	0.21	0.30	0.45	0.59	0.75

Table 5 – Pre- Vs. Post Peak Flow Comparison Summary (cfs)

Pre Dev Flow - Post Dev Flow (cfs) SUBBASINS	1 Yr	2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
Study Point 1	0.02	0.15	0.50	0.94	1.74	2.54	2.59
Study Point 2	0.02	0.14	0.48	0.90	1.66	2.40	2.61
Study Point 3	0.01	0.06	0.17	0.32	0.58	0.83	1.13

Table 6 – Underground Pond 1 Elevation Summary

Underground Storage	1 Yr	2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
Top of Storage Elevation	1001.8	1001.8	1001.8	1001.8	1001.8	1001.8	1001.8
Water Surface Elevation	997.62	997.98	998.66	999.29	999.65	999.80	1000.04

1.8 Downstream Analysis

The USGS StreamStats tool was used to determine the downstream analysis drainage area. The 10% point analyzed for the basin is a point at the receiving waters of the unnamed tributary of Hendersons Lake. The total contributing basin is ±147.2 acres and the site is approximately 3.5% of the total area. Due to the location of the site and the configuration of the stormwater system leading to the receiving waters, this is the closest approximation to 10% of the basin that is available. (See Appendix 3 for Pre-Developed Hydrology Downstream, Appendix 4 for Post-Developed Hydrology Downstream, and Appendix 7 for a map showing the drainage area, flow path information, and downstream study point).

The total downstream basin is comprised of residential, commercial, and light industrial areas. The proposed underground detention system will help to control the release rate of the proposed peak flows and preserve the nature of the downstream condition.

The table below indicates that the proposed stormwater improvements reduce the study point peak flow rates for the 1- to 100-yr storm events:

Table 7 – Downstream Analysis Flow Comparison Summary

10% DOWNSTREAM PEAK FLOW SUMMARY TABLE							
Pre Dev Flow - Post Dev Flow (cfs)							Hydrograph Description
1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
417.01	481.76	601.91	712.84	881.44	1025.88	1180.81	**Pre Downstream**
417.09	481.62	601.05	711.07	877.93	1020.65	1174.40	**Post Downstream**
-0.08	0.14	0.86	1.77	3.51	5.23	6.41	**Difference**

*Minimal increase in flow rate

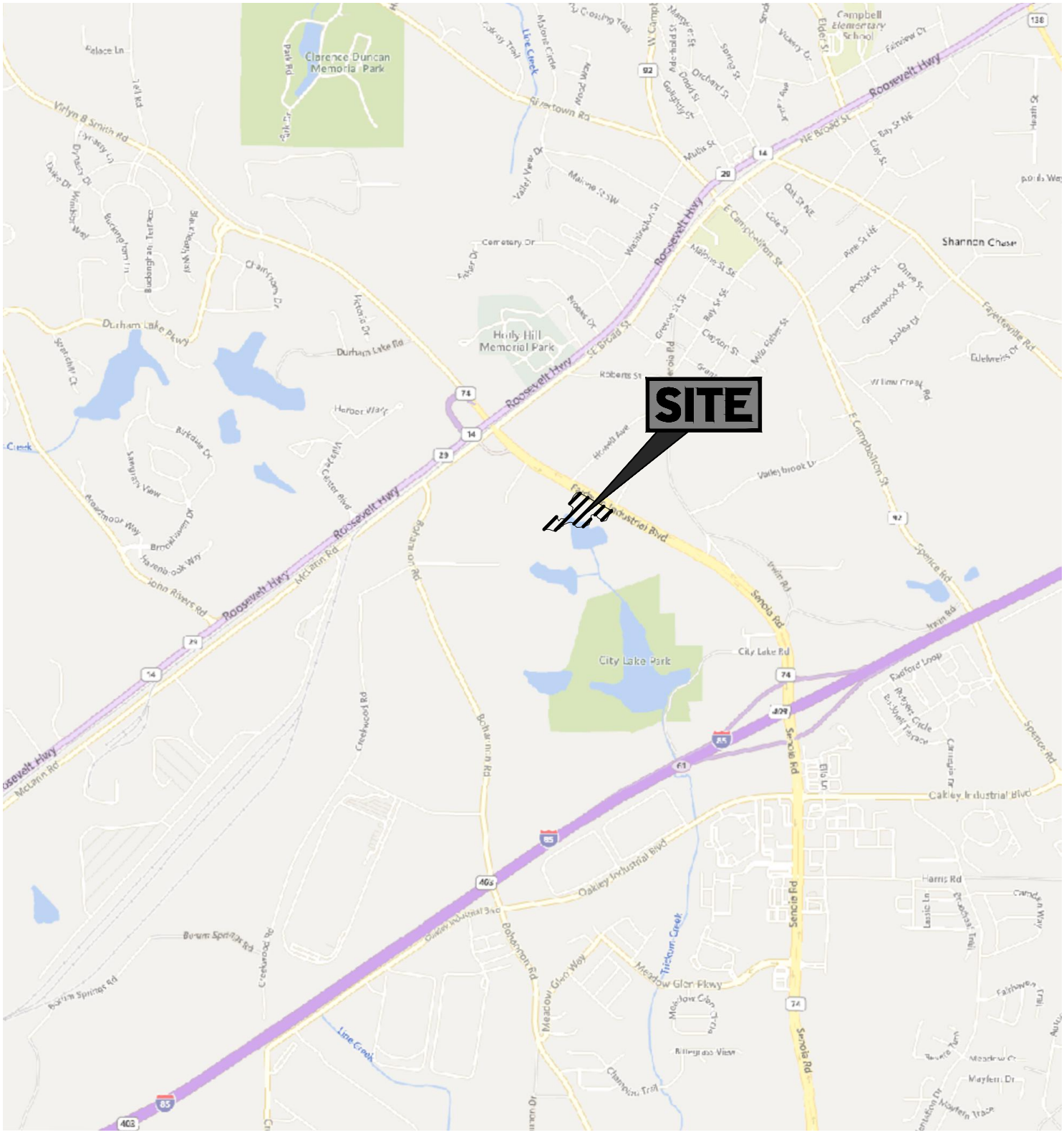
1.9 Culvert Sizing

The proposed box culvert discharging to study point 2 was designed to convey the 25-year and safely pass the 100-year storm event to the existing lake. This culvert receives three main upstream flows: bypass flow from an existing 4'x4' box culvert and two controlled flows from two upstream detention ponds. Given these conditions, the proposed box culvert was conservatively designed based on the total upstream drainage area from StreamStats and an assumed impervious coverage of 80%. Culvert sizing calculations are included in Appendix 8.

1.10 Conclusions

The requirements and criteria from GA Stormwater Management Manual are met or exceeded. The proposed underground detention system will adequately reduce the overall post-developed runoff to pre-developed rates for the 1- to 100-year storm events. Water quality is provided through the treatment chain of proprietary devices. If built according to the plans supporting this report, the project will have no adverse effects on the existing drainage patterns for the surrounding area.

APPENDIX 1 | SITE LOCATION MAP


SITE
Clarence Duncan Memorial Park
Holly Hill Memorial Park
City Lake Park
Roosevelt Hwy
Fairburn Industrial Blvd
Oakley Industrial Blvd
Sencla Rd
Shannon Chase
Campbell Elementary School
Durham Lake Pkwy
Durham Lake Rd
McLarin Rd
Creekwood Rd
Bohannon Rd
Meadow Glen Pkwy
Harris Rd
Spence Rd
Lee Creek
Line Creek
Trickum Creek
Cemetery Dr
Roberts St
Howell Ave
Valleybrook Dr
City Lake Rd
Irwin Rd
Bohlin Springs Rd
Bowen Springs Rd
Champion Trail
Mayfern Dr
Meadow Glen Way
Billingsley View
Oakley Industrial Blvd
Fairburn Rd
Fairways Trail
Lasslo Ln
Bohlin Rd
Creekwood Rd
Fairburn Rd
Sencla Rd
Bus 85
Spence Rd
Fairfield Loop
Roberts Circle
Elizabeth Terrace
Cascade Dr
Meadow Ct
Mayfern Trace
Fayetteville Rd
Elmhurst Dr
Willow Creek Rd
Valleybrook Dr
Howell Ave
Irwin Rd
Spence Rd
Sencla Rd
Bus 85
Oakley Industrial Blvd
Harris Rd
Fairways Trail
Meadow Glen Pkwy
Meadow Glen Way
Billingsley View
Champion Trail
Mayfern

APPENDIX 2 | SITE DATA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Fulton County, Georgia



July 25, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:2,140 if printed on B landscape (17" x 11") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
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- Stony Spot
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- Wet Spot
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- Streams and Canals

Transportation
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Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fulton County, Georgia
Survey Area Data: Version 19, Aug 31, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaB	Altavista sandy loam, 2 to 6 percent slopes	5.7	16.5%
CaA	Cartecay-Toccoa complex, 0 to 2 percent slopes, occasionally flooded	3.7	10.7%
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	4.5	13.0%
ReD	Rion sandy loam, 10 to 15 percent slopes	12.0	34.7%
Ub	Urban land	7.8	22.4%
W	Water	1.0	2.7%
Totals for Area of Interest		**34.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fulton County, Georgia

AaB—Altavista sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 31l93
Elevation: 70 to 560 feet
Mean annual precipitation: 39 to 47 inches
Mean annual air temperature: 55 to 63 degrees F
Frost-free period: 200 to 250 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Altavista and similar soils: 96 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Altavista

Setting

Landform: Stream terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old loamy alluvium derived from igneous and metamorphic rock

Typical profile

Ap - 0 to 8 inches: sandy loam
E - 8 to 12 inches: fine sandy loam
BE - 12 to 15 inches: sandy clay loam
Bt - 15 to 35 inches: clay loam
BC - 35 to 42 inches: sandy loam
C - 42 to 80 inches: coarse sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F136XY660NC - High terraces, very rare inundation
Hydric soil rating: No

CaA—Cartecay-Toccoa complex, 0 to 2 percent slopes, occasionally flooded

Map Unit Setting

National map unit symbol: 1sj4r
Elevation: 710 to 900 feet
Mean annual precipitation: 47 to 51 inches
Mean annual air temperature: 57 to 68 degrees F
Frost-free period: 185 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Cartecay and similar soils: 48 percent
Toccoa and similar soils: 45 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cartecay

Setting

Landform: Flood plains
Across-slope shape: Concave
Parent material: Coarse-loamy alluvium

Typical profile

A - 0 to 4 inches: sandy loam
C - 4 to 37 inches: sandy loam
Cg - 37 to 66 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 9 to 20 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A/D
Ecological site: F136XY610GA - Flood plain forest, wet
Hydric soil rating: No

Description of Toccoa

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-loamy alluvium

Typical profile

A - 0 to 6 inches: sandy loam
C - 6 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 30 to 60 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F136XY620GA - Flood plain forest, moist
Hydric soil rating: No

Minor Components

Wehadkee

Percent of map unit: 7 percent
Landform: Flood plains
Across-slope shape: Concave
Hydric soil rating: Yes

CeC2—Cecil sandy loam, 6 to 10 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 2tfg9
Elevation: 200 to 1,400 feet
Mean annual precipitation: 44 to 60 inches
Mean annual air temperature: 59 to 64 degrees F
Frost-free period: 190 to 230 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Cecil, moderately eroded, and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cecil, Moderately Eroded

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Clayey residuum weathered from igneous and metamorphic rock

Typical profile

Ap - 0 to 4 inches: sandy loam
Bt1 - 4 to 12 inches: clay loam
Bt2 - 12 to 39 inches: clay
Bt3 - 39 to 50 inches: clay loam
BC - 50 to 64 inches: clay loam
C - 64 to 80 inches: sandy loam

Properties and qualities

Slope: 6 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F136XY820GA - Acidic upland forest, moist
Hydric soil rating: No

ReD—Rion sandy loam, 10 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2tffr
Elevation: 740 to 1,310 feet
Mean annual precipitation: 46 to 62 inches
Mean annual air temperature: 59 to 64 degrees F
Frost-free period: 180 to 215 days
Farmland classification: Not prime farmland

Map Unit Composition

Rion and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rion

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granite and gneiss

Typical profile

A - 0 to 4 inches: sandy loam
BE - 4 to 12 inches: sandy loam
Bt - 12 to 28 inches: sandy clay loam
BC - 28 to 38 inches: sandy loam
C - 38 to 80 inches: sandy loam

Properties and qualities

Slope: 10 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F136XY820GA - Acidic upland forest, moist
Hydric soil rating: No

Ub—Urban land

Map Unit Composition

Urban land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

W—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

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NOAA Atlas 14, Volume 9, Version 2
Location name: Vidalia, Georgia, USA*
Latitude: 32.2175°, Longitude: -82.4136°
Elevation: 299 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	5.38 (4.19-6.85)	6.25 (4.87-7.98)	7.72 (5.99-9.86)	8.94 (6.91-11.5)	10.7 (7.98-14.0)	12.0 (8.78-15.9)	13.4 (9.47-18.0)	14.8 (10.1-20.3)	16.7 (10.9-23.3)	18.1 (11.6-25.6)
10-min	3.94 (3.07-5.02)	4.58 (3.57-5.84)	5.65 (4.39-7.22)	6.55 (5.06-8.39)	7.81 (5.84-10.2)	8.80 (6.43-11.6)	9.80 (6.93-13.2)	10.8 (7.36-14.8)	12.2 (7.99-17.0)	13.3 (8.47-18.7)
15-min	3.20 (2.50-4.08)	3.72 (2.90-4.75)	4.59 (3.57-5.87)	5.32 (4.11-6.83)	6.35 (4.75-8.33)	7.15 (5.23-9.46)	7.96 (5.64-10.7)	8.80 (5.98-12.1)	9.93 (6.50-13.9)	10.8 (6.89-15.2)
30-min	2.33 (1.82-2.98)	2.71 (2.11-3.46)	3.34 (2.59-4.27)	3.87 (2.99-4.96)	4.62 (3.46-6.06)	5.21 (3.81-6.90)	5.81 (4.11-7.82)	6.43 (4.37-8.82)	7.27 (4.76-10.2)	7.92 (5.05-11.2)
60-min	1.49 (1.16-1.90)	1.73 (1.35-2.21)	2.14 (1.66-2.74)	2.49 (1.92-3.20)	2.99 (2.24-3.94)	3.40 (2.49-4.50)	3.81 (2.70-5.14)	4.24 (2.89-5.82)	4.83 (3.17-6.76)	5.30 (3.38-7.47)
2-hr	0.909 (0.717-1.15)	1.06 (0.832-1.33)	1.31 (1.03-1.65)	1.52 (1.19-1.93)	1.84 (1.40-2.40)	2.09 (1.55-2.75)	2.36 (1.69-3.15)	2.63 (1.81-3.59)	3.02 (2.00-4.18)	3.32 (2.14-4.64)
3-hr	0.665 (0.527-0.834)	0.769 (0.610-0.966)	0.951 (0.751-1.20)	1.11 (0.873-1.40)	1.34 (1.03-1.75)	1.54 (1.15-2.02)	1.74 (1.26-2.32)	1.95 (1.36-2.65)	2.25 (1.50-3.12)	2.49 (1.62-3.46)
6-hr	0.395 (0.317-0.491)	0.451 (0.362-0.560)	0.551 (0.440-0.685)	0.641 (0.510-0.800)	0.778 (0.604-1.01)	0.893 (0.676-1.16)	1.02 (0.743-1.34)	1.15 (0.807-1.55)	1.34 (0.904-1.84)	1.49 (0.978-2.06)
12-hr	0.237 (0.192-0.291)	0.265 (0.215-0.326)	0.317 (0.256-0.390)	0.366 (0.294-0.452)	0.442 (0.348-0.569)	0.508 (0.389-0.656)	0.579 (0.429-0.762)	0.657 (0.468-0.881)	0.770 (0.527-1.05)	0.863 (0.572-1.18)
24-hr	0.139 (0.114-0.169)	0.156 (0.128-0.190)	0.188 (0.153-0.229)	0.217 (0.176-0.265)	0.262 (0.208-0.333)	0.300 (0.233-0.384)	0.341 (0.256-0.444)	0.387 (0.278-0.513)	0.452 (0.312-0.611)	0.505 (0.339-0.685)
2-day	0.079 (0.066-0.096)	0.091 (0.076-0.110)	0.111 (0.092-0.134)	0.130 (0.107-0.157)	0.157 (0.126-0.196)	0.179 (0.140-0.226)	0.203 (0.154-0.261)	0.229 (0.166-0.300)	0.265 (0.185-0.355)	0.294 (0.199-0.396)
3-day	0.058 (0.049-0.070)	0.066 (0.055-0.079)	0.081 (0.067-0.097)	0.093 (0.077-0.112)	0.112 (0.091-0.140)	0.128 (0.101-0.161)	0.145 (0.110-0.186)	0.163 (0.119-0.213)	0.189 (0.133-0.252)	0.210 (0.143-0.281)
4-day	0.047 (0.040-0.056)	0.053 (0.045-0.063)	0.064 (0.053-0.076)	0.074 (0.061-0.088)	0.088 (0.072-0.109)	0.100 (0.079-0.126)	0.113 (0.087-0.145)	0.128 (0.094-0.166)	0.148 (0.104-0.196)	0.164 (0.112-0.218)
7-day	0.031 (0.027-0.037)	0.035 (0.030-0.041)	0.041 (0.035-0.049)	0.047 (0.040-0.056)	0.056 (0.046-0.069)	0.063 (0.050-0.078)	0.071 (0.055-0.089)	0.079 (0.058-0.102)	0.091 (0.064-0.119)	0.100 (0.069-0.132)
10-day	0.025 (0.021-0.029)	0.027 (0.023-0.032)	0.032 (0.027-0.038)	0.036 (0.031-0.043)	0.043 (0.035-0.052)	0.048 (0.038-0.059)	0.053 (0.041-0.067)	0.059 (0.044-0.075)	0.067 (0.048-0.088)	0.073 (0.051-0.097)
20-day	0.016 (0.014-0.019)	0.018 (0.015-0.021)	0.021 (0.018-0.024)	0.023 (0.020-0.027)	0.026 (0.022-0.032)	0.029 (0.023-0.035)	0.032 (0.025-0.039)	0.035 (0.026-0.044)	0.039 (0.028-0.050)	0.042 (0.029-0.055)
30-day	0.013 (0.011-0.015)	0.014 (0.012-0.017)	0.016 (0.014-0.019)	0.018 (0.016-0.021)	0.021 (0.017-0.025)	0.023 (0.018-0.027)	0.024 (0.019-0.030)	0.026 (0.020-0.033)	0.029 (0.021-0.037)	0.031 (0.022-0.040)
45-day	0.011 (0.009-0.012)	0.012 (0.010-0.014)	0.013 (0.012-0.016)	0.015 (0.013-0.017)	0.017 (0.014-0.020)	0.018 (0.015-0.021)	0.019 (0.015-0.023)	0.021 (0.016-0.026)	0.022 (0.016-0.028)	0.023 (0.017-0.030)
60-day	0.009 (0.008-0.011)	0.010 (0.009-0.012)	0.012 (0.010-0.014)	0.013 (0.011-0.015)	0.014 (0.012-0.017)	0.016 (0.013-0.018)	0.017 (0.013-0.020)	0.017 (0.013-0.022)	0.019 (0.014-0.024)	0.019 (0.014-0.025)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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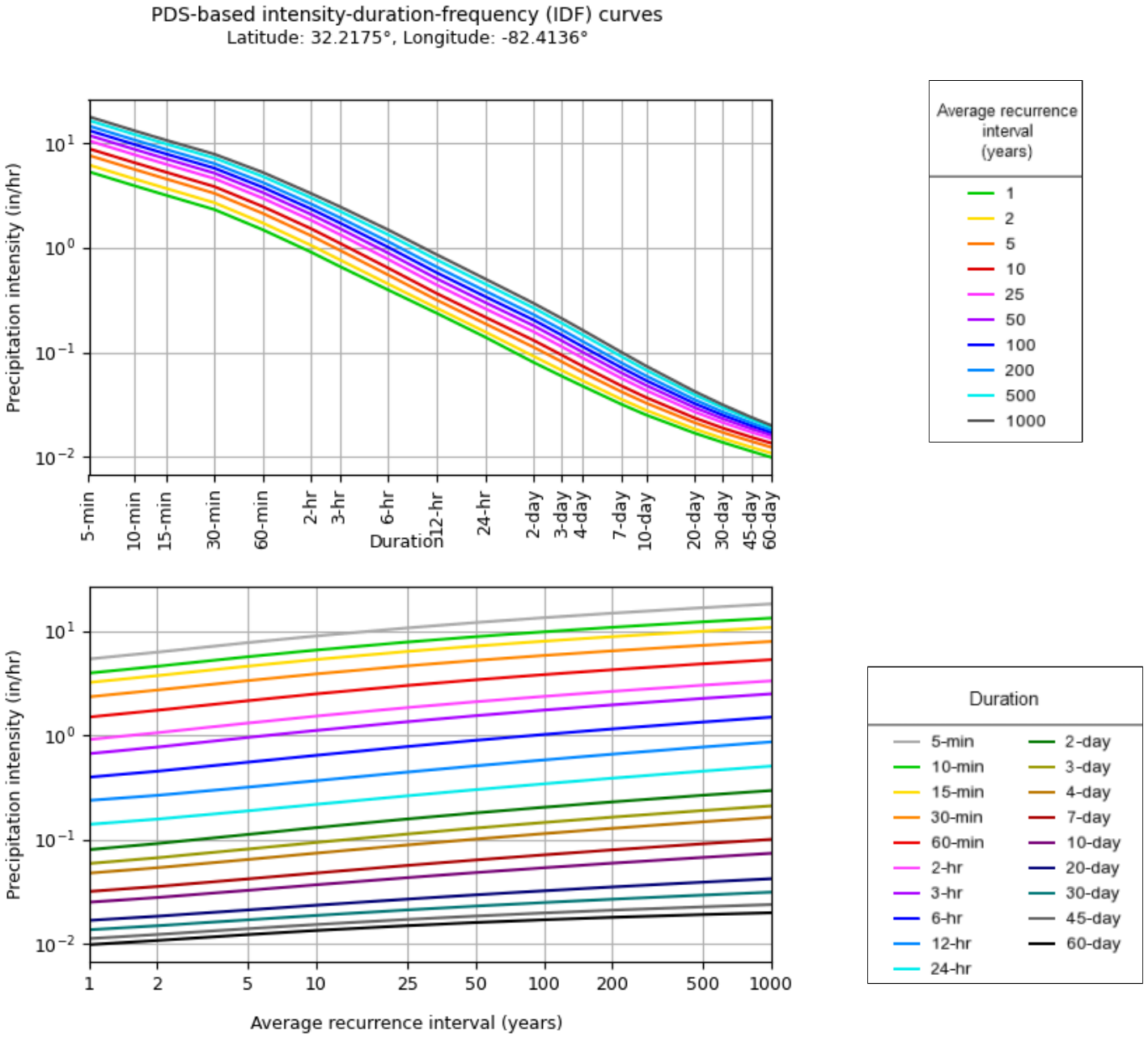
PF graphical



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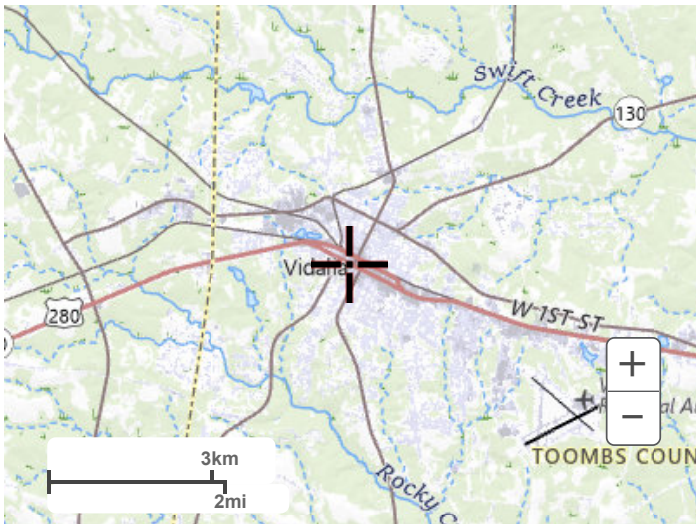
Maps & aerials

Small scale terrain



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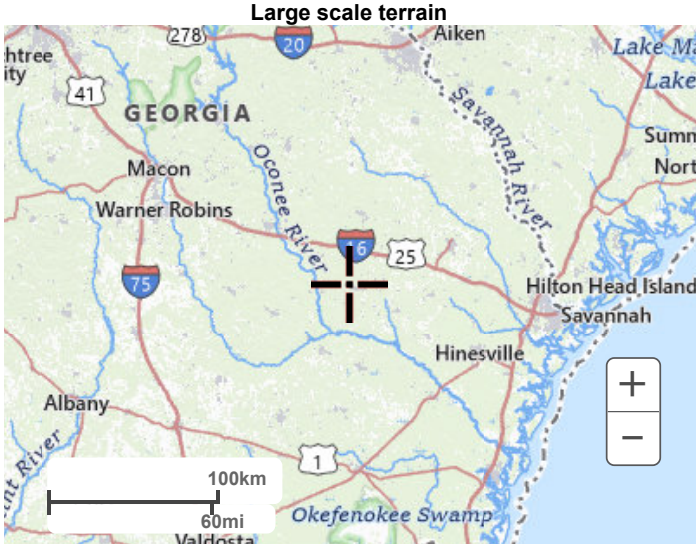

Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

NOAA Atlas 14, Volume 9, Version 2
Location name: Vidalia, Georgia, USA*
Latitude: 32.2175°, Longitude: -82.4136°
Elevation: 299 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.448** (0.349-0.571)	**0.521** (0.406-0.665)	**0.643** (0.499-0.822)	**0.745** (0.576-0.956)	**0.889** (0.665-1.17)	**1.00** (0.732-1.32)	**1.12** (0.789-1.50)	**1.23** (0.838-1.69)	**1.39** (0.910-1.94)	**1.51** (0.964-2.13)
10-min	**0.656** (0.512-0.836)	**0.763** (0.595-0.974)	**0.942** (0.731-1.20)	**1.09** (0.843-1.40)	**1.30** (0.974-1.71)	**1.47** (1.07-1.94)	**1.63** (1.16-2.20)	**1.80** (1.23-2.47)	**2.04** (1.33-2.84)	**2.21** (1.41-3.12)
15-min	**0.800** (0.624-1.02)	**0.931** (0.725-1.19)	**1.15** (0.892-1.47)	**1.33** (1.03-1.71)	**1.59** (1.19-2.08)	**1.79** (1.31-2.36)	**1.99** (1.41-2.68)	**2.20** (1.50-3.01)	**2.48** (1.62-3.46)	**2.70** (1.72-3.80)
30-min	**1.17** (0.910-1.49)	**1.36** (1.06-1.73)	**1.67** (1.30-2.13)	**1.94** (1.50-2.48)	**2.31** (1.73-3.03)	**2.60** (1.91-3.45)	**2.91** (2.06-3.91)	**3.22** (2.19-4.41)	**3.64** (2.38-5.08)	**3.96** (2.53-5.58)
60-min	**1.49** (1.16-1.90)	**1.73** (1.35-2.21)	**2.14** (1.66-2.74)	**2.49** (1.92-3.20)	**2.99** (2.24-3.94)	**3.40** (2.49-4.50)	**3.81** (2.70-5.14)	**4.24** (2.89-5.82)	**4.83** (3.17-6.76)	**5.30** (3.38-7.47)
2-hr	**1.82** (1.43-2.29)	**2.11** (1.66-2.67)	**2.61** (2.05-3.31)	**3.05** (2.38-3.87)	**3.68** (2.79-4.80)	**4.18** (3.10-5.50)	**4.71** (3.38-6.30)	**5.27** (3.62-7.17)	**6.03** (4.00-8.37)	**6.63** (4.28-9.28)
3-hr	**2.00** (1.58-2.50)	**2.31** (1.83-2.90)	**2.86** (2.26-3.59)	**3.34** (2.62-4.21)	**4.04** (3.09-5.26)	**4.62** (3.45-6.05)	**5.22** (3.77-6.96)	**5.87** (4.07-7.96)	**6.76** (4.52-9.36)	**7.48** (4.85-10.4)
6-hr	**2.37** (1.90-2.94)	**2.70** (2.17-3.36)	**3.30** (2.64-4.11)	**3.84** (3.06-4.80)	**4.66** (3.62-6.03)	**5.35** (4.05-6.96)	**6.08** (4.45-8.06)	**6.88** (4.84-9.28)	**8.01** (5.42-11.0)	**8.93** (5.86-12.3)
12-hr	**2.86** (2.32-3.51)	**3.20** (2.59-3.93)	**3.82** (3.09-4.71)	**4.42** (3.55-5.46)	**5.33** (4.20-6.86)	**6.12** (4.70-7.92)	**6.98** (5.18-9.18)	**7.93** (5.64-10.6)	**9.29** (6.36-12.7)	**10.4** (6.90-14.2)
24-hr	**3.35** (2.76-4.08)	**3.76** (3.09-4.58)	**4.52** (3.70-5.50)	**5.22** (4.24-6.38)	**6.29** (5.01-8.00)	**7.21** (5.59-9.22)	**8.20** (6.15-10.7)	**9.30** (6.69-12.3)	**10.9** (7.51-14.7)	**12.1** (8.14-16.5)
2-day	**3.84** (3.19-4.62)	**4.39** (3.65-5.29)	**5.37** (4.45-6.48)	**6.25** (5.14-7.56)	**7.55** (6.06-9.46)	**8.64** (6.76-10.9)	**9.78** (7.40-12.6)	**11.0** (8.00-14.4)	**12.8** (8.91-17.1)	**14.2** (9.60-19.0)
3-day	**4.24** (3.55-5.06)	**4.82** (4.03-5.76)	**5.83** (4.86-6.99)	**6.75** (5.60-8.12)	**8.13** (6.57-10.1)	**9.27** (7.31-11.6)	**10.5** (7.99-13.4)	**11.8** (8.63-15.4)	**13.7** (9.60-18.2)	**15.1** (10.3-20.3)
4-day	**4.57** (3.85-5.44)	**5.15** (4.33-6.13)	**6.18** (5.18-7.37)	**7.11** (5.92-8.51)	**8.51** (6.92-10.6)	**9.68** (7.68-12.1)	**10.9** (8.38-13.9)	**12.3** (9.03-16.0)	**14.2** (10.0-18.8)	**15.8** (10.8-21.0)
7-day	**5.34** (4.54-6.29)	**5.96** (5.06-7.03)	**7.05** (5.96-8.33)	**8.02** (6.75-9.52)	**9.48** (7.78-11.6)	**10.7** (8.55-13.2)	**12.0** (9.25-15.1)	**13.4** (9.90-17.2)	**15.3** (10.9-20.1)	**16.9** (11.7-22.3)
10-day	**6.01** (5.14-7.05)	**6.67** (5.70-7.83)	**7.82** (6.66-9.19)	**8.84** (7.48-10.4)	**10.3** (8.52-12.6)	**11.6** (9.30-14.2)	**12.9** (9.99-16.1)	**14.2** (10.6-18.2)	**16.2** (11.6-21.1)	**17.7** (12.3-23.3)
20-day	**8.05** (6.97-9.34)	**8.83** (7.64-10.2)	**10.1** (8.74-11.8)	**11.3** (9.66-13.1)	**12.9** (10.7-15.4)	**14.2** (11.5-17.1)	**15.5** (12.1-19.1)	**16.9** (12.7-21.3)	**18.7** (13.6-24.2)	**20.2** (14.2-26.4)
30-day	**9.83** (8.57-11.3)	**10.7** (9.36-12.4)	**12.2** (10.6-14.1)	**13.5** (11.6-15.6)	**15.2** (12.7-18.1)	**16.6** (13.5-19.9)	**17.9** (14.1-21.9)	**19.3** (14.6-24.2)	**21.1** (15.4-27.1)	**22.5** (16.0-29.3)
45-day	**12.1** (10.7-13.9)	**13.3** (11.6-15.2)	**15.1** (13.2-17.3)	**16.6** (14.4-19.1)	**18.5** (15.5-21.7)	**20.0** (16.4-23.7)	**21.4** (16.9-25.9)	**22.7** (17.3-28.2)	**24.5** (17.9-31.1)	**25.7** (18.4-33.2)
60-day	**14.1** (12.5-16.1)	**15.5** (13.7-17.7)	**17.7** (15.5-20.2)	**19.3** (16.9-22.2)	**21.5** (18.1-25.0)	**23.1** (19.0-27.2)	**24.5** (19.5-29.5)	**25.9** (19.7-31.9)	**27.5** (20.2-34.7)	**28.6** (20.5-36.8)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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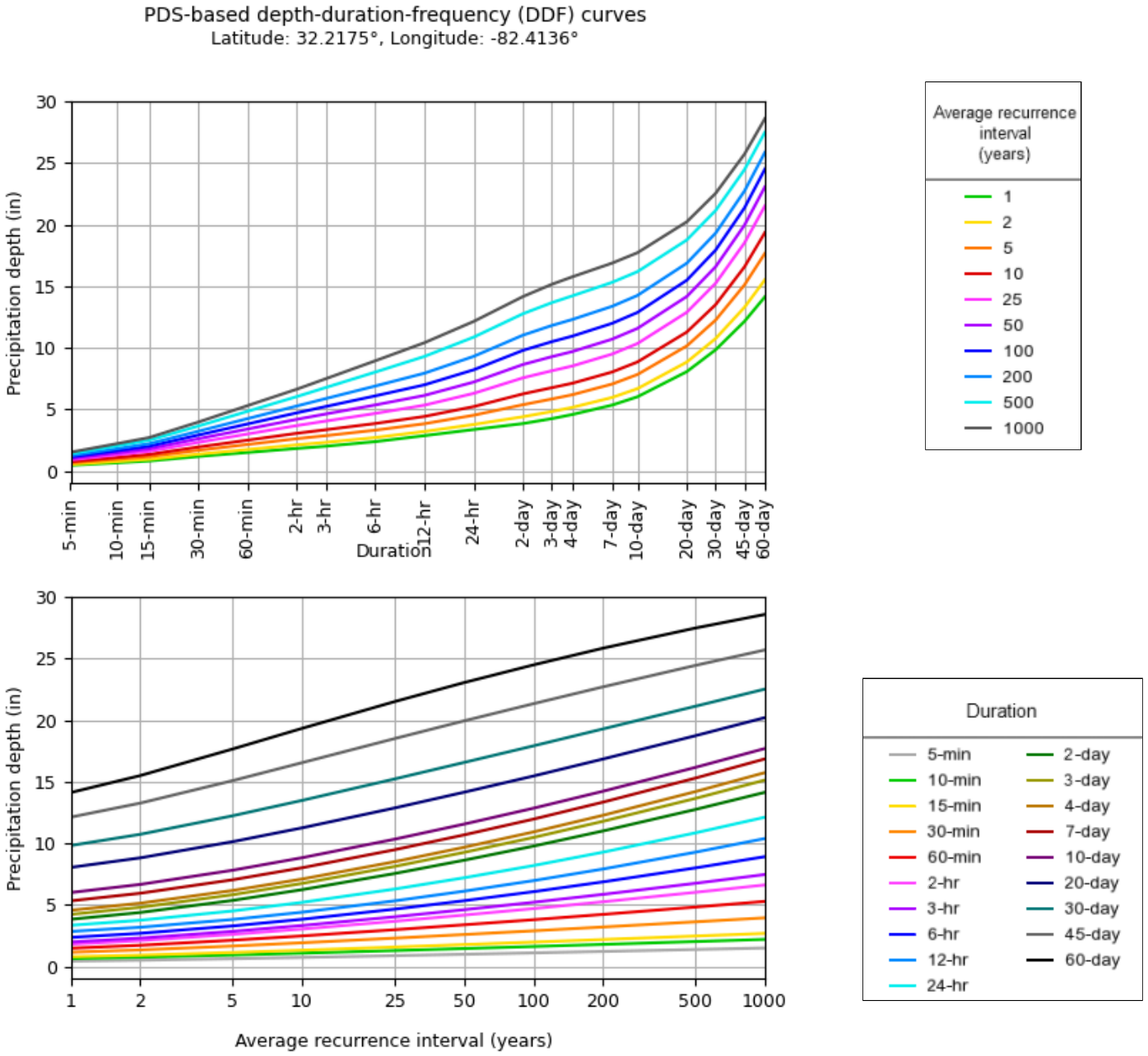
PF graphical



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Created (GMT): Wed Jul 23 19:46:18 2025

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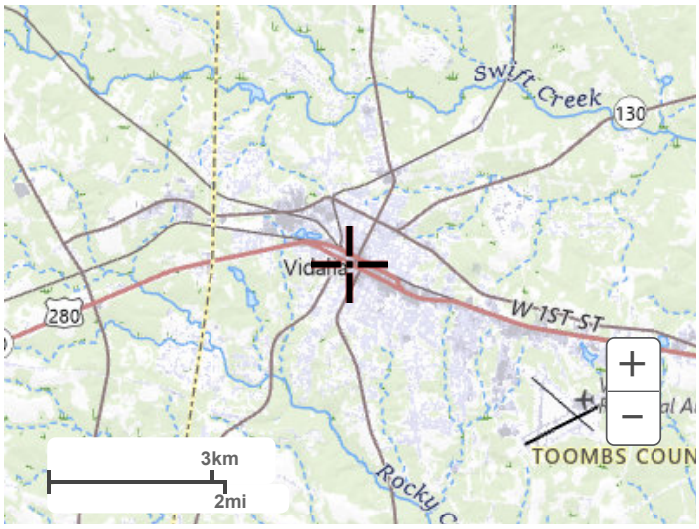
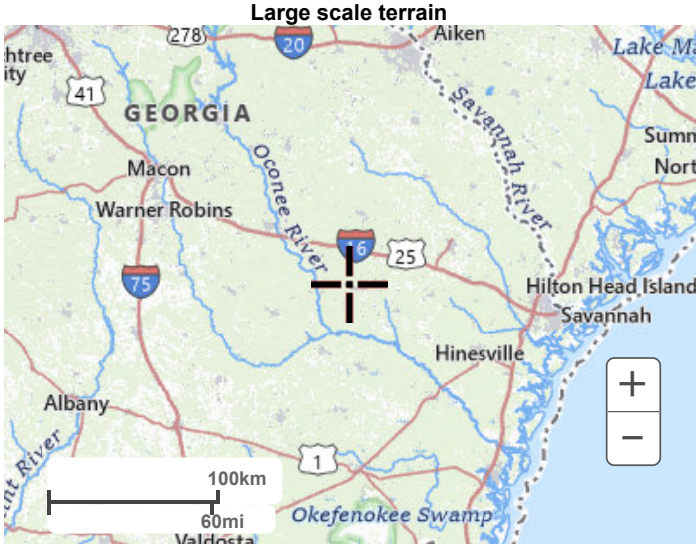
Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
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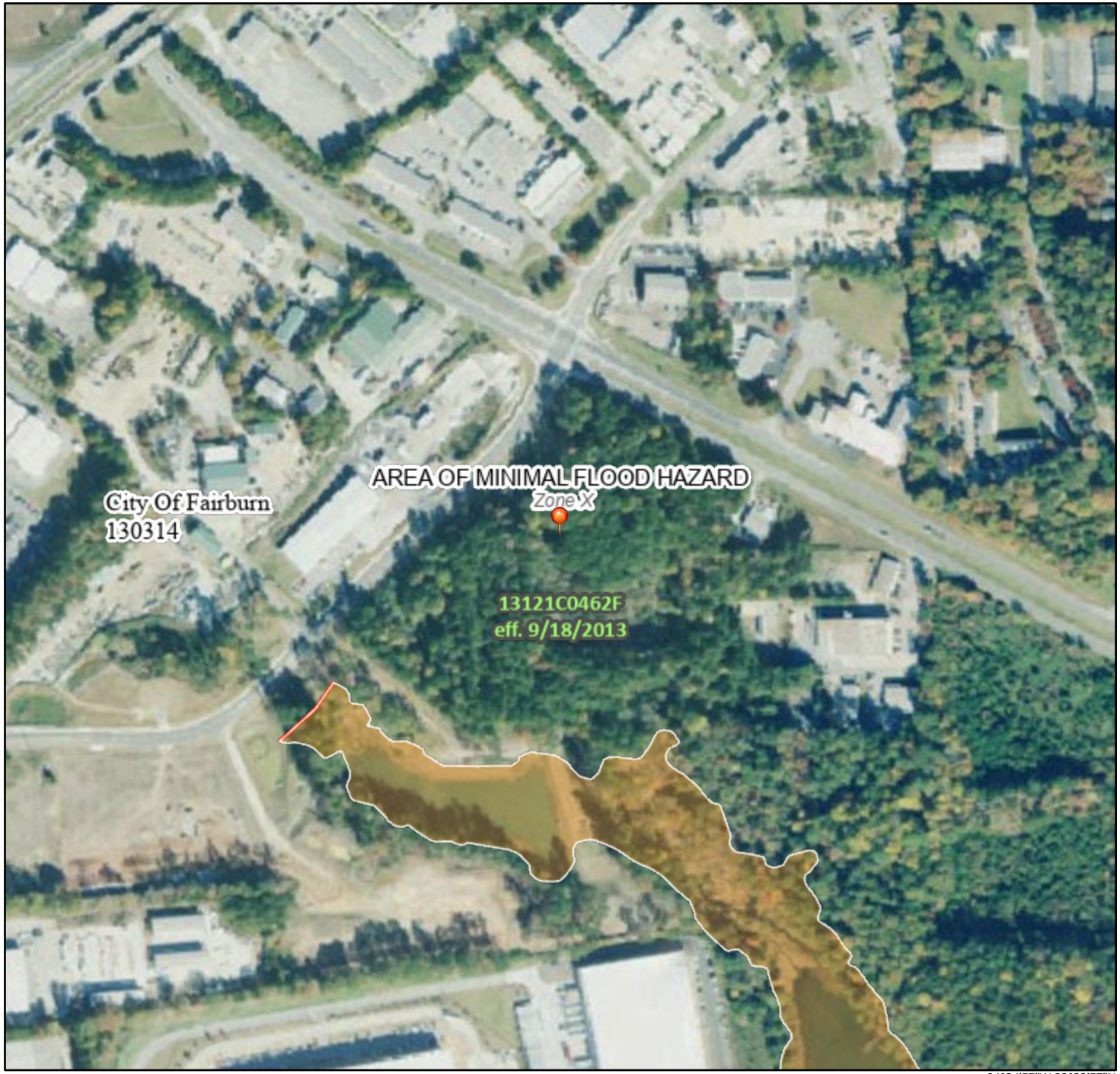
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

National Flood Hazard Layer FIRMette

84°35'35"W 33°33'27"N



84°34'57"W 33°32'57"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

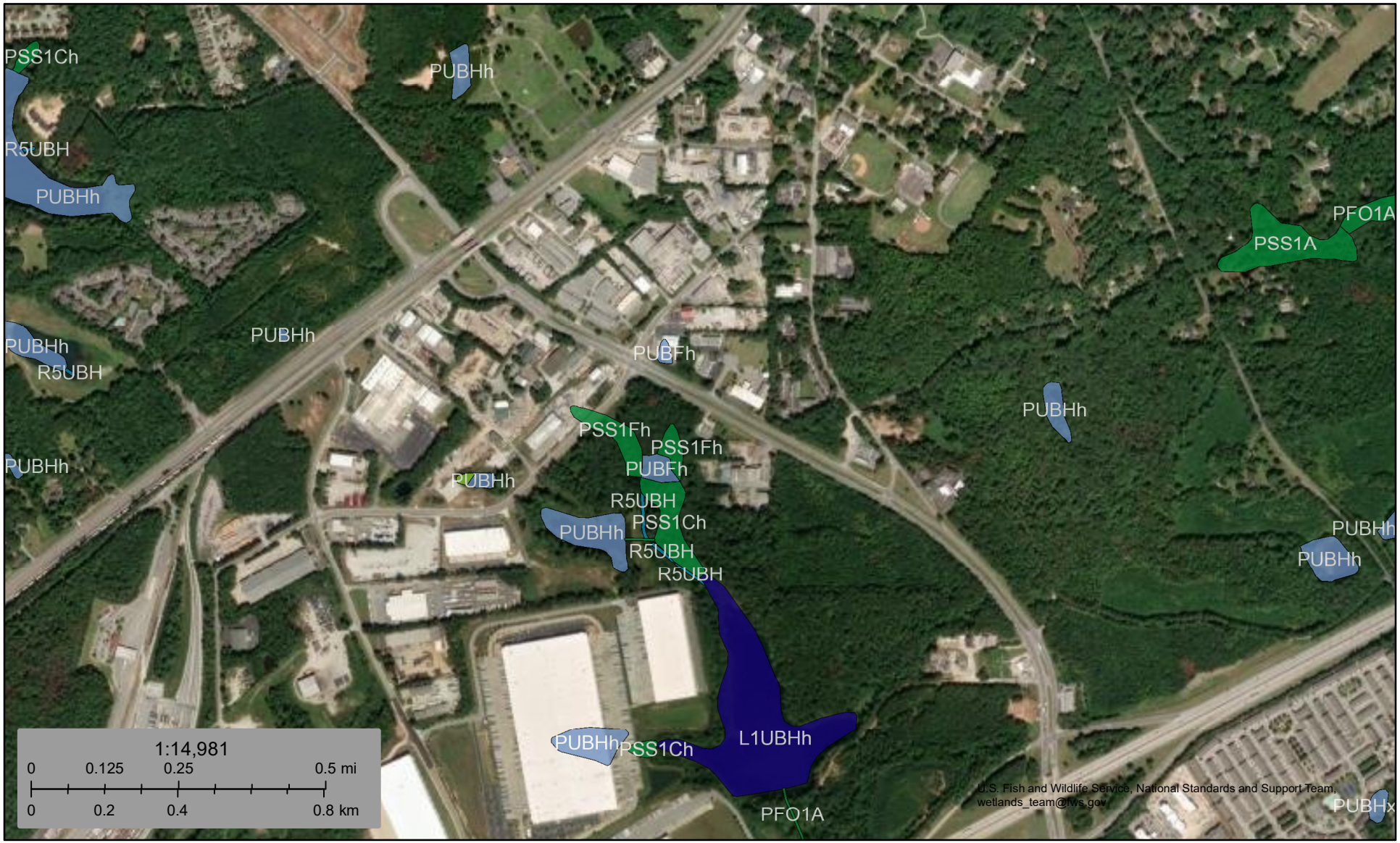
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/23/2025 at 6:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

WetlandsMapperRTFairburn



July 25, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

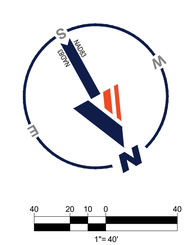
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

APPENDIX 3 | PRE-DEVELOPMENT HYDROLOGY

BOHLER





NO.	REVISION	BY	DATE

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GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 7/2/2026 ENGINEER NATHAN R. FUSS

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PREDEVELOPED DRAINAGE MAP

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
A	0
SHEET NO.	REVISION

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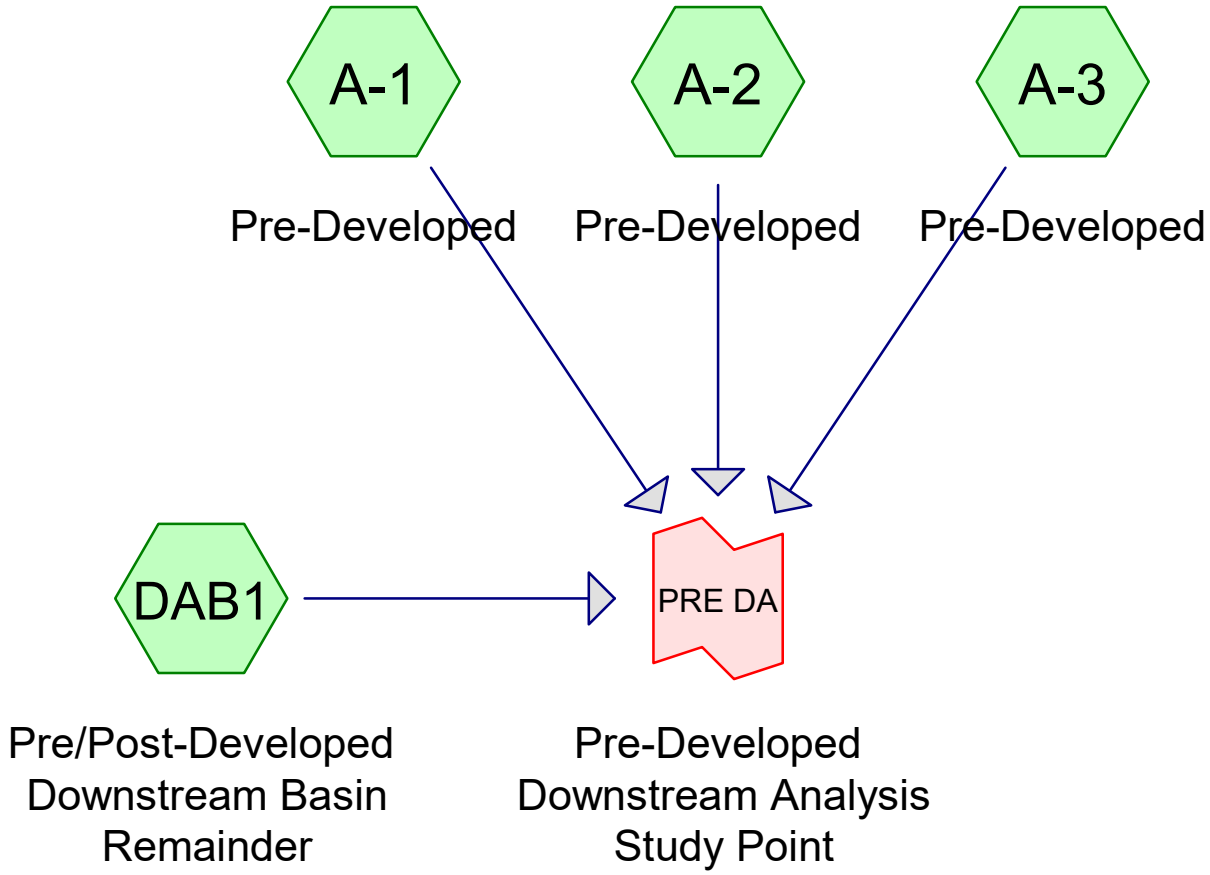


Subcat Reach Pond Link

Routing Diagram for 2026-05-19 GAA220184.00 - RT Fairburn
Prepared by Bohler Engineering, PC, Printed 7/1/2026
HydroCAD® 10.20-8a s/n 03478 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 YEAR	Type II 24-hr		Default	24.00	1	3.35	2
2	2 YEAR	Type II 24-hr		Default	24.00	1	3.76	2
3	5 YEAR	Type II 24-hr		Default	24.00	1	4.52	2
4	10 YEAR	Type II 24-hr		Default	24.00	1	5.22	2
5	25 YEAR	Type II 24-hr		Default	24.00	1	6.29	2
6	50 YEAR	Type II 24-hr		Default	24.00	1	7.21	2
7	100 YEAR	Type II 24-hr		Default	24.00	1	8.20	2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 YEAR	Type II 24-hr		Default	24.00	1	3.35	2
2	2 YEAR	Type II 24-hr		Default	24.00	1	3.76	2
3	5 YEAR	Type II 24-hr		Default	24.00	1	4.52	2
4	10 YEAR	Type II 24-hr		Default	24.00	1	5.22	2
5	25 YEAR	Type II 24-hr		Default	24.00	1	6.29	2
6	50 YEAR	Type II 24-hr		Default	24.00	1	7.21	2
7	100 YEAR	Type II 24-hr		Default	24.00	1	8.20	2

Summary for Subcatchment A-1: Pre-Developed

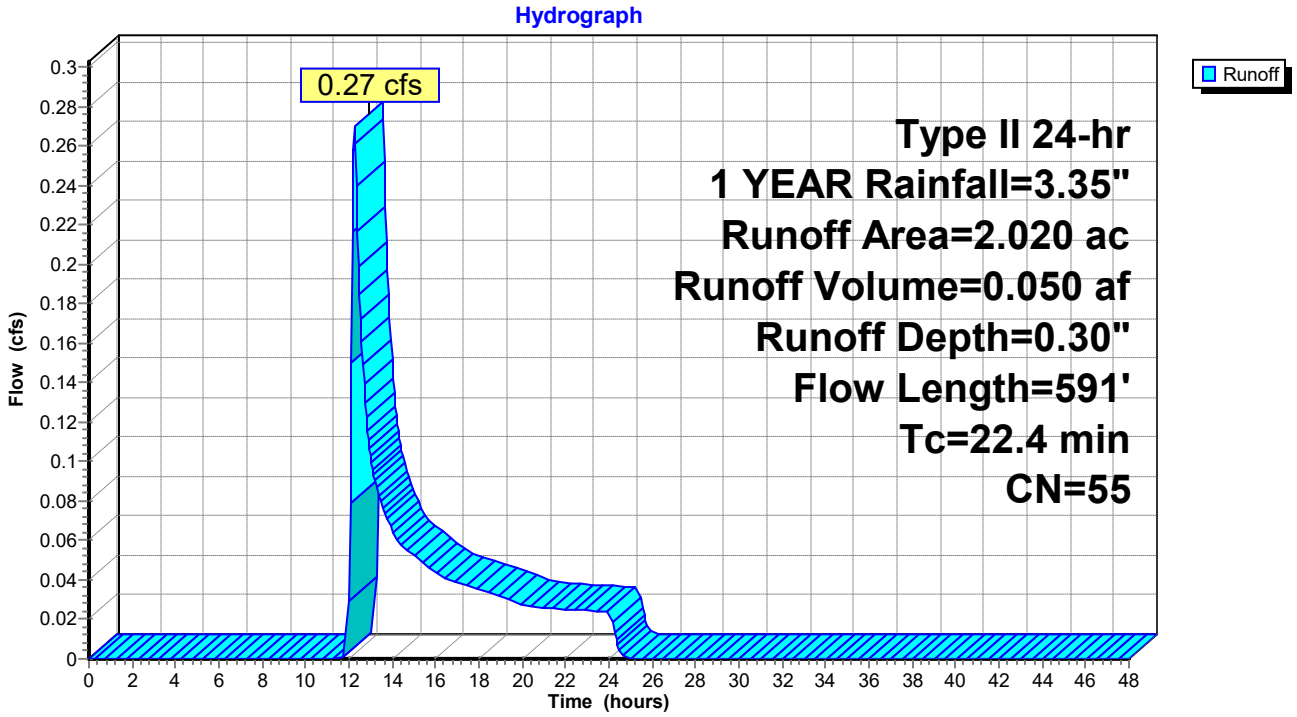
Runoff = 0.27 cfs @ 12.25 hrs, Volume= 0.050 af, Depth= 0.30"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
2.020	55	Woods, Good, HSG B
2.020		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.8	100	0.0300	0.10		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
3.3	258	0.0660	1.28		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
2.3	233	0.0130	1.71		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
22.4	591	Total			

Subcatchment A-1: Pre-Developed



Summary for Subcatchment A-2: Pre-Developed

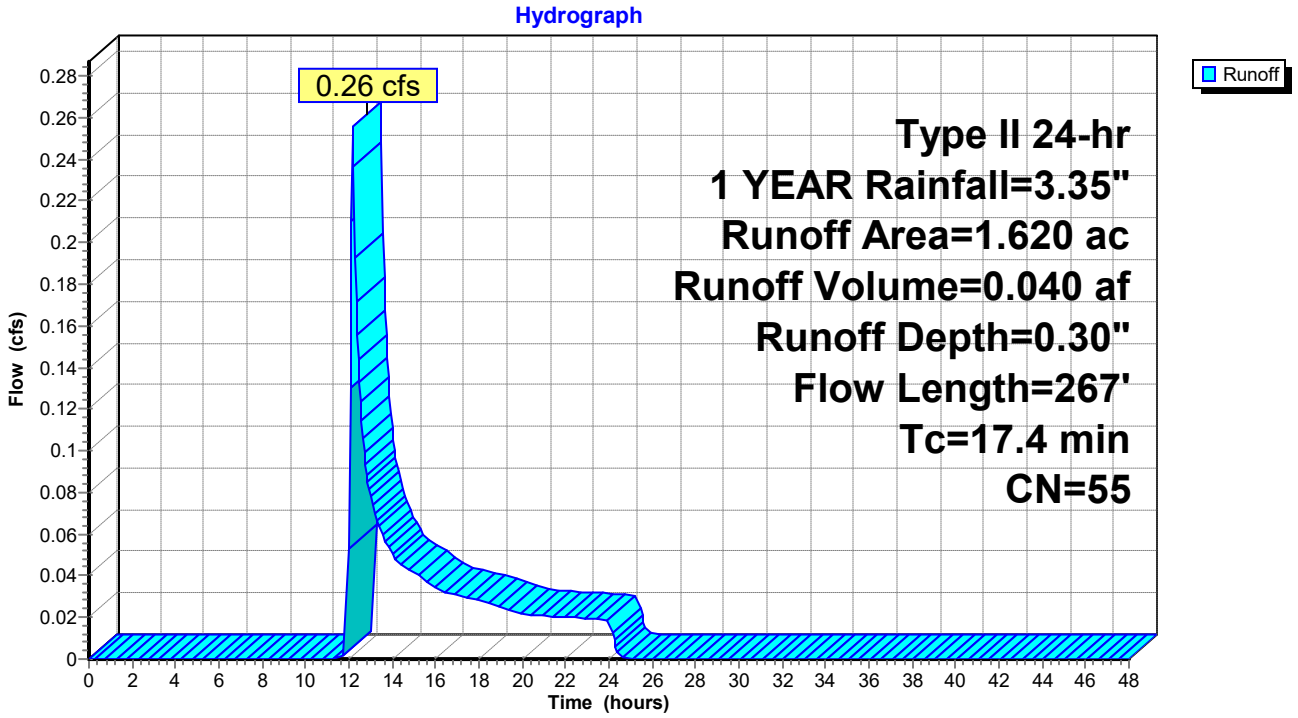
Runoff = 0.26 cfs @ 12.17 hrs, Volume= 0.040 af, Depth= 0.30"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
1.620	55	Woods, Good, HSG B
1.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0400	0.11		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.4	167	0.0520	1.14		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
17.4	267	Total			

Subcatchment A-2: Pre-Developed



Summary for Subcatchment A-3: Pre-Developed

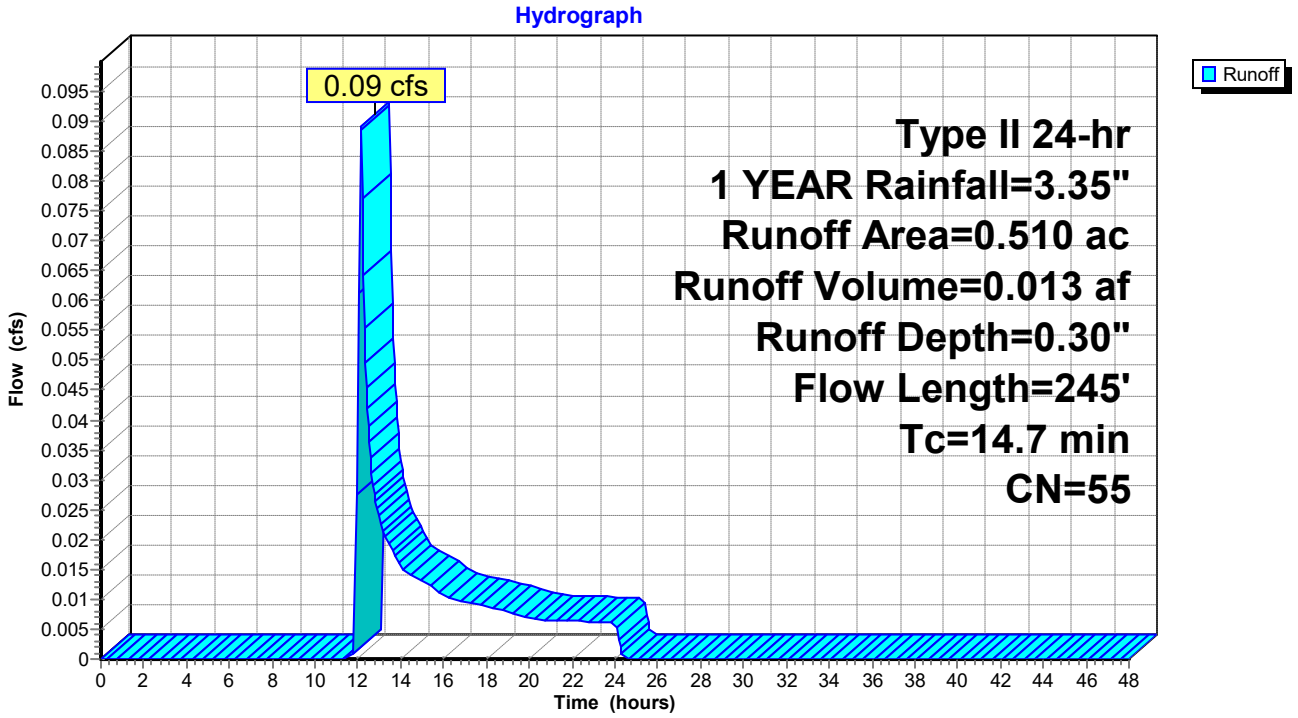
Runoff = 0.09 cfs @ 12.14 hrs, Volume= 0.013 af, Depth= 0.30"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
0.510	55	Woods, Good, HSG B
0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	100	0.0700	0.14		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.7	145	0.0320	0.89		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
14.7	245	Total			

Subcatchment A-3: Pre-Developed



Summary for Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

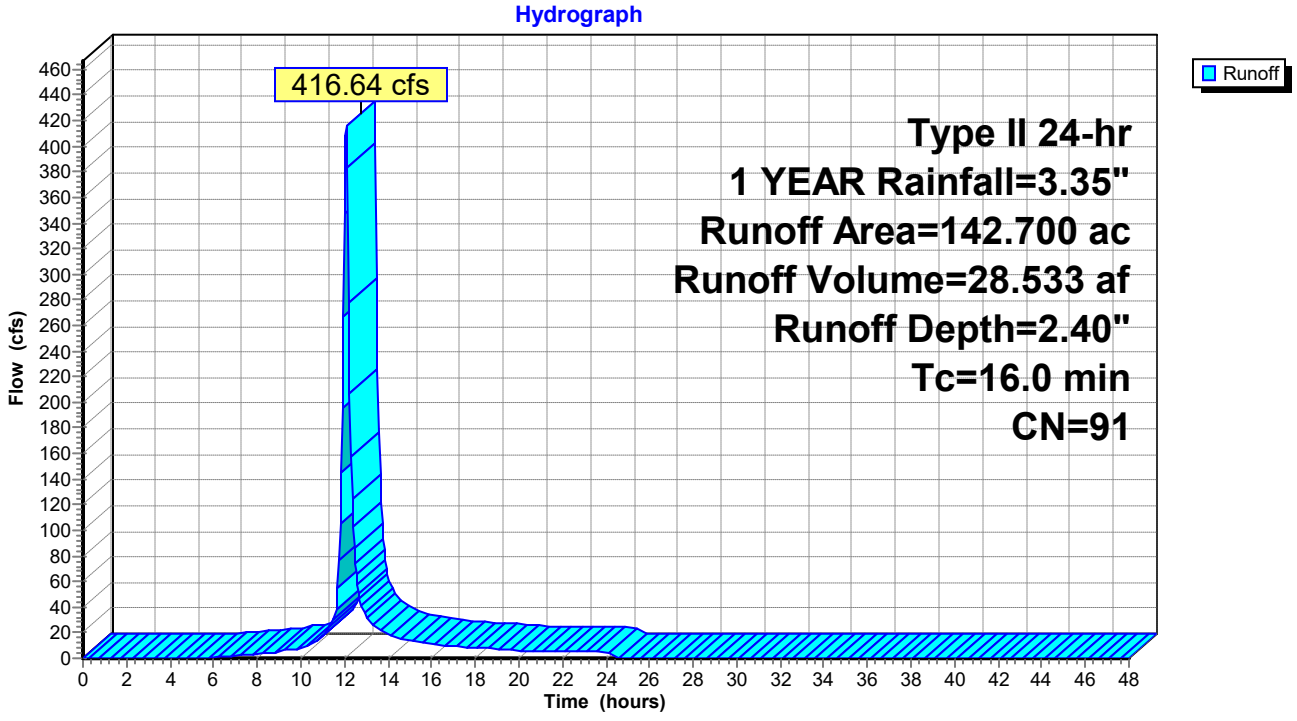
Runoff = 416.64 cfs @ 12.08 hrs, Volume= 28.533 af, Depth= 2.40"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

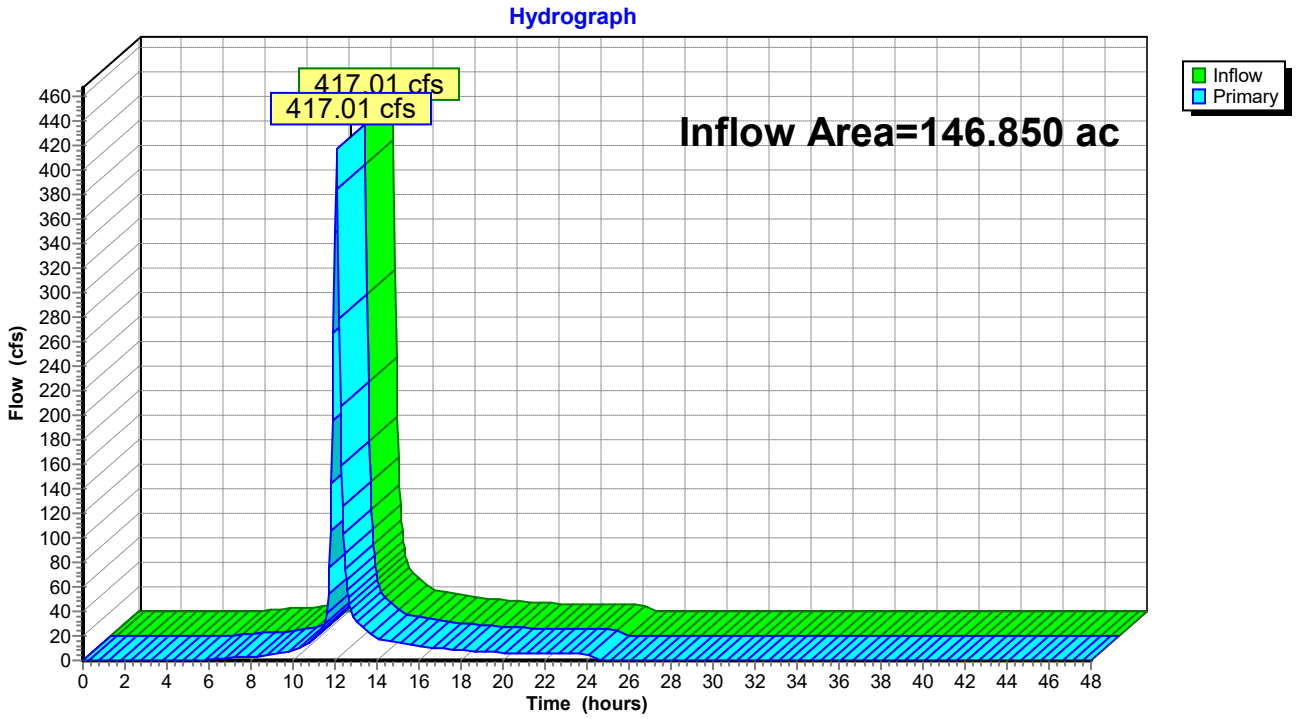


Summary for Link PRE DA: Pre-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 77.74% Impervious, Inflow Depth = 2.34" for 1 YEAR event
Inflow = 417.01 cfs @ 12.08 hrs, Volume= 28.635 af
Primary = 417.01 cfs @ 12.08 hrs, Volume= 28.635 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PRE DA: Pre-Developed Downstream Analysis Study Point



Summary for Subcatchment A-1: Pre-Developed

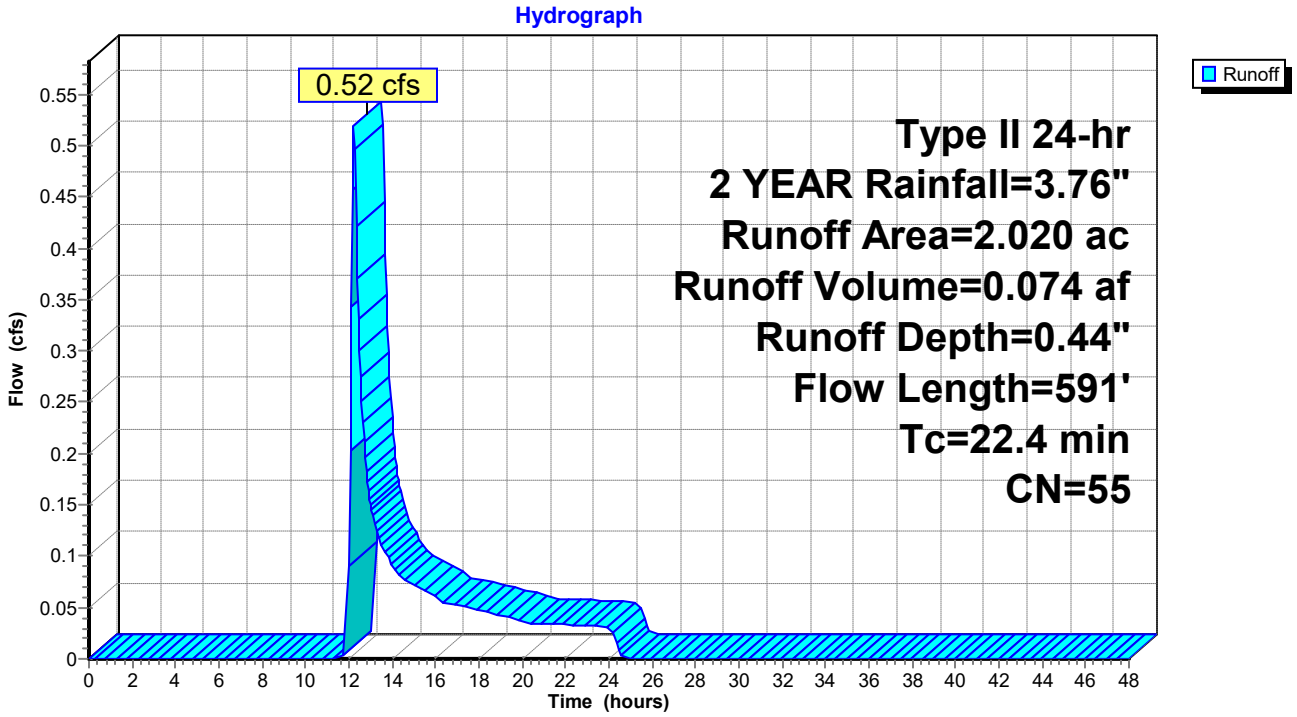
Runoff = 0.52 cfs @ 12.23 hrs, Volume= 0.074 af, Depth= 0.44"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
2.020	55	Woods, Good, HSG B
2.020		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.8	100	0.0300	0.10		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
3.3	258	0.0660	1.28		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
2.3	233	0.0130	1.71		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
22.4	591	Total			

Subcatchment A-1: Pre-Developed



Summary for Subcatchment A-2: Pre-Developed

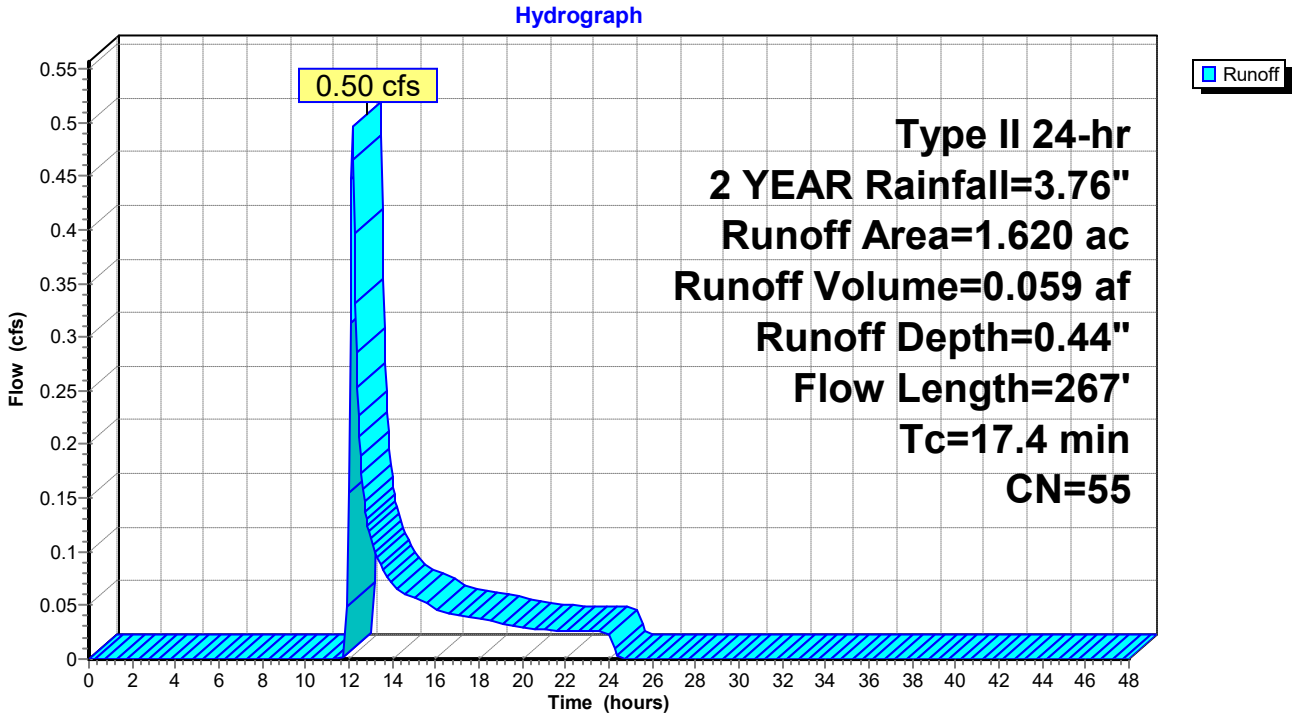
Runoff = 0.50 cfs @ 12.16 hrs, Volume= 0.059 af, Depth= 0.44"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
1.620	55	Woods, Good, HSG B
1.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0400	0.11		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.4	167	0.0520	1.14		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
17.4	267	Total			

