

Michael L. Thurmond

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability 330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

Wednesday, January 12, 2021

Planning Department Staff Analysis

DeKalb Planning

Chief Executive Officer

D.2 Case No: A-21-1245339 Parcel ID(s): 15-201-06-013

Commission District 03 Super District 07

Applicant: JEREMY L. GRISHAM

1555 THOMAS ROAD DECATUR, GA 30032

Owner: JEREMY L. GRISHAM

1555 THOMAS ROAD DECATUR, GA 30032

Project Name: 1555 THOMAS ROAD

Location: The property is located approximately 160 feet south of the intersection of Memorial Drive and Thomas

Road in Decatur, GA 30032

REQUEST: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the

DeKalb County Zoning Ordinance within the R-75 (Residential Medium Lot-75) Zoning District for an

increase in lot coverage from the maximum 35% to 38.9%.

Staff Recommendation: Approval with conditions.

- 1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
- 2. The applicant will install pervious pavers for the deck around the swimming pool perimeter.
 - 3. The proposed addition will not exceed the proposed 38% in impervious surface lot coverage.
 - 4. The following must be maintained and met according to Sec. 4.2.2.H Accessory buildings, structures and uses: location, yard, and building restrictions:
- H. Setbacks for swimming pools, as accessory structures in a residential district, shall be measured from the edge of the
 decking to the applicable property line. No part of the decking for an accessory swimming pool shall be within five (5) feet of
 a side or rear property line.

STAFF FINDINGS:

Variance Analysis:

The letter of intent includes an increase of the existing lot coverage from 35% to 38.9%% in construction additions that include a pool construction with decking and a spa.

1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district:

The subject property is located within the R-75 Zoning District. Per Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the *DeKalb County Zoning Ordinance*, the minimum lot area for R-75 zoned properties is 10,000 square feet and the street frontage is 75-feet. The lot does not comply with either requirement. Based on the site plan provided by the applicant, the subject property is non-conforming due to 50-foot street frontage and 7,520 square feet lot size.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

Based on the submitted site plan, it appears that the requested variance may not go beyond the minimum necessary to afford relief and may constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located. The property was constructed at the max 35% designated for the R-75 zoning district. The applicant has reduced their original lot coverage from 43% to 38.9% by installing pervious pavers around the perimeter of the swimming pool.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The applicant is requesting to construct a new swimming pool and install a pool decking to the rear of the property. It appears that granting the variance may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. The construction would occur to the rear of the property, behind a pre-existing fence, not visible from the right of way or noticeable to the residents.

<u>4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would</u> cause undue and unnecessary hardship:

It appears that the strict application of the applicable provisions and requirements of this chapter may cause an undue and unnecessary hardship as the existing single-family home already exists on a non-conforming lot. The current property was constructed meeting the maximum 35% lot coverage. The home was built at the maximum lot coverage percentage allowed for the R-75 zoning district, leaving no room for enhancements to the property without acquiring a variance.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

It appears that the requested variance may be consistent with the spirit and purpose of this chapter. The future land use of the subject property described in the *DeKalb County Comprehensive Plan 2035* text as Suburban. The plan states: in appropriate locations encourage new developments to have increased connectivity and accessibility. This application appears to conform to this development goal. The proposed addition is compatible and respects the established patterns of development.

FINAL STAFF ANALYSIS:

Based on the submitted materials, it appears that due to the existing house lot coverage, the requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the R-85 zoning district in which the subject property is located. Therefore, the Department of Planning and Sustainability recommends approval based on the site plan dated 07/10/2021.

If this application is approved, Staff recommends the following condition:

Staff Recommendation: Approval with conditions.

- 1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
- 2. The applicant will install pervious pavers for the deck around the swimming pool perimeter.
 - 3. The proposed addition will not exceed the proposed 38% in impervious surface lot coverage.
 - 4. The following must be maintained and met according to Sec. 4.2.2.H Accessory buildings, structures and uses: location, yard, and building restrictions:
- H. Setbacks for swimming pools, as accessory structures in a residential district, shall be measured from the edge of the
 decking to the applicable property line. No part of the decking for an accessory swimming pool shall be within five (5) feet of
 a side or rear property line.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond Chief Executive Officer Andrew Baker, AICP, Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No
Applicant and/or Authorized Representative JEREMY L. GRISHAM
Mailing Address: 1555 THOMAS ROAD
City/State/Zip Code: DECATUR, GEORGIA 30032
Email: jgrisham@gmail.com
Telephone Home: Business:
OWNER OF RECORD OF SUBJECT PROPERTY
Owner: SAME AS ABOVE
Address (Mailing):
Email:
Telephone Home: 757-560-5389 Business:
ADDRESS/LOCATION OF SUBJECT PROPERTY
Address: 1555 THOMAS ROAD City: DECATUR State: GA Zip: 30032
District(s): 15th Land Lot(s): 201 Block: 6 Parcel: 13
Zoning Classification: R-75 Commission District & Super District: 3 & 7
CIRCLE TYPE OF HEARING REQUESTED:
VARIANCE (From Development Standards causing undue hardship upon owners of property.)
• SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.
* PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS. *
TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:
Date Received: Fee Paid:





ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals

To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 10/4/2021	Applicant: Signature
DATE:	Applicant:Signature



ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

DATE: 10/4/2021	Applicant/Agent:	12
1 ~	Signature	
TO WHOM IT MAY CONCERN:		
(I)/ (WE) JEREMY L. GRISHAM (Name of Owners)	9	
being (owner/owners) of the property describe	d below a attached	hereby delegate authority to:
Linda Dunlavy and dunlay	W Group, Like	
SPatu 1	PUBL ^C SS U	
Notary Public	CONMIN	Owner
Notary Public		Owner
N.A. D.L.		
Notary Public		Owner

SASE ASSEMBLY TO BE SEEN ASSESSMENT OF THE SAME OF THE



Property Tax Information Results

Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Attention:

Our records indicate that a mortgage company or tax service is scheduled to pay the taxes for 2021. Would you like to continue with this payment?

Pay Now

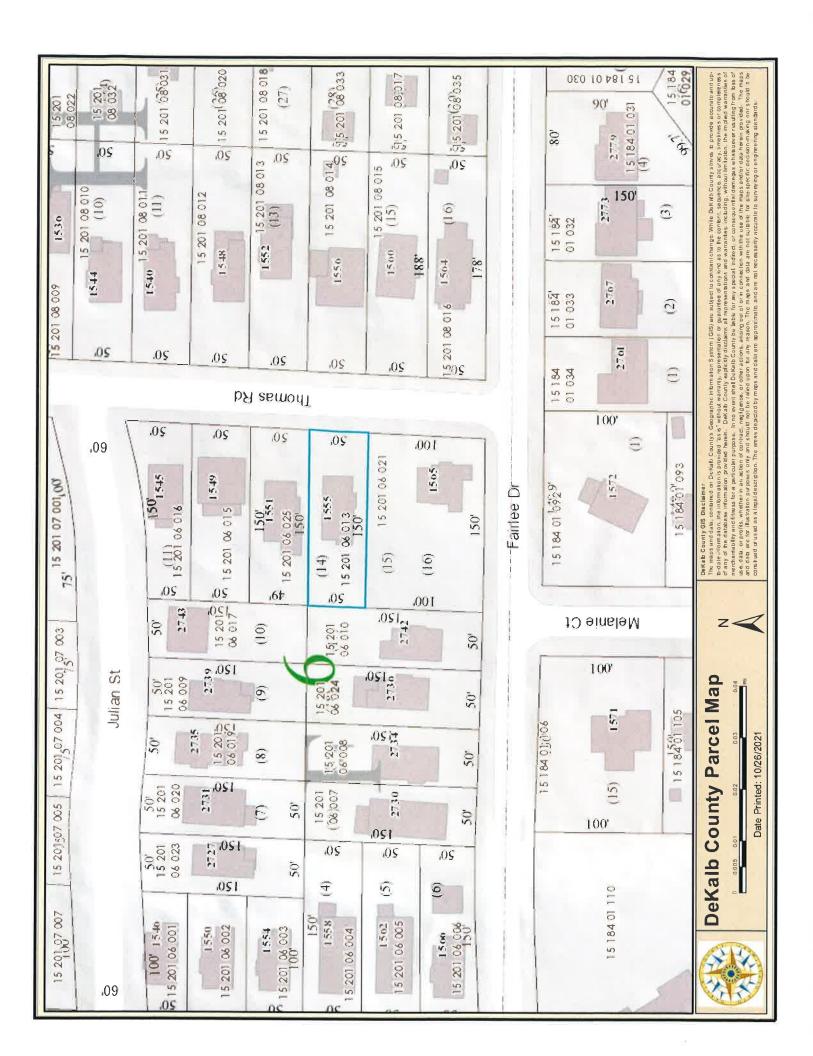
Would you like to have future tax bills emailed to you?

Back

n Summary	0.04389	\$2,138.23	\$4,276.46	\$2,138.23 \$2.138.23	\$4.276.46	\$2,138.23	\$2,138.23	ity Taxes	9/24/2021	\$2,138.23	9/24/2021	\$2,138.23	Tax Bill Details		Get Tax Payoff Info.	ling Address PRIOR YEAR PAYMENTS	DeKalb County Tax Commissioner	PO C 20021 7004	Decatur, GA 30031-7004	s Tax irmation may be delayed due to batch	****0	id Total Due Adjusted Bill
Taxable Year	Millage Rate	2 nd Installment Amount	DeKalb County Taxes Billed	DeKalb County Taxes Paid DeKalb County Taxes Due	Total Taxes Billed	Total Taxes Paid	lotal Taxes Due	DeKalb County Taxes	First Payment Date	First Payment Amount	Last Payment Date	Last Payment Amount	Tax Paid Receipt		Choose a lax feal	Property Tax Mailing Address CURRENT YEAR PAYMENTS	DeKalb County Tax Commissioner	POSSESSION 117545	Augilia, 64 50508-7545	Prior Years Tax *** Please note that payment posting information may be delayed due to batch	processing*** DeKalb County Tax	TaxYear Total Owed Total Paid
Property Identification	15 201 06 013	1555 THOMAS RD	Real Estate	04 - UNINCORPORATED	Owner Information Last Name First Name	GRISHAM JEREMY L	GRISHAM JEREMY L		1555 THOMAS BD	DECATUR GA 30032		** CHANGE MAILING ADDRESS **	Homestead Exemption	H1F - BASIC EXEMPTION WITH EPEF2E	\$1,511.78	Other Exemption Information	00.04		Deed Information	LIMITEDWARRANTY DEED 24395 / 00663	0011 / 0088	Property Characteristics/
C.	Pin Number	Property Address	Property Type	Tax District		Jan. 1 st Owner	Current Owner	Co-Owner	Owner Address		Care of Information	HD **		Exemption Type	Tax Exempt Amount		Exemption Type Value Exemption Amount	-		Deed Type Deed Book/Page	Plat Book/Page	

1/2

\$2,138.23 \$2,138.23 \$4,282.28 \$0.00 \$5,867.10 \$0.00 \$5,571.28 \$0.00 \$4,073.66 \$0.00 \$4,252.90 \$0.00 \$2,027.68 \$0.00 Delinquent Taxes/ Tax Sale Information	
2021	
Sales Information: 1480 R75 - SF RES DIST 15-TRADITIONAL 2006 AVERAGE GOOD YES 1,974 Sq. Ft. 0 Sq. Ft. 0 Sq. Ft. 3 2.5 5/23/2014 \$\$200,000.000	Click here to view property map Property Information Property Value/Billing Assessment 2021 \$73,625 Verment Value Assessment Information as of 10/26/2021 For additional information on the data above, contact the Property Appraisal Department at 404-371-2471
Sales NBHD Code Zoning Type Year Built Condition Code Quality Grade Air Conditioning Fireplaces Stories Stories Square Footage Basement Area % Bsmt Finished Bedrooms Bathrooms Last Deed Date Last Deed Amount	Additional Property Information Property Value Land Value Building Value Misc. Improvement Value Total Value Assessment Information For additional inforr contact the Property Appra



Record and Return to: Weissman, Nowack, Curry & Wilco, P.C. One Alliance Center, 3500 Lenox Road, 4th Floor Atlanta, GA 30326

File No.: MT175-14-0236-R



Real Estate Transfer Tax \$200,00

Filed and Recorded: 6/28/2014 2:06:25 PM Debra DeBerry Clerk of Superior Court DeKalh County, Georgia

LIMITED WARRANTY DEED

STATE OF GEORGIA **COUNTY OF FULTON**

THIS INDENTURE made this 23rd day of May, 2014 by and between David S Alexander, of the County of as party or parties of the first part, hereinafter called Grantor, and Jeremy L. Grisham, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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 claiming by, through, or under Grantor herein.

David S Alexander

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

Signed sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

ALB COLLEGE OF THE PARTY OF THE

Deed (Limited Warranty)

MT175-14-0236-R

DEED BOOK 24395 Ps 664
Debra DeBerrs
Clerk of Superior Court
DeKalb Counts; Georgia

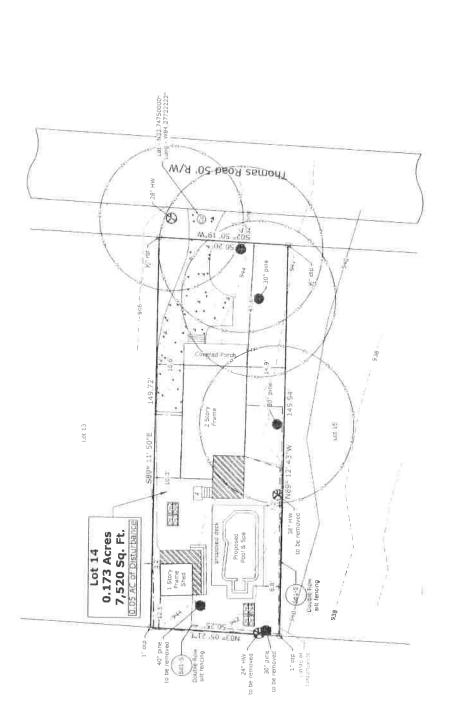
EXHIBIT "A"

File No.: MT175-14-0236-R

All that tract or parcel of land lying and being in Land Lot 201 of the 15th District of Dekalb County, Georgia, being Lot 14, Block F of Columbia Acres Subdivision, as per Plat thereof recorded in Plat Book 11, page 88, Dekalb County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description; being known as 1555 Thomas Road, according to the present system of numbering property in Dekalb County, Georgia.

Deed (Limited Warranty)

MT175-14-0236-R



24 Hour Contact: Erosion & Sediment Control
Bool Gordon
770-527-6791
Bgordon@ppas.com
Approved: Approved: Premier Pools & Spas
Poline Fools & Spas
Poline Grove Road
Locust Grove, GA 30248

House 9 99 Sq. Rt.

Drowend very 4.95 sq. Rt.

Since 1, 154 Sq. Rt.

Wood Decks 2, 777 Sq. Rt.

Concerd Point 7, 249 Sq. Rt.

Total unstring for coverage = 2,544 Sq. Ft. | (b) area = 35%

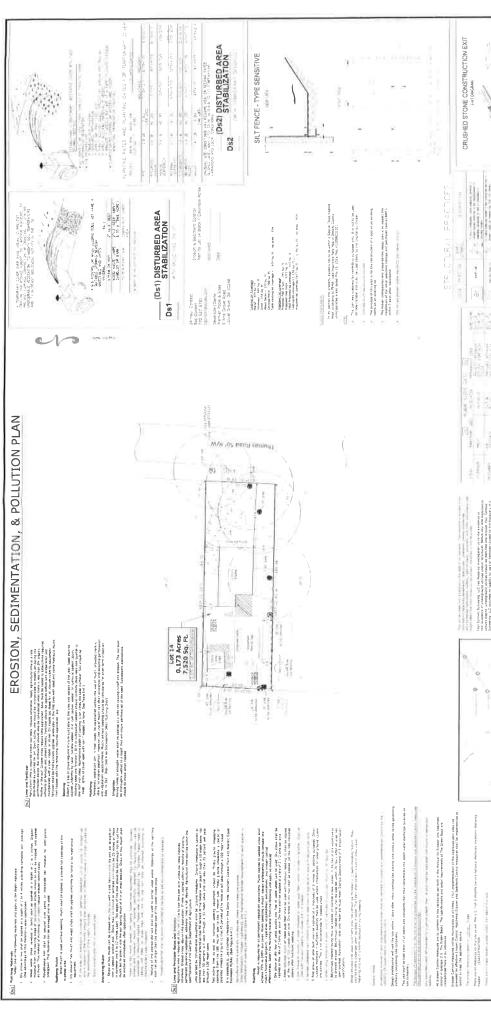
Total existing for coverage = 2,5,4 Sq. Fr. / lot dree = 35%
Proposed Peol B Spa = 299 Sc. Fr.
Proposed Peol B Spa = 2,75 Sq. Fr.
Total reposed in Coverage = 6,75 Sq. Fr.
Frishing let Coverage (2,5,2,4 Sq. Fr.) +
Proposed lot Coverage (2,5,2,4 Sq. Fr.) +
Proposed lot Coverage (5,2,5,5,5,5,7,5)

BLDGD STATEMENT

In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Kate Map of Dekalb County unincoporated areas dated May 16, 2013 Map #13089C0132)

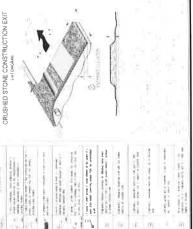
DTE

This plan was prepared for permitting purposes only. It is not to be used





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Committee of the commit



Premier Pools & Spas

FOUR CORNERS SURVEYING.