Subcatchment A-2: Pre-Developed



Summary for Subcatchment A-3: Pre-Developed

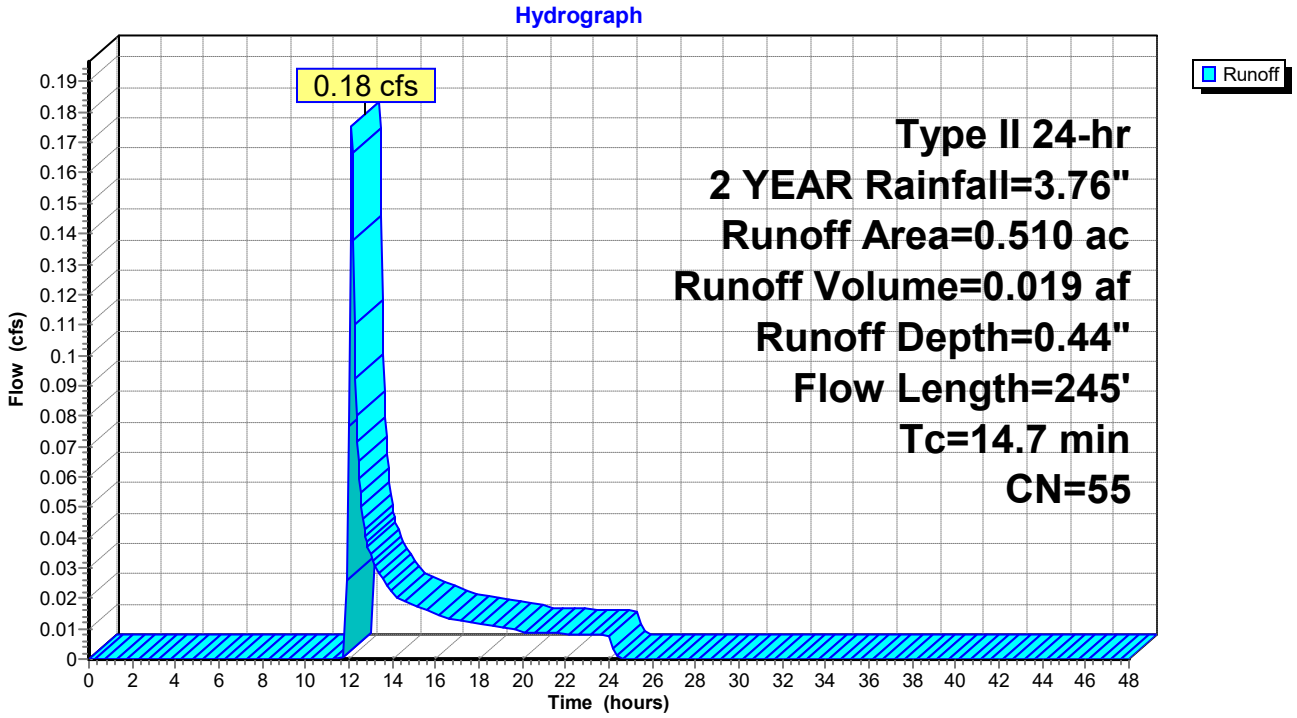
Runoff = 0.18 cfs @ 12.12 hrs, Volume= 0.019 af, Depth= 0.44"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
0.510	55	Woods, Good, HSG B
0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	100	0.0700	0.14		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.7	145	0.0320	0.89		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
14.7	245	Total			

Subcatchment A-3: Pre-Developed



Summary for Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

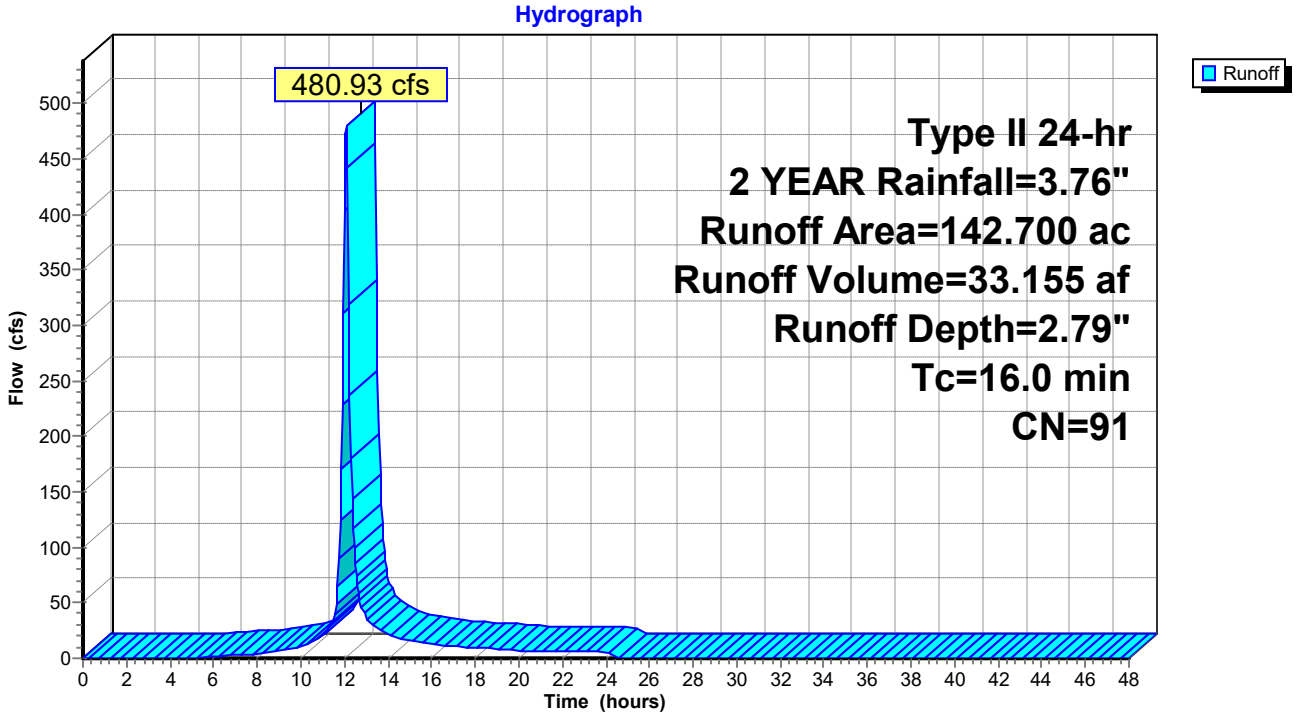
Runoff = 480.93 cfs @ 12.08 hrs, Volume= 33.155 af, Depth= 2.79"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

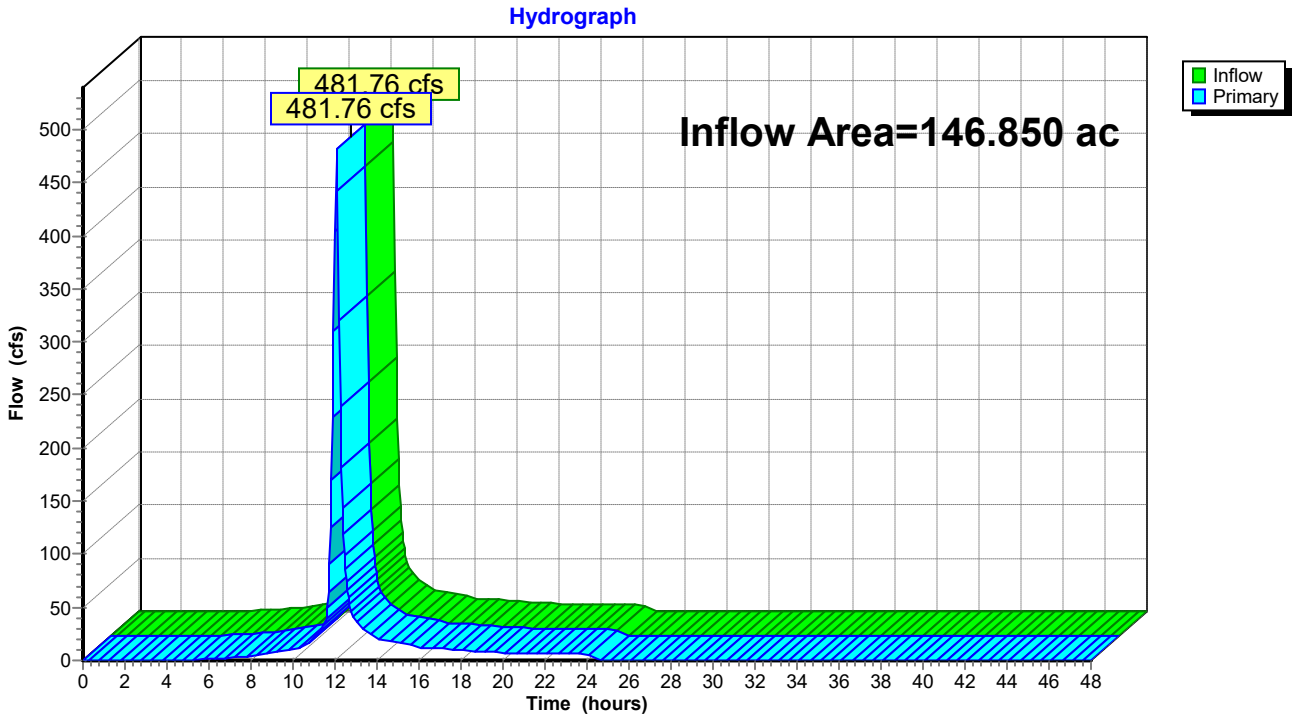


Summary for Link PRE DA: Pre-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 77.74% Impervious, Inflow Depth = 2.72" for 2 YEAR event
Inflow = 481.76 cfs @ 12.08 hrs, Volume= 33.307 af
Primary = 481.76 cfs @ 12.08 hrs, Volume= 33.307 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PRE DA: Pre-Developed Downstream Analysis Study Point



Summary for Subcatchment A-1: Pre-Developed

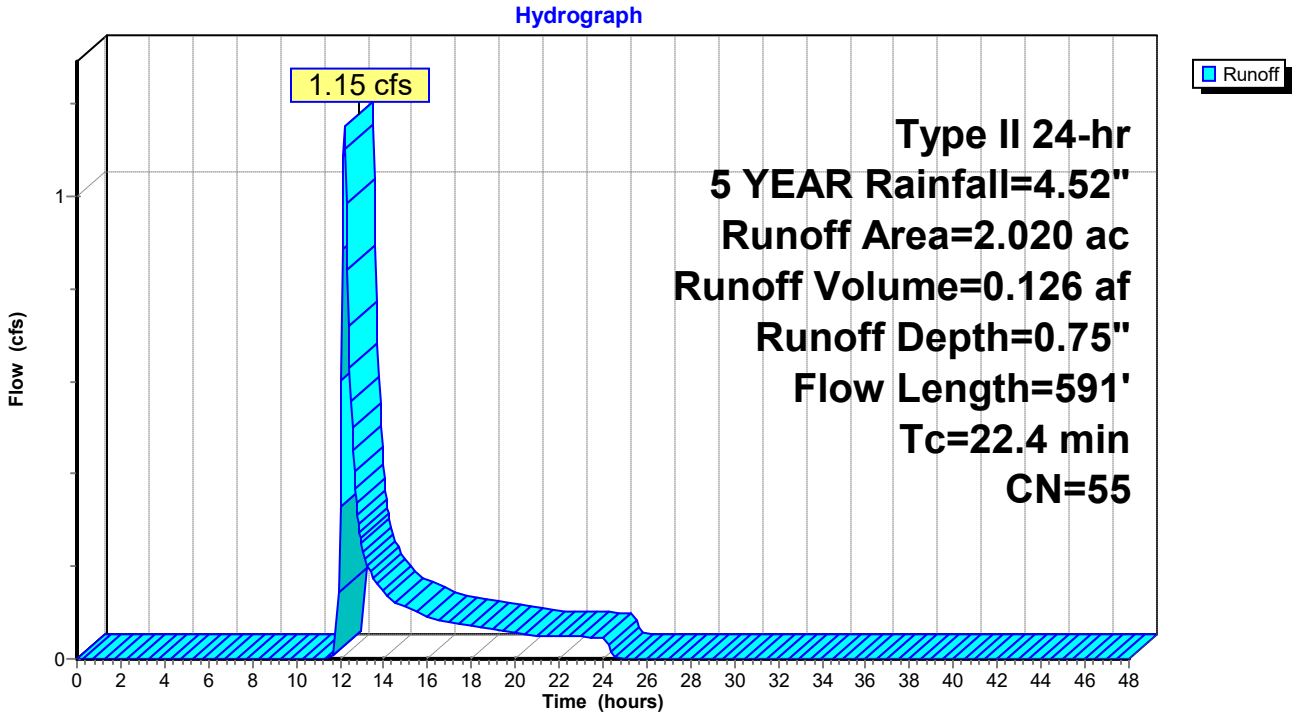
Runoff = 1.15 cfs @ 12.20 hrs, Volume= 0.126 af, Depth= 0.75"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
2.020	55	Woods, Good, HSG B
2.020		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.8	100	0.0300	0.10		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
3.3	258	0.0660	1.28		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
2.3	233	0.0130	1.71		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
22.4	591	Total			

Subcatchment A-1: Pre-Developed



Summary for Subcatchment A-2: Pre-Developed

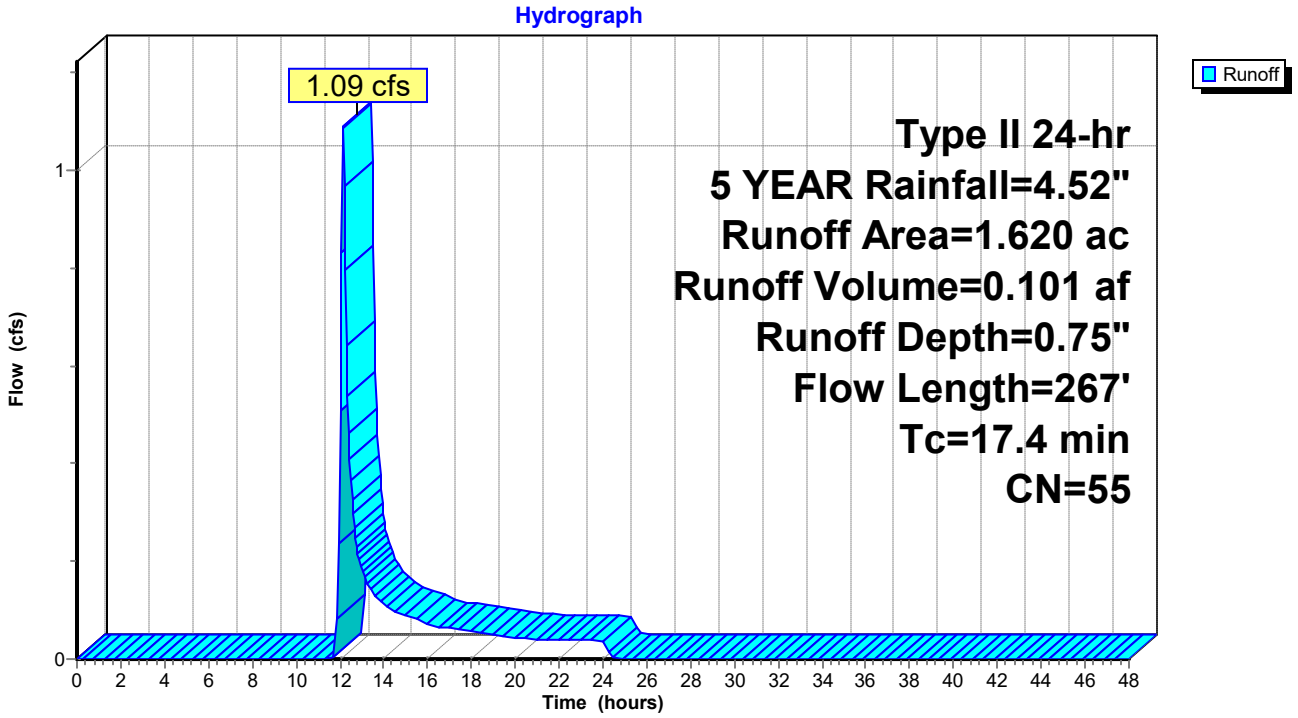
Runoff = 1.09 cfs @ 12.14 hrs, Volume= 0.101 af, Depth= 0.75"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
1.620	55	Woods, Good, HSG B
1.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0400	0.11		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.4	167	0.0520	1.14		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
17.4	267	Total			

Subcatchment A-2: Pre-Developed



Summary for Subcatchment A-3: Pre-Developed

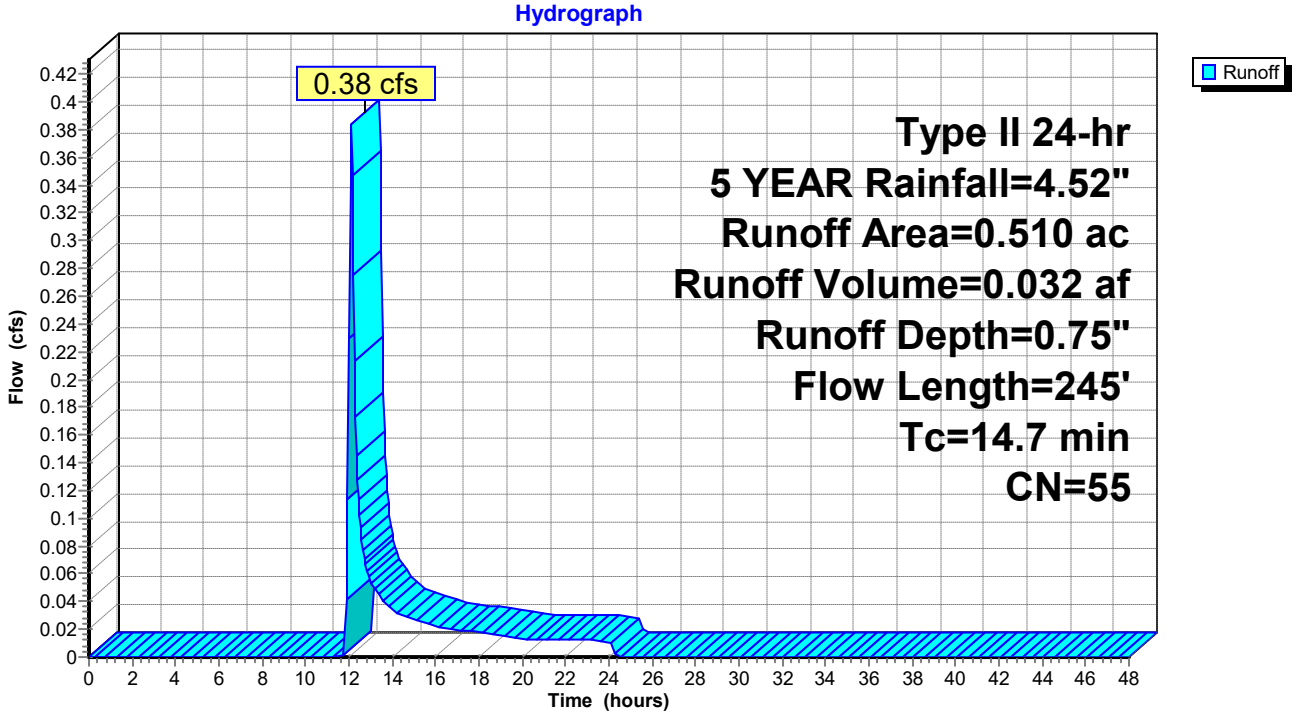
Runoff = 0.38 cfs @ 12.10 hrs, Volume= 0.032 af, Depth= 0.75"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
0.510	55	Woods, Good, HSG B
0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	100	0.0700	0.14		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.7	145	0.0320	0.89		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
14.7	245	Total			

Subcatchment A-3: Pre-Developed



Summary for Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

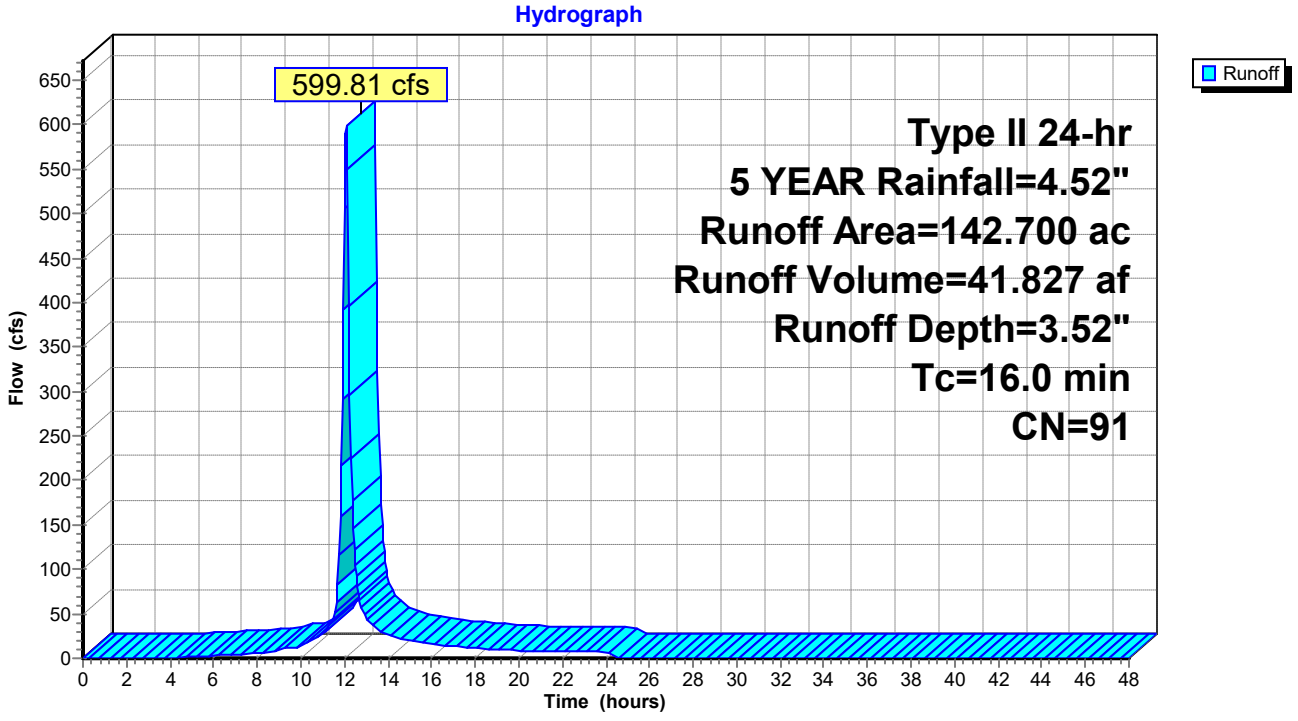
Runoff = 599.81 cfs @ 12.08 hrs, Volume= 41.827 af, Depth= 3.52"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

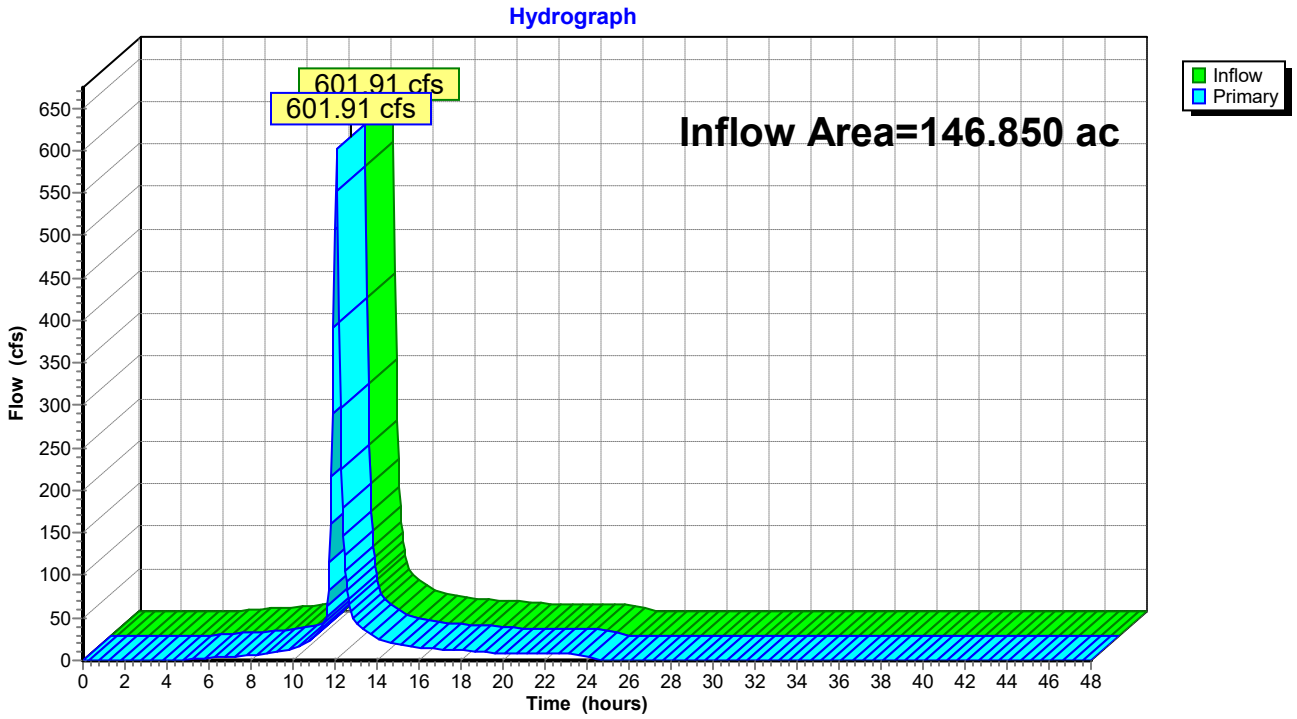


Summary for Link PRE DA: Pre-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 77.74% Impervious, Inflow Depth = 3.44" for 5 YEAR event
Inflow = 601.91 cfs @ 12.08 hrs, Volume= 42.087 af
Primary = 601.91 cfs @ 12.08 hrs, Volume= 42.087 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PRE DA: Pre-Developed Downstream Analysis Study Point



Summary for Subcatchment A-1: Pre-Developed

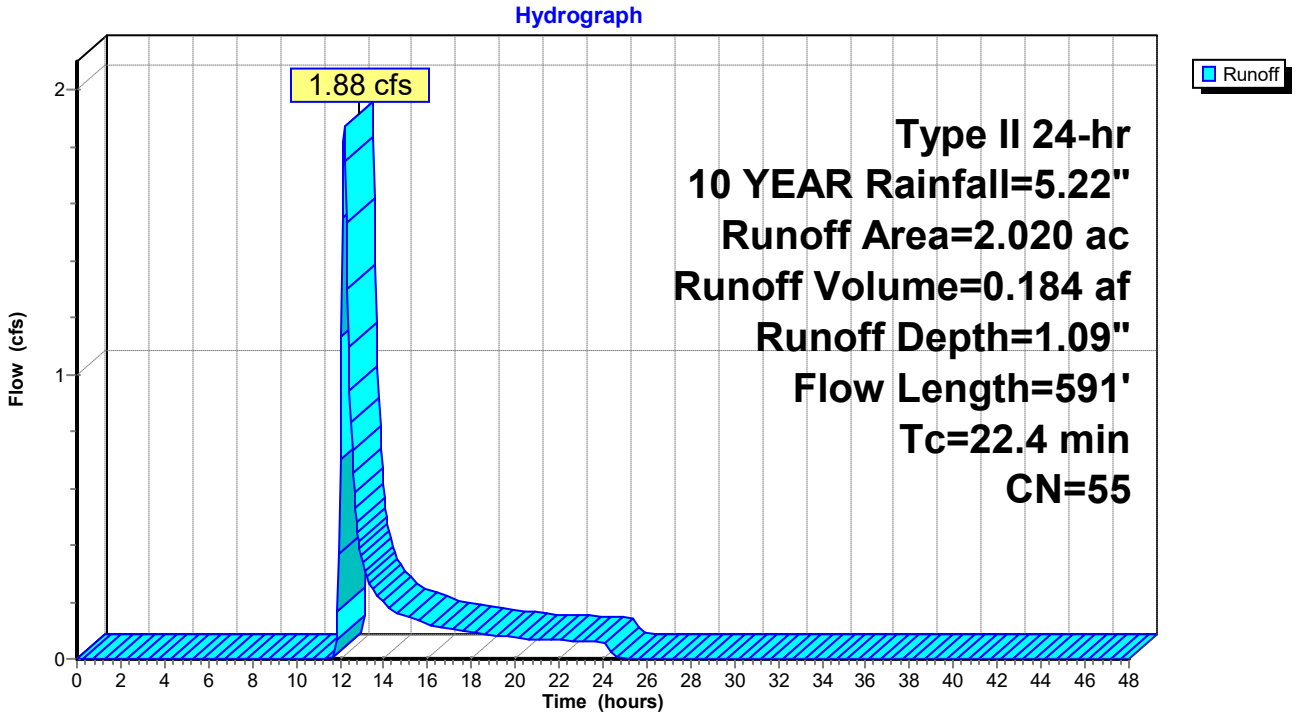
Runoff = 1.88 cfs @ 12.19 hrs, Volume= 0.184 af, Depth= 1.09"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
2.020	55	Woods, Good, HSG B
2.020		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.8	100	0.0300	0.10		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
3.3	258	0.0660	1.28		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
2.3	233	0.0130	1.71		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
22.4	591	Total			

Subcatchment A-1: Pre-Developed



Summary for Subcatchment A-2: Pre-Developed

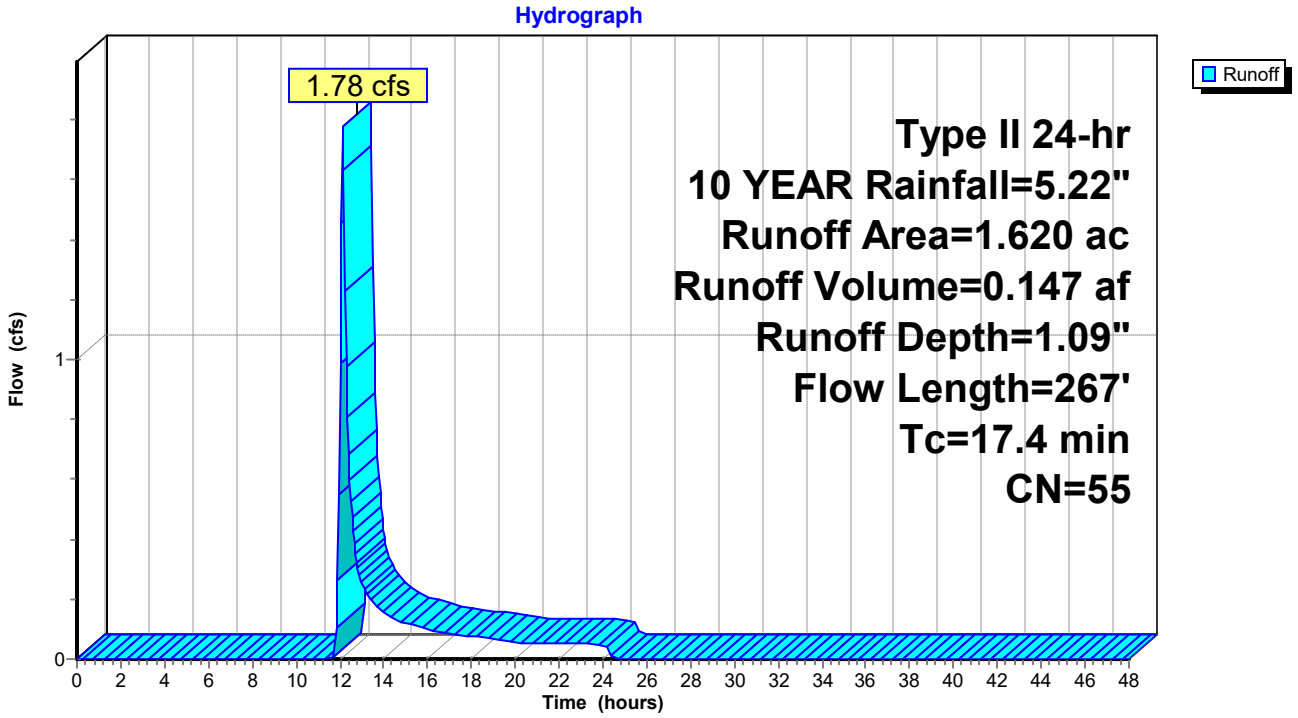
Runoff = 1.78 cfs @ 12.12 hrs, Volume= 0.147 af, Depth= 1.09"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
1.620	55	Woods, Good, HSG B
1.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0400	0.11		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.4	167	0.0520	1.14		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
17.4	267	Total			

Subcatchment A-2: Pre-Developed



Summary for Subcatchment A-3: Pre-Developed

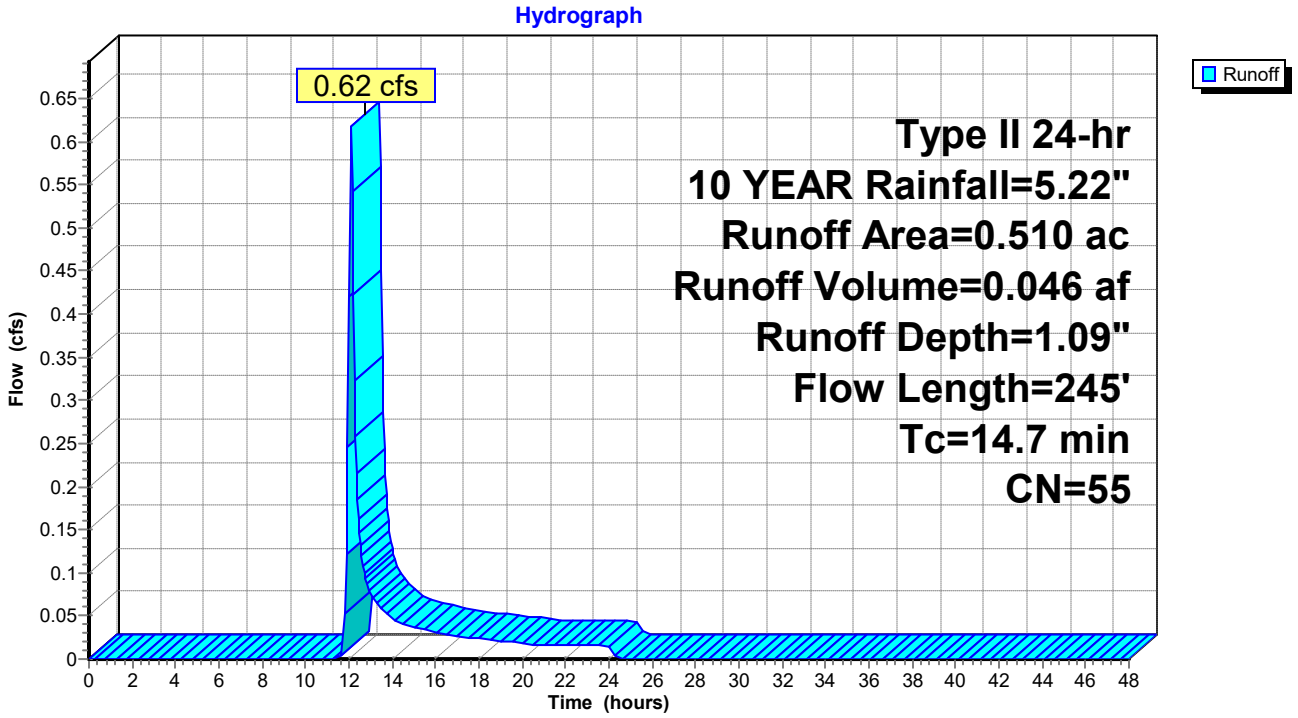
Runoff = 0.62 cfs @ 12.09 hrs, Volume= 0.046 af, Depth= 1.09"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
0.510	55	Woods, Good, HSG B
0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	100	0.0700	0.14		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.7	145	0.0320	0.89		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
14.7	245	Total			

Subcatchment A-3: Pre-Developed



Summary for Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

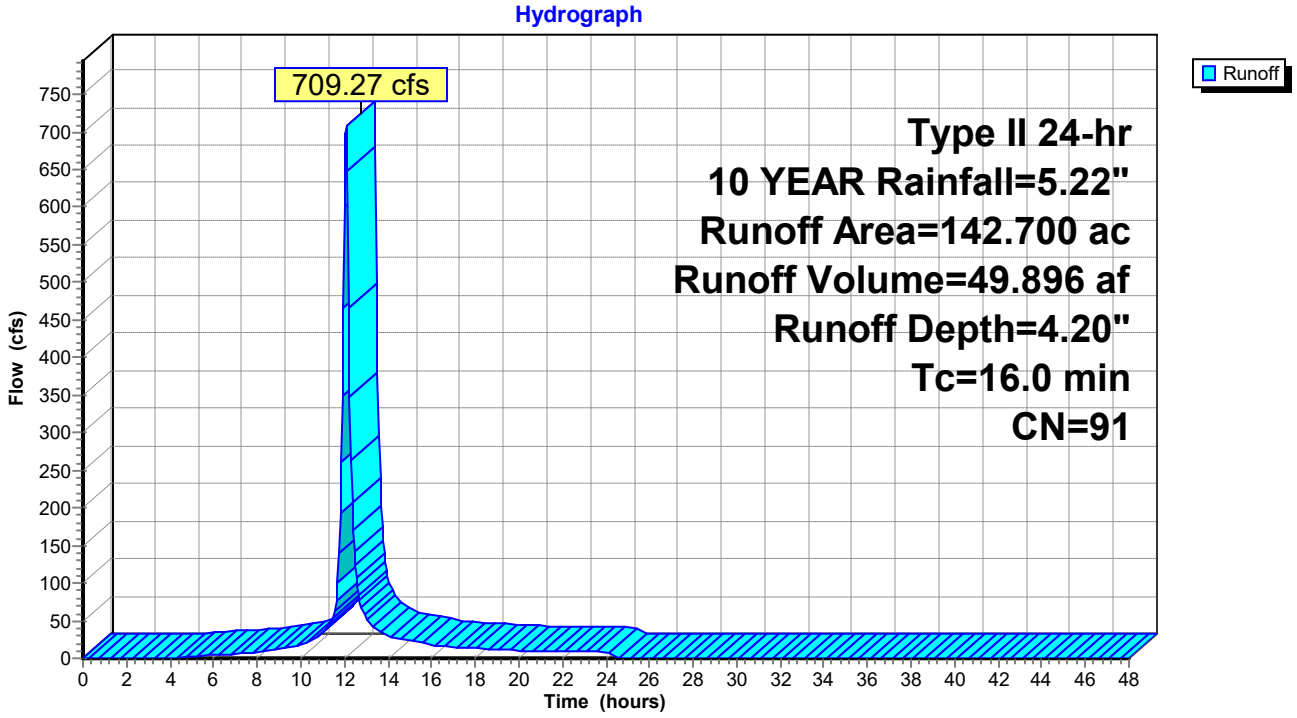
Runoff = 709.27 cfs @ 12.07 hrs, Volume= 49.896 af, Depth= 4.20"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

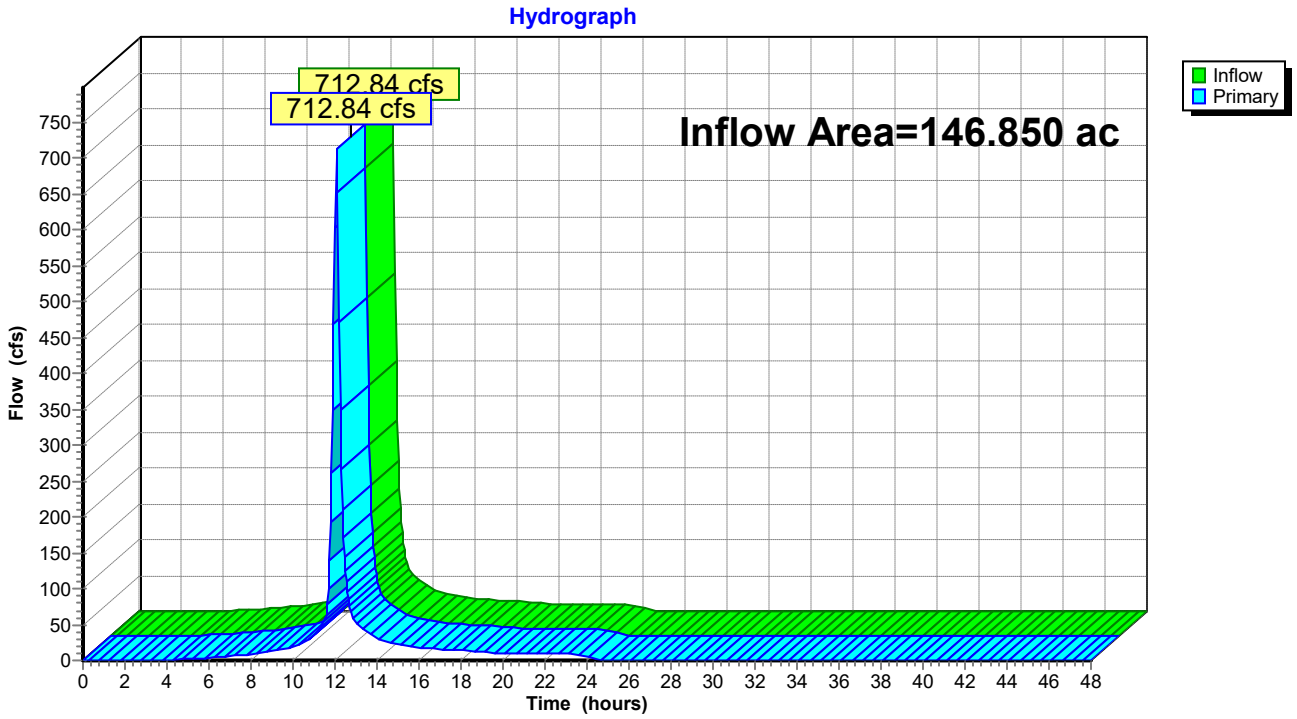


Summary for Link PRE DA: Pre-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 77.74% Impervious, Inflow Depth = 4.11" for 10 YEAR event
Inflow = 712.84 cfs @ 12.07 hrs, Volume= 50.274 af
Primary = 712.84 cfs @ 12.07 hrs, Volume= 50.274 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PRE DA: Pre-Developed Downstream Analysis Study Point



Summary for Subcatchment A-1: Pre-Developed

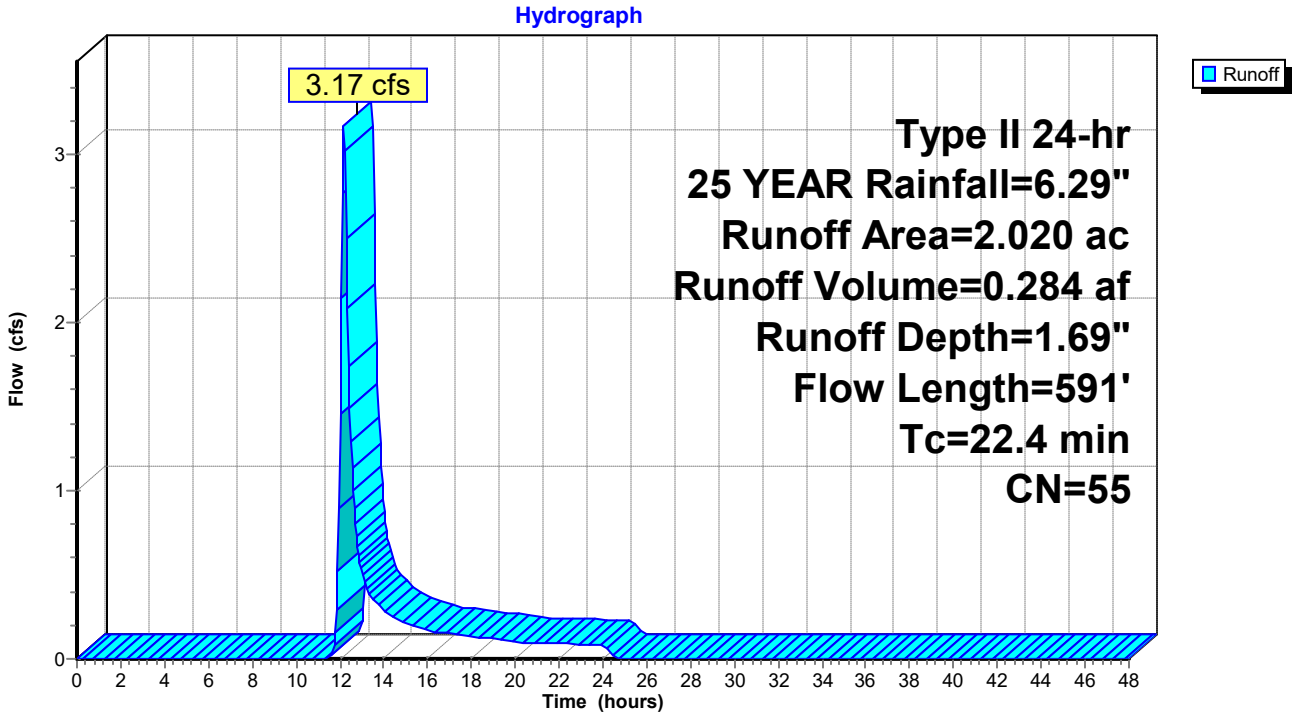
Runoff = 3.17 cfs @ 12.18 hrs, Volume= 0.284 af, Depth= 1.69"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
2.020	55	Woods, Good, HSG B
2.020		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.8	100	0.0300	0.10		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
3.3	258	0.0660	1.28		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
2.3	233	0.0130	1.71		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
22.4	591	Total			

Subcatchment A-1: Pre-Developed



Summary for Subcatchment A-2: Pre-Developed

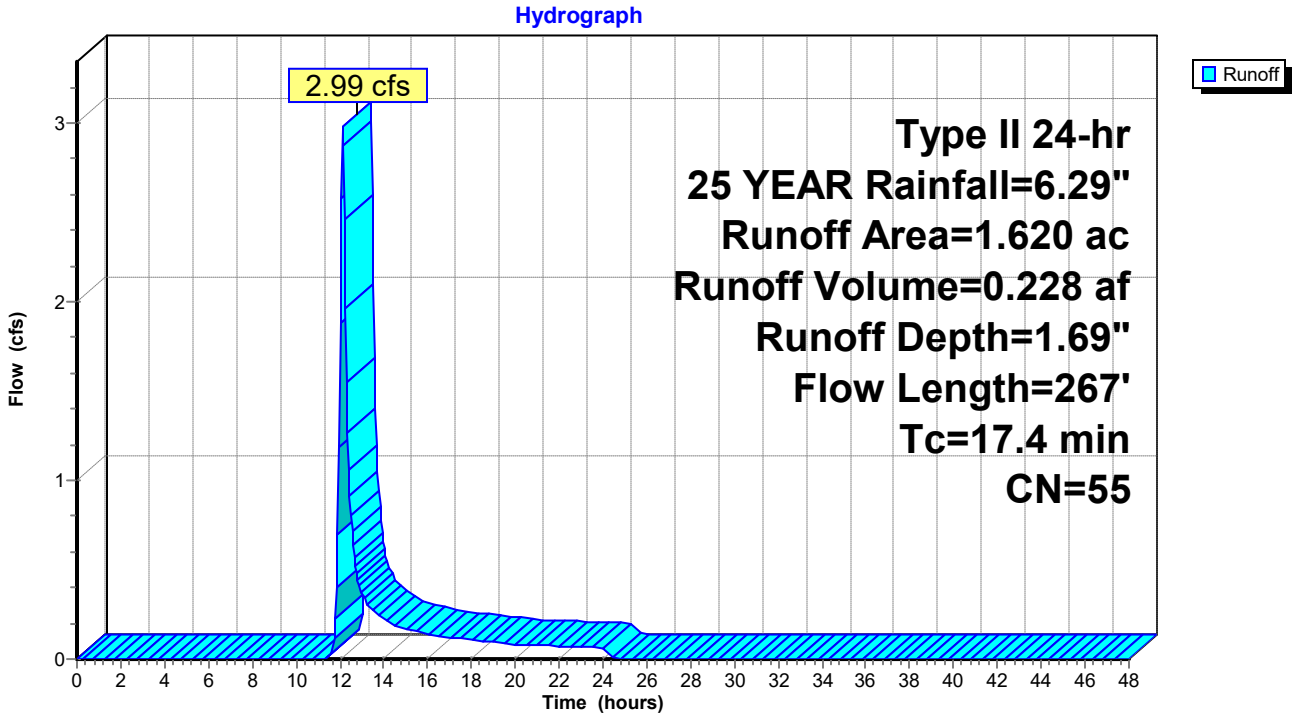
Runoff = 2.99 cfs @ 12.12 hrs, Volume= 0.228 af, Depth= 1.69"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
1.620	55	Woods, Good, HSG B
1.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0400	0.11		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.4	167	0.0520	1.14		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
17.4	267	Total			

Subcatchment A-2: Pre-Developed



Summary for Subcatchment A-3: Pre-Developed

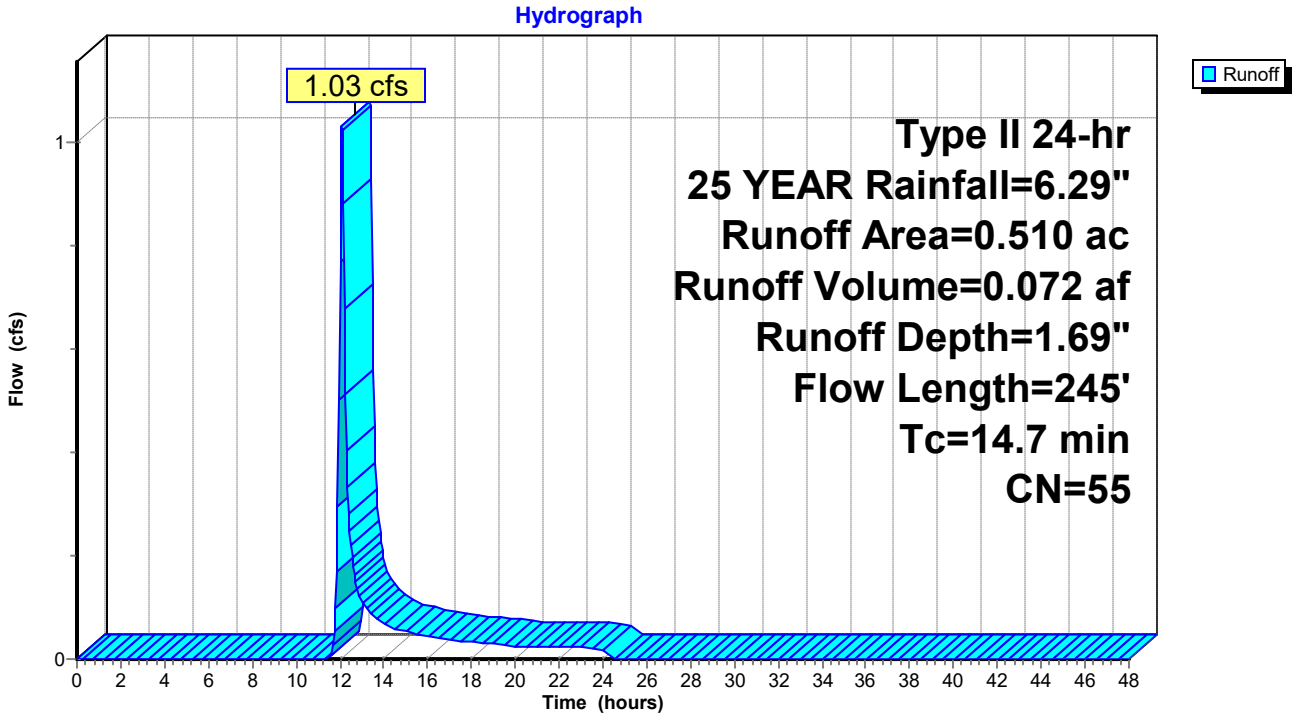
Runoff = 1.03 cfs @ 12.08 hrs, Volume= 0.072 af, Depth= 1.69"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
0.510	55	Woods, Good, HSG B
0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	100	0.0700	0.14		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.7	145	0.0320	0.89		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
14.7	245	Total			

Subcatchment A-3: Pre-Developed



Summary for Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

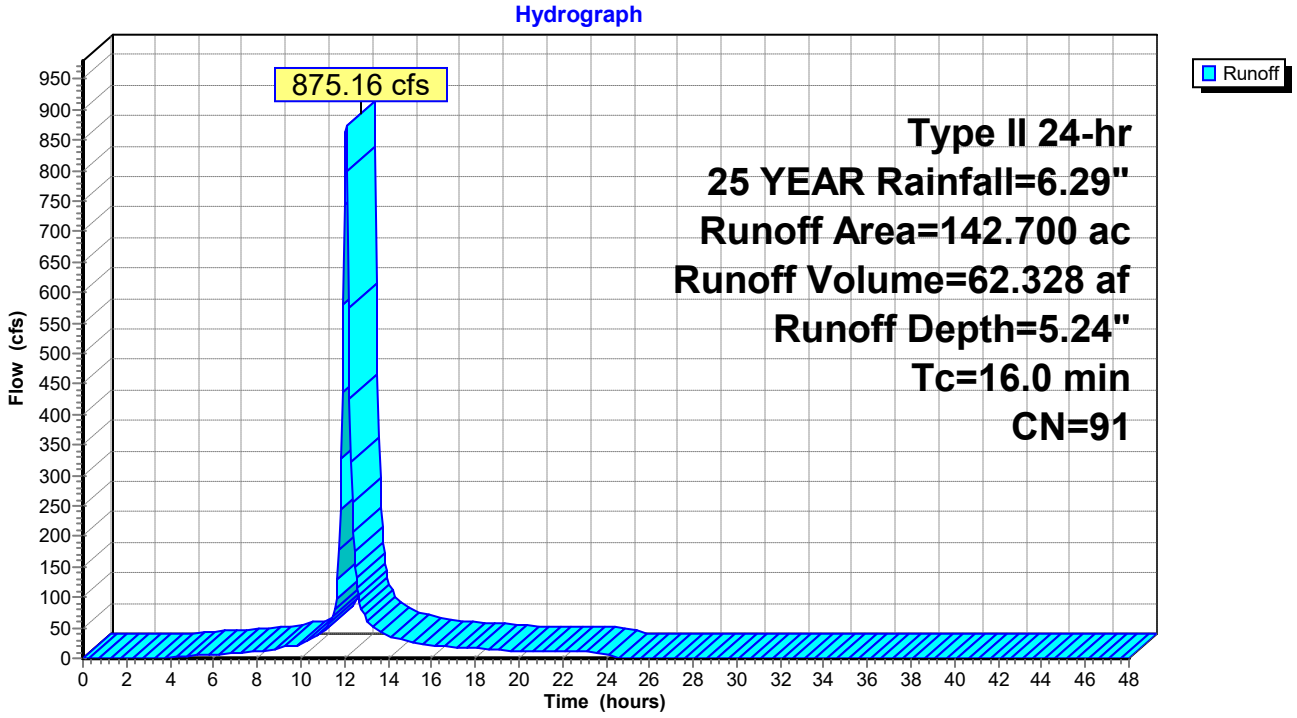
Runoff = 875.16 cfs @ 12.07 hrs, Volume= 62.328 af, Depth= 5.24"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

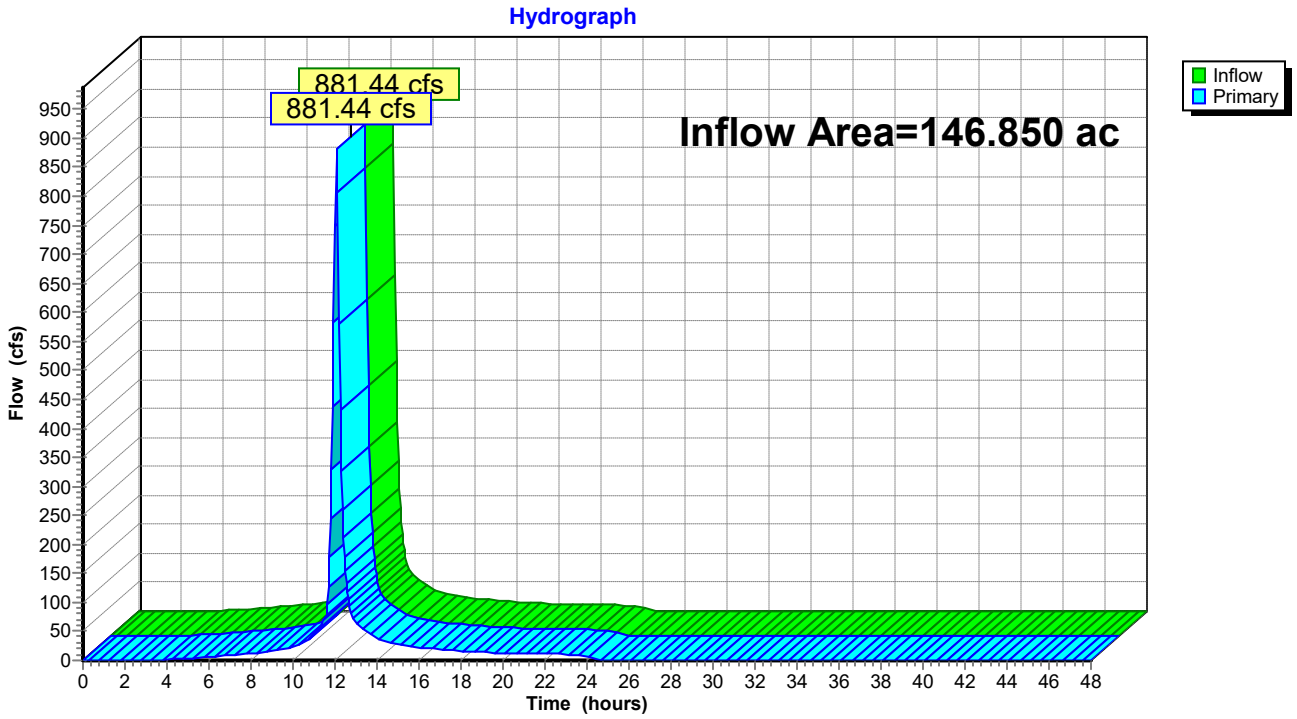


Summary for Link PRE DA: Pre-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 77.74% Impervious, Inflow Depth = 5.14" for 25 YEAR event
Inflow = 881.44 cfs @ 12.07 hrs, Volume= 62.912 af
Primary = 881.44 cfs @ 12.07 hrs, Volume= 62.912 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PRE DA: Pre-Developed Downstream Analysis Study Point



Summary for Subcatchment A-1: Pre-Developed

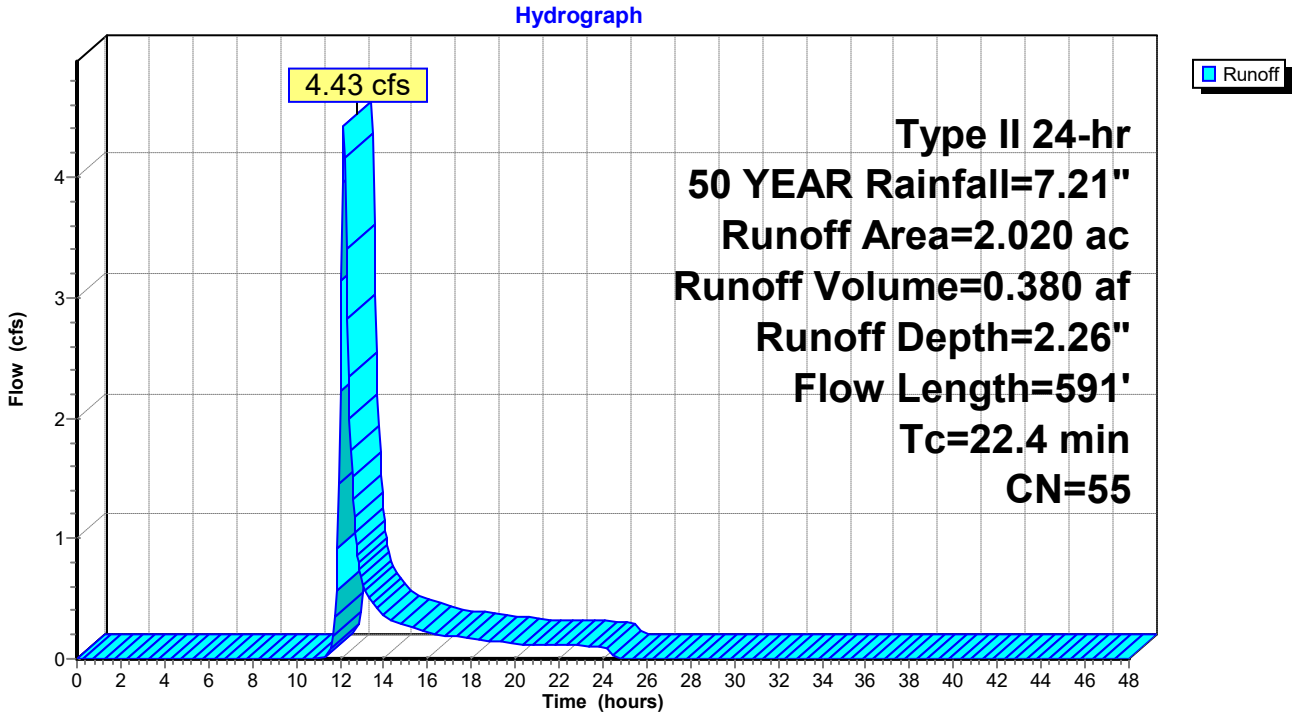
Runoff = 4.43 cfs @ 12.17 hrs, Volume= 0.380 af, Depth= 2.26"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
2.020	55	Woods, Good, HSG B
2.020		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.8	100	0.0300	0.10		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
3.3	258	0.0660	1.28		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
2.3	233	0.0130	1.71		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
22.4	591	Total			

Subcatchment A-1: Pre-Developed



Summary for Subcatchment A-2: Pre-Developed

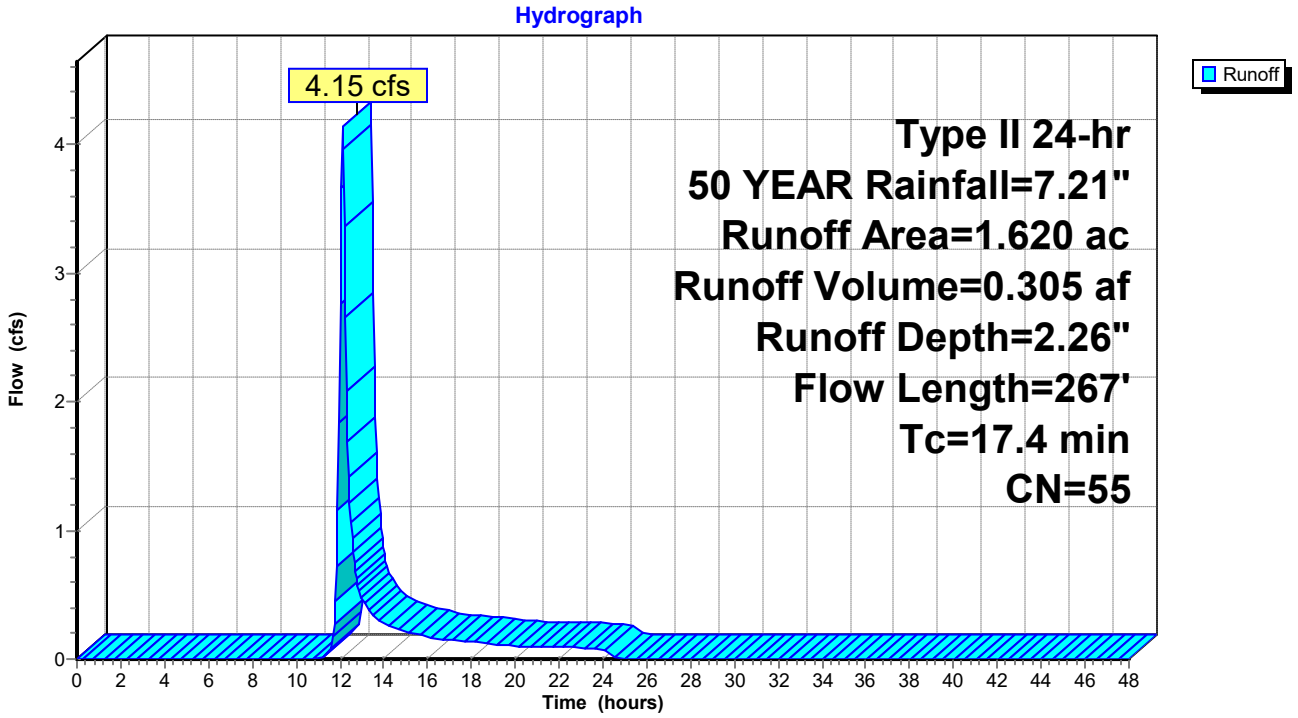
Runoff = 4.15 cfs @ 12.11 hrs, Volume= 0.305 af, Depth= 2.26"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
1.620	55	Woods, Good, HSG B
1.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0400	0.11		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.4	167	0.0520	1.14		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
17.4	267	Total			

Subcatchment A-2: Pre-Developed



Summary for Subcatchment A-3: Pre-Developed

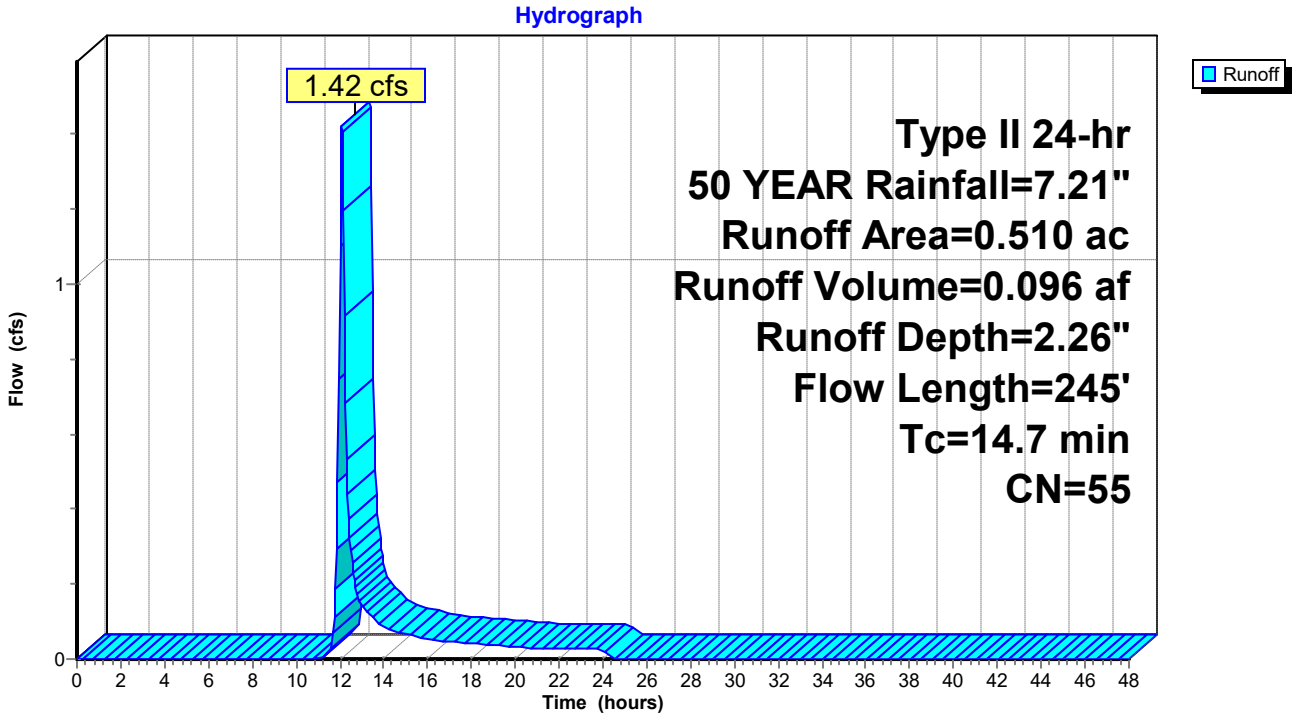
Runoff = 1.42 cfs @ 12.08 hrs, Volume= 0.096 af, Depth= 2.26"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
0.510	55	Woods, Good, HSG B
0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	100	0.0700	0.14		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.7	145	0.0320	0.89		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
14.7	245	Total			

Subcatchment A-3: Pre-Developed



Summary for Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

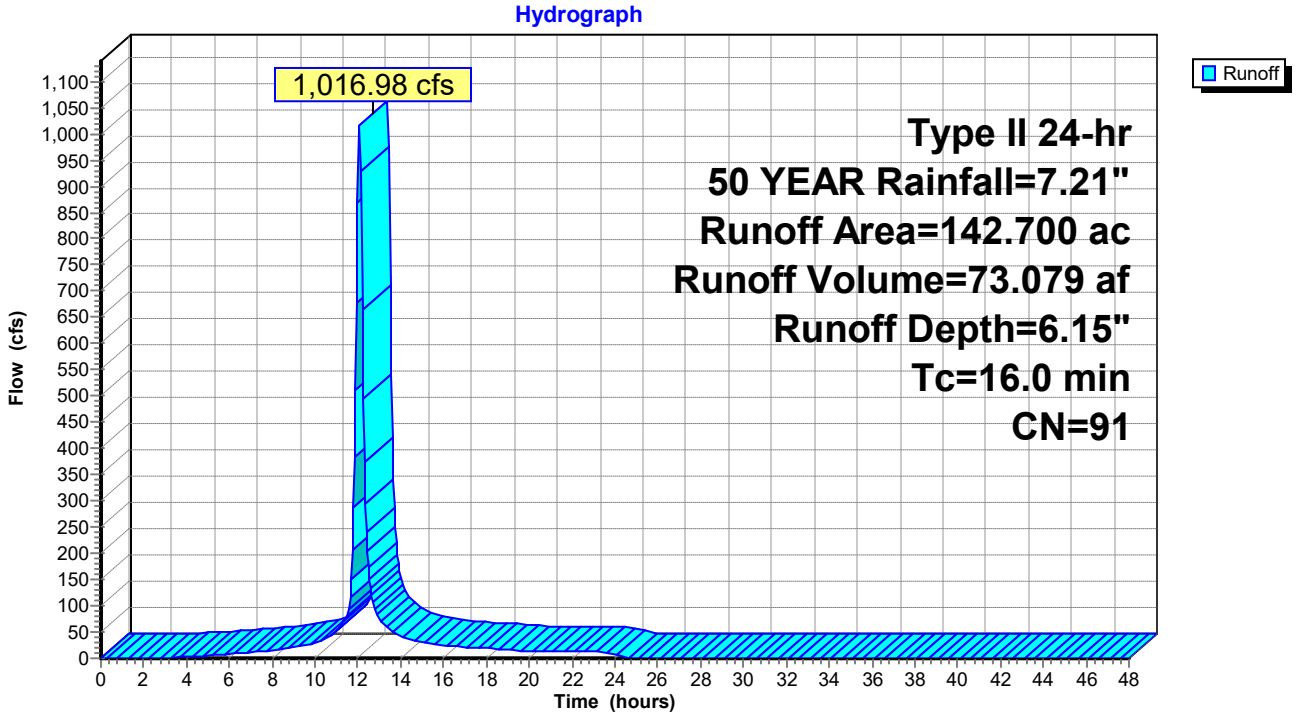
Runoff = 1,016.98 cfs @ 12.07 hrs, Volume= 73.079 af, Depth= 6.15"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

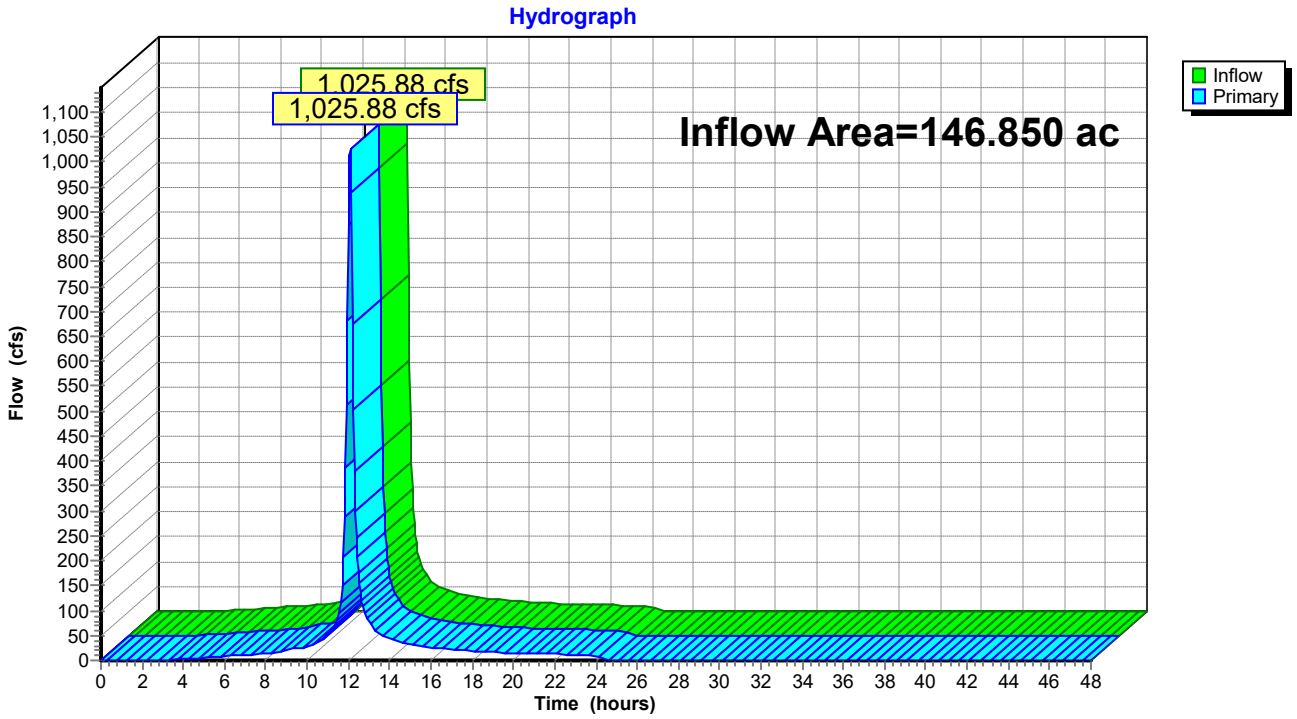


Summary for Link PRE DA: Pre-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 77.74% Impervious, Inflow Depth = 6.04" for 50 YEAR event
Inflow = 1,025.88 cfs @ 12.07 hrs, Volume= 73.861 af
Primary = 1,025.88 cfs @ 12.07 hrs, Volume= 73.861 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PRE DA: Pre-Developed Downstream Analysis Study Point



Summary for Subcatchment A-1: Pre-Developed

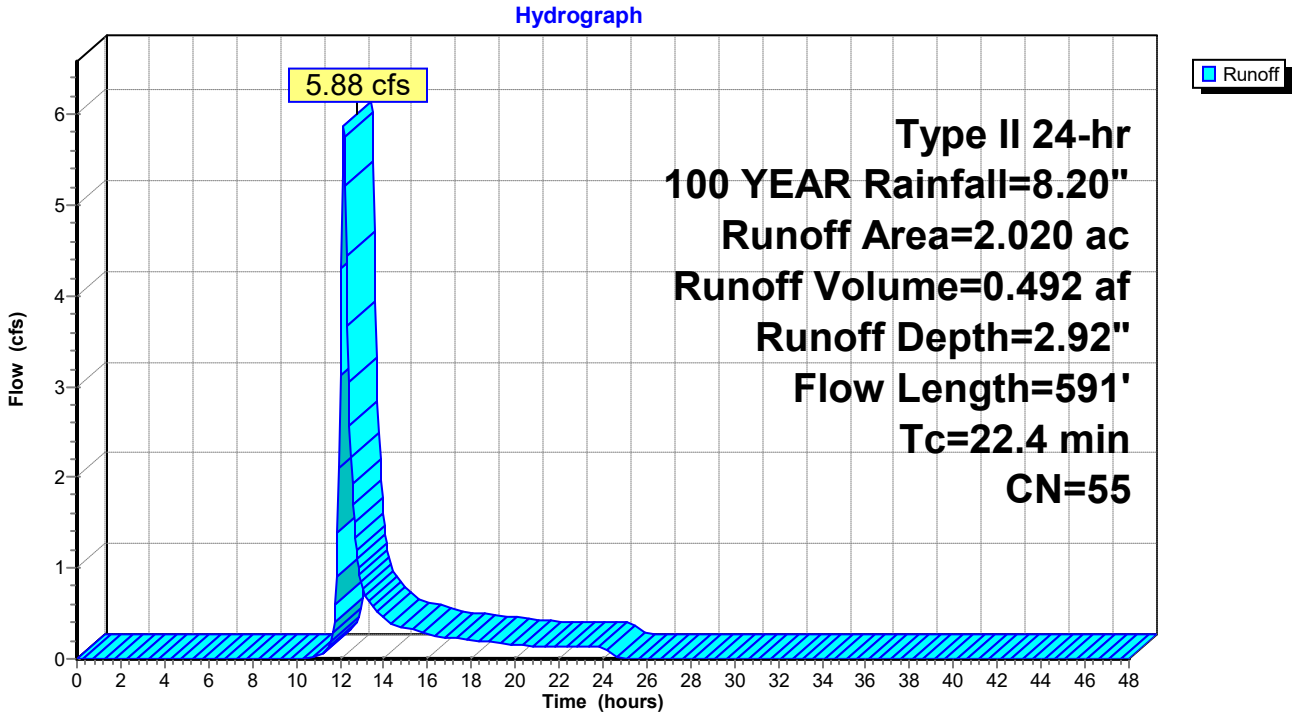
Runoff = 5.88 cfs @ 12.17 hrs, Volume= 0.492 af, Depth= 2.92"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
2.020	55	Woods, Good, HSG B
2.020		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.8	100	0.0300	0.10		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
3.3	258	0.0660	1.28		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
2.3	233	0.0130	1.71		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
22.4	591	Total			