WRITTEN JUSTIFICATION

and

Other Material Required by DeKalb County Zoning Ordinance

for a Variance from the DeKalb County Zoning Board of Appeals

Of

JEREMY GRISHAM

Regarding Property
Located in 15th District, Land Lot 201
Known as 1555 Thomas Road

1) From Section 27-2.2.1 for variance from the maximum lot coverage of 35% to 43%

To allow for the construction of a pool

Submitted for Applicants by:
Linda I. Dunlavy
Dunlavy Law Group, LLC
1026 B Atlanta Avenue
Decatur, GA 30030
(404) 371-4101 Telephone
(404) 371-8901 Facsimile
ldunlavy@dunlavylawgroup.com E-mail

WRITTEN JUSTIFICATION FOR REQUEST FOR VARIANCE

I. BACKGROUND AND INTRODUCTION

The Subject Property is comprised of one lot zoned R-75 at 1555 Thomas Road. The property is just over 7,500 square feet and currently developed with a single family residence and a single story frame shed. The Subject Property was platted in 1938 as part of the Columbia Acres subdivision as a 50 foot by 150-foot lot. At 7, 520 square feet, it is a nonconforming lot of record—2,480 square feet less than the minimum lot size required in the current R-75 development standards. The home is set back 47.6 feet from the front property line—17.6 feet more than the 30-foot front yard setback minimum—presumably because of setback averaging. This larger setback resulted in a longer driveway than necessary and substantially increased the impervious lot coverage on the Subject Property. Photographs of the Subject Property along with a legal description, deeds evidencing ownership, tax information and the original 1938 plat are included with this submittal.

Jeremy Grisham purchased the Subject Property in 2014 and has lived there since. He currently shares the residence with his husband, Trey Derrenbacker. In order to provide for family recreation at home, Jeremy proposes to place a +/- 295 square foot pool and spa in the rear yard in the northeast corner. A site plan depicting the exact location and dimensions for the pool is included with this submittal. The current lot coverage is 35% so any additional structure on the Subject Property would require a variance. Because of this coverage a variety of plans for the pool were considered by Jeremy and Trey. The resulting proposed plan appears to be the best plan to effectuate

¹ The site plan is on the erosion and sedimentation drawings but a separate page blowing up the pool and spa section is also included with this application material.

their goals while keeping impervious coverage at a minimum. The decking for the pool will be 377 square feet.² Originally, Jeremy and Trey proposed larger decking, but such decking would put the lot coverage percentage at over 46%. Therefore, as a compromise to their original plans, Jeremy and Trey have reduced the size of the decking to its current configuration which would bring lot coverage to 43% --only 8% in excess of the maximum allowed by the Zoning Ordinance. However, if the lot had the required 10,000 square foot minimum, no variance would be required as coverage would be at 33%, 2% less than the maximum coverage allowed.

This document is submitted as the Applicant's Written Justification in support of the variance requested. The required application forms and other supporting material are submitted contemporaneously with this Written Justification.

II. VARIANCE REQUEST AND CRITERIA

Variance Requested

Sections 27-7.2.2.1 of the DeKalb County Zoning Ordinance limits lot coverage in an R-75 zoning district to no more than 35%. Section 27-7-9.1.3 defines "lot coverage to be, "[t] hat portion of a lot that is covered by buildings, structures, driveways or parking areas, and any other impervious surface. For purposes of calculating lot coverage, wooden decks, stone walkways and patios set without grout, or pervious, permeable, or porous pavements shall be considered pervious." Impervious surfaces³

² There is a typographical error on the plans which state 3777 square feet of pool decking but clearly should be 377 square feet.

³ "Impervious surface" is defined as: "Impervious surface: A surface that either prevents or retards the entry of surface water into the soil mantle and causes surface water to run off in greater quantities or at an increased flow rate when compared to natural, undeveloped soil mantle. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, paved areas, pavement graveled areas, packed or oiled earthen materials or other surfaces which similarly

do not expressly include pool water but DeKalb County as a policy has interpreted the Zoning Ordinance to require counting of pool surface water as "impervious". However, Section 27-5.1.10 of the Zoning Ordinance provides that: No lot shall be developed to exceed the maximum allowable coverage by buildings, structures, driveways or parking areas, or any other impervious surface specified for the zoning district in which the lot is located" That said, under the current interpretation of the DeKalb County Zoning Ordinance, Jeremy and Trey need a variance to install the proposed pool.

Variance Criteria:

Section 27-7.5.3 lists the criteria for which relief should be granted to an applicant for a variance. The Applicant meets and exceeds the standards for the granting of a variance as identified below:

Criteria 1.

By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

The Subject Property and set back averaging dictated placement of the home more than 47 feet from the street and necessitating a longer than usual driveway which contributes substantially to the impervious surfaces on the site. Additionally, the significantly smaller lot size and existing 35% lot coverage give the Applicant little or no flexibility in the making of structural improvements to the Subject Property. These conditions were not created by the Applicant and to deny the Applicant a variance for the

impede the natural infiltration of surface waters. Open uncovered flow control or water quality treatment facilities shall not be considered as impervious surfaces. "

installation of a pool would deprive him of rights and privileges enjoyed by other pool owners in the county and other property owners who are able to add improvements to their property. Although exact calculations are not available, it appears that properties with pools at 1204, 1244 and 1320 Kittredge Road (one block over from the Subject Property) may exceed the 35% lot coverage under the Zoning Ordinance.

Criteria 2.

The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

The requested relief does not go beyond what is necessary and the requested lot coverage variance only seeks what is necessary to build an attractive, functional and modest pool. The Applicant purposefully reduced the amount of the variance requested by opting for smaller pool decking, rather than insisting on his preferred design. This Board has granted other property owners lot coverage variances for pools wherein approved lot coverage ranges from 37.4 % to 51.5%. Details of those approvals are set forth in the table below. Granting the variance requested would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the Subject Property is located.

DATE	ADDRESS	VARIANCE REQUESTED	PURPOSE	APPL#	APPROVED
12/9/09	1820 Grist Stone Ct	Increase lot coverage from 39.9% to 51.5%; reduce west interior side yard setback from 7.5' to 6.3'; reduce west interior side yard setback from 3.75' to	Swimming Pool	A-09-15997	APPROVED

3/10/10	1595 Trentwood Place	2' to construct a retaining wall Increase lot coverage from 35% to 40.86% (existing coverage is	Swimming Pool	A-12-17862	APPROVED
6/9/10	1580 Windsor Pkwy	Increase lot coverage from 35% to 40.5%	Swimming Pool	A-10-16447	APPROVED
10/12/11	2452 Kings Ct	Increase lot coverage from 35% to 43.92% (Existing coverage is 38.1%)	Swimming Pool	A-11-17247	APPROVED w/conditions (1) no more than 5, non- specimen tress to be removed (2) install a 2-3 ft wide infiltration trench (3) palnt a 10' wide landscape strip to buffer standards
11/9/11	1720 Buckhead Valley Lane	Increase lot coverage from 35% to 50%; reduce distance of pool decking from 10' to 7.5' from rear property line	Swimming Pool	A-11-17320	APPROVED
5/9/12	3096 Lanier Drive	Increase lot coverage from 35% to 38.29%	Swimming Pool	A-12-17709	APPROVED
9/12/2018		Increase lot coverage from 35% to 39.6 %	Swimming Pool	A-18- 1235225	APPROVED
12/12/18	1315 Breezy Lane	Increase lot coverage from 35% to 37.4%	Swimming Pool	A-18-1242965	APPROVED

Criteria 3.

The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

Varying the strict requirements of the Zoning Ordinance with respect to the Subject Property will not be detrimental to the public welfare or the property and

improvements in the zoning district. Rather, the action proposed by the Applicants will serve the public interest and enhance the value of nearby properties by allowing an attractive recreational amenity to be developed on the Subject Property. It will be tastefully done to blend into the current environment. It will be in the rear yard, not visible from the street, will be completing enclosed with fencing for safety and will not have any negative impact on neighboring properties.

Criteria 4.

The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

A refusal to allow the requested variance would cause an undue and unnecessary hardship for the Applicant on the Subject Property. To limit the impervious surfaces to 35% on site would effectively disallow a pool or addition of any size on the Subject Property. This would cause undue and unnecessary hardship to the Applicant.

Criteria 5.

The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

The proposed development effectively implements many of the policies that are embodied in the Zoning Ordinance (Section 27-1.1.3) and the text of the County's comprehensive plan including those excerpted below:

- 1) Ensure that new development is compatible with existing residential;
- 2) Protect stable neighborhoods from incompatible development;
- 3) To promote the wise utilization of land;
- 4) To facilitate the creation of a convenient, attractive and harmonious community.

In summary, the proposed pool and the variance requested are not inconsistent with specific goals, objectives and policies of the Zoning Ordinance or Comprehensive

Plan. The action contemplated by this application is significantly in furtherance of these objectives. The relief requested by the Applicant, if granted, will not substantially impair the intent and purpose of the DeKalb County Zoning Ordinance. Varying the strict requirements of the Zoning Ordinance with respect to this property will not hinder, but on the contrary, will serve the public interest and enhance the value of nearby properties by allowing an attractive and appropriate structure to be built on the Subject Property. Thus, the requested variance would be consistent with the spirit and purpose of the Zoning Code and the DeKalb County Comprehensive Plan.