Subcatchment A-1: Pre-Developed



Summary for Subcatchment A-2: Pre-Developed

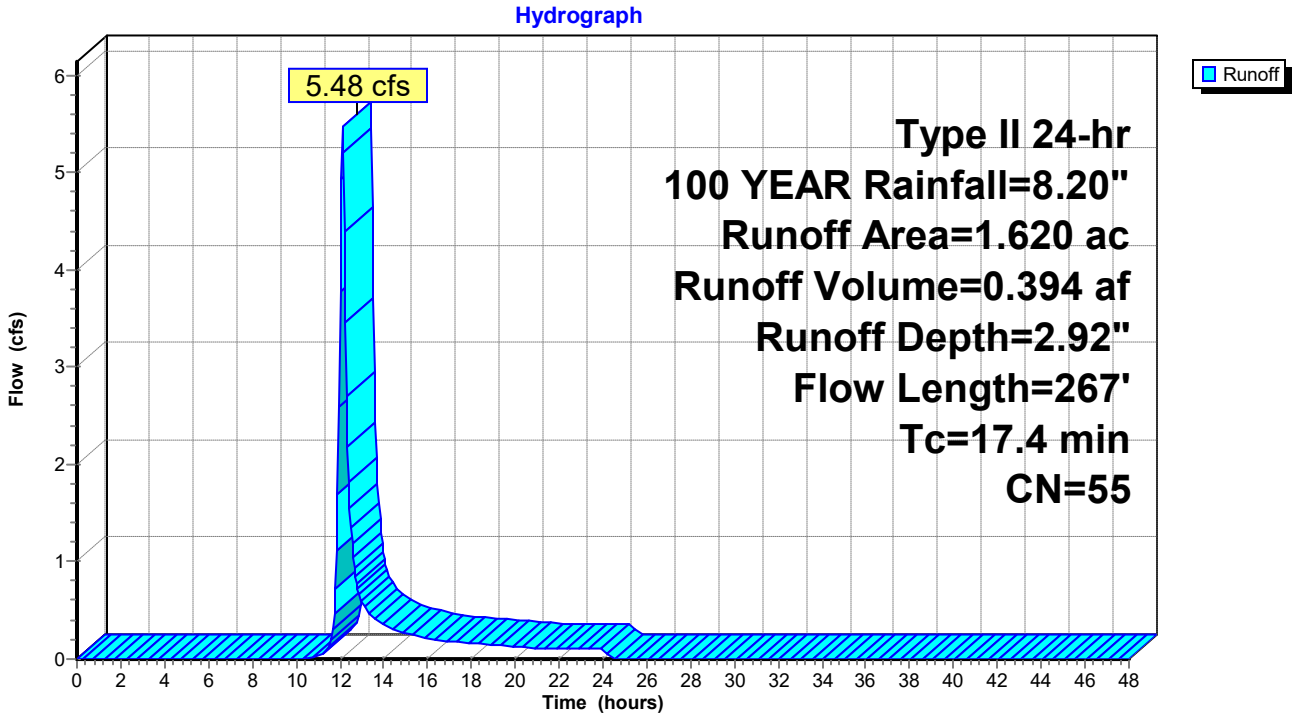
Runoff = 5.48 cfs @ 12.11 hrs, Volume= 0.394 af, Depth= 2.92"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
1.620	55	Woods, Good, HSG B
1.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0400	0.11		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.4	167	0.0520	1.14		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
17.4	267	Total			

Subcatchment A-2: Pre-Developed



Summary for Subcatchment A-3: Pre-Developed

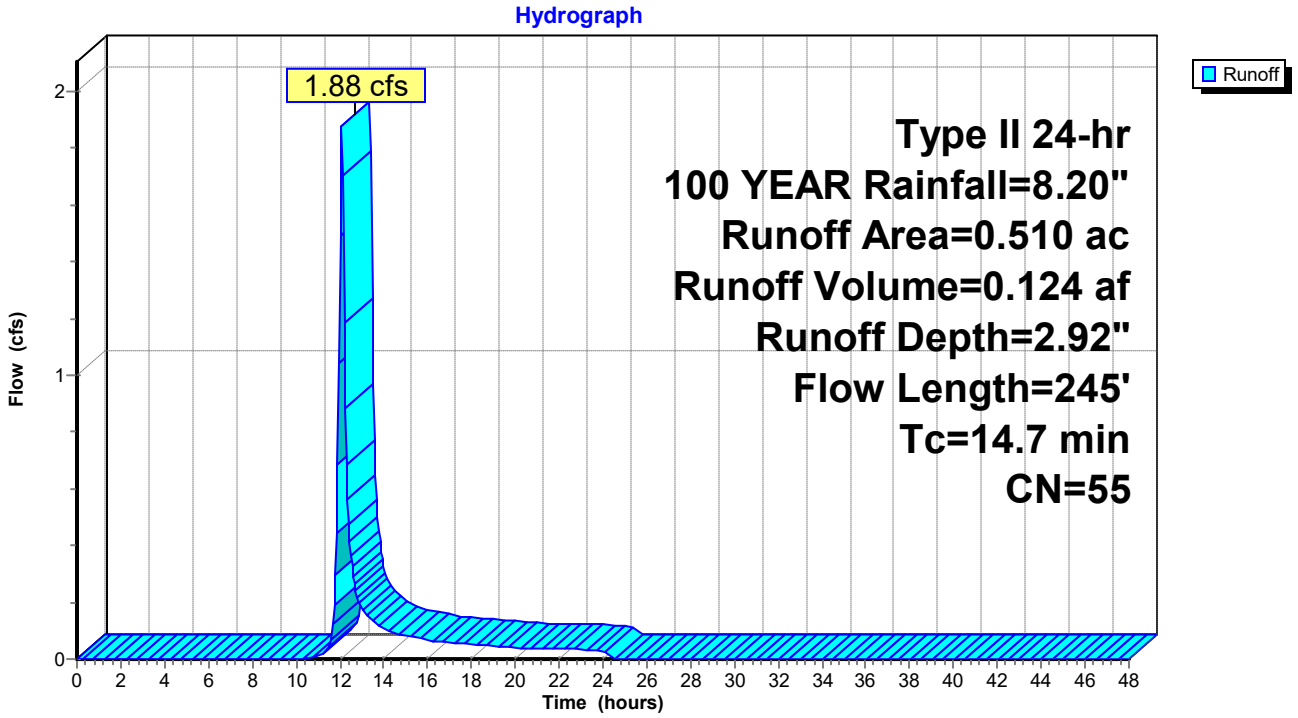
Runoff = 1.88 cfs @ 12.08 hrs, Volume= 0.124 af, Depth= 2.92"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
0.510	55	Woods, Good, HSG B
0.510		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	100	0.0700	0.14		**Sheet Flow, Sheet Flow** Woods: Light underbrush n= 0.400 P2= 3.76"
2.7	145	0.0320	0.89		**Shallow Concentrated Flow, Shallow Concentrated Flow** Woodland Kv= 5.0 fps
14.7	245	Total			

Subcatchment A-3: Pre-Developed



Summary for Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

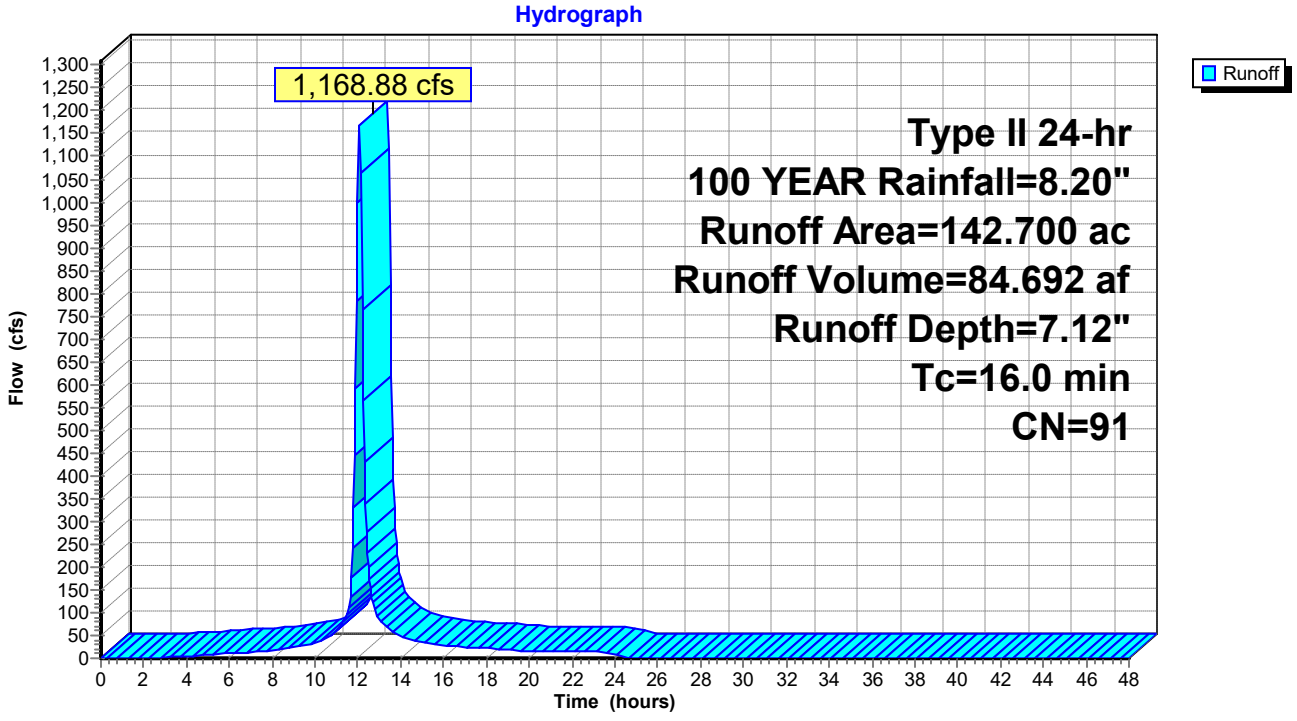
Runoff = 1,168.88 cfs @ 12.07 hrs, Volume= 84.692 af, Depth= 7.12"
Routed to Link PRE DA : Pre-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB1: Pre/Post-Developed Downstream Basin Remainder

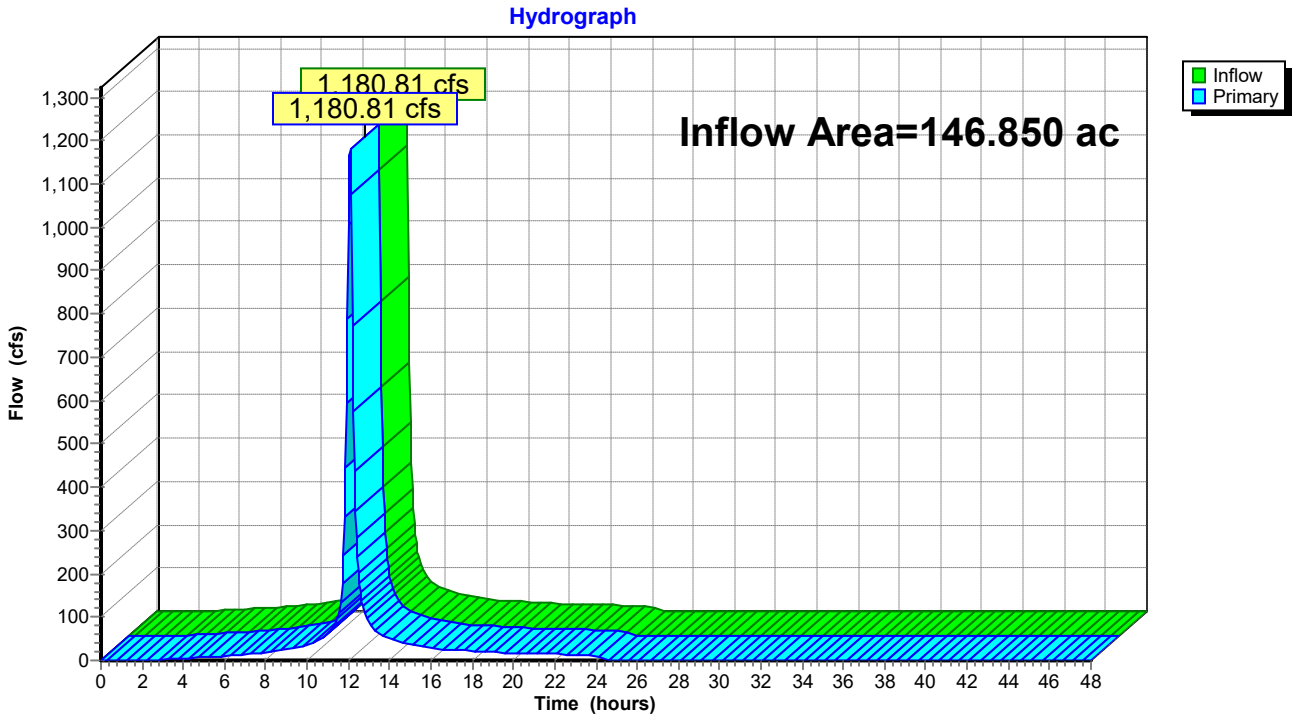


Summary for Link PRE DA: Pre-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 77.74% Impervious, Inflow Depth = 7.00" for 100 YEAR event
Inflow = 1,180.81 cfs @ 12.07 hrs, Volume= 85.703 af
Primary = 1,180.81 cfs @ 12.07 hrs, Volume= 85.703 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link PRE DA: Pre-Developed Downstream Analysis Study Point



APPENDIX 4 | POST-DEVELOPMENT HYDROLOGY

BOHLER

STUDY POINT 4

TEMPORARY CONSTUCTION EASEMENT: ±0.44 AC

PROP SAWCUT

ON-SITE AREA WITHIN HOWELL AVENUE ENTRANCE TO BYPASS SOUTH AND BE CAPTURED BY AN EXISTING SWCB TO FLOW INTO THE EXISTING STORMWATER POND

HOWELL AVENUE

PROPOSED SIDEWALK TO MATCH EXISTING

B-2A
AREA: 0.43 AC
Tc: 15 MIN
CN: 60

B-2
AREA: 0.65 AC
Tc: 5 MIN
CN: 95

B-3
AREA: 0.12 AC
Tc: 5 MIN
CN: 60

B-1
AREA: 2.07 AC
Tc: 5 MIN
CN: 95

B-1A
AREA: 0.62 AC
Tc: 34.1 MIN
CN: 95

RACETRAC MARKET
6,109 SQ. FT.
101.75' X 61.00'
FFE: 1006.30

ZONING: M2 (HEAVY INDUSTRIAL)
D.B. 39746 PG. 321
N/F
TAX PARCEL: 09F0901004807S1
GREENLAND GEORGIA INC.

ZONING: M2 (HEAVY INDUSTRIAL)
N/F
LORICA, LLC
D.B. 29164 PG. 662
D.B. 27614 PG. 662
TAX PARCEL: 09F0901004807S3

ZONING: M2 (HEAVY INDUSTRIAL)
N/F
VALENCIA INDUSTRIAL, LLC
D.B. 50357 PG. 379
TAX PARCEL: 09F0901004807S6

WETLANDS

C/L CREEK
STREAM A
WETLAND
STUDY POINT 2

ORDINARY HIGH WATER MARK

STUDY POINT 1

C/L CREEK

TOP OF BANK

STREAM B

ORDINARY HIGH WATER MARK

STREAM BUFFER 25' IMPERVIOUS APPROX.
STREAM BUFFER 50' COUNTY APPROX.
STREAM BUFFER 25' STATE APPROX.
STREAM BUFFER 75' IMPERVIOUS APPROX.

5' CHAIN LINK

EXCEPTION 19 CURRENT R/W D.B. 12069 PG. 241

S83°51'51"E 556.17'

FAIRBURN INDUSTRIAL BLVD/S.R. 74

40 20 10 0 40
1"= 40'

NO.	REVISION	BY	DATE

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PHONE: (770)431-7600
EMAIL: jgiambalvo@racetrac.com

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

GEORGIA
REGISTERED
Nathan Fuss
No. PE046694
PROFESSIONAL
11/3/2025
ENGINEER
NATHAN R. FUSS

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RaceTrac.
RACETRAC, INC.
WEST PAUL D. BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

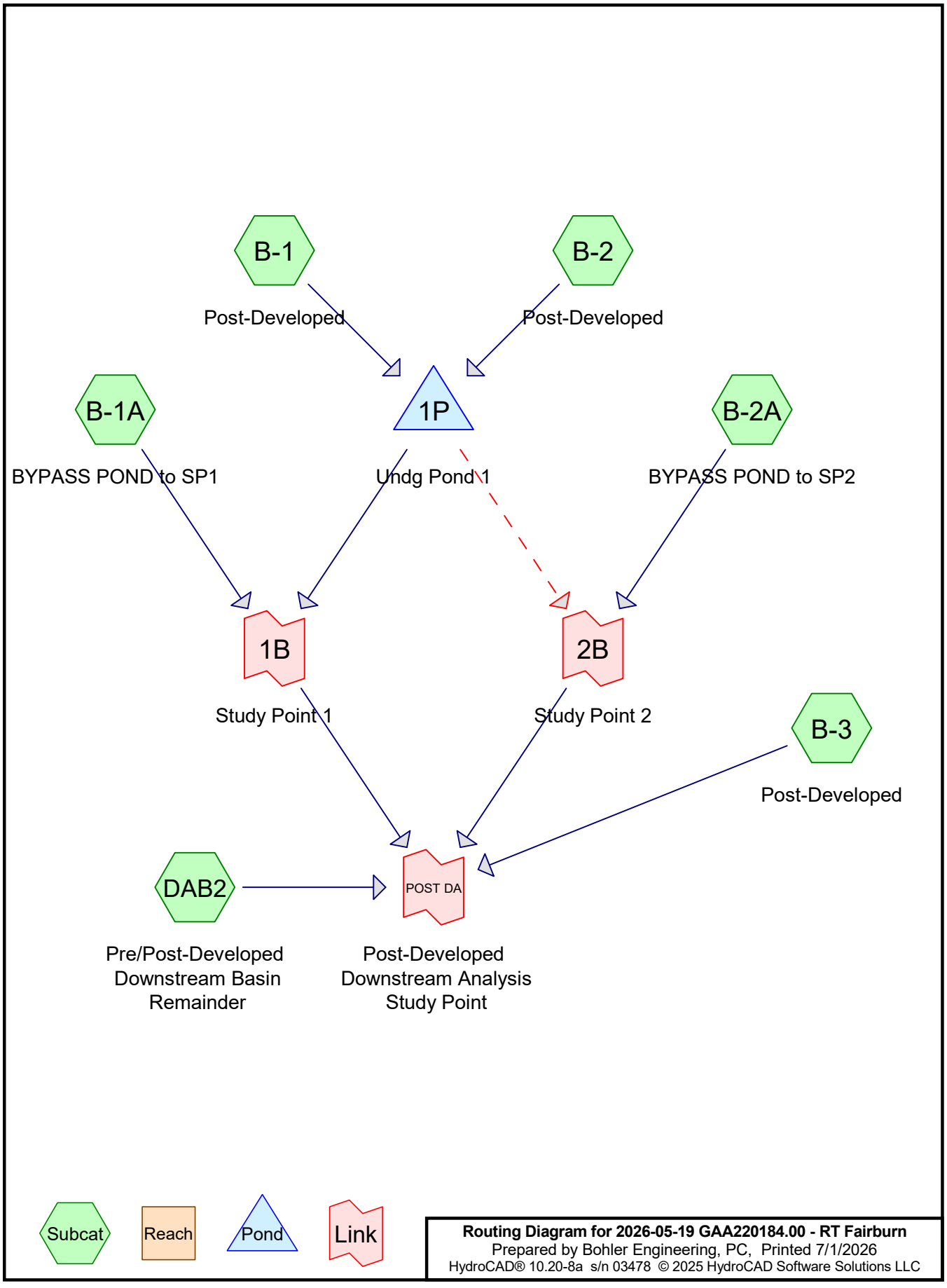
POSTDEVELOPED DRAINAGE MAP

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
B	0
SHEET NO.	REVISION

P:\GA2022\GAA220184.00\CAD\DRAWINGS\PLAN SETS\P-CIVL-ORIN-GAA220184.00.DWG PRINTED BY: KJEWETTE 7:01:26 @ 3:11 PM LAST SAVED BY: TDEFINO


B-1
Post-Developed
B-2
Post-Developed
B-1A
BYPASS POND to SP1
1P
Undg Pond 1
B-2A
BYPASS POND to SP2
1B
Study Point 1
2B
Study Point 2
B-3
Post-Developed
DAB2
Pre/Post-Developed
Downstream Basin
Remainder
POST DA
Post-Developed
Downstream Analysis
Study Point
Subcat
Reach
Pond
Link
Routing Diagram for 2026-05-19 GAA220184.00 - RT Fairburn
Prepared by Bohler Engineering, PC, Printed 7/1/2026
HydroCAD® 10.20-8a s/n 03478 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 YEAR	Type II 24-hr		Default	24.00	1	3.35	2
2	2 YEAR	Type II 24-hr		Default	24.00	1	3.76	2
3	5 YEAR	Type II 24-hr		Default	24.00	1	4.52	2
4	10 YEAR	Type II 24-hr		Default	24.00	1	5.22	2
5	25 YEAR	Type II 24-hr		Default	24.00	1	6.29	2
6	50 YEAR	Type II 24-hr		Default	24.00	1	7.21	2
7	100 YEAR	Type II 24-hr		Default	24.00	1	8.20	2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 YEAR	Type II 24-hr		Default	24.00	1	3.35	2
2	2 YEAR	Type II 24-hr		Default	24.00	1	3.76	2
3	5 YEAR	Type II 24-hr		Default	24.00	1	4.52	2
4	10 YEAR	Type II 24-hr		Default	24.00	1	5.22	2
5	25 YEAR	Type II 24-hr		Default	24.00	1	6.29	2
6	50 YEAR	Type II 24-hr		Default	24.00	1	7.21	2
7	100 YEAR	Type II 24-hr		Default	24.00	1	8.20	2

Summary for Subcatchment B-1: Post-Developed

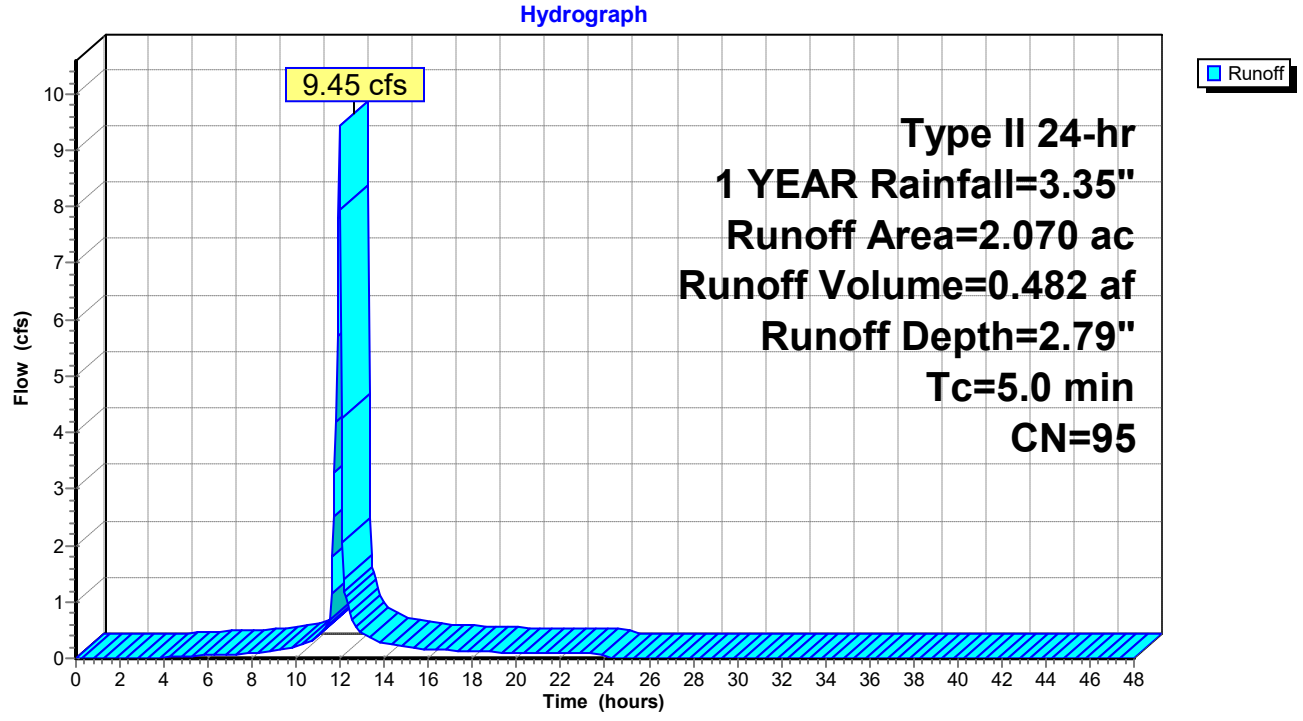
Runoff = 9.45 cfs @ 11.95 hrs, Volume= 0.482 af, Depth= 2.79"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
1.910	98	Paved parking, HSG B
0.160	61	>75% Grass cover, Good, HSG B
2.070	95	Weighted Average
0.160		7.73% Pervious Area
1.910		92.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-1: Post-Developed



Summary for Subcatchment B-1A: BYPASS POND to SP1

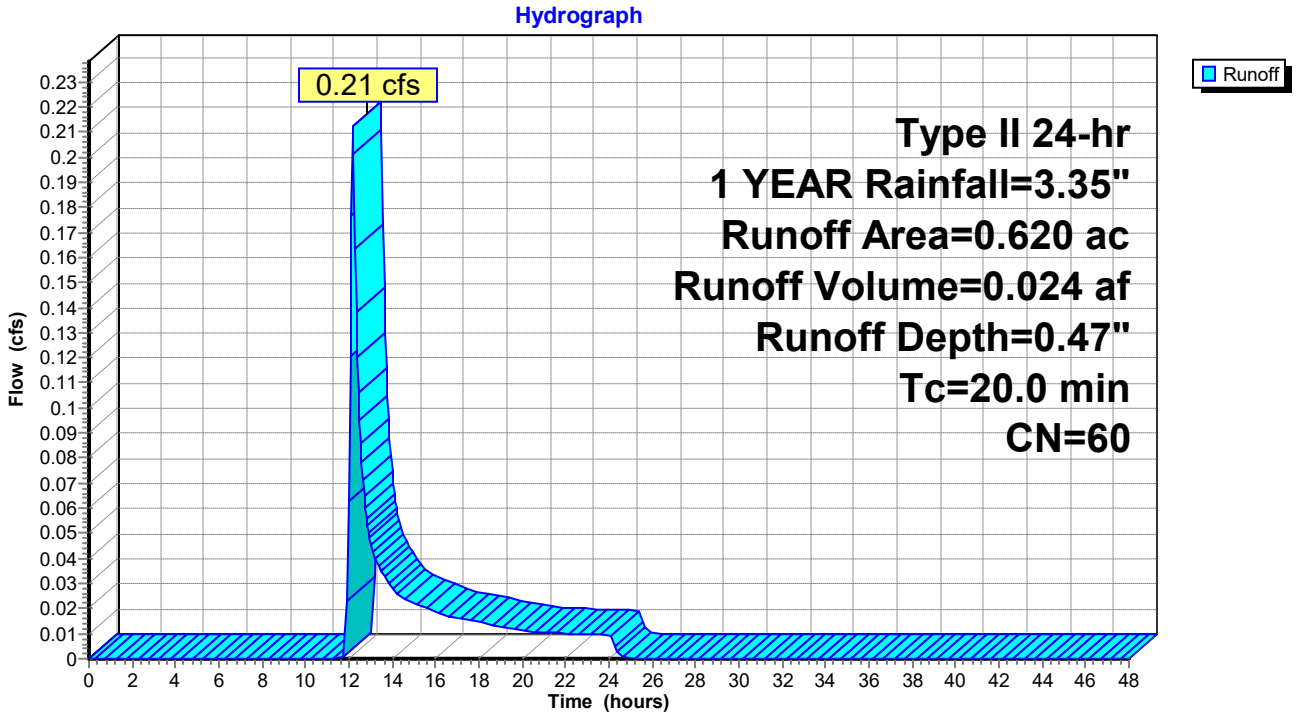
Runoff = 0.21 cfs @ 12.18 hrs, Volume= 0.024 af, Depth= 0.47"
Routed to Link 1B : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
0.070	55	Woods, Good, HSG B
0.550	61	>75% Grass cover, Good, HSG B
0.620	60	Weighted Average
0.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry,**

Subcatchment B-1A: BYPASS POND to SP1



Summary for Subcatchment B-2: Post-Developed

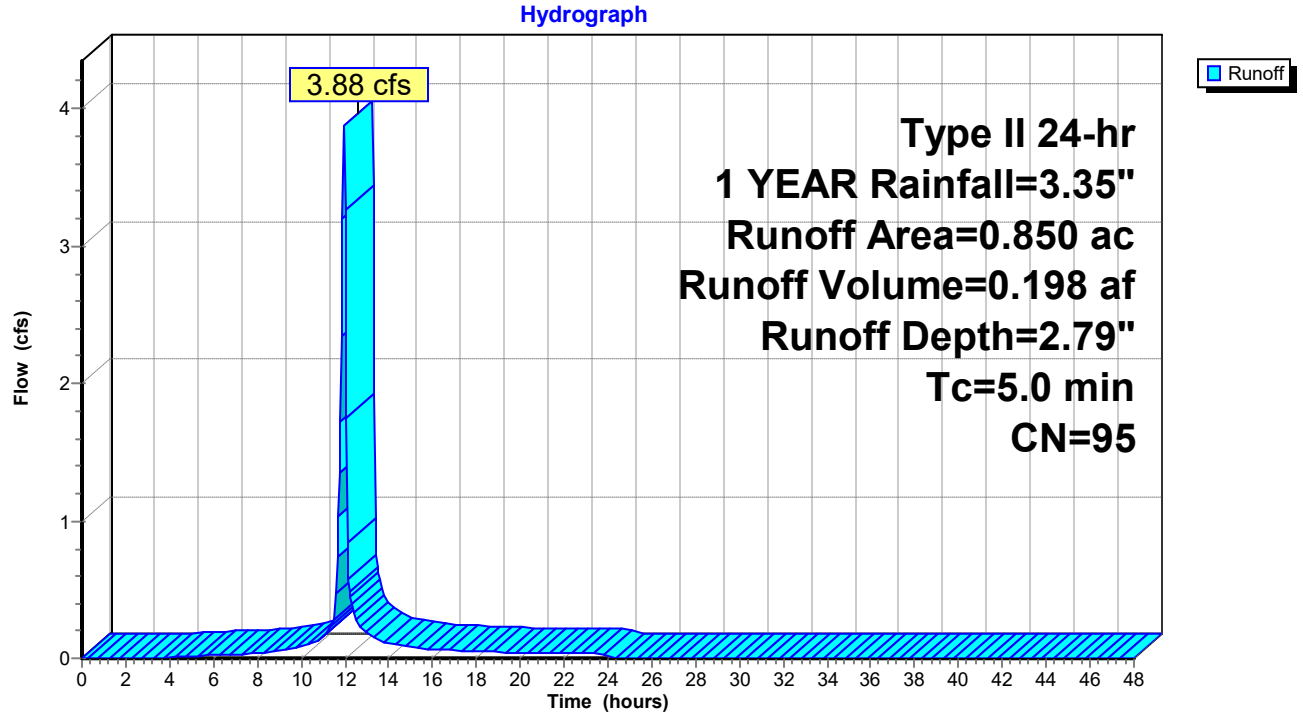
Runoff = 3.88 cfs @ 11.95 hrs, Volume= 0.198 af, Depth= 2.79"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
0.790	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.850	95	Weighted Average
0.060		7.06% Pervious Area
0.790		92.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-2: Post-Developed



Summary for Subcatchment B-2A: BYPASS POND to SP2

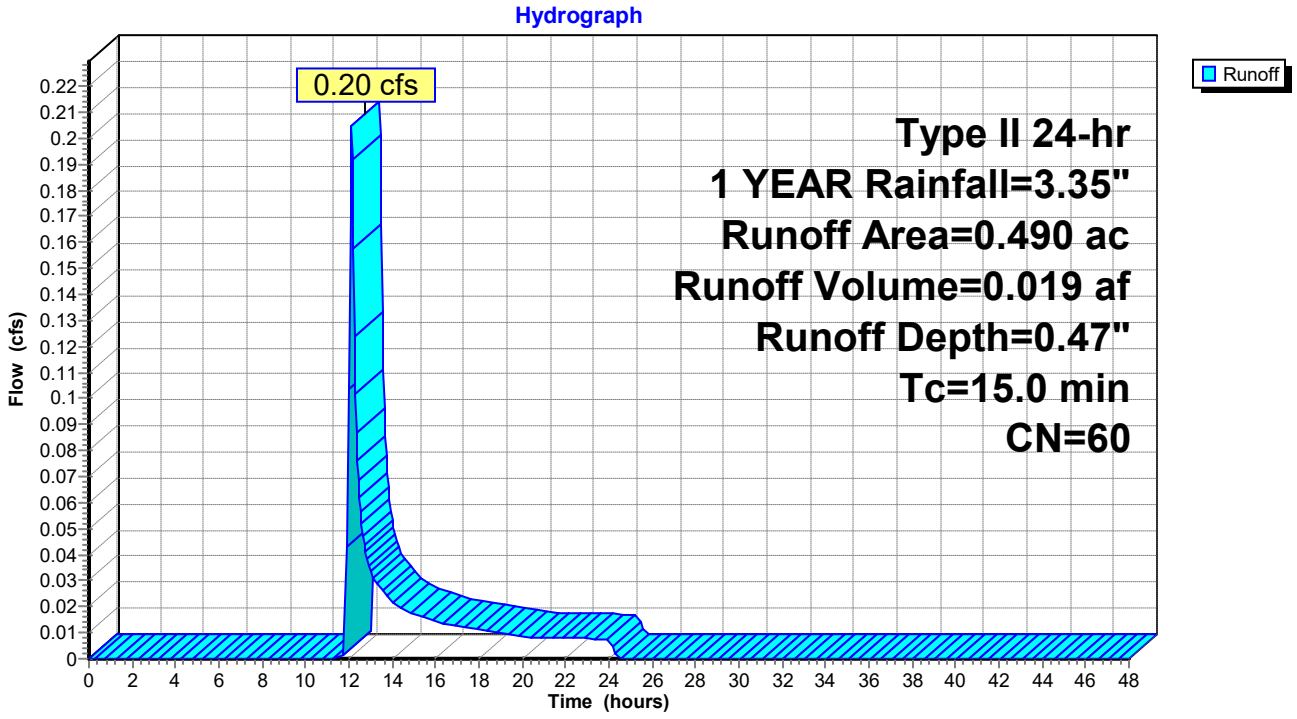
Runoff = 0.20 cfs @ 12.11 hrs, Volume= 0.019 af, Depth= 0.47"
Routed to Link 2B : Study Point 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

	Area (ac)	CN	Description
	0.420	61	>75% Grass cover, Good, HSG B
*	0.070	55	Wooded
	0.490	60	Weighted Average
	0.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment B-2A: BYPASS POND to SP2



Summary for Subcatchment B-3: Post-Developed

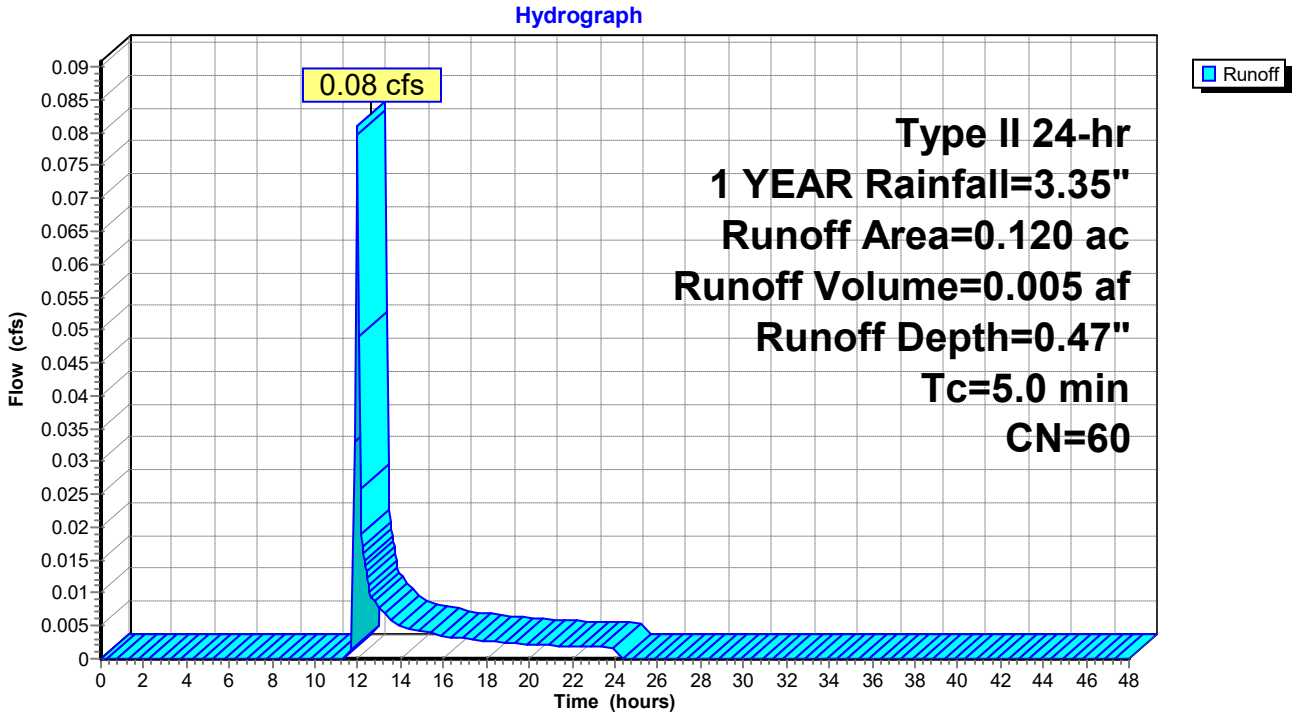
Runoff = 0.08 cfs @ 11.99 hrs, Volume= 0.005 af, Depth= 0.47"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
0.030	55	Woods, Good, HSG B
0.090	61	>75% Grass cover, Good, HSG B
0.120	60	Weighted Average
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-3: Post-Developed



Summary for Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder

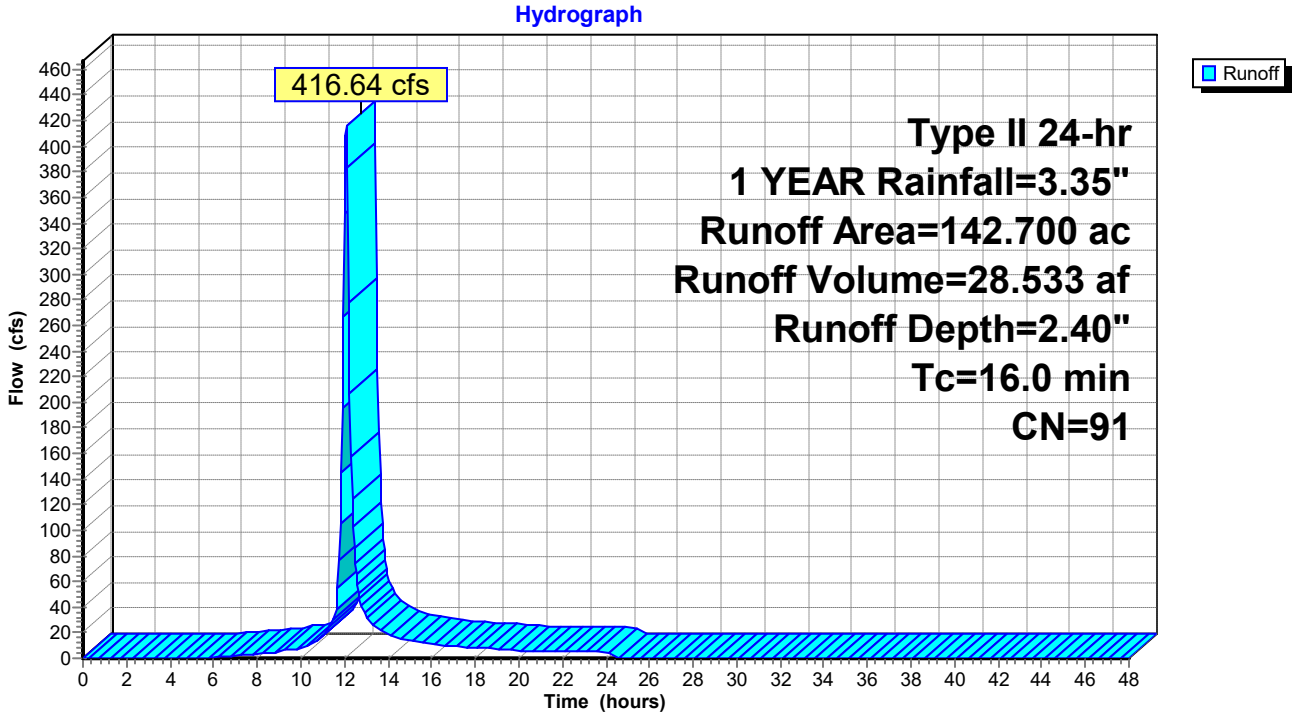
Runoff = 416.64 cfs @ 12.08 hrs, Volume= 28.533 af, Depth= 2.40"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder



Summary for Pond 1P: Undg Pond 1

Inflow Area = 2.920 ac, 92.47% Impervious, Inflow Depth = 2.79" for 1 YEAR event
Inflow = 13.33 cfs @ 11.95 hrs, Volume= 0.679 af
Outflow = 0.08 cfs @ 24.04 hrs, Volume= 0.249 af, Atten= 99%, Lag= 725.2 min
Primary = 0.04 cfs @ 24.04 hrs, Volume= 0.131 af
Routed to Link 1B : Study Point 1
Secondary = 0.04 cfs @ 24.04 hrs, Volume= 0.118 af
Routed to Link 2B : Study Point 2

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 997.62' @ 24.04 hrs Surf.Area= 12,232 sf Storage= 25,378 cf

Plug-Flow detention time= 1,055.2 min calculated for 0.249 af (37% of inflow)
Center-of-Mass det. time= 919.2 min (1,694.5 - 775.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	994.80'	0 cf	**89.63'W x 136.48'L x 7.00'H Field A** 85,624 cf Overall - 85,624 cf Embedded = 0 cf x 40.0% Voids
#2A	994.80'	65,697 cf	**StormTrap DoubleTrap 6-0** x 72 Inside #1 Inside= 101.7"W x 72.0"H => 45.99 sf x 15.40'L = 708.0 cf Outside= 101.7"W x 84.0"H => 59.35 sf x 15.40'L = 913.8 cf 72 Chambers in 9 Rows 76.31' x 123.17' Core + 6.66' Border = 89.63' x 136.48' System
		65,697 cf	Total Available Storage

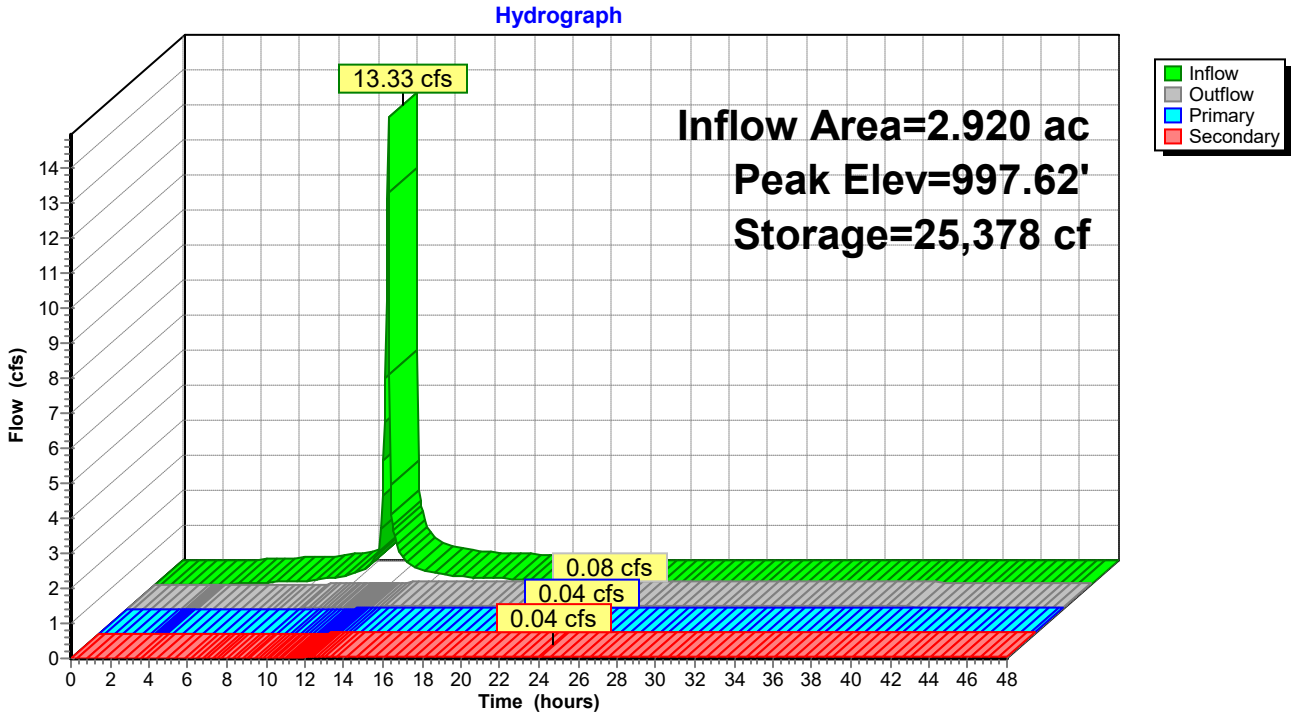
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	995.00'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#5	Secondary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#6	Device 5	995.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#7	Device 5	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#8	Device 5	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.04 cfs @ 24.04 hrs HW=997.62' (Free Discharge)
└**1=Orifice/Grate** (Passes 0.04 cfs of 12.23 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 7.73 fps)
├**3=Orifice/Grate** (Controls 0.00 cfs)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.04 cfs @ 24.04 hrs HW=997.62' (Free Discharge)
└**5=Orifice/Grate** (Passes 0.04 cfs of 12.23 cfs potential flow)
├**6=Orifice/Grate** (Orifice Controls 0.04 cfs @ 7.34 fps)
├**7=Orifice/Grate** (Controls 0.00 cfs)
└**8=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Undg Pond 1

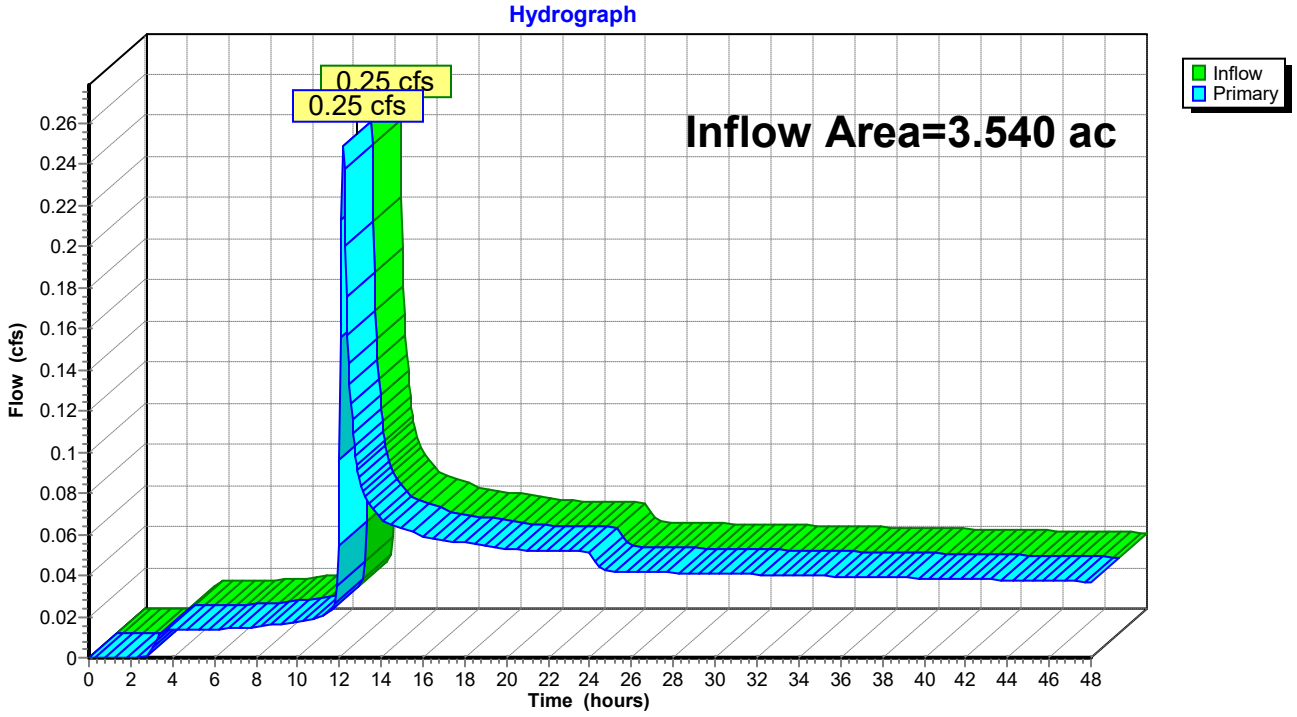


Summary for Link 1B: Study Point 1

Inflow Area = 3.540 ac, 76.27% Impervious, Inflow Depth > 0.52" for 1 YEAR event
Inflow = 0.25 cfs @ 12.18 hrs, Volume= 0.155 af
Primary = 0.25 cfs @ 12.18 hrs, Volume= 0.155 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1B: Study Point 1

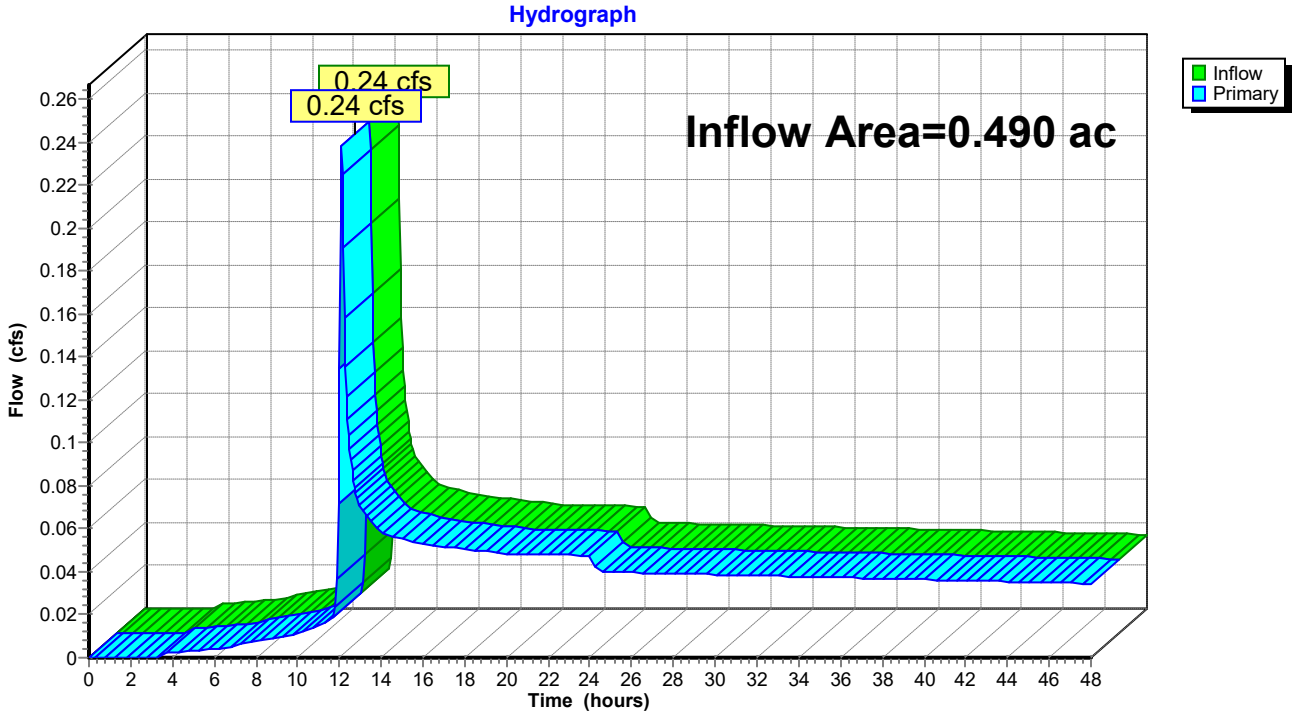


Summary for Link 2B: Study Point 2

Inflow Area = 0.490 ac, 0.00% Impervious, Inflow Depth > 3.36" for 1 YEAR event
Inflow = 0.24 cfs @ 12.11 hrs, Volume= 0.137 af
Primary = 0.24 cfs @ 12.11 hrs, Volume= 0.137 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 2B: Study Point 2

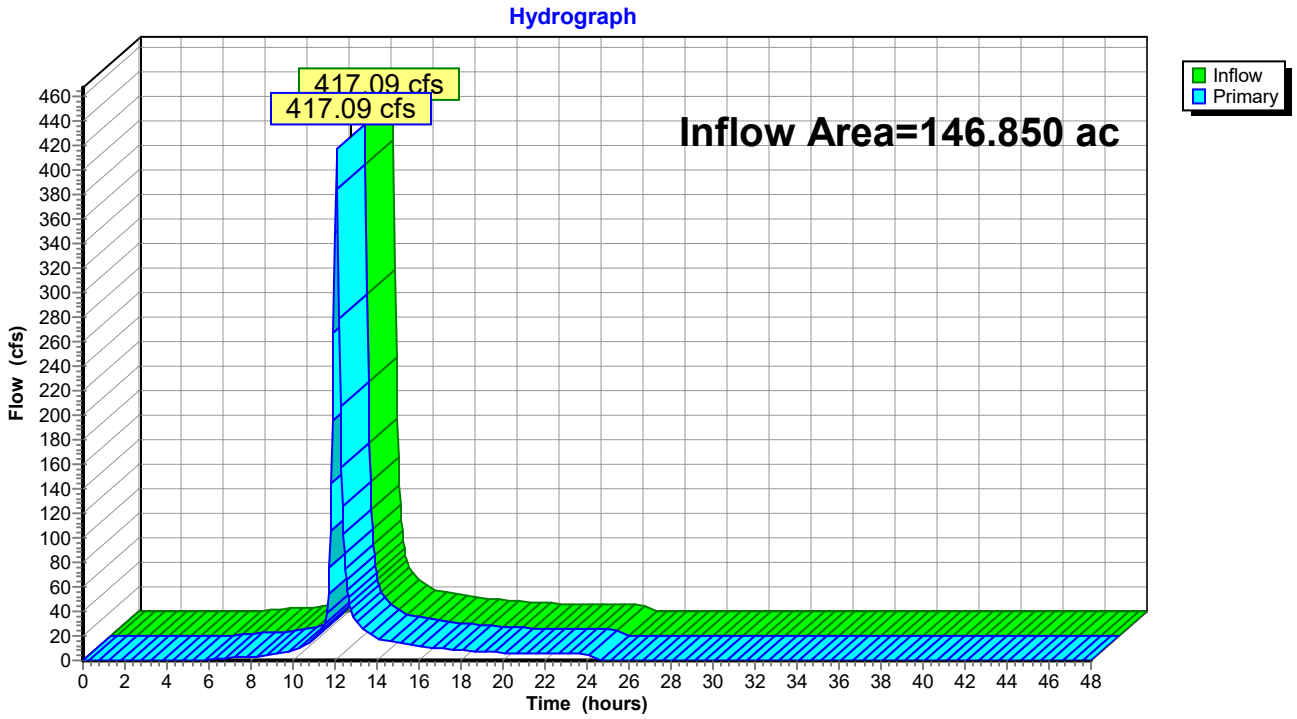


Summary for Link POST DA: Post-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 79.58% Impervious, Inflow Depth > 2.36" for 1 YEAR event
Inflow = 417.09 cfs @ 12.08 hrs, Volume= 28.829 af
Primary = 417.09 cfs @ 12.08 hrs, Volume= 28.829 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link POST DA: Post-Developed Downstream Analysis Study Point



Summary for Subcatchment B-1: Post-Developed

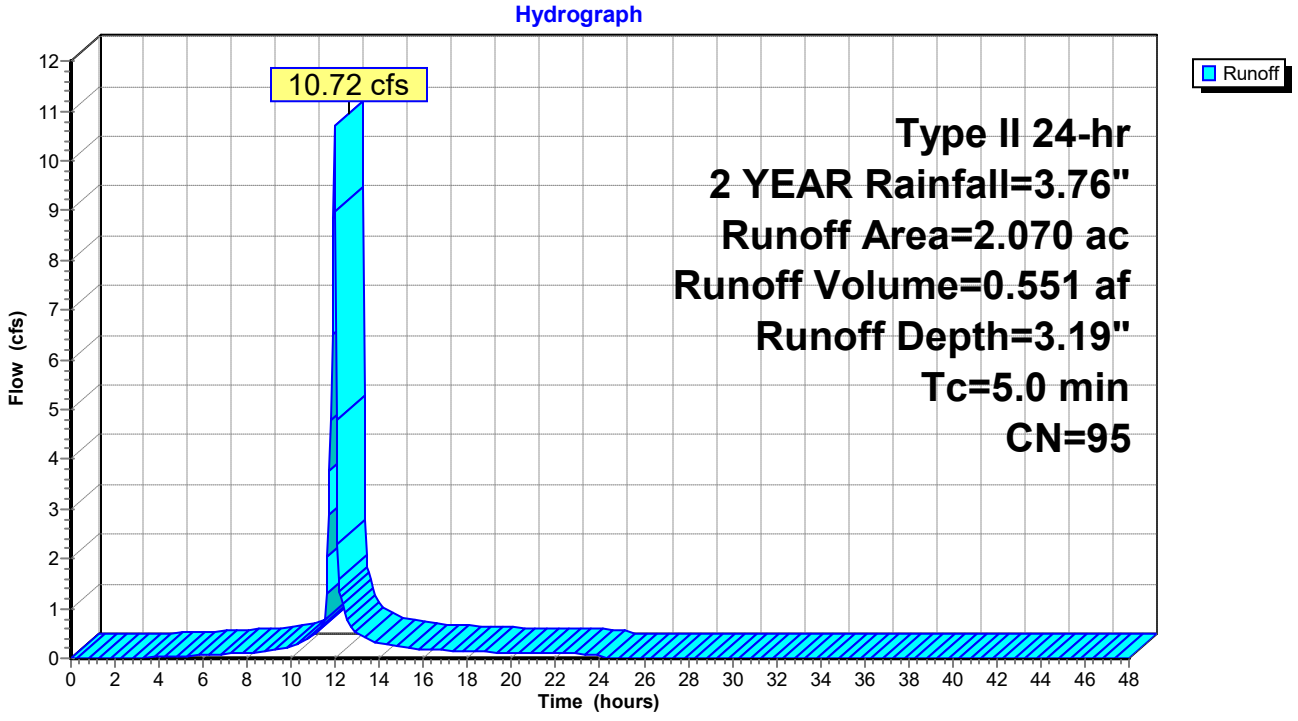
Runoff = 10.72 cfs @ 11.95 hrs, Volume= 0.551 af, Depth= 3.19"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
1.910	98	Paved parking, HSG B
0.160	61	>75% Grass cover, Good, HSG B
2.070	95	Weighted Average
0.160		7.73% Pervious Area
1.910		92.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-1: Post-Developed



Summary for Subcatchment B-1A: BYPASS POND to SP1

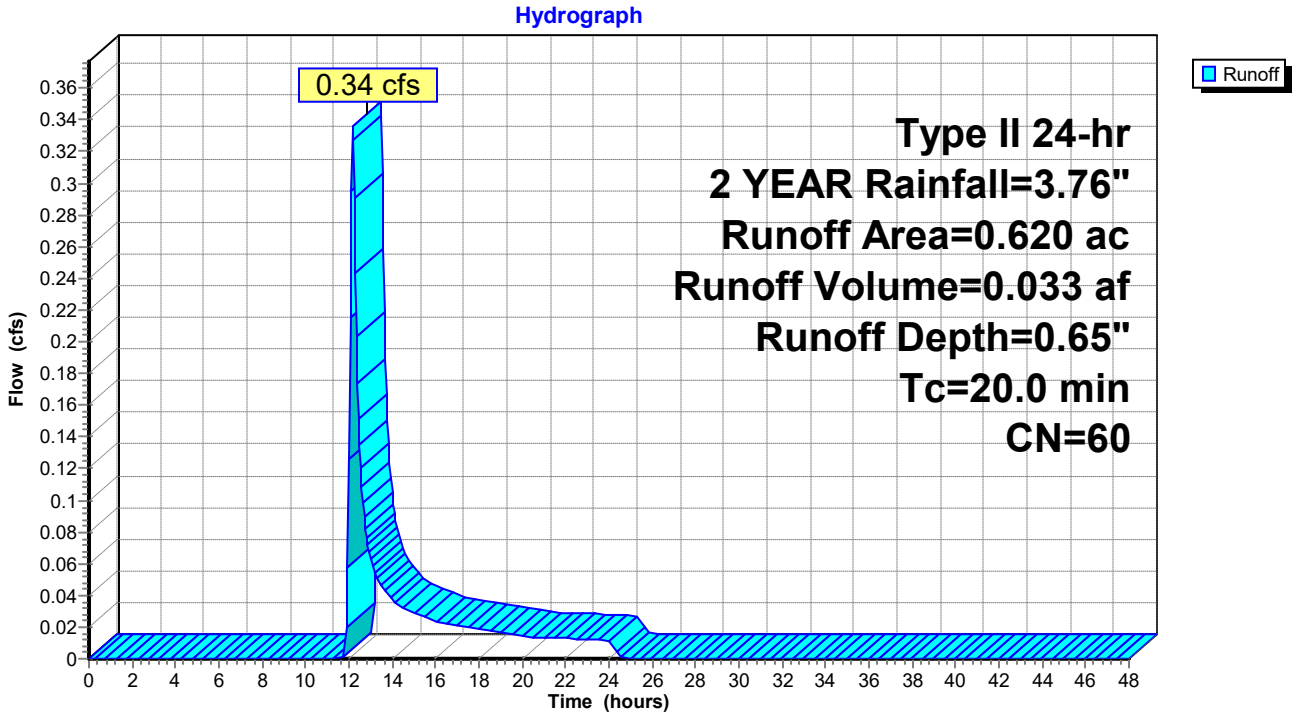
Runoff = 0.34 cfs @ 12.17 hrs, Volume= 0.033 af, Depth= 0.65"
Routed to Link 1B : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
0.070	55	Woods, Good, HSG B
0.550	61	>75% Grass cover, Good, HSG B
0.620	60	Weighted Average
0.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry,**

Subcatchment B-1A: BYPASS POND to SP1



Summary for Subcatchment B-2: Post-Developed

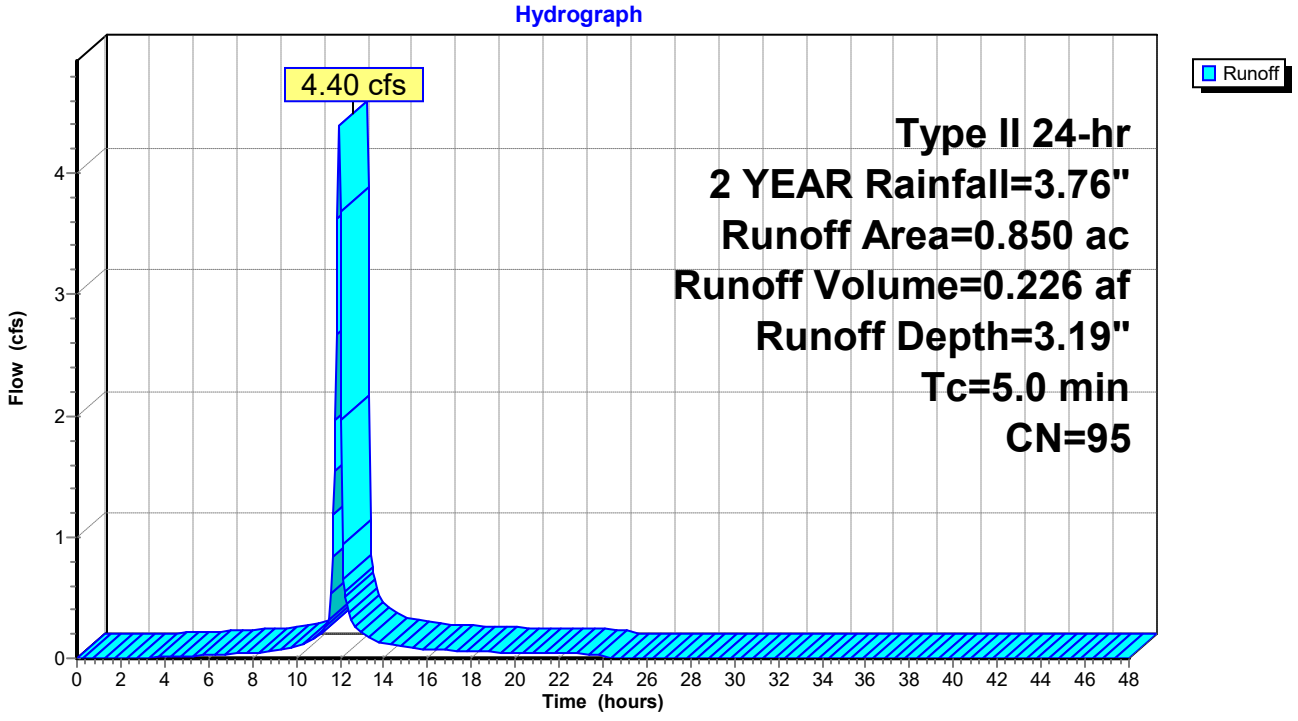
Runoff = 4.40 cfs @ 11.95 hrs, Volume= 0.226 af, Depth= 3.19"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
0.790	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.850	95	Weighted Average
0.060		7.06% Pervious Area
0.790		92.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-2: Post-Developed



Summary for Subcatchment B-2A: BYPASS POND to SP2

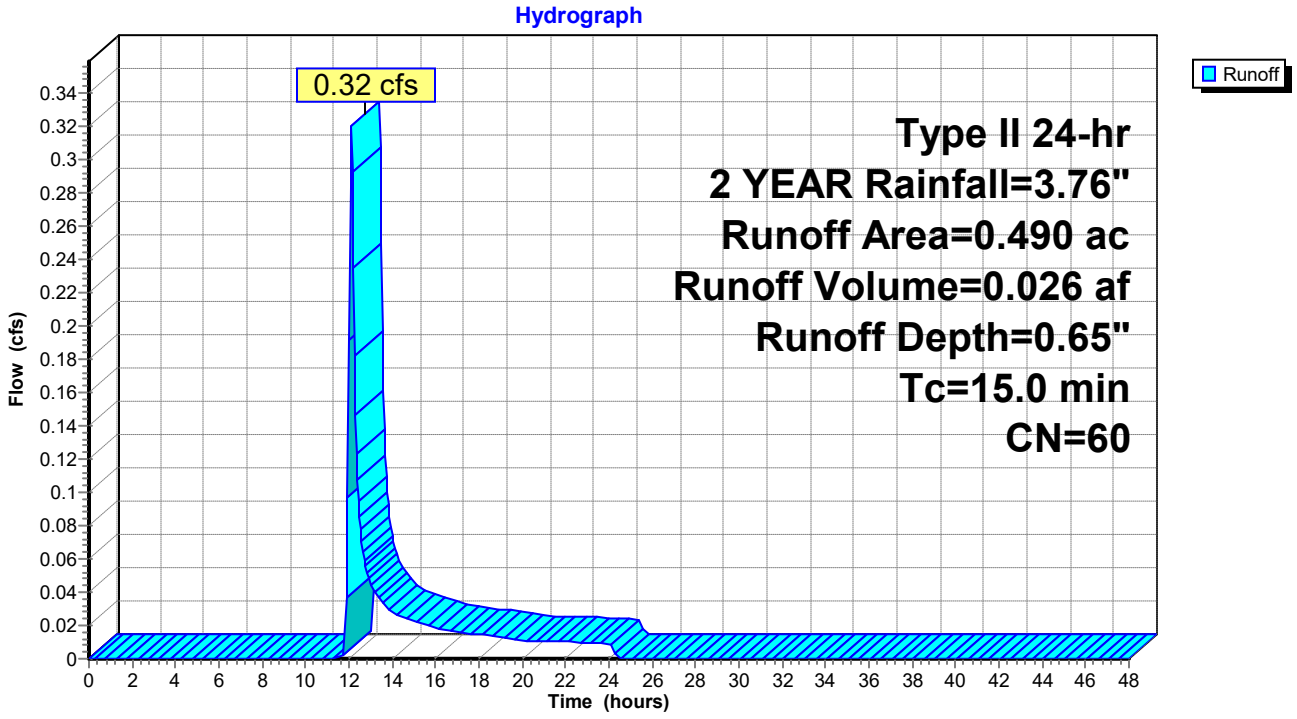
Runoff = 0.32 cfs @ 12.10 hrs, Volume= 0.026 af, Depth= 0.65"
Routed to Link 2B : Study Point 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

	Area (ac)	CN	Description
	0.420	61	>75% Grass cover, Good, HSG B
*	0.070	55	Wooded
	0.490	60	Weighted Average
	0.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment B-2A: BYPASS POND to SP2



Summary for Subcatchment B-3: Post-Developed

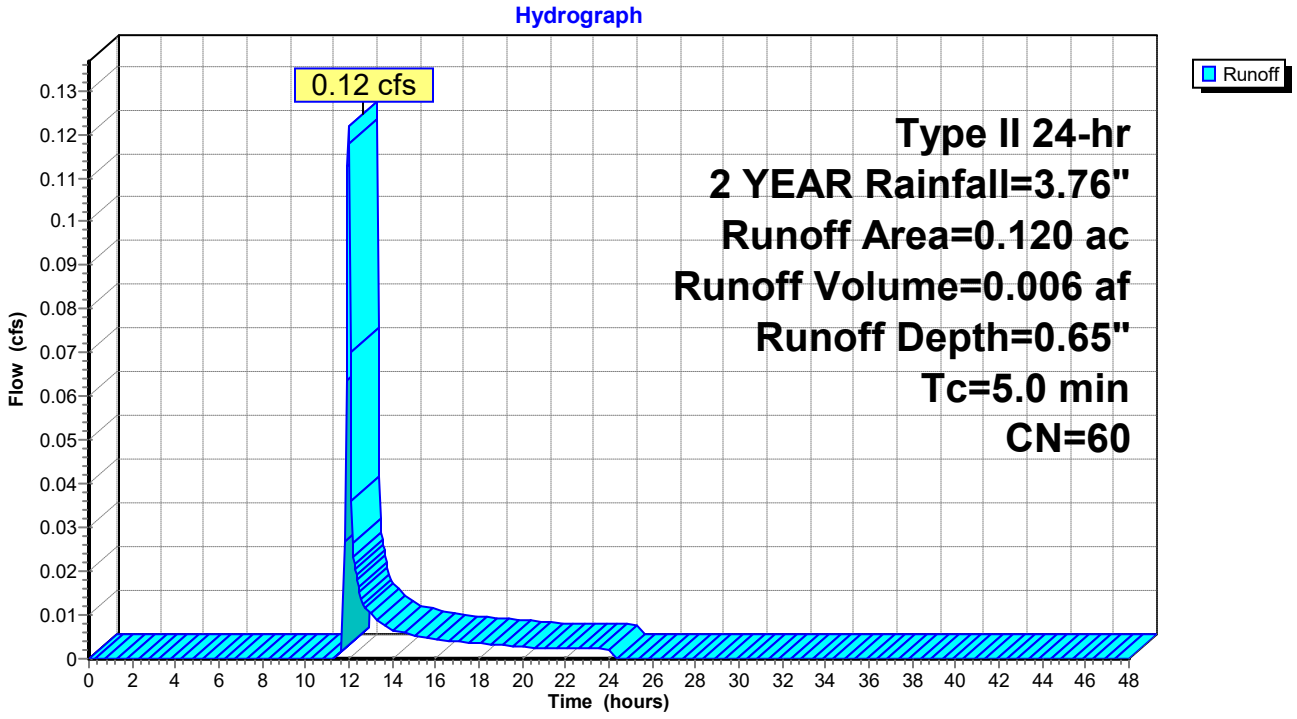
Runoff = 0.12 cfs @ 11.98 hrs, Volume= 0.006 af, Depth= 0.65"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
0.030	55	Woods, Good, HSG B
0.090	61	>75% Grass cover, Good, HSG B
0.120	60	Weighted Average
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-3: Post-Developed



Summary for Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder

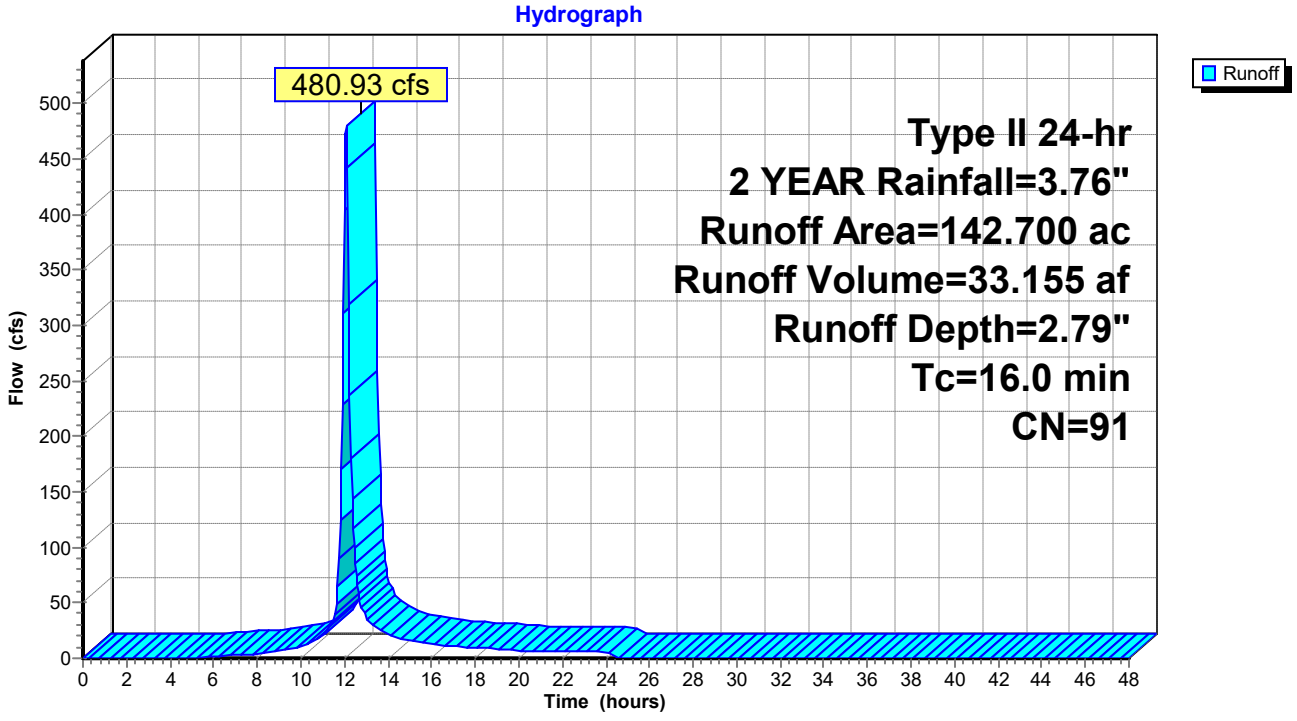
Runoff = 480.93 cfs @ 12.08 hrs, Volume= 33.155 af, Depth= 2.79"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder



Summary for Pond 1P: Undg Pond 1

Inflow Area = 2.920 ac, 92.47% Impervious, Inflow Depth = 3.19" for 2 YEAR event
Inflow = 15.12 cfs @ 11.95 hrs, Volume= 0.777 af
Outflow = 0.09 cfs @ 24.04 hrs, Volume= 0.267 af, Atten= 99%, Lag= 725.6 min
Primary = 0.05 cfs @ 24.04 hrs, Volume= 0.140 af
Routed to Link 1B : Study Point 1
Secondary = 0.04 cfs @ 24.04 hrs, Volume= 0.128 af
Routed to Link 2B : Study Point 2

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 997.98' @ 24.04 hrs Surf.Area= 12,232 sf Storage= 29,335 cf

Plug-Flow detention time= 1,066.6 min calculated for 0.267 af (34% of inflow)
Center-of-Mass det. time= 923.1 min (1,694.8 - 771.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	994.80'	0 cf	**89.63'W x 136.48'L x 7.00'H Field A** 85,624 cf Overall - 85,624 cf Embedded = 0 cf x 40.0% Voids
#2A	994.80'	65,697 cf	**StormTrap DoubleTrap 6-0** x 72 Inside #1 Inside= 101.7"W x 72.0"H => 45.99 sf x 15.40'L = 708.0 cf Outside= 101.7"W x 84.0"H => 59.35 sf x 15.40'L = 913.8 cf 72 Chambers in 9 Rows 76.31' x 123.17' Core + 6.66' Border = 89.63' x 136.48' System
		65,697 cf	Total Available Storage

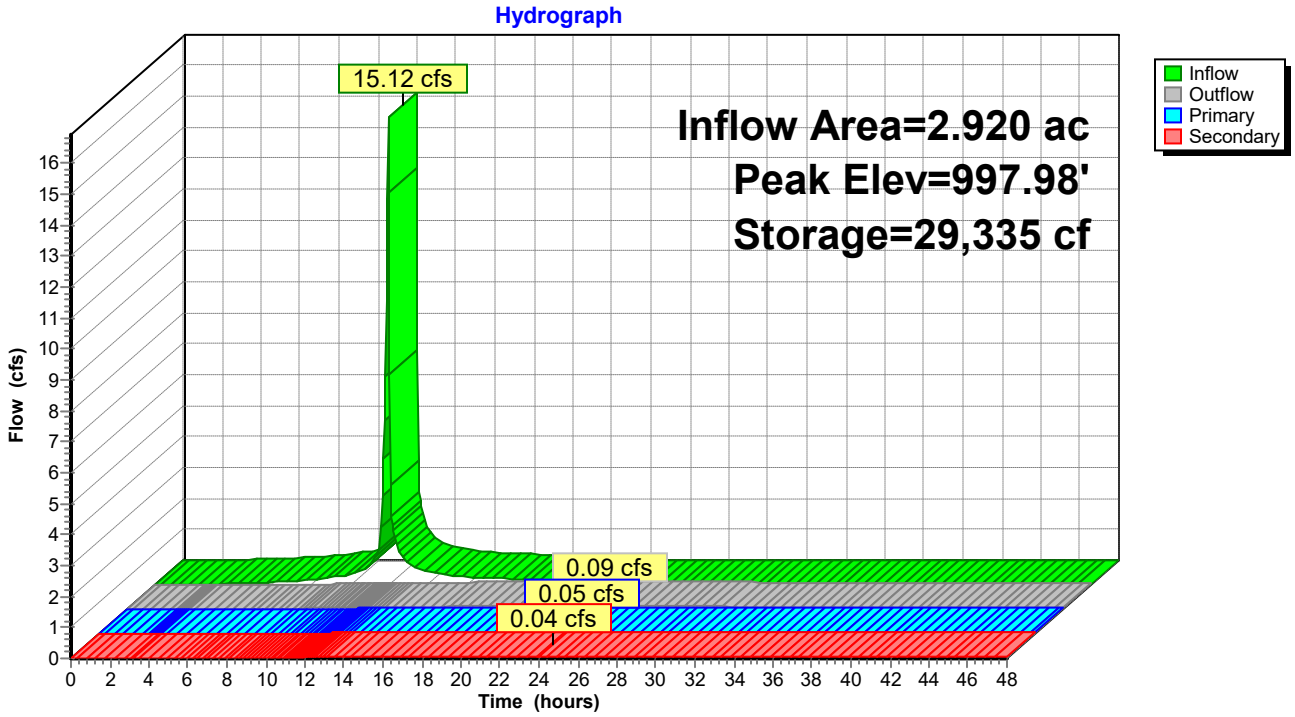
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	995.00'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#5	Secondary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#6	Device 5	995.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#7	Device 5	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#8	Device 5	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.05 cfs @ 24.04 hrs HW=997.98' (Free Discharge)
└**1=Orifice/Grate** (Passes 0.05 cfs of 13.26 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 8.25 fps)
├**3=Orifice/Grate** (Controls 0.00 cfs)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.04 cfs @ 24.04 hrs HW=997.98' (Free Discharge)
└**5=Orifice/Grate** (Passes 0.04 cfs of 13.26 cfs potential flow)
├**6=Orifice/Grate** (Orifice Controls 0.04 cfs @ 7.89 fps)
├**7=Orifice/Grate** (Controls 0.00 cfs)
└**8=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Undg Pond 1

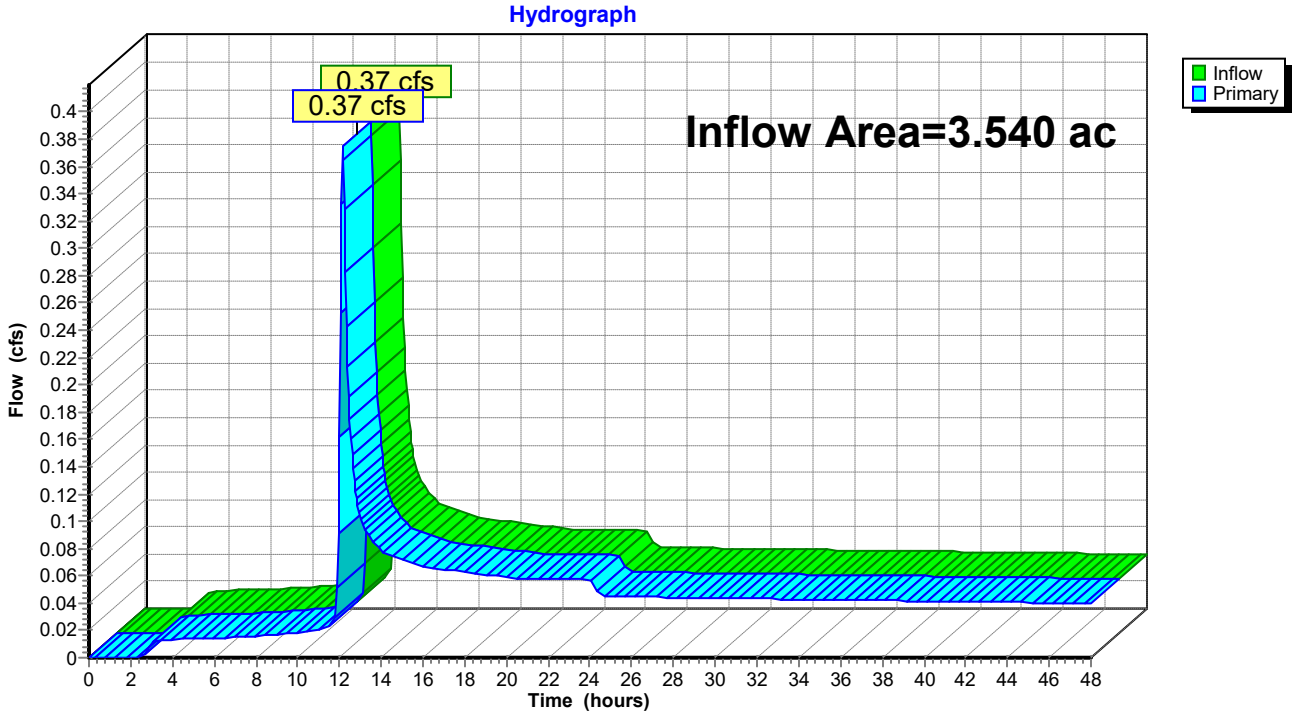


Summary for Link 1B: Study Point 1

Inflow Area = 3.540 ac, 76.27% Impervious, Inflow Depth > 0.59" for 2 YEAR event
Inflow = 0.37 cfs @ 12.17 hrs, Volume= 0.173 af
Primary = 0.37 cfs @ 12.17 hrs, Volume= 0.173 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1B: Study Point 1

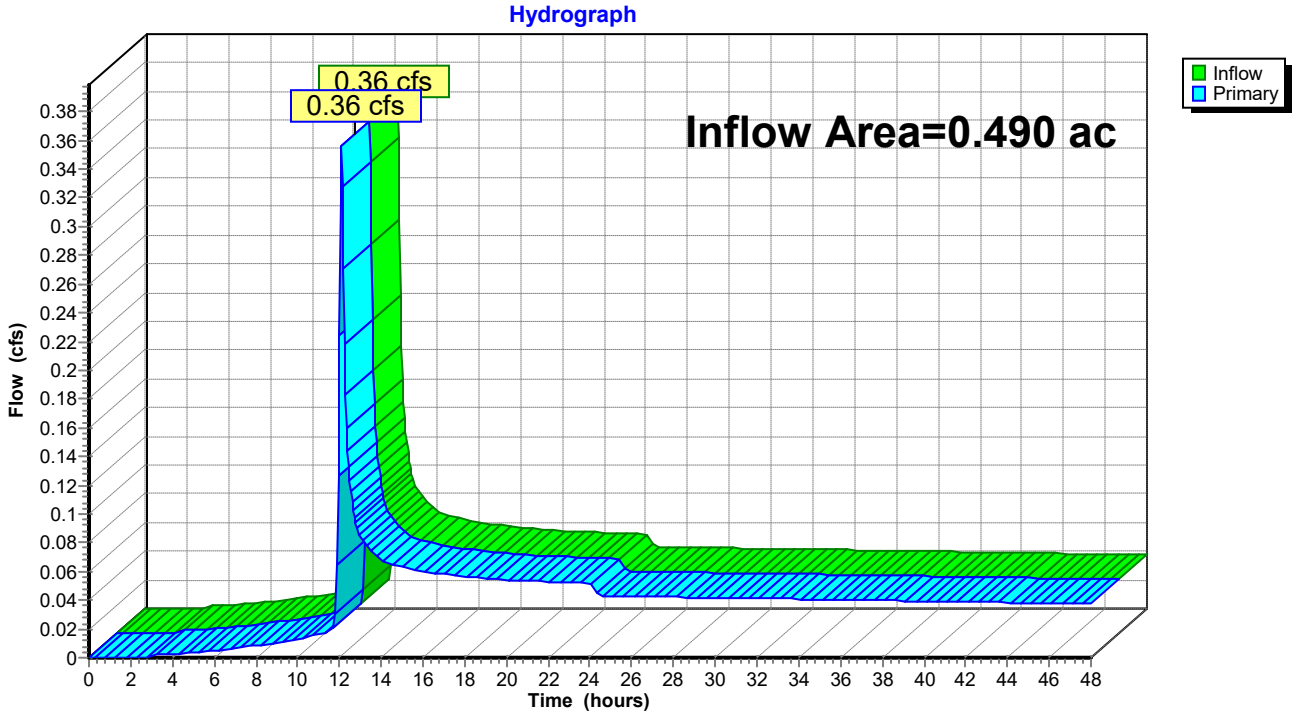


Summary for Link 2B: Study Point 2

Inflow Area = 0.490 ac, 0.00% Impervious, Inflow Depth > 3.77" for 2 YEAR event
Inflow = 0.36 cfs @ 12.10 hrs, Volume= 0.154 af
Primary = 0.36 cfs @ 12.10 hrs, Volume= 0.154 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 2B: Study Point 2

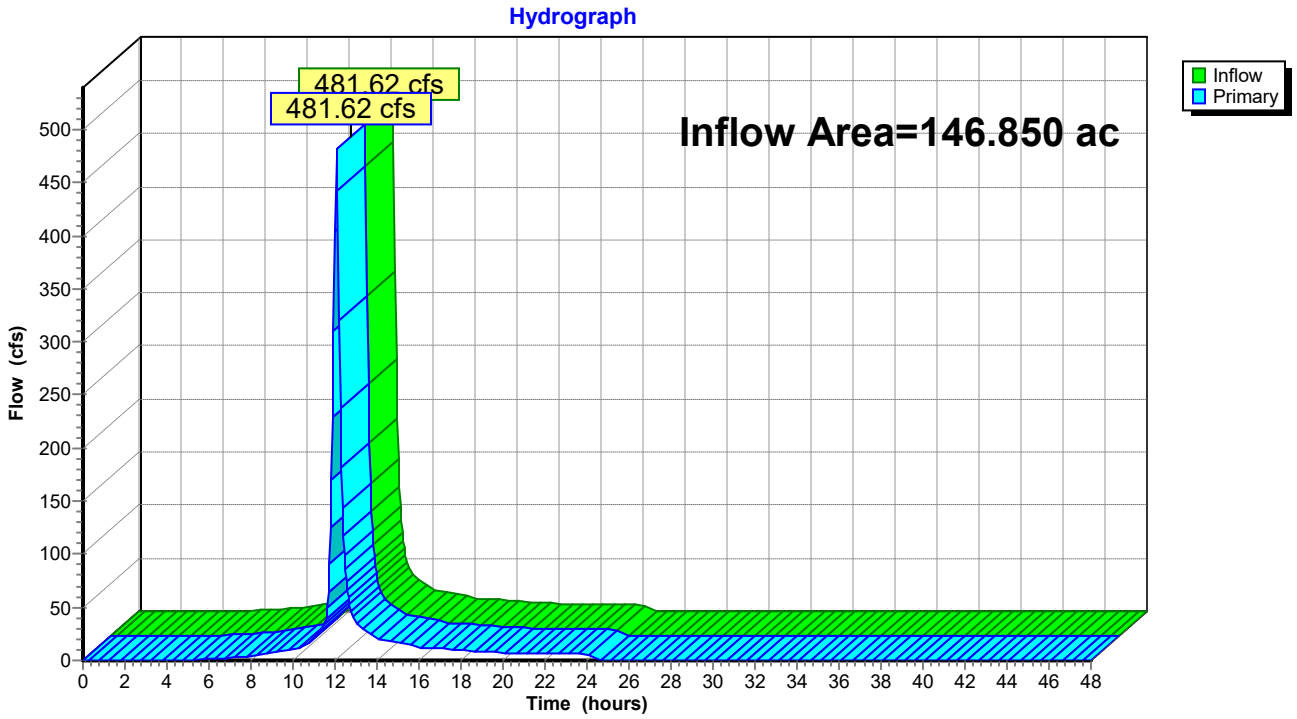


Summary for Link POST DA: Post-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 79.58% Impervious, Inflow Depth > 2.74" for 2 YEAR event
Inflow = 481.62 cfs @ 12.08 hrs, Volume= 33.489 af
Primary = 481.62 cfs @ 12.08 hrs, Volume= 33.489 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link POST DA: Post-Developed Downstream Analysis Study Point



Summary for Subcatchment B-1: Post-Developed

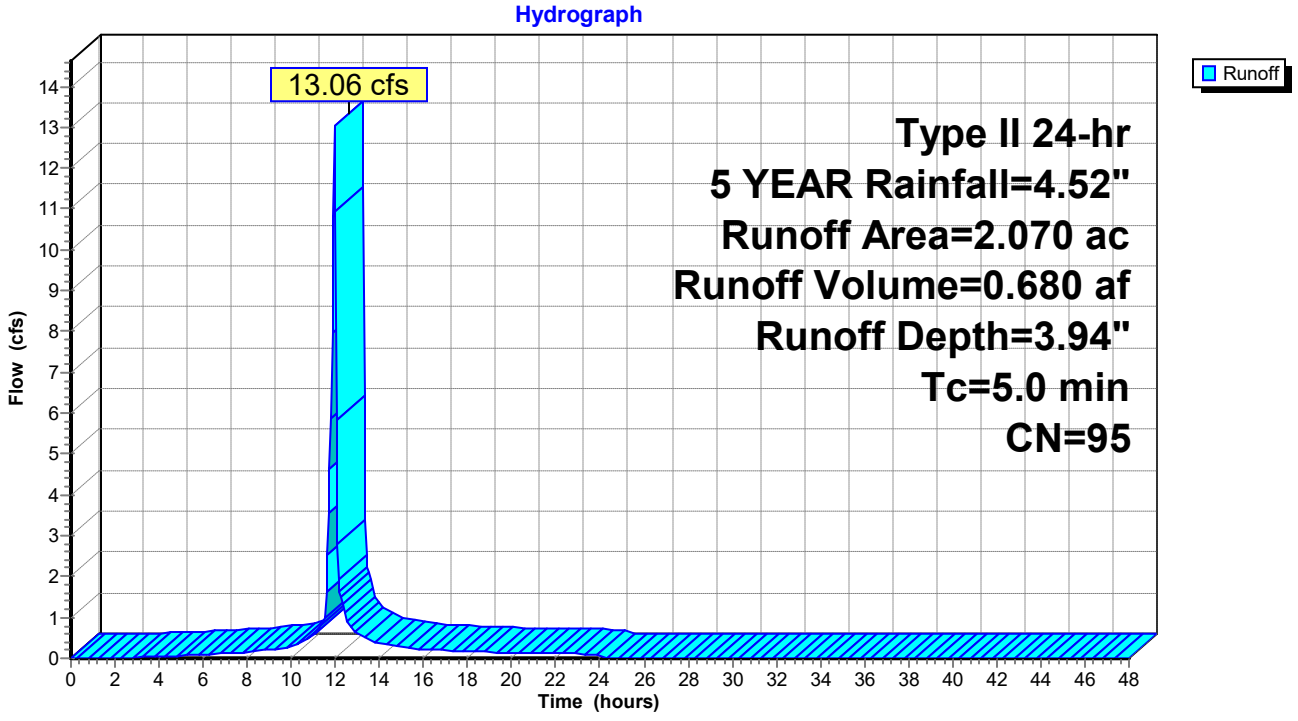
Runoff = 13.06 cfs @ 11.95 hrs, Volume= 0.680 af, Depth= 3.94"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
1.910	98	Paved parking, HSG B
0.160	61	>75% Grass cover, Good, HSG B
2.070	95	Weighted Average
0.160		7.73% Pervious Area
1.910		92.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-1: Post-Developed



Summary for Subcatchment B-1A: BYPASS POND to SP1

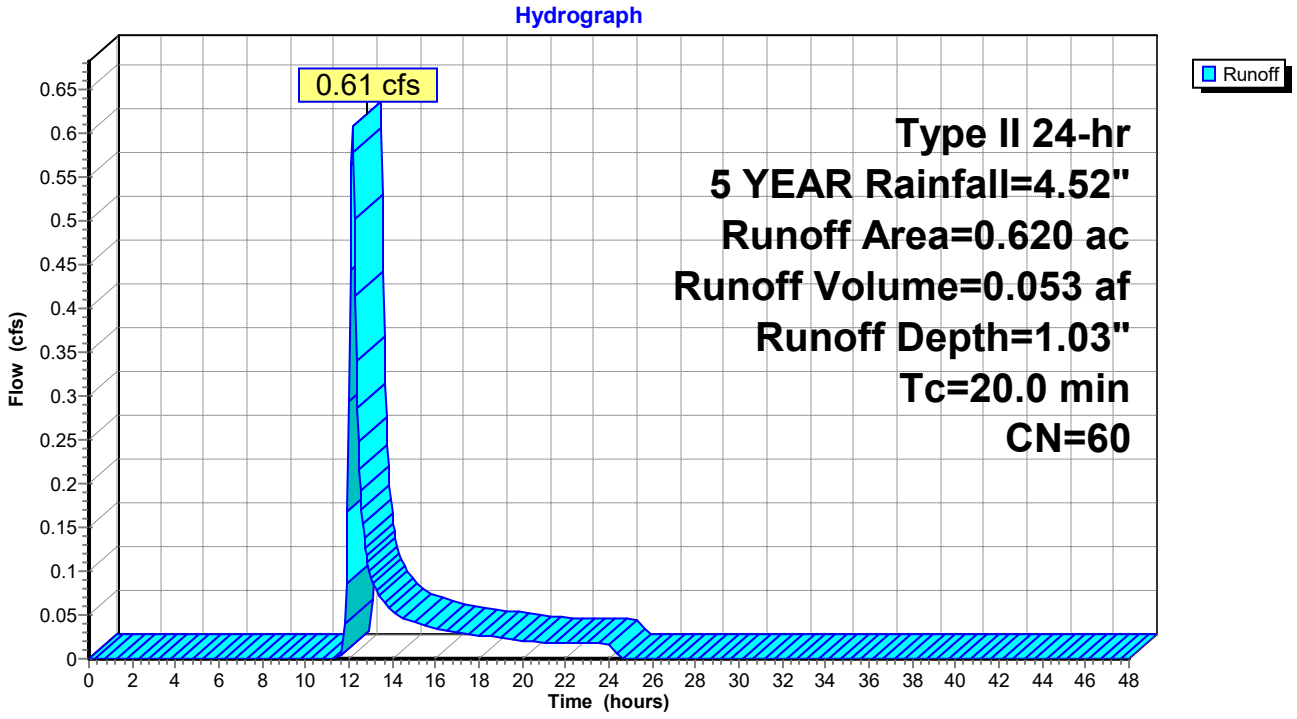
Runoff = 0.61 cfs @ 12.15 hrs, Volume= 0.053 af, Depth= 1.03"
Routed to Link 1B : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
0.070	55	Woods, Good, HSG B
0.550	61	>75% Grass cover, Good, HSG B
0.620	60	Weighted Average
0.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry,**

Subcatchment B-1A: BYPASS POND to SP1



Summary for Subcatchment B-2: Post-Developed

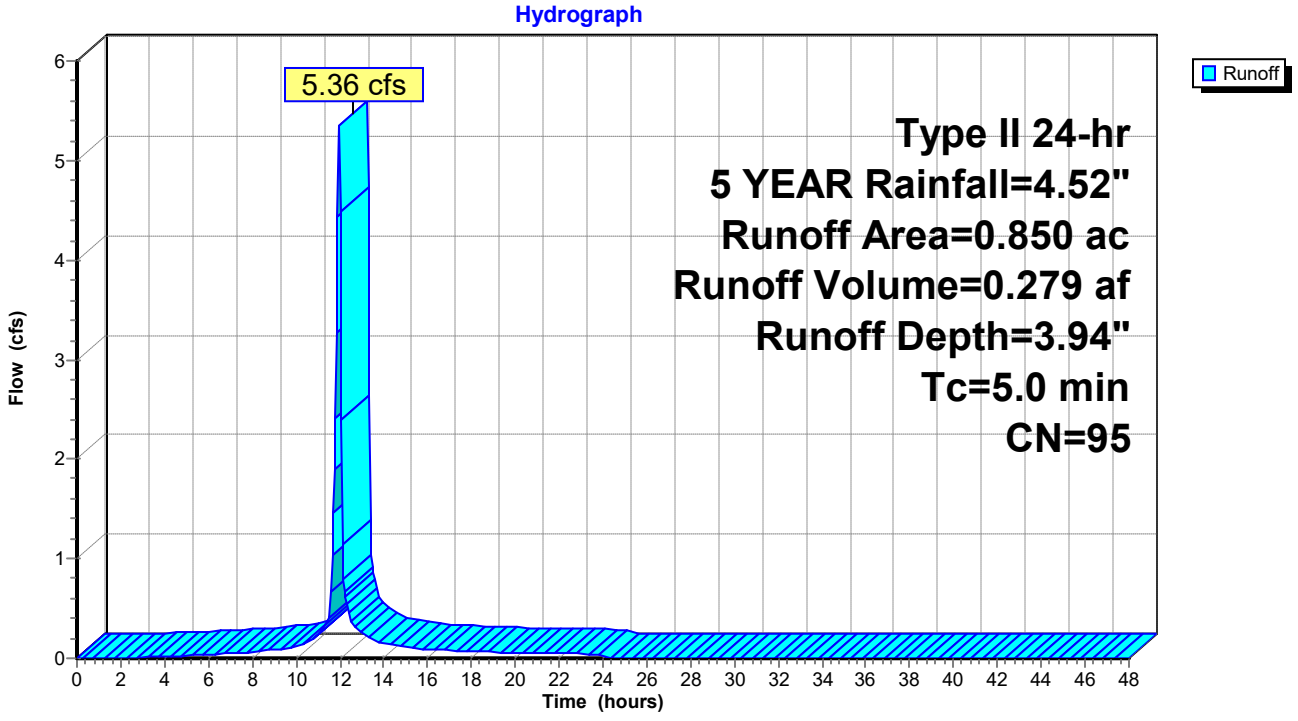
Runoff = 5.36 cfs @ 11.95 hrs, Volume= 0.279 af, Depth= 3.94"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
0.790	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.850	95	Weighted Average
0.060		7.06% Pervious Area
0.790		92.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-2: Post-Developed



Summary for Subcatchment B-2A: BYPASS POND to SP2

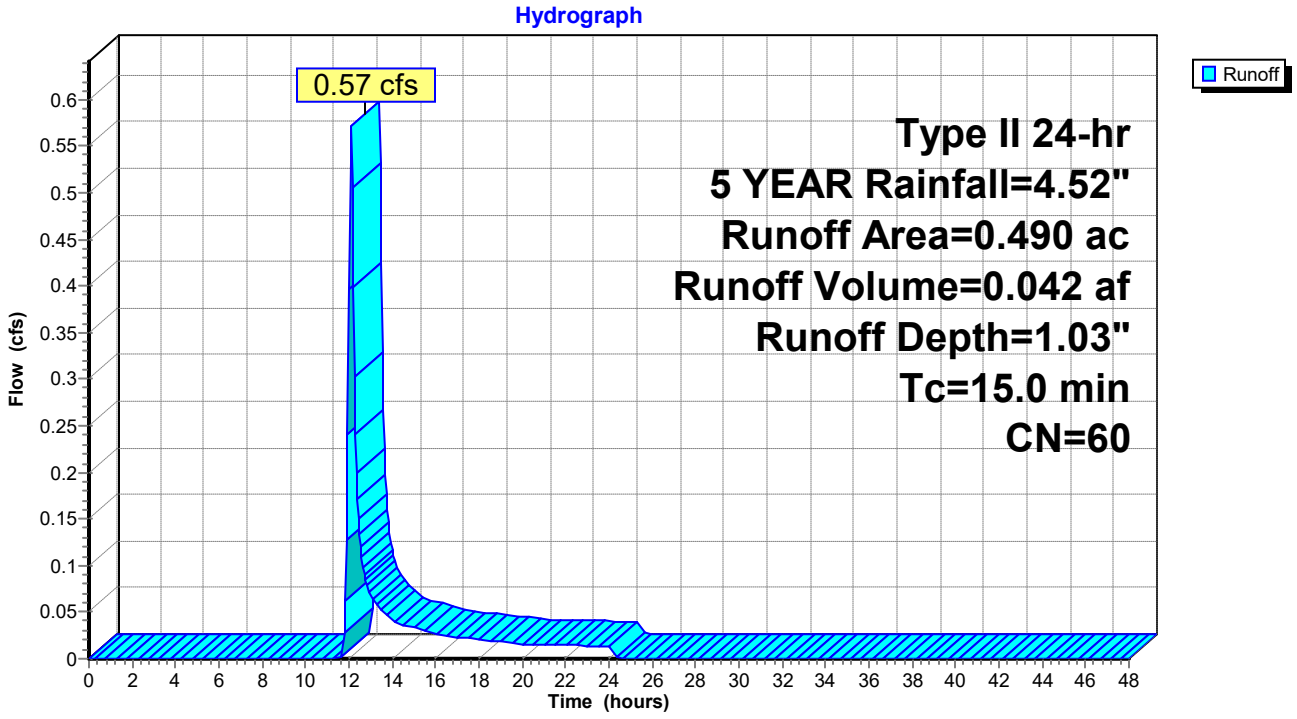
Runoff = 0.57 cfs @ 12.09 hrs, Volume= 0.042 af, Depth= 1.03"
Routed to Link 2B : Study Point 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

	Area (ac)	CN	Description
	0.420	61	>75% Grass cover, Good, HSG B
*	0.070	55	Wooded
	0.490	60	Weighted Average
	0.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment B-2A: BYPASS POND to SP2



Summary for Subcatchment B-3: Post-Developed

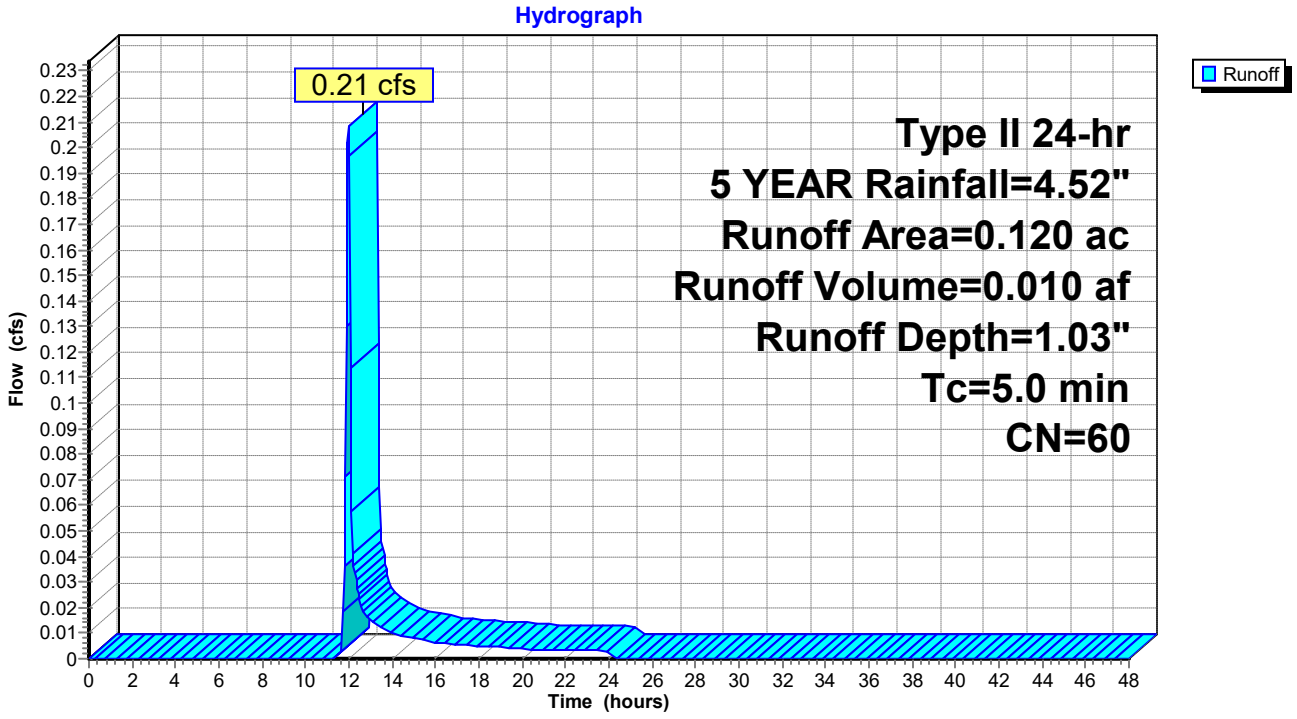
Runoff = 0.21 cfs @ 11.97 hrs, Volume= 0.010 af, Depth= 1.03"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
0.030	55	Woods, Good, HSG B
0.090	61	>75% Grass cover, Good, HSG B
0.120	60	Weighted Average
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-3: Post-Developed



Summary for Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder

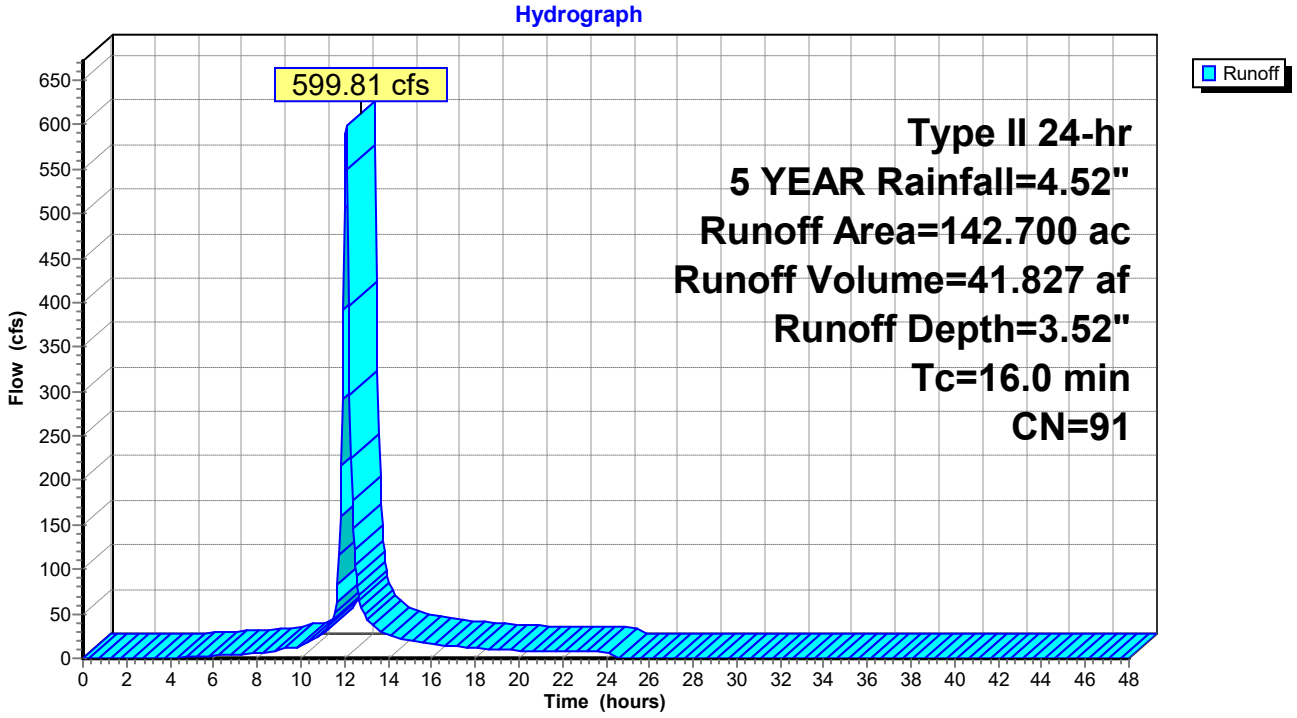
Runoff = 599.81 cfs @ 12.08 hrs, Volume= 41.827 af, Depth= 3.52"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder



Summary for Pond 1P: Undg Pond 1

Inflow Area = 2.920 ac, 92.47% Impervious, Inflow Depth = 3.94" for 5 YEAR event
Inflow = 18.42 cfs @ 11.95 hrs, Volume= 0.960 af
Outflow = 0.10 cfs @ 24.05 hrs, Volume= 0.299 af, Atten= 99%, Lag= 726.0 min
Primary = 0.05 cfs @ 24.05 hrs, Volume= 0.155 af
Routed to Link 1B : Study Point 1
Secondary = 0.05 cfs @ 24.05 hrs, Volume= 0.144 af
Routed to Link 2B : Study Point 2

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 998.66' @ 24.05 hrs Surf.Area= 12,232 sf Storage= 36,746 cf

Plug-Flow detention time= 1,086.5 min calculated for 0.299 af (31% of inflow)
Center-of-Mass det. time= 928.9 min (1,695.3 - 766.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	994.80'	0 cf	**89.63'W x 136.48'L x 7.00'H Field A** 85,624 cf Overall - 85,624 cf Embedded = 0 cf x 40.0% Voids
#2A	994.80'	65,697 cf	**StormTrap DoubleTrap 6-0** x 72 Inside #1 Inside= 101.7"W x 72.0"H => 45.99 sf x 15.40'L = 708.0 cf Outside= 101.7"W x 84.0"H => 59.35 sf x 15.40'L = 913.8 cf 72 Chambers in 9 Rows 76.31' x 123.17' Core + 6.66' Border = 89.63' x 136.48' System
		65,697 cf	Total Available Storage

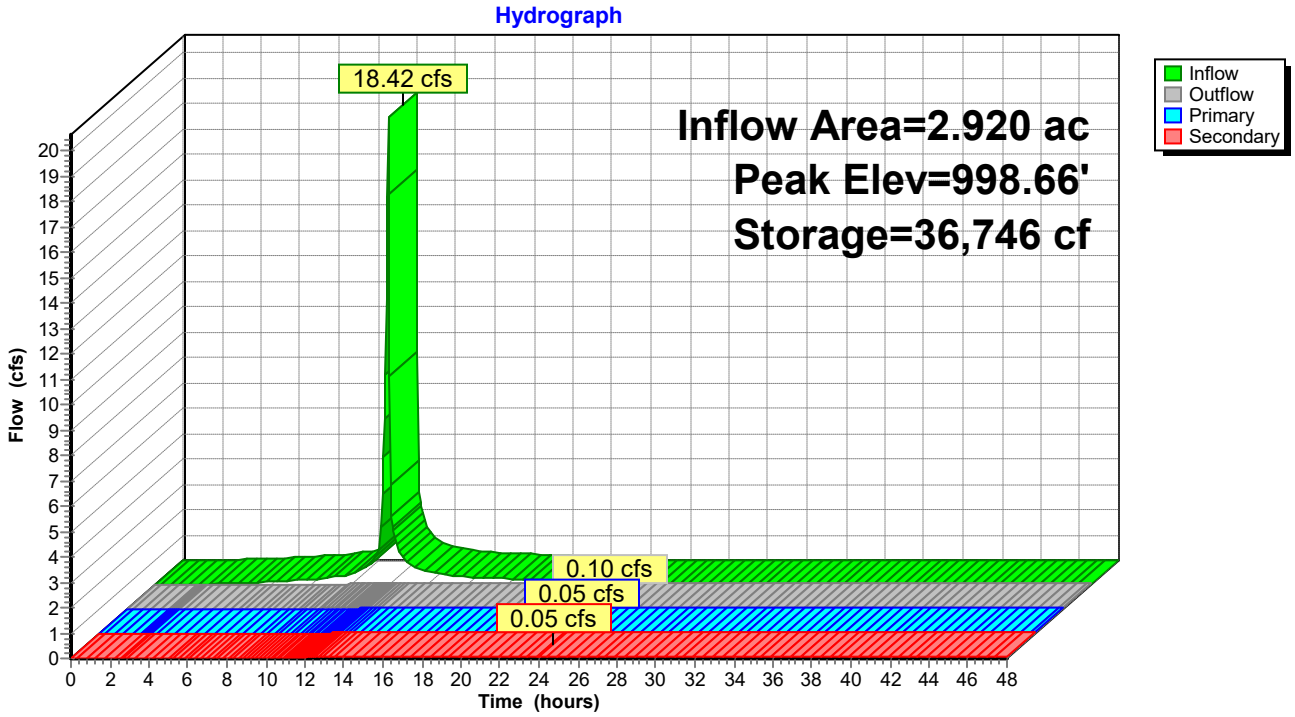
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	995.00'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#5	Secondary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#6	Device 5	995.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#7	Device 5	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#8	Device 5	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.05 cfs @ 24.05 hrs HW=998.66' (Free Discharge)
└**1=Orifice/Grate** (Passes 0.05 cfs of 15.00 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 9.15 fps)
├**3=Orifice/Grate** (Controls 0.00 cfs)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.05 cfs @ 24.05 hrs HW=998.66' (Free Discharge)
└**5=Orifice/Grate** (Passes 0.05 cfs of 15.00 cfs potential flow)
├**6=Orifice/Grate** (Orifice Controls 0.05 cfs @ 8.83 fps)
├**7=Orifice/Grate** (Controls 0.00 cfs)
└**8=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Undg Pond 1

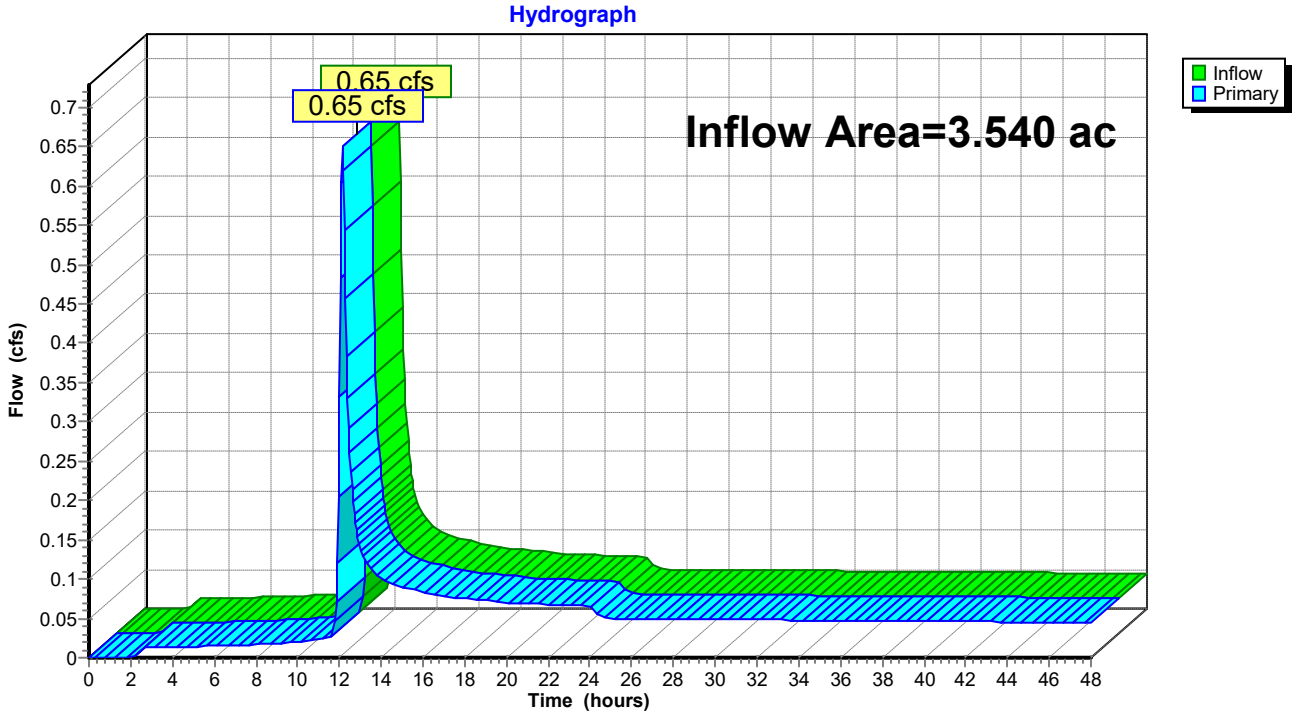


Summary for Link 1B: Study Point 1

Inflow Area = 3.540 ac, 76.27% Impervious, Inflow Depth > 0.71" for 5 YEAR event
Inflow = 0.65 cfs @ 12.16 hrs, Volume= 0.209 af
Primary = 0.65 cfs @ 12.16 hrs, Volume= 0.209 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1B: Study Point 1

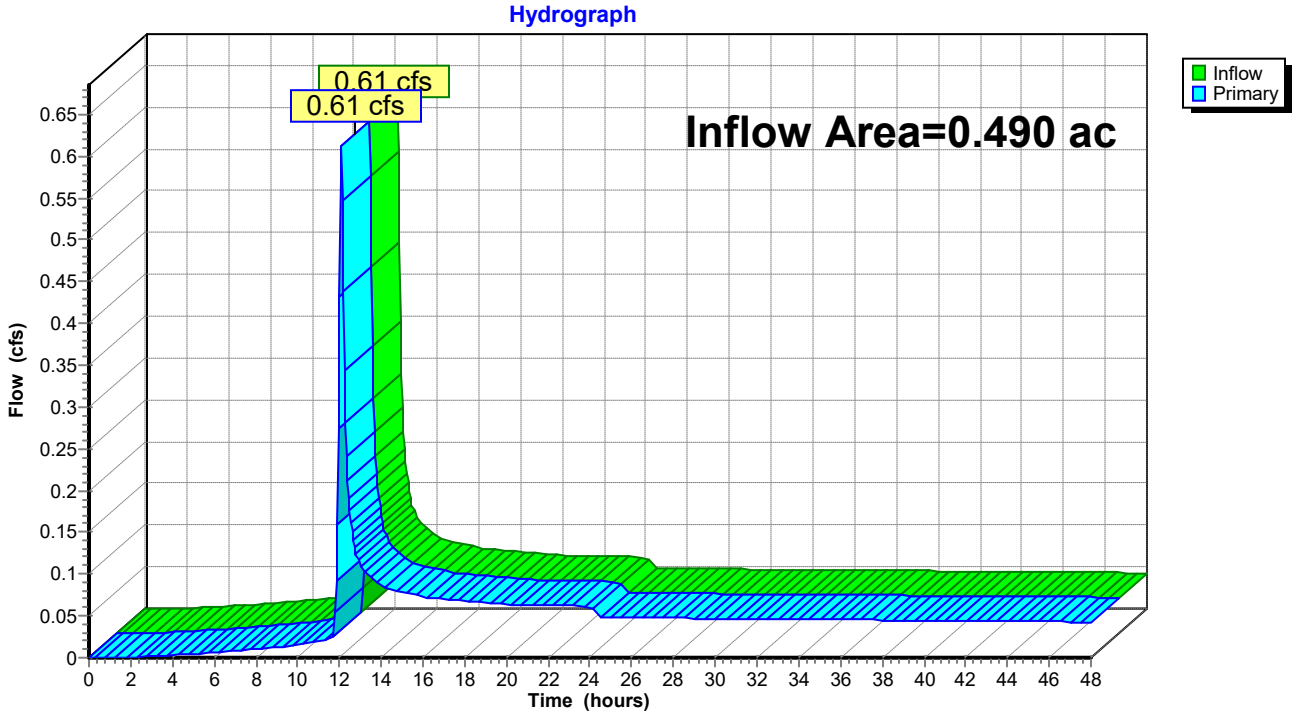


Summary for Link 2B: Study Point 2

Inflow Area = 0.490 ac, 0.00% Impervious, Inflow Depth > 4.56" for 5 YEAR event
Inflow = 0.61 cfs @ 12.09 hrs, Volume= 0.186 af
Primary = 0.61 cfs @ 12.09 hrs, Volume= 0.186 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 2B: Study Point 2

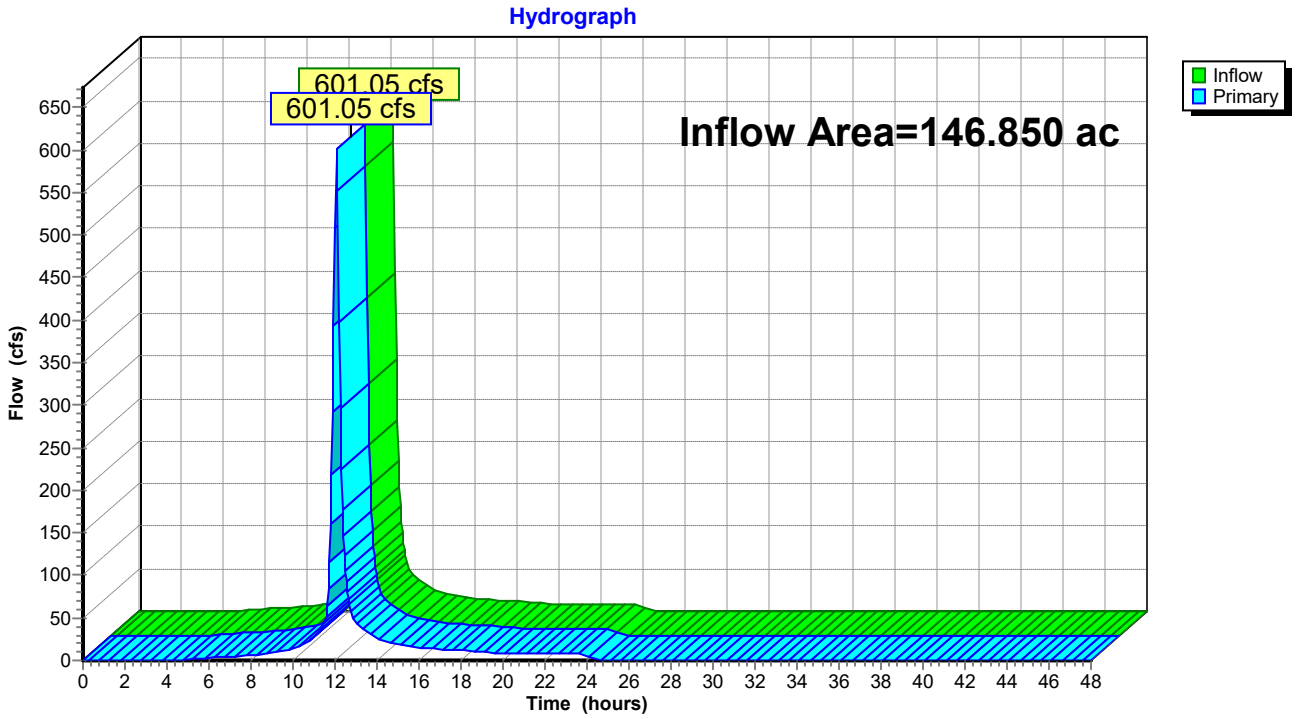


Summary for Link POST DA: Post-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 79.58% Impervious, Inflow Depth > 3.45" for 5 YEAR event
Inflow = 601.05 cfs @ 12.08 hrs, Volume= 42.232 af
Primary = 601.05 cfs @ 12.08 hrs, Volume= 42.232 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link POST DA: Post-Developed Downstream Analysis Study Point



Summary for Subcatchment B-1: Post-Developed

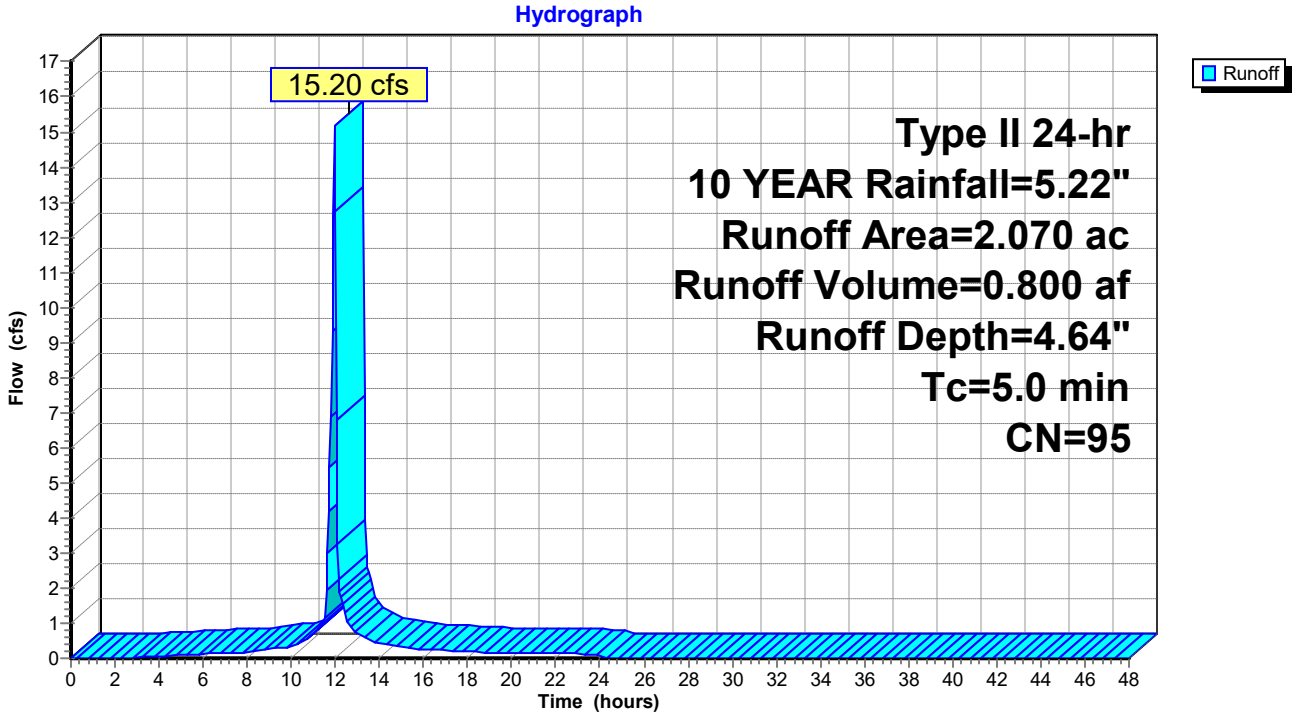
Runoff = 15.20 cfs @ 11.95 hrs, Volume= 0.800 af, Depth= 4.64"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
1.910	98	Paved parking, HSG B
0.160	61	>75% Grass cover, Good, HSG B
2.070	95	Weighted Average
0.160		7.73% Pervious Area
1.910		92.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-1: Post-Developed



Summary for Subcatchment B-1A: BYPASS POND to SP1

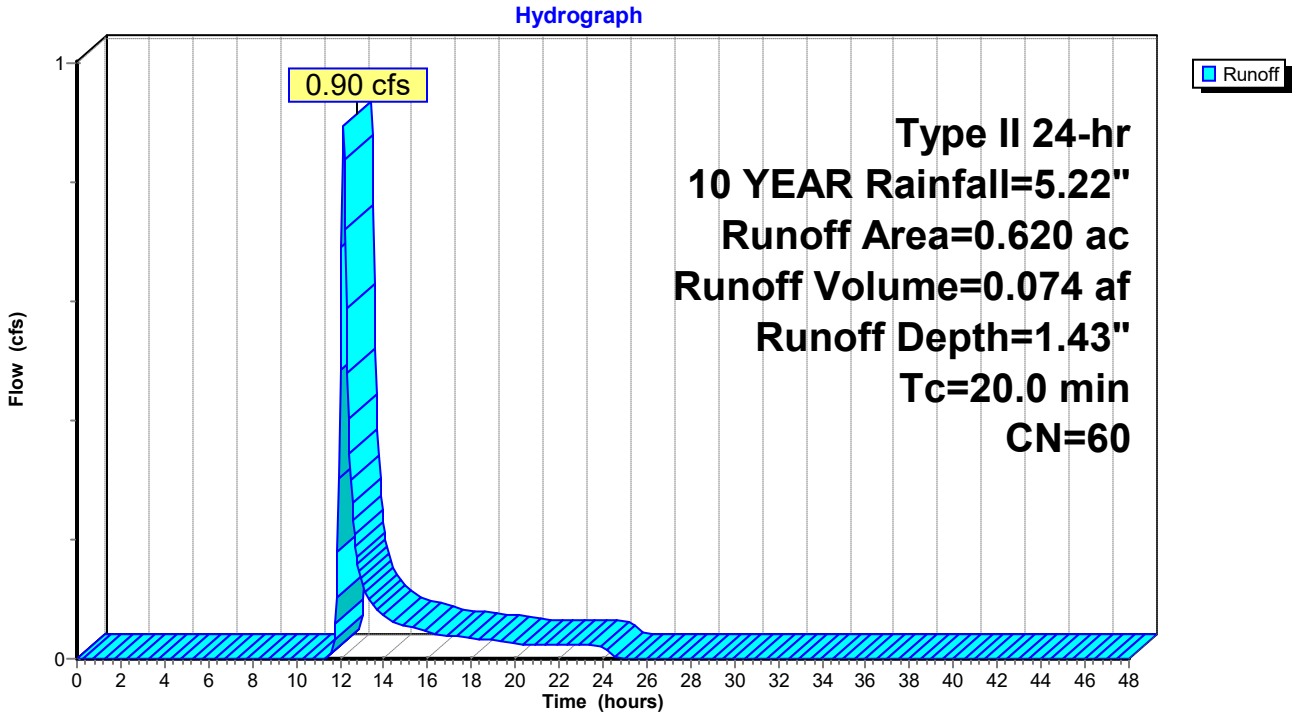
Runoff = 0.90 cfs @ 12.15 hrs, Volume= 0.074 af, Depth= 1.43"
Routed to Link 1B : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
0.070	55	Woods, Good, HSG B
0.550	61	>75% Grass cover, Good, HSG B
0.620	60	Weighted Average
0.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry,**

Subcatchment B-1A: BYPASS POND to SP1



Summary for Subcatchment B-2: Post-Developed

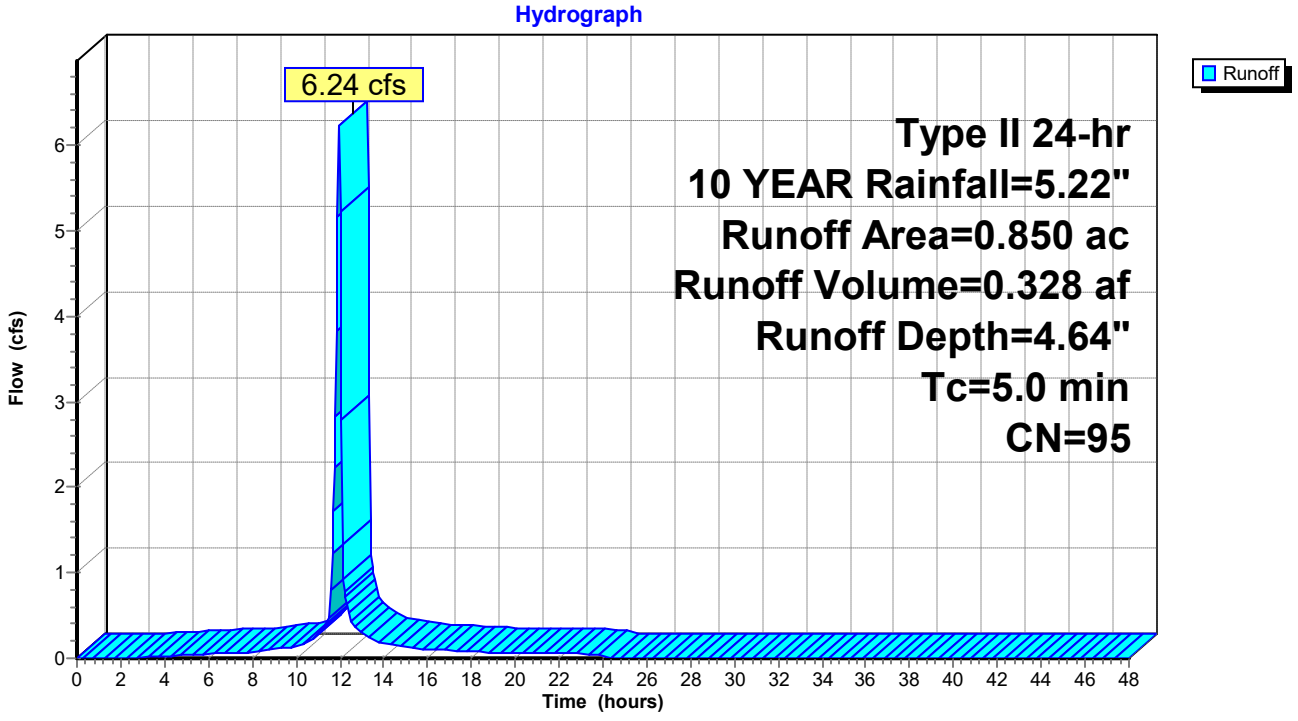
Runoff = 6.24 cfs @ 11.95 hrs, Volume= 0.328 af, Depth= 4.64"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
0.790	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.850	95	Weighted Average
0.060		7.06% Pervious Area
0.790		92.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-2: Post-Developed



Summary for Subcatchment B-2A: BYPASS POND to SP2

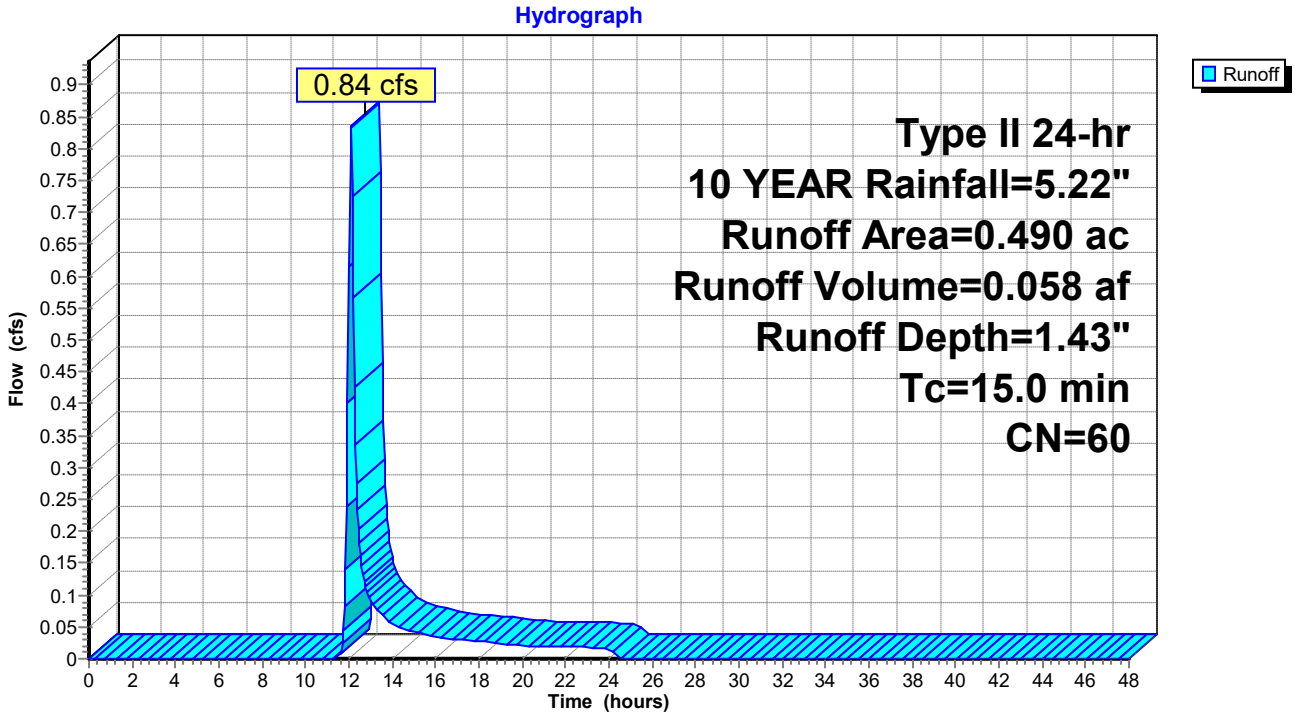
Runoff = 0.84 cfs @ 12.09 hrs, Volume= 0.058 af, Depth= 1.43"
Routed to Link 2B : Study Point 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

	Area (ac)	CN	Description
	0.420	61	>75% Grass cover, Good, HSG B
*	0.070	55	Wooded
	0.490	60	Weighted Average
	0.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment B-2A: BYPASS POND to SP2



Summary for Subcatchment B-3: Post-Developed

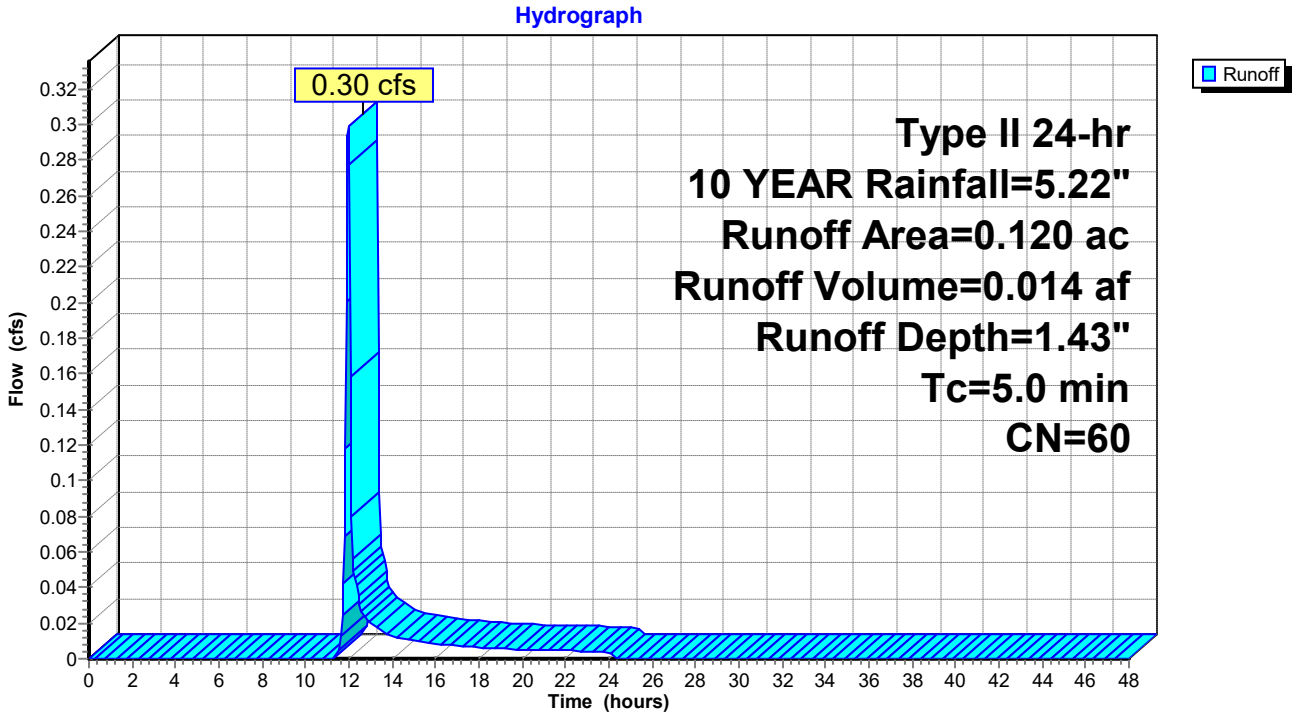
Runoff = 0.30 cfs @ 11.97 hrs, Volume= 0.014 af, Depth= 1.43"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
0.030	55	Woods, Good, HSG B
0.090	61	>75% Grass cover, Good, HSG B
0.120	60	Weighted Average
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-3: Post-Developed



Summary for Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder

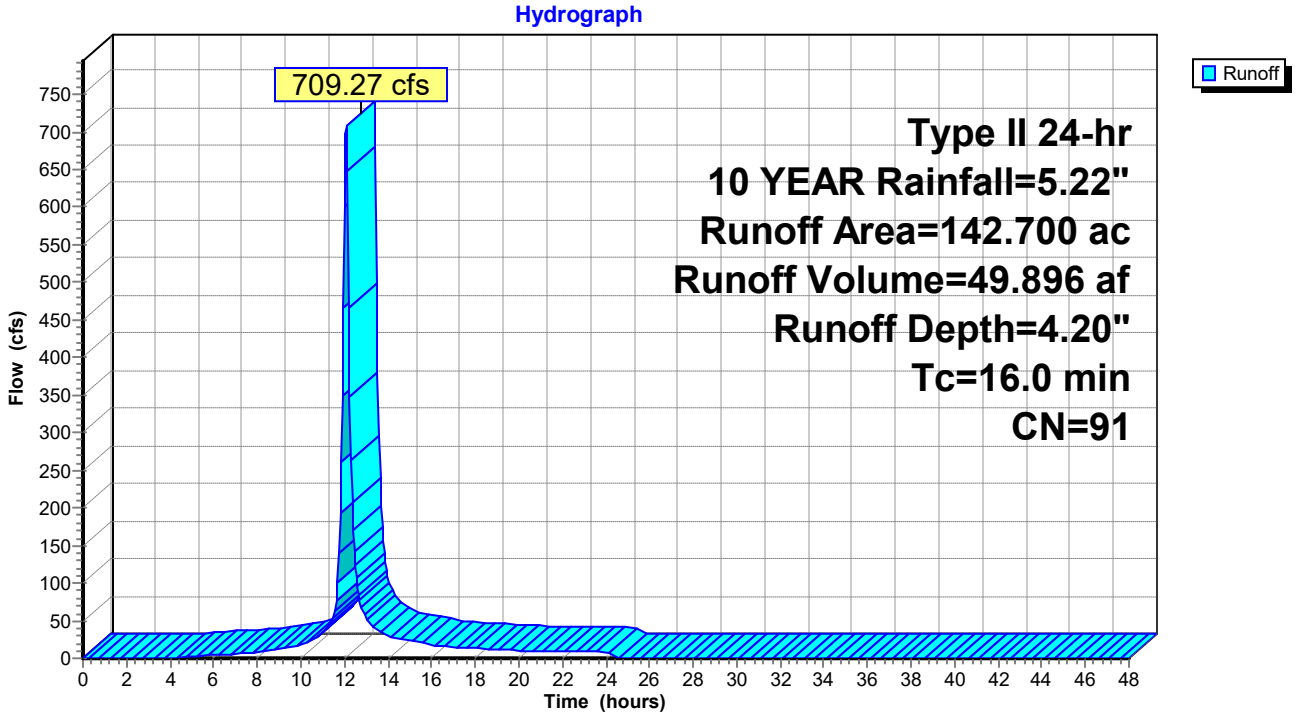
Runoff = 709.27 cfs @ 12.07 hrs, Volume= 49.896 af, Depth= 4.20"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder



Summary for Pond 1P: Undg Pond 1

Inflow Area = 2.920 ac, 92.47% Impervious, Inflow Depth = 4.64" for 10 YEAR event
Inflow = 21.44 cfs @ 11.95 hrs, Volume= 1.128 af
Outflow = 0.11 cfs @ 24.06 hrs, Volume= 0.327 af, Atten= 100%, Lag= 726.3 min
Primary = 0.05 cfs @ 24.06 hrs, Volume= 0.169 af
Routed to Link 1B : Study Point 1
Secondary = 0.05 cfs @ 24.06 hrs, Volume= 0.158 af
Routed to Link 2B : Study Point 2

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 999.29' @ 24.06 hrs Surf.Area= 12,232 sf Storage= 43,638 cf

Plug-Flow detention time= 1,102.4 min calculated for 0.326 af (29% of inflow)
Center-of-Mass det. time= 933.1 min (1,695.6 - 762.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	994.80'	0 cf	**89.63'W x 136.48'L x 7.00'H Field A** 85,624 cf Overall - 85,624 cf Embedded = 0 cf x 40.0% Voids
#2A	994.80'	65,697 cf	**StormTrap DoubleTrap 6-0** x 72 Inside #1 Inside= 101.7"W x 72.0"H => 45.99 sf x 15.40'L = 708.0 cf Outside= 101.7"W x 84.0"H => 59.35 sf x 15.40'L = 913.8 cf 72 Chambers in 9 Rows 76.31' x 123.17' Core + 6.66' Border = 89.63' x 136.48' System
		65,697 cf	Total Available Storage

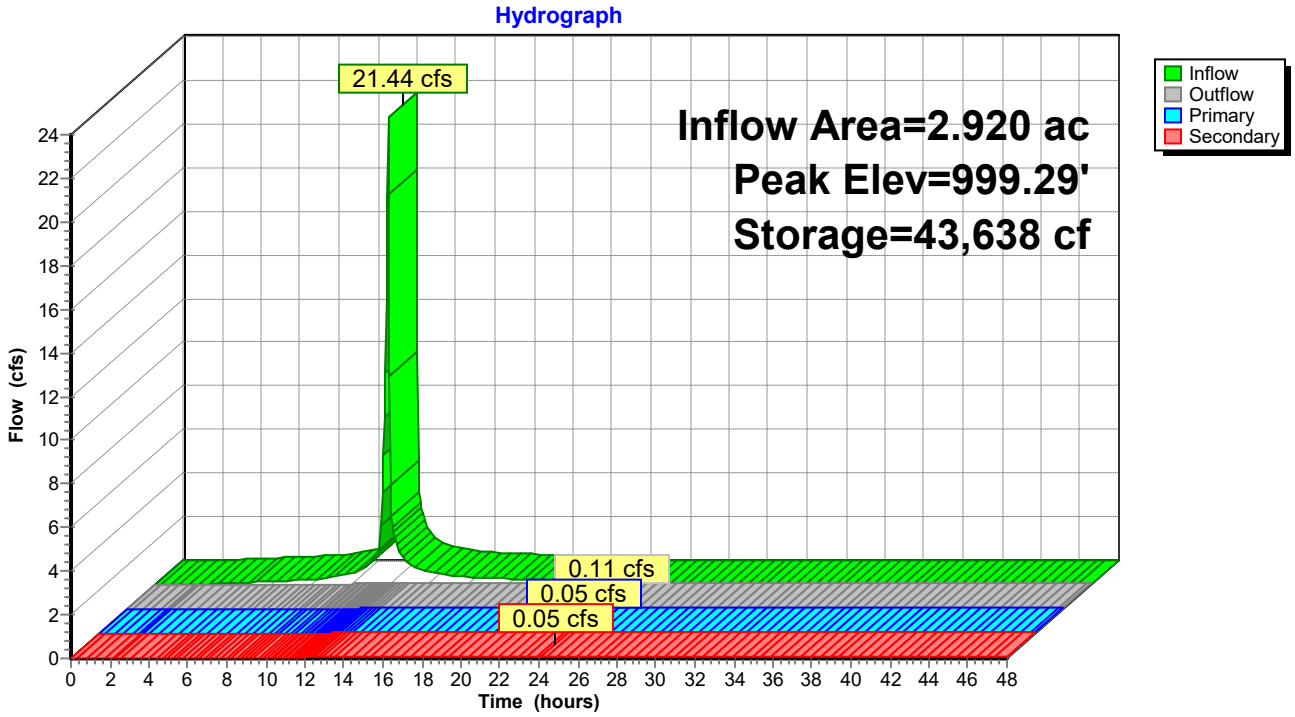
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	995.00'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#5	Secondary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#6	Device 5	995.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#7	Device 5	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#8	Device 5	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.05 cfs @ 24.06 hrs HW=999.29' (Free Discharge)
└**1=Orifice/Grate** (Passes 0.05 cfs of 16.44 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.05 cfs @ 9.92 fps)
├**3=Orifice/Grate** (Controls 0.00 cfs)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.05 cfs @ 24.06 hrs HW=999.29' (Free Discharge)
└**5=Orifice/Grate** (Passes 0.05 cfs of 16.44 cfs potential flow)
├**6=Orifice/Grate** (Orifice Controls 0.05 cfs @ 9.62 fps)
├**7=Orifice/Grate** (Controls 0.00 cfs)
└**8=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Undg Pond 1

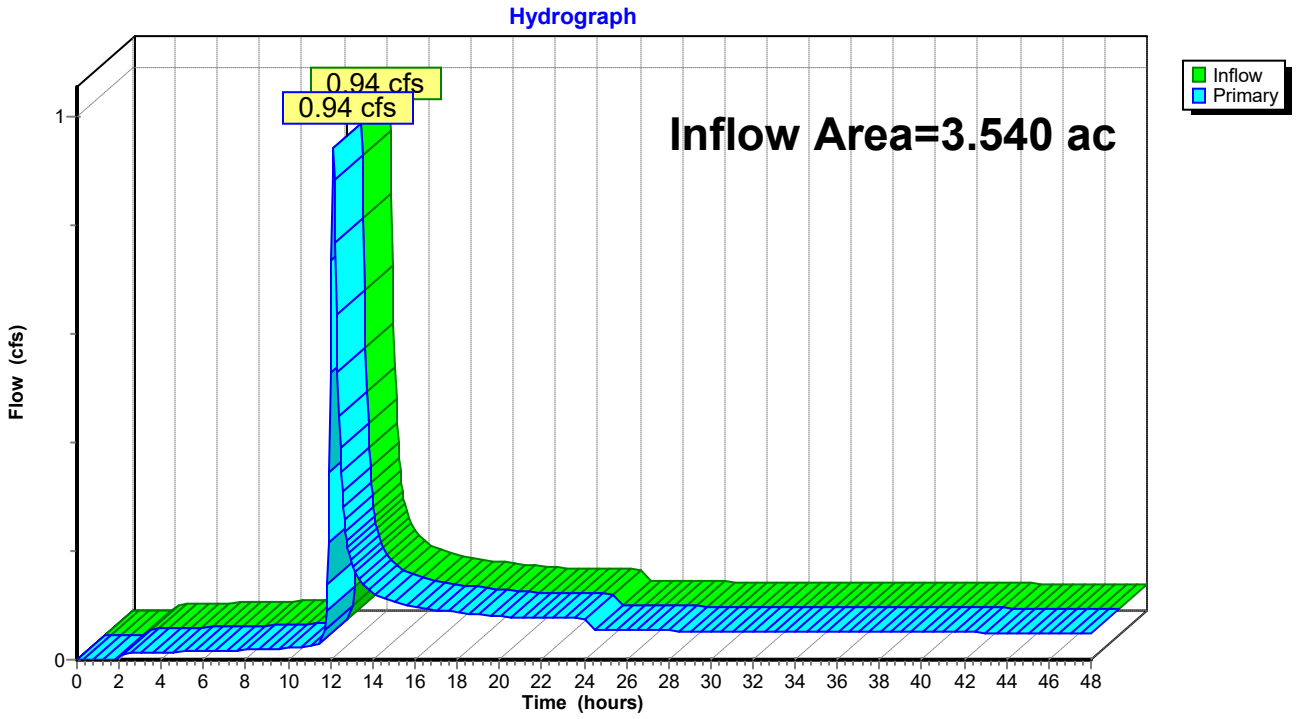


Summary for Link 1B: Study Point 1

Inflow Area = 3.540 ac, 76.27% Impervious, Inflow Depth > 0.82" for 10 YEAR event
Inflow = 0.94 cfs @ 12.15 hrs, Volume= 0.243 af
Primary = 0.94 cfs @ 12.15 hrs, Volume= 0.243 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1B: Study Point 1

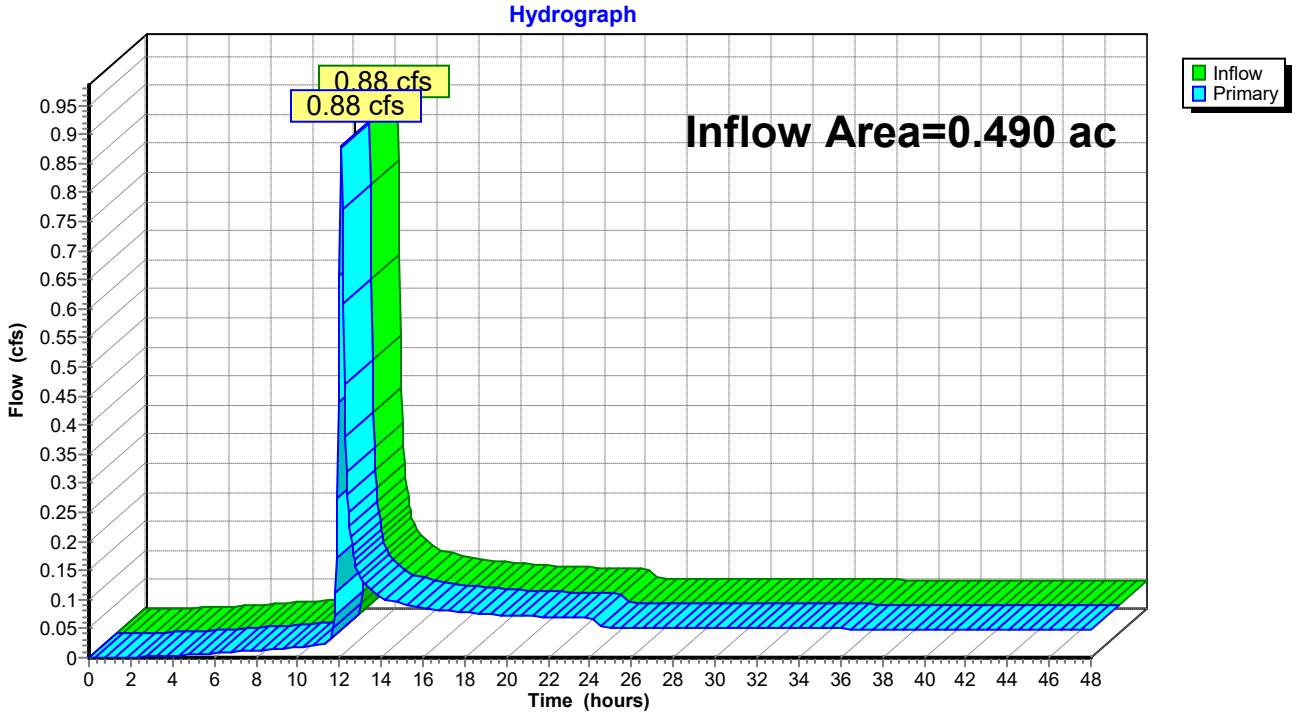


Summary for Link 2B: Study Point 2

Inflow Area = 0.490 ac, 0.00% Impervious, Inflow Depth > 5.30" for 10 YEAR event
Inflow = 0.88 cfs @ 12.09 hrs, Volume= 0.216 af
Primary = 0.88 cfs @ 12.09 hrs, Volume= 0.216 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 2B: Study Point 2

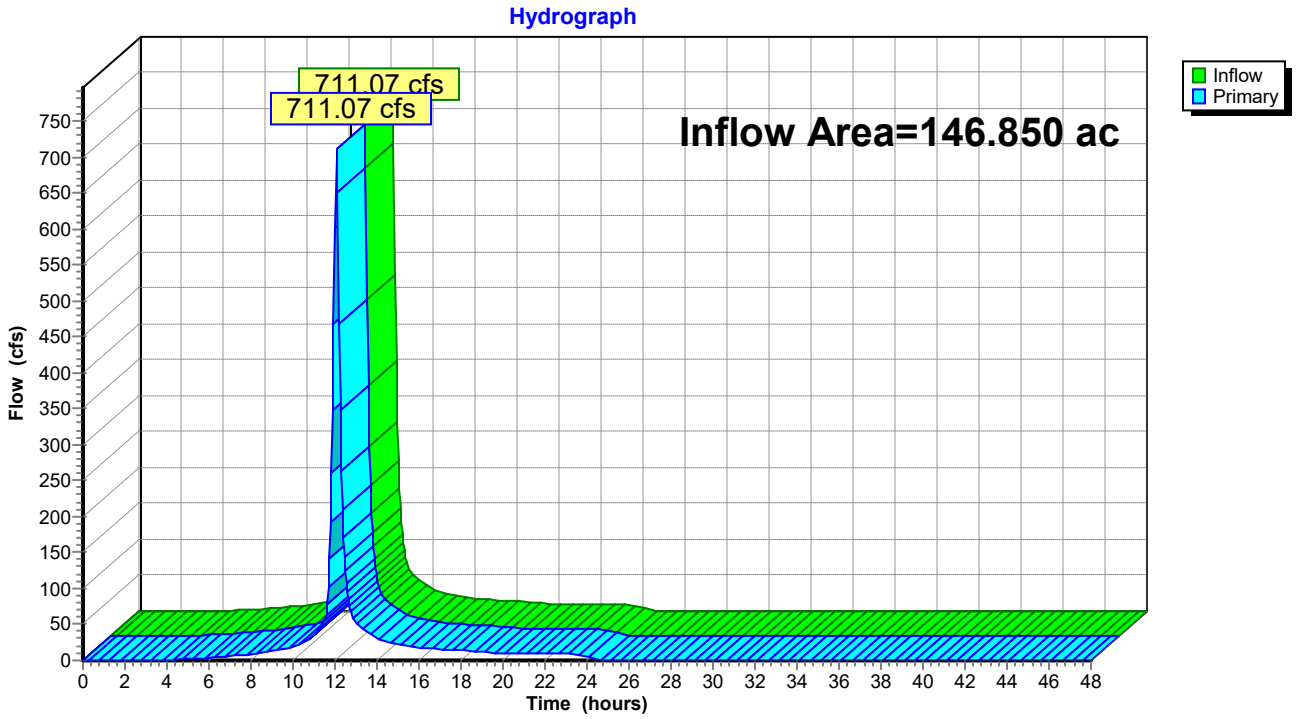


Summary for Link POST DA: Post-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 79.58% Impervious, Inflow Depth > 4.12" for 10 YEAR event
Inflow = 711.07 cfs @ 12.07 hrs, Volume= 50.370 af
Primary = 711.07 cfs @ 12.07 hrs, Volume= 50.370 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link POST DA: Post-Developed Downstream Analysis Study Point



Summary for Subcatchment B-1: Post-Developed

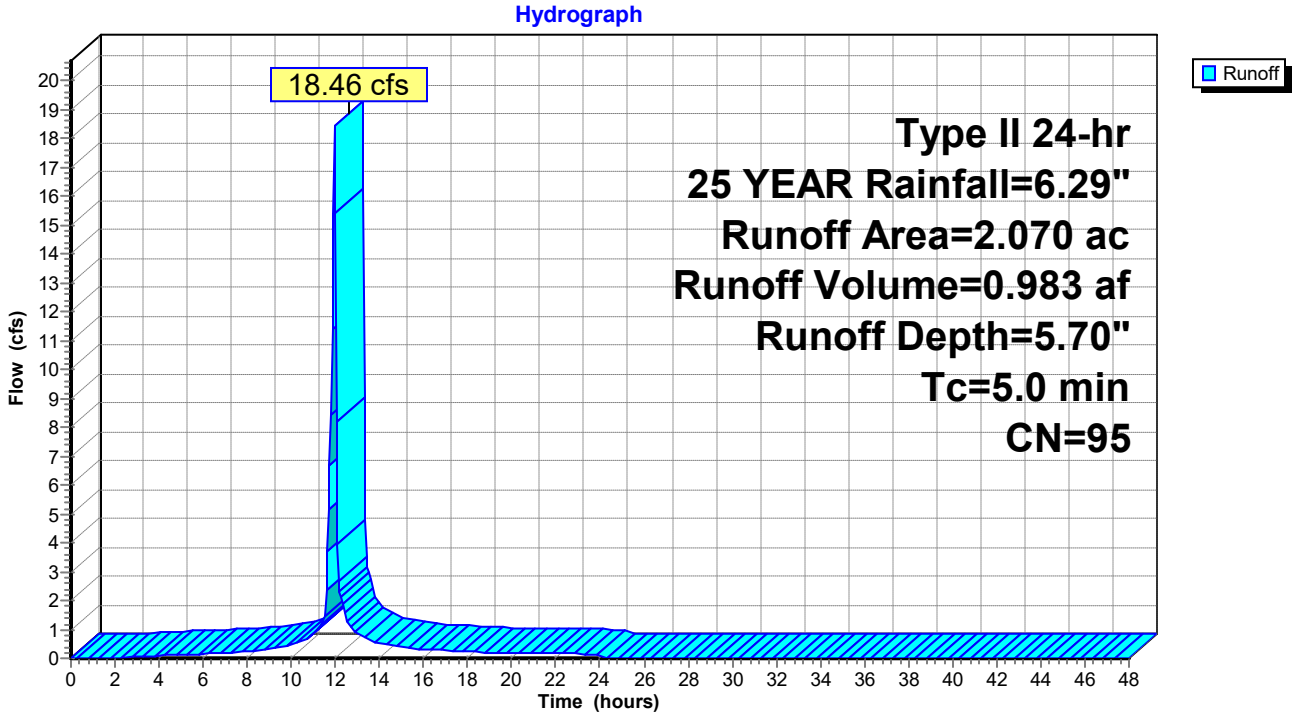
Runoff = 18.46 cfs @ 11.95 hrs, Volume= 0.983 af, Depth= 5.70"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
1.910	98	Paved parking, HSG B
0.160	61	>75% Grass cover, Good, HSG B
2.070	95	Weighted Average
0.160		7.73% Pervious Area
1.910		92.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-1: Post-Developed



Summary for Subcatchment B-1A: BYPASS POND to SP1

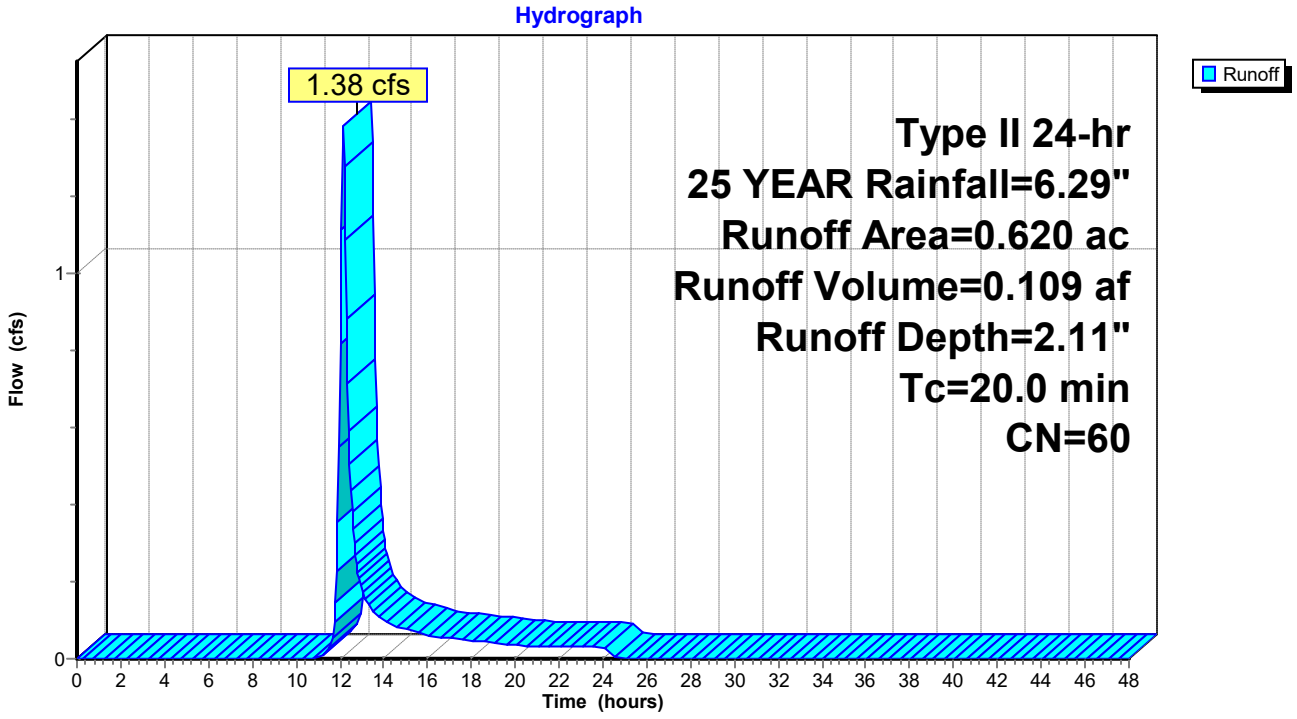
Runoff = 1.38 cfs @ 12.14 hrs, Volume= 0.109 af, Depth= 2.11"
Routed to Link 1B : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
0.070	55	Woods, Good, HSG B
0.550	61	>75% Grass cover, Good, HSG B
0.620	60	Weighted Average
0.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry,**

Subcatchment B-1A: BYPASS POND to SP1



Summary for Subcatchment B-2: Post-Developed

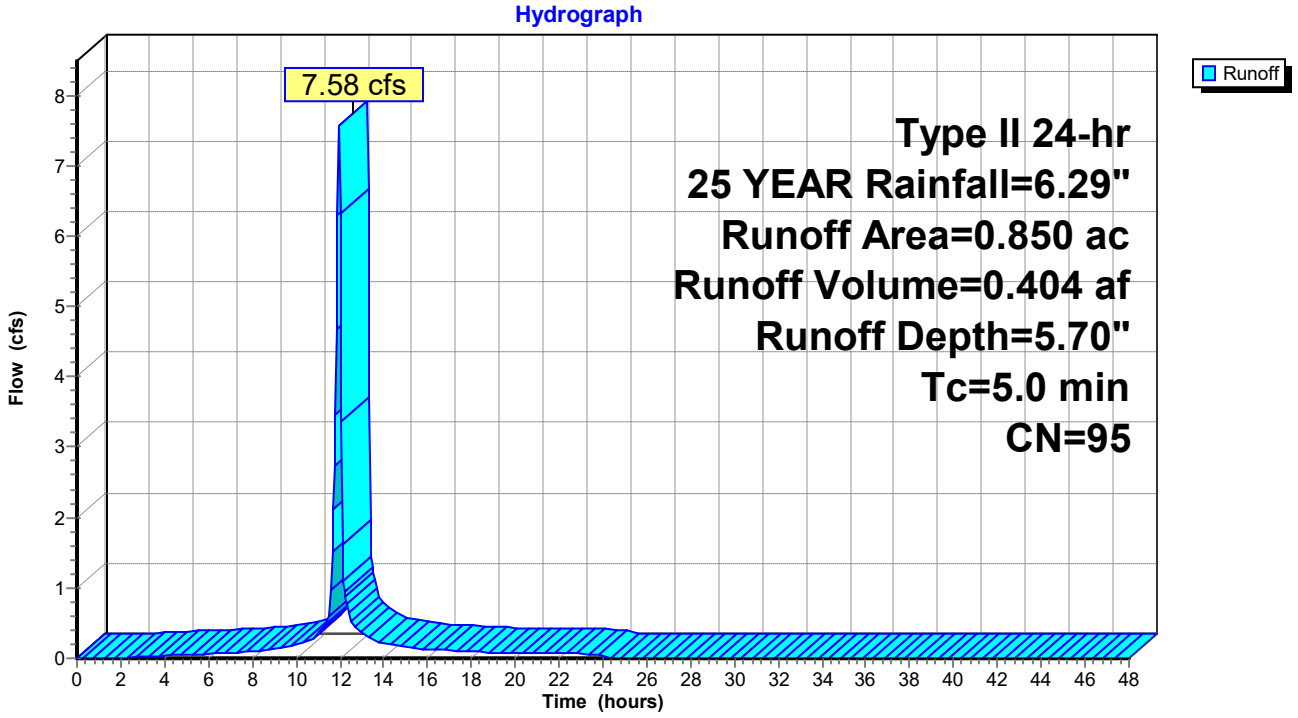
Runoff = 7.58 cfs @ 11.95 hrs, Volume= 0.404 af, Depth= 5.70"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
0.790	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.850	95	Weighted Average
0.060		7.06% Pervious Area
0.790		92.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-2: Post-Developed



Summary for Subcatchment B-2A: BYPASS POND to SP2

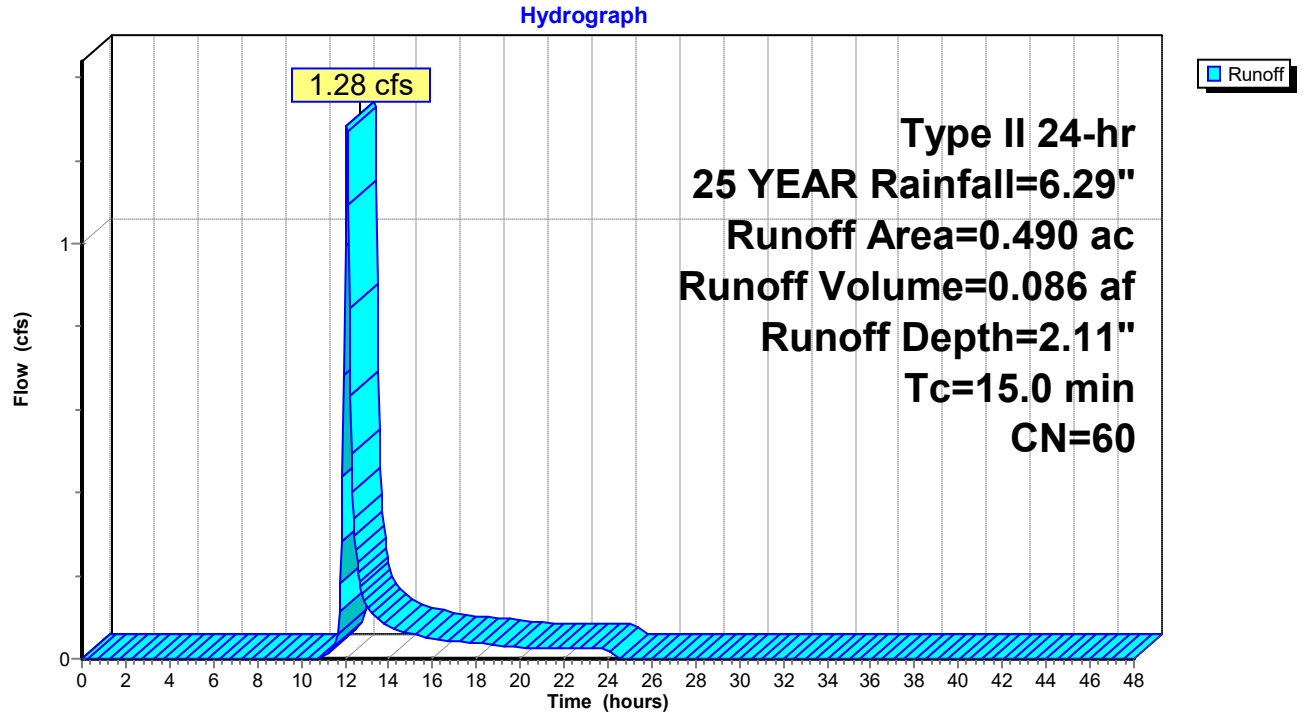
Runoff = 1.28 cfs @ 12.08 hrs, Volume= 0.086 af, Depth= 2.11"
Routed to Link 2B : Study Point 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

	Area (ac)	CN	Description
	0.420	61	>75% Grass cover, Good, HSG B
*	0.070	55	Wooded
	0.490	60	Weighted Average
	0.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment B-2A: BYPASS POND to SP2



Summary for Subcatchment B-3: Post-Developed

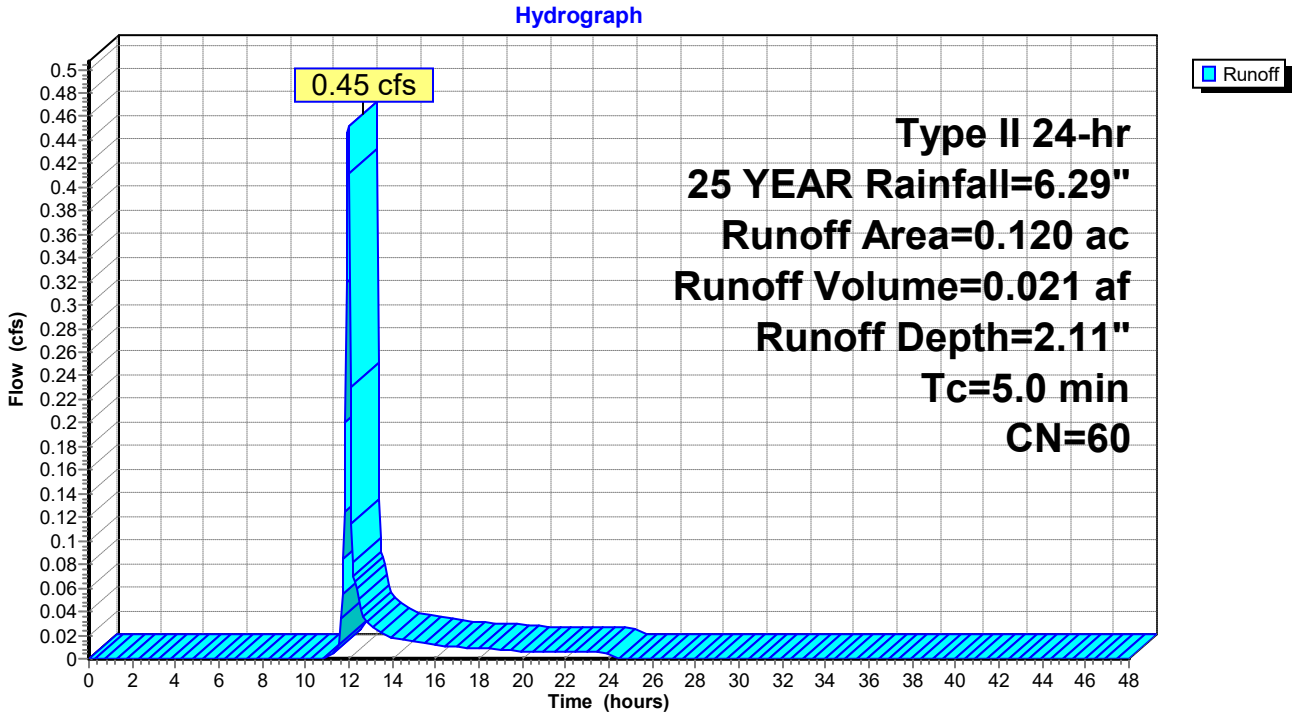
Runoff = 0.45 cfs @ 11.96 hrs, Volume= 0.021 af, Depth= 2.11"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
0.030	55	Woods, Good, HSG B
0.090	61	>75% Grass cover, Good, HSG B
0.120	60	Weighted Average
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-3: Post-Developed



Summary for Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder

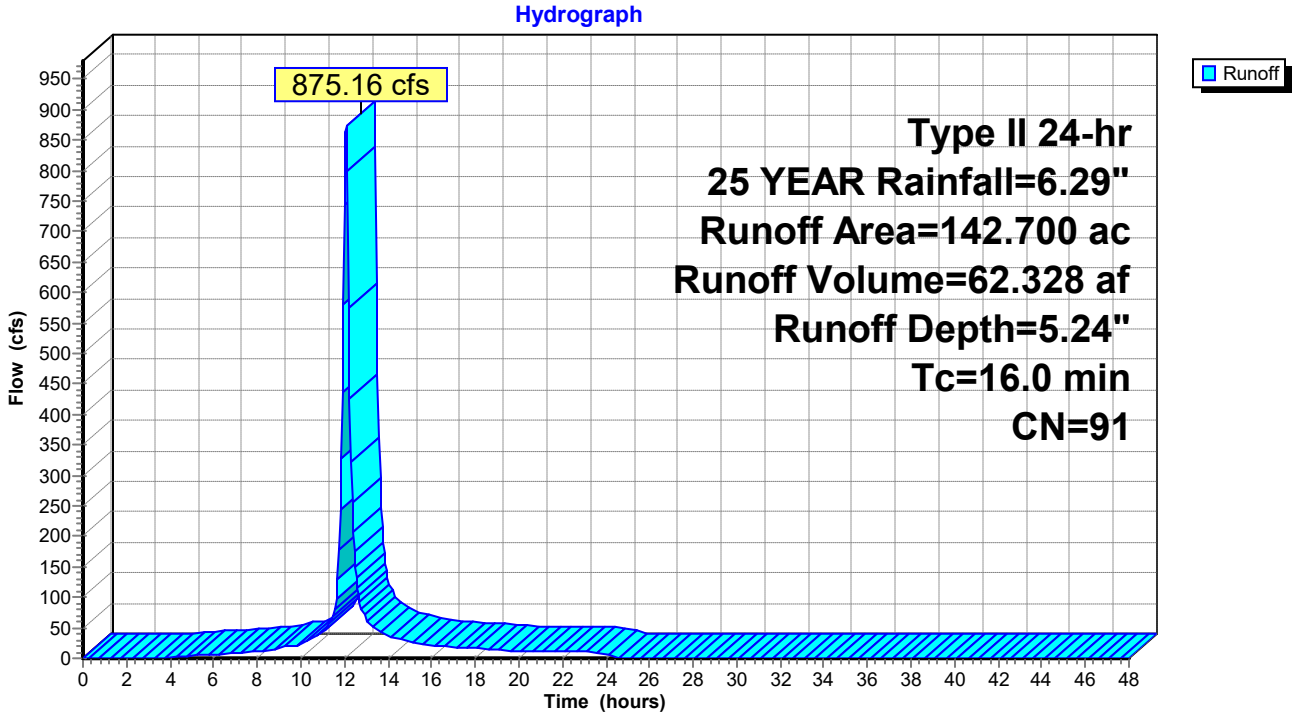
Runoff = 875.16 cfs @ 12.07 hrs, Volume= 62.328 af, Depth= 5.24"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder



Summary for Pond 1P: Undg Pond 1

Inflow Area = 2.920 ac, 92.47% Impervious, Inflow Depth = 5.70" for 25 YEAR event
Inflow = 26.04 cfs @ 11.95 hrs, Volume= 1.387 af
Outflow = 0.48 cfs @ 15.64 hrs, Volume= 0.527 af, Atten= 98%, Lag= 221.5 min
Primary = 0.24 cfs @ 15.64 hrs, Volume= 0.268 af
Routed to Link 1B : Study Point 1
Secondary = 0.24 cfs @ 15.64 hrs, Volume= 0.258 af
Routed to Link 2B : Study Point 2

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 999.65' @ 15.64 hrs Surf.Area= 12,232 sf Storage= 47,598 cf

Plug-Flow detention time= 863.2 min calculated for 0.526 af (38% of inflow)
Center-of-Mass det. time= 718.0 min (1,475.8 - 757.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	994.80'	0 cf	**89.63'W x 136.48'L x 7.00'H Field A** 85,624 cf Overall - 85,624 cf Embedded = 0 cf x 40.0% Voids
#2A	994.80'	65,697 cf	**StormTrap DoubleTrap 6-0** x 72 Inside #1 Inside= 101.7"W x 72.0"H => 45.99 sf x 15.40'L = 708.0 cf Outside= 101.7"W x 84.0"H => 59.35 sf x 15.40'L = 913.8 cf 72 Chambers in 9 Rows 76.31' x 123.17' Core + 6.66' Border = 89.63' x 136.48' System
		65,697 cf	Total Available Storage

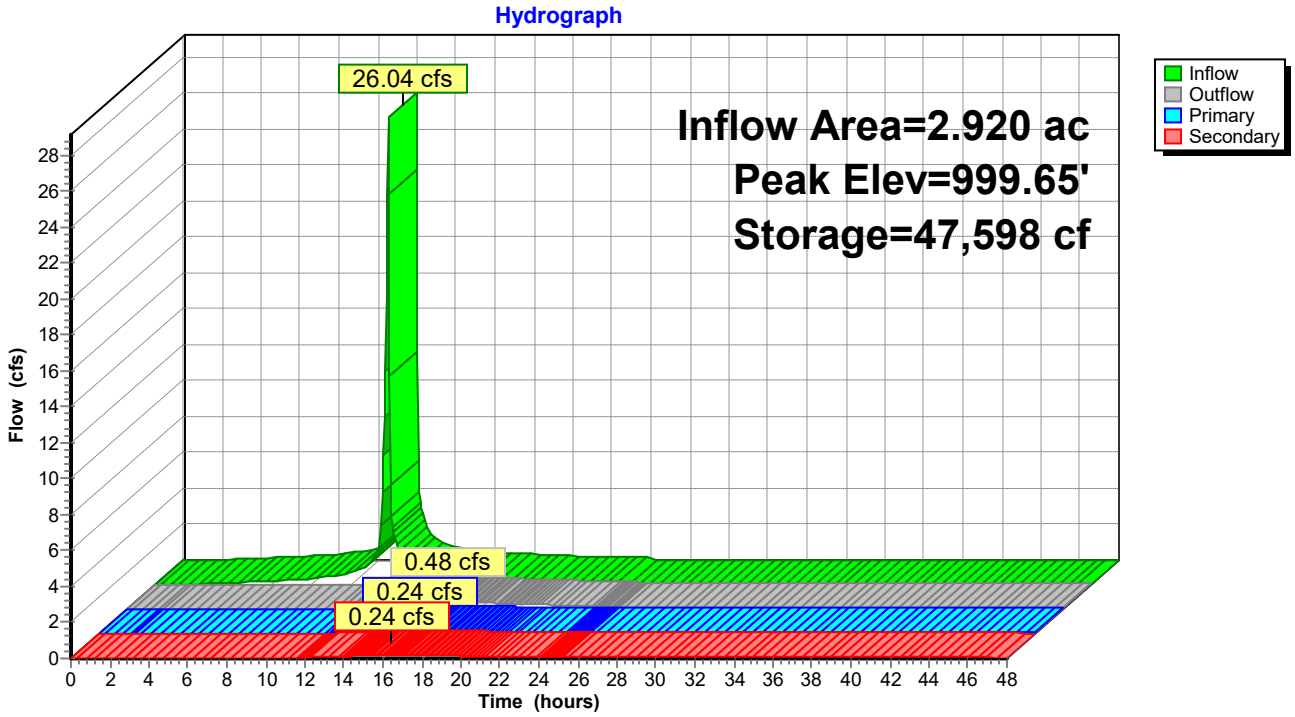
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	995.00'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#5	Secondary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#6	Device 5	995.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#7	Device 5	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#8	Device 5	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.24 cfs @ 15.64 hrs HW=999.65' (Free Discharge)
└**1=Orifice/Grate** (Passes 0.24 cfs of 17.22 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 10.33 fps)
├**3=Orifice/Grate** (Orifice Controls 0.18 cfs @ 1.23 fps)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.24 cfs @ 15.64 hrs HW=999.65' (Free Discharge)
└**5=Orifice/Grate** (Passes 0.24 cfs of 17.22 cfs potential flow)
├**6=Orifice/Grate** (Orifice Controls 0.05 cfs @ 10.05 fps)
├**7=Orifice/Grate** (Orifice Controls 0.18 cfs @ 1.23 fps)
└**8=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Undg Pond 1

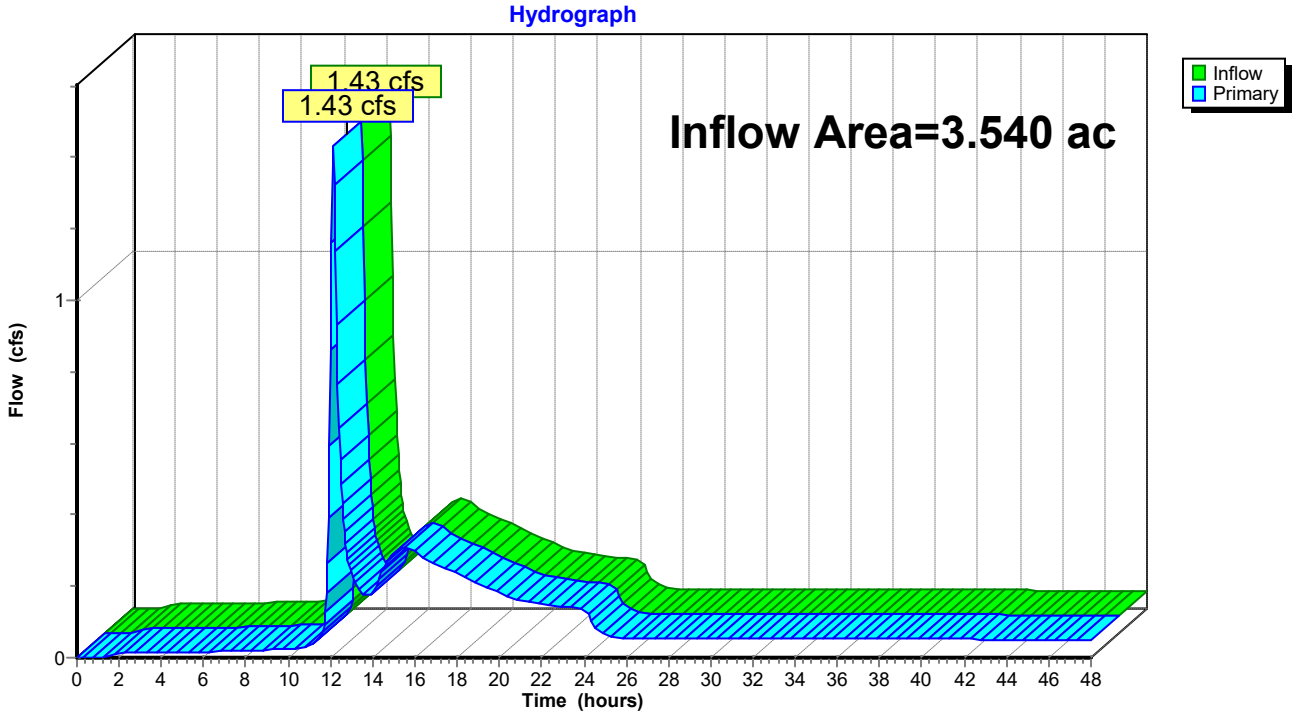


Summary for Link 1B: Study Point 1

Inflow Area = 3.540 ac, 76.27% Impervious, Inflow Depth > 1.28" for 25 YEAR event
Inflow = 1.43 cfs @ 12.14 hrs, Volume= 0.378 af
Primary = 1.43 cfs @ 12.14 hrs, Volume= 0.378 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1B: Study Point 1

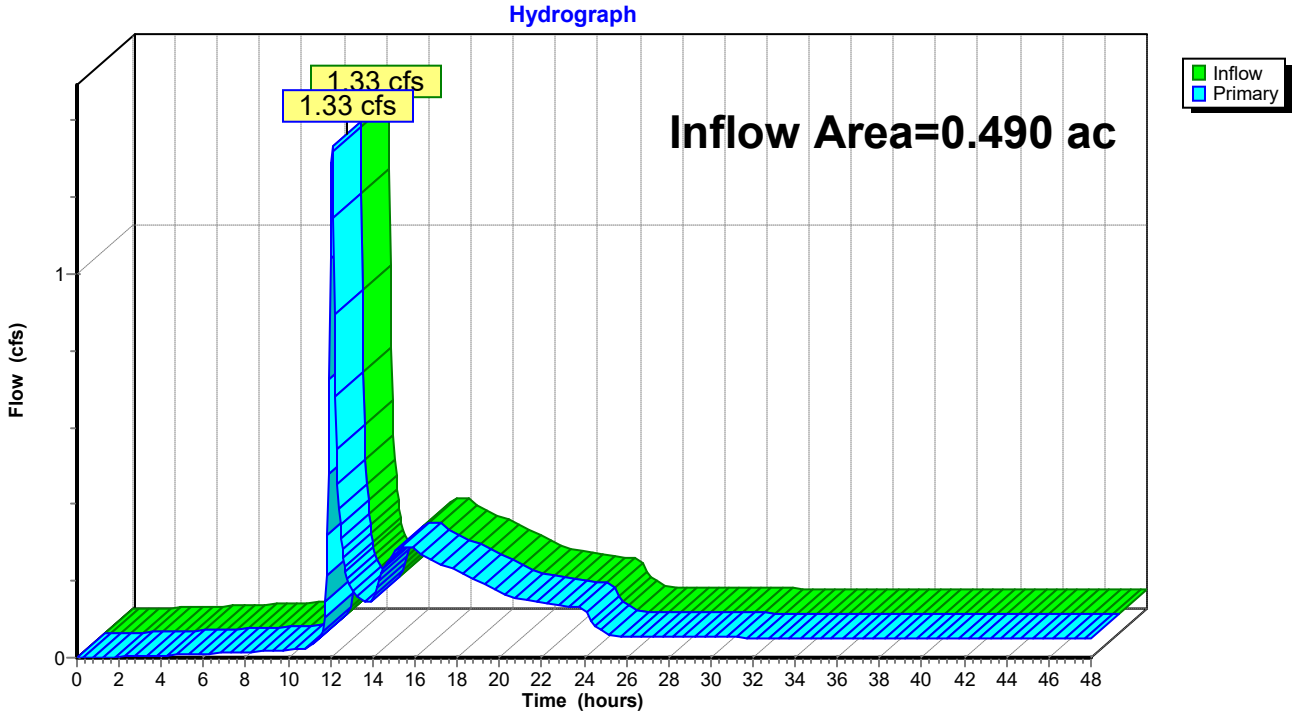


Summary for Link 2B: Study Point 2

Inflow Area = 0.490 ac, 0.00% Impervious, Inflow Depth > 8.44" for 25 YEAR event
Inflow = 1.33 cfs @ 12.08 hrs, Volume= 0.345 af
Primary = 1.33 cfs @ 12.08 hrs, Volume= 0.345 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 2B: Study Point 2

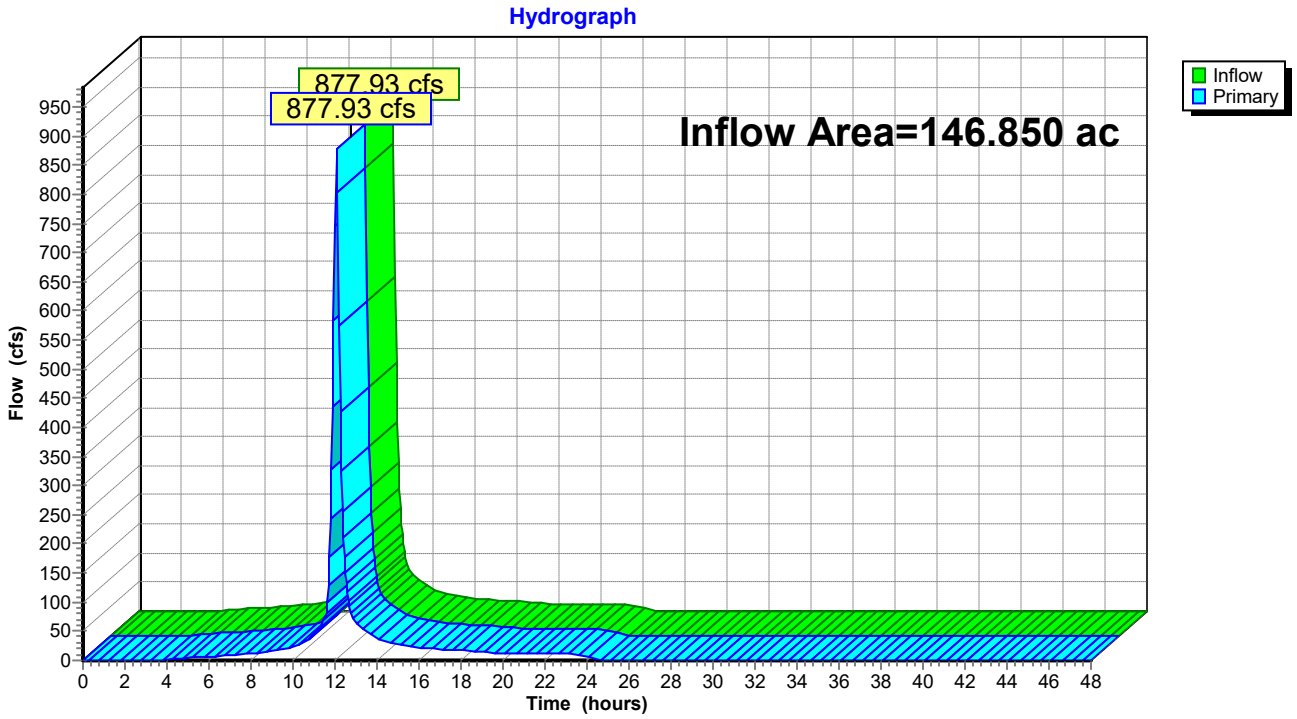


Summary for Link POST DA: Post-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 79.58% Impervious, Inflow Depth > 5.15" for 25 YEAR event
Inflow = 877.93 cfs @ 12.07 hrs, Volume= 63.071 af
Primary = 877.93 cfs @ 12.07 hrs, Volume= 63.071 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link POST DA: Post-Developed Downstream Analysis Study Point



Summary for Subcatchment B-1: Post-Developed

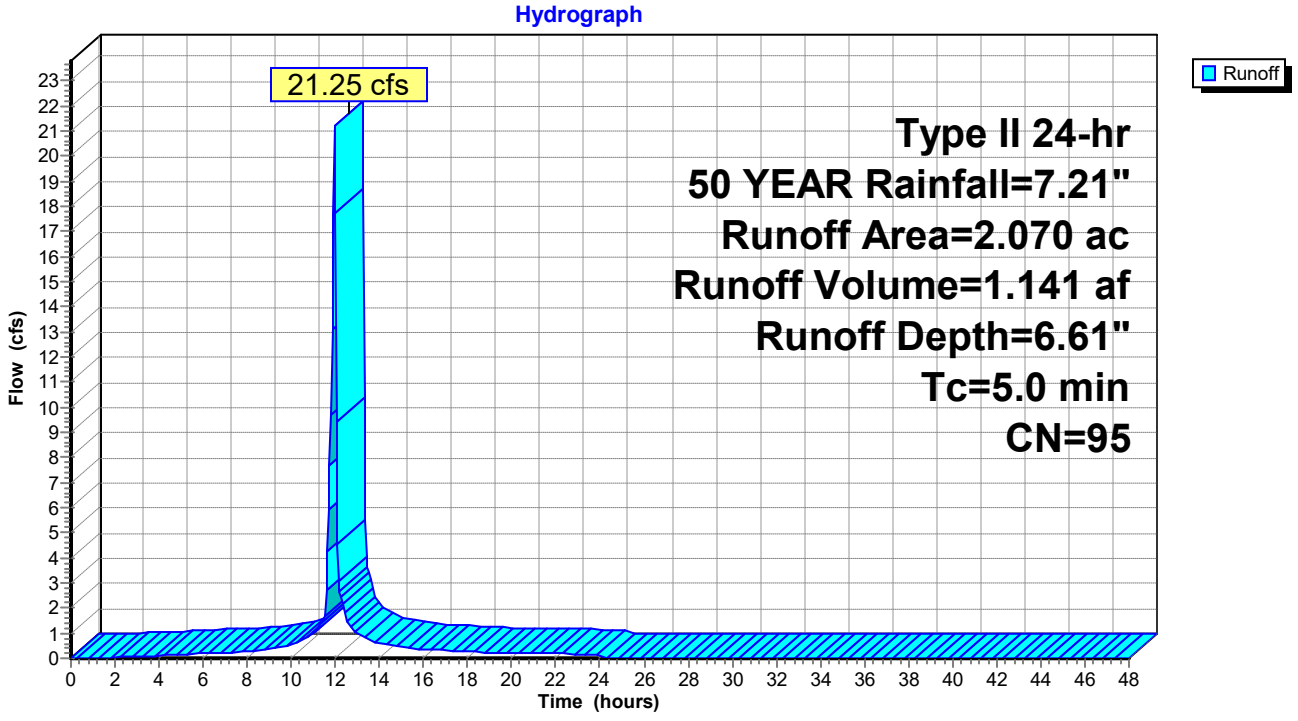
Runoff = 21.25 cfs @ 11.95 hrs, Volume= 1.141 af, Depth= 6.61"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
1.910	98	Paved parking, HSG B
0.160	61	>75% Grass cover, Good, HSG B
2.070	95	Weighted Average
0.160		7.73% Pervious Area
1.910		92.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-1: Post-Developed



Summary for Subcatchment B-1A: BYPASS POND to SP1

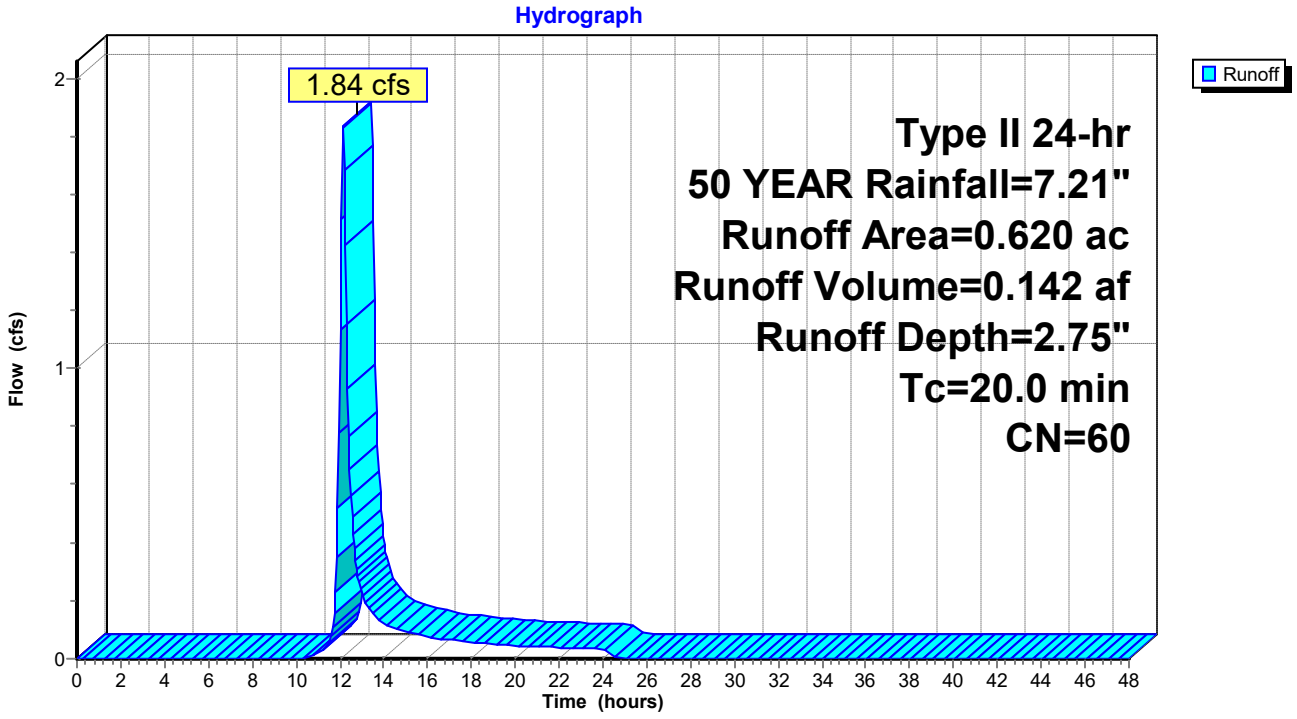
Runoff = 1.84 cfs @ 12.14 hrs, Volume= 0.142 af, Depth= 2.75"
Routed to Link 1B : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
0.070	55	Woods, Good, HSG B
0.550	61	>75% Grass cover, Good, HSG B
0.620	60	Weighted Average
0.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry,**

Subcatchment B-1A: BYPASS POND to SP1



Summary for Subcatchment B-2: Post-Developed

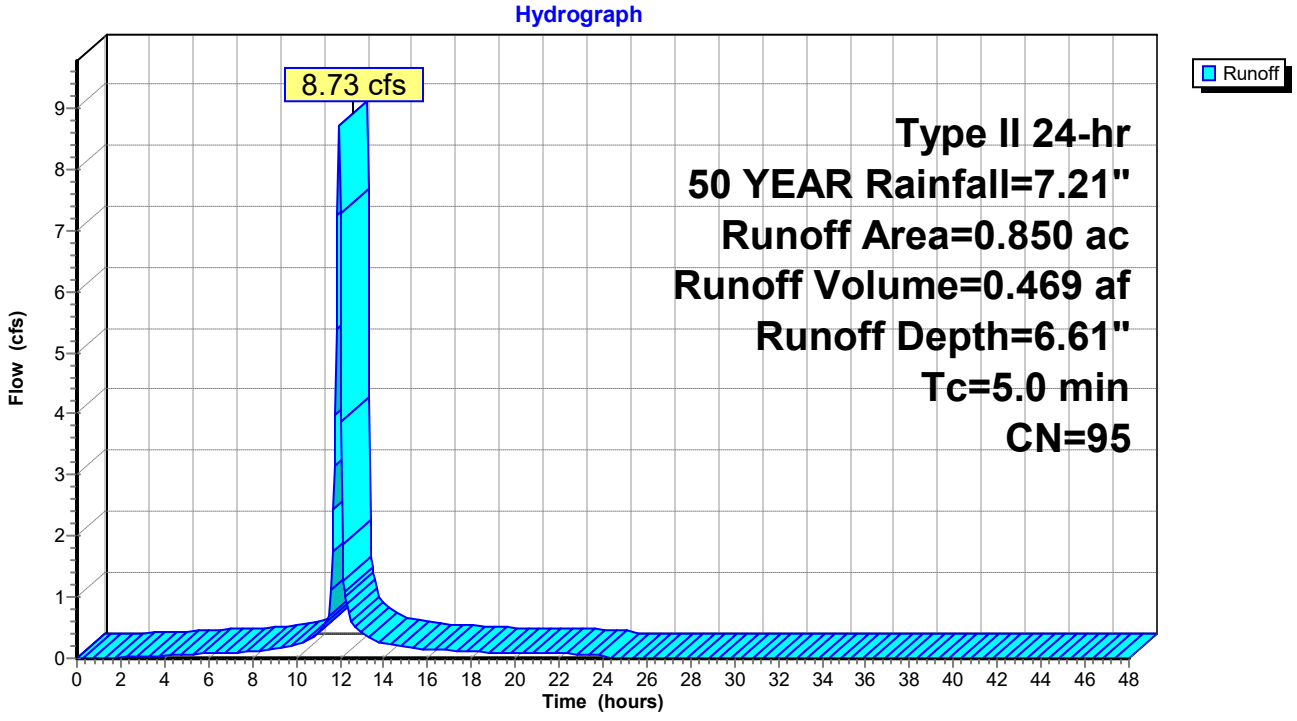
Runoff = 8.73 cfs @ 11.95 hrs, Volume= 0.469 af, Depth= 6.61"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
0.790	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.850	95	Weighted Average
0.060		7.06% Pervious Area
0.790		92.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-2: Post-Developed



Summary for Subcatchment B-2A: BYPASS POND to SP2

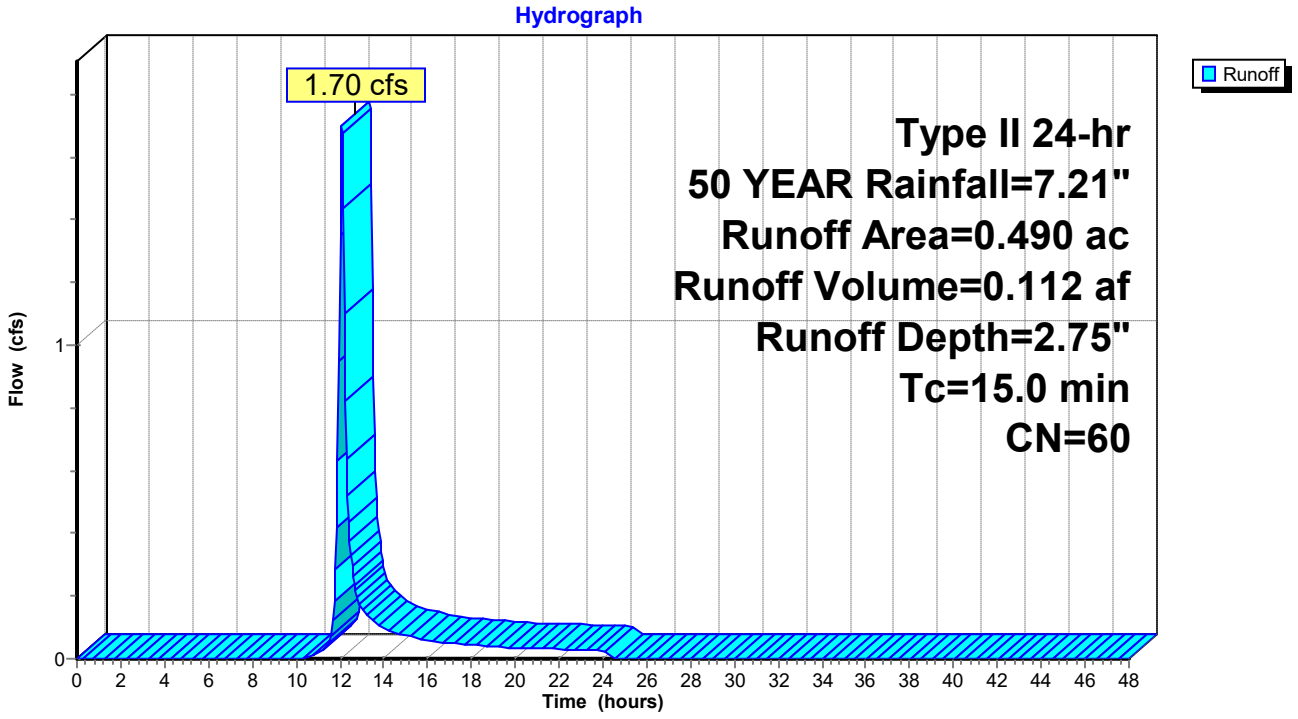
Runoff = 1.70 cfs @ 12.08 hrs, Volume= 0.112 af, Depth= 2.75"
Routed to Link 2B : Study Point 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

	Area (ac)	CN	Description
	0.420	61	>75% Grass cover, Good, HSG B
*	0.070	55	Wooded
	0.490	60	Weighted Average
	0.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment B-2A: BYPASS POND to SP2



Summary for Subcatchment B-3: Post-Developed

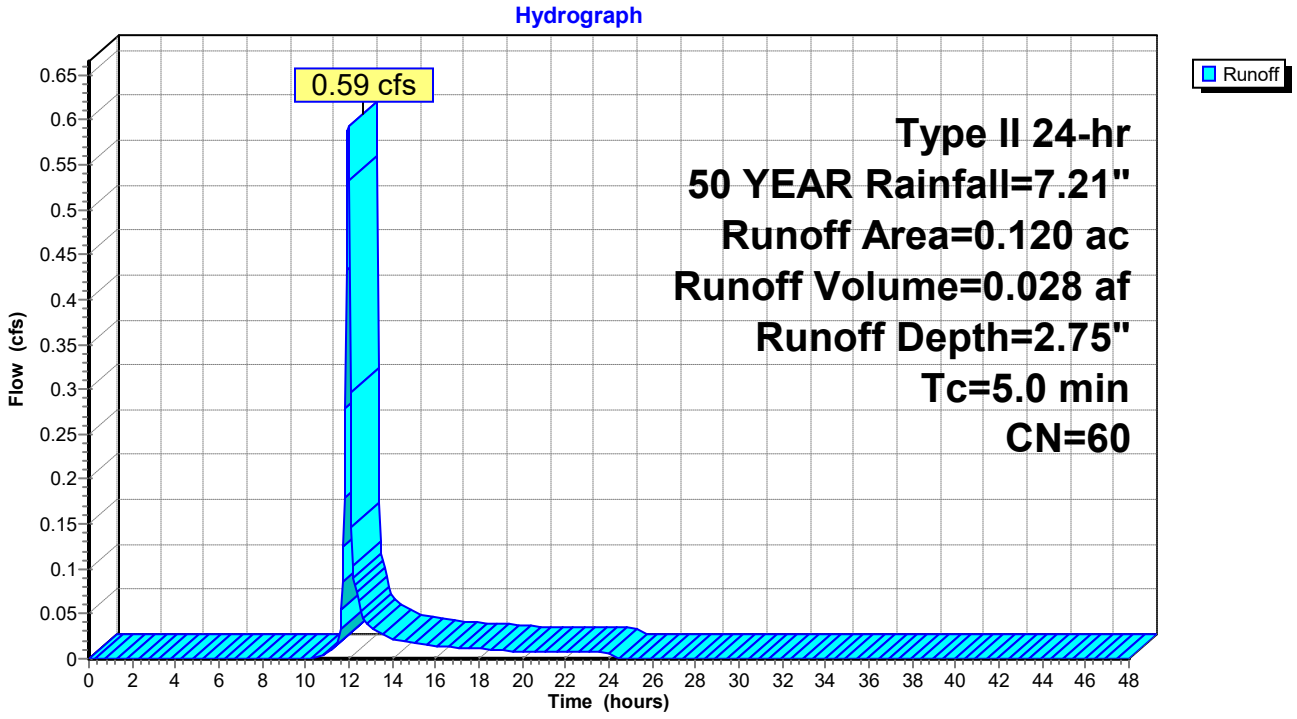
Runoff = 0.59 cfs @ 11.96 hrs, Volume= 0.028 af, Depth= 2.75"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
0.030	55	Woods, Good, HSG B
0.090	61	>75% Grass cover, Good, HSG B
0.120	60	Weighted Average
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-3: Post-Developed



Summary for Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder

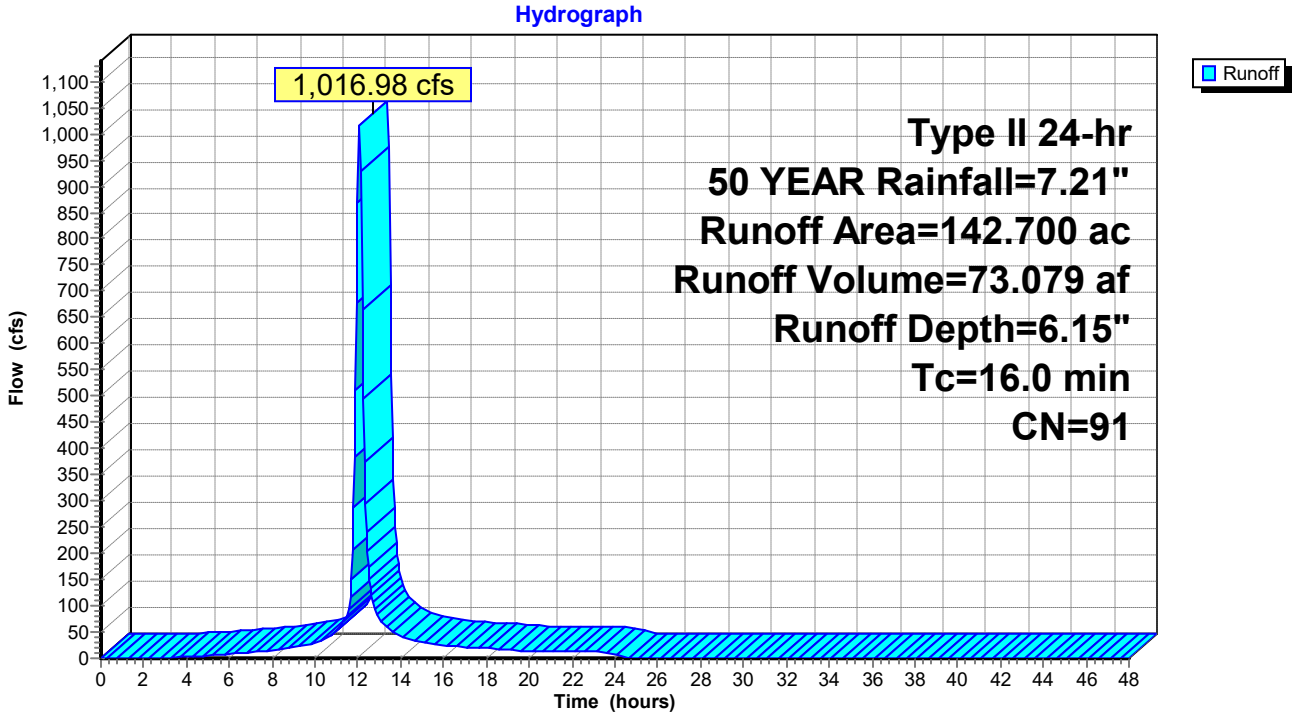
Runoff = 1,016.98 cfs @ 12.07 hrs, Volume= 73.079 af, Depth= 6.15"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder



Summary for Pond 1P: Undg Pond 1

Inflow Area = 2.920 ac, 92.47% Impervious, Inflow Depth = 6.61" for 50 YEAR event
Inflow = 29.98 cfs @ 11.95 hrs, Volume= 1.610 af
Outflow = 1.17 cfs @ 13.27 hrs, Volume= 0.748 af, Atten= 96%, Lag= 79.4 min
Primary = 0.59 cfs @ 13.27 hrs, Volume= 0.379 af
Routed to Link 1B : Study Point 1
Secondary = 0.58 cfs @ 13.27 hrs, Volume= 0.369 af
Routed to Link 2B : Study Point 2

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 999.80' @ 13.27 hrs Surf.Area= 12,232 sf Storage= 49,267 cf

Plug-Flow detention time= 671.4 min calculated for 0.747 af (46% of inflow)
Center-of-Mass det. time= 543.5 min (1,298.0 - 754.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	994.80'	0 cf	**89.63'W x 136.48'L x 7.00'H Field A** 85,624 cf Overall - 85,624 cf Embedded = 0 cf x 40.0% Voids
#2A	994.80'	65,697 cf	**StormTrap DoubleTrap 6-0** x 72 Inside #1 Inside= 101.7"W x 72.0"H => 45.99 sf x 15.40'L = 708.0 cf Outside= 101.7"W x 84.0"H => 59.35 sf x 15.40'L = 913.8 cf 72 Chambers in 9 Rows 76.31' x 123.17' Core + 6.66' Border = 89.63' x 136.48' System
		65,697 cf	Total Available Storage

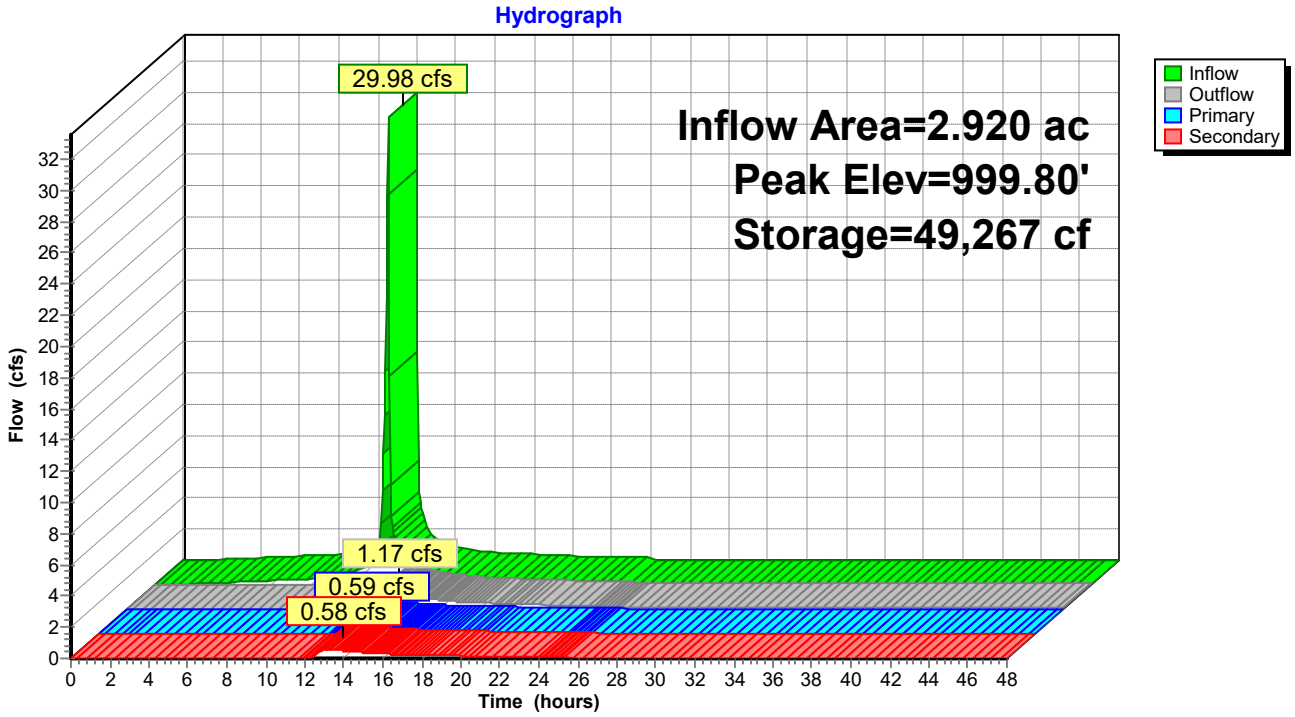
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	995.00'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#5	Secondary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#6	Device 5	995.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#7	Device 5	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#8	Device 5	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.58 cfs @ 13.27 hrs HW=999.80' (Free Discharge)
└**1=Orifice/Grate** (Passes 0.58 cfs of 17.54 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 10.50 fps)
├**3=Orifice/Grate** (Orifice Controls 0.53 cfs @ 1.76 fps)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=0.58 cfs @ 13.27 hrs HW=999.80' (Free Discharge)
└**5=Orifice/Grate** (Passes 0.58 cfs of 17.54 cfs potential flow)
├**6=Orifice/Grate** (Orifice Controls 0.06 cfs @ 10.22 fps)
├**7=Orifice/Grate** (Orifice Controls 0.53 cfs @ 1.76 fps)
└**8=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Undg Pond 1

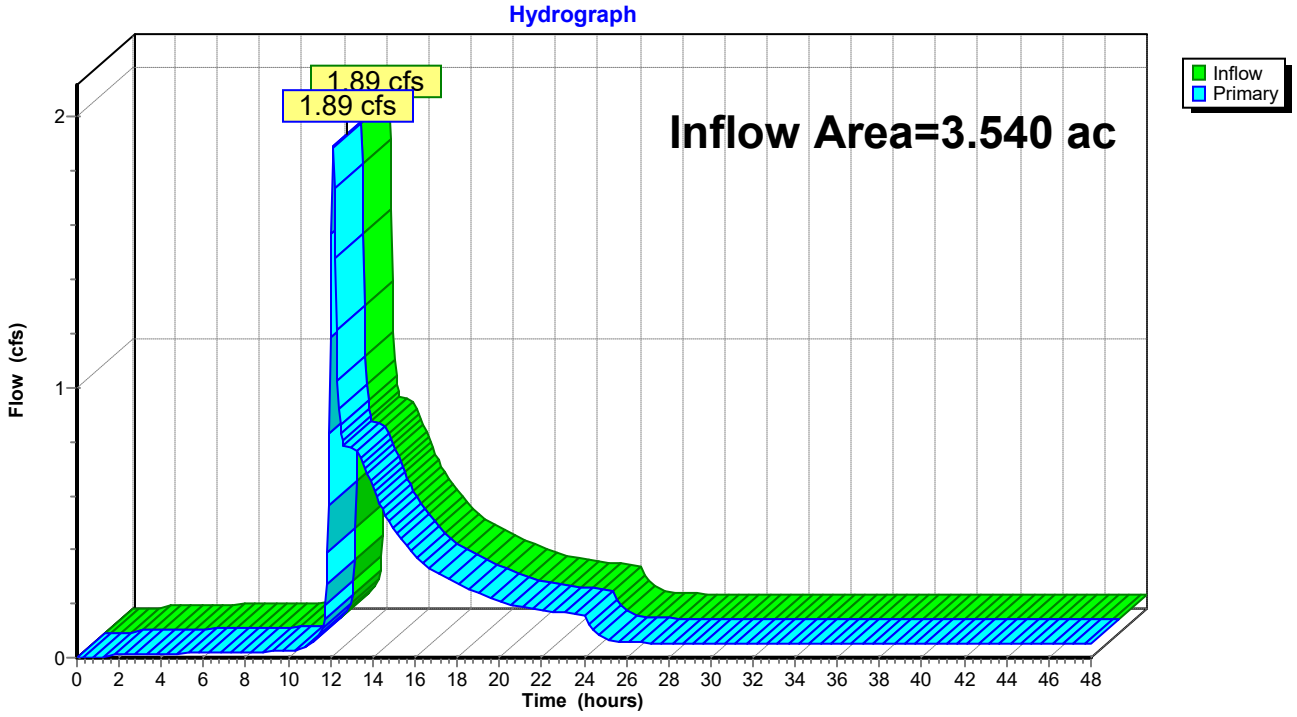


Summary for Link 1B: Study Point 1

Inflow Area = 3.540 ac, 76.27% Impervious, Inflow Depth > 1.77" for 50 YEAR event
Inflow = 1.89 cfs @ 12.14 hrs, Volume= 0.521 af
Primary = 1.89 cfs @ 12.14 hrs, Volume= 0.521 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1B: Study Point 1

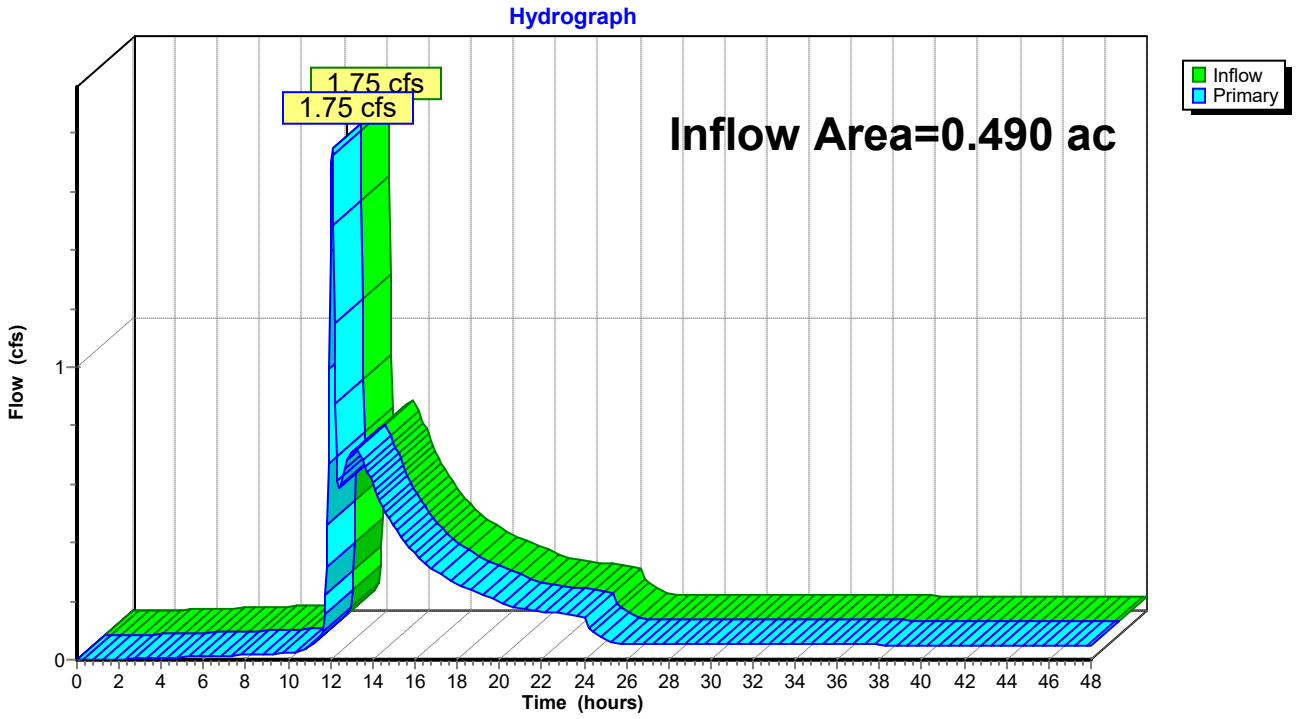


Summary for Link 2B: Study Point 2

Inflow Area = 0.490 ac, 0.00% Impervious, Inflow Depth > 11.79" for 50 YEAR event
Inflow = 1.75 cfs @ 12.08 hrs, Volume= 0.481 af
Primary = 1.75 cfs @ 12.08 hrs, Volume= 0.481 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 2B: Study Point 2