CONSTITUTIONAL OBJECTIONS

The Applicant respectfully submits that the failure to approve the variance requested would be a denial of due process and equal protection as guaranteed by the 5th and 14th Amendments to the United States Constitution; and, Article I, Section I, Paragraphs 1 and 3, and Article I, Section III, Paragraphs 1 and 3 of the Georgia Constitution, due to the following:

- 1. A decision to deny the variance would amount to a taking of private property and vested property rights without just and adequate compensation.
- 2. A denial of the variance would be arbitrary, irrational, capricious and a manifest abuse of discretion.
- 3. A denial of the variance would discriminate unfairly between the owners of similarly situated properties in violation of the constitutional mandates of equal protection and deny the Applicant due process of law.

Specifically, the pool planned by the Applicant would be in harmony with the general purpose and intent of the zoning ordinance while creating no detriment to the

public. To refuse the variance request would be contrary to the intent of DeKalb County's Zoning Code.

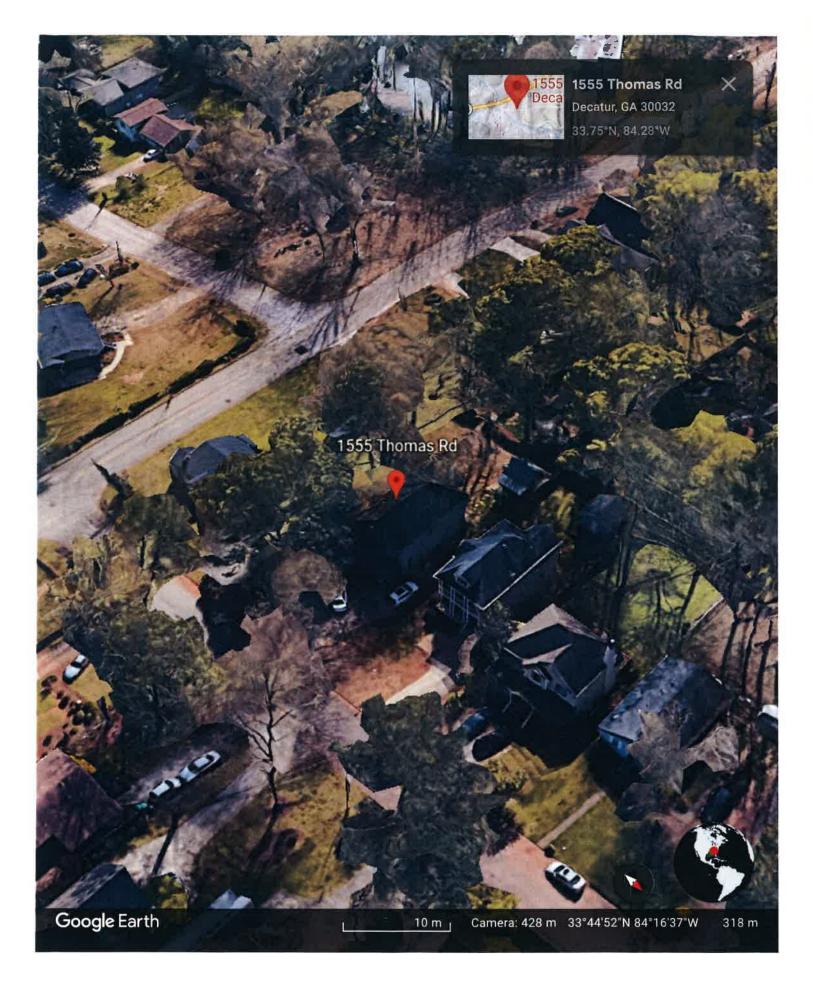
Finally, in the event of any opposition to the Applicant's request, the Applicant states that the opponents do not have standing to challenge the variance request herein.

Respectfully submitted this day of October, 2021.

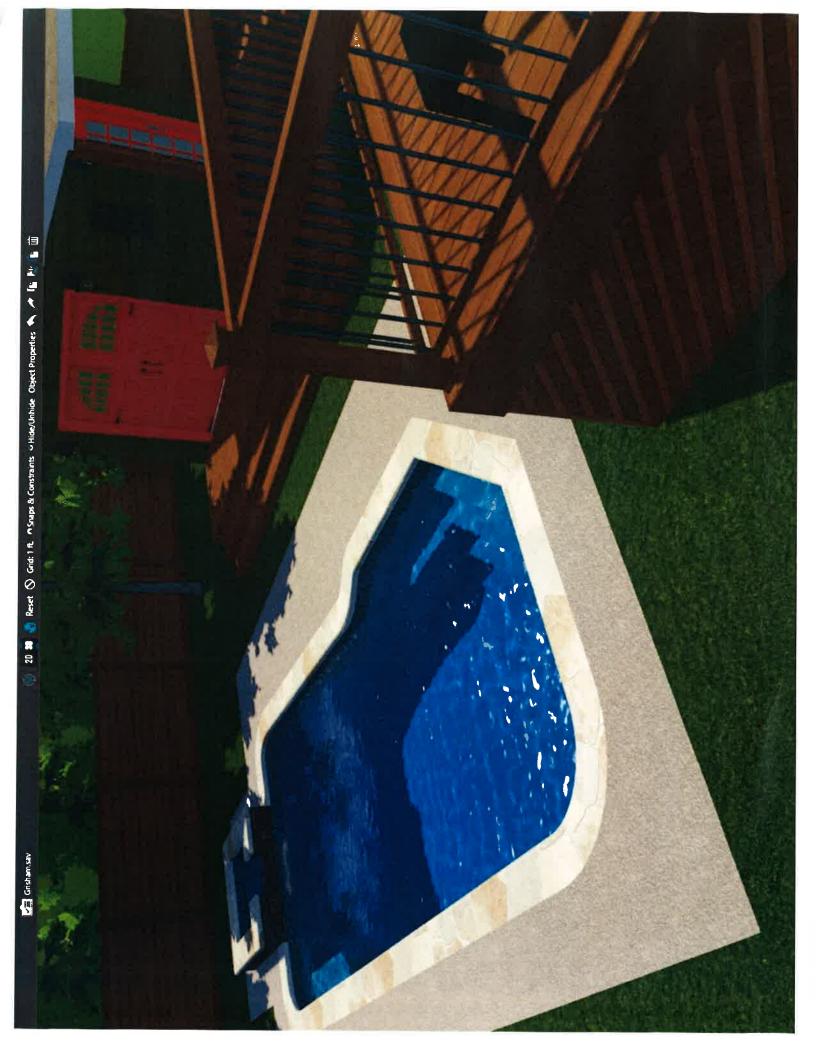
Linda I. Dunlavy

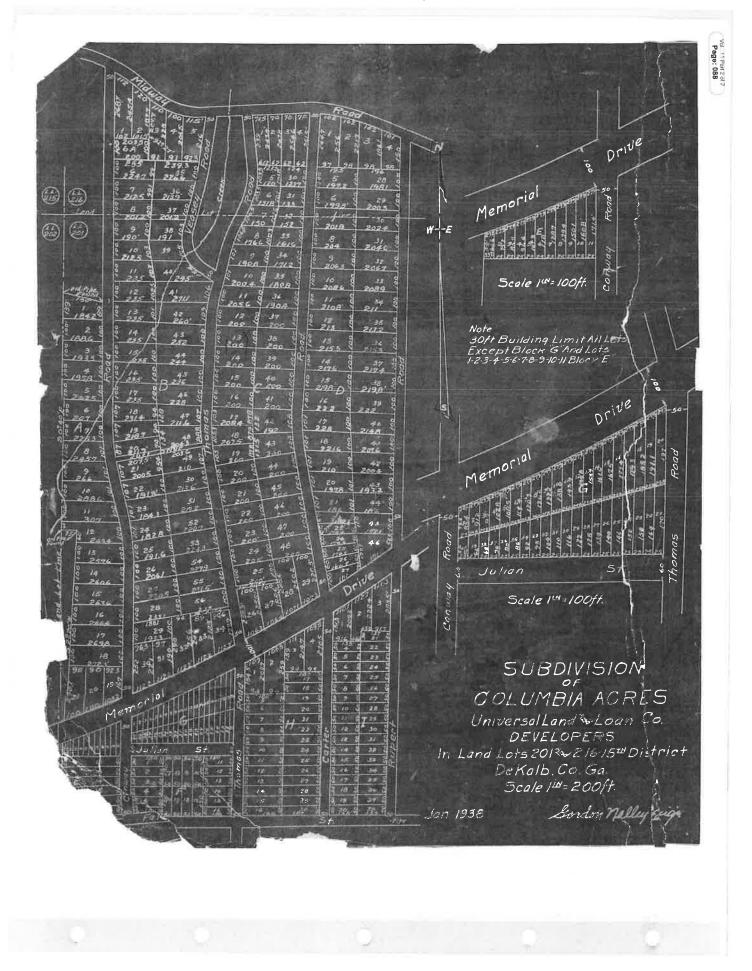
Attorney for Applicant

Mulny









DS1 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
- 3. Polyethylene film shall be secured over banks or stockpiled soil material for tem}porary protection. This material can be salvaged and re-used.

When mulch is used without seeding, mulch shall be applied to provide full coverage of the

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical

as mulch. This method of mulching can greatly reduce erosion control costs.

- 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.

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. Tackifers, binders and hydraulic mulch with tackifier specifically desgined 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

- 2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the net}ting 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.