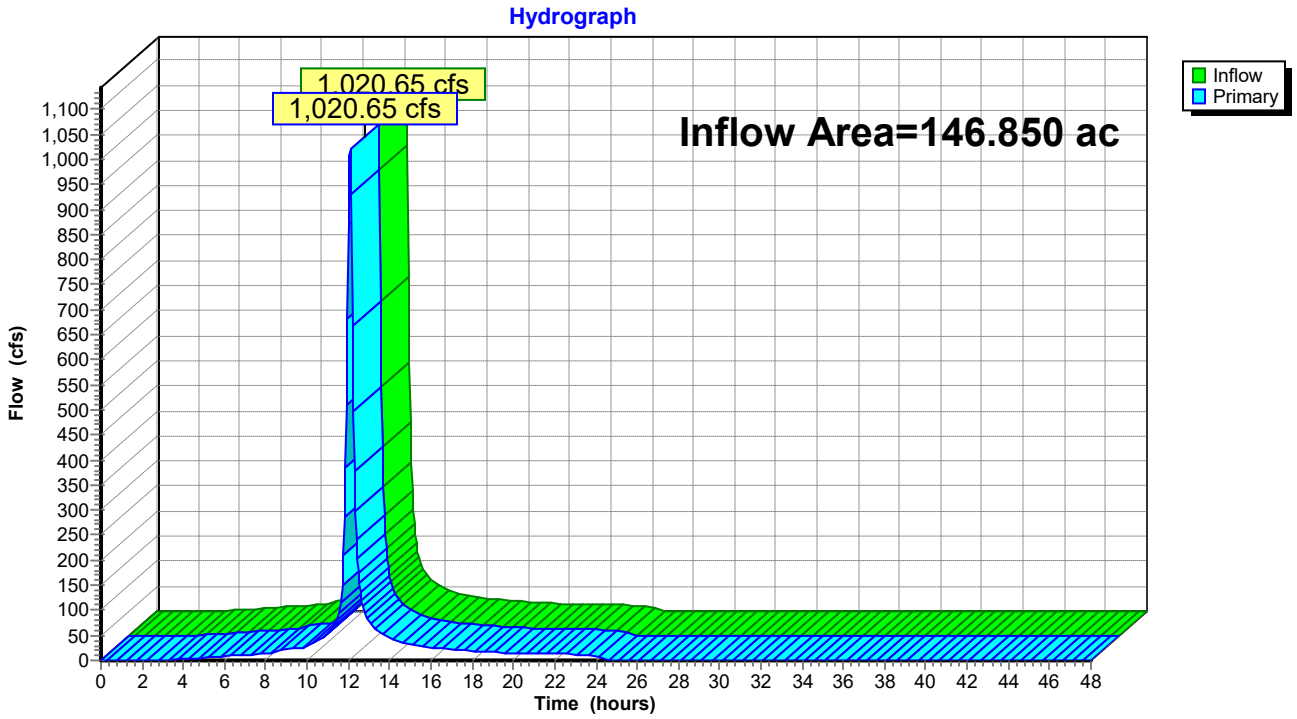


Summary for Link POST DA: Post-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 79.58% Impervious, Inflow Depth = 6.06" for 50 YEAR event
Inflow = 1,020.65 cfs @ 12.07 hrs, Volume= 74.110 af
Primary = 1,020.65 cfs @ 12.07 hrs, Volume= 74.110 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link POST DA: Post-Developed Downstream Analysis Study Point



Summary for Subcatchment B-1: Post-Developed

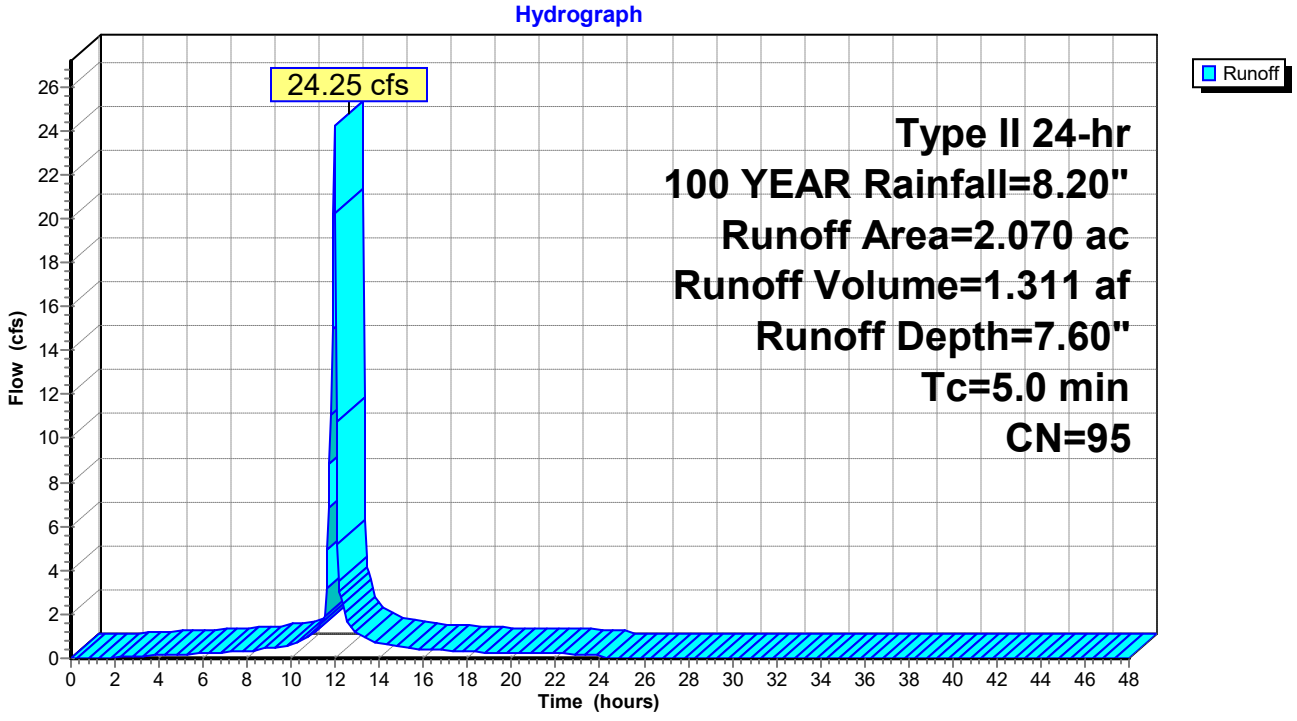
Runoff = 24.25 cfs @ 11.95 hrs, Volume= 1.311 af, Depth= 7.60"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
1.910	98	Paved parking, HSG B
0.160	61	>75% Grass cover, Good, HSG B
2.070	95	Weighted Average
0.160		7.73% Pervious Area
1.910		92.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-1: Post-Developed



Summary for Subcatchment B-1A: BYPASS POND to SP1

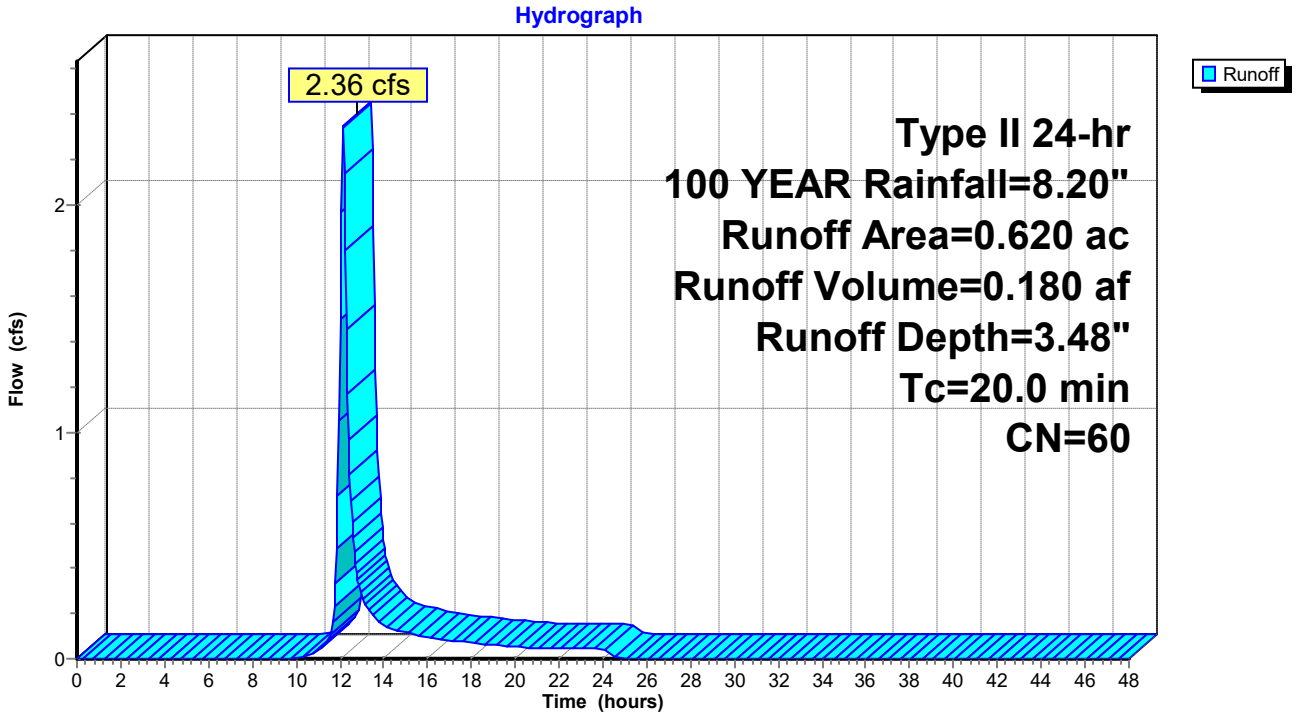
Runoff = 2.36 cfs @ 12.13 hrs, Volume= 0.180 af, Depth= 3.48"
Routed to Link 1B : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
0.070	55	Woods, Good, HSG B
0.550	61	>75% Grass cover, Good, HSG B
0.620	60	Weighted Average
0.620		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry,**

Subcatchment B-1A: BYPASS POND to SP1



Summary for Subcatchment B-2: Post-Developed

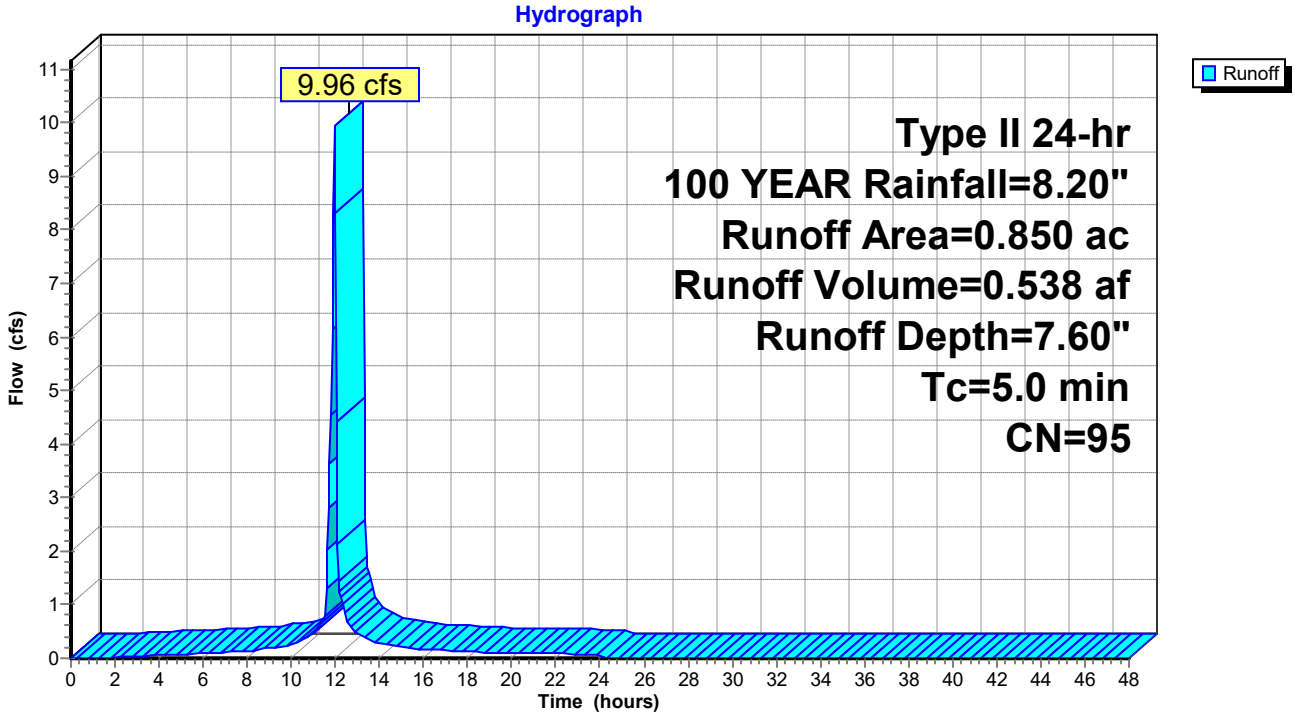
Runoff = 9.96 cfs @ 11.95 hrs, Volume= 0.538 af, Depth= 7.60"
Routed to Pond 1P : Undg Pond 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
0.790	98	Paved parking, HSG B
0.060	61	>75% Grass cover, Good, HSG B
0.850	95	Weighted Average
0.060		7.06% Pervious Area
0.790		92.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-2: Post-Developed



Summary for Subcatchment B-2A: BYPASS POND to SP2

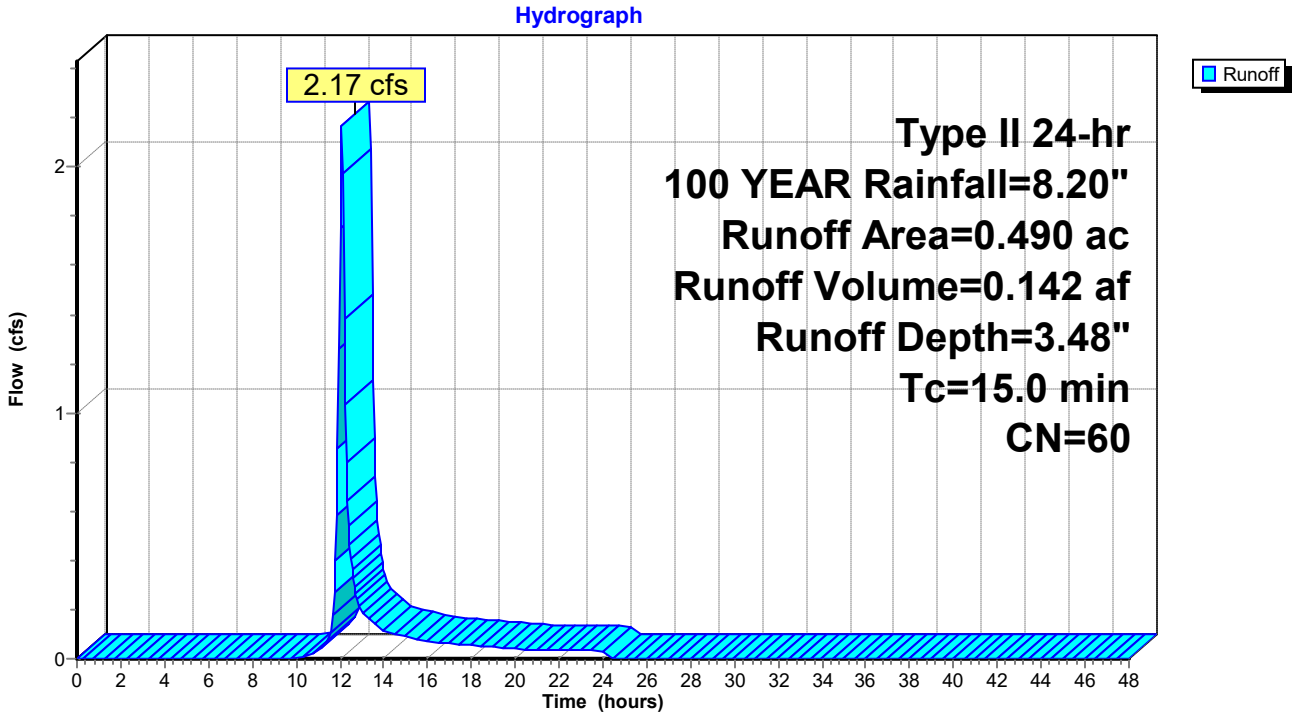
Runoff = 2.17 cfs @ 12.08 hrs, Volume= 0.142 af, Depth= 3.48"
Routed to Link 2B : Study Point 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

	Area (ac)	CN	Description
	0.420	61	>75% Grass cover, Good, HSG B
*	0.070	55	Wooded
	0.490	60	Weighted Average
	0.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry,**

Subcatchment B-2A: BYPASS POND to SP2



Summary for Subcatchment B-3: Post-Developed

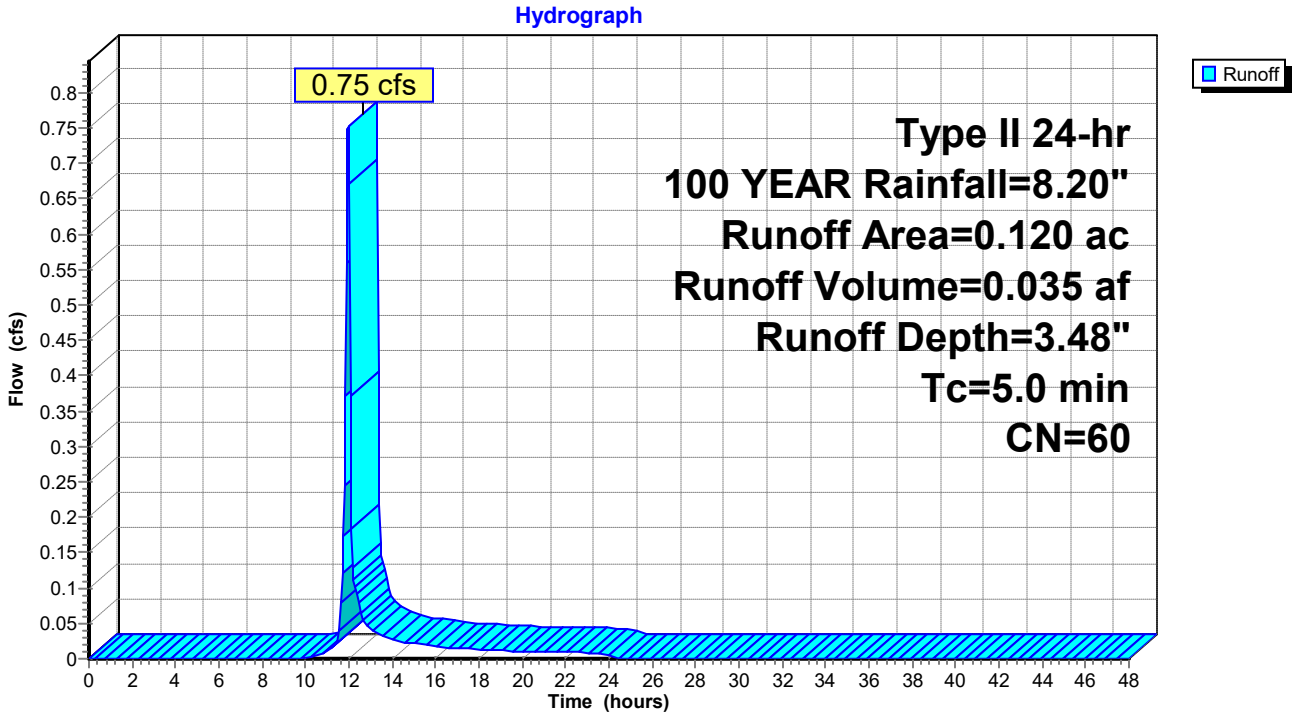
Runoff = 0.75 cfs @ 11.96 hrs, Volume= 0.035 af, Depth= 3.48"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
0.030	55	Woods, Good, HSG B
0.090	61	>75% Grass cover, Good, HSG B
0.120	60	Weighted Average
0.120		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Default**

Subcatchment B-3: Post-Developed



Summary for Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder

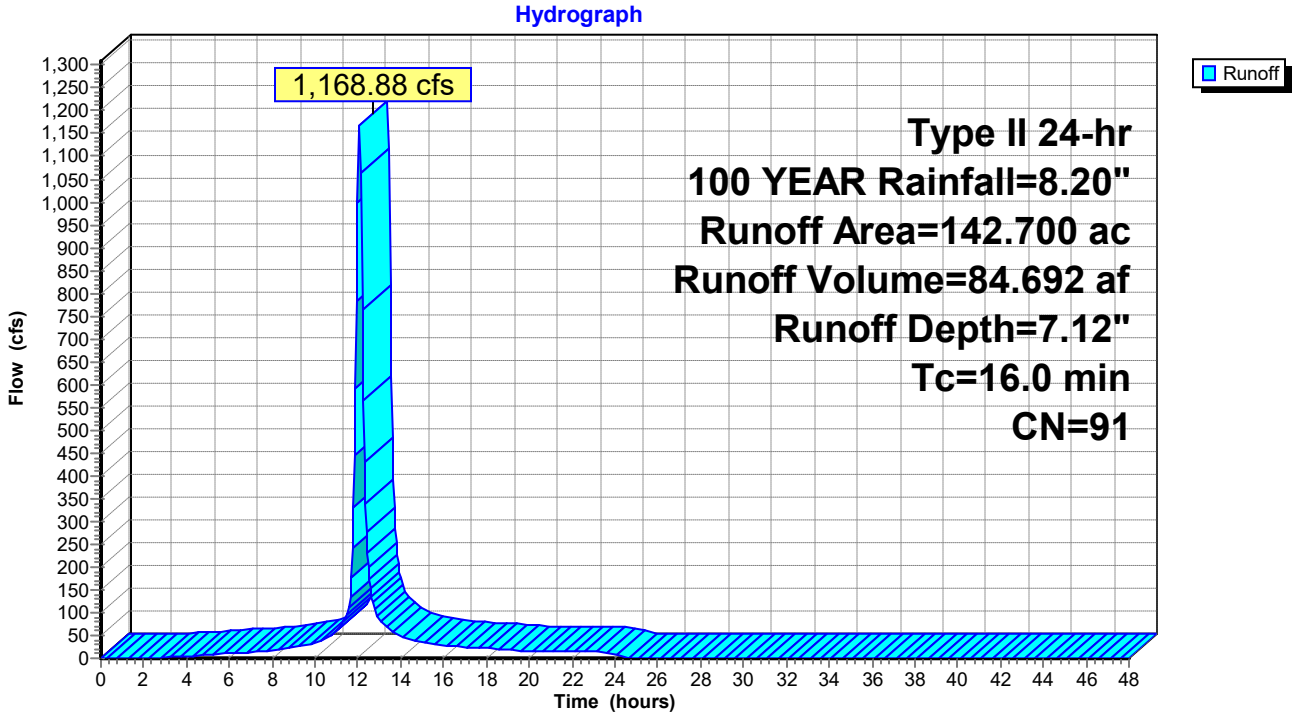
Runoff = 1,168.88 cfs @ 12.07 hrs, Volume= 84.692 af, Depth= 7.12"
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
114.160	98	Paved parking, HSG B
28.540	61	>75% Grass cover, Good, HSG B
142.700	91	Weighted Average
28.540		20.00% Pervious Area
114.160		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.0					**Direct Entry,**

Subcatchment DAB2: Pre/Post-Developed Downstream Basin Remainder



Summary for Pond 1P: Undg Pond 1

Inflow Area = 2.920 ac, 92.47% Impervious, Inflow Depth = 7.60" for 100 YEAR event
Inflow = 34.20 cfs @ 11.95 hrs, Volume= 1.849 af
Outflow = 2.69 cfs @ 12.47 hrs, Volume= 0.987 af, Atten= 92%, Lag= 31.1 min
Primary = 1.35 cfs @ 12.47 hrs, Volume= 0.498 af
Routed to Link 1B : Study Point 1
Secondary = 1.34 cfs @ 12.47 hrs, Volume= 0.489 af
Routed to Link 2B : Study Point 2

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 1,000.04' @ 12.47 hrs Surf.Area= 12,232 sf Storage= 51,940 cf

Plug-Flow detention time= 550.0 min calculated for 0.986 af (53% of inflow)
Center-of-Mass det. time= 432.9 min (1,184.6 - 751.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	994.80'	0 cf	**89.63'W x 136.48'L x 7.00'H Field A** 85,624 cf Overall - 85,624 cf Embedded = 0 cf x 40.0% Voids
#2A	994.80'	65,697 cf	**StormTrap DoubleTrap 6-0** x 72 Inside #1 Inside= 101.7"W x 72.0"H => 45.99 sf x 15.40'L = 708.0 cf Outside= 101.7"W x 84.0"H => 59.35 sf x 15.40'L = 913.8 cf 72 Chambers in 9 Rows 76.31' x 123.17' Core + 6.66' Border = 89.63' x 136.48' System
		65,697 cf	Total Available Storage

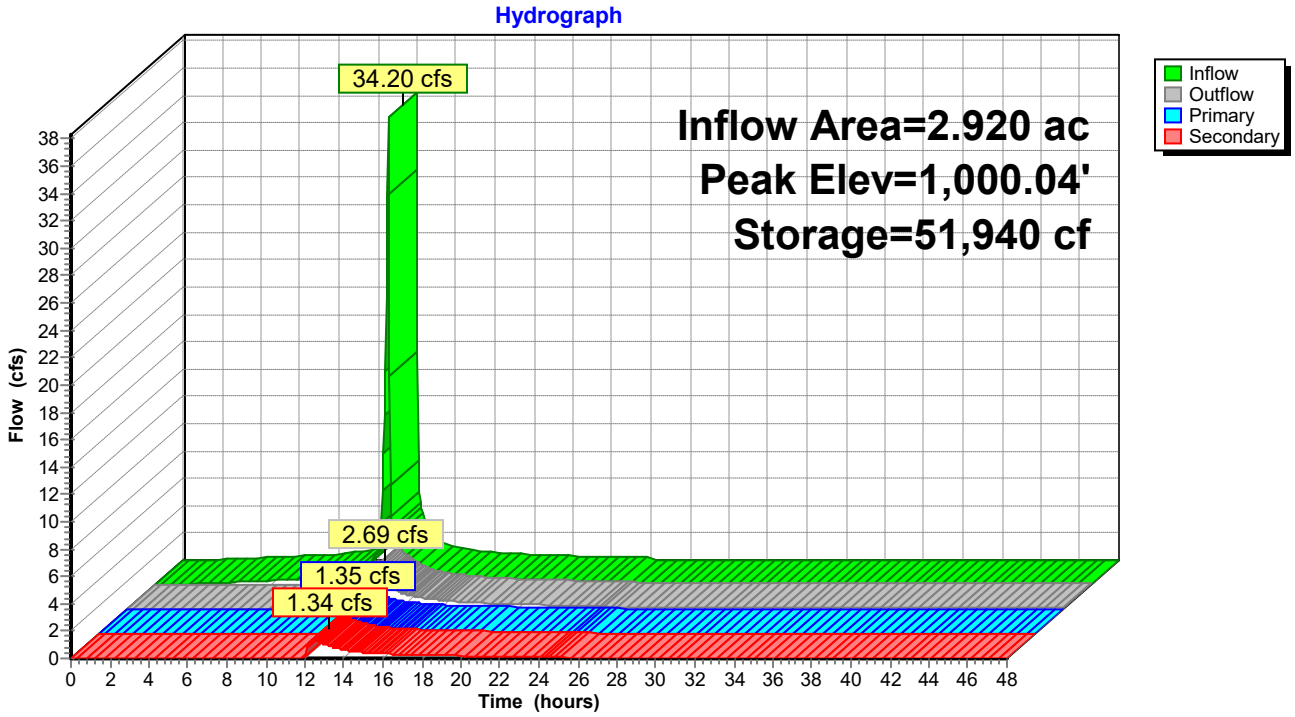
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 1	995.00'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#5	Secondary	994.80'	**18.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#6	Device 5	995.25'	**1.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#7	Device 5	999.50'	**12.0" W x 24.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#8	Device 5	1,000.50'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=1.34 cfs @ 12.47 hrs HW=1,000.04' (Free Discharge)
└**1=Orifice/Grate** (Passes 1.34 cfs of 18.04 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.06 cfs @ 10.77 fps)
├**3=Orifice/Grate** (Orifice Controls 1.28 cfs @ 2.37 fps)
└**4=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Secondary OutFlow Max=1.34 cfs @ 12.47 hrs HW=1,000.04' (Free Discharge)
└**5=Orifice/Grate** (Passes 1.34 cfs of 18.04 cfs potential flow)
├**6=Orifice/Grate** (Orifice Controls 0.06 cfs @ 10.50 fps)
├**7=Orifice/Grate** (Orifice Controls 1.28 cfs @ 2.37 fps)
└**8=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Undg Pond 1

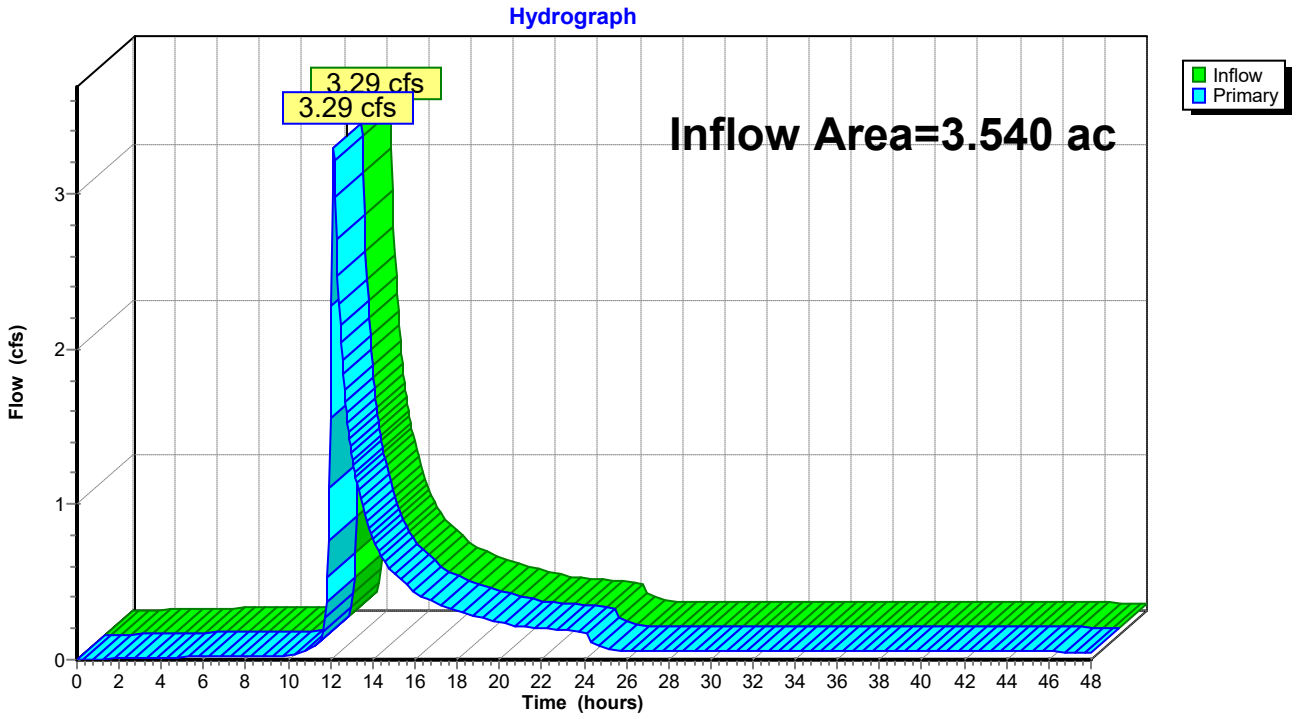


Summary for Link 1B: Study Point 1

Inflow Area = 3.540 ac, 76.27% Impervious, Inflow Depth > 2.30" for 100 YEAR event
Inflow = 3.29 cfs @ 12.17 hrs, Volume= 0.678 af
Primary = 3.29 cfs @ 12.17 hrs, Volume= 0.678 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 1B: Study Point 1

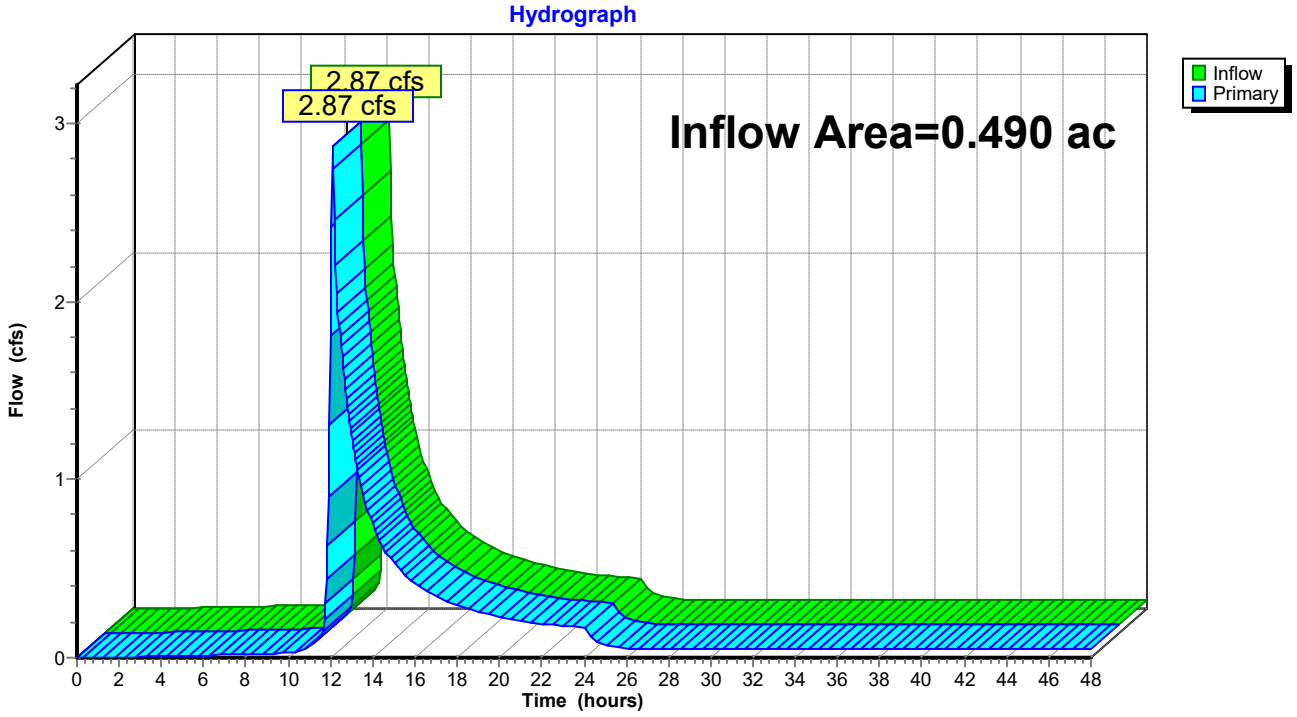


Summary for Link 2B: Study Point 2

Inflow Area = 0.490 ac, 0.00% Impervious, Inflow Depth > 15.45" for 100 YEAR event
Inflow = 2.87 cfs @ 12.12 hrs, Volume= 0.631 af
Primary = 2.87 cfs @ 12.12 hrs, Volume= 0.631 af, Atten= 0%, Lag= 0.0 min
Routed to Link POST DA : Post-Developed Downstream Analysis Study Point

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 2B: Study Point 2

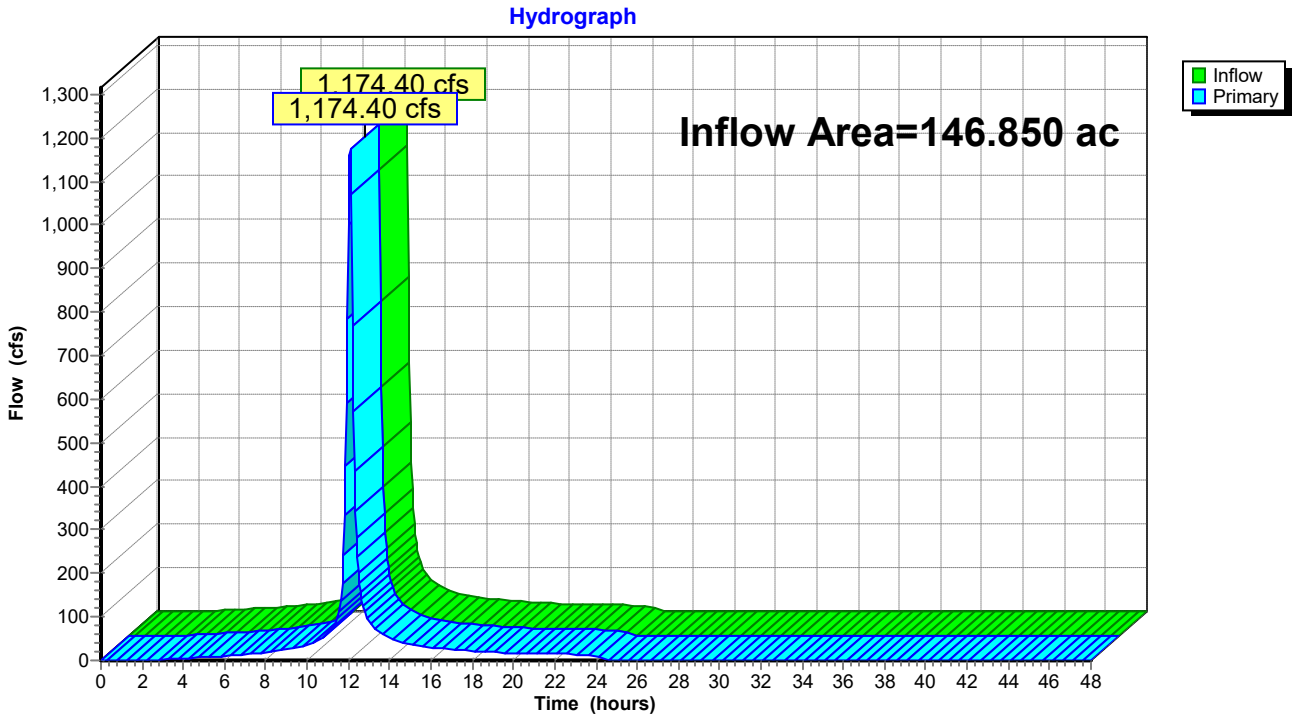


Summary for Link POST DA: Post-Developed Downstream Analysis Study Point

Inflow Area = 146.850 ac, 79.58% Impervious, Inflow Depth = 7.03" for 100 YEAR event
Inflow = 1,174.40 cfs @ 12.07 hrs, Volume= 86.036 af
Primary = 1,174.40 cfs @ 12.07 hrs, Volume= 86.036 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link POST DA: Post-Developed Downstream Analysis Study Point



APPENDIX 5 | SITE DEVELOPMENT REVIEW TOOL

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

Name of Developer:	RaceTrac	**Date Submitted:**	10/17/2025
Development Name:	RaceTrac Fairburn, GA	**Permit Number:**	
Site Location / Address:	Fairburn Industrial Blvd and Howell	**Developer Contact:**	RaceTrac Petroleum, Inc.
	Fairburn, GA	**Phone Number:**	(770) 431-7600
		Name of Engineer(s):	Bohler
Development Type:	Commercial/Retail	**Maintenance Responsibility:**	

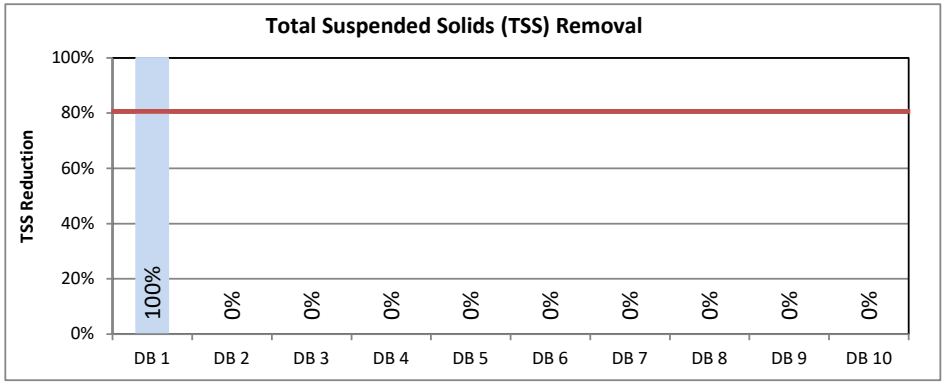
Site Summary

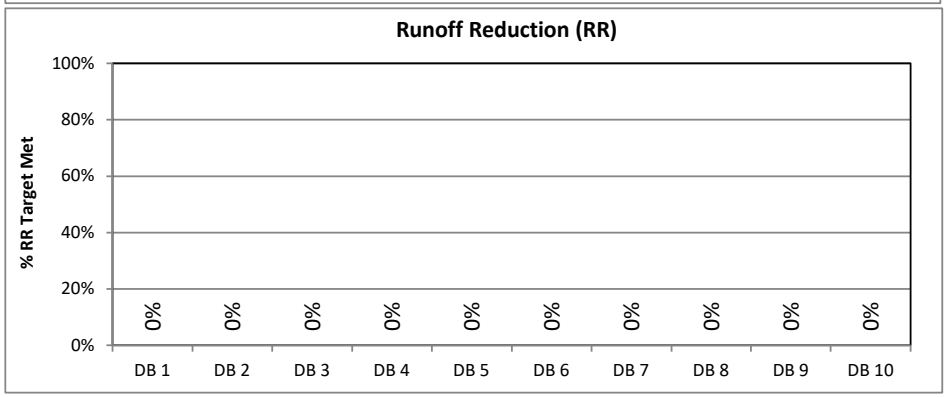
Total Pre-Development Area (ac):	**4.15**
Total Post-Development Area (ac):	**4.15**
Total Treated Area (ac):	**5.84**
Total Untreated Area (ac):	**-1.69**

		I (ac)	P (ac)	CA (ac)
Total On-site Disturbed	**DB 1**	2.70	1.45	0.00
Drainage Basin 2	**DB 2**	0.00	0.00	0.00
Drainage Basin 3	**DB 3**	0.00	0.00	0.00
Drainage Basin 4	**DB 4**	0.00	0.00	0.00
Drainage Basin 5	**DB 5**	0.00	0.00	0.00
Drainage Basin 6	**DB 6**	0.00	0.00	0.00
Drainage Basin 7	**DB 7**	0.00	0.00	0.00
Drainage Basin 8	**DB 8**	0.00	0.00	0.00
Drainage Basin 9	**DB 9**	0.00	0.00	0.00
Drainage Basin 10	**DB 10**	0.00	0.00	0.00
	TOTAL	**2.70**	**1.45**	**0.00**

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**
Total Target Runoff Reduction Volume (cf)	9,574
Runoff Reduction Volume Achieved (cf)	0
Total Target Water Quality Volume (cf)	11,489
% TSS Removal Achieved	100%





Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: RaceTrac Fairburn, GA
Drainage Basin Name: Total On-site Disturbed

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Fair Condition		36	4.15	60		73		79	4.15	100%
Open space - Fair condition (grass cover 50% to 75%)		49		69		79		84	0.00	0%
Impervious		98		98		98		98	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		4.15		0.00		0.00		4.15	100%

*HSG = hydrologic soil group

Impervious (ac)	0.00
Weighted CN	60
Potential Max Soil Retention, S_{pre} (in)	6.67

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	2.70	98		98		98	2.70	65%
Open space - Good condition (grass cover > 75%)		39	1.28	61		74		80	1.28	31%
Woods - Good Condition		30	0.17	55		70		77	0.17	4%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		4.15		0.00		0.00		4.15	100%

Impervious (ac)	2.70
Rv	0.64
Weighted CN	85
Potential Max Soil Retention, S_{post} (in)	1.79

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: RaceTrac Fairburn, GA
Drainage Basin Name: Total On-site Disturbed

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in): 1.00

Total Site Area for Water Quality Volume (acres)	4.15
Target Runoff Reduction Volume (cf)	9,574
Target Water Quality Volume (cf)	11,489

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ$_v$ from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	ADS Inlet Filter PRE-TREATMENT BEFORE ENTERING SYSTEM	0.22	2.70				BMP 2	9,351	0	9,351	0%	0	9,351	11,221	80%
BMP 2	Stormwater Pond				65,697		BMP 3	0	9,351	9,351	0%	0	9,351	0	80%
BMP 3	StormTrap Storm Settler POST-TREATMENT AFTER EXITING SYSTEM	0.22	2.70					9,351	9,351	18,702	0%	0	18,702	11,221	80%
BMP 4	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	0.44	5.40	0.00				18,702				0		22,442	
	UNTREATED AREA (acres)	1.01	0.00												

Target Runoff Reduction Volume (cf)	9,574
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	9,574

Target Water Quality Volume (cf)	11,489
% TSS Removal Achieved	100%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: RaceTrac Fairburn, GA
Drainage Basin Name: Total On-site Disturbed

data input cells
calculation cells
constant values

Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.56	4.18	7.40	9.44

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Pre-Development Runoff Volume (in)	0.56	0.85	2.89	4.45
Post Development Runoff Volume (in) with no BMPs	2.05	2.60	5.62	7.59
Post-Development Runoff Volume (in) with BMPs	2.05	2.60	5.62	7.59
Adjusted CN	**85**	**85**	**85**	**85**

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

APPENDIX 6 | STORMWATER DETAILS

BOHLER

CONTACT STORMTRAP TO REQUEST A DESIGN AND BUDGET FOR YOUR SPECIFIC PROJECT NEEDS.

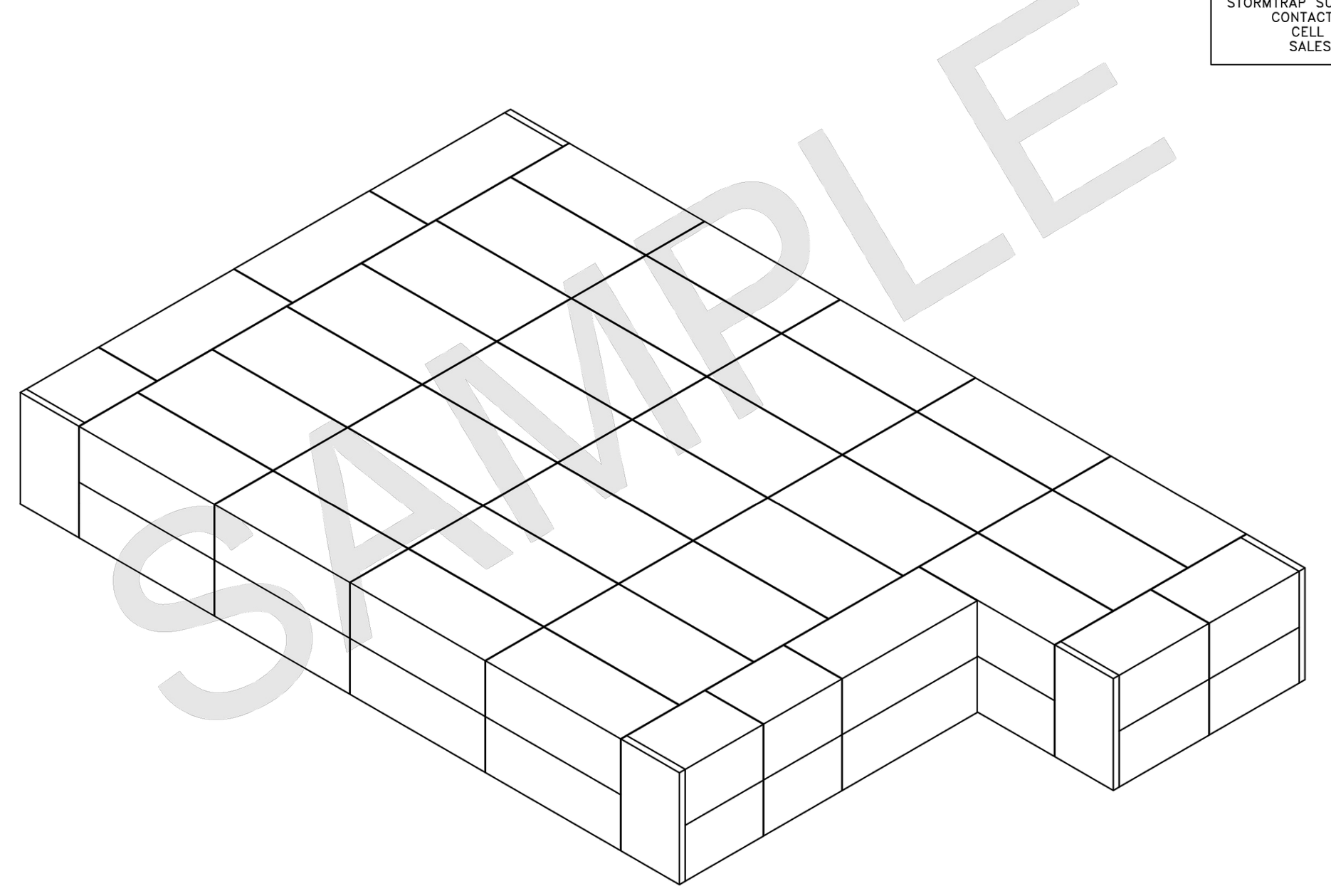
StormTrap® MODULAR CONCRETE STORMWATER MANAGEMENT

SHEET INDEX

PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	GENERAL NOTES
1.1	DOUBLETRAP DESIGN CRITERIA
2.0	DOUBLETRAP SYSTEM LAYOUT
3.0	DOUBLETRAP INSTALLATION SPECIFICATION
3.1	DOUBLETRAP INSTALLATION SPECIFICATION
4.0	DOUBLETRAP BACKFILL SPECIFICATION
5.0	PIPE / ACCESS OPENING SPECIFICATION
6.0	DOUBLETRAP MODULE TYPES

STORMTRAP CONTACT INFORMATION

STORMTRAP SUPPLIER: STORMTRAP
CONTACT NAME: STORMTRAP
CELL PHONE: STORMTRAP
SALES EMAIL: STORMTRAP



DOUBLETRAP - DETENTION
SAMPLE DRAWING

StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

PROJECT INFORMATION: DOUBLETRAP DETENTION

CURRENT ISSUE DATE:

ISSUED FOR: SAMPLE PROJECT

REV.	DATE:	ISSUED FOR:	DWN BY:

SCALE: NTS

SHEET TITLE: COVER SHEET

SHEET NUMBER: 0.0

GENERAL NOTES:

1. STRUCTURE PROXIMITY LOADING DISCLAIMER:

STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, FOUNDATION ELEMENTS, RETAINING WALLS, LIGHT POLES, BOLLARDS, SIGNPOSTS, FENCES. ADDITIONALLY, STORMTRAP IS NOT RESPONSIBLE FOR INSTALLATION CONFLICTS ARISING FROM ANY OF THESE NEARBY STRUCTURES. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY. FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM, STORMTRAP WILL PROVIDE A 5'-0" LATERAL DISTANCE CAVITY AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE EOR TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE IS NOT INFLICTING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.

2. TREE LOADING DISCLAIMER:

THE NUMBER OF TREES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 16,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE TREES AND PLANTS IN QUESTION. THE EOR AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT ROOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHOULD BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ADJACENT OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.

3. PRE-TREATMENT/SEDIMENT/FILTER CHAMBER DISCLAIMER:

FOR SYSTEMS CONTAINING PRE-TREATMENT, SEDIMENTATION AND/OR FILTER CHAMBERS; IF REQUIRED TO BE SEALED TO PREVENT SAND AND/OR PRE-TREATED WATER FROM MIGRATING INTO ADJOINING MODULES, IT IS THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT THOSE MODULES ARE SEALED.

4. OUTLET CONTROL STRUCTURE DISCLAIMER (IF SHOWN ON THESE PLANS):

IF A WATERTIGHT SOLUTION IS REQUIRED FOR AN OUTLET CONTROL STRUCTURE, ALL EXTERIOR COLD JOINTS, INCLUDING JOINT BETWEEN TOP AND BASE MODULES, BETWEEN TOP AND BASE OF ADJOINING SYMONS WALLS, AND JOINTS BETWEEN MODULE AND ADJACENT END PANELS WILL BE THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE WATERTIGHT APPLICATION PER THE EOR'S SPECIFICATION.

SHEET TITLE: GENERAL NOTES

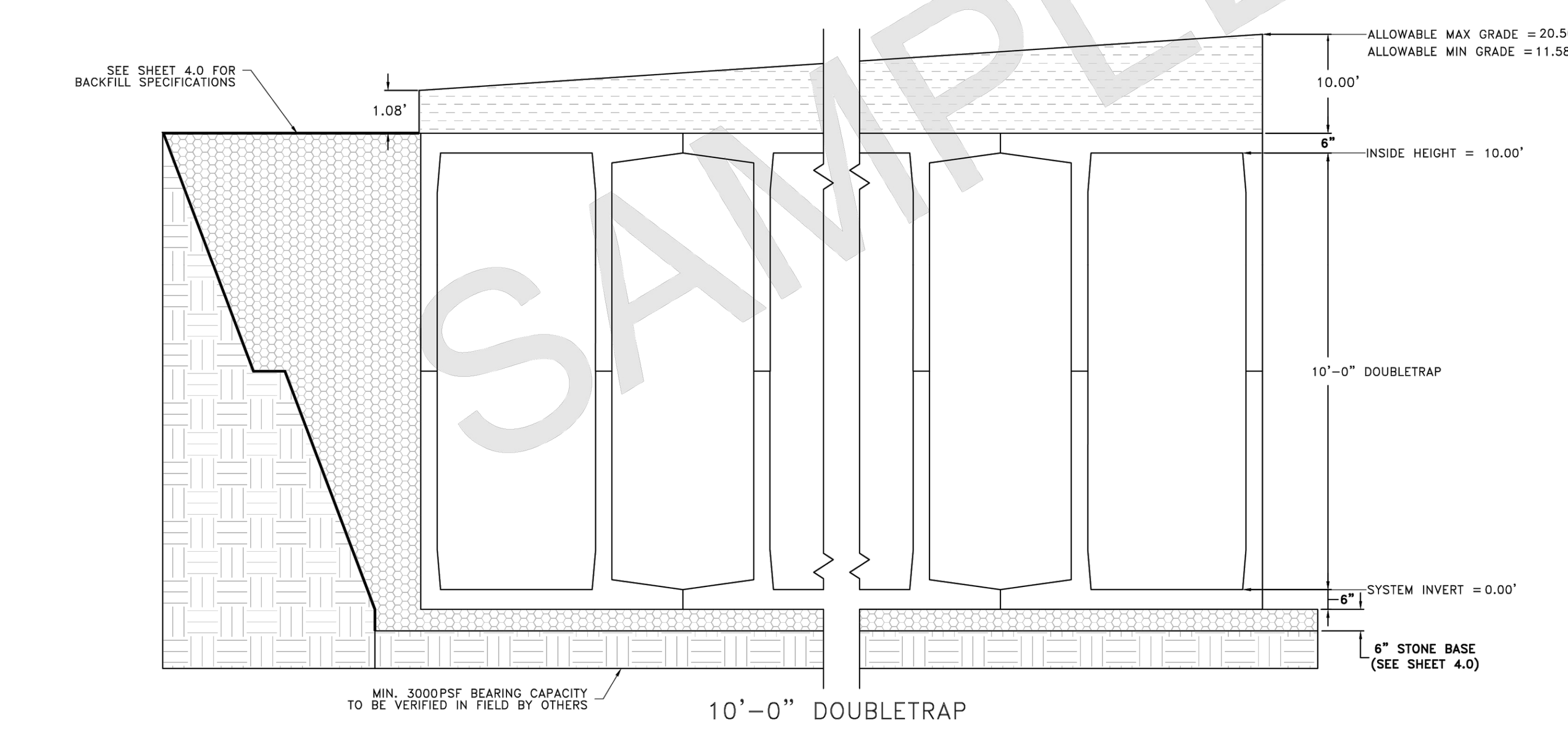
SHEET NUMBER: 1.0

STORMTRAP SYSTEM INFORMATION

UNIT HEADROOM: 10'-0" DOUBLETRAP
TOTAL STORAGE PROV: 40974.28 CUBIC FEET

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.08' MAX. 10.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.



10'-0" DOUBLETRAP

SHEET TITLE: DOUBLETRAP DESIGN CRITERIA

SHEET NUMBER: 1.1

BILL OF MATERIALS

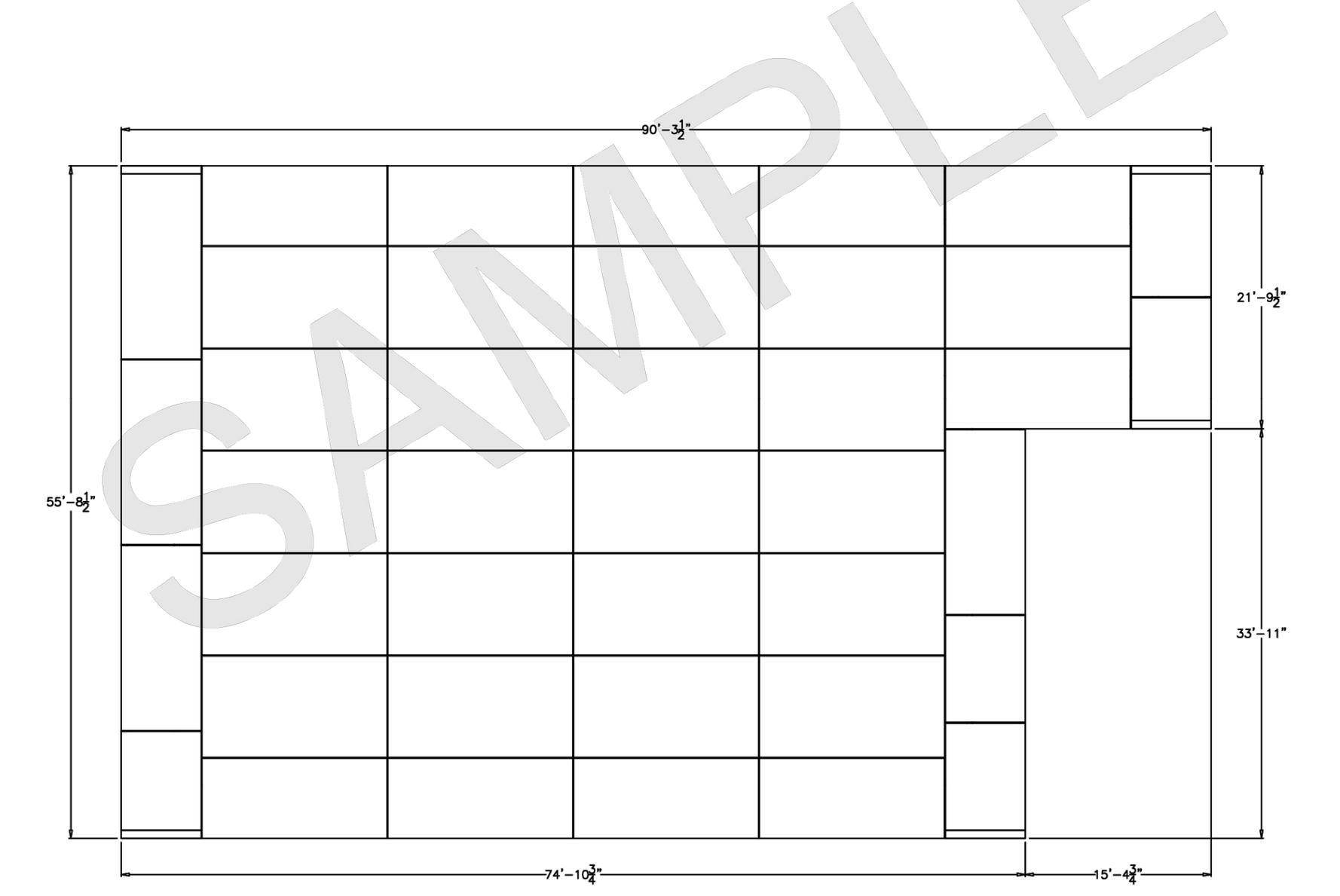
QTY.	UNIT TYPE	DESCRIPTION	TOP WEIGHT	BASE WEIGHT
42	I	10'-0" DOUBLETRAP		
28	III	10'-0" DOUBLETRAP		
10	SPIV	10'-0" DOUBLETRAP		
5	T4 PANEL	8" THICK PANEL	7288	
9	JOINT WRAP	150' PER ROLL		
40	JOINT TAPE	14.5' PER ROLL		
		TOTAL PIECES = 80		
		TOTAL PANELS = 5		

DESIGN CRITERIA

ALLOWABLE MAX GRADE = 20.50'
ALLOWABLE MIN GRADE = 11.58'
INSIDE HEIGHT ELEVATION = 10.00'
SYSTEM INVERT = 0.00'

NOTES:

1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
5. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, CIVIL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INCLUDE ALL PIPE SIZES, PIPE MATERIAL, PIPE INVERT ELEVATIONS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GRADING PLANS SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.

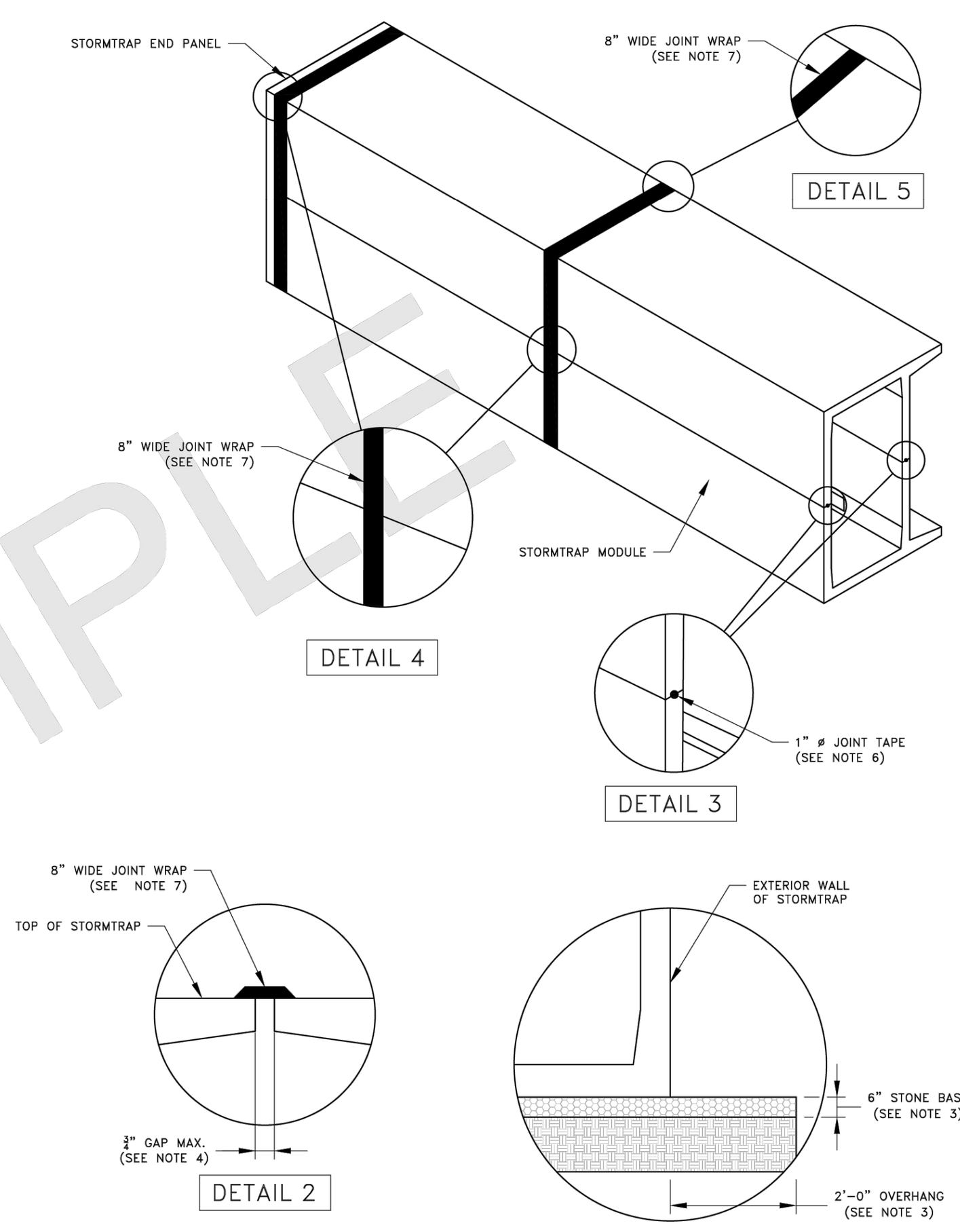


SHEET TITLE: DOUBLETRAP SYSTEM LAYOUT

SHEET NUMBER: 2.0

STORMTRAP INSTALLATION SPECIFICATION

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 (STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES). THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS ARE PROVIDED FOR EMPHASIS. THE MENTION OF THESE ITEMS DOES NOT PRECLUDE THE INSTALLING CONTRACTOR FROM FOLLOWING ASTM C891 IN ITS ENTIRETY AND IMPLEMENTING ALL APPROPRIATE MEASURES. THE INSTALLING CONTRACTOR OWNS AND IS RESPONSIBLE FOR THE STORMTRAP SYSTEM UPON REMOVAL OF THE MODULES FROM THE DELIVERY TRUCK THROUGH 'FINAL CONSTRUCTION'. FINAL CONSTRUCTION IS ACHIEVED WHEN ALL MODULES ARE SET, FULLY BACKFILLED, AND WHEN FINAL FINISHED GRADES ARE REACHED. THE CONTRACTOR IS RESPONSIBLE FOR ANY COUNTERMEASURES NECESSARY TO RESIST UPLIFT/BUOYANCY BEFORE 'FINAL CONSTRUCTION' IS ACHIEVED.
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. STORMTRAP MODULES SHALL BE PLACED ON A LEVEL, 6" FOUNDATION OF ¾" AGGREGATE EXTENDING 2'-0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1) AND SHALL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.1 FOR SOIL BEARING CAPACITY REQUIREMENTS), AND IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED ¾" (SEE DETAIL 2). IF THE SPACE EXCEEDS ¾", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. THE HORIZONTAL JOINT BETWEEN THE TOP AND BASE LEG CONNECTIONS OF ALL PERIMETER STORMTRAP MODULES SHALL BE SEALED WITH PREFORMED MASTIC JOINT TAPE ACCORDING TO ASTM C891, 8.8 AND 8.12. (SEE DETAIL 3). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.
7. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN, HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 2, 4, & 5). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   - 7.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.
   - 7.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
8. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
9. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.

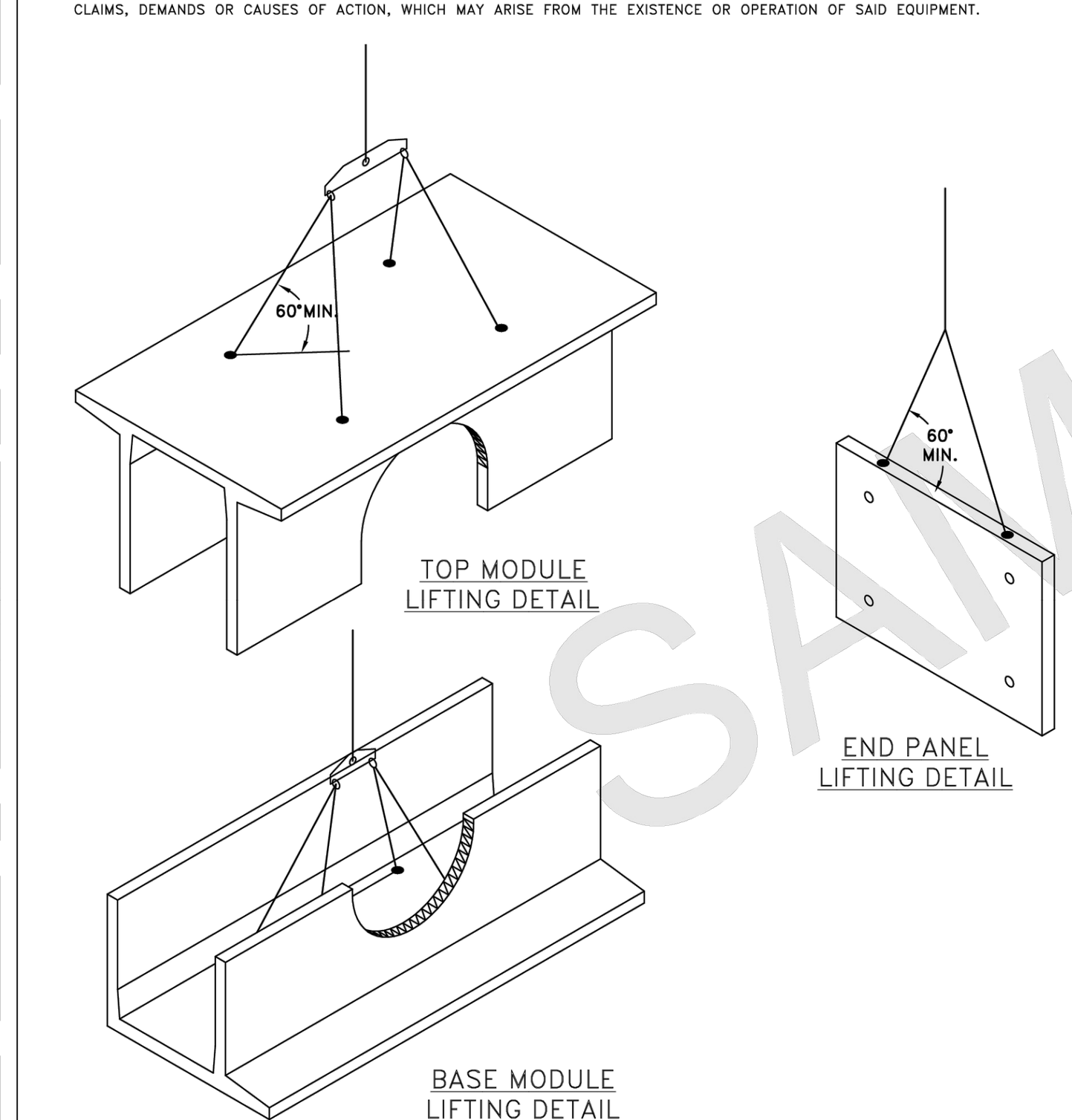


SHEET TITLE: DOUBLETRAP INSTALLATION SPECIFICATION

SHEET NUMBER: 3.0

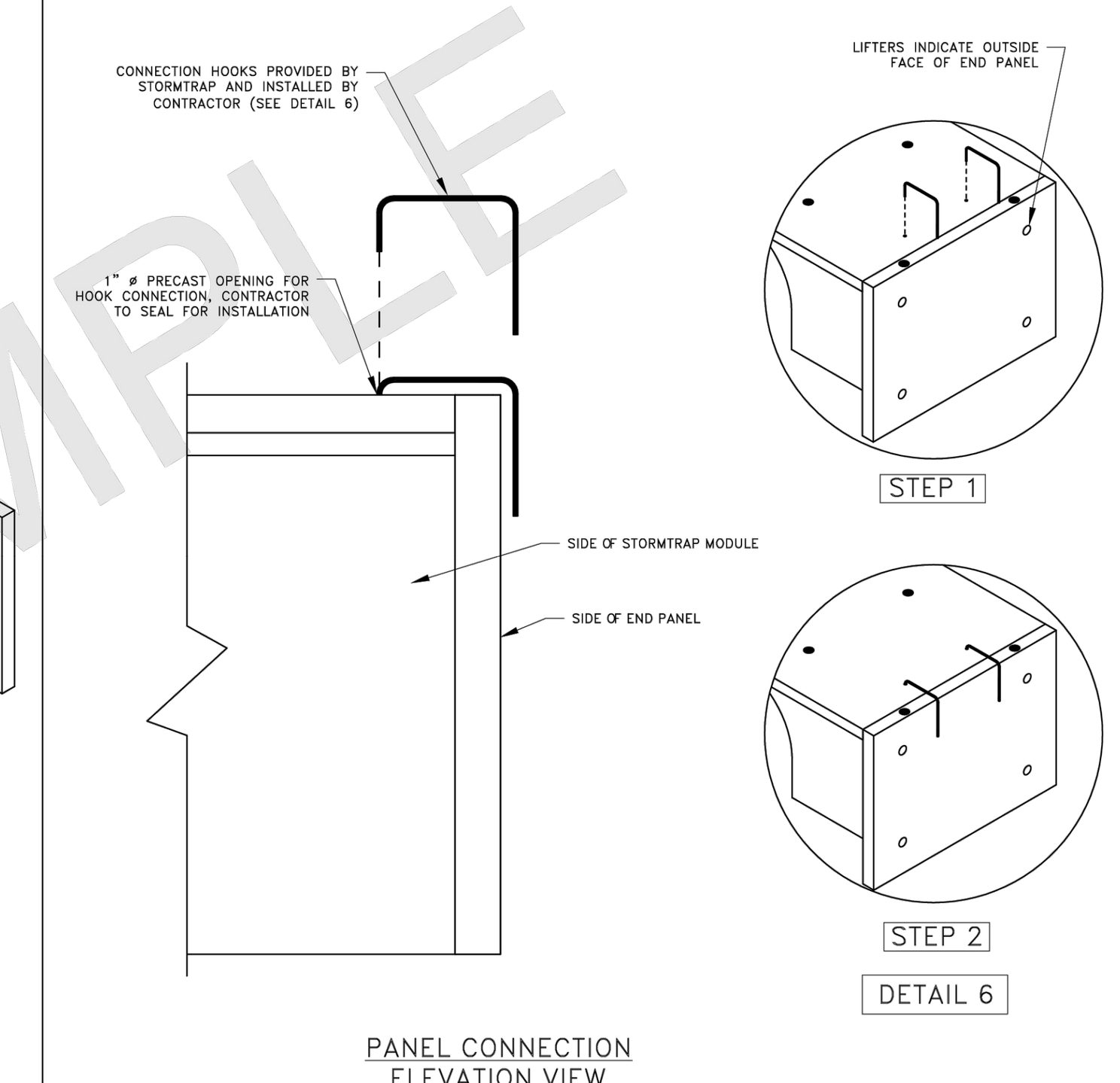
STORMTRAP MODULE LIFTING SPECIFICATION

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE.
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
4. IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES DURING WHICH HOISTING AND RIGGING EQUIPMENT IS BEING SUPPLIED TO THE PURCHASER, OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DEMANDS OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.