Ds3 Lime and Fertilizer Rates and Analysis

above) after hydraulic seeding.

are planted. This is not ap}propriate for seeded areas.

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 10-mesh sieve, not less than 50 percent will pass through a 50-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.

Fast-acting lime spread by hydraulic seeding equipment should be "finely ground limestone"

spanning from the 180 micron size to the 5 micron size. Finely ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 100-mesh sieve. It is desirable to use dolomitic limestone in the Sand Hills, Southern Coastal Plain and Atlantic Coast

Flatwoods MLRAs. (See Figure 6-4.1) Agricultural lime is generally not required where only trees are planted.

Initial fertilization, nitrogen, topdressing, and maintenance fertilizer requirements for each species or combination of species are listed in Table 6-5.1.

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% to 100% soil cover. When selecting a mulch, design professionals should consider the mulch's functional longevity, vegetation establishment enhancement, and erosion control effectiveness. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre. 2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Dry straw or dry hay shall be applied (at the rate indicated

3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.

4. Sericea Lespedeza hay containing mature seed shall be applied at a rate of three tons per acre. 5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers

6. When using temporary erosion control blan}kets or block sod, mulch is not required. 7. Bituminous treated roving may be applied on planted areas, slopes, in ditches or dry water\ways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has

been planted. Application rates and materials must meet Georgia Depart}ment of Transportation

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

General Notes:

specifications.

All persons involved in land disturbance activities must be certified in Erosion and Sedimentation Control by the GASWCC OR supervised by someone who is

Design professional will visit the site within 7 days after initial construction activity and write a letter to the governing authority concerning site conditions

This site shall be kept clean of all debris and pollutants that may contaminate the storm water discharge (provide on

The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land-disturbance activities.

Any disturbed areas left exposed for a period greater than 14 days shall be stabilized with mulch or temporary

All Erosion Control measures are to conform to the standards set forth in the manual for Erosion and Sediment control in Georgia (I.E. The Green Book). The specifications and detail requirements of The Green Book are incorporated here in by reference.

Erosion Control measures will be maintained at all times. if full implementation of the approved plan does not provided for effective Erosion Control, Additional Erosion and Sediment Control measures shall be implemented to

The project receiving waters is <u>Shoal</u> Creek.

control or treat the sediment source.

There are no Wetlands on this site as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands (CLASSIFICATION -)

There are no State Waters located within 200 feet of this site.

Non-exempt activities shall not be conducted within 25 or 50-foot of 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.

Ammendments/revsions to the es&pc plan which have a significant effect on BMP's with a hydraulic component must be certified by the design professional.

Waste materials shall not be discharged to waters of the state, except as authorized by a section 404 permit.

I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision.

comprehensive system of best management practices required by the Georgia water quality control act and the document"manual for erosion and sediment control in Georgia" (manual) published by the state soil and water conservation commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the general

certify that the Permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and

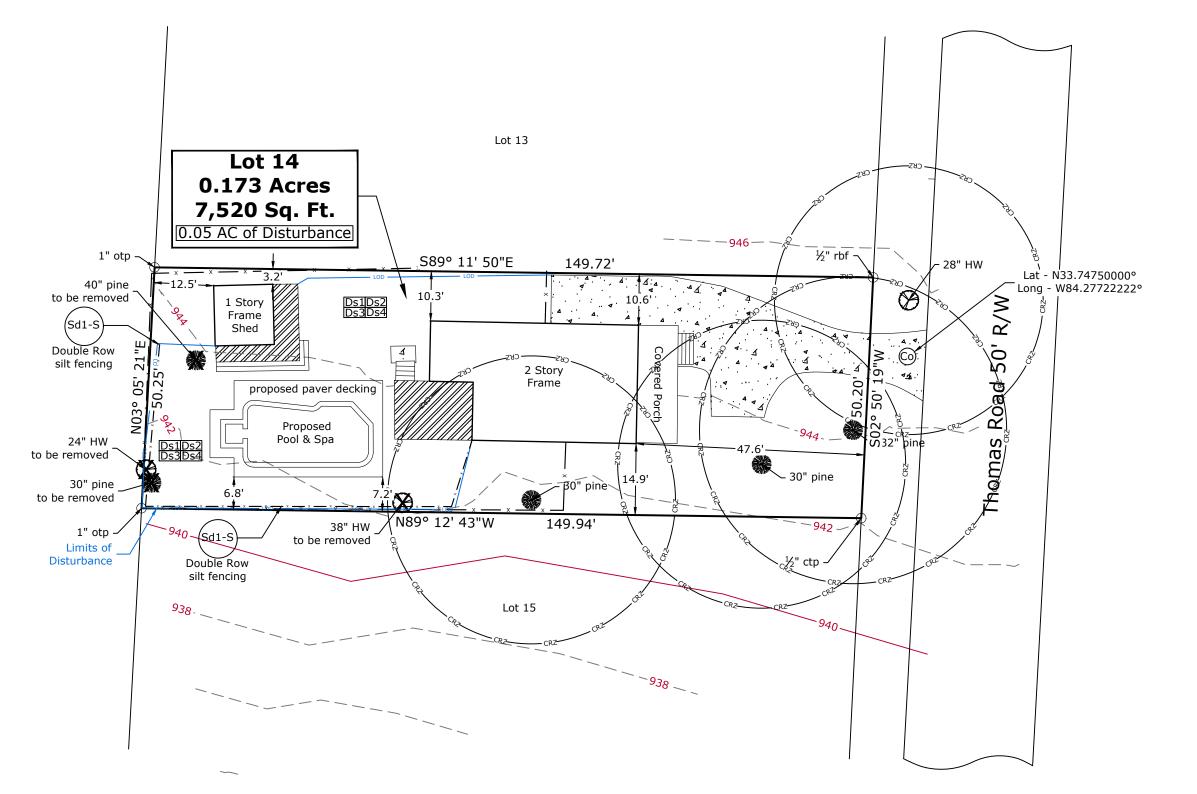
Ds2 Lime and Fertilizer

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 deter mine required amounts of fertilizer and amend}ments. Fertilizer should be applied before land preparation and incorporated with a disk, ripper, or chisel. On slopes too steep for, or inacces}sible 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.

Select a grass or grass-legume mixture suit}able 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

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).

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



EROSION, SEDIMENTATION, & POLLUTION PLAN

Oak at East Lake

VICINTY MAP NOT TO SCALE

This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.

Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.



Graphic Scale 1" = 20' 10 20

P.O. BOX 15

Tyrone, GA 30290

770-560-3910

770-560-6930

four corners@bellsouth.net

ron@fourcornerssurving.com

= UTILITY POLE = REBAR SET = REBAR FOUND = REBAR SET = OPEN TOP PIPE = CRIMP TOP PIPE = LAND LOT LINE = LAND LOT

= EDGE OF PAVEMENT = CONCRETE MARKER = TEMPORARY BENCHMARK = BUILDING SETBACK LINE = OVERHEAD UTILITY LINES F.F.E. = FINISHED FLOOR ELEVEATION = LIMITS OF DISTURBANCE

MONTH

TEMPORARY SEED

WHEAT

NOVEMBER SERICEA LESPEDEZA 30-50 LB UNHULLED BERMUDA RYE RYEGRASS WHEAT **DECEMBER** SERICEA LESPEDEZA UNHULLED BERMUDA JANUARY RYEGRASS SERICEA LESPEDEZA UNHULLED BERMUDA 40-50 LB SERICEA LESPEDEZA **FEBRUARY** RYEGRASS UNHULLED BERMUDA SERICEA LESPEDEZA MARCH SERICEA LESPEDEZA *** USE A MINIMUM OF 40LB SCARIFIED SEED. REMAINDER MAY BE INSCARIFIED CLEAN HULLED SEED

PIEDMONT VEGATIVE COVERS | Ds3 |

PERMANENT SEED

RATE/ACRE

*** USE EITHER COMMON SERICEA, OR	INTERS'	TATE SERI	CEA LESP	DEZA		
CONSTRUC	CTION AC	CTIVITY SCH	EDULE			
			MONTH			
ACTIVITY	1	2	3	4	5	6
INSTALL EROSION CONTROL						
CLEARING AND GRUBBING						
GRADING OPERATION						
TEMPORARY GRASSING						
IMPROVEMENT GRADING						
FINAL LANDSCAPE & GRASSING						
MAINTENANCE OF EROSION CONTROL						

EROSION AND REDUCE RUNOFF; TO CONSERVE MOISTURE; TO PREVENT SURFACE COMPACTION OR CRUSTING; TO CONTROL UNDESIRABLE VEGETATION; TO MODIFY SOIL TEMPERATURE AND TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL. ≤ 6 MONTHS OR WHEN SEEDING DOES NOT HAVE A SUITABLE GROWING SEASON MATERIALS AND RATES: MATERIAL STRAW OR HAY 2" to 4" DEEP WOOD WASTE, CHIPS, 2"-3" DEEP (ABOUT SAWDUST OR BARK 6 TO 9 TONS ACRE POLYETHYLENE FILM COMPLETELY COVER

A TEMPORARY COVER OVER BASE AREAS TO PREVENT

• MAY BE NECESSARY TO ANCHOR

(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

24 Hour Contact: Bob Gordon 770-527-6791 bgordon@ppas.com

Developer/Owner

Erosion & Sediment Control Plan for Lot 14 Block F Columbia Acres

Premier Pools & Spas 9 Pine Grove Road Locust Grove, GA 30248

Driveway = 945 Sq. Ft. Shed = 154 Sq. Ft.