END PANEL ERECTION/INSTALLATION SPECIFICATION

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS). SIDE WITH LIFTERS INDICATES OUTSIDE FACE.
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



SHEET TITLE: DOUBLETRAP INSTALLATION SPECIFICATION

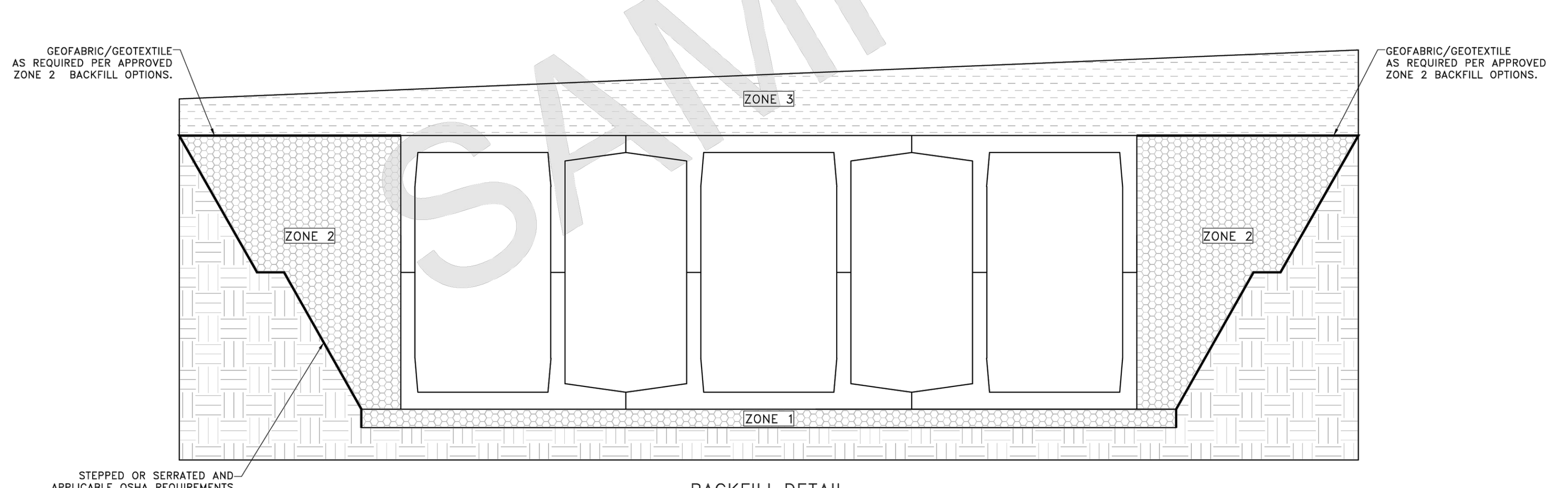
SHEET NUMBER: 3.1

ZONE CHART

ZONES	ZONE DESCRIPTIONS
ZONE 1	FOUNDATION AGGREGATE
ZONE 2	BACKFILL
ZONE 3	FINAL COVER OVERTOP

STORMTRAP ZONE INSTALLATION SPECIFICATION/PROCEDURE

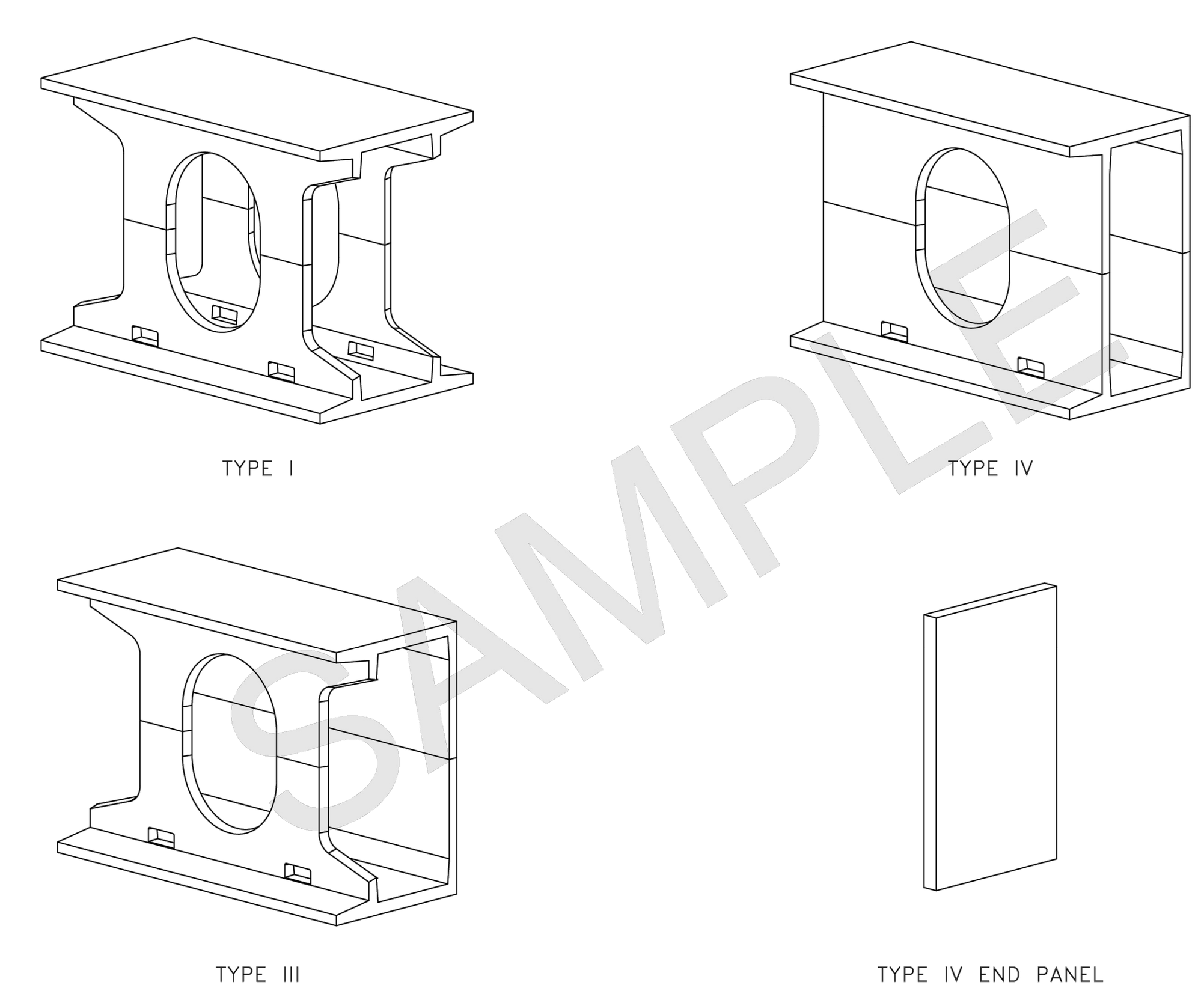
1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS). ALL MODULES MUST BE SET AND ALL SIDES MUST BE FULLY BACKFILLED BEFORE TRAVEL OVERTOP THE SYSTEM IS PERMITTED. SEE NOTE 2 FOR EXCEPTIONS AND LIMITATIONS.
2. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN LIVE LOAD LISTED ON SHEET 1.1 TRAVEL OVERTOP THE SYSTEM. IF TRAVEL OVER THE SYSTEM OCCURS BEFORE THE MINIMUM DESIGN COVER IS ACHIEVED, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. VEHICLES AND MACHINERY USED TO PLACE FILL MATERIAL ON TOP OF THE SYSTEM SHALL TRAVEL PARALLEL TO THE LONGITUDINAL AXIS OF THE STORMTRAP MODULES WHENEVER POSSIBLE.
3. THE VIBRATORY FUNCTION OF ANY ROLLER, COMPACTOR, VEHICLE, ETC. SHALL NOT BE USED OVERTOP THE SYSTEM WITHOUT PRIOR APPROVAL FROM STORMTRAP. IN SOME CASES, HAND COMPACTION MAY BE NECESSARY TO ENSURE THAT THE ALLOWABLE DESIGN LOADING IS NOT EXCEEDED.
4. STONE AGGREGATE FOUNDATION IN ZONE 1 IS FOR LEVELING PURPOSES.



BACKFILL DETAIL

SHEET TITLE: DOUBLETRAP BACKFILL SPECIFICATION

SHEET NUMBER: 4.0



NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP - INDICATES A MODULE WITH MODIFICATIONS.
3. P - INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

SHEET TITLE: DOUBLETRAP MODULE TYPES

SHEET NUMBER: 6.0

ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 4'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 2'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED. SEE SHEET 2.0 FOR SIZES AND LOCATIONS.
2. UNLESS OTHERWISE SPECIFIED, PLASTIC COATED STEPS ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

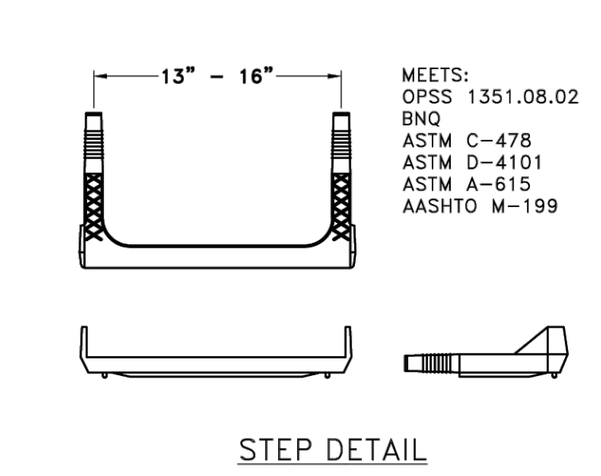
PIPE OPENING SPECIFICATION

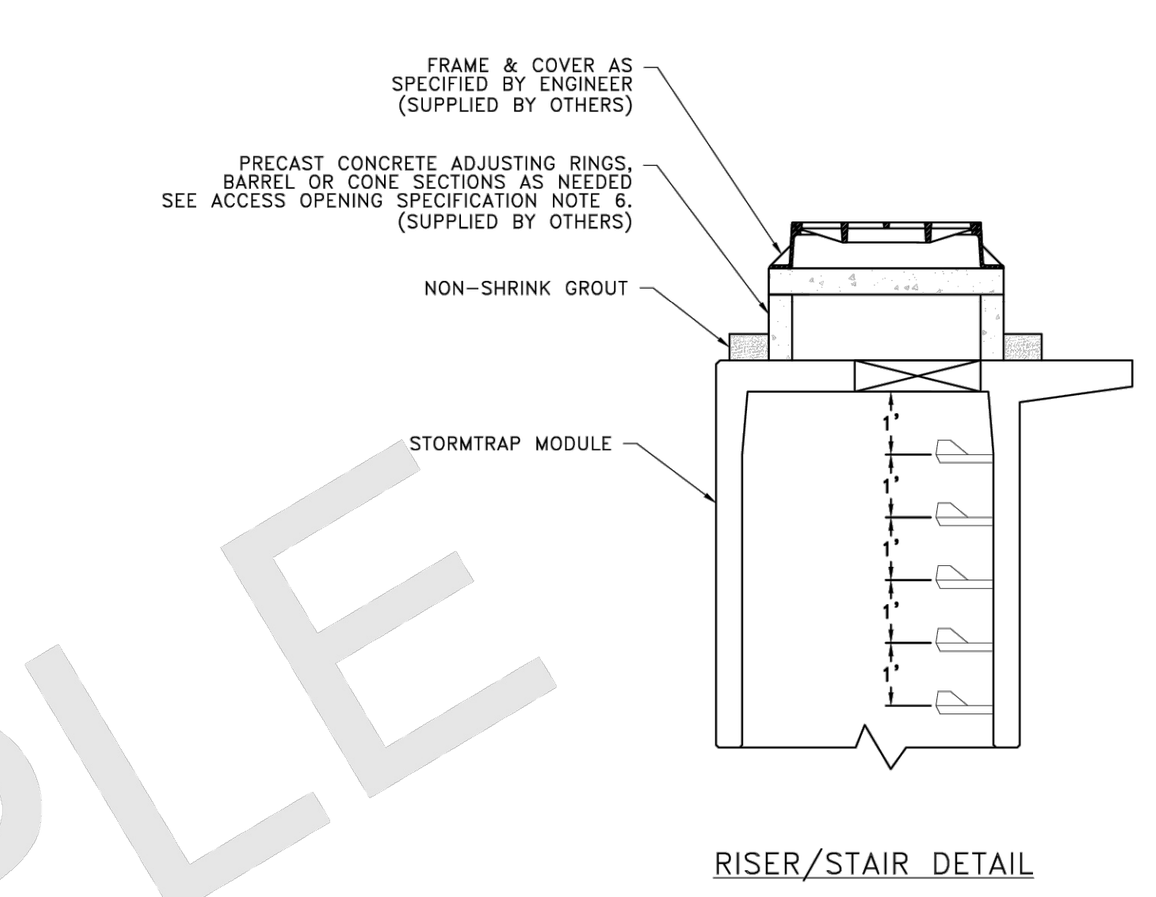
1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. CONNECTING PIPES MAY BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND AN AGGREGATE CRADLE (AS REQUIRED) FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI MAY BE USED.
3. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

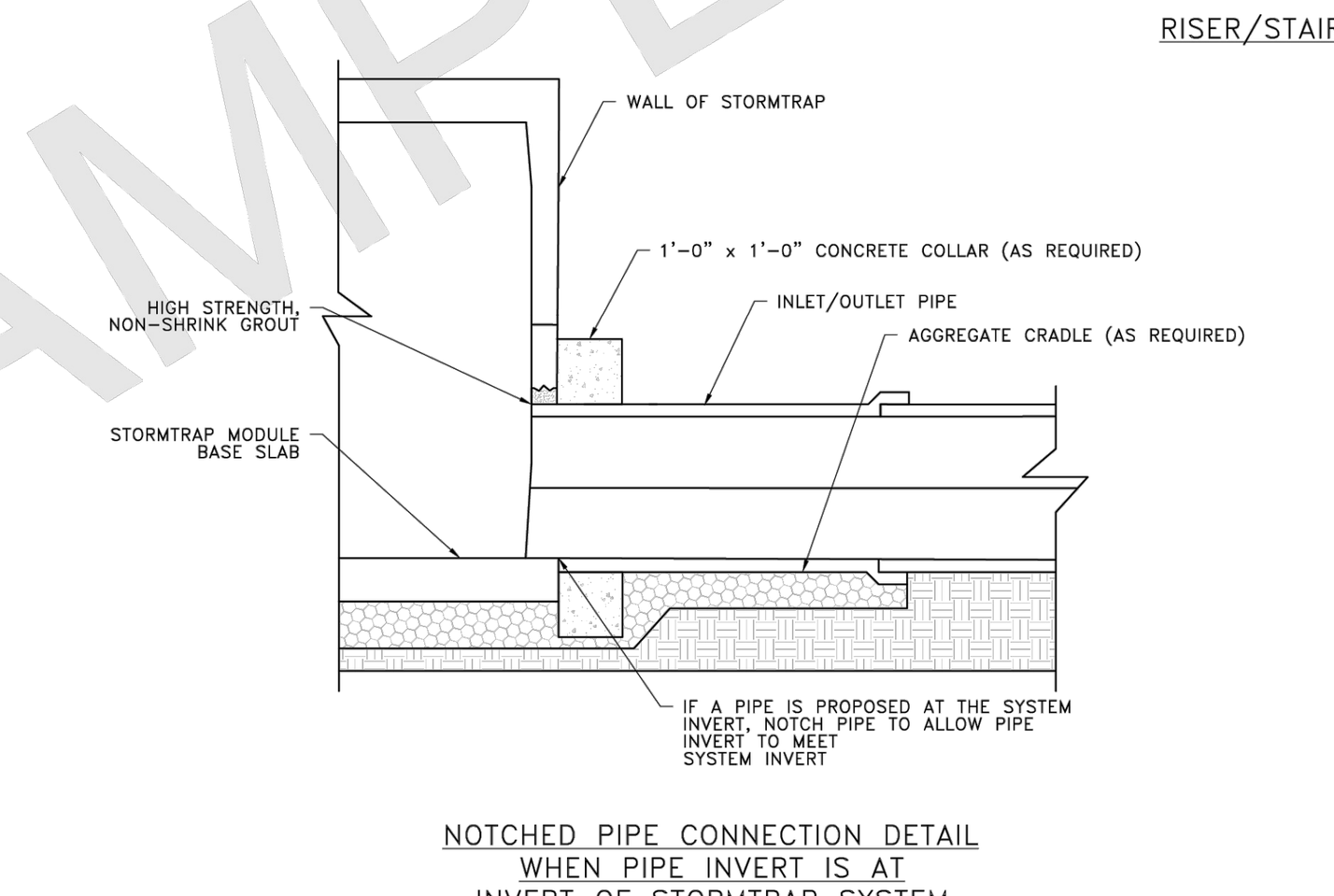
PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET INCLUDING BUT NOT LIMITED TO CONCRETE COLLARS, AGGREGATE CRADLES, GRADE RINGS, RISER SECTIONS, ETC., ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.







NOTCHED PIPE CONNECTION DETAIL WHEN PIPE INVERT IS AT INVERT OF STORMTRAP SYSTEM

SHEET TITLE: PIPE / ACCESS OPENING SPECIFICATION

SHEET NUMBER: 5.0

NO.	REVISION	BY	DATE

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EMAIL: jgiambalvo@racetrac.com

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ATLANTA, GEORGIA 30346
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GEORGIA REGISTERED PROFESSIONAL ENGINEER
Nathan Fuss
No. PE046694
7/2/2026
NATHAN R. FUSS

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SUITE 100 ATLANTA, GA 30339
(770) 431-7600

DRAINAGE DETAILS

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C6.2	0
SHEET NO.	REVISION

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Underground Detention



Underground detention is detention storage located in underground tanks or vaults designed to provide water quantity control through temporary storage of stormwater runoff. In addition they can improve water quality by removing heavy amounts of sediment.

There are some common problems to be aware of when maintaining an underground detention area. They include, but are not limited to, the following:

- Sediment build-up
- Clogging in the inlet and outlet structure
- Requirement to have Occupational Safety and Health Administration (OSHA) confined space entry training

Routine maintenance should be performed on the underground detention areas to ensure that the structure is properly functioning. Routine maintenance includes the removal of debris from inlet and outlet structures and cleaning sediment built up inside the structure. Because this is an underground system, inspection and maintenance may be difficult to conduct. Generally these underground systems can be inspected by looking in an access opening. Sometimes, however, maintenance requires an individual who is certified in OSHA confined space entry. Should there be a situation where a safety concern arises, the inspection should stop and the safety concern addressed. Once the concern is addressed, the inspection can continue.

Inspect the underground detention area after a large rainstorm. If the underground detention area is not draining properly, check the inlet and outlet structures to make sure they are not clogged.

Sediment should be removed from the practice by either a vacuum or boom. If the system is accepting water that flowed from a hazardous facility, the sediment may need to be disposed of by other means. Check with the local government to identify any additional constraints on the disposal of sediments excavated from underground detention.

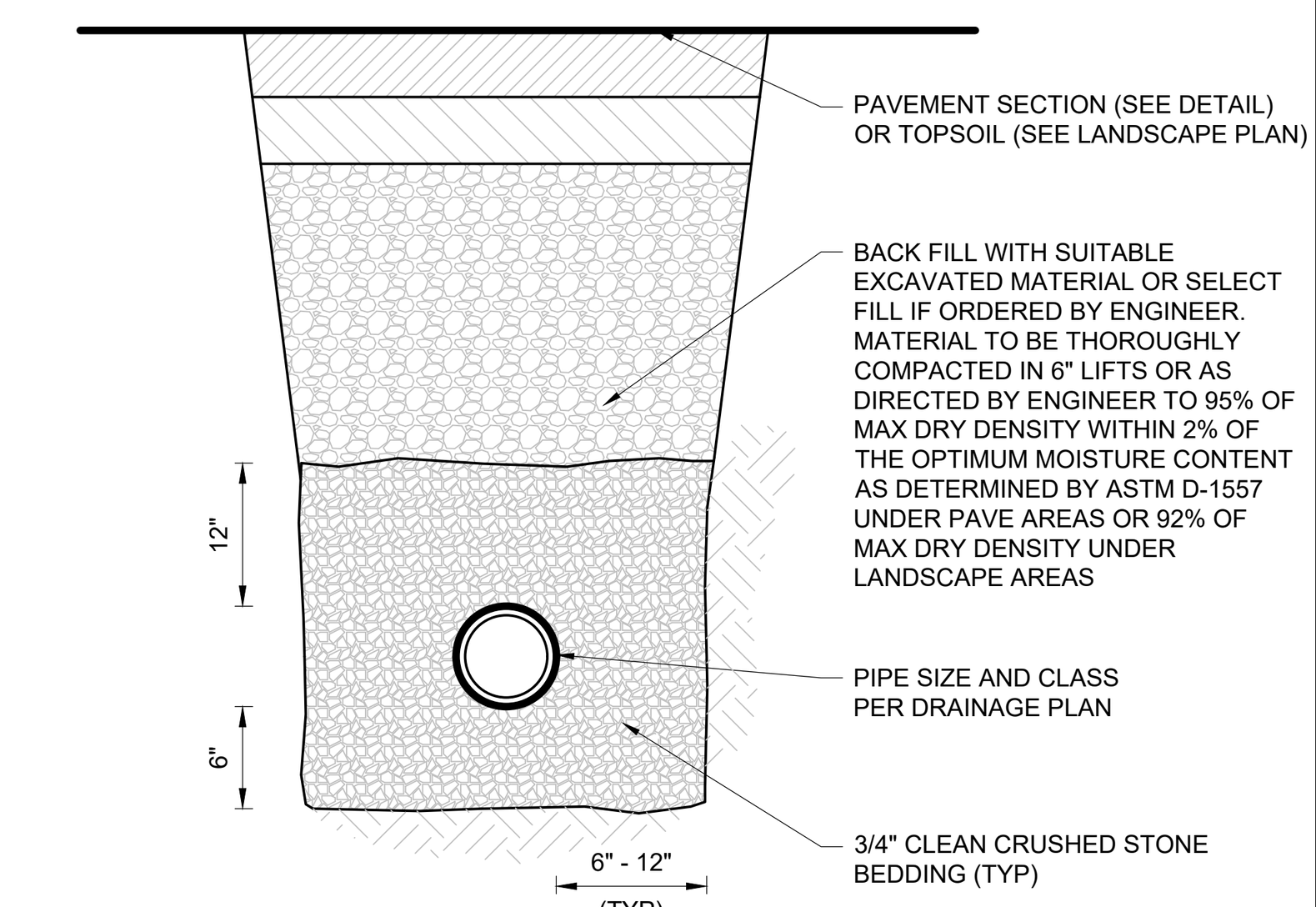
The table on the following page shows a schedule for when different maintenance activities should be performed on a submerged gravel wetland.

Underground Detention Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Remove any trash/debris and sediment buildup in the underground trash racks, vaults or tanks. • Check drainage areas for trash, erosion, and debris. • Clean underground detention if hazardous or foreign substances are spilled in the contributing drainage area. • Perform structural repairs to inlet and outlets.	As needed
• Follow manufacturer's guidelines and develop/adjust plan for the underground detention. • Clean out underground detentions with vacuum or boom trucks. • Clean sediment or oil chambers	Annually

Underground Detention					
Maintenance Item	Condition: Good	Marginal	Poor	N/A*	Comment
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure and Pretreatment					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Inlet structure is in good condition. No signs of cracks or leaks.					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Inlet pipe fits tightly to the underground detention.					
Inlet has protection to prevent clogging with leaves or other debris and has fine mesh for mosquito control.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Structure seems to be working properly. No signs of settling, leaking, or cracking. Comment on overall condition of structure.					
Emergency Overflow and Outlet Structure					
Area is free of trash, debris, and sediment.					
Overflow valve appears to be in good condition and show no signs of leaking.					
Results					
Overall condition of Underground Detention:					
Additional Comments					

Notes: *If a specific maintenance item was not checked, please explain why in the appropriate comment box.



NOTES:
1. THIS DETAIL IS INTENDED SOLELY FOR THE PURPOSE OF SHOWING BACK FILL, MATERIALS, AND MINIMUM THICKNESS OF LAYERS. DETAIL IS NOT INTENDED TO INDICATE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS NECESSARY TO PROVIDE FOR SAFE INSTALLATION. CONTRACTOR SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL REGULATIONS.
3. CONTRACTOR IS RESPONSIBLE TO VERIFY MINIMUM BEDDING SHOWN MEETS ALL MANUFACTURERS SPECIFICATIONS FOR PIPE MATERIAL AND COVER SHOWN ON THE DRAWINGS.
4. BEDDING STANDARDS FOR HDPE/CMP PIPE SHALL BE SUCH THAT STONE BEDDING (I.E. NO 57 STONE) SHALL BE PLACED TO HALF OF THE PIPE DIAMETER FOR ALL DEPTHS GREATER THAN FOUR FEET AND/OR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER.

STORM TRENCH AND BEDDING

NOT TO SCALE (BE-U050201 - 01/2025)

FlexStorm Pure™ Inlet Filter

FlexStorm Pure inlet filters are the preferred choice for permanent inlet protection and stormwater runoff control. Constructed of stainless steel, FlexStorm Pure inlet filters will fit any drainage structure and are available with site-specific filter bags providing various levels of filtration.

Applications

- Car washes
- Commercial
- Loading ramps
- Industrial
- Gas stations
- Parking lots
- Dock drains
- Maintenance

Features

- Custom stainless steel frames are configured to fit into any drainage structure
- Flow and bypass rates meet specific inlet requirements
- Works below grade with bypass to drain area if bag is full
- Installed and maintained by one worker, without additional equipment

Benefits

- Stainless steel frame provides extended service life
- Easily replaceable filter bags
- Meets stringent removal requirements:
  - All bags rated >84% removal efficiency
  - Bag styles available to remove hydrocarbon oils when required





ADS

FlexStorm Pure Inlet Filters Specification

Material and Performance

The filter is comprised of a stainless steel frame and a replaceable geotextile filter bag attached to the frame with a stainless steel locking band. The filter bag hangs suspended below the grate that shall allow full bypass flow into the drainage structure if the bag is completely filled with sediment. The standard "FX" filter bags are rated for 200 gpm/sqft (21.44 liters/minute/cubic meter) with a removal efficiency of 85%. The post construction "PCP" filter bags are rated for 137 gpm/sqft (14.69 liters/minute/cubic meter) and have a removal efficiency of 97%.

Installation

1. Remove the grate from the inlet.
2. Clean debris from the ledges of the inlet.
3. Place the inlet filter onto the load bearing ledges of the structure.
4. Replace the grate and confirm it is not elevated more than ⅛" (3 mm).

Frequency of Inspections

1. Inspection should occur following rain events greater than ½" (13 mm).
2. Filter inspections should occur a minimum of three times per year, and in snowfall affected regions, inspections prior to and after snowfall season.
3. Industrial application site inspections (loading ramps, wash racks & maintenance facilities) to be scheduled on a recurring basis no less than four times per year or as needed.

Maintenance Guidelines

1. Empty the filter bag manually or by industrial vacuum taking care not to damage the geotextile bag when more than half filled or during scheduled inspection period.
2. Remove compacted silt from sediment bag and flush with medium spray.
3. "PCP" style bags should be pressed or wrung to recover retained oils.
4. Oil skimmer pouches solidify and darken when saturated, indicating time for replacement.
5. Dispose of all oil-contaminated products and recovered oils in accordance with EPA guidelines. Oil skimmer pouches, since a solidifier, will not leach and can be disposed of directly.
6. Inspect and replace bag if torn or punctured.

Filter Bag Replacement

1. Remove the bag by loosening or cutting off clamping band.
2. Take the new correctly sized sediment bag and secure hose clamping band to the frame channel as previously removed.
3. Ensure bag is secure and there is no slack around perimeter.

Build America, Buy America (BABA)

For any questions related to Build America, Buy America (BABA) Act compliance contact an ADS representative.

ADS

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adspipe.com
800-821-6710

FLEXSTORM OPERATION AND MAINTENANCE PLAN

FLEXSTORM INLET FILTERS™

OPERATION & MAINTENANCE PLAN

Installation Instructions:

1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

Frequency of Inspections:

1. Inspection should occur following any rain event >½".
2. Post construction inspections should occur 4 times per year. In snowfall affected regions additional inspections should take place before and after snowfall season.
3. Industrial application site inspections (loading ramps, wash racks, maintenance facilities) should occur on a regularly scheduled basis no less than 3 times/year.

Maintenance Guidelines:

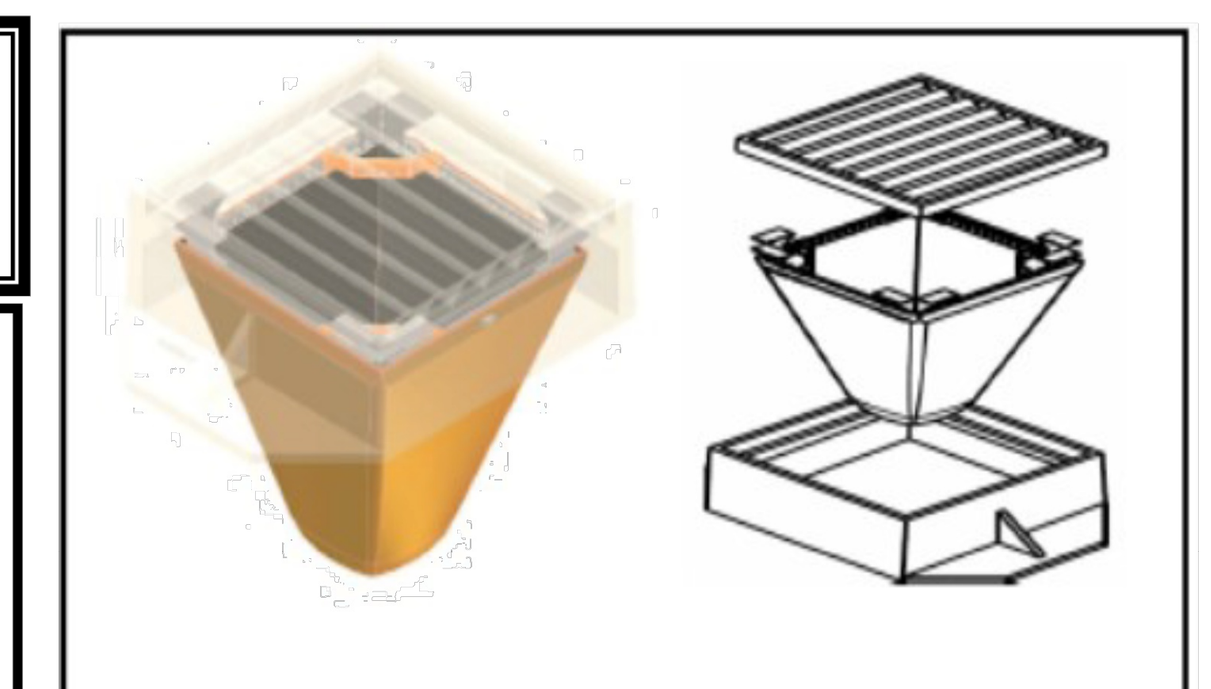
1. Empty the sediment bag if more than half filled with sediment and debris, or as directed.
2. Remove the grate, engage the lifting bars with the FLEXSTORM Removal Tool, and lift from drainage structure.
3. Dispose of sediment or debris as directed by the Engineer or Maintenance contract.
4. An industrial vacuum can be used to collect sediment.
5. Remove caked on silt from sediment bag and flush with Medium spray with optimal filtration.
6. Replace bag if torn or punctured to >½" diameter on lower half of bag.

Post Construction PC Bag Maintenance:

1. At 50% saturation the average 2'x2' Adsorb-it lined PC filter will retain approximately 75 oz (4.2 lbs) of oil and should be serviced. To recover the oils the filter can be centrifuged or passed through a wringer.
2. Oil skimmer pouches start to turn black when saturated, indicating time for replacement. Each ClearTec Rubberizer pouch will absorb ~62oz (4 lbs) of oil before needing replacement.
3. Dispose of all oil contaminated products in accordance with EPA guidelines. ClearTec Rubberizer, since a solidifier, will not leach under pressure and can be disposed of in most landfills, recycled for industrial applications, or burned as fuel.

Sediment Bag Replacement:

1. Remove the bag by loosening or cutting off clamping bag.
2. Take new sediment bag and secure worm drive clamping band to the frame channel.
3. Ensure Bag is secure and there is no slack around perimeter.

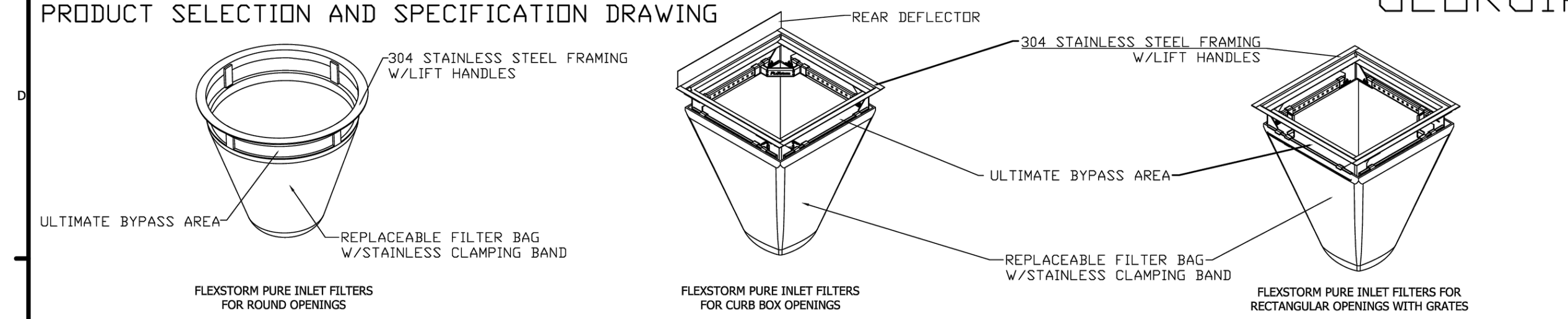


STRUCTURE ID#/LOCATION:

DATE	TASK PERFORMED	INSPECTOR

FLEXSTORM PURE FILTERS FOR PERMANENT INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING

GEORGIA



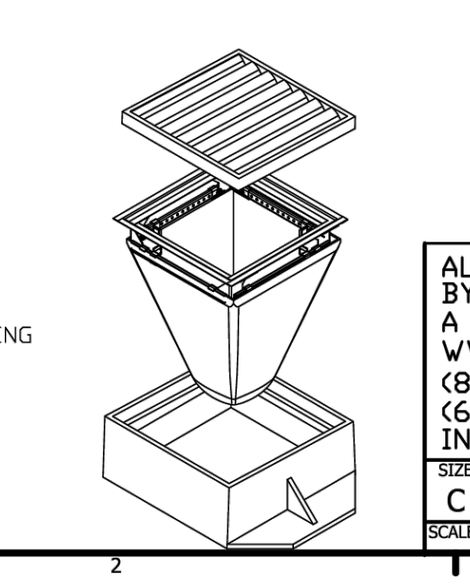
Product selection for FLEXSTORM PURE Filters (Permanent Inlet Protection)

Standard	USF Casting	Inlet Type	Grate Size	Opening Size	Bag Cap. (ft³)	Flow Ratings (CFS): FXP/FXP+	PC/PC+	Bypass	Part #: FX	FXP+	PC	PC+
2' x 2' Frame and Grate	4190-6259	Square/Rect (SQ)	23.5 x 23.5	22 x 22	2.4	1.9	1.6	4.5	62MHD22FX	62MHD22FXP	62MHD22PC	62MHD22PCP
2' x 3' Std.	4180	Square/Rect (SQ)	36 x 24	34 x 22	4.5	2.5	2.1	6.0	62LHD2436FX	62LHD2436FXP	62LHD2436PC	62LHD2436PCP
1019 A Type A/B/C/D	4607	Square/Rect (SQ)	28.75 X 21	26.5 X 18.25	3.0	1.9	1.6	4.7	62HD1019AFX	62HD1019AFXP	62HD1019APC	62HD1019APCP
1019 A Type E	5151	Curb Box (CB)	28.75 X 21	26.5 X 18.25	3.0	1.9	1.6	4.7	62MHDCBFX	62MHDCBFXP	62MHDCBPC	62MHDCBPCP
City of Macon Georgia Std.	5167	Wall Mount (WM)	40.5	39.5	2.7	2.1	1.8	N/A	62HDWM1FX	62HDWM1FXP	62HDWM1PC	62HDWM1PCP
1010 Catch Basin	4612	Square/Rect (SQ)	33.75 x 21.75	31.375 x 19.375	4.0	2.2	1.9	7.2	62LHDFX	62LHDFXP	62LHDPC	62LHDPCP
1013 Catch Basin	5135	Curb Box (CB)	33.75 x 21.75	31.375 x 19.375	4.0	2.2	1.9	7.2	62MHDCBFX	62MHDCBFXP	62MHDCBPC	62MHDCBPCP
1019 B (Type V-1)	5149/5150	Curb Box (CB)	33.75 x 21.75	31.375 x 19.375	4.4	2.3	2.0	5.8	62LHDCBFX	62LHDCBFXP	62LHDCBPC	62LHDCBPCP
1019 B (Type V-2)	4612	Square/Rect (SQ)	33.75 x 21.75	31.375 x 19.375	4.4	2.3	2.0	5.8	62LHDFX	62LHDFXP	62LHDPC	62LHDPCP

*FLOW RATINGS SHOWN ARE 50% MAXIMUM

NOTES:
1. ALL FRAMING IS CONSTRUCTED OF 304 STAINLESS STEEL FOR 25 YEAR SERVICE LIFE RATING
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.
3. UPON ORDERING ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



FLEXSTORM INLET FILTERS PURE

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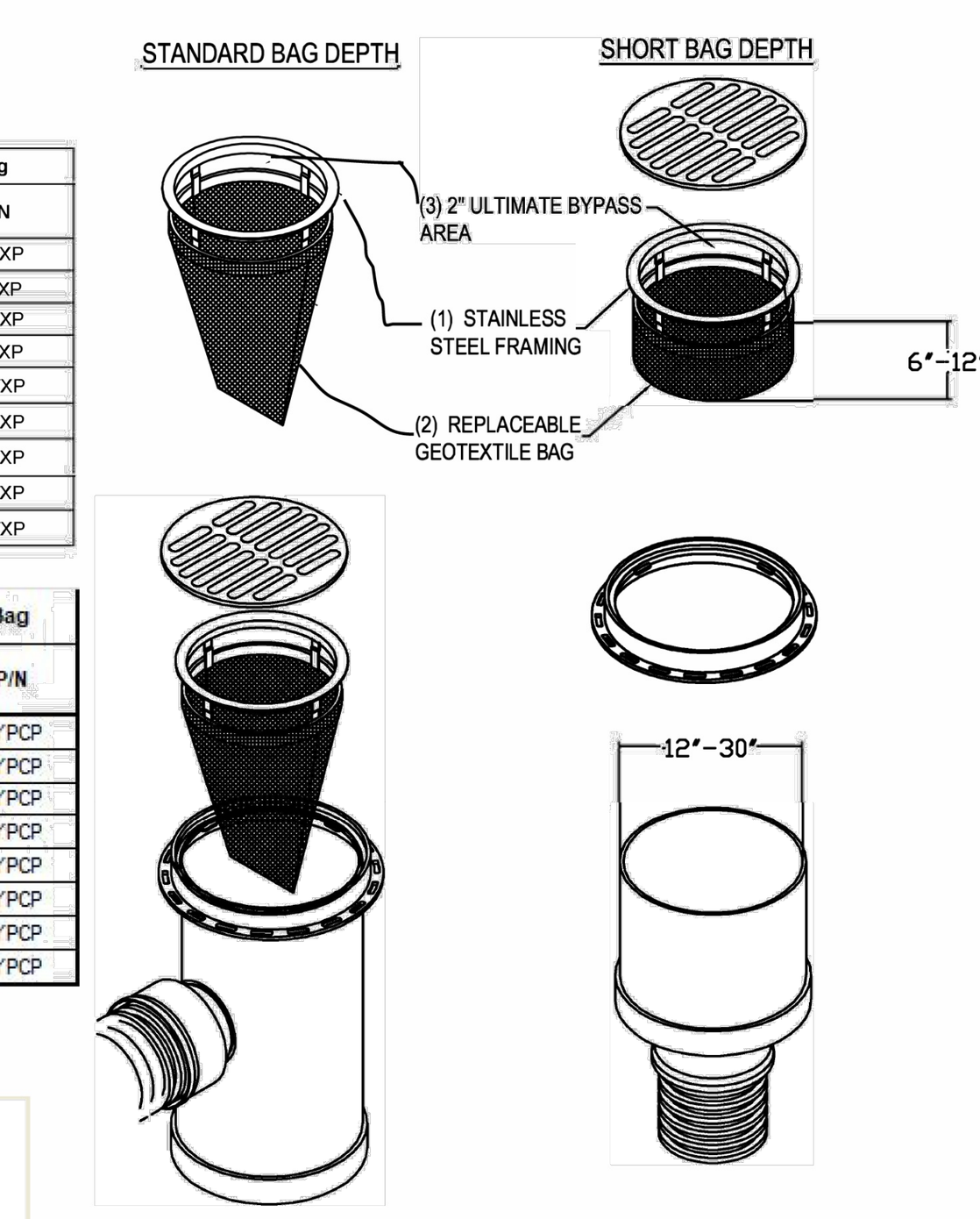
SIZE C | DWG NO P-GA-SUBMIT | REV A | SHEET 1 OF 1

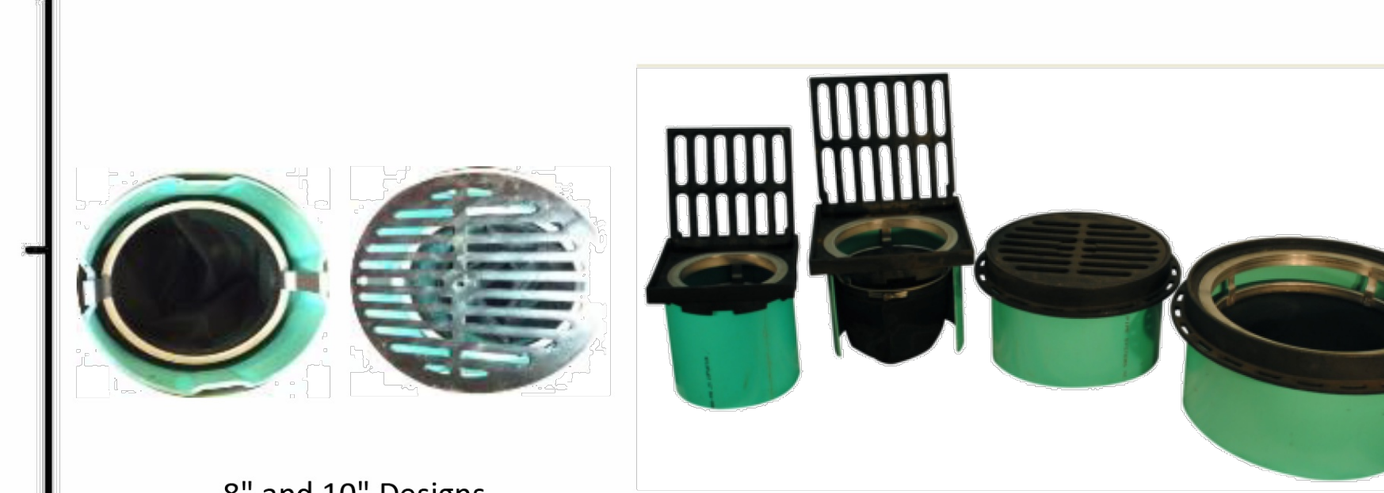
FLEXSTORM P/Ns FOR NYLOPLAST ROUND FRAME AND GRATE

INLET TYPE NYLO: ROUND IN NYLOPLAST BASIN

Casting Size	FX Bag: ADS P/N	Bag Depth	Flexstorm Ratings (Flow at 50% of max): Bag Capacity (ft³)	FX/FXP+ Flow Rate (CFS)	Total Bypass (CFS)	FX+ Bag: ADS P/N
8" Drop in	6208NYFX	22"	0.2	0.9	1.3	6208NYFXP
8" Inline	6208NYFX	22"	0.2	0.9	1.3	6208NYFXP
10" Drop in	6210NYFX	22"	0.3	1.2	1.75	6210NYFXP
10" Inline	6210NYFX	22"	0.3	1.2	1.75	6210NYFXP
12" Round	6212NYFX	22"	0.3	1.4	2.0	6212NYFXP
15" Round	6215NYFX	22"	0.6	1.7	2.5	6215NYFXP
18" Round	6218NYFX	22"	0.9	2.1	3.1	6218NYFXP
24" Round	6224NYFX	22"	1.6	2.8	4.3	6224NYFXP
30" Round	6230NYFX	22"	2.8	3.6	5.7	6230NYFXP

Casting Size	PC Bag: ADS P/N	Bag Depth	Flexstorm Ratings (Flow at 50% of Max): Bag Capacity (ft³)	PC/PC+ Flow Rate (CFS)	Total Bypass (CFS)	PC+ Bag: ADS P/N
8" Inline	6208NYPC	22"	0.2	0.4	1.3	6208NYPCP
8" Drop In	6208NYPC	22"	0.2	0.4	1.3	6208NYPCP
10" Drop In	6210NYPC	22"	0.3	0.6	1.75	6210NYPCP
12" Round	6212NYPC	22"	0.3	0.9	2.0	6212NYPCP
15" Round	6215NYPC	22"	0.6	1.2	2.5	6215NYPCP
18" Round	6218NYPC	22"	0.9	1.4	3.1	6218NYPCP
24" Round	6224NYPC	22"	1.6	1.9	4.3	6224NYPCP
30" Round	6230NYPC	22"	2.8	2.5	5.7	6230NYPCP





8" and 10" Designs

12" and Plus Designs

FLEXSTORM INLET FILTERS PURE

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SIZE C | FRAME TYPE NY | DWG NO NYLOPLAST | REV A | SHEET 1 OF 1

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GEORGIA REGISTERED PROFESSIONAL ENGINEER NATHAN R. FUSS No. PE046694 7/2/2026

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DRAINAGE DETAILS
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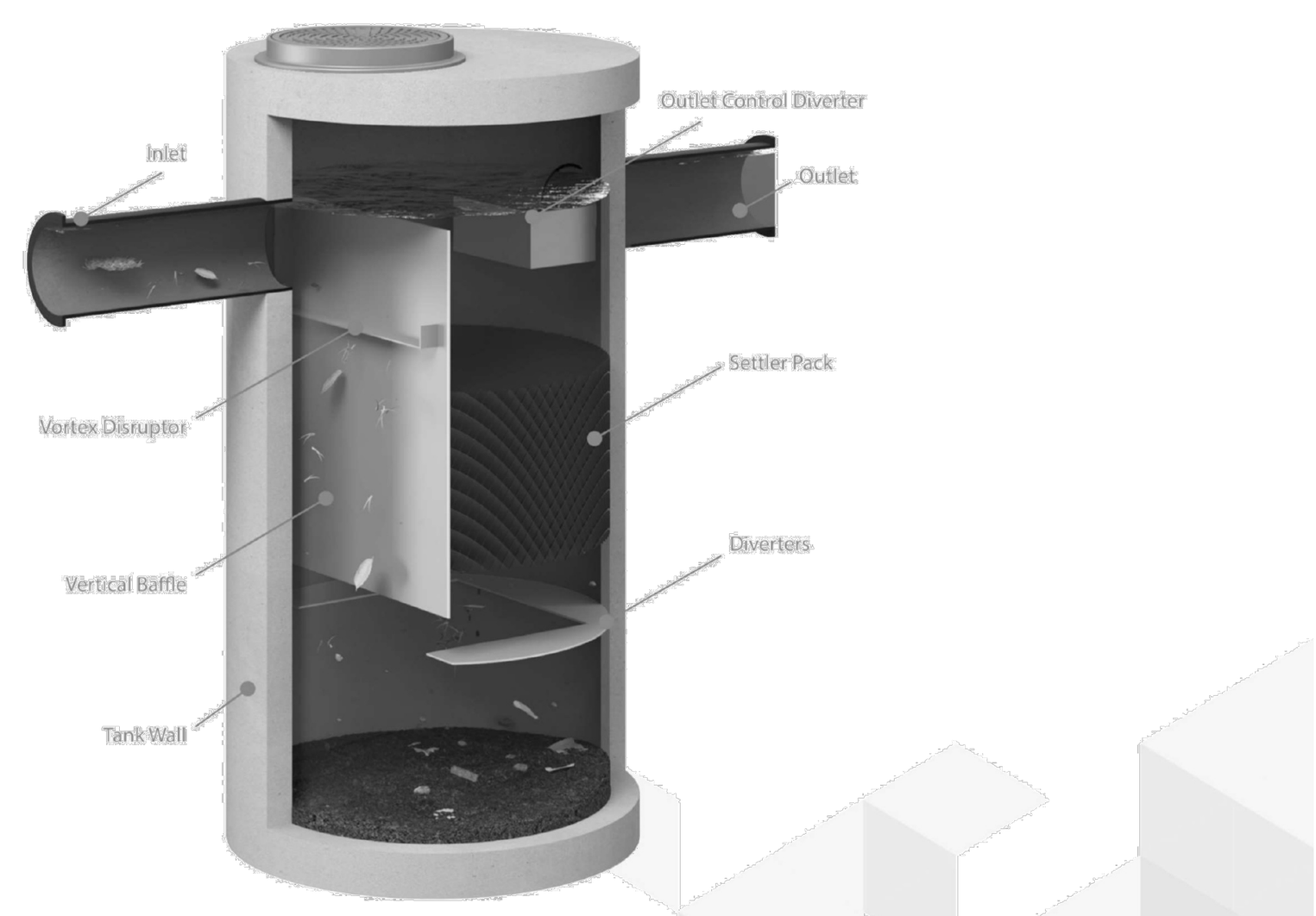
StormSettler®

StormSettler® Manufacturer's Inspection and Maintenance Manual



StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

StormSettler® Manufacturer's Inspection and Maintenance Manual
The StormSettler treatment device, manufactured by StormTrap®, is a hydrodynamic separating device designed to capture and store pollutants from stormwater. StormSettler's maintenance frequency is site-dependent and routine inspections are recommended to ensure that the system is functioning as designed. Please contact your authorized StormTrap representative if you have questions regarding the inspection and maintenance of the StormSettler system.

Inspection Scheduling
StormSettler inspections are important to assess the condition of the system internals to ensure peak performance. The frequency of inspections and maintenance depends on site-specific loading conditions and rainfall frequency. Within the first year of operation, it is recommended that the unit be inspected quarterly to determine the rate of pollutant accumulation to develop a more accurate maintenance schedule. Inspections should be performed during dry weather conditions when no flow is entering the system.

StormSettler systems are recommended to be inspected whenever the upstream and downstream catch basins and stormwater pipes of the stormwater collection system are inspected or maintained. If checked on an annual basis, the inspection should be conducted before the stormwater season begins to ensure that the system is functioning properly for the upcoming storm season.

Inspection and Maintenance Equipment
The following equipment is recommended to have during inspections:
- StormSettler Inspection and Maintenance Manual and Inspection Checklist
- Flashlight
- Manhole hook/lifter or pry bar to lift the manhole cover
- Measuring device(s) of sufficient length to reach the bottom of the device's sump
- Proper personal protective equipment
- Adequate traffic control signage
- Pole with skimmer or net (optional for maintenance procedure)
- Vacuum truck or similar trailer-mounted equipment (for maintenance procedure)

PHONE 815.941.4549 FAX 331.318.5347 WEB www.stormtrap.com EMAIL info@stormtrap.com 1287 Windham Parkway Romeoville, Illinois 60446

Inspection Procedure
Inspections should be done such that a sufficient time has lapsed since the most recent rain event to allow for a static water condition and rainfall is not anticipated to occur during the inspection procedure. StormSettler does not require entry into the system for inspection or maintenance; however, if entering the system is deemed necessary, it is prudent to note that before entering into any underground storm sewer or underground structure, appropriate OSHA and local safety regulations and guidelines should be followed.

To begin the inspection process, set up the necessary traffic control signage per local ordinances. Open all manhole covers using appropriate equipment and ensure the manhole covers are in a location that would not prohibit the inspection process. Visually inspect the system at all manhole access opening locations. During the visual inspection, ensure that all components are in working order. An inspection checklist is provided within this guide for ease and reference. If any components are not in working order, contact your authorized StormTrap representative.

After the components are inspected, visually quantify the accumulation of trash, debris, and hydrocarbons within the system by using a measuring device such as a tape measure, grade stick, dipstick, etc. If a Trash Capture Device is included, measure and record the depth of trash, debris, and hydrocarbon accumulation from the static water elevation (outlet pipe elevation) to the top of the trash removal device. The height of the trash removal device is based on unit and pipe size and varies. Approval drawings of the device can be used to determine the trash removal device height of the unit to be maintained.

If sorbent materials are used, the materials may have to be moved to not impact sediment removal. If significant discoloration of the sorbent material has occurred, simply remove the sorbent materials and replace them upon completion of maintenance activities.

For sediment accumulation, utilize either a sludge sampler or a sediment pole to measure and document the amount of sediment accumulation. To determine the amount of sediment in the system with a sludge sampler, follow the manufacturer's instructions. If utilizing a sediment pole or similar device, first insert the pole to the top of the sediment layer and record the depth. Then, insert the pole into the bottom of the system and record the depth. The difference in the two measurements corresponds to the amount of sediment in the system. Alternatively, sediment depth can also be determined by taking a measurement from a known and consistent elevation (manhole frame, pipe invert, vertical baffle top, etc.) to the top of the sediment layer. That distance can then be compared to the measurement between the known elevation to the sump floor. The difference between these two measurements will correspond to the sediment layer depth.

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After completion of the inspection process, ensure that manhole covers are replaced and securely seated in the manhole frame and remove traffic control signage.

StormSettler units can also be installed with remote monitoring technology that measures the current capacities within the system and reports the data to any internet-capable device. If a remote monitoring device is used, proper maintenance of the device, such as replacement of batteries, cleaning the sensor, etc., needs to be completed to ensure the functionality of the remote monitoring technology.

If it is determined during the inspection process that the accumulation of trash and debris or sediment is at or near the capacities of the StormSettler device, maintenance should be performed to ensure performance is not impacted for subsequent storm events.

Maintenance Procedure
Maintenance should be done such that sufficient time has lapsed since the most recent rain event to allow for a static water condition and rainfall is not anticipated to occur during the duration of the maintenance procedure.

To begin the maintenance process, set up the necessary traffic control signage per local ordinances. Open all manhole covers using appropriate equipment and ensure the manhole covers are in a location that would not prohibit the maintenance process.

Visually inspect the system at all manhole access opening locations. During the visual inspection, ensure that all components are undamaged. If any components are not in working order, contact your authorized StormTrap representative.

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After the components are inspected, remove all accumulated trash, debris, and hydrocarbons stored on the surface of the water using the vacuum hose or pole with an attached skimmer or net.

If sorbent materials are used, the materials may have to be moved to not impact pollutant removal. If significant discoloration of the sorbent material has occurred, simply remove the sorbent materials and replace them upon completion of maintenance activities.

To remove floatable and neutrally buoyant material, insert the vacuum truck's hose from the inlet side to the outlet side of the device (in units under 6ft), and through the outlet side access hatch in 6ft and over. Use the vacuum hose to remove floating and neutrally buoyant material. Use the rodder arm of the vacuum truck, or similar pressure washer, to clean any stuck debris from the face of the trash removal device, if applicable.

To remove sediment, insert the vacuum truck's hose on the inlet side of the vertical baffle into the sump. The system should be completely drained, and all sediment should be removed from the sump. For smaller diameter devices (3' or 4' units), a 6" or smaller vacuum hose diameter may be required for effective cleaning due to maneuverability constraints. If the vacuum truck that is being utilized has a hose diameter greater than 6", a smaller tube can be affixed to the boom hose with duct tape to improve maneuverability within the device.

If excessive sediment or debris buildup occurs within the device, components can be washed with sewer jetting equipment or a spray lance to remove stubborn materials. Particular attention must be taken when spraying the settler pack. A wide spray nozzle is recommended around the settler pack to ensure there is no damage to the material.

After completing the maintenance procedure, complete a post-maintenance inspection to ensure that all components are in good condition. Ensure that manhole covers are replaced and securely seated in the manhole frame and remove traffic control signage. Dispose of all pollutants removed during maintenance per local, state, and federal guidelines and regulations.

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Inspection and Maintenance Documentation
Proof of inspections and maintenance activities is the responsibility of the owner. All inspection and maintenance reports and any relevant data should be kept on-site or at a location where they will be accessible in accordance with local requirements. It is a good practice to take time-stamped photographs after every inspection and maintenance event to include within logs. It is also good practice to keep records of rainfall events between maintenance events and the weight of material removed, even if no report is required. Some municipalities may require inspection and maintenance reports be forwarded to the proper governmental permitting agency on an annual basis. Refer to your local regulations and ordinances for any additional maintenance requirements and schedules not contained herein.

Inspections and maintenance activities should be performed to ensure performance is not impacted and the device performs as designed.

Inspection Items
- StormSettler Maintenance Manual and Inspection Checklist
- Flashlight
- Manhole hook/lifter or pry bar to lift the manhole cover
- Measuring device(s) of sufficient length to reach the bottom of the device's sump
- Proper personal protective equipment
- Adequate traffic control signage

Maintenance Items
- StormSettler Maintenance Manual and Inspection Checklist
- Flashlight
- Manhole hook/lifter or pry bar to lift the manhole cover
- Measuring device(s) of sufficient length to reach the bottom of the device's sump
- Proper personal protective equipment
- Adequate traffic control signage
- Pole with skimmer or net (optional for maintenance procedure)
- Vacuum truck or similar trailer-mounted equipment (for maintenance procedure)

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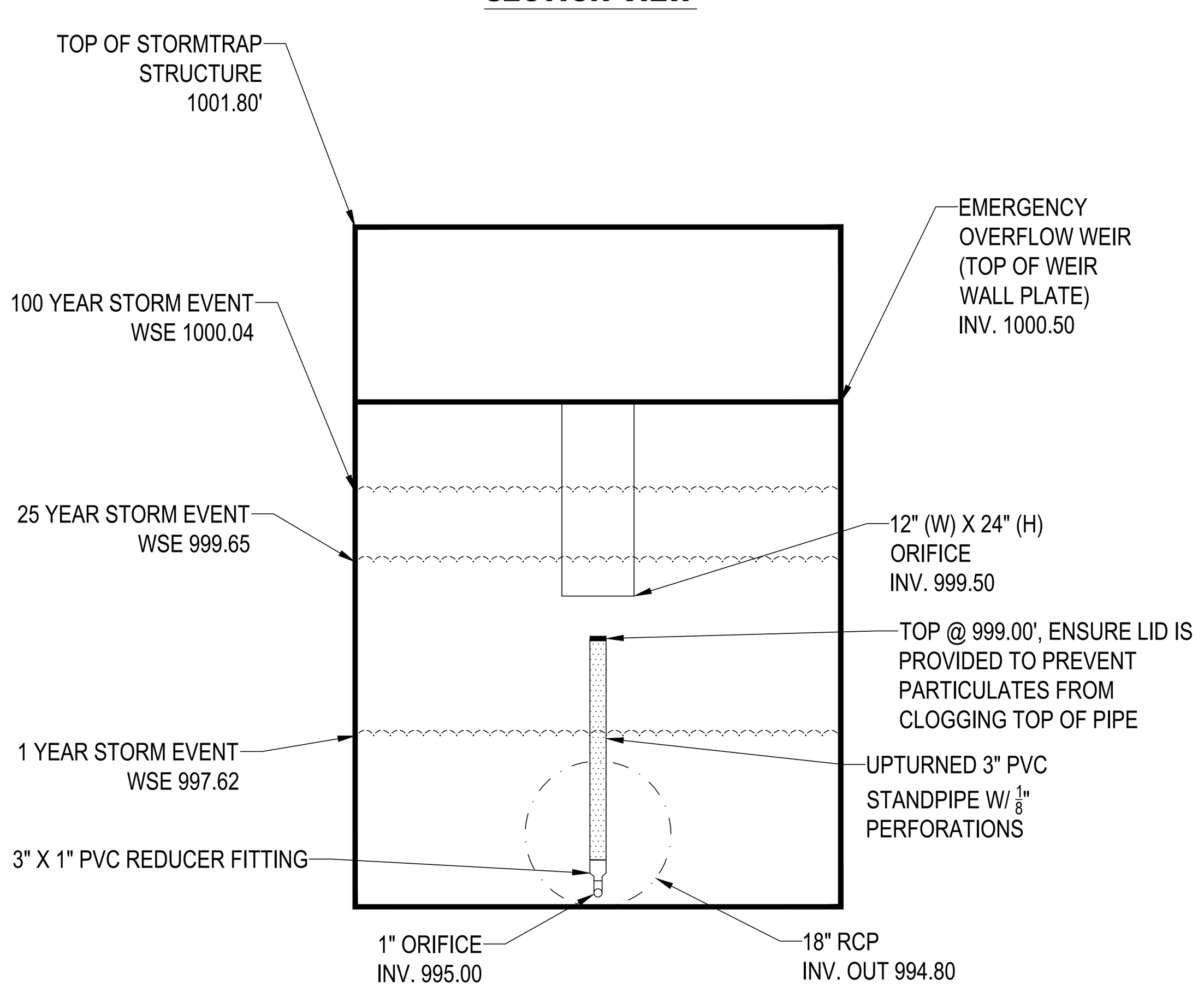
OUTLET CONTROL STRUCTURE D-20
48" POLYPROPYLENE DRAIN BASIN WITH WEIR PLATE DETAIL

SECTION VIEW



PLAN VIEW
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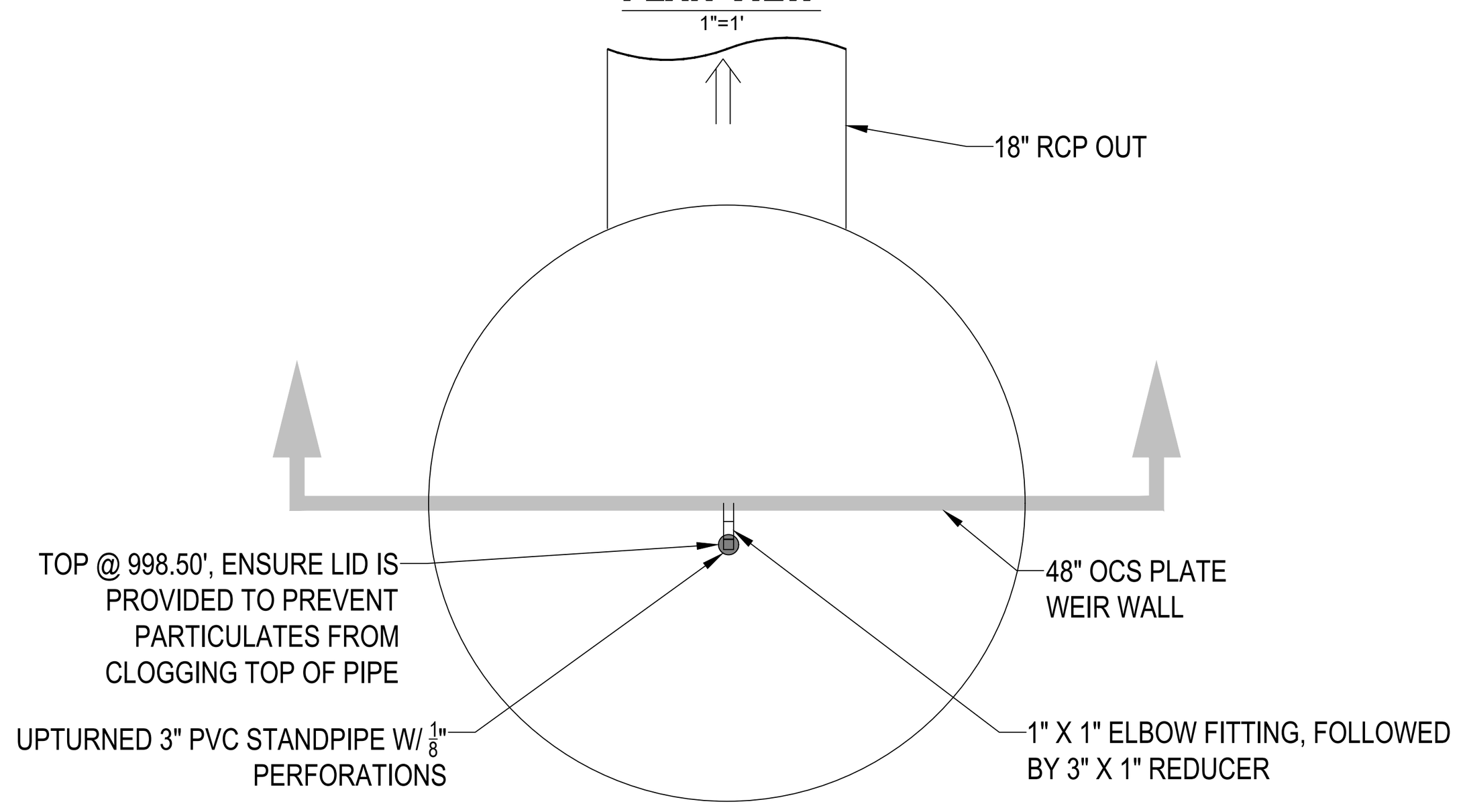
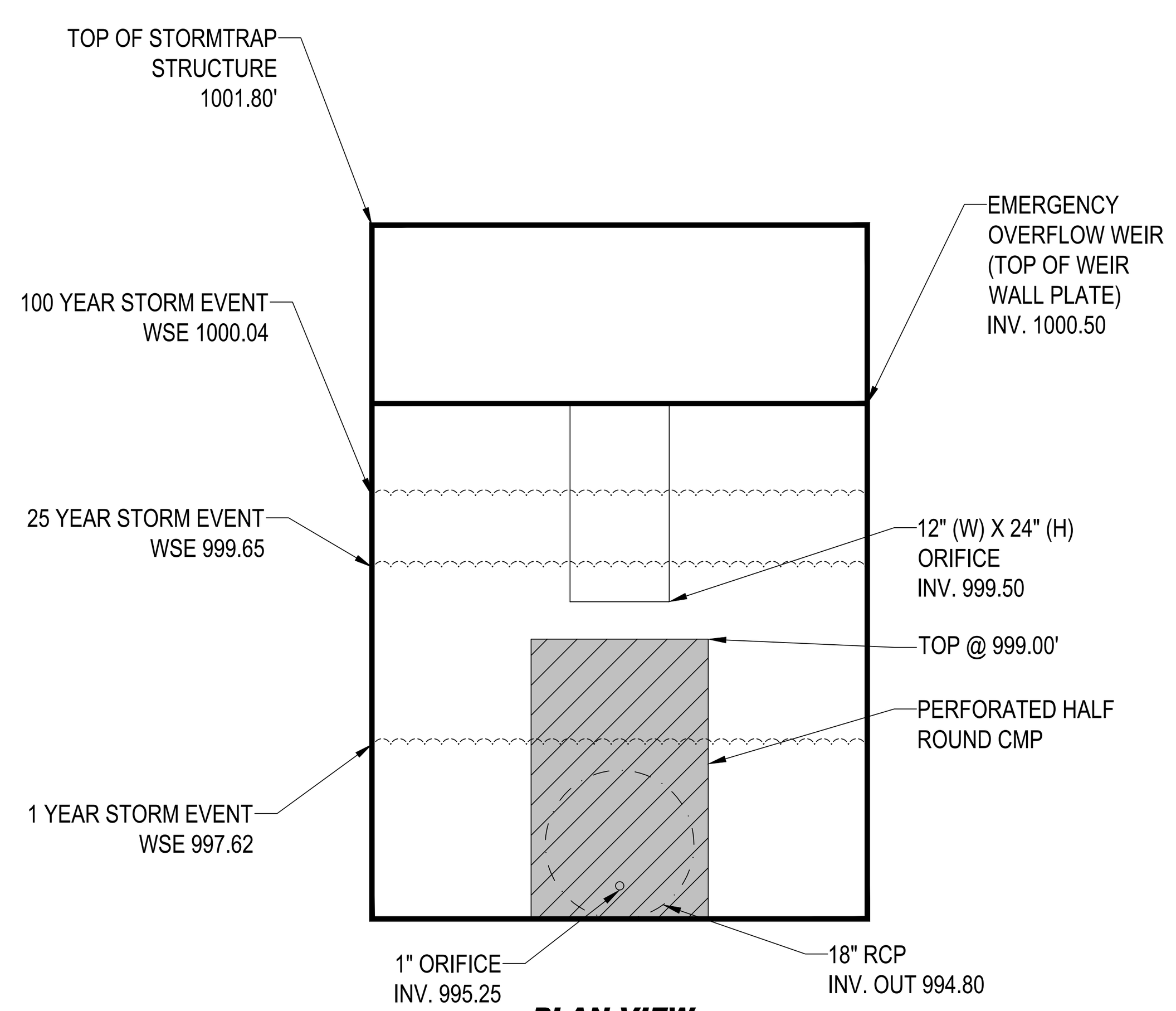