Wood Decks = 370 Sq. Ft Covered Porch = 206 Sq. Ft. Total existing lot coverage = 2,634 Sq. Ft. / lot area = 35%

Proposed Lot Coverage Proposed Pool & Spa = 295 Sq. Ft. Proposed Pervious Paver Pool Deck = 377 Sq. Ft. -100% = 0 Sq. Ft. Total Proposed lot coverage = 295 Sq. Ft. Existing lot coverage (2,634 Sa. Ft.) + Proposed lot coverage (295 Sq. Ft.) = 2,929 Sq. Ft. / lot area = 38.9%

FLOOD STATEMENT:

In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map of DeKalb County unincoporated areas dated May 16, 2013 Map #13089C0132J.

NOTE:

RATE/ACRE

- This plan was prepared for permitting purposes only. It is not to be used for title transfer and is to be used solely by the original purchaser.
- Concrete drum washout prohibited.
- The purpose of this plan is for the construction of a pool at an existing home on an existing lot.
- The design professional who prepared this es&pc plan is to inspect the installation of the initial sediment storage and perimeter control BMP's within 7 days after installation.
- This lot lies entirely within the CECIL Soil Series (CyC2).

SILT FENCE - TYPE SENSITIVE

ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST

* GRADING AND SHAPING

* SEED BED PREPARATION

* APPLY LIME AND FERTILIZER

* PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION

* APPLY MULCHING MATERIAL IF NEEDED * IRRIGATE IF NEEDED BUT NOT AT A RATE TO CAUSE EROSION

PLANTING RATES AND PLANTING DATES FOR TEMPORARY COVER

PLANTING DATES

8/1-4/15

2/15-5/1

3/1-9/1

4/1-7/15

9/1-1/1

8/15-4/1

1/15-3/15

2/15-6/15

3/1-8/15

4/1-7/15

7/15–12/1 8/15–1/1

3/15-6/15 3/15-6/15

2/1-5/1

3/1-9/1

4/1-7/1

9/1-1/1

(Ds2) DISTURBED AREA

STABILIZATION

(WITH TEMPORARY SEEDINGS)

• ≤12 MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATION

• PLANTING DATES DEPEND ON SPECIES AND REGION

(MOUNTAIN, PIEDMONT OR COASTAL)

GROWING SEEDINGS

RATE PER RATE PER

0.9 LB. 40 LBS.

0.9 LB. 40 LBS.

1.4 LB. 60 LBS.

4 LBS.

40 LBS.

3 BU.

(180 LBS)

UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.

SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE

1,000 SQ. FT. ACRE

3.9 LB.

0.1 LB.

0.9 LB.

4.1 LB.

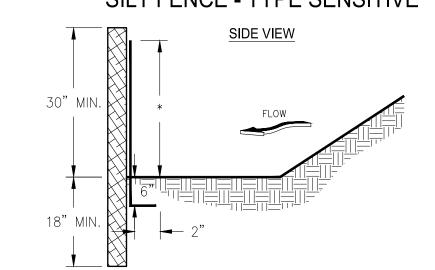
• SITE PREPARATION

ANNUAL

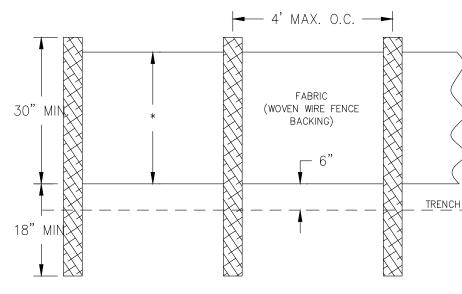
LESPEDEZA

LOVEGRASS

SUDANGRASS



FRONT VIEW



USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION

CTDLICTLID AL DD ACTICEC

S	STRUCT	URA	L PRACTICES L
CODE	PRACTICE	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE	Bf (Label)	A strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
(Co)	CONSTRUCTION EXIT	(Label)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets
Fr	FILTER RING	O	A temporary stone barrier constructed at storm drain inlets and pond outlets.
Rt	RETROFITTING	(Label)	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
(Sd1)	SEDIMENT BARRIER	TYPE (Indicate type)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs or poles, gravel, or a silt fence.
St	STORM DRAIN OUTLET PROTECTION	St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds4	Establishing a permanent vegetative grasses, sod on disturbed areas.
Du	DUST CONTROL ON DISTURBED AREAS	Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Mb	EROSION CONTROL MATTING AND BLANKETS	МЬ	The installation of a protective covering (blanket) or soil stabilization mat on a prepared planting area of a steep slope, channel, or shoreline.

CRUSHED STONE CONSTRUCTION EXIT

<u>avoid Locating on Steep Slopes or at Curves on Public Roads.</u> REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND

AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).

GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6". PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20 A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2% NSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES. 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) WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL <u>SUITABLE</u> FOR TRUCK TRAFFIC THAT

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.

12/22/2021 Update pool design and impervious calculations. 10/25/2021 Update pool design and impervious calculations. Prepared For:

Premier Pools & Spas Subdivision: Columbia Acres Address: 1555 Thomas Road Lot: 14 | Block: F PB. 11 ~ PG. 88 District: 15th _and Lot: 201 F.W.P.D. 05/20/2021 County: DeKalb, GA Date: 07/10/2021 Job No: 21-113 Scale: 1'' = 20'



3 Phases of erosion control plan

INITIAL PHASE of Sediment , Erosion Control & Pollution Control Measures

The initial phase of erosion control measures shall involve the following: clearing as necessary to install the type "C or C-PoP" silt fence as shown on this plan

INTERMEDIATE PHASE of Erosion, Sediment & Pollution Control Measures:

After all initial measures are in place full grading can commence . this shall include grading for the foundation pad, sidewalk, and surrounding lawn grading. if any area is left exposed for more than 14 days, it shall be stabalized with mulch and /or seeded with temporary seeding (refer to the seeding schedule and rates charts). The builder or contractor should inspect the site including all erosion control measures to insure they are adequate after each rain event - any corrective measures should be made immediately.

FINAL PHASE of Erosion, Sediment & Pollution Control Measures:

____ **Y**____2

permanet grassing operations $\,$ - once permanent vegetation has been established all silt fence barriers can

The final measures to be taken for site stabalization shall include the full final landscaping including

"The design professional who prepared the es&pc plan is to inspect the installation of the perimeter control bmp's within 7 days after installation."

"Non exempt activities shall not be constructed within the 25 foot undisturbed buffer as measured from the top of pond bank without first aquiring the necessary variances and permits."

Ammendments/revisions to the es&pc plan which have a significant effect on bmp's with a hydraulic component must be certified by the design professional.

Waste materials shall not be disharged to waters of the state except as authorized by a section 404 permit."

Description of the nature of construction activity.

REVIEW CHECKLIST

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

COMMON DEVELOPMENT CONSTRUCTION PROJECTS (Primary and Tertiary Permittees) SWCD: DeKalb

Project Name: Lot 14 Block F Columbia Acres Address: ____ 1555 Thomas Road Dekalb County Date on Plans City/County: . Name&email of person filling out checklist: __RONALD T. GODWIN RON@FOURCORNERSSURVEYING.COM, FOUR_CORNERS@BELLSOUTH.NET

TO BE SHOWN ON ES&PC PLAN Page # Y/N 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)

> Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the EPD District Office. If EPD approves the request to disturb 50 acres or more at any one time, the plan must

include at least 4 of the BMPs listed in Appendix 1 of this checklist.* (A copy of the written approval by EPD must be attached to the plan for the plan to be reviewed.) The name and phone number of the 24-hour local contact responsible for erosion, sedimentation and pollution

Provide the name, address, email address, and phone number of primary permittee or tertiary permittee. Note total and disturbed acreage of the project or phase under construction.

1 & 2 Y 8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the

Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.

Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if

Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected. 1 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 23 of the permit.

1 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

1 & 2 Y 14 Clearly note the statement that "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." in accordance with Part IV.A.5 page 27 of the permit *

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." N/A 16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.

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."* 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."* 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."

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."

stabilized with mulch or temporary seeding." N/A 22 Indication that the applicable portion of the primary permittees ES&PC Plan is to be provided to each secondary permittee prior to the secondary conducting any construction activity and that each secondary shall sign the Plan or portion of the Plan applicable to their site. List the names and addresses of all secondary

N/A 23 Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of an Biota Impaired Stream Segment, must comply with Part III. C. of the Permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment.*

N/A 24 If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in item 23 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.*

Y 21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be

1 & 2 Y 25 BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.

2 ______ 26 Provide BMPs for the remediation of all petroleum spills and leaks.

POLLUTION CONTROL NARRATIVE

SPCC plan.

.. Petroleum based products - containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. equipment maintenance areas will be located away from state water, natural drains and storm 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 state and local codes.

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 manufacturers specifications and

Concrete Truck Washing - No concrete trucks will be allowed to wash out or discharge surplus concrete or drum wash water onsite.

2. No waste material will be disposed of into storm water inlets or waters of the state. All waste materials will be collected and stored in a securely lidded metal dumpster. The dumpster will meet all solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per week or more often if necessary and trash will be hauled as required by local regulations. no construction waster

All personnel will be instructed on proper procedures for waste disposal. A notice stating these practices will be posted at the jobsite and the contractor will be responsible for seeing that these procedures are followed.

3. Hazardous Wastes - All hazardous waste materials will be disposed of in a manner specified by local, state, and/or federal regulations and by the manufacturer of such products. The job site superintendent, who will also be responsible for seeing that these practices are followed, will instruct site personnel in these practices. MSDS for each substance with hazardous properties that is used on the jobsite will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where such product is stored and/or used and another copy of each MSDS will

be maintained in the ESPCP file at the jobsite construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed

on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques. The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) plan found within this ESPCP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled hazardous materials or hazardous wastes will be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge will be contained onsite until appropriate measures in compliance with state and federal regulations are taken to properly dispose of such contaminated stormwateR. It shall be the responsibility of the job site superintendent to properly train all personnel in the use of the

Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.

This plan as shown shall be considered a minimum and may be modified on field inspection by county rep.

All persons involved in land disturbance activities must be certified in erosion and sedimentation control by the GASWCC or supervised by someone who is.

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 All erosion control measures are to conform to the standards set fourth in the manual

for erosion and sediment control in Georgia (i.e. the green book). The specifications and detail requirements of the green book and are incorporated herein by reference.

There are no state waters on or within 200' of site.

There are no wetlands on or within 200' of site.

upon final stabilization.

Note: All temporary erosion and sedimentation control measures are to be removed

SEDIMENT STORAGE CALCULATIONS

REQUIRED SEDIMENT STORAGE $0.05 \text{ AC} \times 67 \text{ C.Y./AC} = 3.35 \text{ C.Y.} = 90 \text{ cf}$

PROVIDED SEDIMENT STORAGE 224 I/f @ 3.5 cf storage/I/f = 784 cf Storage

FINISH GRADE WASHOUT SIGN TYPICAL SECTION Washout area(s) shall be installed in a location easily accessible by concrete trucks. 2. One or more areas may be installed on the construction site and may be relocated as construction progresses. . At least weekly remove accumulation of sand and aggregate and dispose of properly. 4. Line the pit with plastic sheeting of at least 10-mil thickness that has no holes or tears to prevent leaching of liquids . Concrete wash water should never be placed in a pit that is connected to the storm drain system or that drains to

2 Y 32 Provide complete requirements of sampling frequency and reporting of sampling results.* Y 33 Provide complete details for retention of records as per Part IV.F. of the permit. N/A 34 Description of analytical methods to be used to collect and analyze the samples from each location.* N/A 35 Appendix B rationale for NTU values at all outfall sampling points where applicable.* N/A 36 Delineate all sampling locations, perennial and intermittent streams and other water bodies into 2 Y 37 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 perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the plan may combine all of the BMPs into a single phase. N/A 38 Plan addresses BMPs for all phases of common development including individual building lots and out-parcels, etc. regardless of who owns or operates the individual sites. Include a typical and any situational lots applicable. 1 Y 39 Graphic scale and North arrow. Y 40 Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following: Contour Intervals, ft Flat 0 - 2% 0.5 or 1 1 inch = 100 ftRolling 2 - 8% or larger scale Steep 8% + 2,5 or 10 N/A 41 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 EPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswcc.org N/A 42 Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A—2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. 1-2 Y 43 Delineation of the applicable 25—foot or 50—foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact. 1-2 Y 44 Delineation of on—site wetlands and all state waters located on and within 200 feet of the project site. N/A 45 Delineation and acreage of contributing drainage basins on the project site. N/A 46 Provide hydrology study and maps of drainage basins for both the pre— and post—developed conditions.* N/A 48 Storm—drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points. 1 Y 49 Soil series for the project site and their delineation. 1 Y 50 The limits of disturbance for each phase of construction. 2 Y 51 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 this decision must be included in the plan. 1-2 Y 52 Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Čontrol in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend. 1-2 Y 53 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. 1 Y 54 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.

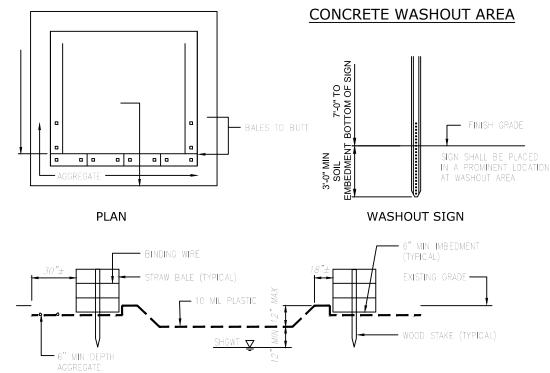
Sanitary Wastes - A minimum of one portable sanitary unit will be provided for every 10 workers onsite. ALL Sanitary waste will be collected from the portable units a

All sanitary waste units will be located in an area where the likely hood of the unit contributing to a storm water discharge is negligible. Additional containment bmp's must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the erosion control plan intermediate phase sheet by the contractor once the locations have been identified. Sanitary sewer for this

4. Soil Cleanup and Control Practices -

- A. Local, state and manufacture's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.
- B. Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers.
- C. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.
- D. All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, state and federal regulations.
- F. For spills of an unknown amount, The National Response Center (NRC) will be contacted within 24 hours at 1-800-424-8802.
- G. For spills greater than 25 gallons and no surface water impacts, the Georgia EPD will be contacted within 24 hours.
- The contractor shall notify the licensed professional who prepared this Plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that

EROSION, SEDIMENTATION, & POLLUTION PLAN



2 Y 27 Description of practices to provide cover for building materials and building products on site.* 2 Y 28 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.*

1 Y 29 Description of the practices that will be used to reduce the pollutants in storm water discharges.* 1 Y 30 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, temporary and final stabilization). 2 Y 31 Provide complete requirements of inspections and record keeping by the primary permittee or tertiary permittee.

N/A 47 An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are

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 justfication 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 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 feasable, a written justification explaining

*This requirement of the Common Development permit is not applicable to Tertiary Permittees with a Plan(s) for a typical individual lot(s), if the total land disturbance within the construction site is less than five (5) acres and the total land disturbance within each individual lot is less than one (1) acre. If applicable, the * checklist item would be N/A. Effective January 1, 2021

minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

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 FITHER PRODUCED OR project will be by septic system at completion of project. 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

- E. For spills that impact surface water (leave a sheen on surface water). The National Response Center (NRC) will be contacted within 24 hours at 1-800-424-8802.

- H. For spills less than 25 gallons and no surface water impacts, the spill will be cleaned up and local agencies will be contacted as required.

Erosion & Sediment Control

This survey does not constitute a title search by surveyor. The property is subject to all information

buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not

Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground

utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE

AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE

HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B)

ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER

OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.. THESE

2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE

THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT

ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING

FEDERAL HOLIDAY, THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE

WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY.

HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL

VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE

3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL

AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES

WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY

PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO

PERMITTEE'S CONSTRUCTION SITE: (B) AREAS USED BY THE PRIMARY

INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS

RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY

FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY

NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE

COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY.

PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND

SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE

PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE

ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION

RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL

PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST

INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E.,

SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP

EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE

THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS

5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND

THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE

BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS

6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED

PERSONNEL MAKING FACH INSPECTION THE DATE(S) OF FACH INSPECTION

CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR

OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION,

SEDIMENTATION AND POLLUTION CONTROL PLAN. AND ACTIONS TAKEN IN

ACCORDANCE WITH PART IV D 4 A (5) OF THE PERMIT SHALL BE MADE AND

RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE

LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PLAN

THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE

AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND

SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE

SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED

NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE

THE PLAN SHALL INCLUDE A DESCRIPTION OF PROCEDURES TO ENSURE THE

MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN.

TIMELY MAINTENANCE OF VEGETATION, EROSION AND SEDIMENT CONTROL

THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE

UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

(c) THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE

GENERATED IN ACCORDANCE WITH PARTD.2. OF THIS PERMIT; AND

(2) COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION,

CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS

(d) A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS

(a) A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;

CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A

DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION

(b) A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN

INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;

(e) A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH

(g) DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART

INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND

MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR

RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF

MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN

12/22/2021 Update pool design and impervious calculations. 10/25/2021 Update pool design and impervious calculations

CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD

BUSINESS OR AT A DESIGNATED ALTERNATIVE LOCATION ONCE THE

(f) A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS

PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE

INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST

MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION,

IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

MAINTENANCE

REOUIRED BY THIS PERMIT

REOUIRED BY THIS PERMIT

PART IV.D.4.A. OF THIS PERMIT;

IV.D.4.A.(2). OF THIS PERMIT.

NOTIFICATION TO THE PERMITTEE.