OUTLET CONTROL STRUCTURE C-22
48" POLYPROPYLENE DRAIN BASIN WITH WEIR PLATE DETAIL

SECTION VIEW



PLAN VIEW
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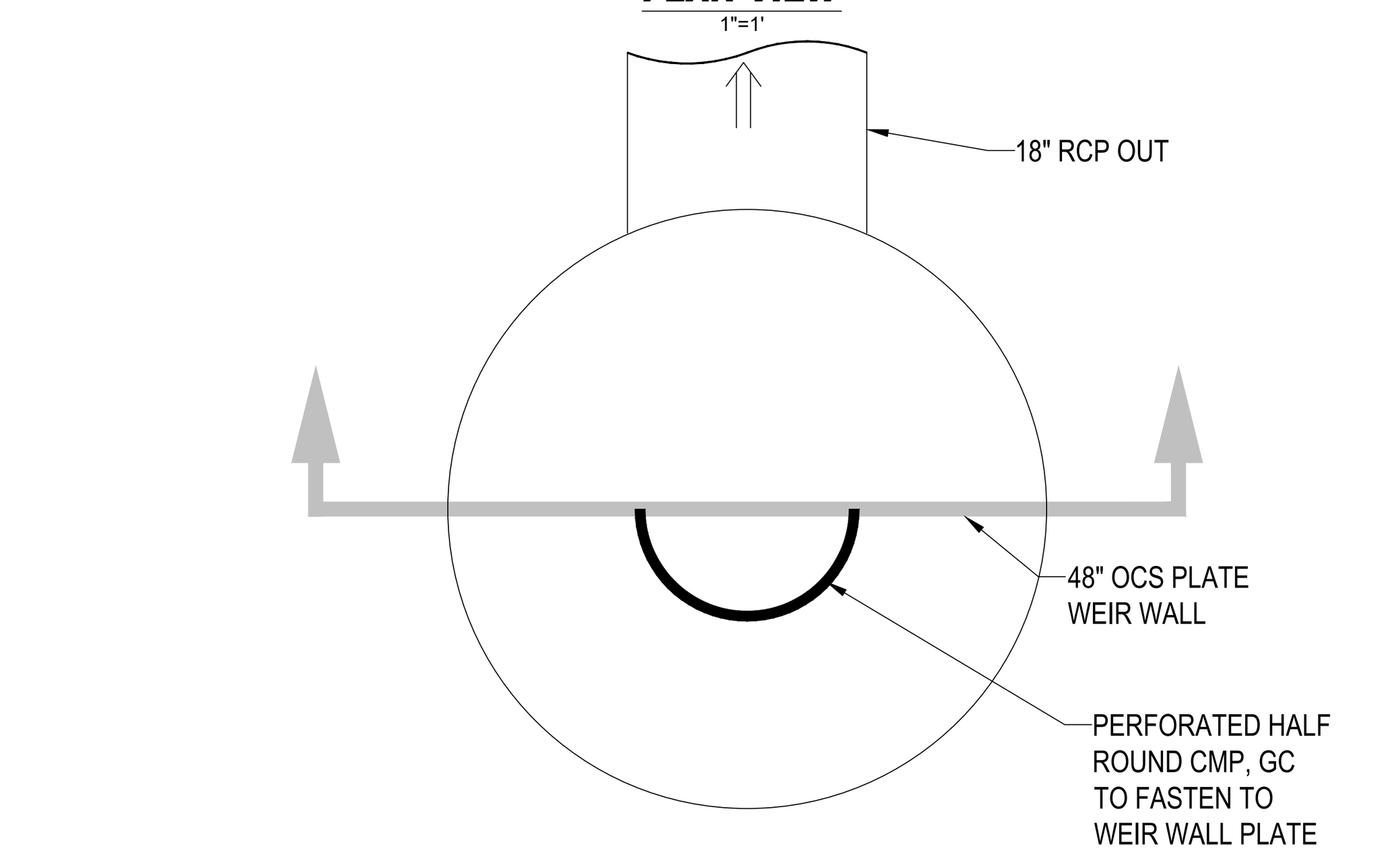
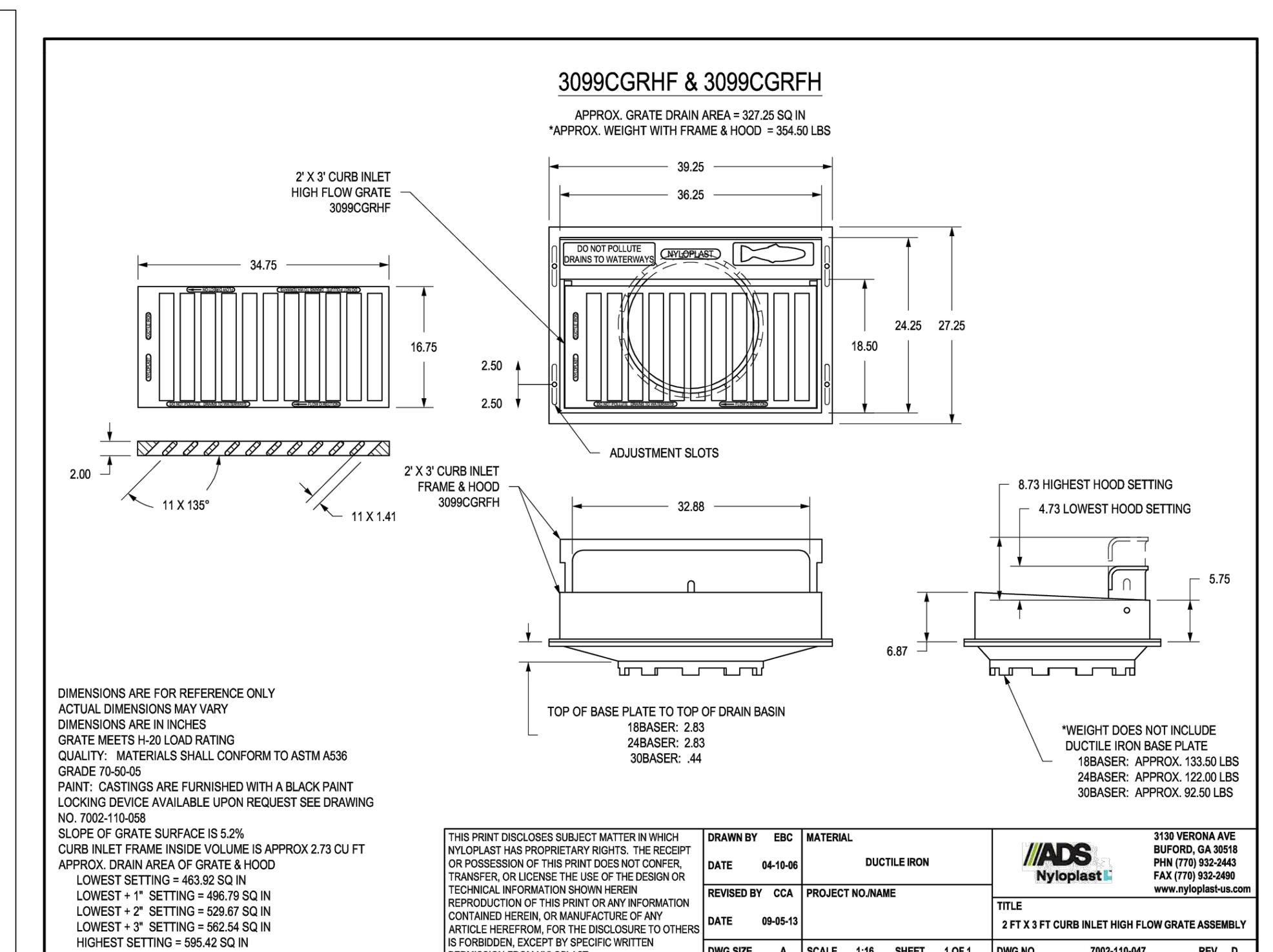
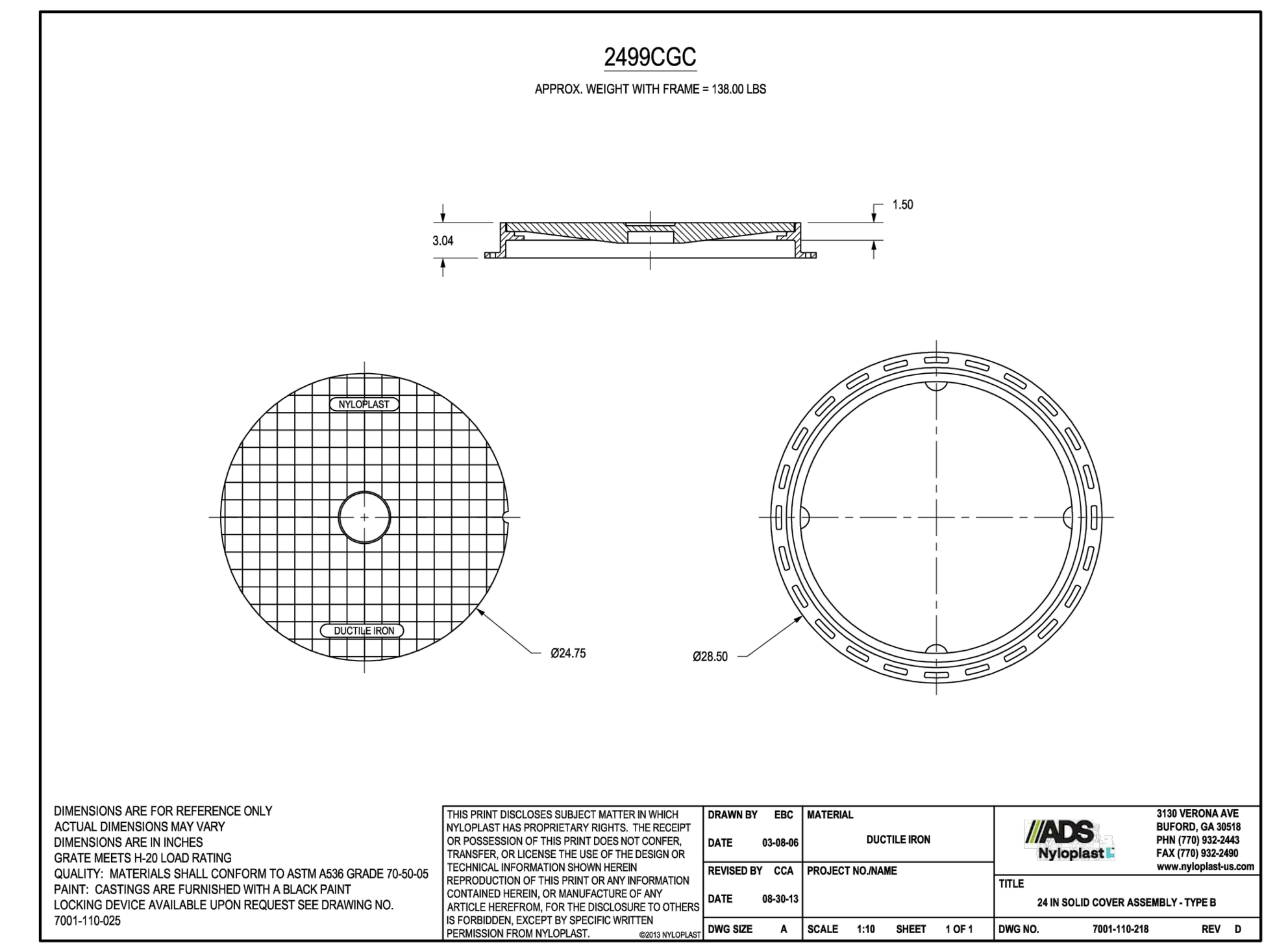
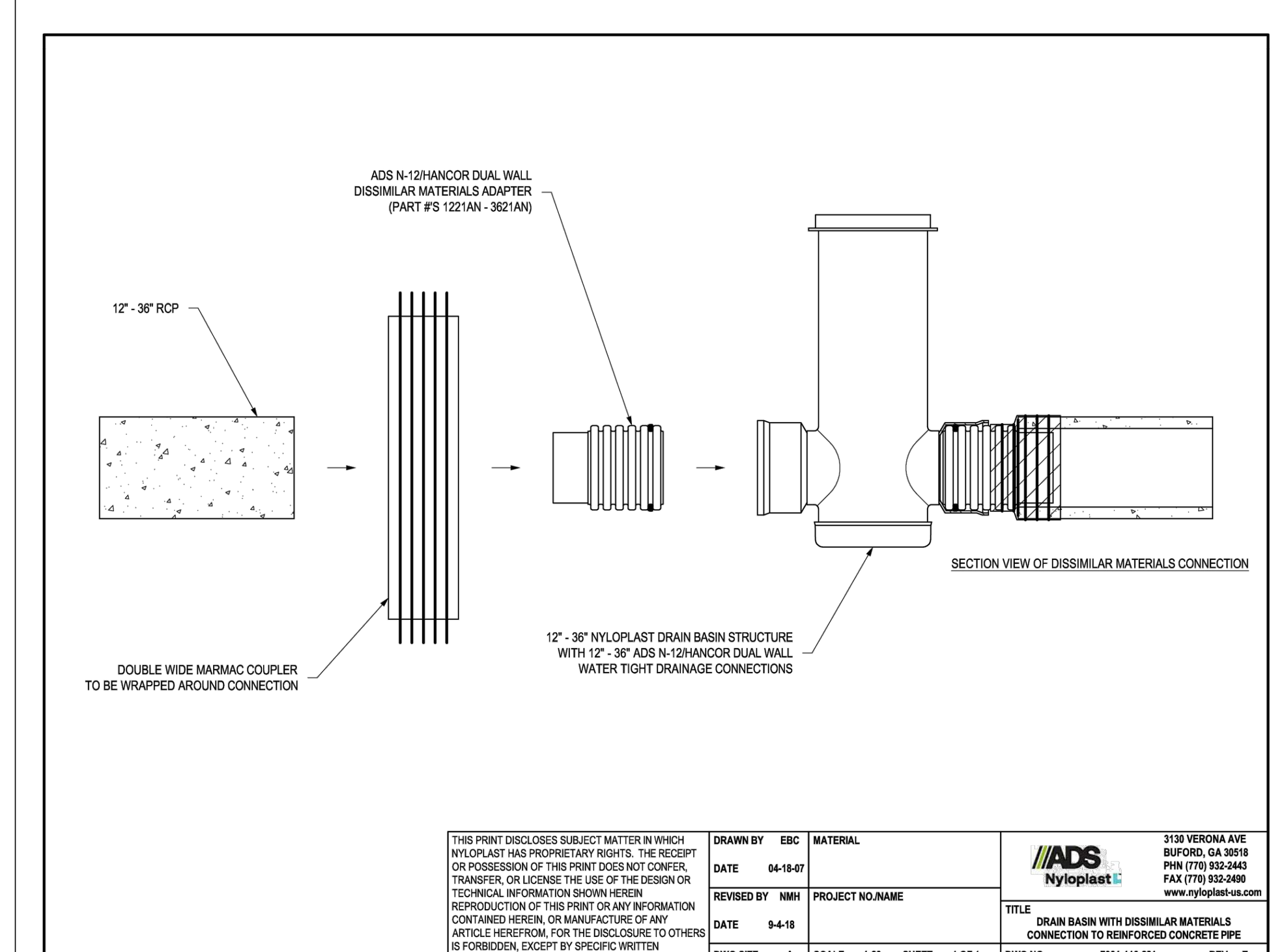
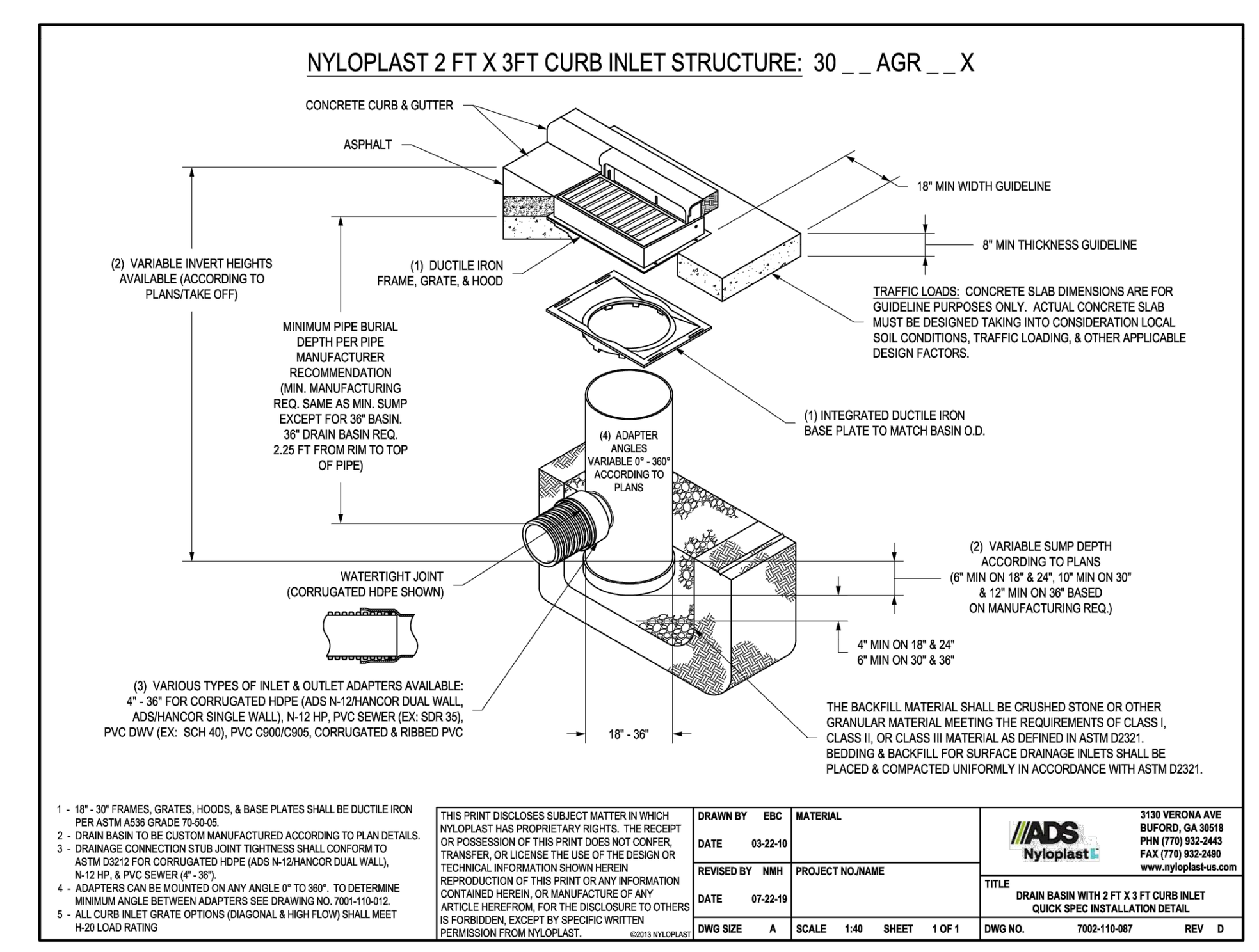


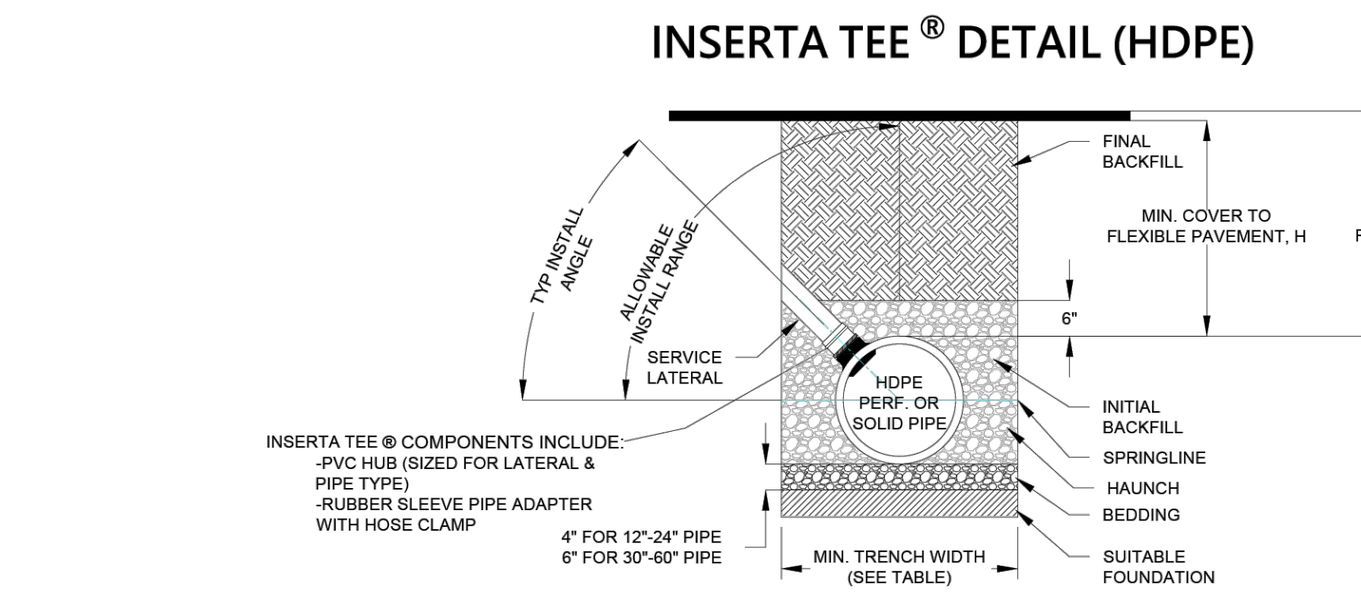








INSERTA TEE ® DETAIL (HDPE)



RECOMMENDED MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
54" (1350mm)	88" (2235mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. THE INSERTA TEE CONNECTION CAN BE INSTALLED UP TO A VERTICAL ORIENTATION, BUT A 45° INSTALL ANGLE IS MOST COMMON. GREATER ANGLES ARE SUBJECT TO DESIGN ENGINEER APPROVAL AND MAY REQUIRE PREMIUM BACKFILL.
4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
7. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

NOTE: FOR INSTALLATION INSTRUCTIONS, REFER TO DETAIL STD-1100. FOR PROTRUSION INFORMATION, REFER TO DETAIL STD-1101. FOR HOLE SAW INFORMATION, REFER TO DETAIL STD-1102.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

INSERTA TEE DETAIL (HDPE) | DRAWING NUMBER STD-1011 | ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 | HAK | 07/19/23 | ENG | NTS | 1

NO.	REVISION	BY	DATE

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE046694 NATHAN R. FUSS — Nathan Fuss 7/2/2026

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DRAINAGE DETAILS
FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.
CITY OF FAIRBURN, GA

DRAWN-BY	NP
DATE	11/03/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
C6.4	0
SHEET NO.	REVISION

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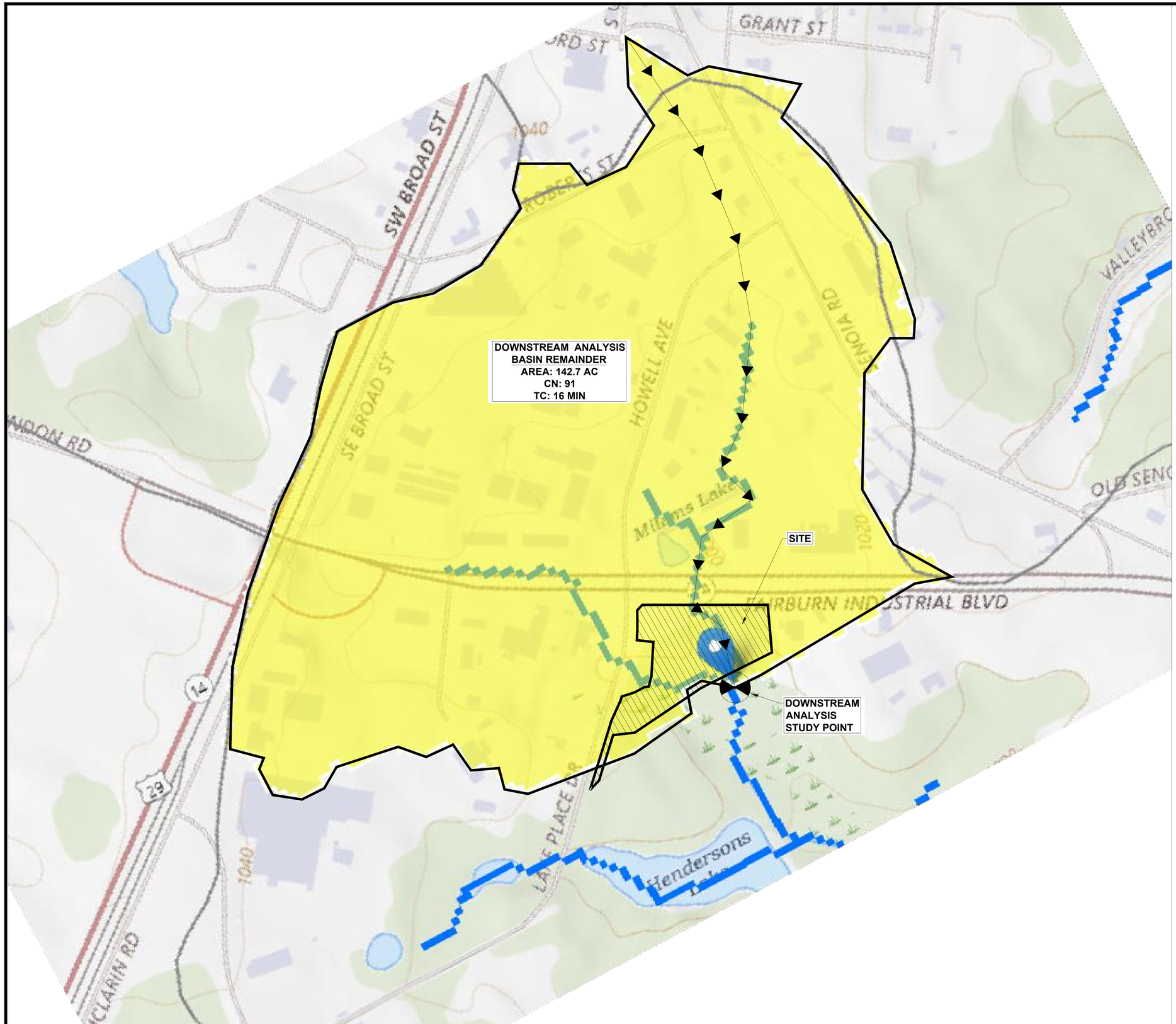
APPENDIX 7 | DOWNSTREAM ANALYSIS



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EMAIL: tgodwin@racetrac.com

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SUITE 425
ATLANTA, GEORGIA 30346
Phone: (678) 695-6800
GA@BohlerEng.com

GEORGIA
REGISTERED
Nathan Fuss
No. PE046694
PROFESSIONAL
08/01/2025
ENGINEER
NATHAN R. FUSS

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POSTDEVELOPED DRAINAGE MAP

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	KJ
DATE	08/01/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
B	
SHEET NO.	REVISION

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StreamStats Report - RaceTrac Fairburn

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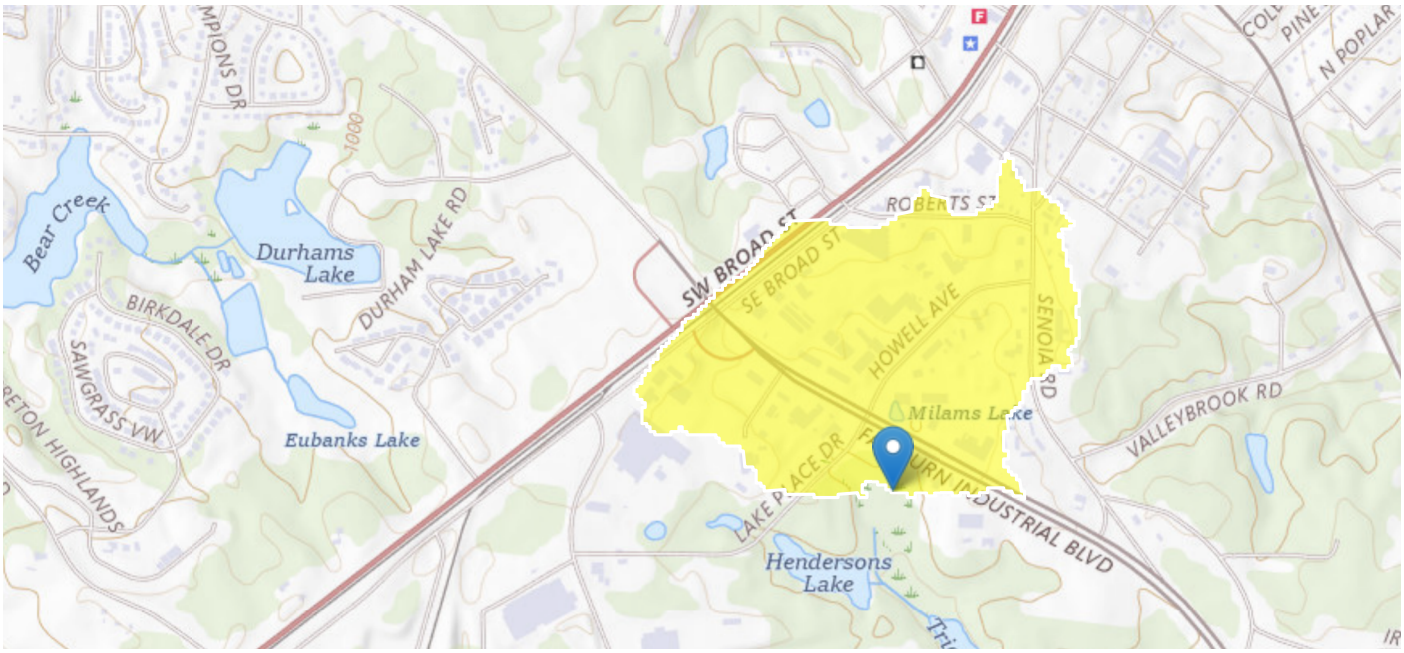

Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.23	square miles
LC06IMP	Percentage of impervious area determined from NLCD 2006 impervious dataset	47.12	percent
PCTREG1	Percentage of drainage area located in Region 1 - Piedmont / Ridge and Valley	100	percent
PCTREG2	Percentage of drainage area located in Region 2 - Blue Ridge	0	percent
PCTREG3	Percentage of drainage area located in Region 3 - Sandhills	0	percent
PCTREG4	Percentage of drainage area located in Region 4 - Coastal Plains	0	percent
PCTREG5	Percentage of drainage area located in Region 5 - Lower Tifton Uplands	0	percent

Peak-Flow Statistics

Peak-Flow Statistics Parameters [Region 1 rural under 1 sqmi 2014 5030]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.23	square miles	0.1	1
LC06IMP	Percent Impervious NLCD2006	47.12	percent	0	47.9

Peak-Flow Statistics Parameters [Peak Southeast US GA 2023 5006]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.23	square miles	0.08	8902
PCTREG1	Percent Area in Region 1 - Piedmont / Ridge and Valley	100	percent	0	100
PCTREG2	Percent Area in Region 2 - Blue Ridge	0	percent	0	100
PCTREG3	Percent Area in Region 3 - Sandhills	0	percent	0	100
PCTREG4	Percent Area in Region 4 - Coastal Plains	0	percent	0	100
PCTREG5	Percent Area in Region 5 - Lower Tifton Uplands	0	percent	0	100

Peak-Flow Statistics Flow Report [Region 1 rural under 1 sqmi 2014 5030]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR^2: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	PIL	PIU	ASEp
50-percent AEP flood	243	ft^3/s	123	479	31.9
20-percent AEP flood	273	ft^3/s	157	474	25.4
10-percent AEP flood	287	ft^3/s	168	491	25
4-percent AEP flood	295	ft^3/s	164	531	27
2-percent AEP flood	296	ft^3/s	157	559	29.3
1-percent AEP flood	300	ft^3/s	149	603	32.1
0.5-percent AEP flood	299	ft^3/s	140	637	35.1
0.2-percent AEP flood	315	ft^3/s	152	653	37.5

Peak-Flow Statistics Flow Report [Peak Southeast US GA 2023 5006]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR^2: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	PIL	PIU	ASEp
50-percent AEP flood	57.8	ft^3/s	31.7	106	36.8
20-percent AEP flood	105	ft^3/s	59	187	35.8
10-percent AEP flood	145	ft^3/s	80.9	260	36.3
4-percent AEP flood	199	ft^3/s	106	372	38.4
2-percent AEP flood	248	ft^3/s	131	468	39.8

Statistic	Value	Unit	PIL	PIU	ASEp
1-percent AEP flood	296	ft^3/s	153	571	41.3
0.5-percent AEP flood	347	ft^3/s	176	684	42.8
0.2-percent AEP flood	414	ft^3/s	205	836	44.4

Peak-Flow Statistics Citations

Feaster, T.D., Gotvald, A.J., and Weaver, J.C.,2014, Methods for estimating the magnitude and frequency of floods for urban and small, rural streams in Georgia, South Carolina, and North Carolina, 2011 (ver. 1.1, March 2014): U.S. Geological Survey Scientific Investigations Report 2014–5030, 104 p. (http://pubs.usgs.gov/sir/2014/5030/)

Feaster, T.D., Gotvald, A.J., Musser, J.W., Weaver, J.C, Kolb, K.R., Veilleux, A.G., and Wagner, D.M.2023, Magnitude and frequency of floods for rural streams in Georgia, South Carolina, and North Carolina, 2017—Results: U.S. Geological Survey Scientific Investigations Report 2023-5006, 75 p. (https://pubs.er.usgs.gov/publication/sir20235006)

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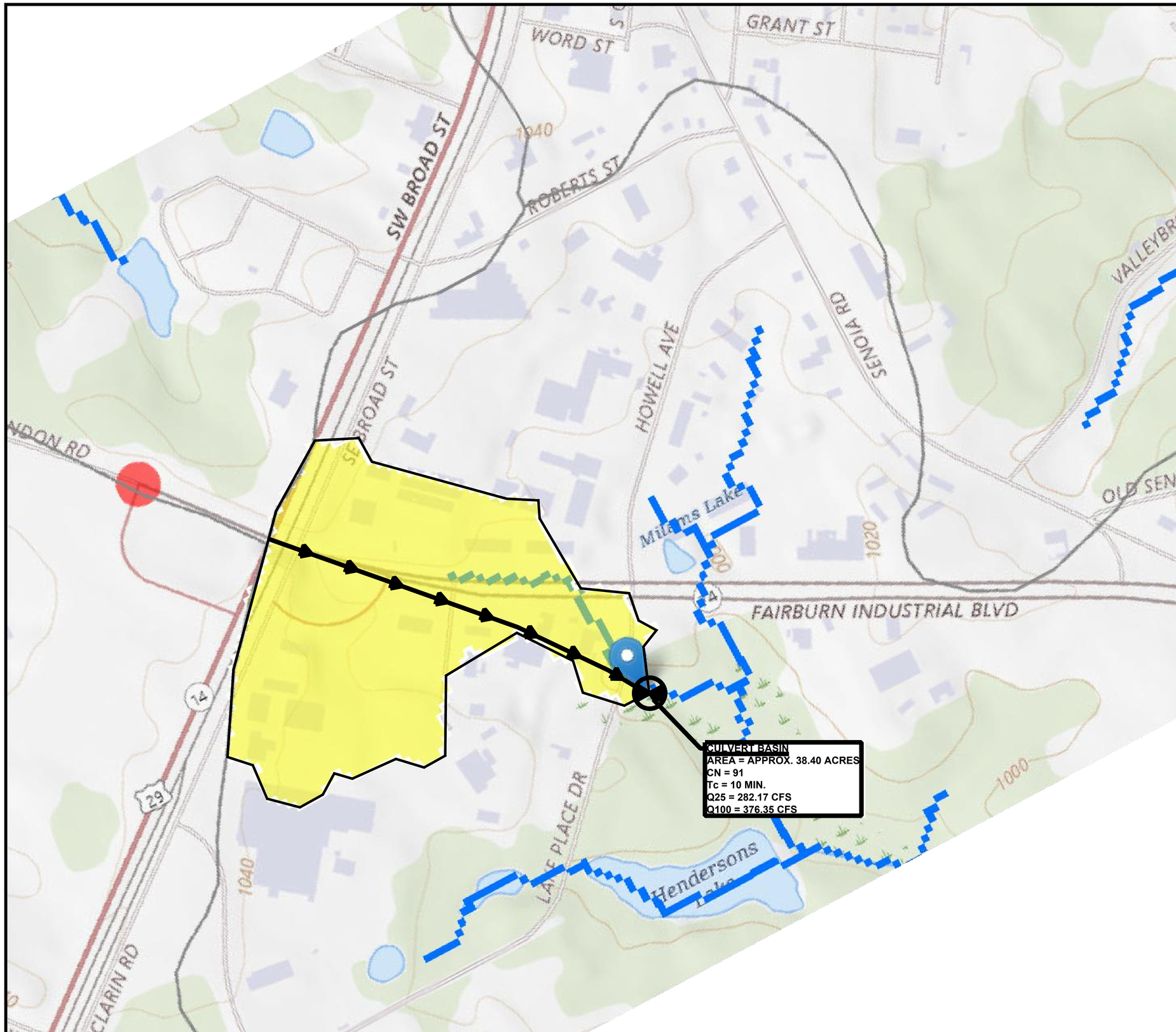
Application Version: 4.29.3
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

APPENDIX 8 | CULVERT SIZING

BOHLER



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

GEORGIA REGISTERED Nathan Fuss No. PE046694 PROFESSIONAL 08/01/2025 ENGINEER NATHAN R. FUSS

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POSTDEVELOPED DRAINAGE MAP

FAIRBURN INDUSTRIAL BLVD. & HOWELL AVE.

CITY OF FAIRBURN, GA

DRAWN-BY	KJ
DATE	08/01/2025
SCALE	AS NOTED
PROJECT No: GAA220184.00	
D	
SHEET NO.	REVISION

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1"= 200'

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StreamStats Report

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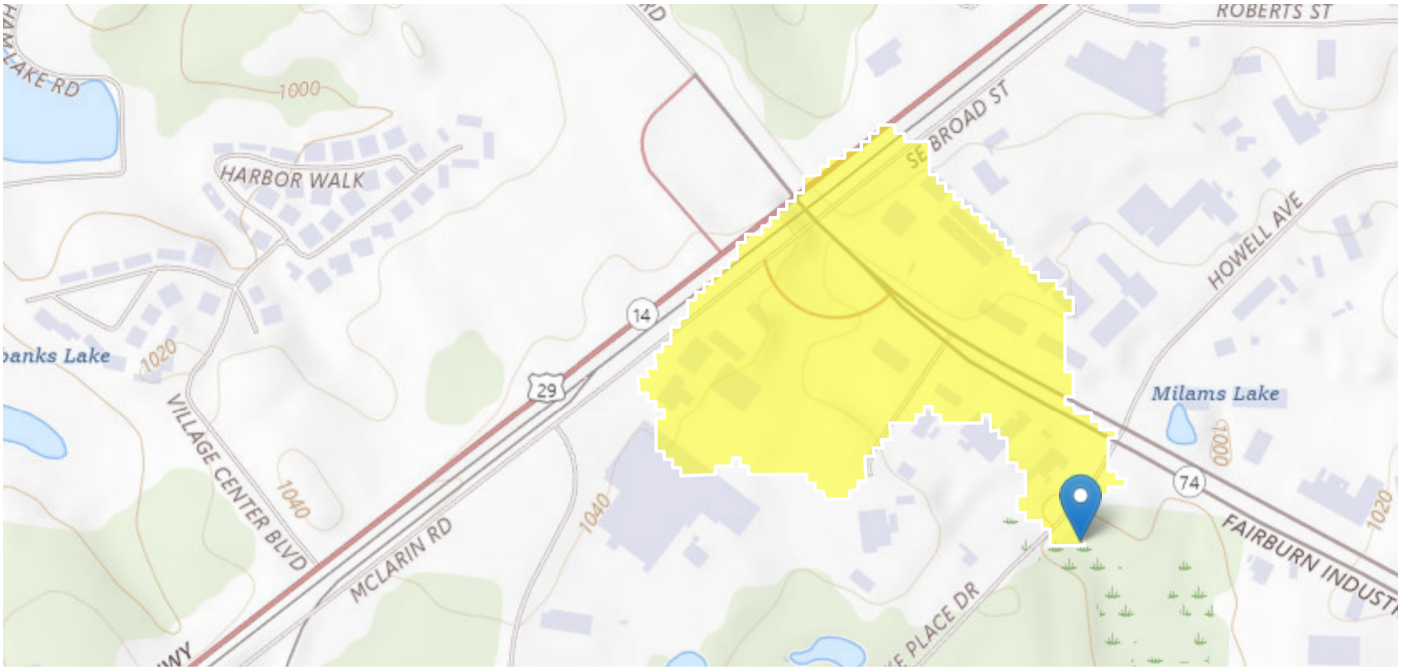

Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.059	square miles
LC06IMP	Percentage of impervious area determined from NLCD 2006 impervious dataset	48.8	percent
PCTREG1	Percentage of drainage area located in Region 1 - Piedmont / Ridge and Valley	100	percent
PCTREG2	Percentage of drainage area located in Region 2 - Blue Ridge	0	percent
PCTREG3	Percentage of drainage area located in Region 3 - Sandhills	0	percent
PCTREG4	Percentage of drainage area located in Region 4 - Coastal Plains	0	percent
PCTREG5	Percentage of drainage area located in Region 5 - Lower Tifton Uplands	0	percent

Peak-Flow Statistics

Peak-Flow Statistics Parameters [Region 1 rural under 1 sqmi 2014 5030]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.059	square miles	0.1	1
LC06IMP	Percent Impervious NLCD2006	48.8	percent	0	47.9

Peak-Flow Statistics Parameters [Peak Southeast US GA 2023 5006]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.059	square miles	0.08	8902
PCTREG1	Percent Area in Region 1 - Piedmont / Ridge and Valley	100	percent	0	100
PCTREG2	Percent Area in Region 2 - Blue Ridge	0	percent	0	100
PCTREG3	Percent Area in Region 3 - Sandhills	0	percent	0	100
PCTREG4	Percent Area in Region 4 - Coastal Plains	0	percent	0	100
PCTREG5	Percent Area in Region 5 - Lower Tifton Uplands	0	percent	0	100

Peak-Flow Statistics Disclaimers [Region 1 rural under 1 sqmi 2014 5030]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Peak-Flow Statistics Flow Report [Region 1 rural under 1 sqmi 2014 5030]

Statistic	Value	Unit
50-percent AEP flood	97.7	ft^3/s
20-percent AEP flood	104	ft^3/s
10-percent AEP flood	106	ft^3/s
4-percent AEP flood	105	ft^3/s
2-percent AEP flood	102	ft^3/s
1-percent AEP flood	101	ft^3/s
0.5-percent AEP flood	98.8	ft^3/s
0.2-percent AEP flood	104	ft^3/s

Peak-Flow Statistics Disclaimers [Peak Southeast US GA 2023 5006]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Peak-Flow Statistics Flow Report [Peak Southeast US GA 2023 5006]

Statistic	Value	Unit
50-percent AEP flood	24	ft^3/s
20-percent AEP flood	44.7	ft^3/s
10-percent AEP flood	62	ft^3/s
4-percent AEP flood	86.1	ft^3/s
2-percent AEP flood	108	ft^3/s
1-percent AEP flood	130	ft^3/s
0.5-percent AEP flood	153	ft^3/s
0.2-percent AEP flood	184	ft^3/s

Peak-Flow Statistics Citations

Feaster, T.D., Gotvald, A.J., and Weaver, J.C.,2014, Methods for estimating the magnitude and frequency of floods for urban and small, rural streams in Georgia, South Carolina, and North Carolina, 2011 (ver. 1.1, March 2014): U.S. Geological Survey Scientific Investigations Report 2014–5030, 104 p. (http://pubs.usgs.gov/sir/2014/5030/)

Feaster, T.D., Gotvald, A.J., Musser, J.W., Weaver, J.C, Kolb, K.R., Veilleux, A.G., and Wagner, D.M.2023, Magnitude and frequency of floods for rural streams in Georgia, South Carolina, and North Carolina, 2017—Results: U.S. Geological Survey Scientific Investigations Report 2023-5006, 75 p. (https://pubs.er.usgs.gov/publication/sir20235006)

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Application Version: 4.29.3
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

Culvert Report

(Q25) Culvert C Sizing

Invert Elev Dn (ft)	=	989.10
Pipe Length (ft)	=	164.71
Slope (%)	=	0.30
Invert Elev Up (ft)	=	989.60
Rise (in)	=	72.0
Shape	=	Box
Span (in)	=	72.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	90D Headwall, Chamfered or Beveled Inlet Edges
Culvert Entrance	=	90D headwall w/3/4-in chamfers
Coeff. K,M,c,Y,k	=	0.515, 0.667, 0.0375, 0.79, 0.2

Embankment

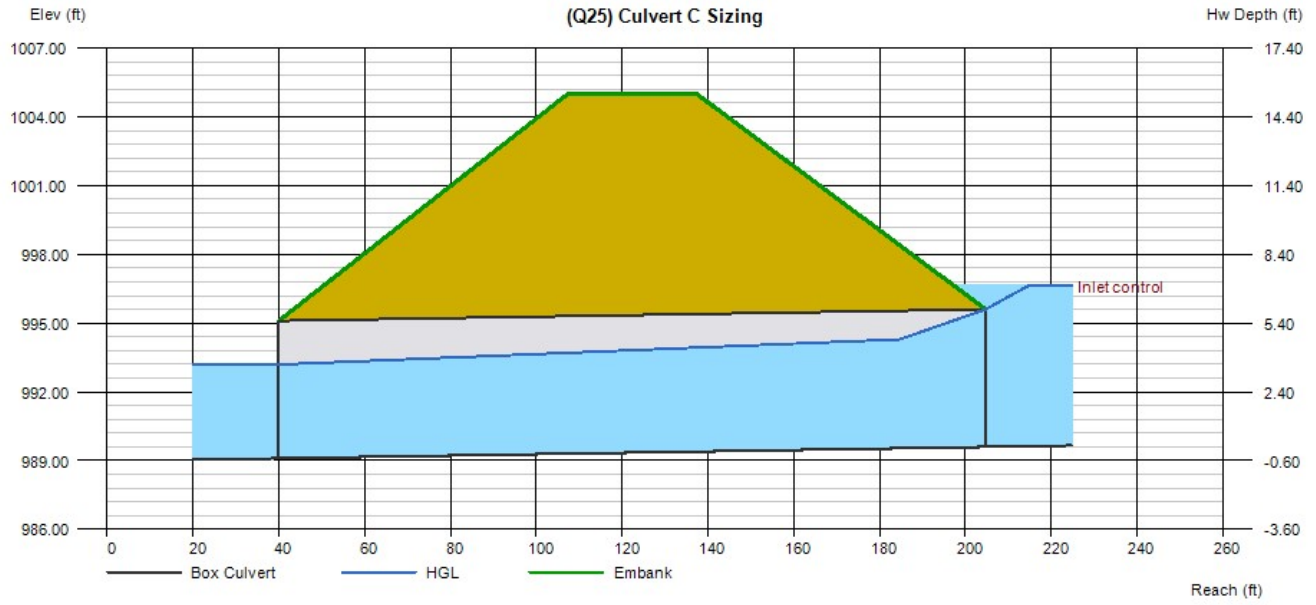
Top Elevation (ft)	=	1005.00
Top Width (ft)	=	30.00
Crest Width (ft)	=	30.00

Calculations

Qmin (cfs)	=	282.17
Qmax (cfs)	=	282.17
Tailwater Elev (ft)	=	0.00

Highlighted

Qtotal (cfs)	=	282.17
Qpipe (cfs)	=	282.17
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	11.49
Veloc Up (ft/s)	=	9.71
HGL Dn (ft)	=	993.19
HGL Up (ft)	=	994.44
Hw Elev (ft)	=	996.63
Hw/D (ft)	=	1.17
Flow Regime	=	Inlet Control



Culvert Report

(Q100) Culvert C Sizing

Invert Elev Dn (ft)	=	989.10
Pipe Length (ft)	=	164.71
Slope (%)	=	0.30
Invert Elev Up (ft)	=	989.60
Rise (in)	=	72.0
Shape	=	Box
Span (in)	=	72.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	90D Headwall, Chamfered or Beveled Inlet Edges
Culvert Entrance	=	90D headwall w/3/4-in chamfers
Coeff. K,M,c,Y,k	=	0.515, 0.667, 0.0375, 0.79, 0.2

Embankment

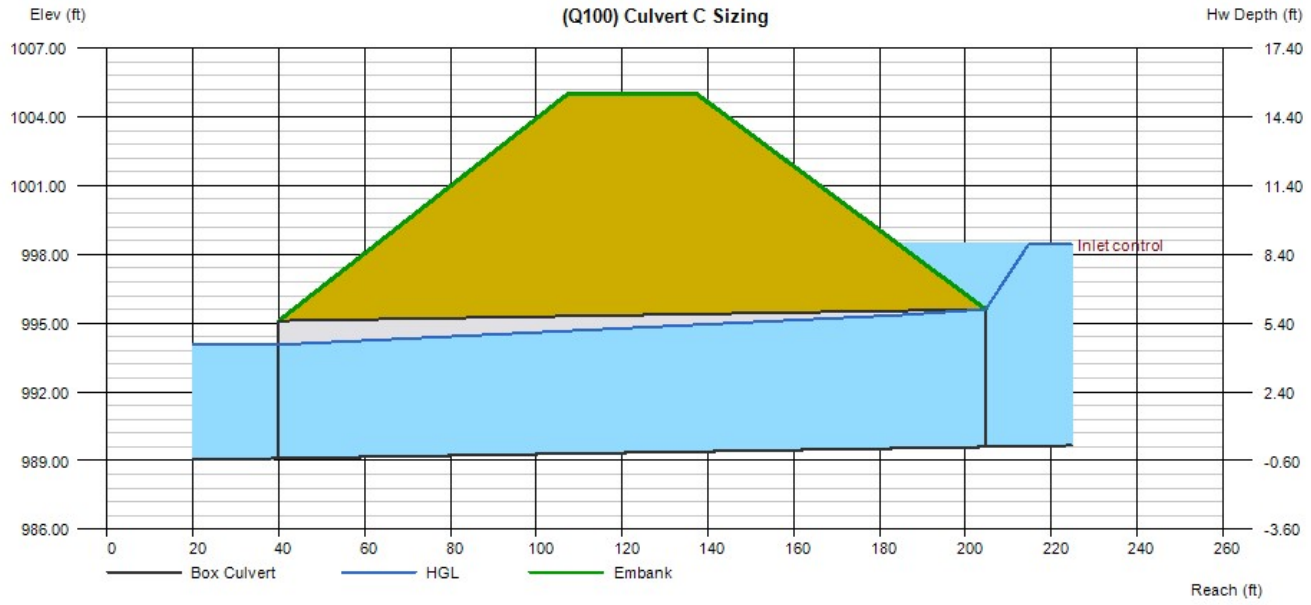
Top Elevation (ft)	=	1005.00
Top Width (ft)	=	30.00
Crest Width (ft)	=	30.00

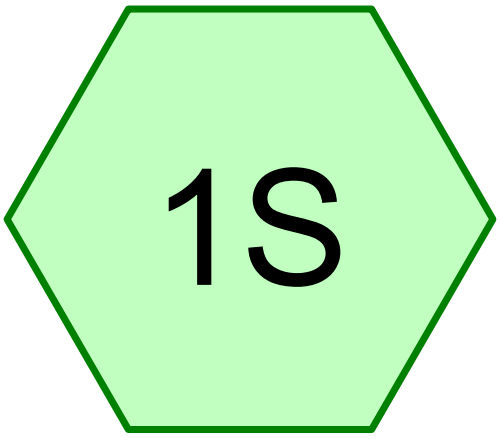
Calculations

Qmin (cfs)	=	376.35
Qmax (cfs)	=	376.35
Tailwater Elev (ft)	=	0.00

Highlighted

Qtotal (cfs)	=	376.35
Qpipe (cfs)	=	376.35
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	12.66
Veloc Up (ft/s)	=	10.58
HGL Dn (ft)	=	994.06
HGL Up (ft)	=	995.53
Hw Elev (ft)	=	998.43
Hw/D (ft)	=	1.47
Flow Regime	=	Inlet Control





Culvert Basin

Subcat Reach Pond Link

Routing Diagram for 2026-05-19 GAA220184.00 - RT Fairburn
Prepared by Bohler Engineering, PC, Printed 7/1/2026
HydroCAD® 10.20-8a s/n 03478 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 YEAR	Type II 24-hr		Default	24.00	1	3.35	2
2	2 YEAR	Type II 24-hr		Default	24.00	1	3.76	2
3	5 YEAR	Type II 24-hr		Default	24.00	1	4.52	2
4	10 YEAR	Type II 24-hr		Default	24.00	1	5.22	2
5	25 YEAR	Type II 24-hr		Default	24.00	1	6.29	2
6	50 YEAR	Type II 24-hr		Default	24.00	1	7.21	2
7	100 YEAR	Type II 24-hr		Default	24.00	1	8.20	2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 YEAR	Type II 24-hr		Default	24.00	1	3.35	2
2	2 YEAR	Type II 24-hr		Default	24.00	1	3.76	2
3	5 YEAR	Type II 24-hr		Default	24.00	1	4.52	2
4	10 YEAR	Type II 24-hr		Default	24.00	1	5.22	2
5	25 YEAR	Type II 24-hr		Default	24.00	1	6.29	2
6	50 YEAR	Type II 24-hr		Default	24.00	1	7.21	2
7	100 YEAR	Type II 24-hr		Default	24.00	1	8.20	2

Summary for Subcatchment 1S: Culvert Basin

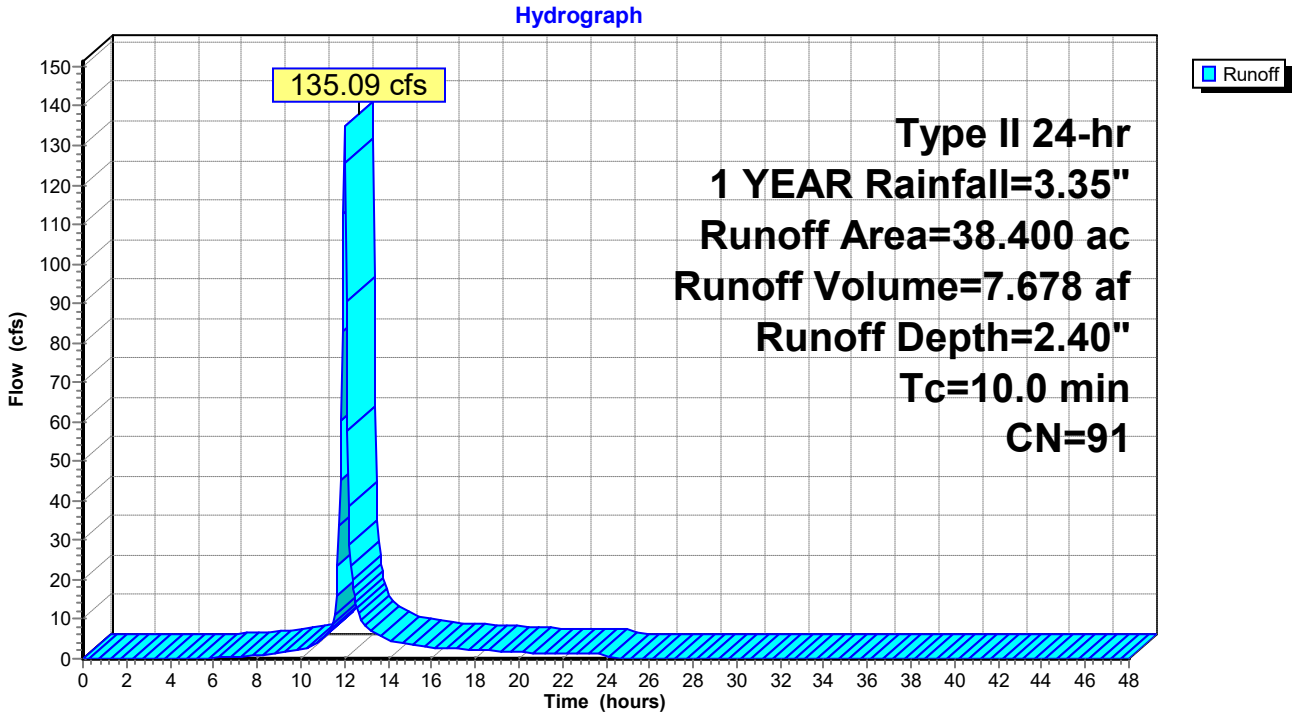
Runoff = 135.09 cfs @ 12.01 hrs, Volume= 7.678 af, Depth= 2.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 YEAR Rainfall=3.35"

Area (ac)	CN	Description
30.720	98	Paved parking, HSG B
7.680	61	>75% Grass cover, Good, HSG B
38.400	91	Weighted Average
7.680		20.00% Pervious Area
30.720		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Culvert Basin



Summary for Subcatchment 1S: Culvert Basin

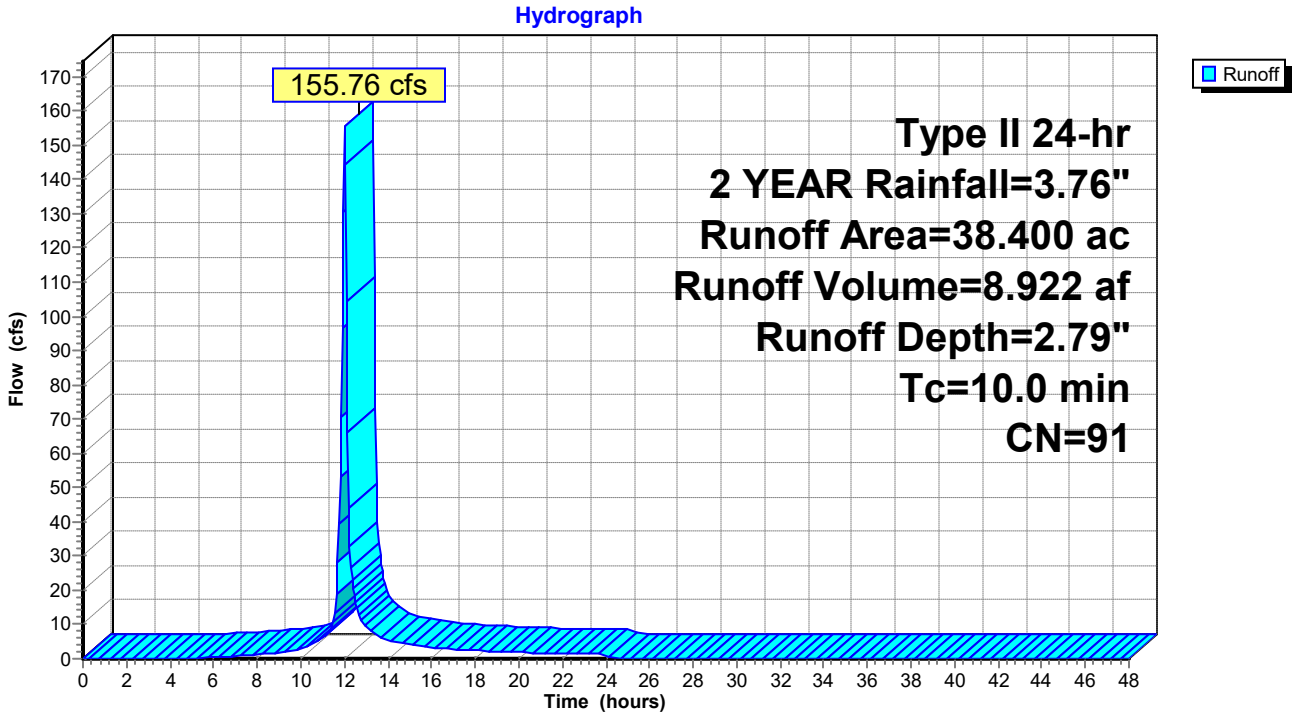
Runoff = 155.76 cfs @ 12.01 hrs, Volume= 8.922 af, Depth= 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 YEAR Rainfall=3.76"

Area (ac)	CN	Description
30.720	98	Paved parking, HSG B
7.680	61	>75% Grass cover, Good, HSG B
38.400	91	Weighted Average
7.680		20.00% Pervious Area
30.720		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Culvert Basin



Summary for Subcatchment 1S: Culvert Basin

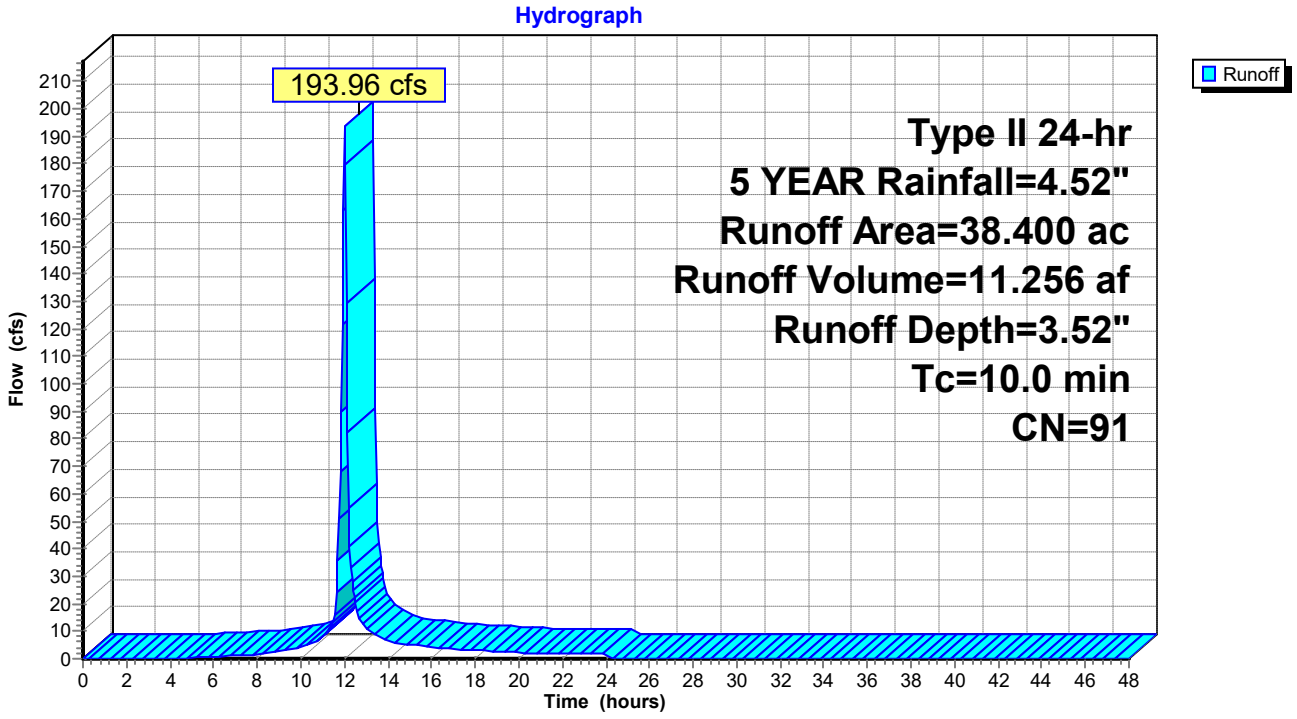
Runoff = 193.96 cfs @ 12.01 hrs, Volume= 11.256 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5 YEAR Rainfall=4.52"

Area (ac)	CN	Description
30.720	98	Paved parking, HSG B
7.680	61	>75% Grass cover, Good, HSG B
38.400	91	Weighted Average
7.680		20.00% Pervious Area
30.720		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Culvert Basin



Summary for Subcatchment 1S: Culvert Basin

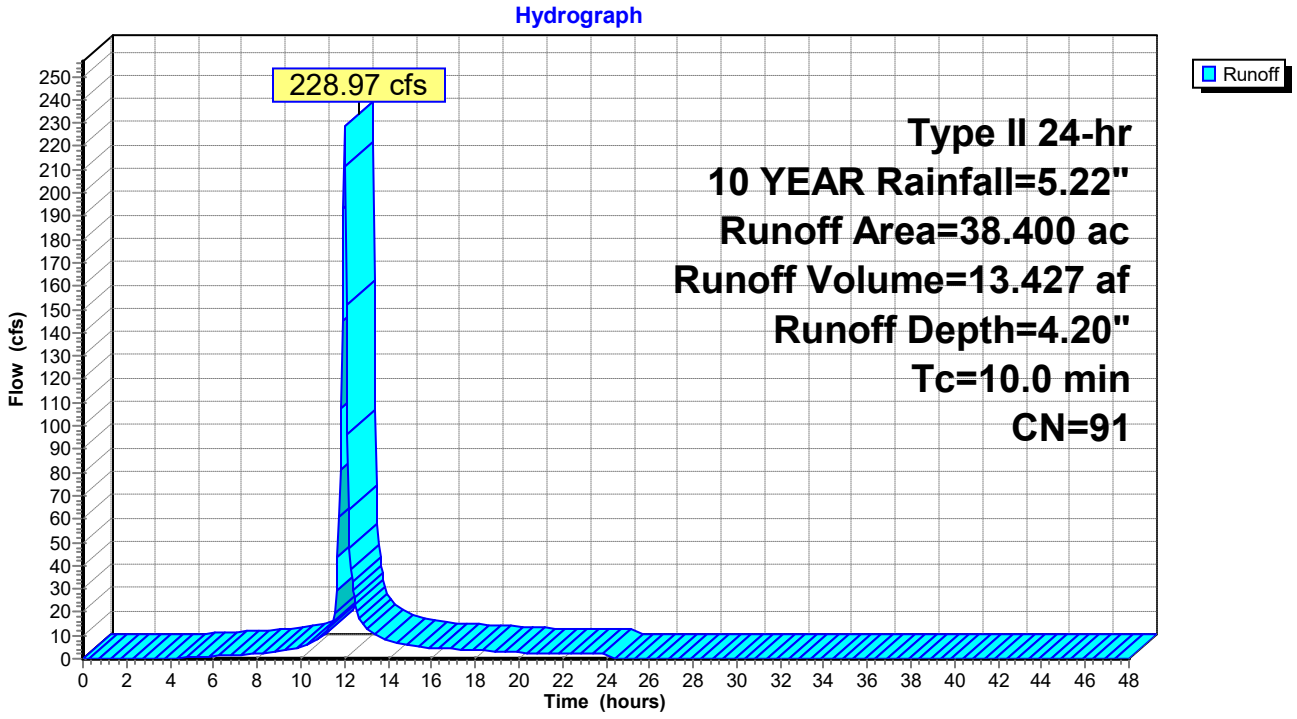
Runoff = 228.97 cfs @ 12.01 hrs, Volume= 13.427 af, Depth= 4.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 YEAR Rainfall=5.22"

Area (ac)	CN	Description
30.720	98	Paved parking, HSG B
7.680	61	>75% Grass cover, Good, HSG B
38.400	91	Weighted Average
7.680		20.00% Pervious Area
30.720		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Culvert Basin



Summary for Subcatchment 1S: Culvert Basin

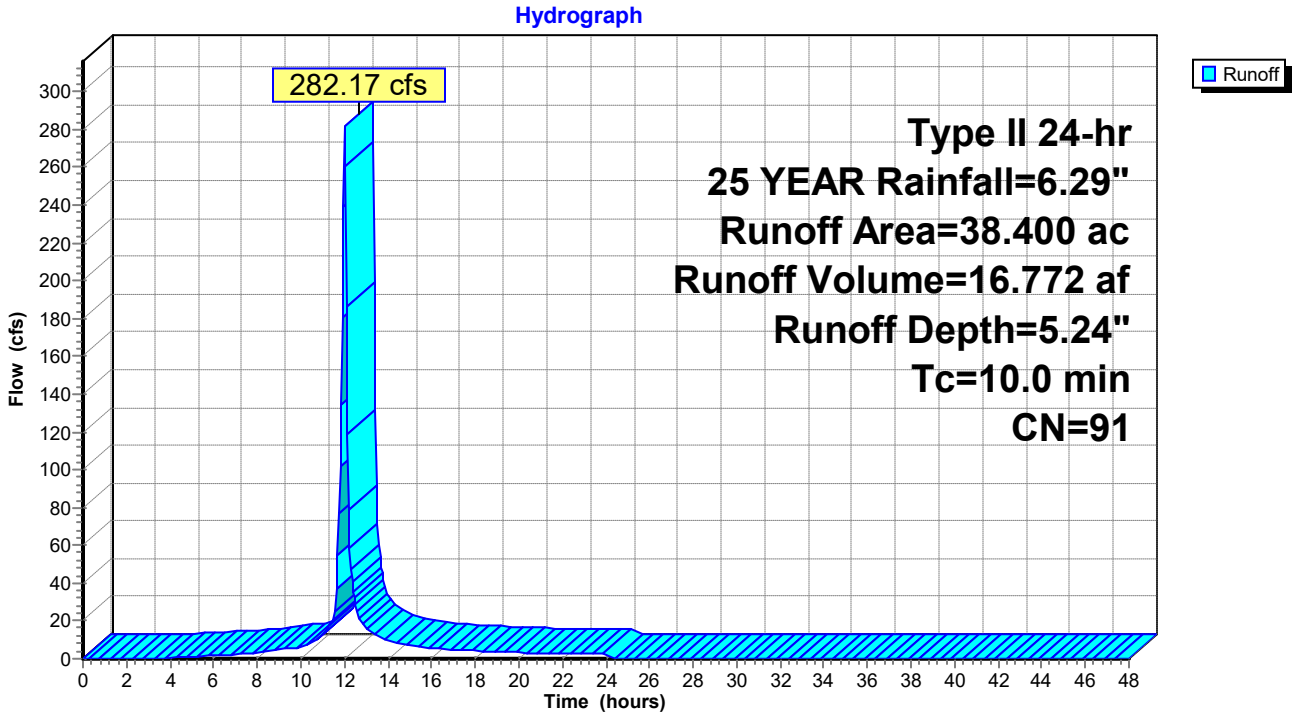
Runoff = 282.17 cfs @ 12.01 hrs, Volume= 16.772 af, Depth= 5.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 YEAR Rainfall=6.29"

Area (ac)	CN	Description
30.720	98	Paved parking, HSG B
7.680	61	>75% Grass cover, Good, HSG B
38.400	91	Weighted Average
7.680		20.00% Pervious Area
30.720		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Culvert Basin



Summary for Subcatchment 1S: Culvert Basin

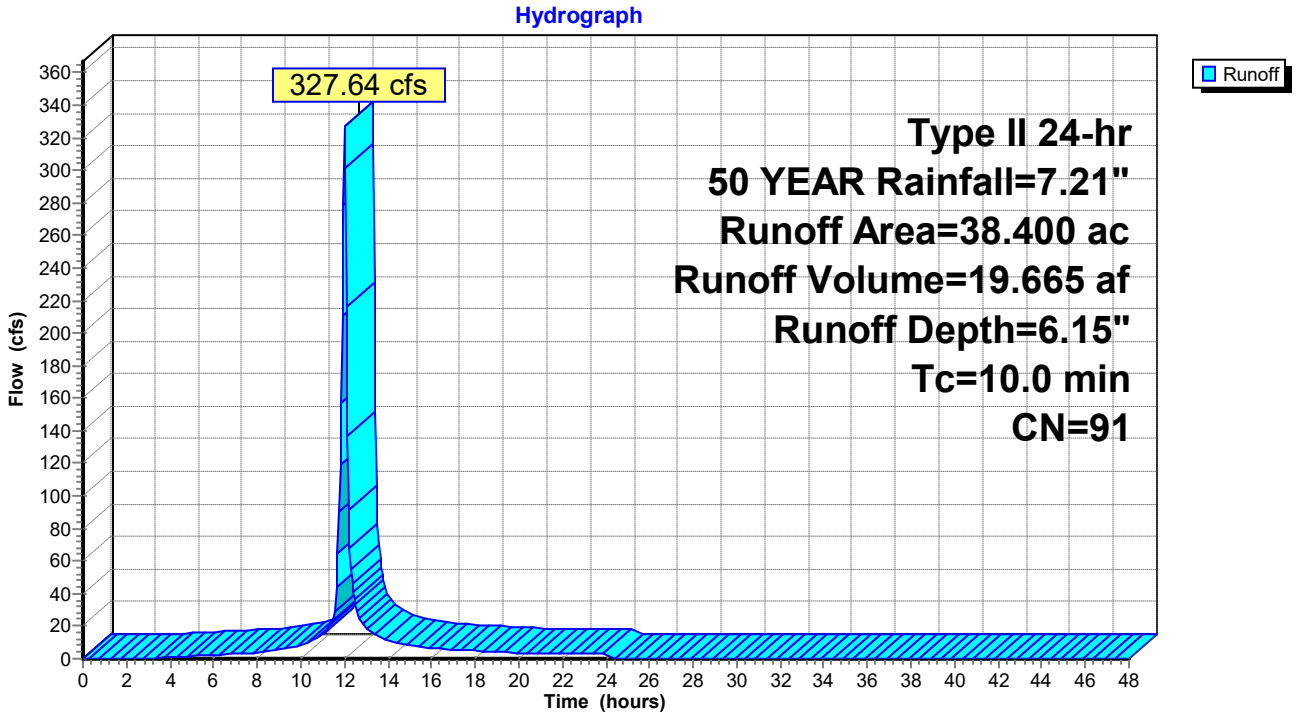
Runoff = 327.64 cfs @ 12.01 hrs, Volume= 19.665 af, Depth= 6.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50 YEAR Rainfall=7.21"

Area (ac)	CN	Description
30.720	98	Paved parking, HSG B
7.680	61	>75% Grass cover, Good, HSG B
38.400	91	Weighted Average
7.680		20.00% Pervious Area
30.720		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Culvert Basin



Summary for Subcatchment 1S: Culvert Basin

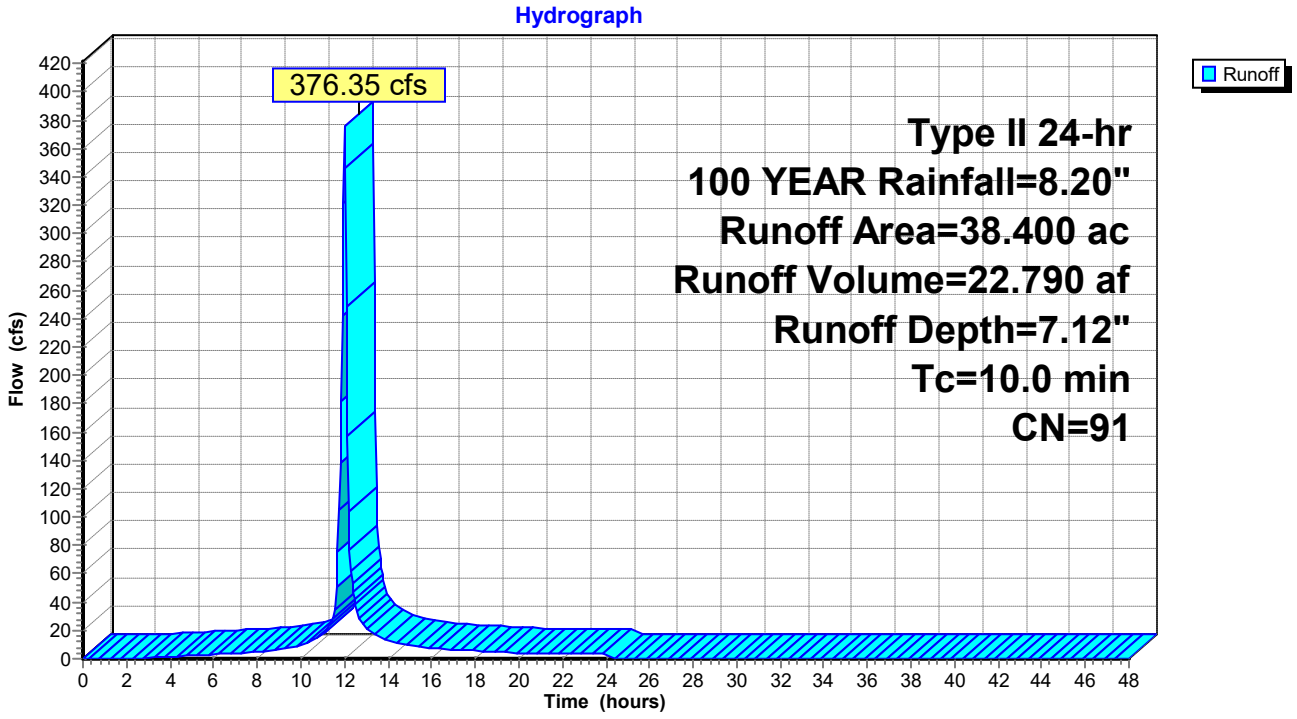
Runoff = 376.35 cfs @ 12.01 hrs, Volume= 22.790 af, Depth= 7.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 YEAR Rainfall=8.20"

Area (ac)	CN	Description
30.720	98	Paved parking, HSG B
7.680	61	>75% Grass cover, Good, HSG B
38.400	91	Weighted Average
7.680		20.00% Pervious Area
30.720		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Culvert Basin



APPENDIX 9 | OPERATION AND MAINTENANCE PLAN

BOHLER

Gravity (Oil-Grit) Separators



Gravity (oil-grit) separators are designed to treat stormwater runoff by removing settleable solids, oil and grease, debris and floatables from stormwater runoff through gravitational settling and trapping of pollutants. Typically these systems are underground and installed at inlet structures. Gravity (oil-grit) separators come in different shapes and sizes ranging from small to large systems that have multiple chambers that use gravity to separate sediment, floatables, and oil/grease from stormwater runoff.

There are some common problems to be aware of when maintaining gravity (oil-grit) separators. They include, but are not limited to, the following:

- Clogging in the inlet and outlet structure
- Sediment and oil/grease build-up
- Inability to remove dissolved or emulsified oils and pollutants such as coolants, soluble lubricants, glycols and alcohols

Routine inspection and maintenance should be performed on the gravity separator to ensure that the structure is functioning properly. Typical maintenance will include removing accumulated sediment and pressure washing the system to remove blockage. Additional maintenance may be necessary if a spill occurs upstream of the system and drains into the practice. The contributing drainage areas should be maintained to limit the amount of trash and debris that enter the practice.

Gravity (oil-grit) separators should be inspected after a large rainstorm. It may be necessary to make repairs to the inlets, outlets, and other structural components. Check with the manufacturer's guidelines for recommended maintenance on the system. In addition, it is required that a maintenance plan be developed and implemented.

The table below shows a schedule for when different maintenance activities should be performed on gravity (oil-grit) separators.

Gravity (Oil-Grit) Separators Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Keep contributing drainage area free of trash, chunks of sediment, and debris. • Cleanout if spill occurs and enters the system. • Repair structural components. • Check to make sure practice is draining properly.	As needed (quarterly or after a large rain storm event)

Activity	Schedule
• Check maintenance plan and/or manufacturer's guidelines for additional maintenance needs. • Check system to make sure no blockage or significant sediment accumulation is occurring in the system.	Quarterly
• Cleanout system with vacuum or boom trucks. • Remove sediment and oil from chambers	Annually

Gravity (Oil-Grit) Separator					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Contributing drainage area is clean (trash, debris, grass clippings, etc. removed).					
Inlet and outlet pipes are clean; stormwater can enter and exit the practice without being blocked.					
Overflow structure is in good condition and clean.					
Maintenance is being performed according to manufacturer's guidelines.					
Maintenance is being performed according to maintenance plan.					
Water is going through structure (i.e. no evidence of water going around the structure).					
Structure seems to be working properly. No settling around the structure. Comment on overall condition of structure.					
Results					
Overall condition of Gravity (Oil-Grit) Separator:					
Additional Comments					
Notes: * If a specific maintenance item was not checked, please check N/A and explain why in the appropriate comment box.					

Proprietary Systems

Proprietary systems are control systems available from commercial vendors designed to treat stormwater runoff and/or provide water quantity control. Typically these systems are underground and installed at inlet structures. There are many types of proprietary stormwater structural controls to provide water quality treatment and quantity control. These systems come in different shapes and sizes ranging from small systems that use a swirling vortex to a large system that has multiple chambers to separate sediment, floatables, and oil/grease from the stormwater runoff.

There are some common problems to be aware of when maintaining propriety systems. They include, but are not limited to, the following:

- Sediment and oil/grease build-up
- Clogging in the inlet and outlet structure
- Inability to remove dissolved pollutants
- Must be maintained routinely so that system does not become a potential source of pollutants

Routine inspection and maintenance should be performed on the proprietary systems to ensure that the structure is functioning properly. Typical maintenance will include removing accumulated sediment and pressure washing the system to remove blockage. It is important that the accumulated sediment and water from cleaning the proprietary system be collected and disposed of properly. This is important to keep the ground surrounding the system clean to avoid clogging.

Additional maintenance may be necessary if a spill occurs upstream of the system and drains into the practice. The contributing drainage area should be maintained to limit the amount of trash and debris that enters the practice.

Proprietary systems should be inspected after a large rainstorm. It may be necessary to make repairs to the inlets, outlets, and other structural components. Check the manufacturer's guidelines for recommended maintenance on the system. In addition, it is required that a maintenance plan is developed and implemented.

The table below shows a schedule for when different maintenance activities should be performed on proprietary systems.

Proprietary Systems Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Check to make sure practice is draining properly.	After a large rain storm event or as needed
• Keep contributing drainage area free of trash, chunks of sediment, and debris. • Cleanout if spill occurs and enters the system. • Repair structural components.	As needed

Activity	Schedule
• Check maintenance plan and/or manufacturer's guidelines for additional maintenance needs. • Check system to make sure no blockage or significant sediment accumulation is occurring in the system.	Quarterly
• Cleanout system with vacuum or boom trucks. • Remove sediment and oil from chambers	Annually

Proprietary System					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Contributing drainage area is clean (trash, debris, grass clippings, etc. removed).					
Inlet and outlet pipes are clean; stormwater can enter and exit the practice without being blocked.					
Overflow structure is in good condition and clean.					
Maintenance is being performed according to manufacturer's guidelines.					
Maintenance is being performed according to the maintenance plan.					
Water is going through structure (i.e. no evidence of water going around the structure).					
Structure seems to be working properly. No settling around the structure. Comment on overall condition of structure.					
Results					
Overall condition of Proprietary System:					
Additional Comments					
Notes: * If a specific maintenance item was not checked, please check N/A and explain why in the appropriate comment box.					

Underground Detention



Underground detention is detention storage located in underground tanks or vaults designed to provide water quantity control through temporary storage of stormwater runoff. In addition they can improve water quality by removing heavy amounts of sediment.

There are some common problems to be aware of when maintaining an underground detention area. They include, but are not limited to, the following:

- Sediment build-up
- Clogging in the inlet and outlet structure
- Requirement to have Occupational Safety and Health Administration (OSHA) confined space entry training

Routine maintenance should be performed on the underground detention areas to ensure that the structure is properly functioning. Routine maintenance includes the removal of debris from inlet and outlet structures and cleaning sediment built up inside the structure. Because this is an underground system, inspection and maintenance may be difficult to conduct. Generally these underground systems can be inspected by looking in an access opening. Sometimes, however, maintenance requires an individual who is certified in OSHA confined space entry. Should there be a situation where a safety concern arises, the inspection should stop and the safety concern addressed. Once the concern is addressed, the inspection can continue.

Inspect the underground detention area after a large rainstorm. If the underground detention area is not draining properly, check the inlet and outlet structures to make sure they are not clogged.

Sediment should be removed from the practice by either a vacuum or boom. If the system is accepting water that flowed from a hazardous facility, the sediment may need to be disposed of by other means. Check with the local government to identify any additional constraints on the disposal of sediments excavated from underground detention.

The table on the following page shows a schedule for when different maintenance activities should be performed on a submerged gravel wetland.

Underground Detention Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Remove any trash/debris and sediment buildup in the underground trash racks, vaults or tanks. • Check drainage areas for trash, erosion, and debris. • Clean underground detention if hazardous or foreign substances are spilled in the contributing drainage area. • Perform structural repairs to inlet and outlets.	As needed
• Follow manufacturer's guidelines and develop/adjust plan for the underground detention. • Clean out underground detentions with vacuum or boom trucks. • Clean sediment or oil chambers	Annually

Underground Detention					
Maintenance Item	Condition				Comment
	Good	Marginal	Poor	N/A*	
General Inspection					
Access to the site is adequately maintained for inspection and maintenance.					
Area is clean (trash, debris, grass clippings, etc. removed).					
Inlet Structure and Pretreatment					
Drainage ways (overland flow or pipes) to the practice are free of trash, debris, large branches, etc.					
Inlet structure is in good condition. No signs of cracks or leaks.					
Diversion structure (high flow bypass structure or other) is free of trash, debris, or sediment. Comment on overall condition of diversion structure and list type.					
Inlet pipe fits tightly to the underground detention.					
Inlet has protection to prevent clogging with leaves or other debris and has fine mesh for mosquito control.					
Main Treatment					
Main treatment area is free of trash, debris, and sediment.					
Structure seems to be working properly. No signs of settling, leaking, or cracking. Comment on overall condition of structure.					
Emergency Overflow and Outlet Structure					
Area is free of trash, debris, and sediment.					
Overflow valve appears to be in good condition and show no signs of leaking.					
Results					
Overall condition of Underground Detention:					
Additional Comments					
Notes: *If a specific maintenance item was not checked, please explain why in the appropriate comment box.					