PAGE 2 OF 2

RETENTION OF RECORDS

OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY

MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7)

EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL

FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE

SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL

MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT

EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT

ARE ACCESSIBLE THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER

IMPACTS TO RECEIVING WATER(S).

CALENDAR DAYS FOLLOWING EACH INSPECTION

UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE

APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR

STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A

SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE

4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL

BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS

CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO

OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE

MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE

PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR

INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS

PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY

or damages caused by the discovery of or disturbance of underground utilities and/or structures.

regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions,

shown, recorded or not recorded.

INSPECTIONS

PERMITTEE REQUIREMENTS

Plan for Lot 14 Block F Columbia Acres

Developer/Owner 9 Pine Grove Road

Premier Pools & Spas

bgordon@ppas.com

24 Hour Contact:

Bob Gordon

770-527-6791

Locust Grove, GA 30248

Ronald T Godwin Level II Certified Design Professional

L.L.L. = LAND LOT LINE = LAND LOT = EDGE OF PAVEMENT = CONCRETE MARKER = TEMPORARY BENCHMARK

Issued: **05/23/18** Expires: **05/23/24**

CERTIFICATION NUMBER 0000011203

SAMPLING REQUIREMENTS

THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS PARAGRAPH SHALL NOT APPLY TO ANY LAND DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF SINGLE-FAMILY HOMES WHICH ARE NOT PART OF A SUBDIVISION OR PLANNED COMMON DEVELOPMENT UNLESS FIVE (5) ACRES OR MORE WILL BE DISTURBED. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

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 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE STAND ALONE CONSTRUCTION: (A) THE LOCATION OF ALL PERENNIAL AND 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 WATER IS DISCHARGED AND (B) 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 OUALITY CONTROL/OUALITY 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(S) 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 WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES): AND

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. SAMPLE TYPE

THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD

ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF

1. SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE

3. SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY

4. LARGE MOUTH, WELL CLEANED AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.. MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT. THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REOUIRED. SAMPLES MAY BE ANALYZED DIRECTLY WITH A PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REOUIRED TO BE COOLED.

5. SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E. SAMPLING POINTS

1.FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORM WATER OUTFALLS USING THE FOLLOWING MINIMUM

(a) THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN

IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORM WATER

DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORM WATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE. (b)THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN

DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORM WATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORM WATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY, WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

(c) IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORM WATER OUTFALL CHANNEL(S).

(d)CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN

THE RECEIVING WATER(S) OR IN THE OUTFALL STORM WATER CHANNEL. (e) THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES

(g) PERMITTEES DO NOT HAVE TO SAMPLE SHEETFLOW THAT FLOWS ONTO

(f) THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

(h)ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORM WATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS III.D.3. OR III.D.4.., WHICHEVER IS APPLICABLE.

SAMPLING FREQUENCY

(1) THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A OUALIFYING EVENT. THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

F.F.E.

<u>LEGEND</u>

= UTILITY POLE

= REBAR SET

= REBAR SET

= REBAR FOUND

= OPEN TOP PIPE

= CRIMP TOP PIPE

= BUILDING SETBACK LINE

= OVERHEAD UTILITY LINES

= FINISHED FLOOR ELEVEATION

(2) HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.

(3) SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(a) FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION:

(b) IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORM WATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT FITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

(c) AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(d) WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6), MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE: AND (e) EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B).

THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING

REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL

SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK, NON-STORM WATER DISCHARGES, EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER LISTED IN PART III.A.2. OF THIS PERMIT THAT ARE COMBINED WITH STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MUST BE IDENTIFIED IN THE PLAN. THE PLAN SHALL IDENTIFY AND ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR

THE NON-STORM WATER COMPONENT(S) OF THE DISCHARGE.

(1) THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PARTC. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

(2) ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION: (a) THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR **MEASUREMENTS:** (b) THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS:

(c) THE DATE(S) ANALYSES WERE PERFORMED; (d) THE TIME(S) ANALYSES WERE INITIATED; (e) THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES: (f) REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED; (g) THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS.

DETERMINE THESE RESULTS; (h) RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU:" AND (i) CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE

INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO

(3) ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI. IF AN ELECTRONIC SUBMITTAL IS PROVIDED BY EPD THEN THE WRITTEN CORRESPONDENCE MAY BE SUBMITTED ELECTRONICALLY: IF REQUIRED. A PAPER COPY MUST ALSO BE

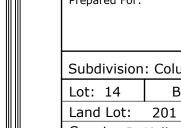
SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL OR SIMILAR SERVICE.

Concrete drum washout prohibited.

 The purpose of this plan is for the construction of a new home on a vacant lot.

For building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other

materials present on the site, provide cover (e.g. plastic sheeting, temporary roofs) to minimize the exposure of these products to precipitation and to stormwater, or a similarly effective means designed to minimize the discharge of pollutants from these areas. Minimization of exposure is not required in cases where exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk to stormwater contamination (such as final products and materials intended for outdoor use).



Premier Pools & Spas Subdivision: Columbia Acres Address: 1555 Thomas Road Lot: 14 | Block: F PB. 11 ~ PG. 88 District: 15th F.W.P.D. 05/20/2021 County: DeKalb, GA Scale: 1'' = 20'Date: 07/10/2021 Job No: 21-113

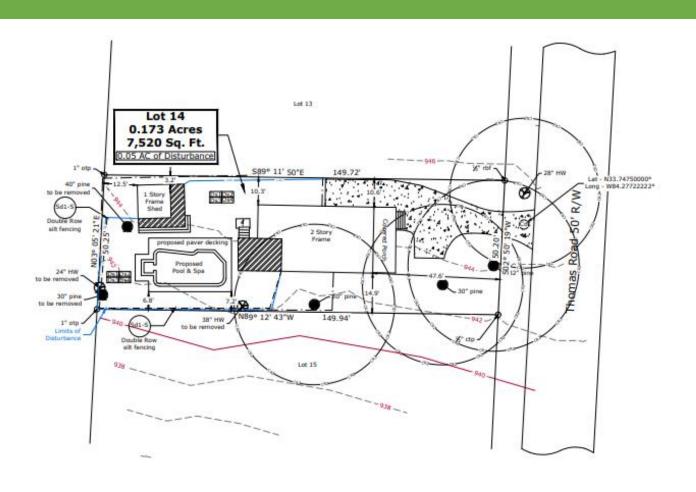


Tyrone, GA 30290 770-560-3910 770-560-6930 four_corners@bellsouth.net ron@fourcornerssurving.com

P.O. BOX 15

1555 Thomas Road

Site Plan



D.2

1555 Thomas Road

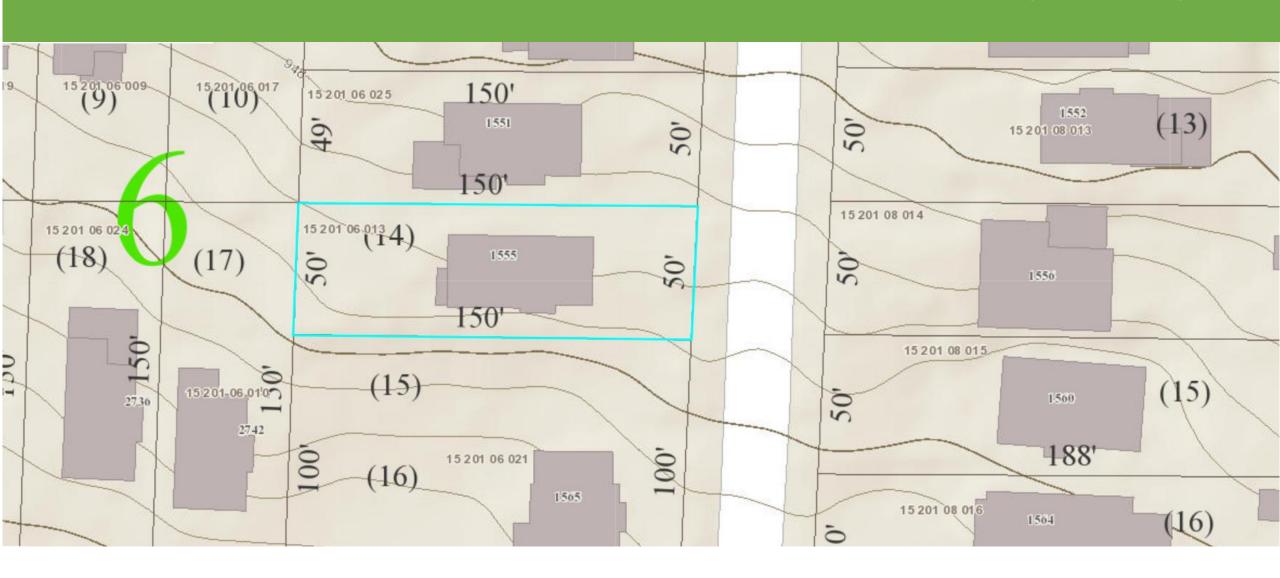
Aerial



D.2

1555 Thomas Road

Topo Map



D.2

1555 Thomas Road

Site Photo

